

**MINUTES
King Planning Board
Regular Session
April 27, 2026**

The King Planning Board held a regular session at King City Hall on Monday, April 27, 2026, at 6:00 p.m. Vice Chairman David Hudson, Joe Ramsey, Jerry Messick, Alternate Members Mindi Alexandra, Jodie Wallace, Darrin Koone, City Clerk Nicole Branshaw, Assistant Fire Chief J. Lane, and Chaplain Tracey Collins were present at the meeting. Absent from the meeting were Jeff Walker, Peter Mosco, Kyle Hall, and Von Robertson.

Vice Chairman David Hudson called the meeting to order.

Chaplain Tracey Collins offered the invocation.

PUBLIC COMMENT

Vice Chairman David Hudson opened the public comment period at 6:02 pm. With no one signed up to speak for public comment, Vice Chairman David Hudson closed the public comment at 6:02 pm. ****SEE DOCUMENT #1****

MOTION TO EXCUSE ANY BOARD MEMBERS AND SEAT

***MOTION:** Upon a motion by Vice Chairman David Hudson and a second from Joe Ramsey, the board unanimously voted 3-0 to excuse Jeff Walker and Peter Mosco and seat Mindi Alexandra and Jodie Wallace in their place.*

1. ADJUSTMENTS TO AGENDA

No adjustments were made to the agenda.

***MOTION:** Jerry Messick made a motion to approve the agenda as presented. Joe Ramsey seconded the motion. The motion carried unanimously, 5-0.*

2. APPROVAL OF MINUTES

A. Approval of Minutes - February 23, 2026

***MOTION:** Mindi Alexandra moved to approve the minutes of February 23, 2026, as presented. Jerry Messick seconded the motion, which passed unanimously, 5-0.*

3. DISCUSSION ITEM

A. Request for the 10/70 Provision by Jon Wright.

City Planner Intern Emerson Wright presented the request on behalf of applicant Jon Wright for application of the 10/70 watershed provision to approximately 3.12 acres of a 9.71-acre tract located on Big Oaks Drive. Staff reviewed the applicable watershed requirements and recommended approval.

The west side of Doral Drive is located in King's watershed, and restrictions apply as far as the development of land. By right, our ordinance allows 24% built-upon (impervious surface) with curb and gutter, and 36% built-upon without curb and gutter. The city has land to give to these sites, allowing them to build/cover up to 70% of a site over 1 acre if the council approves their site plan. The planning board, by our ordinance, is to review the request and make a recommendation to the council that the request meets the requirements to grant 70% coverage of the site.

Watershed Requirements –

Built-upon area means built-upon area means impervious surface and partially impervious surface to the extent that the partially impervious surface does not allow water to infiltrate through the surface and into the subsoil. "Built-upon area" does not include a slatted deck; the water area of a swimming pool; a surface of number 57 stone, as designated by the American Society for Testing and Materials, laid at least four inches thick over a geotextile fabric; a trail as defined in G.S. 113A-85 that is either unpaved or paved as long as the pavement is porous with a hydraulic conductivity greater than 0.001 centimeters per second (1.41 inches per hour); or landscaping material, including, but not limited to, gravel, mulch, sand, and vegetation, placed on areas that receive pedestrian or bicycle traffic or on portions of driveways and parking areas that will not be compacted by the weight of a vehicle, such as the area between sections of pavement that support the weight of a vehicle (except as exempted by state law).

Sec. 32-288. - Watershed areas; density and built-upon limits.

(a) *Project density.* The following maximum allowable project densities and minimum lot sizes shall apply to a project according to the classification of the water supply watershed where it is located, its relative location in the watershed, its project density, and the type of development:

b. Non-residential and all other residential — 24 percent built-upon area; or 36 percent built-upon area without curb and gutter street system.

(2) *High-density development (10/70 provision, requires approval by the city).*

WS-IV Critical Area:

a. All types — 24 percent to 50 percent built-upon area.

WS-IV Protected Area:

a. All types — 24 percent to 70 percent built upon.

Joe Ramsey moved to approve the 10/70 watershed provision to approximately 3.12 acres of a 9.71-acre tract located on Big Oaks Drive. The motion was seconded by David Hudson and approved unanimously 5-0.

ITEMS OF GENERAL CONCERN

No items of general concern were raised.

ADJOURNMENT

Jerry Messick moved to adjourn the meeting. David Hudson seconded the motion. The motion was carried unanimously, 5-0.

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

{SEAL}

Approved by:

Jeff Walker, Chairman

Attest:

Nicole Branshaw, City Clerk



Date: April 27, 2026

PUBLIC COMMENT SIGN-UP SHEET

All persons who wish to speak **MUST** sign up for the Public Comment period unless you wish to speak during a public hearing, in which case you must sign up for the Public Hearing. ALL SPEAKERS ARE LIMITED TO 3 MINUTES.

PLEASE PRINT ALL INFORMATION

	<u>NAME</u>	<u>ORGANIZATION (If Any)</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>SUBJECT</u>	<u>City Resident?</u>
1.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
2.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
3.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
4.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
5.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
6.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
7.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
8.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
9.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
10.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
11.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
12.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no
13.	_____	_____	_____	_____	_____	<input type="checkbox"/> yes <input type="checkbox"/> no

In many cases, the City Council will receive your comments but take no action at the meeting.

A staff member will contact you to follow up on your concerns.