



# CITY OF KING PLANNING BOARD

**MEETING DATE:**  
AUGUST 24, 2026

## PART A

|                                           |                                                                                                                                                           |                      |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>Subject:</b>                           | AMENDMENT TO CHAPTER 14. – FLOOD ORDINANCE                                                                                                                |                      |
| <b>Action Requested:</b>                  | Review and make a recommendation regarding a proposed amendment to Chapter 14 Flood.                                                                      |                      |
| <b>Attachments:</b>                       | <ul style="list-style-type: none"><li>• Public notice.</li><li>• Proposed ordinance 2026-15.</li><li>• Proposed text amendment and information.</li></ul> |                      |
|                                           | <b>This abstract requires review by:</b>                                                                                                                  |                      |
|                                           | <b>City Manager</b>                                                                                                                                       | <b>City Attorney</b> |
| Todd Cox, Int. Planning & Zoning Official |                                                                                                                                                           | ×                    |

## PART B

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| <b>Introduction and Background:</b>                                                                                                                                                                                                                                                                                                                                                                      |
| As a result of the tragedies in the Asheville area during tropical storm Helene (Hurricane Helene), the NC State Department of Public Safety – Division of Emergency Management has updated the statewide model flood ordinance. This would also be in keeping with the NC General Statutes found in 160D and cause the city to update our flood ordinance to be in compliance with the model ordinance. |
| <b>Discussion and Analysis:</b>                                                                                                                                                                                                                                                                                                                                                                          |
| Our city attorney has looked at this and attached is his recommendations for the proposed amendment.                                                                                                                                                                                                                                                                                                     |
| <b>Budgetary Impact:</b>                                                                                                                                                                                                                                                                                                                                                                                 |
| Cost to add to Municode and advertise.                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Recommendation:</b>                                                                                                                                                                                                                                                                                                                                                                                   |
| Staff recommends the board review the proposed amendments and make a favorable recommendation to the council.                                                                                                                                                                                                                                                                                            |