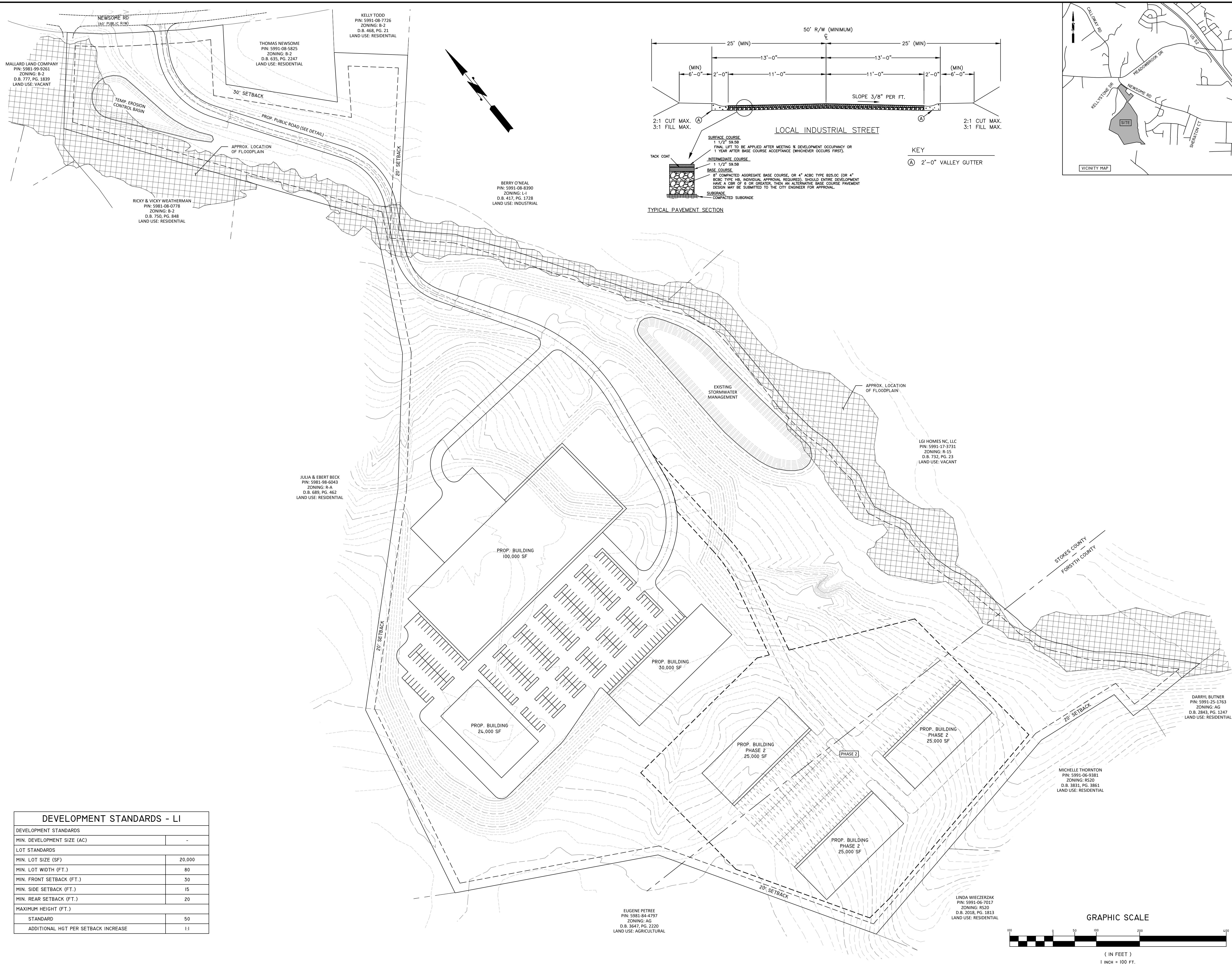



REVIEW INFORMATION	
TYPE OF REVIEW:	
SPECIAL USE REZONING	
X ZONING/SITE PLAN	
SPECIAL USE PERMIT (ELECTED BODY ONLY)	
FINAL DEVELOPMENT PLAN	
PRELIMINARY SUBDIVISION	
PLANNING BOARD REVIEW	
JURISDICTION:	
STOKES COUNTY	
TOWN OF WALNUT COVE	
X CITY OF KING	
TOWN OF DANBURY	
PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS TO:	
OBTAIN SITE PLAN APPROVAL FOR BUILDING CONSTRUCTION	
INFRASTRUCTURE	
WATER:	PUBLIC PRIVATE
SEWER:	X
STREETS:	X
LINEAR FEET OF PUBLIC STREETS:	0 FT
SITE SIZE AND COVERAGES	
TOTAL ACREAGE:	45.09 ACRE(S)
SITE COVERAGES:	(1,963,965 SF)
EX. BUILDING TO LAND	SEE WATERSHED INFO %
EX. DRIVE TO LAND	%
OPEN SPACE	%
TOTAL	%
ZONING	
EXISTING ZONING:	L-1
PROPOSED ZONING:	L-1
WATERSHED:	YADKIN RIVER - KING
WATERSHED OVERLAY:	WS-IV
ALLOWED USES:	
PROPOSED USES:	INDUSTRIAL
BUILDING SETBACKS	
FRONT:	30'
REAR:	20'
SIDE:	15'
STREET:	N/A
DENSITY CALCULATIONS	
# OF UNITS OR LOTS:	
(NOTE: IF MORE THAN ONE TYPE OF RESIDENTIAL PRODUCT IS PROPOSED, PROVIDE THE NUMBER OF UNITS & DENSITY BROKEN DOWN BY TYPE.)	
PROPERTY INFORMATION	
PIN #'S:	5991-07-6139
DEED:	D.B. 649, PG. 1443
ADDRESS:	0 NEWSOME RD.
OWNER:	DONNAHA PROPERTIES, LLC
LAND USE CLASS:	N/A
OFF-STREET PARKING	
PROPOSED USE(S):	VARIOUS
REQUIRED PARKING:	SPACES/
REQUIRED PARKING:	SPACES/
PROVIDED PARKING:	
OFF-STREET LOADING	
EXISTING LOADING/UNLOADING SPACES:	0
PROPOSED LOADING/UNLOADING SPACES:	0
FT X FT	
SIZE: BUFFERYARDS	
ADJOINING ZONING:	B-2, R-A, R-15-CZ, L-1
TYPE REQUIRED:	LEVEL 1, LEVEL 2, LEVEL 3
WIDTH PROVIDED:	10', 20', 30'
WATERSHED INFORMATION	
WATERSHED:	
TOTAL LOT AREA:	
EX. BUILT UPON AREA:	
NET EFFECTIVE AREA:	
MAX. ALLOWABLE BUA INCREASE:	
PROPOSED BUA INCREASE:	
PROPOSED BUA % INCREASE:	
TOTAL BUILT UPON AREA:	
TOTAL BUILT UPON AREA %:	
PROPOSED BUA DENSITY: LOW HIGH	



DEVELOPMENT STANDARDS	
MIN. DEVELOPMENT SIZE (AC)	-
LOT STANDARDS	
MIN. LOT SIZE (SF)	20,000
MIN. LOT WIDTH (FT.)	80
MIN. FRONT SETBACK (FT.)	30
MIN. SIDE SETBACK (FT.)	15
MIN. REAR SETBACK (FT.)	20
MAXIMUM HEIGHT (FT.)	
STANDARD	50
ADDITIONAL HGT PER SETBACK INCREASE	1:1



**SALEM ENGINEERING, PLLC**  
 FIRM: P-1999  
 214 HELSBECK ROAD  
 KING, NC 27021  
 STEVEN@SALEM-ENGINEERING.COM  
 (336) 972-5806

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**DONNAHA PROPERTIES, LLC**

PROPERTY OWNER INFORMATION:  
 DONNAHA PROPERTIES, LLC  
 8167 DONNAHA RD.  
 TOBACCOVILLE, NC 27050

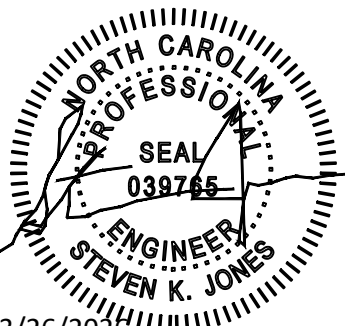
**MASTER PLAN**

PROJECT LOCATION:  
 STOKES COUNTY, NORTH CAROLINA  
 CITY/TOWN: KING

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NO.	DATE	REVISION NOTE
1		
2		
3		
4		
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8		
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10		

DRAWN BY: SKJ  
 CHECKED BY:  
 DATE: 3/26/2026  
 PROJECT NO.: 2026-326  
 REF. NO.:  
 SCALE: NTS



3/26/2026

**C1.0**