



**CITY OF KING
CITY COUNCIL**

MEETING DATE:

MAY 4, 2026

PART A

Subject:	REQUEST FOR THE 10/70 PROVISION BY JON WRIGHT.
Action Requested:	Recommendation on granting the 10/70 provision to this tract on Big Oaks Drive.
Attachments:	<ul style="list-style-type: none">• Zoning application/permit• Site plan

Todd Cox, Int. Planning & Zoning Official Emerson Wright, Planning & Zoning intern	This abstract requires review by:	
	City Manager	City Attorney

PART B

Introduction and Background:
Mr. Wright is proposing to build light-industrial Shell space on a tract on Big Oaks Drive. The tract is directly behind the cable company in Forsyth County and contains 9.71-acres of which Mr. Wright wants to buy 3.12-acres and get our 10/70 rule applied to the 3.12-acres. We still have 627-acres to give towards the 10/70 provision, and this tract would be for .88-acres.

Discussion and Analysis:
The west side of Doral Drive is in King's watershed, and restrictions apply as far as development of land. By right our ordinance allows for 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 to allow them to build/cover up to 70% of a site over 1-acre with council approval of their site plan. The planning board, by our ordinance, is to review the request and make a recommendation to council that the request meets the requirements to grant 70% coverage of the site. This is a technical review of their site plan and request for developing up to 70% of their site using the land we have allocated for such development. No public hearing or advertising is required.

Budgetary Impact:
Possible new construction

Recommendation:
Staff have reviewed the owner's request and would recommend it for approval.

Planning Board Recommends: recommended approval by a unanimous vote.

Watershed Requirements –

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.