

MINUTES
King Planning Board
Regular Session
February 23, 2026

The King Planning Board held a regular session at King City Hall on Monday, February 23, 2026, at 6:00 p.m. Chairman Jeff Walker, Joe Ramsey, Peter Mosco, Jerry Messick, Alternate Members Kyle Hall, Mindi Alexandra, City Clerk Nicole Branshaw, Assistant Fire Chief J. Lane, and Chaplain Paul Norman were present at the meeting. Absent from the meeting were David Hudson, Darrin Koone, Von Robertson, and Jodie Wallace.

Vice Chairman Jeff Walker called the meeting to order.

Chaplain Paul Norman offered the invocation.

PUBLIC COMMENT

Chairman Jeff Walker opened the public comment period at 6:03 pm. With no one signed up to speak for public comment, Chairman Jeff Walker closed the public comment at 6:03 pm. ****SEE DOCUMENT #1****

MOTION TO EXCUSE ANY BOARD MEMBERS AND SEAT

MOTION: Upon a motion by Joe Ramsey and a second from Jerry Messick, the board unanimously voted 4-0 to excuse David Hudson and seat Mindi Alexandra in his place.

1. ADJUSTMENTS TO AGENDA

No adjustments were made to the agenda.

MOTION: Jerry Messick made a motion to approve the agenda as presented. Peter Mosco seconded the motion. The motion carried unanimously 4-0.

2. APPROVAL OF MINUTES

A. Approval of Minutes - December 22, 2025

MOTION: Joe Ramsey moved to approve the minutes of December 22, 2025, as presented. Peter Mosco seconded the motion, which passed unanimously, 4-0.

3. ACTION ITEM

A. Public Hearing: Conditional Rezoning Request by Gary Bowman – CZ-R-MF-A-049

Chairman Walker opened the public hearing at 6:05 pm for the conditional rezoning request designated CZ-R-MF-A-049. No public comments were received, and the hearing was closed at 6:05 pm.

City Planner Intern Emerson Wright presented the request on behalf of applicant Gary Bowman. Mr. Wright explained that Mr. Bowman is seeking to construct a 7-unit apartment building on the corner of Spainhour Road and Pineview Drive. Mr. Bowman already owns the existing apartment

complex on Pineview Drive and wishes to use the vacant area at the Pineview Drive entrance to expand his complex. The corner tract, approximately half an acre, is currently zoned Office Institutional and would need to be rezoned to Residential Multifamily to accommodate the proposed development. Mr. Wright noted that staff recommends approval of the request, subject to the proposed conditions.

Chairman Walker invited the applicant to address the Board; Mr. Bowman declined to add comment. A brief, informal discussion among Board members touched on the general reception of apartment developments and a passing reference to traffic concerns raised by community members in connection with a nearby business and the apartment site, though no formal deliberation on those points was conducted.

Peter Mosco moved to approve the rezoning of the approximately half-acre parcel at the corner of Spainhour Road and Pineview Drive from Office Institutional to Residential Multifamily (Apartments) under case CZ-R-MF-A-049. The motion was seconded and approved. ****SEE DOCUMENT #2****

ITEMS OF GENERAL CONCERN

Board Member Joe Ramsey took the opportunity to commend the City of King's Public Works staff for their exceptional response during the recent snowfall, noting that King's roads were cleared significantly faster than those in surrounding areas, including Winston. He encouraged the sentiment that staff deserve recognition not only when things go wrong, but also when they perform exceptionally well. His comments were echoed and seconded by fellow Board members.

No other items of general concern were raised.

ADJOURNMENT

Jerry Messick moved to adjourn the meeting at 6:10 pm. Mindi Alexandra seconded the motion. The motion was carried unanimously, 5-0.

***** Clerk's Note: See documents 1-2 for supporting documents. *****

{SEAL}

Approved by:

 Jeff Walker, Chairman

Attest:

 Nicole Branshaw, City Clerk



Date: February 23, 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. _____	_____	_____	_____	_____	
12. _____	_____	_____	_____	_____	
13. _____	_____	_____	_____	_____	

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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.

