



CITY OF KING PLANNING BOARD

MEETING DATE:
AUGUST 24, 2026

PART A

Subject:	Rezoning request CZ-H-I-050 by LMC Automotive & Recycling.	
Action Requested:	To rezone approximately 26.58-acres from L-I (Light-Industrial) to CZ-H-I (Conditional Zoning – Heavy-Industrial).	
Attachments:	• Zoning application • Paper notification • Abutting property owner's notice • Map(s) and supporting documents.	
Todd Cox, Interim Zoning Admin Emerson Wright, Planner Intern	This abstract requires review by:	
	City Manager	City Attorney

PART B

Introduction and Background:

This tract is located in the 100 Blk of Industrial Drive on the SW side and is currently zoned L-I and contains 26.58-acres of vacant land. The tract has access to city water and sewer and is outside of the corporate limits. The Owner is wanting to rezone the tract to CZ-H-I to accommodate a vehicle salvage & recycling business. The tract falls within our G-3 industrial area which would allow for this type of use as defined in Sec. 32-202. - Industrial.

Discussion and Analysis:

This tract initially was zoned L-I back when the city adopted zoning in 1985. We updated our comp plan in 2015 and identified this tract as being reserved for industrial growth, see diagram. This tract has been on the market for over 7 years with little interest due to access and topography. The current applicant, Justin & Marty Myers, own a vehicle salvage/recycling facilities in Lewisville and East Bend. They would like to expand their business and also provide a service to our area. The access and topography of this tract does not have the same impact on them as it would a traditional industrial type building with parking.

When rezoning a property to H-I, the board must weigh the effects of this type of use on the surrounding properties. H-I is our most intensive use of land and carries with it certain items that must be considered. Staff has drafted some preliminary conditions and shared them with the applicant. Hopefully they will agree with them or be willing to negotiate them.

Things to consider in this rezoning case –

- Potential environmental impacts (run-off, noise, dust/air contaminants, etc.). Will there be ground pollution, air pollution, and/or battery storage. Pest control.
- Proper setbacks and buffering. Our ordinance requires perimeter fencing which the plan has.
- Visibility – who has to see the salvage yard.
- Proximity to – schools, parks, or residential districts. We have a residential district to the north of the site; can we buffer this area enough to lessen the effects of this type of use.

Sec. 32-163. Statement of intent of districts.

The intents of the various use districts are as follows:

(14) ***L-I light industrial district.*** The intent of the L-I light industrial district is to provide sites for manufacturing, warehousing, processing and related uses whose operating characteristics limit their effects on adjacent uses. This district may have some outdoor fenced storage areas for materials, vehicles, and equipment.

(15) ***H-I heavy industrial district.*** The intent of the H-I heavy industrial district is to provide sites for industrial, processing and related operations whose external effects could be detrimental to certain classes of use. This H-I district shall normally be located so that traffic to and from the use has direct access to an arterial street and should be located away from highly developed residential areas.

Sec. 32-164. - Conditional districts.

(1) Conditional districts (CZ) run parallel to each of the conventional zoning districts and are subject to the same standards applicable to the parallel district including overlay district regulations, as modified by the approved district-specific plans and conditions. Conditional zoning is established to provide for flexibility in the development of property while ensuring that the development is compatible with neighboring uses. Conditional zoning allows for a degree of certainty in land use decisions not possible in conventional districts. The following provision shall apply when using conditional zoning:

(a) The petition is proposed or agreed to by all the owner(s) of the subject land. Specific conditions may be proposed by the petitioner or the local government or its agencies, but only those conditions mutually approved by the local government and the petitioner may be incorporated into the zoning regulations;

(b) The petition shall incorporate any proposed modifications to use, intensity, or development standards applicable in the parallel conventional use district. Conditions and site-specific standards imposed in a conditional district shall be limited to those that address the conformance of the development and use of the site to local government ordinances, plans adopted pursuant to G.S. 160D-5-1, or the impacts reasonably expected to be generated by the development or use of the site;

(c) Proposed development plans shall be prepared by a licensed design professional and shall be prepared in accordance with ordinance, comprehensive plan, city design policies and state laws

(d) When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with and an adopted comprehensive plan and any such agreed upon conditions and that by approval they will or will not be in promoting the public health, safety, and general welfare of its citizens. Any violations of a provisions of a conditional zoning ordinance amendment shall be treated the same as any other violation of this chapter and be subject to any penalties as set forth in Sec. 32-47.

(2) Application procedures – all applicants are required to complete a request for a public hearing form to initiate the rezoning process. Once completed and submitted by the stated deadline, the governing board will review the request and determine the following:

(a) The completion of the appropriate forms;

(b) Determine if the petitioner needs to hold a neighborhood meeting. This meeting will be with representatives of the petitioner and the surrounding property owners at a designated time and place prior to the public hearing and any government review. The petitioner may use a 3rd party to facilitate the meeting or conduct the meeting themselves to gather information and any concerns the surrounding neighbors may have regarding the proposed project and;

(c) Schedule the public hearing date and also affix a date for planning board review prior to the public hearing.

(3) Review by the governing board – after receiving the planning board's recommendation, the governing board shall hold the public hearing per the requirements of Sec. 32-72. After the public hearing the board may approve, approve with conditions that are agreed upon, or deny the request. Applicant shall be notified in writing of the governing board's decision. Decisions denied may reapply per Sec. 32-75.

Budgetary Impact:

Additional tax base and jobs, if rezoned.

Recommendation:

Staff has reviewed the owner's request and would recommend it for approval with the following owner agreed upon conditions:

1. See attached

