



CITY OF KING PLANNING BOARD

MEETING DATE:

JANUARY 26, 2026

PART A

Subject: SPECIAL USE PERMIT REQUEST BY GARY BOWMAN – SU-011.

Action Requested: Review request and make a recommendation to city council.

Attachments:

- Zoning action request form.
- Proposed conditions.
- Public notice.
- Owner/abutting property owners notice.
- Site plan and elevations.
- Ordinance requirements.

This abstract requires review by:

City Manager

City Attorney

Todd Cox, Int. Planning & Zoning Official
Emerson Wright, Planning & Zoning intern

PART B

Introduction and Background:

We have a request from Gary Bowman to build a 7-unit apartment building on the corner of Spainhour Road and Pineview Drive. Mr. Bowman owns the rest of the complex on Pineview Drive and wants to use the vacant area at the beginning of Pineview Street to add to his apartment complex, see site plan. This would, by our ordinance, require the issuance of a special use permit.

Discussion and Analysis:

The tract on Pineview Drive contains approximately 2.62 acres and is zoned R-MF (Residential-Multi-family) which would allow for more apartments to be placed on the tract as long as they meet the ordinance requirements. Our comp plan would support this use in this G-2 area. This area has access to public water and sewer and is within the existing city limits.

Budgetary Impact:

Additional tax base, additional permit fees, additional utility fees.

Recommendation:

Planning board recommends

Location Map

