

MINUTES
King Planning Board
Regular Session
December 22, 2025

The King Planning Board held a regular session at King City Hall on Monday, December 22, 2025, at 6:00 p.m. Chairman Jeff Walker, Joe Ramsey, Peter Mosco, Alternate Members Kyle Hall, Jodie Wallace, Mindi Alexandra, Von Robertson, City Clerk Nicole Branshaw, Assistant Fire Chief J. Lane, Chaplain Paul Norman, and Mayor Rick McCraw were present at the meeting. Absent from the meeting were David Hudson, Jerry Messick, and Darrin Koone.

Vice Chairman Jeff Walker called the meeting to order.

Chaplain Paul Norman offered the invocation.

MOTION TO EXCUSE ANY BOARD MEMBERS AND SEAT

***MOTION:** Upon a motion by Chairman Walker and a second from Joe Ramsey, the board unanimously voted 2-0 to excuse David Hudson and Jerry Messick and seat Von Robertson and Kyle Hall in their place.*

PUBLIC COMMENT

Chairman Jeff Walker opened the public comment period at 6:09 pm. With no one signed up to speak for public comment, Chairman Jeff Walker closed the public comment at 6:09 pm. ****SEE DOCUMENT #1****

1. ADJUSTMENTS TO AGENDA

No adjustments were made to the agenda.

***MOTION:** The board approved the agenda as presented.*

2. APPROVAL OF MINUTES

A. Approval of Minutes - September 22, 2025

***MOTION:** Joe Ramsey moved to approve the minutes of September 22, 2025, as presented. Von Robertson seconded the motion, which passed unanimously with a vote of 4-0.*

3. ITEMS FOR PRESENTATION

A. Administration of the Oath of Office

On September 2, 2025, at the City Council Meeting, the King City Council voted unanimously to appoint new city planning board member Peter Mosco to fill the remaining term of a member who is no longer eligible for their three-year term. This appointment will be until December 2027. On December 1, 2025, at the City Council Meeting, the King City Council voted unanimously to appoint Mindi Alexandra and Jodie Wallace as alternate members of the city planning board, with a three-year term ending in December 2028.

Mayor Rick McCraw administered the oath of office to new board members:

- Peter Mosco
- Mindi Alexandra
- Jodie Wallace

The new members were sworn in together, with Mayor McCraw leading them through the oath.

Chairman Walker asked Peter Mosco to take his seat next to Kyle Hall, along with the other board members.

4. DISCUSSION ITEMS

A. Amendment to Chapter 32. – Zoning, Art. I. – General, Sec. 32-8. – Definitions; Chapter 32. – Zoning, Art. IV. – Uses By Zoning District, Sec. 32-198. – Commercial; Chapter 32. – Zoning, Art. V., Div. 1. – General, Add Section 32-262.

Chairman Jeff Walker opened the public hearing at 6:37 pm. With no one signed up to speak for public comment. Chairman Jeff Walker closed the public comment at 6:37 pm.

Emerson Wright, Intern City Planner, presented proposed amendments to the zoning ordinance regarding hemp stores. He explained that the City Council had requested staff to develop standards for hemp stores and similar businesses to protect the health and welfare of citizens.

The amendments included:

- Adding a definition for "Hemp Store" to Section 32-8
- Adding hemp stores to the table of permitted uses in Section 32-198
- Creating separation requirements in a new Section 32-262

Mr. Wright specifically asked the Board to recommend what percentage of gross sales would constitute a store being classified as a hemp store. He noted this would apply to any retail establishment selling these products, including pharmacies.

During the discussion, board members sought clarification on:

- How the percentage requirement would apply to pharmacies and convenience stores versus dedicated CBD/hemp shops
- The definition's two-part structure covers both stores with significant sales and those that advertise themselves as hemp/CBD businesses
- The locations of existing hemp stores in King (behind SECU, near Dollar Tree, and in Mountain View Shopping Center near Food Lion)
- The inability to ban such stores outright since the products are legal in North Carolina

Board members discussed the proposed 1,000-foot separation requirements between hemp stores and schools, parks, churches, ABC establishments, residences, and residential zones. Mr. Wright confirmed that existing businesses would be grandfathered in as legal non-conforming uses, but if they were closed, any new similar business would have to meet the new requirements.

The Board learned that the proposed amendments were drafted by the city attorney with the intention of being strict on these types of businesses.

MOTION: Joe Ramsey moved to approve a favorable recommendation to the City Council regarding the amendment to Chapter 32. – Zoning, Art. I. – General, Sec. 32-8. – Definitions; Chapter 32. – Zoning, Art. IV. – Uses By Zoning District, Sec. 32-198. – Commercial; Chapter 32. – Zoning, Art. V., Div. 1. – General, Add Section 32-262, and a recommendation of 15 percent of gross sales would constitute a store being classified as a hemp store unless City Planner E. Wright’s research finds the board needs to lessen the recommendation to Council. Peter Messick seconded the motion, which passed unanimously with a vote of 5-0. ****SEE DOCUMENT #2****

ITEMS OF GENERAL CONCERN

None

ADJOURNMENT

Von Robertson moved to adjourn the meeting at 6:41 pm. Joe Ramsey seconded the motion. The motion was carried unanimously with a vote of 5-0.

***** Clerk's Note: See documents 1-2 for supporting documents. *****

{SEAL}

Approved by:

Jeff Walker, Chairman

Attest:

Nicole Branshaw, City Clerk