



**BOARD OF ADJUSTMENT
AGENDA**

**Kannapolis City Hall
Laureate Center - Kannapolis, N.C.**

**Tuesday, April 1, 2025
6:00 PM**

- 1. Call to Order**
- 2. Roll Call and Recognition of Quorum**
- 3. Approval of Agenda**
- 4. Approval of Minutes – February 4, 2025 and February 11, 2025**
- 5. Swearing In for Testimony**
- 6. Public Hearing:**
 - a. BOA-2025-04 – Special Use Permit – 6441 Davidson Hwy.**

Order is for approval of a Special Use Permit (SUP) submitted by the applicants for a comprehensive sign package for property located at 6441 Davidson Highway. The subject properties are a combined 152.04 +/- acres, are zoned Campus Development Conditional Zoning (CD-CZ) and Light Industrial Conditional Zoning (LI-CZ), and are more specifically identified as Cabarrus County Parcel Identification Numbers 46918795730000, 46918717750000, 46918760500000, 46917763310000, 46919604310000, 46918614490000, and 46916672610000.
 - b. BOA-2025-05 – Special Use Permit – 811 Fairview Street**

Order is for approval of a Special Use Permit (SUP) submitted by the applicant, Wynnefield Forward, LLC, to allow for multifamily dwellings in the General Commercial (GC) zoning district on approximately 3.56 +/- acres of a 4.50 +/- acre site located at 811 Fairview Street. The subject property is further identified as Cabarrus County Parcel Identification Numbers 56230672590000, 56230683530000, 56230681340000, 56230681860000, 56230692880000, 56231602860000, 56231612260000, and 56231622390000. The property is also located within the Protected Area of the Lake Concord Watershed.
 - c. BOA-2025-06 – Variance – 2821 N. Cannon Blvd.**

Order is for approval of a variance request submitted by the applicant under Section 2.5.D(1) of the Kannapolis Development Ordinance (KDO). The applicant seeks a variance from the sign area standards for the General Commercial (GC) district, as specified in Table 5.9.E(1)a, requesting a 49.05-square-foot increase for the sign on the front elevation. The property is zoned General Commercial (GC) under the KDO, is approximately 5.01 +/- acres, and is more specifically identified as Rowan County Parcel Identification Number 133 055.
- 7. Planning Director Updates**
- 8. Other Business**
- 9. Adjourn**



**Board of Adjustment
April 1, 2025 Meeting**

Staff Report

TO: Board of Adjustment
FROM: Ben Barcroft, Senior Planner
SUBJECT: Case# BOA-2025-04: Special Use Permit – 6441 Davidson Hwy.
Applicant: Maria Whack / Drew Summerford

Request for a Special Use Permit (SUP) to approve a comprehensive sign package for property located at 6441 Davidson Highway.

A. Actions Requested by Board of Adjustment

1. Motion to accept the City's exhibits into the record.
2. Motion to approve/revise Findings of Fact for the Special Use Permit.
3. Motion to approve (approve with conditions) (deny) the issuance of the Special Use Permit
4. Motion to Issue Order of Approval.

B. Required Votes to Pass Requested Action

A majority vote is required to approve, approve with conditions, or deny the requested actions.

C. Background

The applicants are requesting a Special Use Permit (SUP) to approve a comprehensive sign package for property located at 6441 Davidson Highway. The subject properties are a combined 152.04 +/- acres, are zoned Campus Development Conditional Zoning (CD-CZ) and Light Industrial Conditional Zoning (LI-CZ), and are more specifically identified as Cabarrus County Parcel Identification Numbers 46918795730000, 46918717750000, 46918760500000, 46917763310000, 46919604310000, 46918614490000, and 46916672610000.

Pursuant to Section 5.9.F. of the Kannapolis Development Ordinance, a Comprehensive Sign Package may be submitted as an alternative to the permanent signage standards outlined in this section. Freestanding structures exceeding 25,000 square feet and/or master-planned developments larger than 10 acres are eligible to apply for a Comprehensive Sign Package.

D. Fiscal Considerations

None

E. Policy Issues

Section 2.5.A(5) of the KDO requires that the Board of Adjustment shall only approve a special use permit if the applicant demonstrates that the criteria below have been met. Staff analysis of each criterion is noted.

Staff Findings of Fact - Based on application review:

Yes No

The proposed special use will be in harmony with the area in which it is to be located and in general conformance with the City's Land Use Plan.

The Move Kannapolis Forward 2030 Comprehensive Plan designates the subject parcels as being located in the "Employment Center" Character Area and "Suburban Activity 2" Character Areas. The subject properties are zoned Campus Development Conditional Zoning (CD-CZ) and Light Industrial Conditional Zoning (LI-CZ), and the industrial uses are permitted in these districts. Signage is permitted in the CD & LI zoning districts. The proposed sign package will be in conformance with the commercial uses recommended for this character area.

Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

The Comprehensive Sign Package proposes directional signage for each building to aid in the flow of traffic in and out of the site. The guidelines call for the signage to meet all visibility requirements of the City or State, whichever has jurisdiction. This would require all signage to be located outside of the public street right-of-way and the required sight triangle of any intersection. The plans submitted by the applicant would comply with these location restrictions and as a result, the proposed Comprehensive Sign Package will not create any traffic hazards or traffic congestion on public roads.

The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

The proposed sign package will not produce any noxious or offensive noise, odor, dust, smoke, or gas.

The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

The Comprehensive Sign Package will not impede the orderly development of the surrounding properties as they are all on premise signs.

The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.

The proposed signs will be required to comply with all applicable regulations of the North Carolina Building Code which will help safeguard public health and safety. Therefore, the signs will not be detrimental to or endanger the public health, safety, or general welfare.

The proposed use complies with all applicable provisions of the KDO.

The Comprehensive Sign Package complies with all requirements of Section 5.9.F. Applicant has submitted a site plan that identifies locations of freestanding, multi-tenant, and directional signage.

The applicant consents in writing to all conditions of approval included in the approved special use permit.

N/A unless the Board of Adjustment determines to add conditions.

F. Legal Issues

Board's Findings of Fact - Based on application review and public hearing.

In order to determine whether a special use permit is warranted, the Board must decide that each of the six findings as outlined below has been met and that the additional approval criteria has been satisfactorily addressed. If the Board concurs completely with the findings of the staff, no additional findings of fact are necessary, and the staff findings should be approved as part of the decision. However, if the Board wishes to approve different findings (perhaps as a result of additional evidence or testimony presented at the public hearing), alternate findings need to be included as part of the six criteria below. Should a special use permit be approved, the Board may place conditions on the use as part of the approval to assure that adequate mitigation measures are associated with the use.

Yes

No

The proposed conditional use will be in harmony with the area in which it is to be located and in general conformance with the City's Land Use Plan.

Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.

The proposed use complies with all applicable provisions of the KDO.

The applicant consents in writing to all conditions of approval included in the approved special use permit.

G. Recommendation

Based on the above findings, staff recommends **approval** of the Special Use Permit based on the staff Findings of Fact (or as modified by the Board), the conceptual site plan, and compliance with all local, state and federal requirements.

The Board of Adjustment should consider all facts and testimony after conducting the Public Hearing and render a decision accordingly to approve, approve with conditions, or deny the Special Use Permit.

H. Attachments

1. Special Use Permit Application
2. Vicinity Map
3. Zoning Map
4. Future Land Use Map
5. Site Plan
6. Elevation Rendering w/ Related Images
7. List of Notified Properties
8. Notice to Adjacent Property Owners
9. Posted Public Notice

I. Issue Reviewed By:

Planning Director	X
Assistant City Manager	X
City Attorney	X



Special Use Permit

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on this form below are submitted with your application. Please either bring this application to the address above or email to bbarcroft@kannapolisnc.gov. The fees may also be paid online with a link provided by staff.

SPECIAL USE PERMIT REQUEST

Special Use Permit (SUP) – Request for SUP as required by Table 4.3.B(3) of the Kannapolis Development Ordinance (KDO).
Approval authority – Board of Adjustment.

Property Address: 6441 Davidson Hwy., Concord NC 28027

Applicant: Maria Whack / Drew Summerford

SUBMITTAL CHECKLIST

- Pre-Application Meeting
- SUP Checklist and Application – Complete with all required signatures
- Plot/Site Plan showing the proposed use
- Fee: \$650.00 (\$600 Application Fee + notification fee [see Fee Schedule])
- Please mark this box to authorize aerial drone photography of the site

PROCESS INFORMATION

Public Notification: This is a quasi-judicial process that requires a public hearing and public notification including first-class mailed notice to adjacent property owners and a sign posted prominently on the property (Table 2.4.F(2) of the KDO).

Review Process: All applications will be reviewed for compliance and then forwarded to the Board of Adjustment for consideration at a public hearing which is held monthly on the 1st Tuesday at 6:00pm in City Hall Laureate Center. **The pre-application meeting, application and site plan submittal, and payment of fees, must be completed prior to scheduling the public hearing. Please review Section 2.4.D of the KDO.**

Action by Board of Adjustment: After conducting a public hearing, the Board of Adjustment may: approve; approve with conditions; deny; or conduct an additional public hearing on the application. Per Section 2.5.A(5)c, the Board may approve a petition only if compliance with all standards is obtained.

Scope of Approval: Per Section 2.5.A(5)a.2 of the KDO, approval of a SUP does not authorize any development activity, but shall authorize the applicant to apply for final site plan approval. Zoning clearance permits will not be issued until the SUP and final site plan have been approved.

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if incomplete.

Applicant's Signature: Drew Summerford Date: 1/7/2025



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

SPECIAL USE PERMIT APPLICATION

Approval authority – Board of Adjustment

Applicant Contact Information

Name: Maria Whack
Address: 717 Old Trolley Rd. Suite 6 #313,
Summerville SC 29485
Phone: 843-708-1254
Email: projects@southeastpermits.com

Property Owner Contact Information same as applicant

Name: Jeff Witek- Trinity Capital Advisors
Address: 650 S. Tryon St., Suite 900
Charlotte, NC 28202
Phone: 704-907-9872
Email: jwitek@trinitycapitaladvisors.com

Project Information

Project Address: 6441 Davidson Hwy., Concord NC 28027 Zoning District Select
Parcel PIN: 46917636220000 Size of property (in acres): 116.663 AC

Current Property Use: Industrial

Proposed Use: Industrial

The location of the above-mentioned proposed use is indicated on the accompanying site plan, and the nature of the proposed use is more fully described as follows (attach separate sheet if necessary): _____

The current use and the proposed use remain the same for the proposal of 4 monument signs.

Proposed 2 exterior to the property and 2 interior to the property.

REVIEW STANDARDS

The Board of Adjustment does not have unlimited discretion in deciding whether to approve a Special Use Permit (SUP). Per Section 2.5.A(5)c of the Kannapolis Development Ordinance (KDO,) the applicant must demonstrate successful compliance with all standards to obtain a SUP. In the space provided below, indicate the **facts** that you intend to provide to convince the Board that it can properly reach the following conclusions:

- 1. The proposed special use will be in harmony with the area in which it is to be located and in general conformance with the City's Comprehensive Plan.**

Due to the large area of 85 Exchange, it is considered a need to have multiple monument signs for the property and the tenants of said property. We are proposing 2 exterior monument signs for Davidson Hwy and Kannapolis. The additional 2 proposed signs are interior to the property.

2. Adequate measures shall be taken to provide ingress and egress to minimize traffic hazards and traffic congestion on the public roads.

Traffic will not be impeded by the proposed monument signage. Additionally these monument signs will encourage proper traffic flow.

3. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

None of the 4 proposed monument signs will produce vibration, noise, odor, dust, smoke, or gases.

4. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

These proposed signs will enhance the development and the tenants that do business within the park. These signs provide clear direction of the premises

5. The establishment, maintenance, or operation of the proposed use will not be detrimental to or endanger the public health, safety, or general welfare.

Regular maintenance for the proposed signage will be to keep the signage clean and free of debris.

6. The proposed use complies with all applicable provisions of the KDO.

Yes

7. The applicant consents in writing to all conditions of approval included in the approved special use permit.

Yes

By signing below, I certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief. I acknowledge that the Board of Adjustment may add conditions on the requested use as part of the approval to assure that adequate mitigation measures are associated with the use. For example, landscaping or fencing may be required, or a shift of operations away from adjoining properties may be stipulated.

Drew Summerford

Applicant Signature

1/7/2025

Date

[Handwritten Signature]

Property Owner Signature

1/9/25

Date



Vicinity Map

Case Number: BOA-2025-04

Applicant: Maria Whack

6441 Davidson Hwy

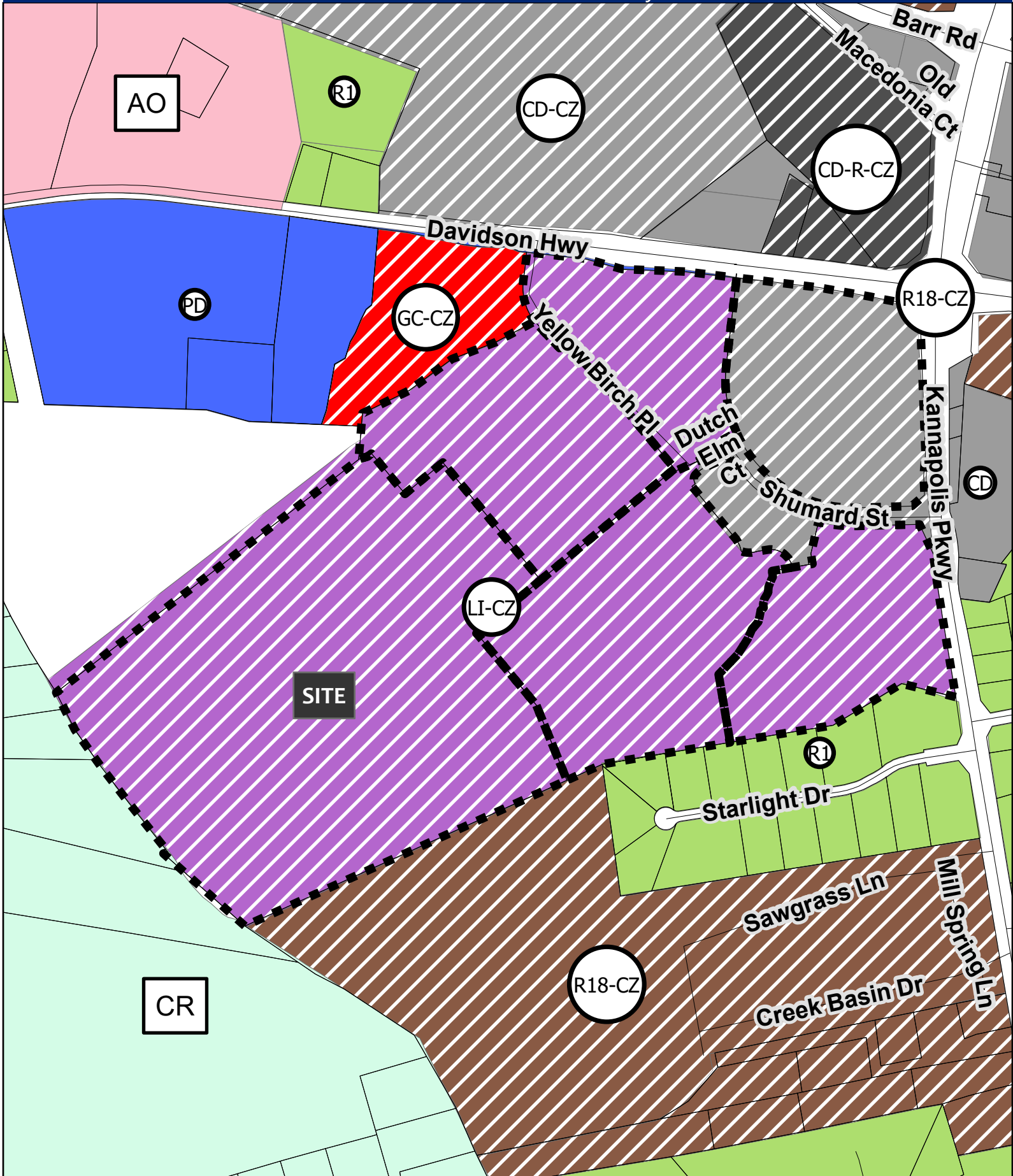




Kannapolis Current Zoning

Case Number: BOA-2025-04

Applicant: Maria Whack
6441 Davidson Hwy

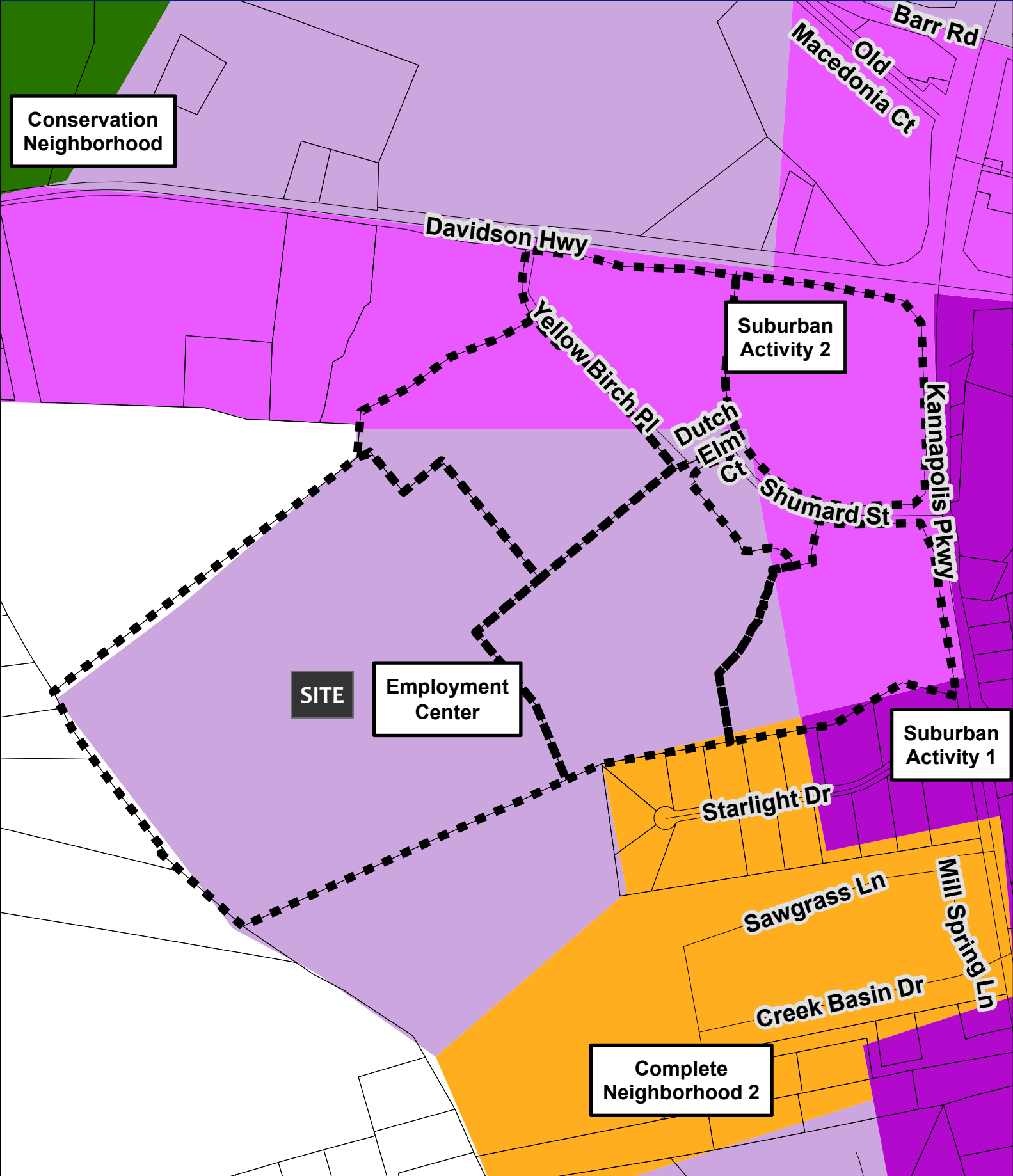


Kannapolis 2030 Future Land Use Map

Case Number: BOA-2025-04

Applicant: Maria Whack

6441 Davidson Hwy



Conservation Neighborhood

Suburban Activity 2

SITE

Employment Center

Suburban Activity 1

Complete Neighborhood 2

LEGEND

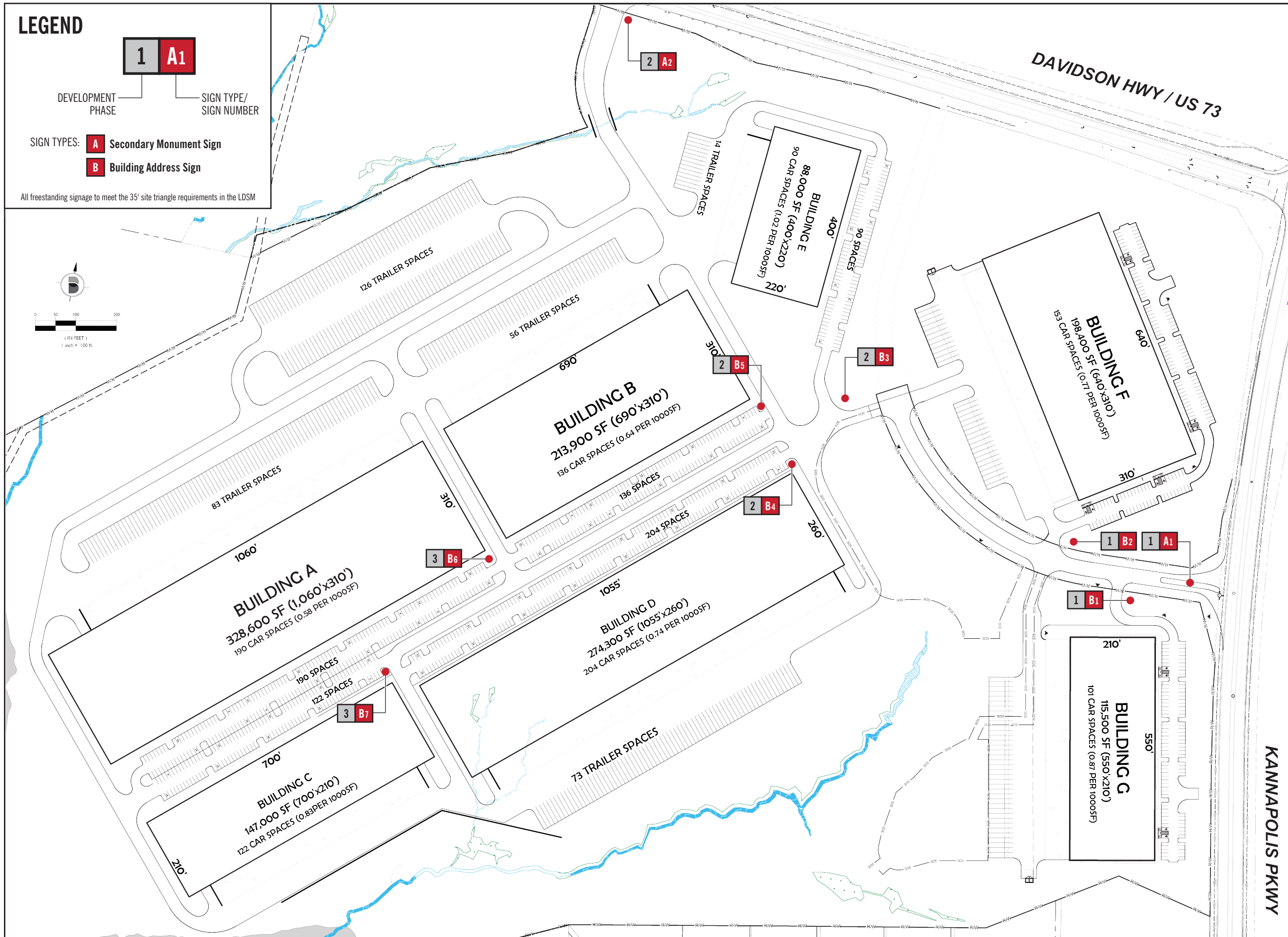
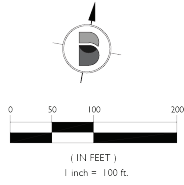


DEVELOPMENT PHASE

SIGN TYPE/
SIGN NUMBER

- SIGN TYPES:
- A Secondary Monument Sign
 - B Building Address Sign

All freestanding signage to meet the 35' site triangle requirements in the LDSM



6343 Burnt Poplar Road Greensboro, NC 27409
336-297-9600 WWW.MATTHEWSMOBILE.COM

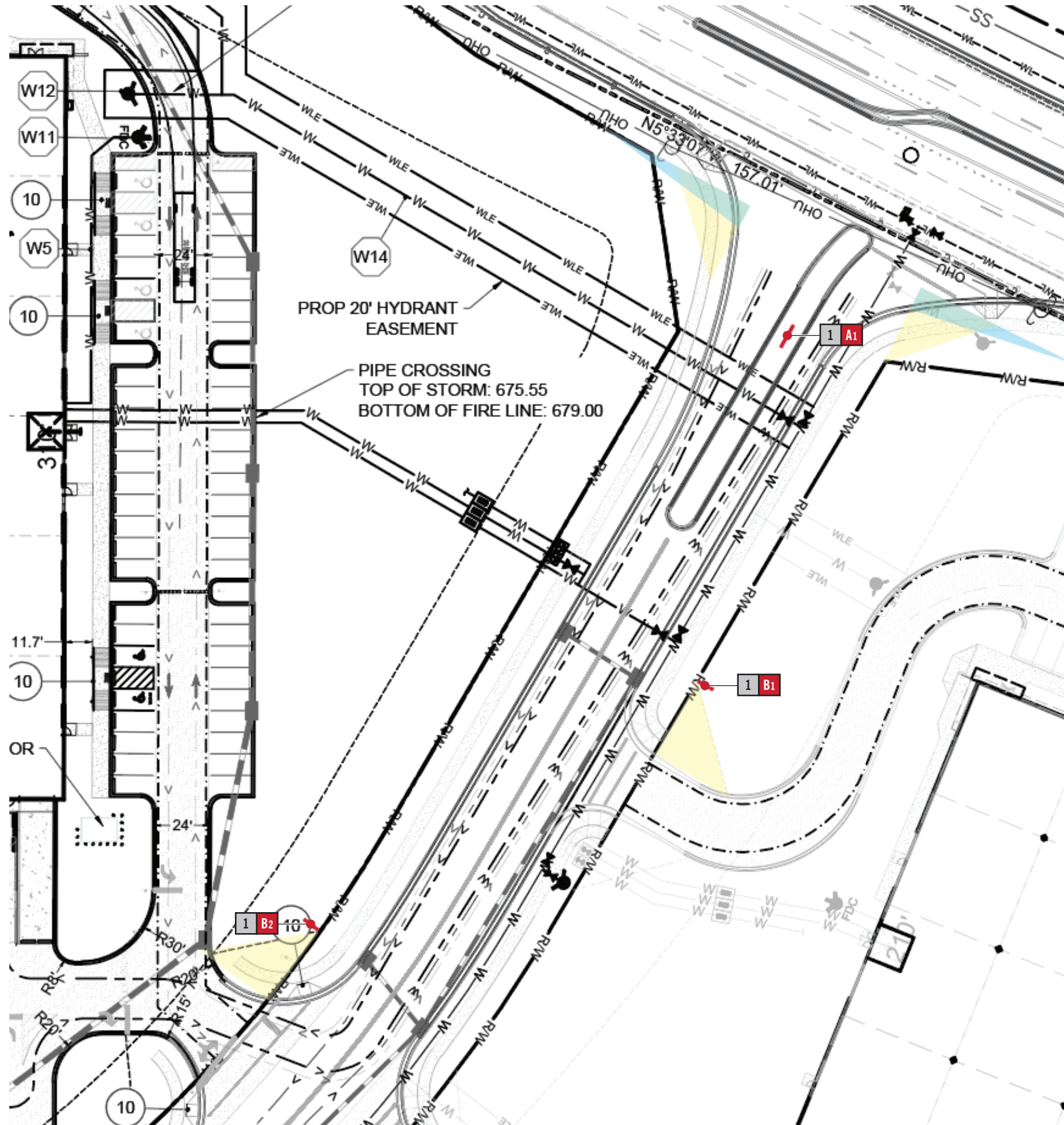
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DATE	12.30.24
DESIGNER:	CHAS
CLIENT	Trinity Capital Advisors
PROJECT	85 Exchange
JOB #	24007
ACCOUNT REP	DS
DESCRIPTION:	Sign Location Plan



6343 Burnt Poplar Road Greensboro, NC 27409
336-297-9600 WWW.MATTHEWSMOBILE.COM

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DATE
12.30.24

DESIGNER: CHAS
CLIENT Trinity Capital Advisors
PROJECT

85 Exchange

JOB #	ACCOUNT REP
24007	DS

DESCRIPTION:
Phase 1 Sight Triangles



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DATE
12.30.2024

DESIGNER: CHAS

REVISION

A1

CLIENT **Trinity Capital Advisors**

PROJECT

85 Exchange


JOB # | ACCOUNT REP
240007 | DS


DESCRIPTION:
**Secondary Monument
(Internally Illuminated)**

ITEM # | QUANTITY
1 | 2 - DF

COLORS:

 **PMS Cool Gray 10C**
Main cabinet, standoffs

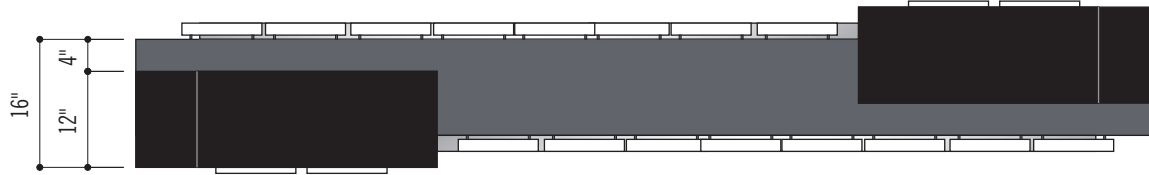
 **Black**
End cap cabinet

 **MP 41342
Brushed Aluminum**
Lower base cabinet

 **White**
Channel letter returns

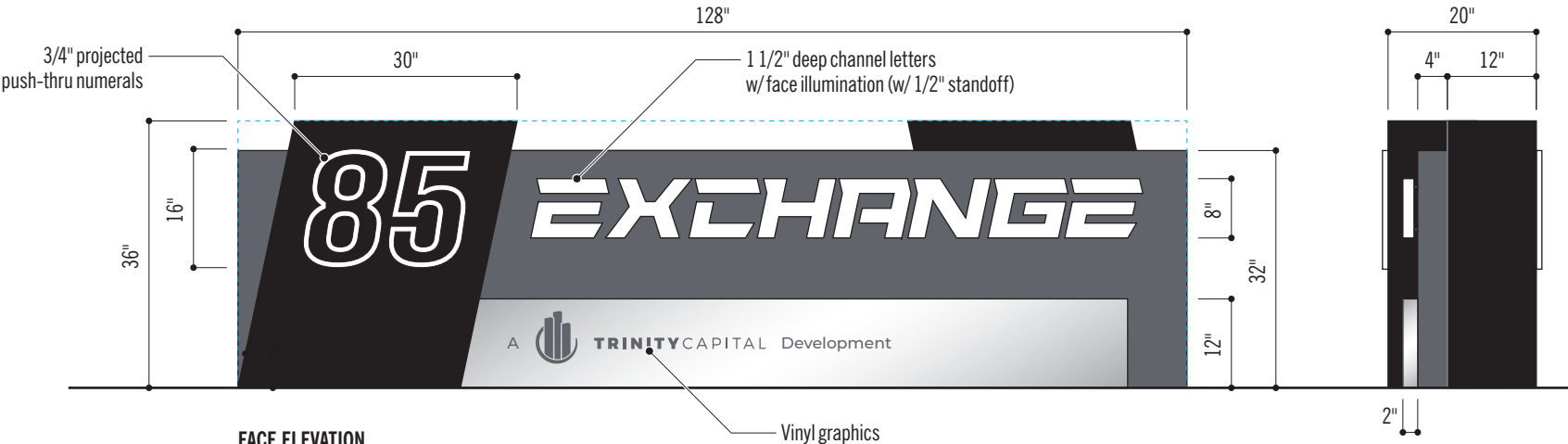
 **Trans White Acrylic**
Numeral & letter faces

 **3M Dark Gray Vinyl**
Lower base graphics



TOP VIEW

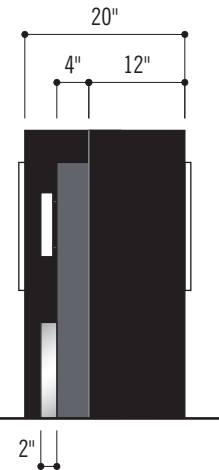
1/2" = 1'-0"



FACE ELEVATION

1/2" = 1'-0"

TOTAL Sign Area: 32 SF



END VIEW

1/2" = 1'-0"

A SECONDARY MONUMENT SIGN



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336-297-9600 WWW.MATTHEWSMOBILE.COM

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DATE

12.30.2024

DESIGNER: CHAS

REVISION

A1

CLIENT **Trinity Capital Advisors**

PROJECT

85 Exchange

JOB # ACCOUNT REP

240007 DS

DESCRIPTION:


Building Address

ITEM # QUANTITY

2 2 - DF

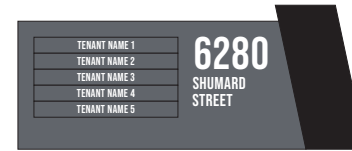
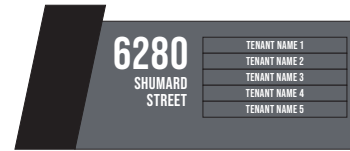
COLORS:

 **PMS Cool Gray 10C**
Main cabinet, slats

 **Black**
End cap cabinet

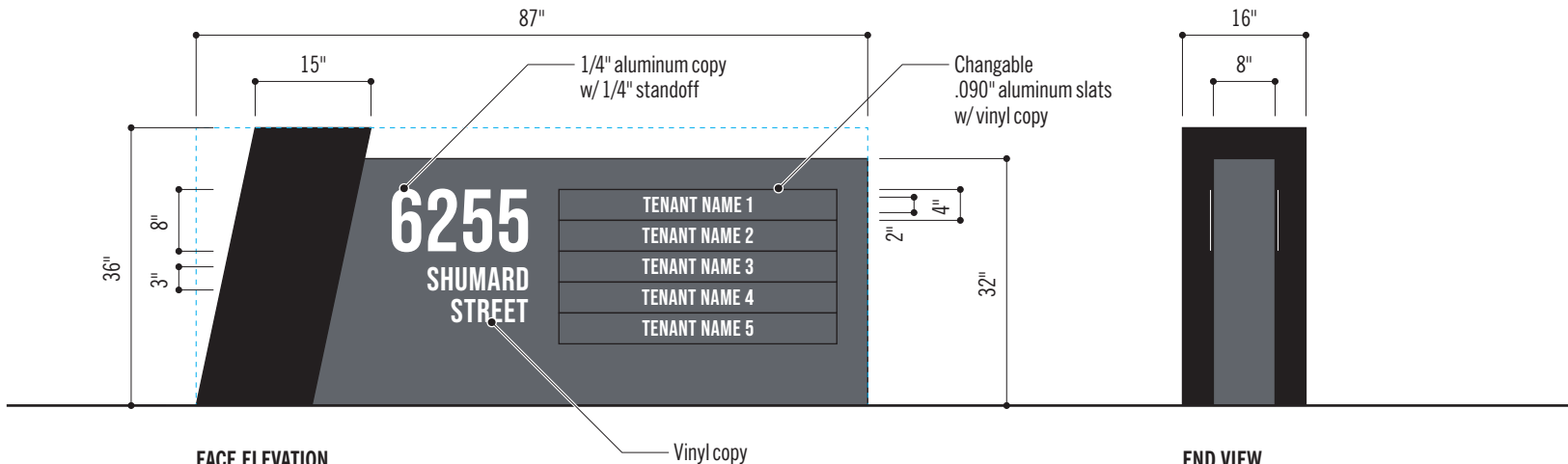
 **White**
Dimensional address copy

 **3M White Vinyl**
Street name, tenant name graphics



TOP VIEW

1/2" = 1'-0"



FACE ELEVATION

1/2" = 1'-0"

TOTAL Sign Area: 21.75 SF



END VIEW

1/2" = 1'-0"

B BUILDING ADDRESS SIGN

OBJECTID	12	AcctName1	AcctName2	MailAddr1	MailAddr2	MailCity	MailState	MailZipCod	Shape_Length	Shape_Area
20748		ALEXANDER F A & WIFE JEWEL F		6440 STARLIGHT DRIVE		CONCORD	NC	28027	0.002957482	4.24974E-07
20674		BEARD PETER MORTON SR		6360 STARLIGHT DRIVE		CONCORD	NC	28027	0.002557105	4.06421E-07
21486		BELDEN KAREN L		64 EASTSIDE DR		BALLSTON LAKE	NY	12019	0.00191057	2.08251E-07
20740		BRC KANNAPOLIS LLC	PHO KANNAPOLIS LLC	5826 SAMET DR STE 105		HIGH POINT	NC	27265	0.010050579	5.56111E-06
20978		BURRELL TIMOTHY G JR		1212 JARVIS CIR		CONCORD	NC	28027	0.008991528	1.6178E-06
21211		C4-AR 7-ELEVEN LLC		801 EAST BLVD		CHARLOTTE	NC	28203	0.009224291	4.01865E-06
21239		CABARRUS COUNTY		PO BOX 707		CONCORD	NC	28026	0.021566958	1.36624E-05
21198		CHANTHABOURY KAITLIN DAO	CHANTHABOURY THAY	1018 KANNAPOLIS PKWY		CONCORD	NC	28027	0.001910889	2.11125E-07
20534		CONCORD OWNER LP		9 W 57TH ST FL 42		NEW YORK	NY	10019	0.030777015	3.64528E-05
20856		CREEK MILL APARTMENTS LLC		1520 SOUTH BLVD		CHARLOTTE	NC	28203	0.02728447	2.62405E-05
20659		DUNN CAROLYN C		6400 STARLIGHT DR		CONCORD	NC	28027	0.002894688	4.0104E-07
21051		FAGAN JOHN E HSB	FAGAN SANDRA L WF	1006 KANNAPOLIS PKWY		CONCORD	NC	28027	0.001752795	1.82697E-07
20855		FISHER CLAY		7310 UNTZ RD		CONCORD	NC	28027	0.014794623	4.26609E-06
20689		FISHER TOMMY BREVARD	FISHER TERESA GIBSON WF	7310 UNTZ RD		CONCORD	NC	28027	0.040845277	5.19784E-05
21071		FLACK IKE K III	FLACK BETTINA T/WIFE	6100 STARLIGHT DRIVE		CONCORD	NC	28027	0.003870815	9.08656E-07
32498		HEGLAR JAMES F JR	HENSLEY MAMIE HEGLAR	36225 FINGER RD		MT PLEASANT	NC	28124	0.007187338	2.82836E-06
20997		JARVIS ELMA	BURRELL TIMOTHY JR	1212 JARVIS CIR		CONCORD	NC	28027	0.011271674	3.38946E-06
20751		KANNAPOLIS INDUSTRIAL OWNER LLC		C/O BARINGS LLC	300 S TRYON ST STE 2500	CHARLOTTE	NC	28202	0.010625144	6.12619E-06
32529		MAKACHINAS THAD T	MAKACHINAS CAROL A WF	6240 STARLIGHT DR		CONCORD	NC	28027	0.002587715	4.09831E-07
20661		MARTINEZ DAVID GARCIA	MONJE-NAVA ANAHI WF	6320 STARLIGHT DRIVE		CONCORD	NC	28027	0.002591053	4.11993E-07
21056		MILLER PEGGY	ERVIN FLOYD M	2957 TRIMBLE CIR NW		CONCORD	NC	28027	0.001896013	1.19517E-07
21183		NOVANT HEALTH INC		C/O PROPERTY MANAGEMENT	P O BOX 33549	CHARLOTTE	NC	28233	0.007154027	2.75369E-06
21093		ODELL BAPTIST CHURCH OF		CONCORD NC INC	6320 DAVIDSON HWY	CONCORD	NC	28027	0.006379664	1.53055E-06
20913		PURA VIDA INTERNATIONAL LLC		6814 HIGHGROVE PL		CONCORD	NC	28027	0.00183901	2.03223E-07
20847		R&R 2 LLC		PO BOX 862		GRANITE QRY	NC	28072	0.001127066	6.97391E-08
72572		REDWOOD KANNAPOLIS DAVIDSON HIGHWAY NC P1 LLC		7007 E PLEASANT VLY		INDEPENDENCE	OH	44131	0.01388362	7.80386E-06
20901		ROBBINS HOLLY H		100 UNION ST N		CONCORD	NC	28025	0.002551991	3.97748E-07
21371		SCHELLING JOSEPH E JR	SCHELLING KATHLEEN WF	1224 RIDING TRAIL LN		CONCORD	NC	28027	0.008535568	2.18018E-06
21222		SHERRILL NATHAN B	SHERRILL DEBORAH M	1246 RIDING TRAIL LN		CONCORD	NC	28027	0.007711803	1.84496E-06
21273		SMITH ROBERT CORY		1284 ROCKCREST CT		CONCORD	NC	28027	0.002518426	2.79794E-07
20723		VENRICK KYLE L	MYERS KATELYN ALEXANDRIA WF	6200 STARLIGHT DR		CONCORD	NC	28027	0.003306584	6.68594E-07
20752		WILLY HOMES INC		2900 JIM JOHNSON RD		CONCORD	NC	28027	0.002154912	2.84201E-07

March 14, 2025

Dear Property Owner,

Please be advised that the City of Kannapolis Board of Adjustment will conduct a quasi-judicial public hearing on Tuesday April 1, 2025, at 6:00 PM at City Hall, located at 401 Laureate Way, for the following case:

BOA-2025-04 – Special Use Permit – 85 Exchange Sign Package

The purpose of this Public Hearing is to consider a request for a Special Use Permit (SUP) to approve a comprehensive sign package for property located at 6441 Davidson Hwy. Pursuant to Section 5.9.F. of the Kannapolis Development Ordinance, a Comprehensive Sign Package may be submitted as an alternative to the permanent signage standards outlined in this section. Freestanding structures exceeding 25,000 square feet and/or master-planned developments larger than 10 acres are eligible to apply for a Comprehensive Sign Package. The subject properties are a combined 152.04 +/- acre and are more specifically identified as Cabarrus County Parcels Identification Numbers 46918795730000, 46918717750000, 46918760500000, 46917763310000, 46919604310000 46918614490000, 46916672610000. **(Please see attached vicinity map showing the location of this property.)**

As an abutting property owner, you are being notified of this public hearing in accordance with the requirements of the Kannapolis Development Ordinance. You are welcome to attend the public hearing and present testimony to the Board of Adjustment if you so desire.

If you have any questions about the public hearing or request, please do not hesitate to contact the Planning Department at 704.920.4355 or bbarcroft@kannapolisnc.gov.

Sincerely,



Ben Barcroft
Senior Planner

Enclosure

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the City of Kannapolis, should contact the office of Heather James, Human Resource Director, by phone at 704-920-4322 or by email at hjames@kannapolisnc.gov as soon as possible but no later than 48 hours before the scheduled event.

KANNAPOLIS
BOARD OF
ADJUSTMENT
PUBLIC HEARING
INFORMATION
CALL 704-920-4350
CASE #BOA-2025-4

CUSHMAN & WAKEFIELD
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85
BEARINGS
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WENDECK
704-577-7777





**Board of Adjustment
April 1, 2025 Meeting**

Staff Report

TO: Board of Adjustment
FROM: Mia Alvarez, Planner
SUBJECT: Case# BOA-2025-05: Special Use Permit – 811 Fairview Street
Applicant: Wynnefield Forward, LLC

Request for a Special Use Permit to allow for multifamily dwellings on property located at 811 Fairview Street.

A. Actions Requested by Board of Adjustment

1. Motion to accept the City’s exhibits into the record.
2. Motion to approve/revise Findings of Fact for the Special Use Permit.
3. Motion to approve (approve with conditions) (deny) the issuance of the Special Use Permit
4. Motion to Issue Order of Approval.

B. Required Votes to Pass Requested Action

A majority vote is required to approve, approve with conditions, or deny the requested actions.

C. Background

The applicant, Wynnefield Forward, LLC, is requesting a Special Use Permit (SUP) to allow for multifamily dwellings in the General Commercial (GC) zoning district on an approximately 3.56 +/- acre portion of a 4.50 +/- acre site of property located at 811 Fairview Street, further identified as Cabarrus County Parcel Identification Numbers 56230672590000, 56230683530000, 56230681340000, 56230681860000, 56230692880000, 56231602860000, 56231612260000, 56231622390000. The property is also located within the Protected Area of the Lake Concord Watershed.

Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance (KDO), issuance of a SUP is required for multifamily dwelling uses in the GC zoning district.

D. Fiscal Considerations

None

E. Policy Issues

Section 2.5.A(5) of the KDO requires that the Board of Adjustment shall only approve a special use permit if the applicant demonstrates that the criteria below have been met. Staff analysis of each criterion is noted.

Staff Findings of Fact - Based on application review:

Yes No

The proposed conditional use will be in harmony with the area in which it is to be located and in general conformance with the City's Land Use Plan.

This property is in the "Suburban Activity 2" and "Urban Residential" Character Area in the Move Kannapolis Forward 2030 Comprehensive Plan. The Suburban Activity 2 area calls for primary uses consisting of retail, office, and multifamily residential. The Urban Residential area calls for primary uses consisting of single family residential and civic. The existing uses are composed primarily of retail uses. Surrounding uses consist of restaurant, retail, and residential.

Based on the character areas noted above, the proposed development is compatible with the future and existing uses in the surrounding area.

Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

The proposed use of multifamily dwellings is not expected to create any traffic hazards or cause traffic congestion.

The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

No vibration, noise, odor, dust, smoke, or gas beyond what would be anticipated for a multifamily dwelling is expected as a result of this proposed use.

The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

The proposed use would not impede development of the surrounding properties for uses allowed within their respective zoning districts. The proposed multifamily dwellings would have a minimal impact on the surrounding properties.

The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.

There is no apparent danger or detrimental impact to the overall public safety, health and welfare resulting from the proposed use. The proposed use is subject to all the requirements of the Kannapolis Development Ordinance.

- The proposed use complies with all applicable provisions of the KDO.**
The proposed use shall comply with all sections of the Kannapolis Development Ordinance (KDO), conditions of approval, and any other applicable local, state and Federal regulations. It is understood by the applicant that unless specifically relieved of a requirement, in writing, all KDO requirements must be met.
- The applicant consents in writing to all conditions of approval included in the approved special use permit.**
The applicant has been informed they must sign the Conditions of Approval for this special use permit.

F. Legal Issues

Board's Findings of Fact - Based on application review and public hearing.

In order to determine whether a special use permit is warranted, the Board must decide that each of the six findings as outlined below has been met and that the additional approval criteria has been satisfactorily addressed. If the Board concurs completely with the findings of the staff, no additional findings of fact are necessary, and the staff findings should be approved as part of the decision. However, if the Board wishes to approve different findings (perhaps as a result of additional evidence or testimony presented at the public hearing), alternate findings need to be included as part of the six criteria below. Should a special use permit be approved, the Board may place conditions on the use as part of the approval to assure that adequate mitigation measures are associated with the use.

- | Yes | No | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | The proposed conditional use will be in harmony with the area in which it is to be located and in general conformance with the City's Land Use Plan.
_____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.
_____ |
| <input type="checkbox"/> | <input type="checkbox"/> | The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.
_____ |
| <input type="checkbox"/> | <input type="checkbox"/> | The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.
_____ |
| <input type="checkbox"/> | <input type="checkbox"/> | The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.
_____ |
| <input type="checkbox"/> | <input type="checkbox"/> | The proposed use complies with all applicable provisions of the KDO.
_____ |

The applicant consents in writing to all conditions of approval included in the approved special use permit.

G. Recommendation

Based on the above findings, staff recommends **approval** of the Special Use Permit based on the staff Findings of Fact (or as modified by the Board), the conceptual site plan, and compliance with all local, State, and Federal requirements.

The Board of Adjustment should consider all facts and testimony after conducting the Public Hearing and render a decision accordingly to approve, approve with conditions, or deny the Special Use Permit.

H. Attachments

1. Special Use Permit Application
2. Vicinity Map
3. Zoning Map
4. Future Land Use Map
5. Conceptual Site Plan
6. List of Notified Properties
7. Notice to Adjacent Property Owners
8. Posted Public Notice

I. Issue Reviewed By:

Planning Director	X
City Attorney	X
Assistant City Manager	X

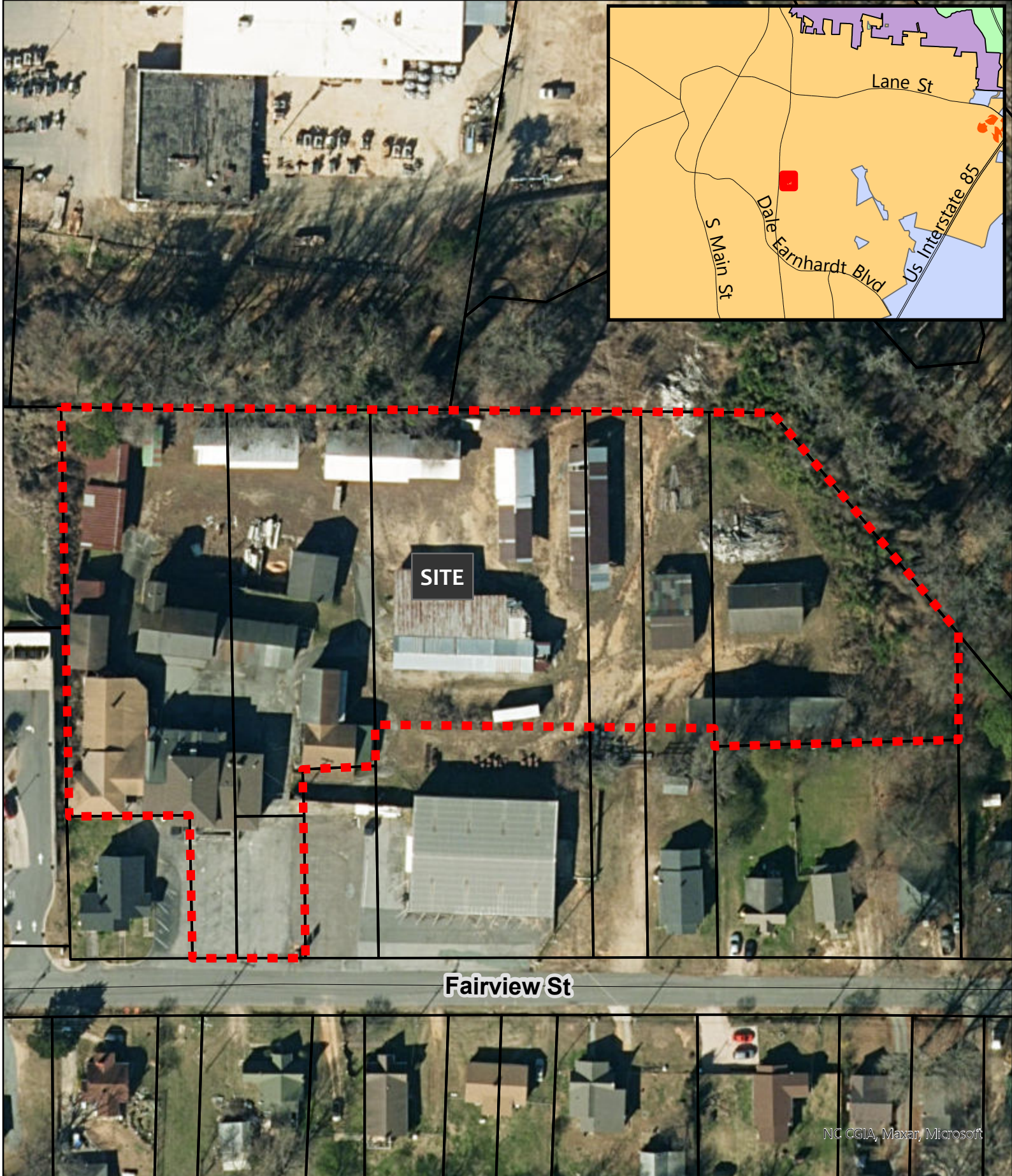


Vicinity Map

Case Number: BOA-2025-05

Applicant: Wynnefield Forward, LLC

811 Fairview St



SITE

Fairview St

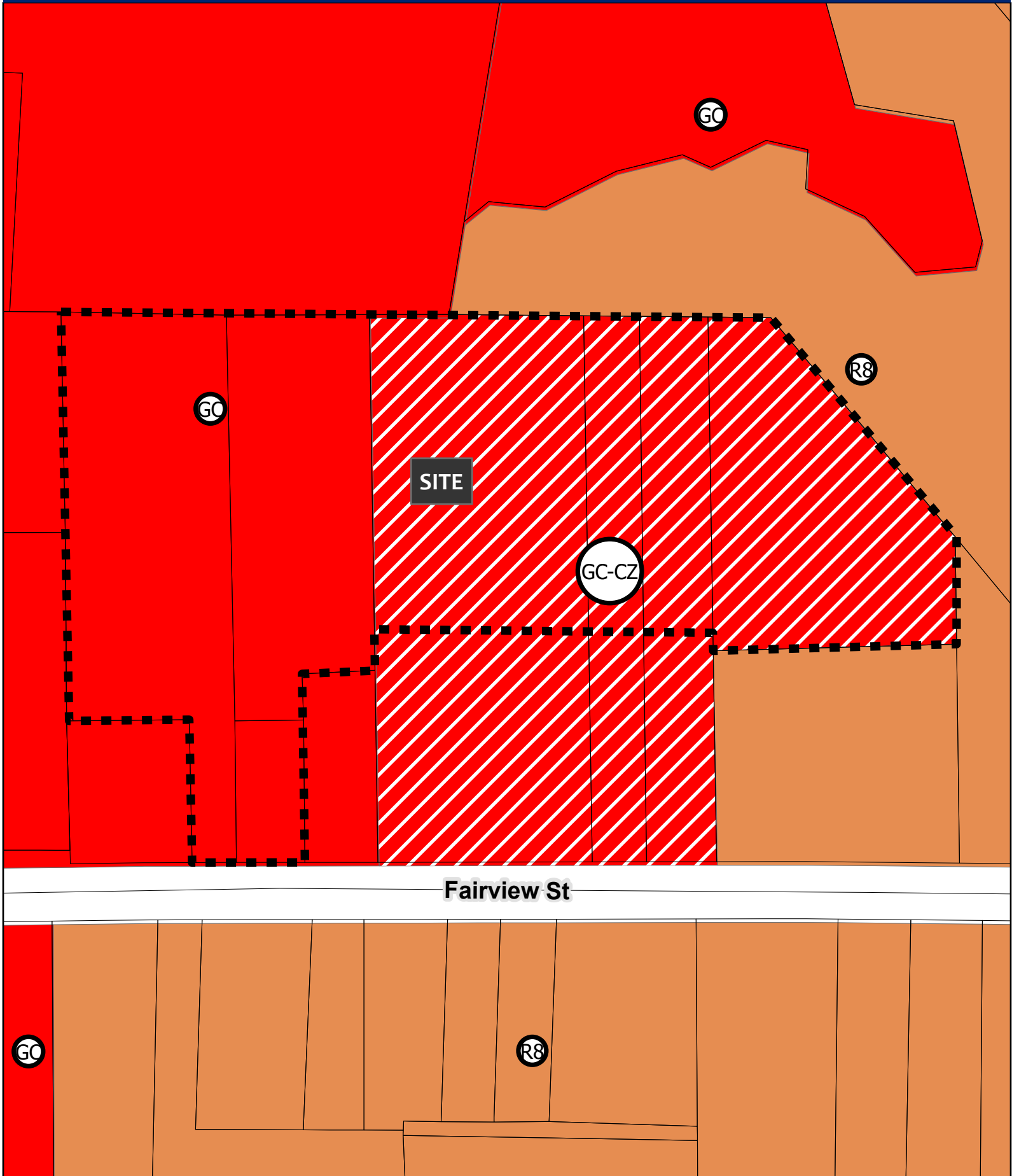


Kannapolis Current Zoning

Case Number: BOA-2025-05

Applicant: Wynnefield Forward, LLC

811 Fairview St

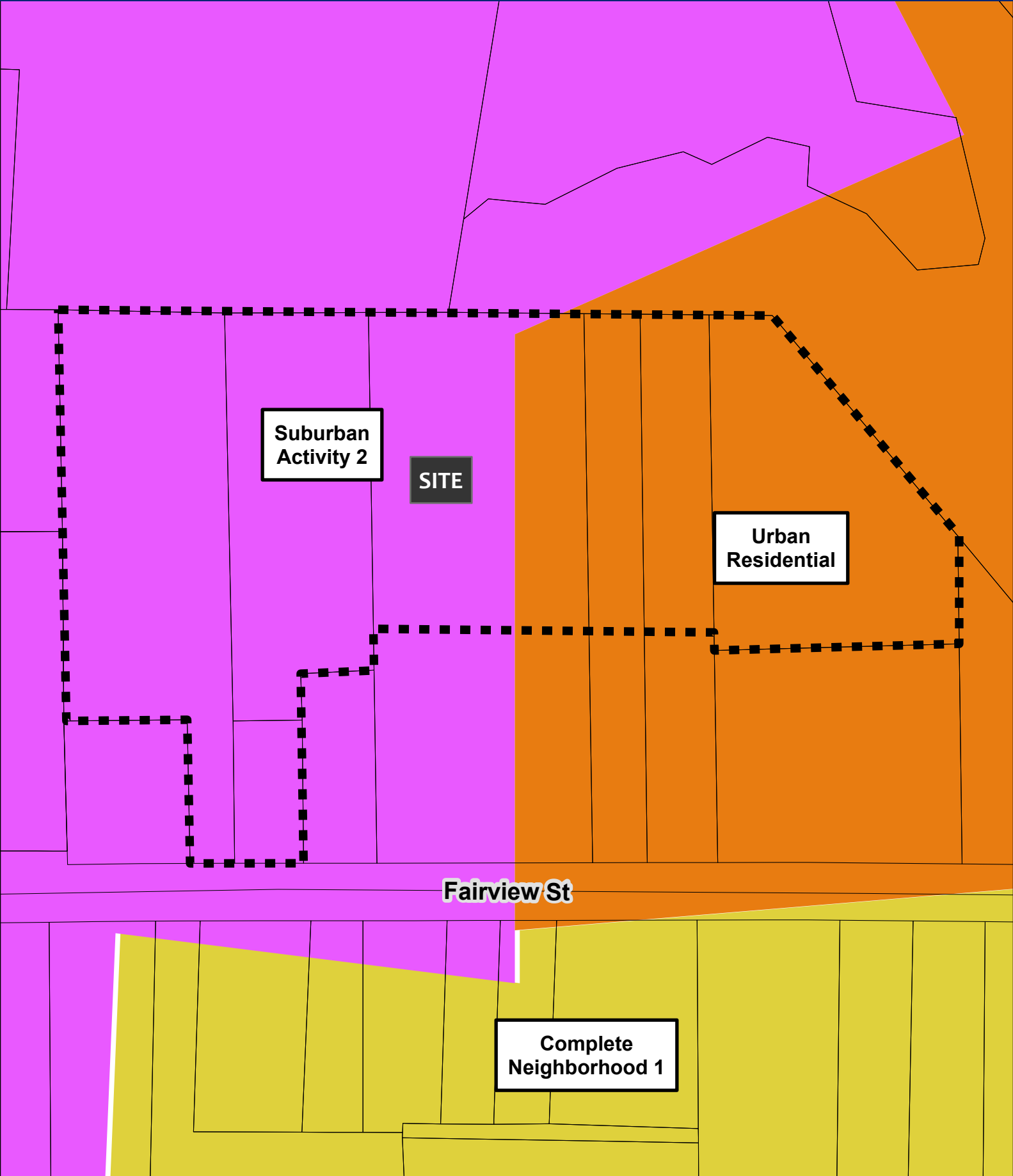


Kannapolis 2030 Future Land Use Map

Case Number: BOA-2025-05

Applicant: Wynnefield Forward, LLC

811 Fairview St



**Suburban
Activity 2**

SITE

**Urban
Residential**

Fairview St

**Complete
Neighborhood 1**

VILLAGES AT FAIRVIEW

KANNAPOLIS, NC



SITE INFORMATION:

SITE: 3.54 +/- ACRES
 2033 UNITS / 76,000 SQ. FT. OF LEASABLE AREA
DEVELOPER: (C) 3-STORY APARTMENT BUILDINGS
BUILDINGS: 13R
SPRINKLERS: 126 SPACES REQUIRED @ 1.75 SPACES / UNIT
PARKING SPACES: 126 SPACES PROVIDED
SETBACKS: FRONT = 50'
 REAR = 20'
 SIDE = 20'

SITE NOTES:

- SITE TO BE GRADED TO ASSUME 6% SLOPE AWAY FROM BUILDINGS IN FIRST 10'
- NO RETAINING WALL ANTICIPATED

UNIT INFORMATION:

Unit Type	Unit-Related Area (Per Unit)	Unit-Related Area*	No. of Units	Unit-Related Total (Per Unit)	Unit-Related Total
1-BEDROOM "A1"	728	798	12	801	3405
2-BEDROOM "B1"	862	1,063	36	3,832	38,818
3-BEDROOM "C1"	1,148	1,377	24	27,552	29,688
Total			72	71,585	77,911

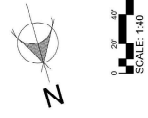
*Net Area Equal to Outside of Foot

ACCESSIBLE UNIT TYPES (61' OR "68") - TOTAL OF (8) UNITS

- (1) 1-BEDROOM UNIT WITH TUB
- (1) 1-BEDROOM UNIT WITH ROLL-IN SHOWER
- (2) 2-BEDROOM UNIT WITH TUB
- (2) 2-BEDROOM UNIT WITH ROLL-IN SHOWER AND EQUIPPED FOR THE SIGHT AND HEARING IMPAIRED
- (1) 3-BEDROOM UNIT WITH TUB
- (1) 3-BEDROOM UNIT WITH ROLL-IN SHOWER AND EQUIPPED FOR THE SIGHT AND HEARING IMPAIRED

REQUIRED SITE AMENITIES:

- A** PLAYGROUND - (W/ MIN. 1 BENCH & 4 PLAY STATIONS)
 - B** MULTI-PURPOSE ROOM (MIN. 250 SQ. FT)
 - C** COVERED PICNIC AREA - (150 SQ. FT. W/ 2 TABLES & GRILL)
- ADDITIONAL AMENITIES:**
- D** OUTDOOR SITTING AREAS W/ BENCHES - (MIN. 3 LOCATIONS)
 - E** SCREENED-IN PORCH - (MIN. 150 SQ. FT.)
 - F** RESIDENT COMPUTER CENTER - (MIN. 5 COMPUTERS)



OWNER	ADDRESS	ADDRESS 2	CITY	STATE	ZIPCODE
ADAMSKI MICHAEL	808 FAIRVIEW ST		KANNAPOLIS	NC	28083
ADVANCE STORES COMPANY INC	PO BOX 2710		ROANOKE	VA	24001
AMERICAN PROPERTY GROUP LLC	7822 KNOX RIDGE RD		HUNTERSVILLE	NC	28078
BYRNE SCOTT J	1050 LAKE WRIGHT RD		CHINA GROVE	NC	28023
EUDY VICKIE GULLEDGE	5550 WRIGHT RD		KANNAPOLIS	NC	28081
G & M ALLEN PROPERTIES LLC	8918 CHERRYS FORD CT		HARRISBURG	NC	28075
GONZALEZ GABRIEL	824 FAIRVIEW ST		KANNAPOLIS	NC	28083
JONES MARY ROSEMAN	8199 TERRACE GARDEN DR N UNIT 306		ST PETERSBURG	FL	33709
JRN INC	C/O SAVAGE SAVAGE & BROWN	P O BOX 22845	OKLAHOMA CITY	OK	73123
JUNIPER PROPERTIES LLC	122 AVALON DR STE G		SALISBURY	NC	28146
LUNSFORD MITCHELL	831 FAIRVIEW ST		KANNAPOLIS	NC	28083
MARTINEZ MANUEL GERMAN BARRERA	1500 KINGSTON DR		KANNAPOLIS	NC	28083
MONTGOMERY ANGELA DAWN	820 FAIRVIEW ST		KANNAPOLIS	NC	28083
R S BRASWELL CO INC A NC CORP	521 S CANNON BLVD		KANNAPOLIS	NC	28083
RBM PROPERTY INVESTMERNS LLC	317 SYCAMORE RIDGE RD NE		CONCORD	NC	28025
ROMERO RUBEN DARIO	2491 WILLOW POND LN SE		CONCORD	NC	28025
SRT PROPERTIES LLC	7299 THREE SISTERS LN		CONCORD	NC	28027
THE CITY OF KANNAPOLIS NORTH CAROLINA	401 LAUREATE WAY		KANNAPOLIS	NC	28081
WOODARD BRUCE L	846 FAIRVIEW ST		KANNAPOLIS	NC	28083



March 14, 2025

Dear Property Owner,

Please be advised that the City of Kannapolis Board of Adjustment will conduct a quasi-judicial public hearing on Tuesday April 1, 2025, at 6:00 PM at City Hall, located at 401 Laureate Way, for the following case:

BOA-2025-05 – Special Use Permit – 811 Fairview Street

The purpose of this Public Hearing is to consider a request for a Special Use Permit (SUP) to allow for multifamily dwellings on property located at 811 Fairview Street. Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance, a SUP is required for multifamily dwelling uses in the General Commercial (GC) zoning district. The subject project site is a 3.56 +/- acre portion of a 4.50 +/- acre property, and further identified as Cabarrus County Parcel Identification Numbers 56230672590000, 56230683530000, 56230681340000, 56230681860000, 56230692880000, 56231602860000, 56231612260000, 56231622390000. **(Please see attached vicinity map showing the location of this property.)**

As an abutting property owner, you are being notified of this public hearing in accordance with the requirements of the Kannapolis Development Ordinance. You are welcome to attend the public hearing and present testimony to the Board of Adjustment if you so desire.

If you have any questions about the public hearing or request, please do not hesitate to contact the Planning Department at 704.920.4373 or malvarez@kannapolisnc.gov.

Sincerely,

Mia Alvarez
Planner

Enclosure

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the City of Kannapolis, should contact the office of Heather James, Human Resource Director, by phone at 704-920-4322 or by email at hjames@kannapolisnc.gov as soon as possible but no later than 48 hours before the scheduled event.



BOARD OF

ADJUSTMENT

PUBLIC HEARING

INFORMATION

CALL 704-920-4350

CASE #BOA - 2025 - 5



**Board of Adjustment
April 1, 2025 Meeting**

Staff Report

TO: Board of Adjustment
FROM: Ben Barcroft, Senior Planner
SUBJECT: Case# BOA-2025-06: Variance – 2821 N. Cannon Blvd.
Applicant: Jennifer Ronneburger

Request to consider a variance request under Section 2.5.D(1) of the Kannapolis Development Ordinance. The applicant seeks a variance from the sign area standards for the General Commercial (GC) district, as specified in Table 5.9.E(1)a. Specifically, the applicant requests a 49.05-square-foot increase for the sign on the front elevation.

A. Actions Requested by Board of Adjustment

1. Motion to accept the City’s exhibits into the record.
2. Motion to approve/revise Findings of Fact for the Variance.
3. Motion to approve (deny) the issuance of the Variance.
4. Motion to Issue Order of Approval.

B. Required Votes to Pass Requested Action

A supermajority (4/5) vote is required to grant the requested variance.

C. Background

The applicant, Jennifer Ronneburger, on behalf of O’Reilly’s Auto Parts, is seeking a variance from the sign area standards for the General Commercial (GC) district, as specified in Table 5.9.E(1)a. Specifically, the applicant requests a 49.05-square-foot increase for the sign on the front elevation. The property is zoned General Commercial (GC) under the Kannapolis Development Ordinance (KDO), is approximately 5.01 +/- acres, and is more specifically identified as Rowan County Parcel Identification Number 133 055.

D. Fiscal Considerations

None

E. Policy Issues

Section 2.5.D(1)d.1(a) of the KDO requires that the Board of Adjustment shall only grant a variance on finding the applicant demonstrates all of the following:

Staff Findings of Fact - Based on application review:

Yes No

Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

The applicant states that the shopping center's setback and elevation reduce sign visibility, making the one square foot per linear wall width limitation restrictive. However, staff does not believe that an unnecessary hardship would result from the strict application of the ordinance. Additionally, the applicant has not demonstrated that, in the absence of the variance, no reasonable use can be made of the property.

The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

The proposed O'Reilly's Auto Parts location at the corner of Chapel Square Shopping Center has two claimed hardships, according to the applicant: the distance from Cannon Blvd and limited visibility due to its elevation. The shopping center is set back approximately 200-250 feet from both entrances. However, staff does not believe these factors constitute a practical hardship unique to this applicant, as other stores within the shopping center also experience limited visibility from the right-of-way regardless of sign size.

The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

The proposed location is within a well-established shopping center, so any claimed hardship did not result from an action by the applicant.

The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

The applicant claims that the larger exterior signage benefits the community by providing better visibility for drivers approaching the location within the shopping center. However, staff disagrees and does not believe the requested variance is consistent with the spirit, purpose, and intent of the ordinance in a way that ensures public safety and achieves substantial justice.

F. Legal Issues

Board's Findings of Fact - Based on application review and public hearing.

In order to determine whether a variance is warranted, the Board must decide that each of the four criteria outlined below have been met. If the Board concurs completely with the finds of the staff, no additional findings of fact are necessary, and the staff findings should be approved as part of the decision. However, if the Board wishes to approve different findings (perhaps as a result of additional evidence or testimony presented at the public hearing), alternate findings need to be included as part of the four criteria below. Should a variance be approved, the Board may impose such reasonable conditions as will ensure that the use of the property to which the variance applies will be as compatible as practicable with the surrounding properties.

Yes

No

Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

G. Recommendation

Based on the above findings, staff does not see a need for the requested variance. However, the Board of Adjustment should consider all facts and testimony presented during the public hearing before making a final decision.

H. Attachments

1. Variance Application
2. Vicinity Map
3. Zoning Map
4. Future Land Use Map

- 5. Renderings
- 6. List of Notified Properties
- 7. Notice to Adjacent Property Owners
- 8. Posted Public Notice

I. Issue Reviewed By:

Planning Director	X
City Attorney	X
Assistant City Manager	X



Variance Application

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on this form below are submitted with your application. Please either bring this application to the address above or email to bbarcroft@kannapolisnc.gov. The fees may also be paid online with a link provided by staff.

VARIANCE REQUEST

Variance – Request for Variance as required by Section 2.5.D of the Kannapolis Development Ordinance (KDO).
Approval authority – Board of Adjustment.

Property Address: 2821 N Cannon Blvd Kannapolis, NC 28083

Applicant: Jennifer Ronneburger / GoPermit

SUBMITTAL CHECKLIST

- Pre-Application Meeting
- Variance Checklist and Application – Complete with all required signatures
- Plot/Site Plan showing the variance
- Fee: \$350.00 (\$300 Application Fee + notification fee [see Fee Schedule])
- Please mark this box to authorize aerial drone photography of the site

PROCESS INFORMATION

Public Notification: This is a quasi-judicial process that requires a public hearing and public notification including first-class mailed notice to adjacent property owners and a sign posted prominently on the property (Section 2.4.F of the KDO).

Review Process: All applications will be reviewed for compliance and then forwarded to the Board of Adjustment for consideration at a public hearing which is held monthly on the first Tuesday at 6:00pm in City Hall Laureate Center. The pre-application meeting, submittal of the application and site plan, and payment of fees, must be completed prior to scheduling the public hearing. Please review Section 2.4.D of the KDO.

Action by Board of Adjustment: After conducting a public hearing, the Board of Adjustment may: deny the application; conduct an additional public hearing on the application; approve the application; or approve the application with conditions.

Scope of Approval: A concurring vote of four-fifths of the members of the Board shall be necessary to grant a variance. A variance is not a right. It may be granted to an applicant only if the applicant establishes compliance with the hardship criteria established in NCGS §160D-705(d). (See Variance application for hardship criteria.).

By signing below I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if incomplete.

Applicant's Signature: 

Date: 2/27/25



VARIANCE APPLICATION

Approval authority – Board of Adjustment

Applicant Contact Information

Name: Jennifer Ronneburger/ GoPermit

Address: 9061 Woodlark Terrence
Boynton Beach FL 33472

Phone: 631-882-4718

Email: gopermit@gmail.com

Property Owner Contact Information same as applicant

Name: Chapel Square, LLC Attn: General Counsel

Address: 85-A Mill St., Suite 100
Roswell, GA 30075

Phone: 770-518-1100

Email: jwilkin@mimms.org

Project Information

Project Address: 2821 N Cannon Blvd Kannapolis, NC. 28083 Zoning District GC

Parcel PIN: 133 055 Size of property (in acres): 5.01

I, Jennifer Ronneburger, hereby petition the Board of Adjustment for a Variance from the literal provisions of the Unified Development Ordinance because, under the interpretation given to me by the Planning Administrator, I am prohibited from using the parcel of land described above in a manner shown by the plot plan attached.

Ordinance provision(s) from which a variance is requested: 5.9.E(1) A - Wall Signs

1 sq. ft. per linear foot of width of the building to which wall sign is attached, not to exceed 120 sq. ft. or 10 percent of the area of the façade to which wall sign is attached

This is what I want to do (attach separate sheet if necessary): Installation one (1) illuminated wall sign reading

"O'Reilly Auto Parts" Measuring 108.84sqft on the east elevation.

APPROVAL CRITERIA

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a Variance. The Board is required to reach four conclusions before it may issue a Variance. In the spaces provided below, indicate the *facts* that you intend to show and the arguments that you intend to make to convince the Board that it can properly reach these four required conclusions:

1. Unnecessary hardship would result from the strict application of the ordinance.

It shall not be necessary to demonstrate that, in the absence of the Variance, no reasonable use can be made of the property. [It is *not* sufficient that failure to grant the Variance simply makes the property less valuable.] (State *facts* and arguments in support of this conclusion)

Due to the shopping center setback and at an elevated position, the existing ordinance for exterior signage

of 1 sqft per width of the building, limits the overall size of the O'Reilly Auto Part sign providing poor visibility from Cannon Blvd.

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography.

Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a Variance. (State *facts* and arguments to show that the Variance requested represents the least possible deviate from the letter of the ordinance that will allow a reasonable use of the land and that the use of the property, if the Variance is granted, will not substantially detract from the character of the neighborhood.)

The proposed O'Reilly Auto Parts location at the south corner of Chapel Square Shopping Center offers 2 clear

hardships with distance from the main road of Cannon Blvd and visibility due to its elevated position.

The shopping center sits back from the road between 200-520 ft at both entrances.

3. The hardship did not result from actions taken by the applicant or the property owner.

The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. (State *facts* and arguments in support of this conclusion.)

The proposed O'Reilly's location is a well established existing shopping center.

Our new requested occupancy did not create or add to these existing hardships.

4. The requested Variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

(State *facts* and arguments to show that, on balance, if the Variance is denied, the benefit to the public will be substantially outweighed by the harm suffered by the applicant.)

Larger exterior signage for the O'Reilly's benefits the safety of the community as it will provides


better visibility, while driving, to the O'Reilly's location within the shopping center.

I certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief.


Applicant Signature

2/27/25

Date


Property Owner Signature

Adam J. Katz,
Authorized Agent
for Chapel Square, LLC

2/28/25
Date



Vicinity Map

Case Number: BOA-2025-06

Applicant: Jennifer Ronneburger/GoPermit
2821 N Cannon Blvd



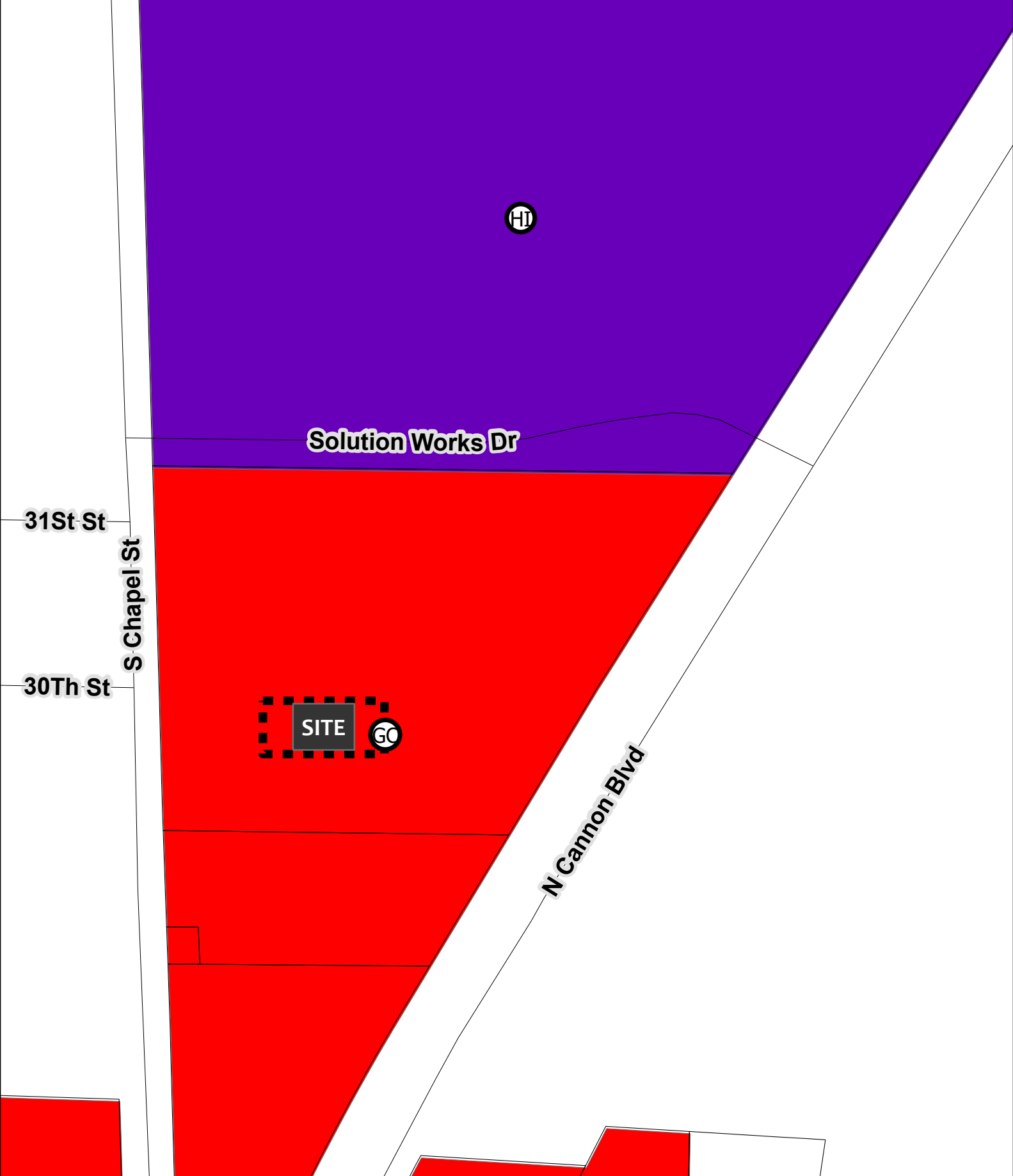


Kannapolis Current Zoning

Case Number: BOA-2025-06

Applicant: Jennifer Ronneburger/GoPermit

2821 N Cannon Blvd

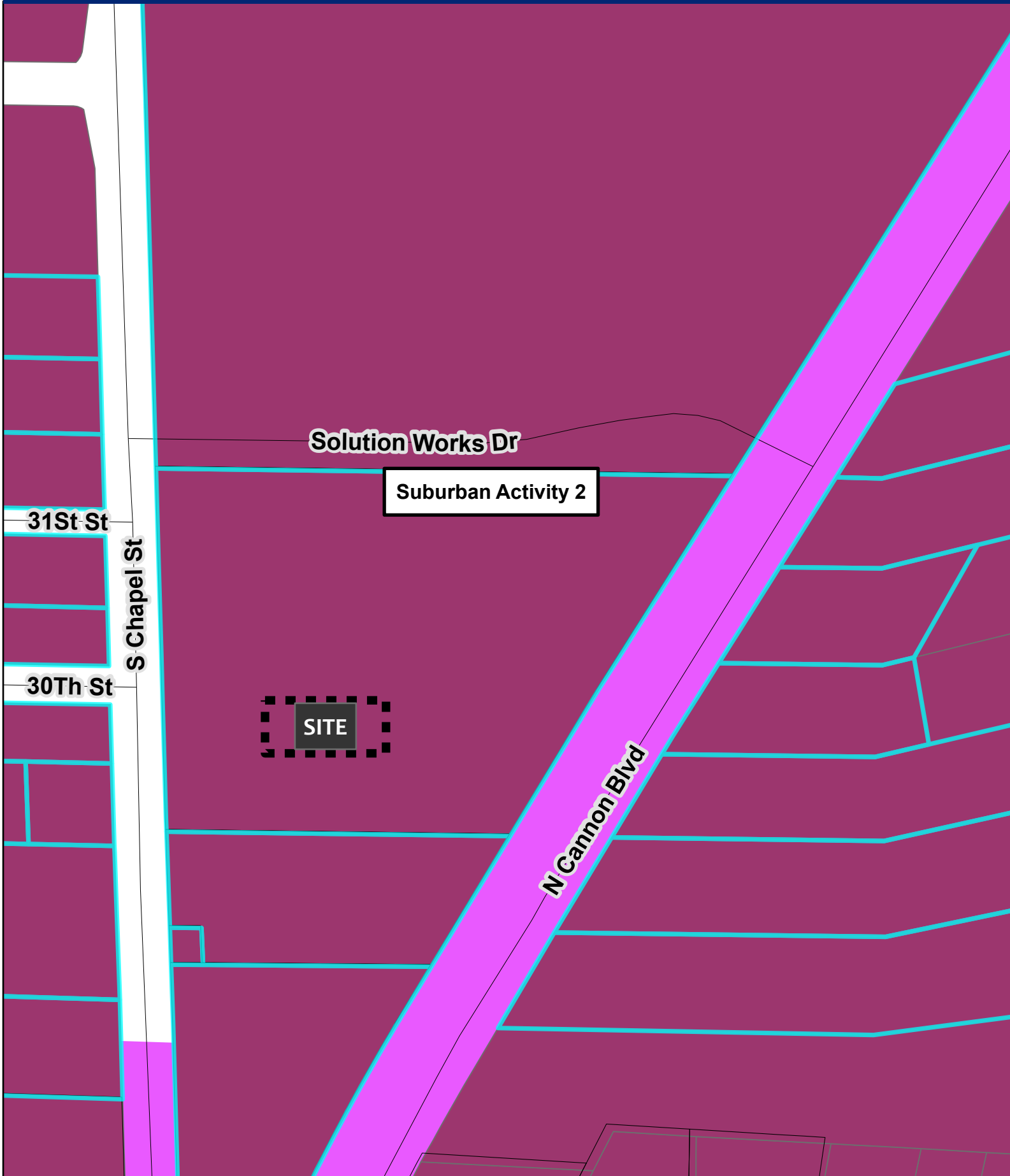


Kannapolis 2030 Future Land Use Map

Case Number: BOA-2025-06

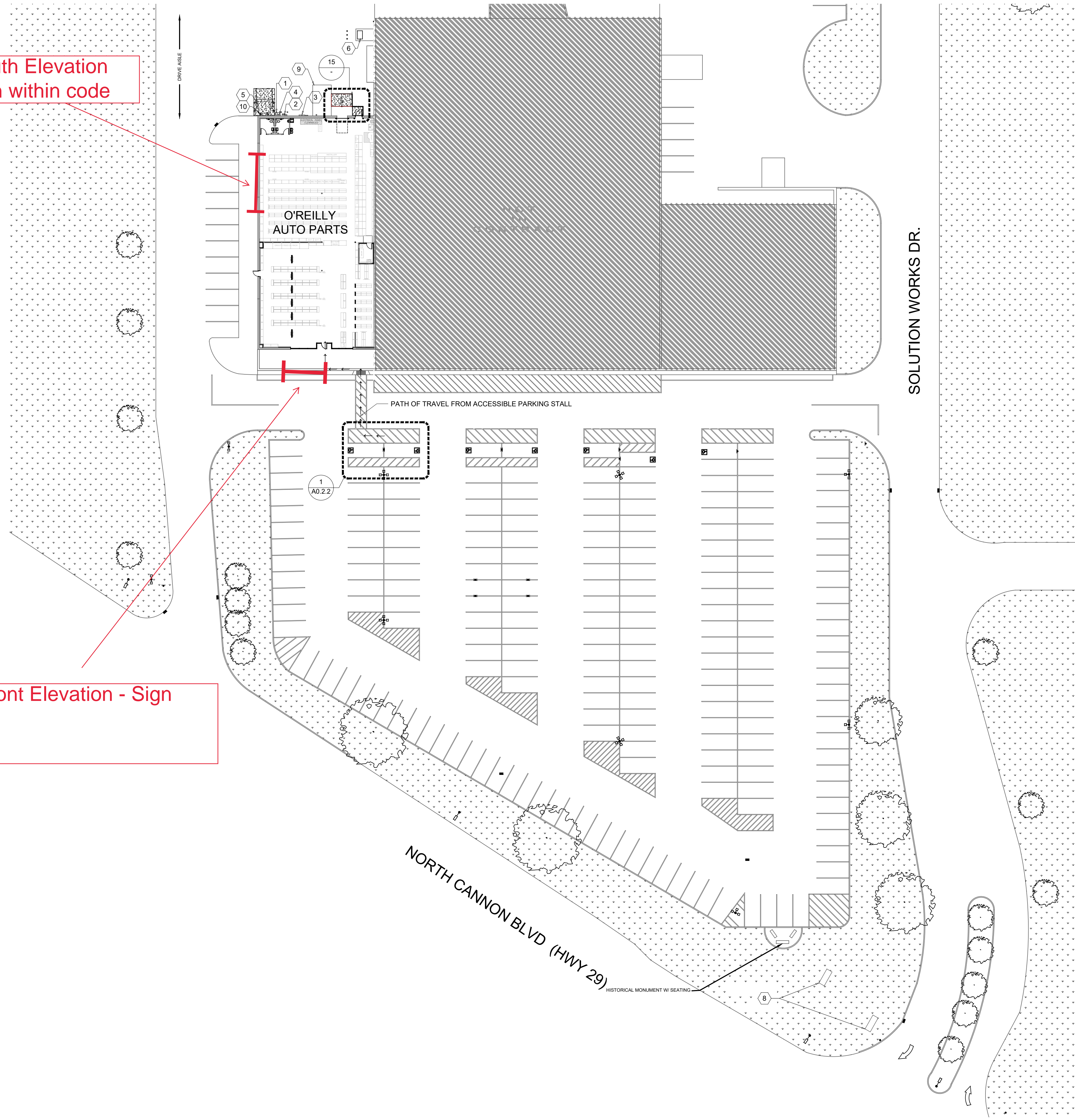
Applicant: Jennifer Ronneburger/GoPermit

2821 N Cannon Blvd



South Elevation sign within code

East Front Elevation - Sign location



SYMBOLS LEGEND

- → → ACCESSIBLE PATH OF TRAVEL
- □ □ □ EXISTING LIGHT POLE
- ○ — EMERGENCY LIGHTS
- ○ ○ EMERGENCY EXIT SIGN

GENERAL NOTES

- A A LAND SURVEY HAS NOT BEEN PROVIDED. EXISTING SITE CONDITIONS INDICATED HEREIN ARE DIAGRAMMATIC ONLY AND PROVIDED FOR GENERAL REFERENCE.
- B SITE DIMENSIONS TO FACE OF BUILDING, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- C EXISTING CONSTRUCTION TO REMAIN TO BE PROTECTED AS REQUIRED. REPLACE AND/OR REPAIR EXISTING CONSTRUCTION DAMAGED DUE TO CONTRACTOR ACTIVITIES.
- D ALL DEMOLITION MATERIALS SHALL BECOME PROPERTY OF CONTRACTOR FOR PROPER DISPOSAL UNLESS OTHERWISE NOTED.
- E PROVIDE SMOOTH ELEVATION AND GRADING TRANSITIONS FROM NEW CONSTRUCTION TO EXISTING CONSTRUCTION TO REMAIN.
- F CONTRACTOR TO ENSURE EXISTING LANDSCAPING IS FREE OF WEEDS, FREE OF OVERGROWTH AND IS WELL MANICURED.

ⓧ SITE KEYNOTES

- 1 EXISTING WATER METER
- 2 EXISTING GAS METER
- 3 EXISTING ELECTRICAL METER
- 4 EXISTING BACKFLOW METER CONTAINED WITHIN COVER.
- 5 NEW CONCRETE PAD FOR DUMPSTER.
- 6 EXISTING TRANSFORMER W/ CONCRETE PAD
- 7 DEMO PORTION OF EXISTING CONCRETE PAD AND REPLACE WITH NEW CONCRETE RAMP. SEE ALSO STRUCTURAL DRAWINGS.
- 8 EXISTING POLE SIGN.
- 9 EXISTING CONCRETE PAD FLUSH WITH ASPHALT.
- 10 NEW BOLLARDS; SEE DETAIL #9/A0.2.2
- 11 NEW HANDRAIL.
- 12 NEW CONCRETE PAD; ALIGN WITH ADJACENT EXISTING CONCRETE PAD AND FLUSH WITH ADJACENT INTERIOR FINISH FLOOR. SEE ALSO STRUCTURAL DRAWINGS.

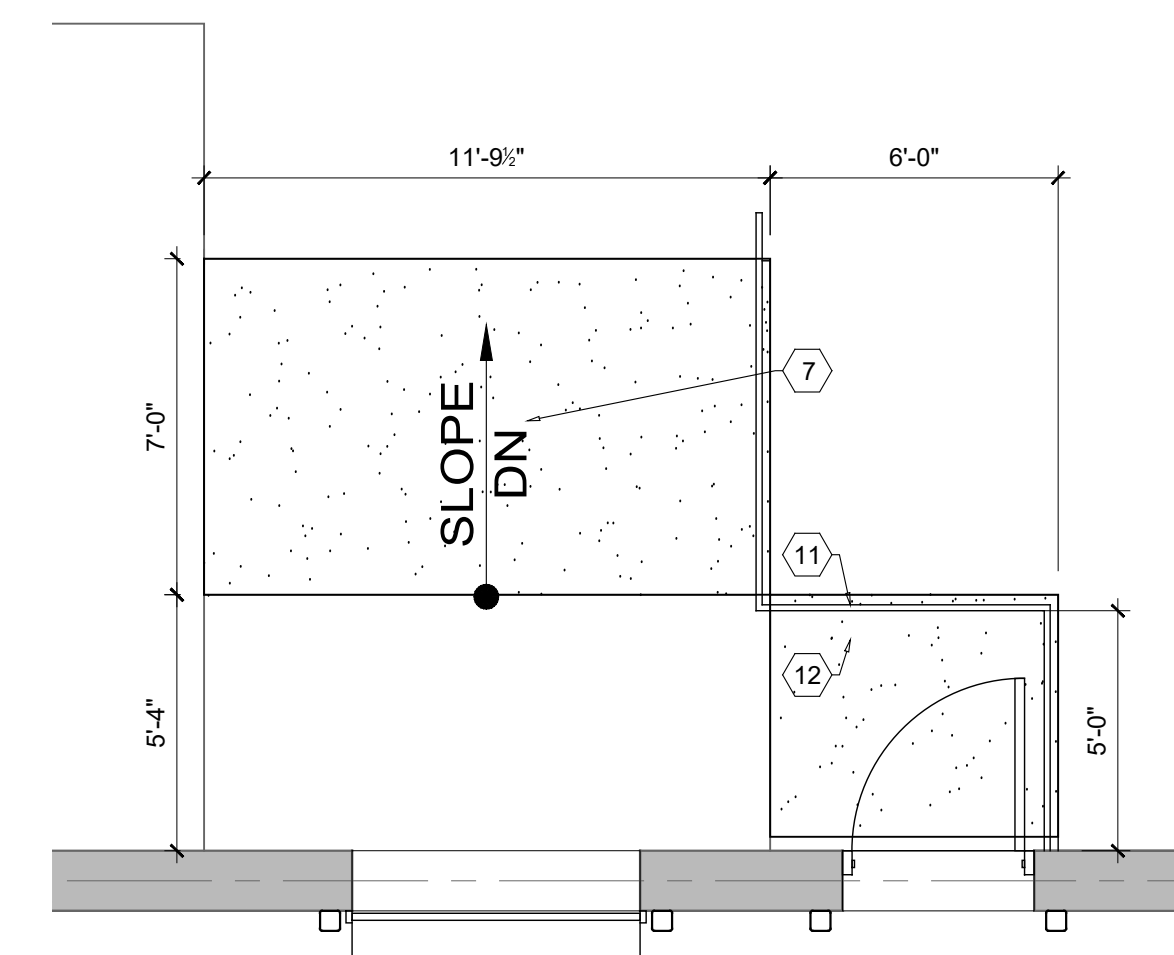
ENVIRONMENTAL GENERAL NOTES

AN ENVIRONMENTAL ANALYSIS HAS NOT BEEN PERFORMED ON THE EXISTING SITE. IF THIS PROJECT CONTAINS HAZARDOUS MATERIALS, CONTRACTOR TO PROVIDE WORK REQUIRED FOR PROPER REMOVAL, HANDLING, AND DISPOSAL PER ENVIRONMENTAL ANALYSIS RECOMMENDATIONS.

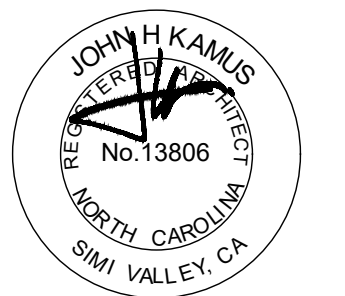


**Know what's below.
Call before you dig.**

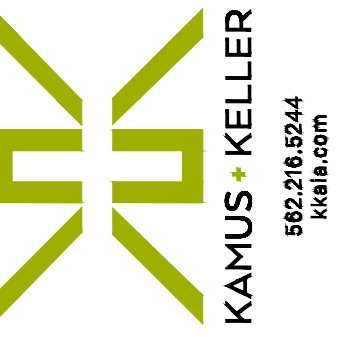
CAUTION: INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



15 ENLARGED RAMP PLAN
SCALE: 1/4" = 1'-0"

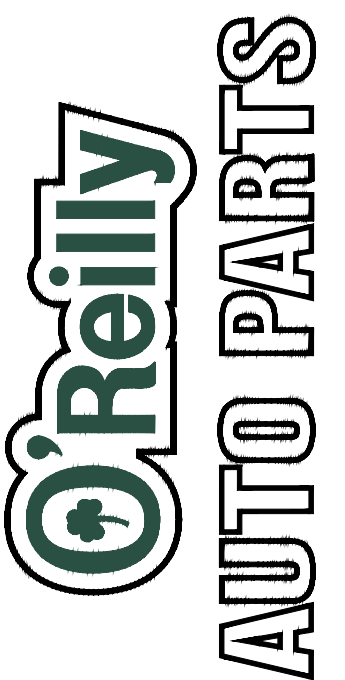


DATE SIGNED: 09.12.2024



PROJECT:
O'REILLY AUTO PARTS STORE - KN2
2821 N CANNON BLVD
KANNAPOLIS, NC 28083

EXISTING SITE PLAN



REV	DESCRIPTION	DATE
	FOR REVIEW	09.12.24

DRAWN BY: PT
CHECKED BY: AB/MF
DATE: 09/12/2024
PROJECT NUMBER: 24.0170.00
SHEET NUMBER:

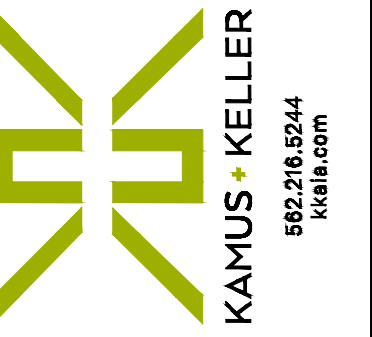
A0.2.1

3 SITE PLAN (NO CHANGE IN BUILDING SQUARE FOOTAGE OR PARKING)
SCALE: NTS

Scope: Installion one (1) illuminated wall sign reading "O'Reilly Auto Parts" Measuring 108.84sqft on the east elevation

GENERAL NOTES

- A REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B CONTACT O'REILLY'S OR TENANT'S DESIGNATED PROJECT ADMINISTRATOR FOR QUESTIONS OR CLARIFICATIONS.
- C BUILDING PERMANENT SIGNAGE O'REILLY FURNISHED AND INSTALLED, (REFER TO SCOPE OF WORK SCHEDULE). SIGNAGE GRAPHICS PROVIDED FOR REFERENCE ONLY (NIC) AND CONTRACTOR'S COORDINATION WITH SPECIFIC PROJECT CONSTRUCTION CONDITIONS. CONTRACTOR TO PROVIDE BACKING AND ROUGH-IN ELECTRICAL AS REQUIRED FOR INSTALLATION.
- D SITE SIGN ROUGH-IN ELECTRICAL TO BE PROVIDED BY CONTRACTOR.
- E REQUIRED GOVERNMENTAL PERMITS FOR PERMANENT TYPE SIGNAGE TO BE PROVIDED BY O'REILLY OR OTHERS (NIC).
- F *COMING SOON* TEMPORARY CONSTRUCTION SIGN TO BE PROVIDED BY GENERAL CONTRACTOR. APPLIED SIGNAGE GRAPHICS TO BE O'REILLY FURNISHED AND GENERAL CONTRACTOR INSTALLED. LOCATE TEMPORARY CONSTRUCTION SIGN ON SITE SO AS TO BE VISIBLE TO PUBLIC FROM RIGHT-OF-WAY.
- G UNLESS OTHERWISE INDICATED, SITE POLE SIGN FOUNDATION CONSTRUCTION BY SIGN CONTRACTOR (BY OTHERS - NIC). WHERE PROVIDED, SITE MONUMENT SIGN FOUNDATION CONSTRUCTION BY GENERAL CONTRACTOR (BASE BID), REFER TO SHEET S1.2.
- H ALL SIGNAGE TO BE UNDER SEPARATE PERMIT.
- J SIGN DESIGN BY OTHERS. REFER TO SIGN CONTRACTOR'S SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS.



PROJECT:
O'REILLY AUTO PARTS STORE - KN2
2821 N CANNON BLVD
KANNAPOLIS, NC 28083

BUILDING EXTERIOR SIGNAGE

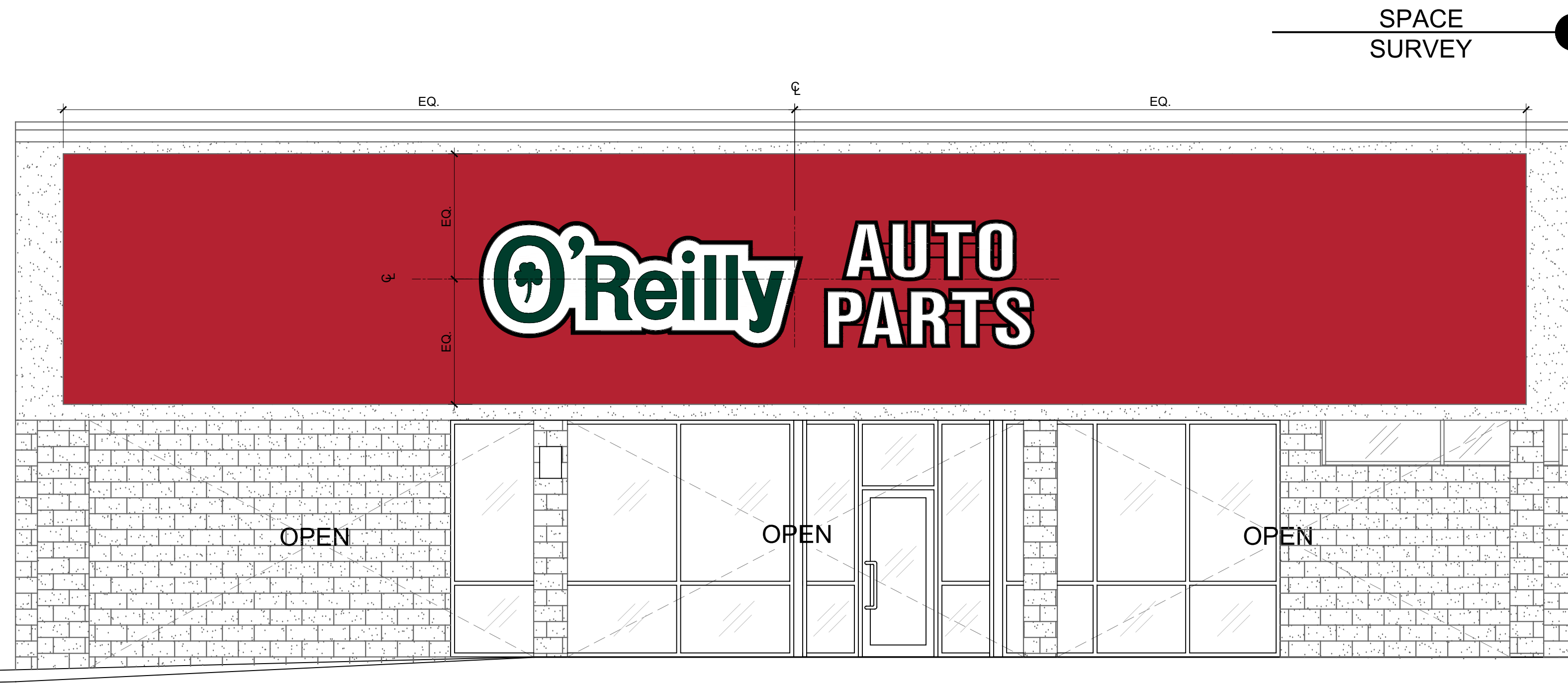


REV	DESCRIPTION	DATE
▲	FOR REVIEW	09.12.24
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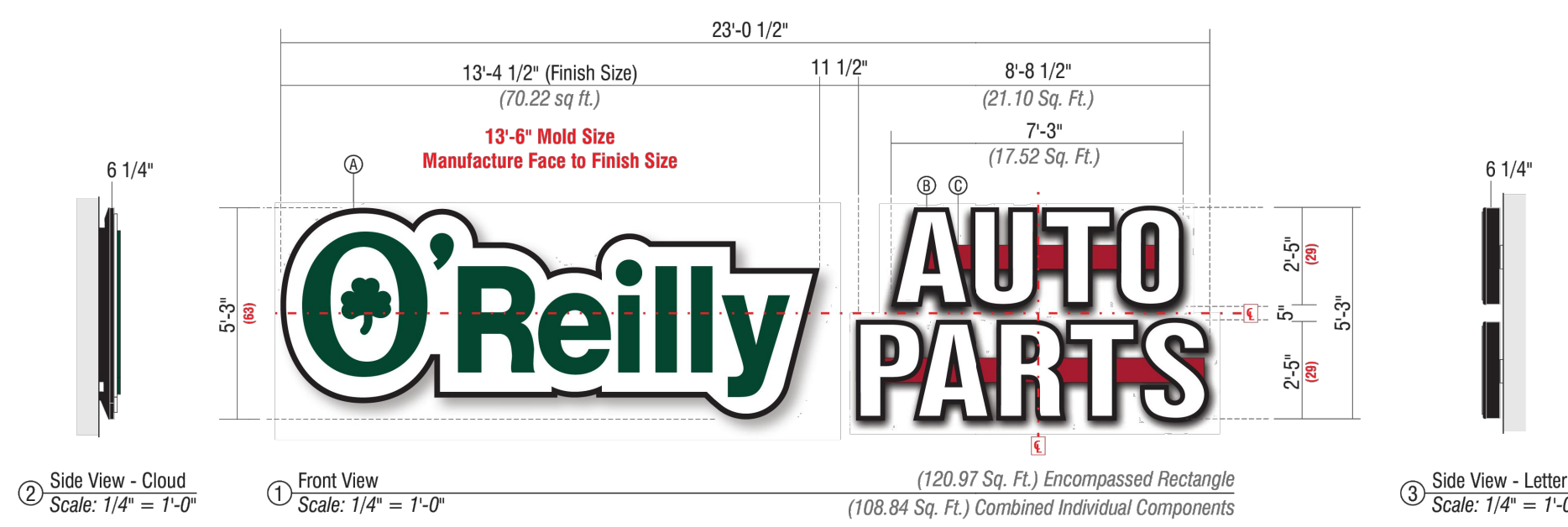
DRAWN BY: PT CHECKED BY: AB/MF
DATE: 09/12/2024
PROJECT NUMBER: 24.0170.00
SHEET NUMBER:

SG2.1

SPACE SURVEY



2 EXTERIOR FRONT ELEVATION
SCALE: 1/8"=1'-0"

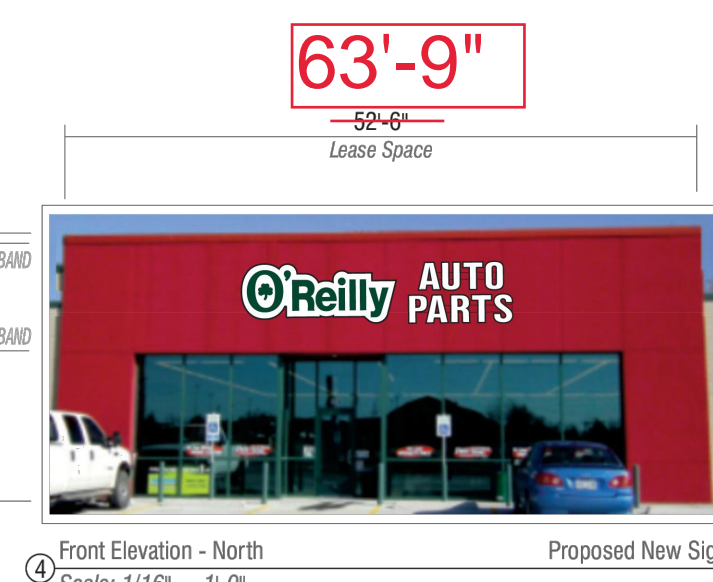


Manufacture & Supply One (1) Set of Illuminated Formed Cloud Logo & Channel Letters w/Formed Cap Faces - Wireways

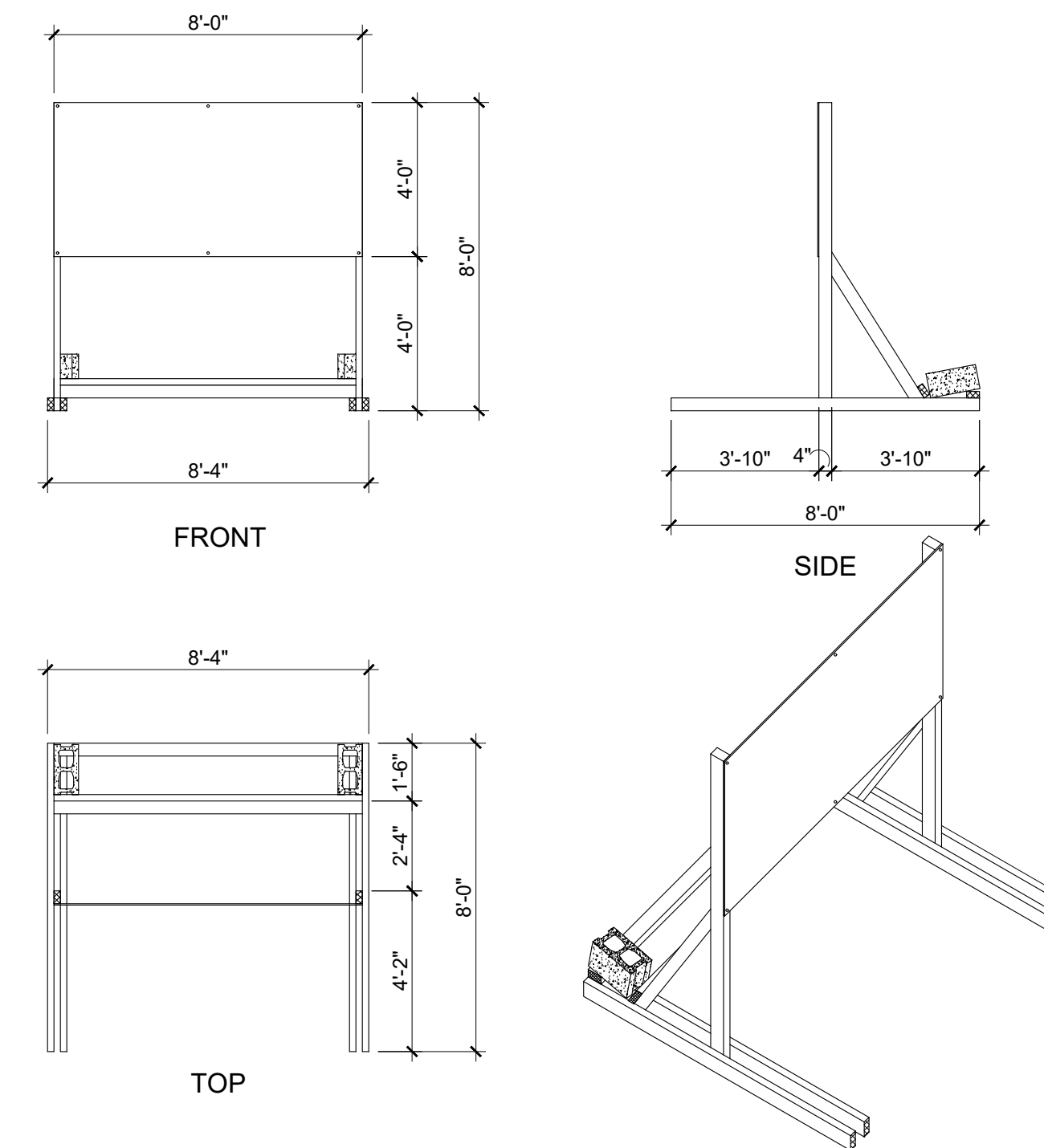
- ④ Cloud Logo
 - Formed polycarb with double embossment & 2nd surface painted graphics.
 - Paint match to: Green (PMS # 342c), Black & White.
 - Principal White 7100K LEDs (24V 60W Power Supply)
 - Final electrical connection & supply by others
- ⑤ Auto Parts Letters
 - Formed polycarb caps with 1/4" (White) letter "bumps".
 - Black 5" aluminum coil returns.
 - 2nd surface Black & White paint.
 - Principal White 7100K LEDs (24V 60W Power Supply)
 - Final electrical connection & supply by others
- ⑥ Wireways
 - 7" x 1" Deep Fabricated alum. painted to match: T8D
 - Mount w/required fasteners



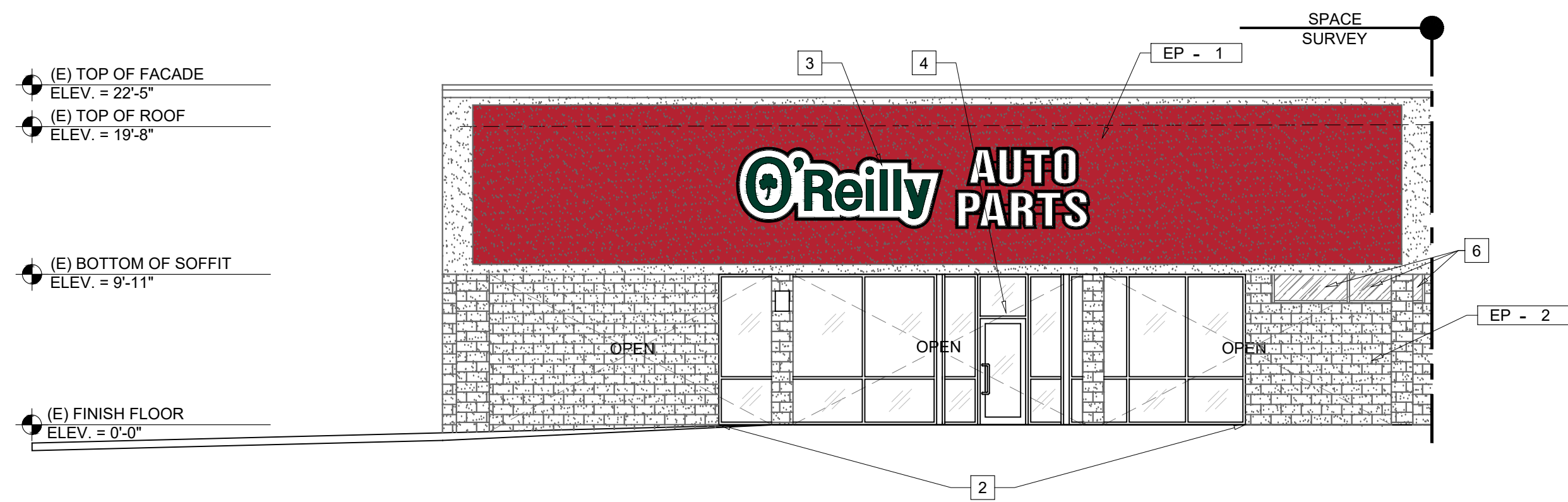
④ Simulated Night View



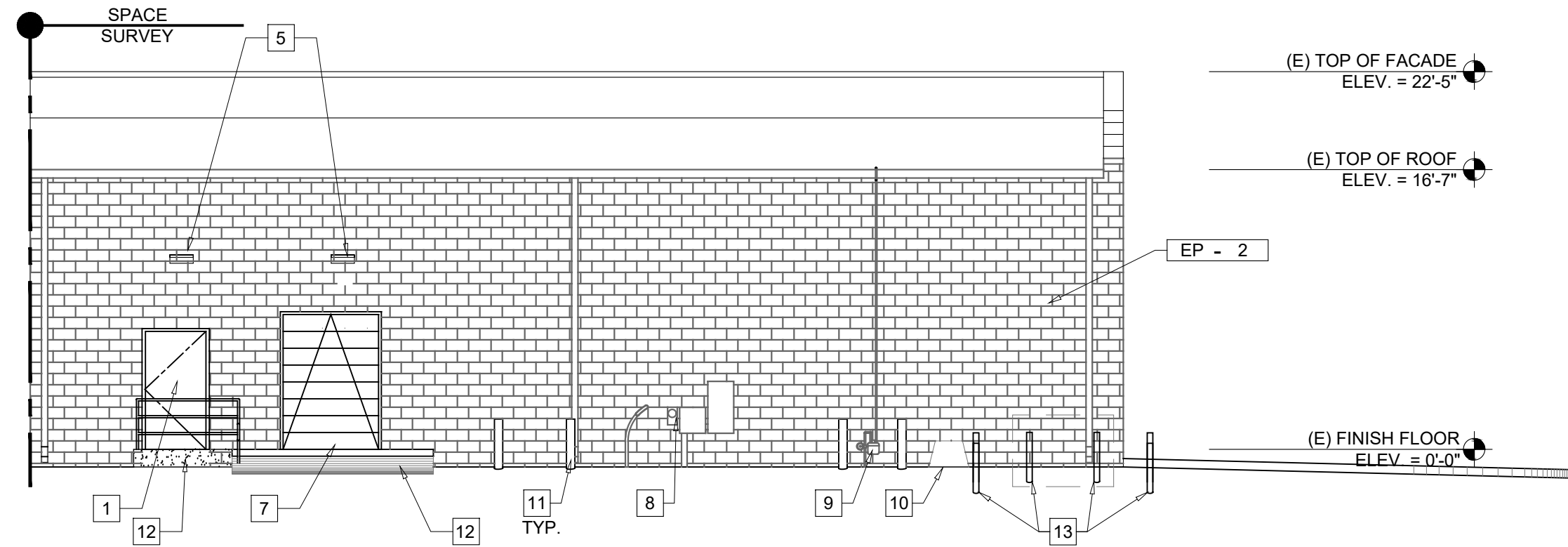
2 FRONT WALL SIGN DETAILS
SCALE: 1/4"=1'-0"



12 COMING SOON TEMPORARY CONSTRUCTION SIGN
SCALE: 1/4"=1'-0"

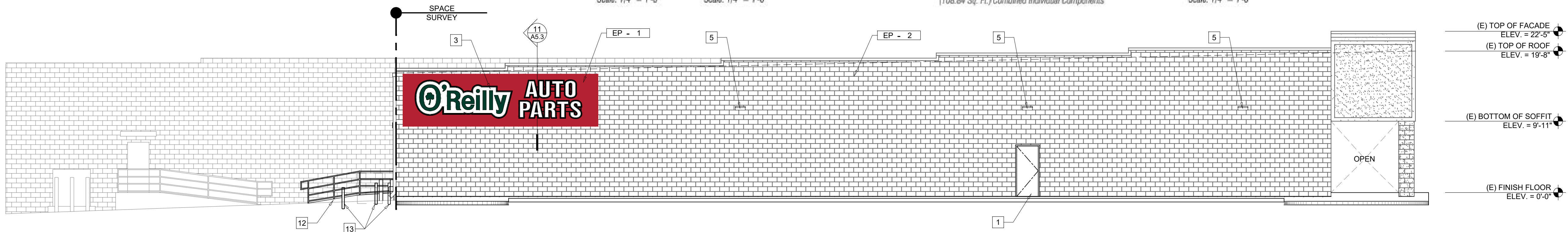
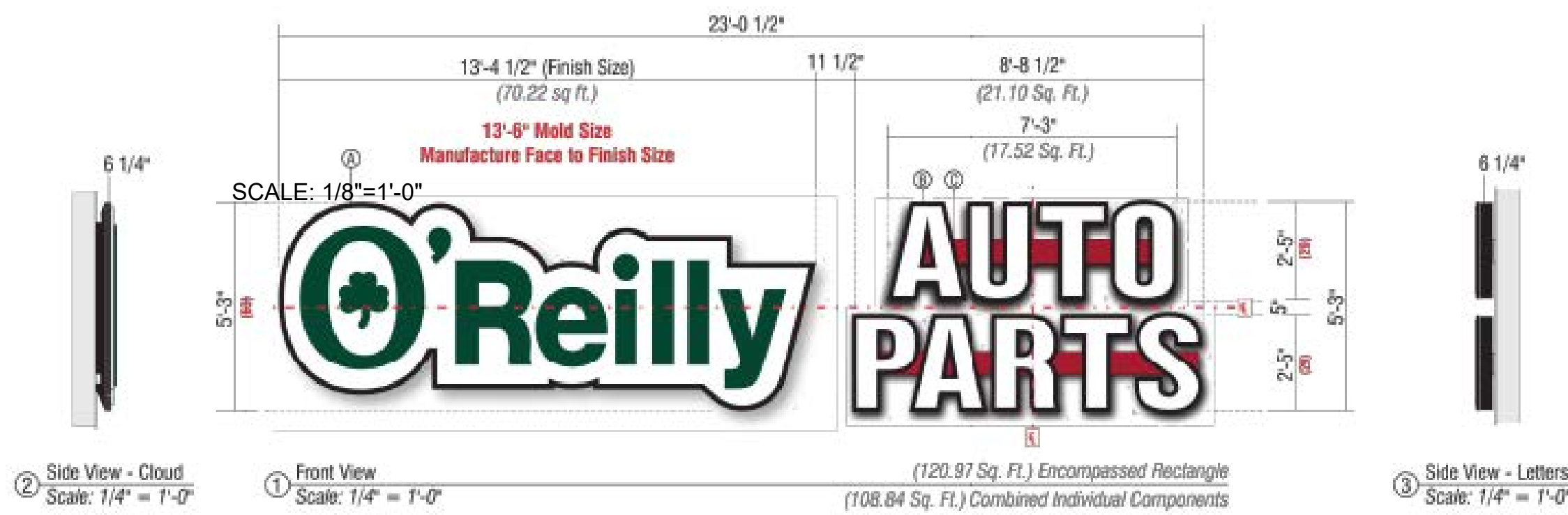


1 FRONT (EAST) EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



2 REAR (WEST) EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

3 SIDE (SOUTH) EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



3 SIDE (SOUTH) EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE

NOTE: REFER TO ELEVATIONS FOR FINISH LOCATIONS

STEEL DOORS AND FRAMES
MFG: REFER PROJECT MANUAL
FINISH: FACTORY PRIMED AND FIELD PAINTED, SEMI-GLOSS FINISH (APPLY OVER)
COLOR: TO MATCH ADJACENT WALL COLOR, SHERWIN WILLIAMS OR APPROVED EQUAL

STOREFRONT SYSTEM
MFG: EFCO, KAWNEER OR VISTA WALL (NO SUBSTITUTES)
COLOR: TO MATCH EXISTING

WINDOW TINT
MFG: 3M
STYLE: LAYER 1 - NIGHT VISION 15 (APPLY FIRST); LAYER 2 - FASERA, MILANO (APPLY OVER)
REP: JIM MANNIX | 612.325.6509

FACADE

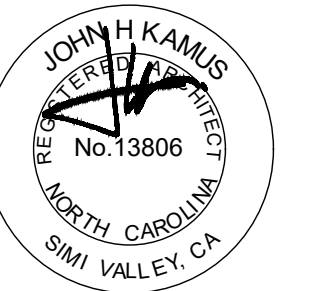
EP - 1	PAINT	EP - 2	PAINT
	MFR: SHERWIN WILLIAMS		MFR: SHERWIN WILLIAMS
	STYLE: SHER-CRYL		COLOR: SW6141 SOFTER TAN
	COLOR: SW6871 POSITIVE RED		FINISH: SEMI GLOSS
	FINISH: GLOSS		APP: PER MFR SPECS FOR SURFACE
	APP: PER MFR SPECS FOR SURFACE		
	NOTES: INCLUDE THREE COMPONENT (B65T105 / B65V105 / B65C105) CLEAR URETHANE		

EXTERIOR GENERAL NOTES

- MANUFACTURER: SHERWIN WILLIAMS SPECIFIED. EQUAL PRODUCTS BY PPG INDUSTRIES ACCEPTABLE (NO SUBSTITUTES).
- APPLICATION: INSTALL PER MANUFACTURER'S RECOMMENDATIONS FOR PROJECT CONDITIONS. EACH COAT SPECIFIED SHALL BE SPRAY APPLIED AND BACK ROLLED. COVERAGE THICKNESS INDICATED IN WET MIL UNITS, UNLESS OTHERWISE INDICATED.

EXTERIOR KEYNOTES

- NEW HOLLOW METAL DOOR AND FRAME. REFER TO SHEET A6.1 AND STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.
- NEW EXTERIOR STOREFRONT DOOR AND FRAME SYSTEM. REFER TO SHEET A1.2 AND STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.
- SURFACE MOUNTED SIGN, O'REILLY CONSTRUCTION FURNISHED AND INSTALLED. PROVIDE ROUGH-IN ELECTRICAL. GC TO VERIFY ADEQUATE BACKING FOR MOUNTING. COORDINATE REQUIREMENTS WITH O'REILLY CONSTRUCTION. REFER TO SHEET SG2.1 IN SEPARATE EXTERIOR DESIGN PACKAGE.
- PREFERRED BUILDING ADDRESS NUMBERS: 6" HIGH HELVETICA WHITE VINYL ADHERED TO EXTERIOR FACE OF GLAZING. CONFIRM WITH LANDLORD/JURISDICTION REQUIREMENTS.
- NEW WALLPACK LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
- PROVIDE WINDOW TINT, AS INDICATED.
- NEW OVERHEAD DOOR AND FRAME. REFER TO SHEET A6.1 AND STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.
- EXISTING ELECTRICAL METER.
- EXISTING GAS METER.
- EXISTING WATER METER.
- EXISTING BOLLARD, TYP.
- NEW RAMP REFER TO SHEET A0.2.1 AND STRUCTURAL DRAWINGS FOR FURTHER INFORMATION
- NEW BOLLARDS. PAINT P-2; SEE SHEET A1.3 FOR SPECIFICATION.



DATE SIGNED: 09.12.2024



PROJECT:
O'REILLY AUTO PARTS STORE - KN2
2821 N CANNON BLVD
KANNAPOLIS, NC 28083

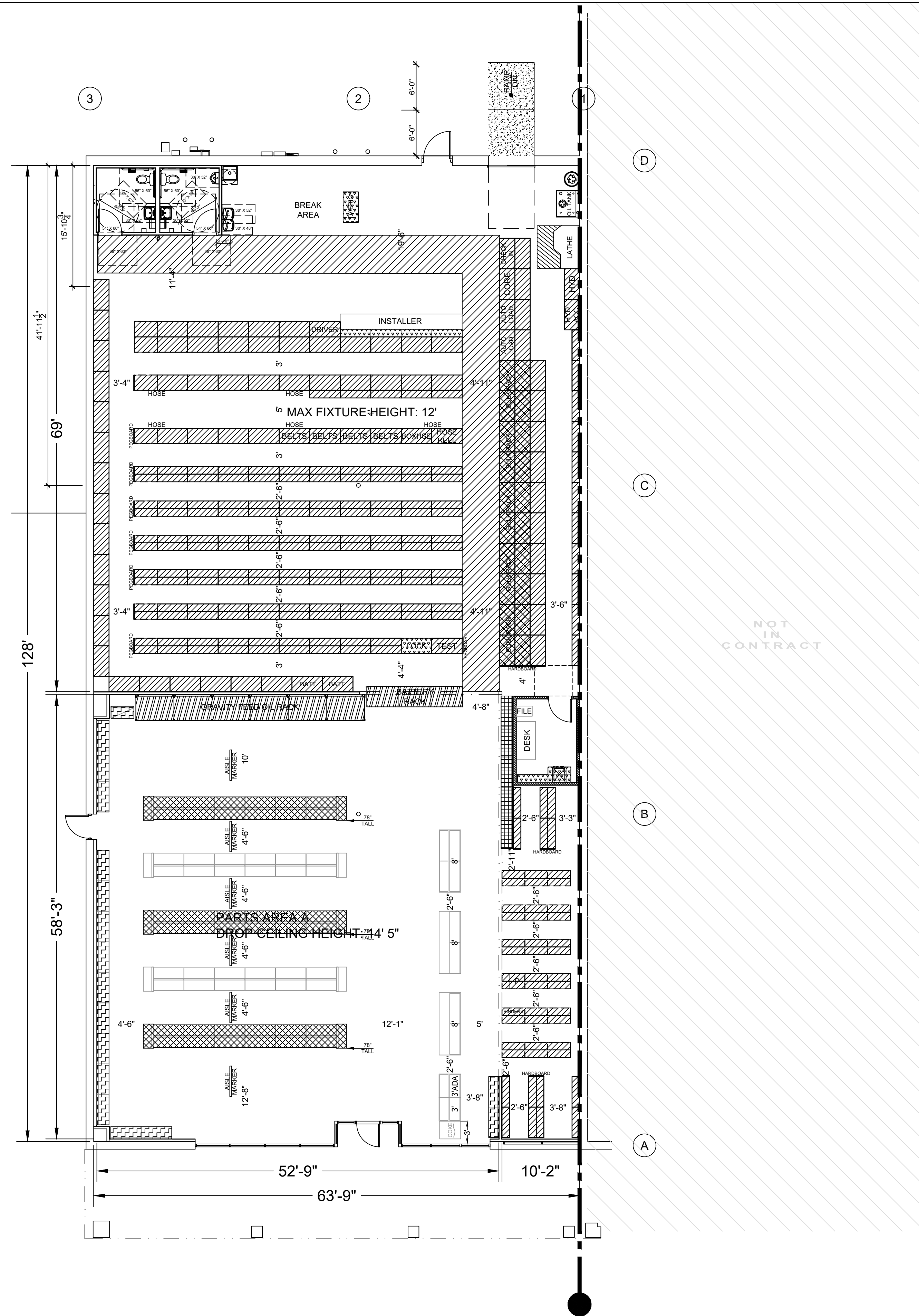
EXTERIOR ELEVATIONS



REV	DESCRIPTION	DATE
FOR REVIEW		09.12.24

DRAWN BY: PT	CHECKED BY: AB/MF
DATE: 09/12/2024	
PROJECT NUMBER: 24.0170.00	
SHEET NUMBER:	

A2.2.2



NOT IN CONTRACT

- | | | | |
|-----------------------------|---------------------------------------|-----------------------------|---------------------------------------|
| FIXTURE #1A - L. D. STORAGE | = 96" HIGH SECURED FIXTURES (LOZIER) | FIXTURE #2A - L. D. GONDOLA | = 96" HIGH SECURED FIXTURES (LOZIER) |
| FIXTURE #1A - L. D. STORAGE | = 120" HIGH SECURED FIXTURES (LOZIER) | FIXTURE #2A - L. D. GONDOLA | = 120" HIGH SECURED FIXTURES (LOZIER) |
| FIXTURE #2A - L. D. GONDOLA | = 78" HIGH SECURED FIXTURES (LOZIER) | FIXTURE #2A - L. D. GONDOLA | = 60" HIGH UNSECURED (LOZIER) |
| FIXTURE #2A - L. D. GONDOLA | = 84" HIGH SECURED FIXTURES (LOZIER) | | |

ADDRESS:
O'REILLY AUTO (KANNAPOLIS, NC) KN2
 2821 N. CANNON BLVD.
 KANNAPOLIS, NC 28083

REV	DATE	BY	DESCRIPTION

REV	DATE	BY	DESCRIPTION

SEIZMIC
 EST. 1985
SEIZMIC ENGINEERING, INC.
 1130 E. Cypress St.
 Covina, California 91724
 Tel. (909) 869-0989

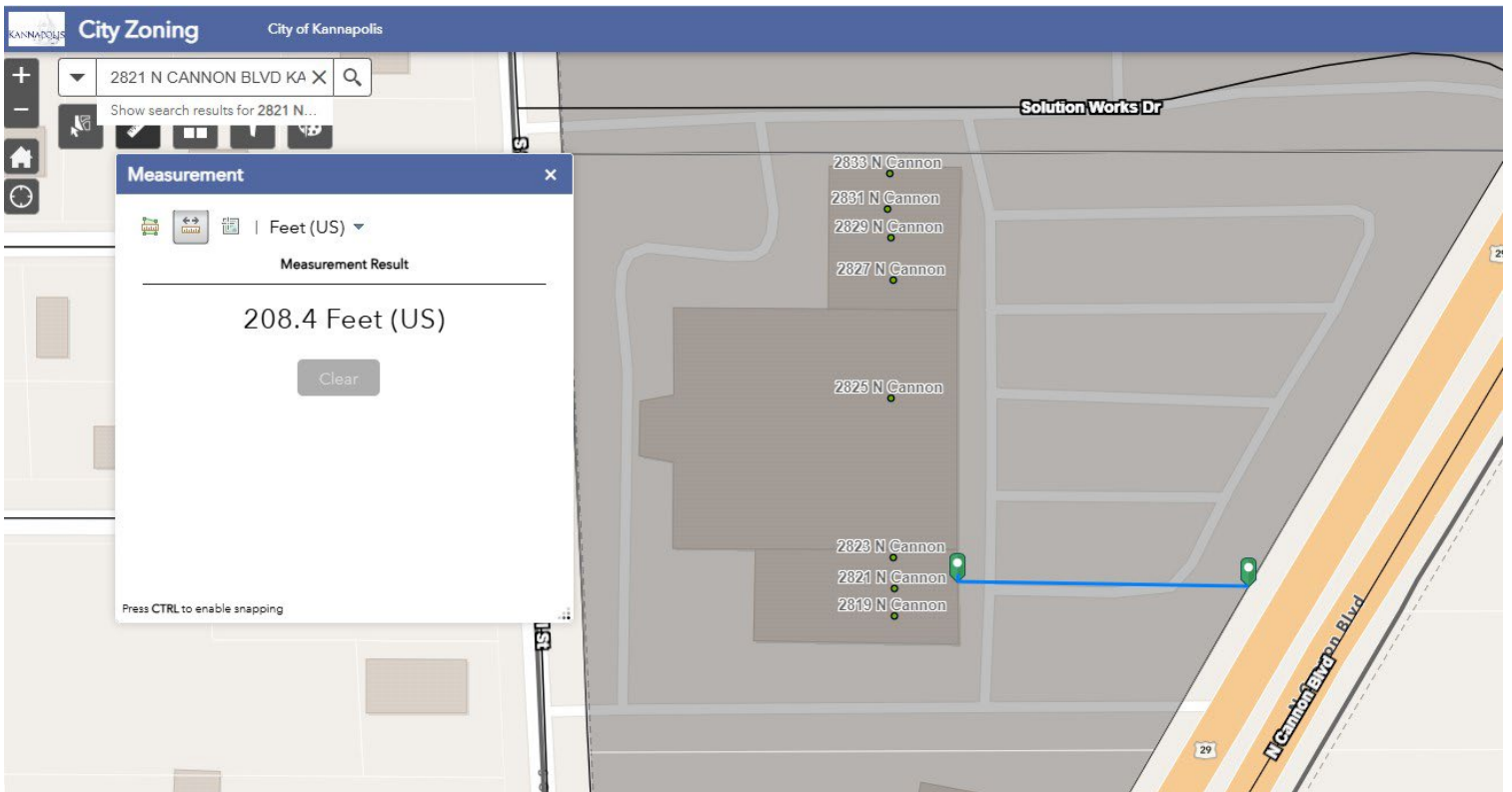
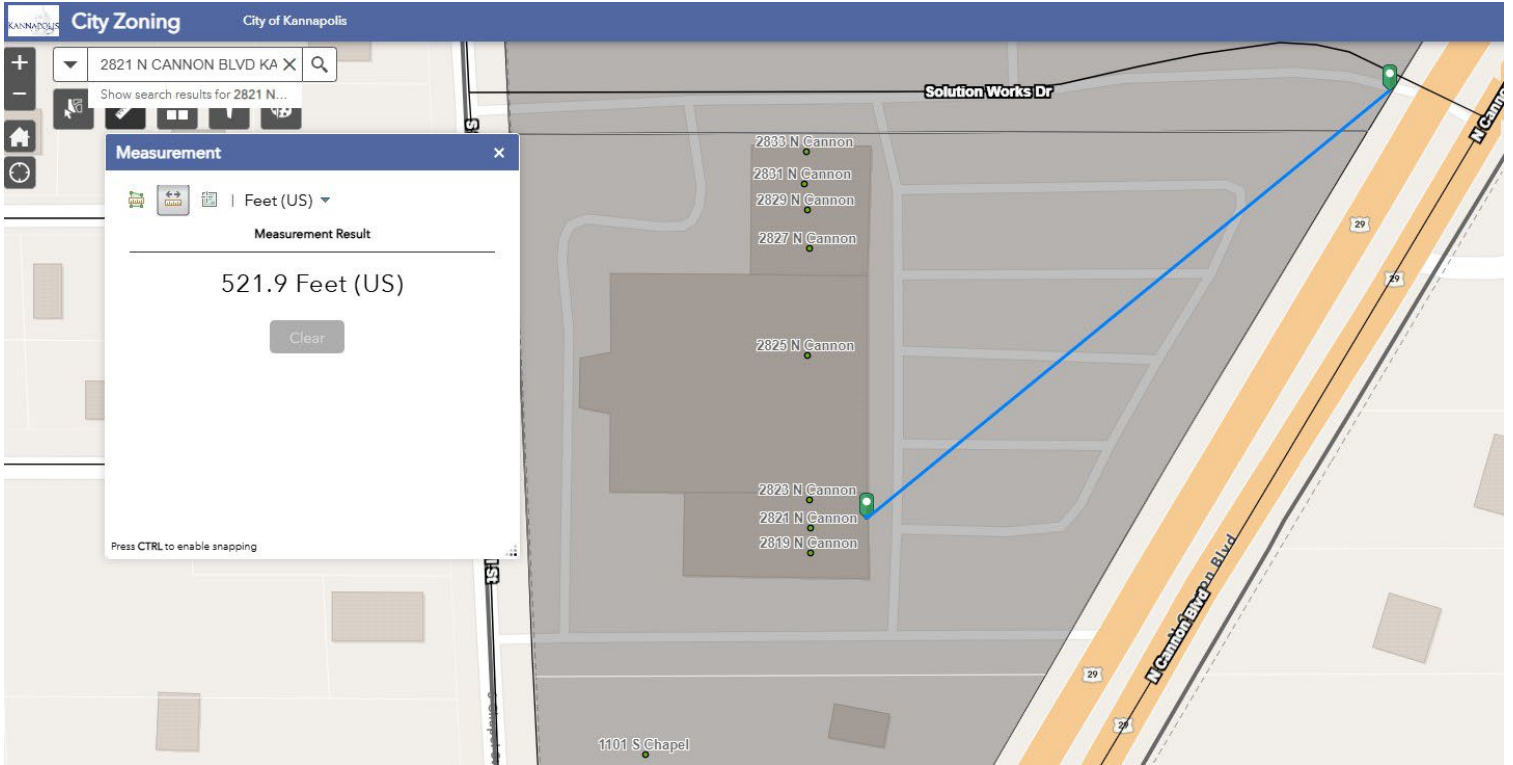
DRAWN BY: J.L./A.N.
 DATE: 09/26/24
 LAST REV. BY:
 REV. DATE:
 TYPE:
 SCALE: N.T.S.
 APPVD BY: SAL E. FATEEN



EXPIRES
 12-31-2025
 FIRM #C-4408

DESCRIPTION:
LAYOUT

DRAWING NUMBER:
24-2452-D







FID	PARCEL_ID	OWNNAME	TAXADD1	TAXADD2	CITY	STATE	ZIPCODE	OWN2
51549	156 305	NEW PINEY GROVE BAPT CH	1000 S CHA		KANNAPOL NC		28083	
51719	156 084	LONG GEORGE R JR	607 HALLIV		CHARLOTTI NC		28262-158	
51917	156 255	MELTON WILMER JR & WF	918 S CHAF		KANNAPOL NC		28083-978	MELTON HARRIET L
51931	156 105B	ANDRADE ZENON RAFAEL	170 ERNES		SALISBURY NC		28147-944	CAMPECHANO CANDIDO
53459	156 085	SLOAN JOHN HENRY ETAL	209 E 31ST		KANNAPOL NC		28083-974	
53460	156 083	MANDISA KONE LLC	914 S CHAF		LANDIS NC		28088-190	
53711	162 005	SPEEDWAY LLC	539 S MAIN		FINLAY OH		45840-000	
54772	156 105	MELTON WILMER III ETAL	1102 S CHA		KANNAPOL NC		28083	
54775	156 082	MISHKIN MICHAEL & WF DARLENE	2258 ISAAC		CONCORD NC		28027	MISHKIN LEONARD & WF GEULA
55139	133 188	INFANTE WILSON	2812 N CAI		KANNAPOL NC		28081	
55682	133 055	CHAPEL SQUARE LLC	85-A MILL		ROSWELL GA		30075	%MALON D MIMMS COMPANY LLC
55928	133 05705	ALLMAN ALMA MARIE & HUS	2818 N CAI		KANNAPOL NC		28083-912	ALLMAN EVERETTE LEE JR
56121	156 100	LANE LYNDIA Z	506 SAVAN		JACKSONVI NC		28546	
57519	133 144	2865 NORTH CANNON LLC	1500 TECH		JACKSON MI		49201-270	
57652	133 05702	JORDAN JUSTIN HARRISON	2810 N CAI		KANNAPOL NC		28083-912	
58534	156 101	NEW PINEY GROVE BAPT CHURCH	1000 S CHA		KANNAPOL NC		28083	
59324	133 228	REED MARK ANTHONY	35 CURTIS		ARDEN NC		28704-977	
59327	133 145	PETHEL KAY HELMS	2822 N CAI		KANNAPOL NC		28083	
59416	133 05701	PAIGE FLORENCE THOMASINA &	15618 FAR		TAMPA FL		33624-181	HOWARD BRUCE A
59417	133 05502	KNOX MARY	PO BOX 74		LANDIS NC		28088	
61272	133 274	KANNAPOLIS CITY OF	401 LAURE		KANNAPOL NC		28081	
61509	133 057	FAMILY LAND LLC	2401 HAWI		CELINA TX		75009-224	



KANNAPOLIS
Planning

March 14, 2025

Dear Property Owner,

Please be advised that the City of Kannapolis Board of Adjustment will conduct a quasi-judicial public hearing on Tuesday April 1, 2025 at 6:00 PM at City Hall, located at 401 Laureate Way, for the following case:

BOA-2025-06 – Variance – 2821 N. Cannon Blvd.

The purpose of this Public Hearing is to consider a variance request under Section 2.5.D(1) of the Kannapolis Development Ordinance. The applicant seeks a variance from the sign area standards for the General Commercial (GC) district, as specified in Table 5.9.E(1)a. Specifically, the applicant requests a 49.05-square-foot increase for the sign on the front elevation. This property is zoned General Commercial (GC) under the KDO, is approximately 5.01 +/- acres, and is more specifically identified as Rowan County Parcel Identification Number 133 055 **(Please see attached vicinity map showing the location of this property.)**

As an abutting property owner, you are being notified of this public hearing in accordance with the requirements of the Kannapolis Development Ordinance. You are welcome to attend the public hearing and present testimony to the Board of Adjustment if you so desire.

If you have any questions about the public hearing or request, please do not hesitate to contact the Planning Department at 704.920.4350 or bbarcroft@kannapolisnc.gov.

Sincerely,



Ben Barcroft
Senior Planner

Enclosure

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the City of Kannapolis, should contact the office of Heather James, Human Resource Director, by phone at 704-920-4322 or by email at hjames@kannapolisnc.gov as soon as possible but no later than 48 hours before the scheduled event.



BOARD OF

ADJUSTMENT

**PUBLIC HEARING
INFORMATION**

CALL 704-920-4350

CASE #BOA - 2025 - 06