



BOARD OF ADJUSTMENT AGENDA

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

**Tuesday, July 9, 2024
6:00 PM**

- 1. Call to Order**
- 2. Oath of Office** – Danielle Martini & Jeff Parker
- 3. Roll Call and Recognition of Quorum**
- 4. Approval of Agenda**
- 5. Approval of Minutes** – June 4, 2024
- 6. Swearing In for Testimony**
- 7. Public Hearing:**
 - a. BOA-2024-10 – Special Use Permit – 125 Lowrance Ave.**

Public Hearing continued from the June 4, 2024 Board of Adjustment meeting to consider a request for a Special Use Permit (SUP) to allow for one (1) duplex residential structure on property located at 125 Lowrance Ave. Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance, a SUP is required for duplex residential uses in the Mixed-use Neighborhood (MU-N) zoning district. The subject property is 0.404 +/- acres and is more specifically identified as Cabarrus County Parcel Identification Number 56135294710000.
 - b. BOA-2024-12 – Special Use Permit – 917 West C St.**

Public Hearing to consider a request for a Special Use Permit (SUP) to allow for an event center on property located at 917 West C Street. Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance, a SUP is required for event center uses in the Mixed-Use (MU-N) zoning district. The subject property is 0.77 +/- acres and is more specifically identified as Cabarrus County Parcel Identification Numbers 56142291400000.
- 8. Planning Director Updates**
- 9. Other Business**
- 10. Adjourn**



**Board of Adjustment
July 9, 2024 Meeting**

Staff Report

TO: Board of Adjustment
FROM: Ben Barcroft, Senior Planner
SUBJECT: Case# BOA-2024-10: Special Use Permit – 125 Lowrance Ave.
Applicant: Tripp Reed

Request for a Special Use Permit to allow for a duplex dwelling on property located at 125 Lowrance Ave.

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

This is a continuation from the June 4th, 2024 Board of Adjustment meeting. The applicant, Tripp Reed, is requesting a Special Use Permit (SUP) to allow for a duplex dwelling in the Mixed-Use Neighborhood (MU-N) zoning district on approximately 0.46 +/- acres of property located at 125 Lowrance Ave. and further identified as Cabarrus County Parcel Identification Number 56135294710000. This property was recently rezoned from Residential 4 (R4) to MU-N on April 16, 2024. (Case #Z-2024-03).

Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance (KDO), issuance of a SUP is required for a duplex dwelling in the MU-N 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.

Uses on the surrounding properties consist of single-family residential and vacant commercial. The *Move Kannapolis Forward 2030 Comprehensive Plan* designates the subject property as the "Urban Residential" Character Area and "Secondary Activity Center" Character Area.

Multifamily residential is listed as a secondary use in the "Urban Residential" Character Area and as a primary use in the "Secondary Activity Center." Staff has determined that the use is consistent and in harmony with existing and surrounding uses. Further, the KDO permits duplex dwellings in the MU-N district with the issuance of a SUP.

 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.

This project is not anticipated to cause any traffic hazards or traffic congestion. This portion of Lowrance Avenue is anticipated to be an access point for the new portion of Rogers Lake Road and the new "flyover" bridge.

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

It is not anticipated that the addition of one duplex dwelling would create vibration, noise, odor, dust, smoke, or gas that would be noxious or offensive to the surrounding area.

 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 addition of the proposed dwelling will not impede orderly development or improvement of surrounding property. The proposed duplex is compatible with the adjacent uses of single-family residential and vacant non-residential property.

 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.**
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 | |
|--------------------------|--------------------------|---|
| <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



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: 125 Lowrance Ave

Applicant: Tripp Reed

SUBMITTAL CHECKLIST

- Pre-Application Meeting
- SUP Checklist and Application – Complete with all required signatures
- Plot/Site Plan showing the proposed use
- Fee: \$625.00 (\$600 Application Fee + notification fee [see Fee Schedule])

PROCESS INFORMATION

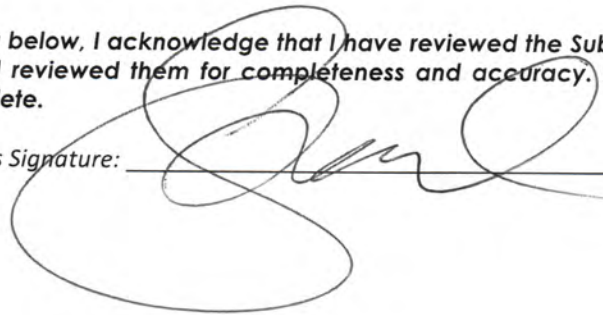
Public Notification: This is a quasi-judicial process that requires a public hearing and public notification including first-class mailed notice to adjacent property owners and a sign posted prominently on the property (Table 2.4.F(2) of the KDO).

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:  Date: 5/14/24



SPECIAL USE PERMIT APPLICATION

Approval authority – Board of Adjustment

Applicant Contact Information

Name: Tripp Beel
Address: 4230 Lower Stone Church Rd
Rockwell NC 28138
Phone: 704-793-8346
Email: tripp@c3builders.net

Property Owner Contact Information same as applicant

Name: _____
Address: _____
Phone: _____
Email: _____

Project Information

Project Address: 125 Lowrance Ave Zoning District Select
Parcel PIN: 56135294710000 Size of property (in acres): .46

Current Property Use: VACANT LOT

Proposed Use: DUPLEX

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):

Build a new construction Duplex

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.

Yes

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

Yes

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

NO

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.

NO

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

NO

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.

Applicant Signature

Date

Property Owner Signature

Date

For Staff Use Only:

Filing Fee: _____

Receipt #: _____

Case #: _____

Date Received: _____



Vicinity Map

Case Number: BOA-2024-10

Applicant: Tripp Reed

125 Lowrance Ave



LEE AVE

LOWRANCE AVE

SITE

DALE EARNHARDT BLVD

S CANNON BLVD

S MAIN ST

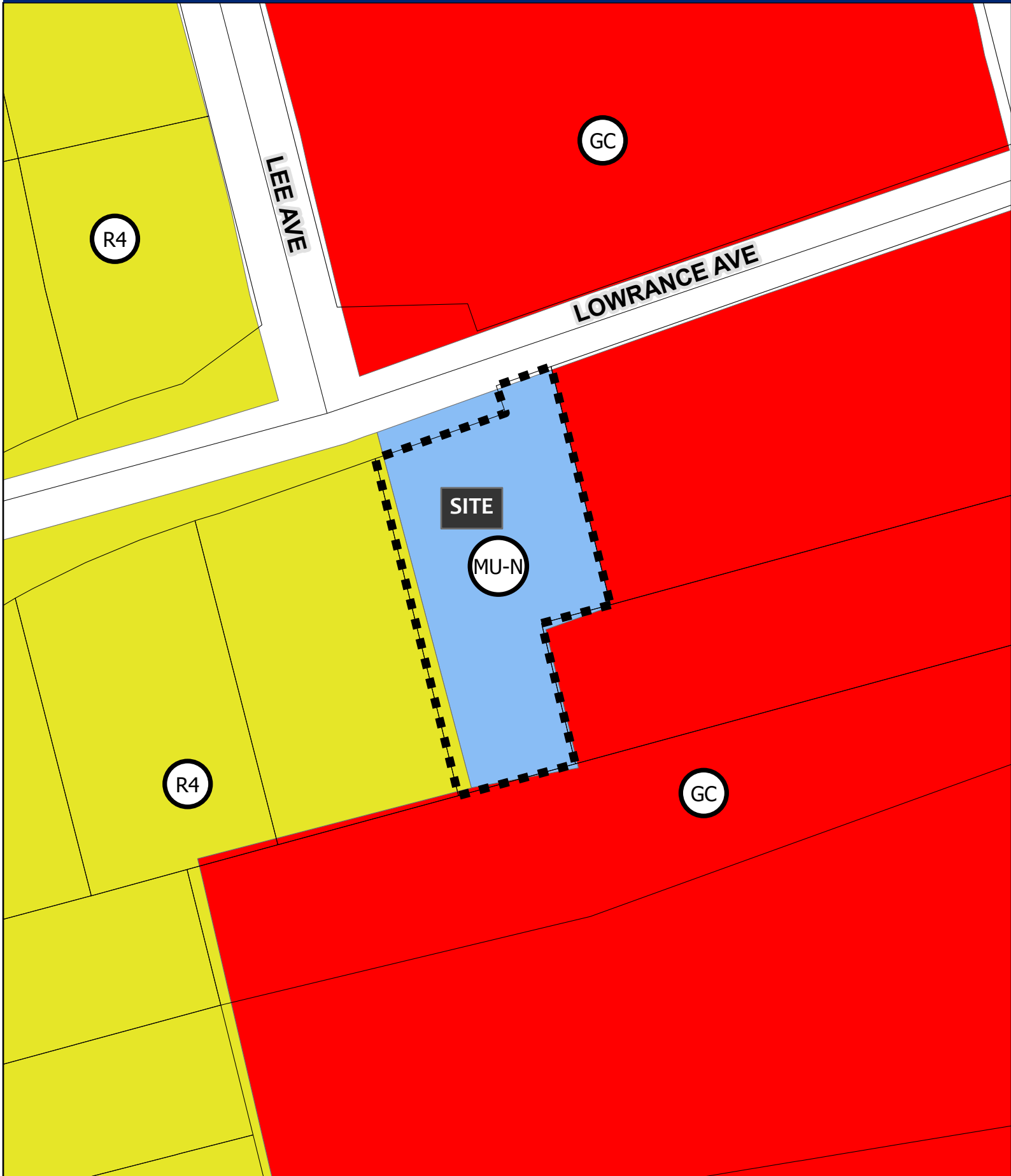


Kannapolis Current Zoning

Case Number: BOA-2024-10

Applicant: Tripp Reed

125 Lowrance Ave



Kannapolis 2030 Future Land Use Map

Case Number: BOA-2024-10

Applicant: Tripp Reed

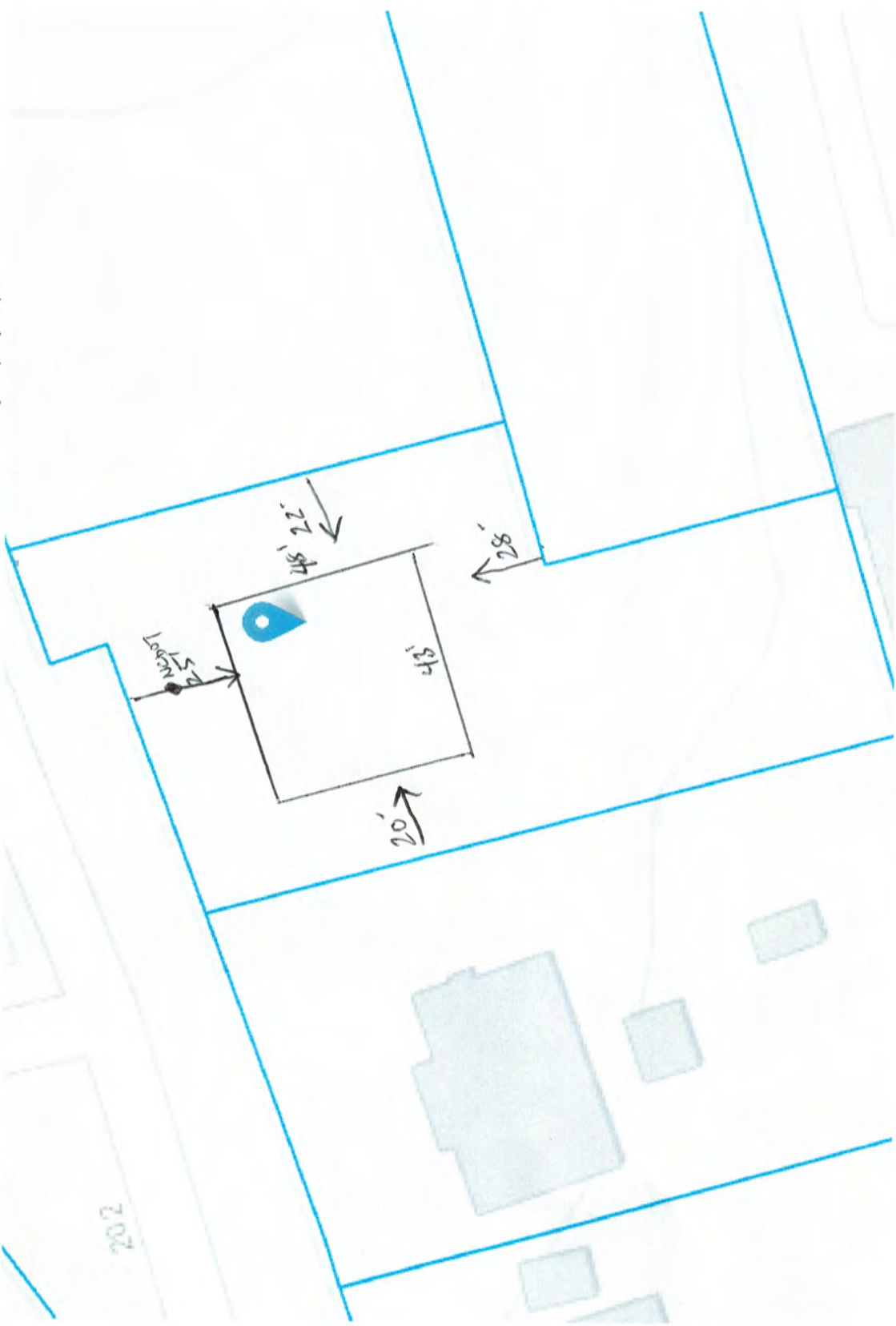
125 Lowrance Ave



Urban Residential

SITE

Secondary Activity Center



Cabarrus County shall not be held liable for any errors in the data represented on this record. This includes errors of omission, commission, concerning the content of the data, and relative positional accuracy of the data. The data cannot be construed to be a legal document. Primary sources from which this data was compiled must be consulted for verification of information represented on this map document.

Physical Address:	125 LOWRANCE AVE KANNAPOLIS NC 28081	PIN14:	56135294710000
Account Name 1:	REED CHARLES RAY III	Account Name 2:	
Mailing Address:	4230 LOWER STONE CHURCH RD	Mailing City:	ROCKWELL

AcctName1	MailAddr1	MailCity	MailState	MailZipCod
RICHARD & JANET ABSHER	1226 LEE AVE	KANNAPOLIS	NC	28081
JUAN LUIS FIERRO APAC				
ELENA ROMERO	203 LOWRANCE AVE	KANNAPOLIS	NC	28081
BNM REALTY INC	1314 S MAIN ST	KANNAPOLIS	NC	28081
DILLON & SCOTT BOSTIC-STAFFORD	208 ROGERS LAKE RD	KANNAPOLIS	NC	28081
GFS PROPERTIES LLC				
C/O JAMES H SLAUGHTER	PO BOX 41027	GREENSBORO	NC	27404
DEAN & NINA GRAVES	173 ADAMS ST	MILTON	MA	02186
MACY A MEJIA	201 LOWRANCE AVE	KANNAPOLIS	NC	28081
NC DEPT OF TRANSPORTATION	1546 MAIL SERVICE CENTER	RALEIGH	NC	27699
FRANCES J NICHOLSON ESTATE				
C/O STEVEN & LEIGH ANN DAVIS	2956 DONEGAL DR	KANNAPOLIS	NC	28081
CHARLES R REED III	4230 LOWER STONE CHURCH RD	ROCKWELL	NC	28138
ROBERT E JR & KATHY STAMEY	425 ORBISON RD	MOORESVILLE	NC	28115
ARTHUR G WOODS JR				
DAWN M LEATHEM	204 ROGERS LAKE RD	KANNAPOLIS	NC	28081



May 17, 2024

Dear Property Owner,

Please be advised that the City of Kannapolis Board of Adjustment will conduct a quasi-judicial public hearing on Tuesday June 4, 2024 at 6:00 PM at City Hall, located at 401 Laureate Way, for the following case:

BOA-2024-10 – Special Use Permit – 125 Lowrance Ave.

The purpose of this Public Hearing is to consider a request for a Special Use Permit (SUP) to allow for one (1) duplex residential structure on property located at 125 Lowrance Ave. Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance, a SUP is required for duplex residential uses in the Mixed-use Neighborhood (MU-N) zoning district. The subject property is 0.404 +/- acres and is more specifically identified as Cabarrus County Parcel Identification Number 56135294710000 (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.

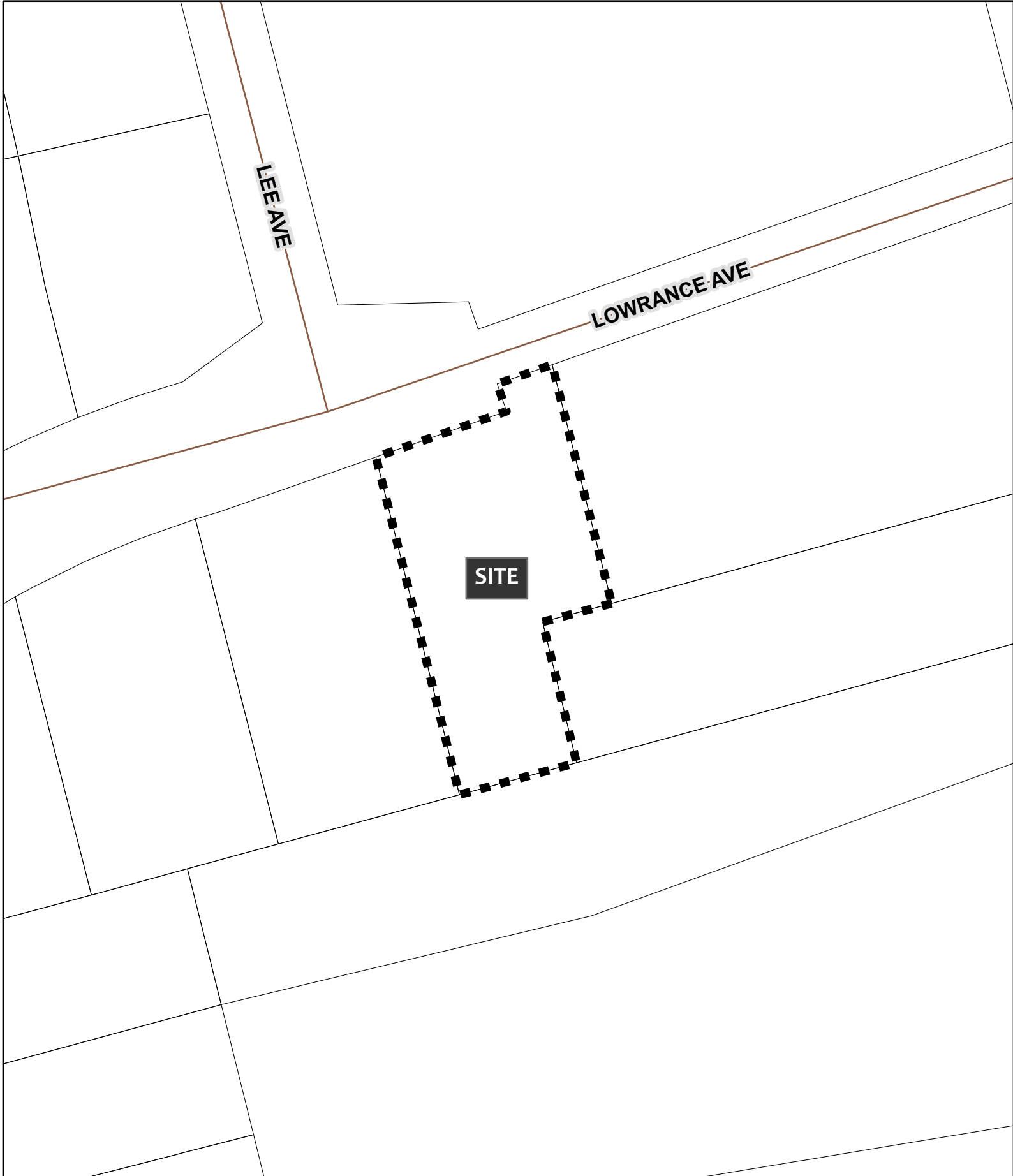


Special Use Permit

Case Number: BOA-2024-10

Applicant: Tripp Reed

125 Lowrance Ave





BOARD OF

ADJUSTMENT

**PUBLIC HEARING
INFORMATION
CALL 704-920-4350
CASE # BOA-2024-10**



**Board of Adjustment
July 9, 2024 Meeting**

Staff Report

TO: Board of Adjustment
FROM: Ben Barcroft, Senior Planner
SUBJECT: Case# BOA-2024-12: Special Use Permit
Applicant: Yasmin Angeles

Request for a Special Use Permit to allow for an Event Center located at 917 West C 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, Yasmin Angeles, is requesting a Special Use Permit (SUP) to allow for an Event Center in the Mixed-Use Neighborhood (MU-N) zoning district on approximately 0.77 +/- acres of property located at 917 West C Street and further identified as Cabarrus County Parcel Identification Number 56142291400000.

Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance (KDO), issuance of a SUP is required for Event Center uses in the MU-N 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 "Urban Residential" Character Area in the *Move Kannapolis Forward 2030 Comprehensive Plan*. This area calls for primary uses consisting of single-family residential and civic uses with secondary uses of multifamily and small format retail and offices. This Character Area is composed of retail, residential, and civic uses. This property is also located within a strip mall with several other commercial uses.

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 an event venue is not anticipated to cause any traffic hazards or traffic congestion. The applicant states that the events will only be held on the weekends in the evening for small groups of approximately 70 to 90 people.

 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 an event center 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 event center would have a minimal impact on the surrounding properties. Further, this use would be secondary to a use permitted by right.

 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 detriment 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, 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

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. 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



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: 917 West C, St. Kannapolis NC 28081

Applicant: Yasmin Angeles

SUBMITTAL CHECKLIST

- Pre-Application Meeting
- SUP Checklist and Application – Complete with all required signatures
- Plot/Site Plan showing the proposed use
- Fee: \$625.00 (\$600 Application Fee + notification fee [see Fee Schedule])

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: Yasmin Angeles Date: 05/22/24



SPECIAL USE PERMIT APPLICATION

Approval authority – Board of Adjustment

Applicant Contact Information

Name: Yasmin Angeles
Address: 1011 S. Walnut St.
Kannapolis NC 28081
Phone: 704-303-5087
Email: yasminangeles86@gmail.com

Property Owner Contact Information same as applicant

Name: Elias Francis
Address: 7403 Old Oak Lane,
Mint Hill, NC 28227
Phone: 704-502-3809
Email: Elias1ello@aol.com

Project Information

Project Address: 917 West C St, Kannapolis NC 28081 Zoning District Select
Parcel PIN: _____ Size of property (in acres): _____

Current Property Use: N/A

Proposed Use: Small event center

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):

Events on the weekends after 5:00 pm for just
a small group of people (70-90) if permitted

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.

Yes

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

yes

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

yes

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.

yes

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

yes

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.

Yusmin Angeles
Applicant Signature

05/22/24
Date

Chris C. Row
Property Owner Signature

6/4/2024
Date

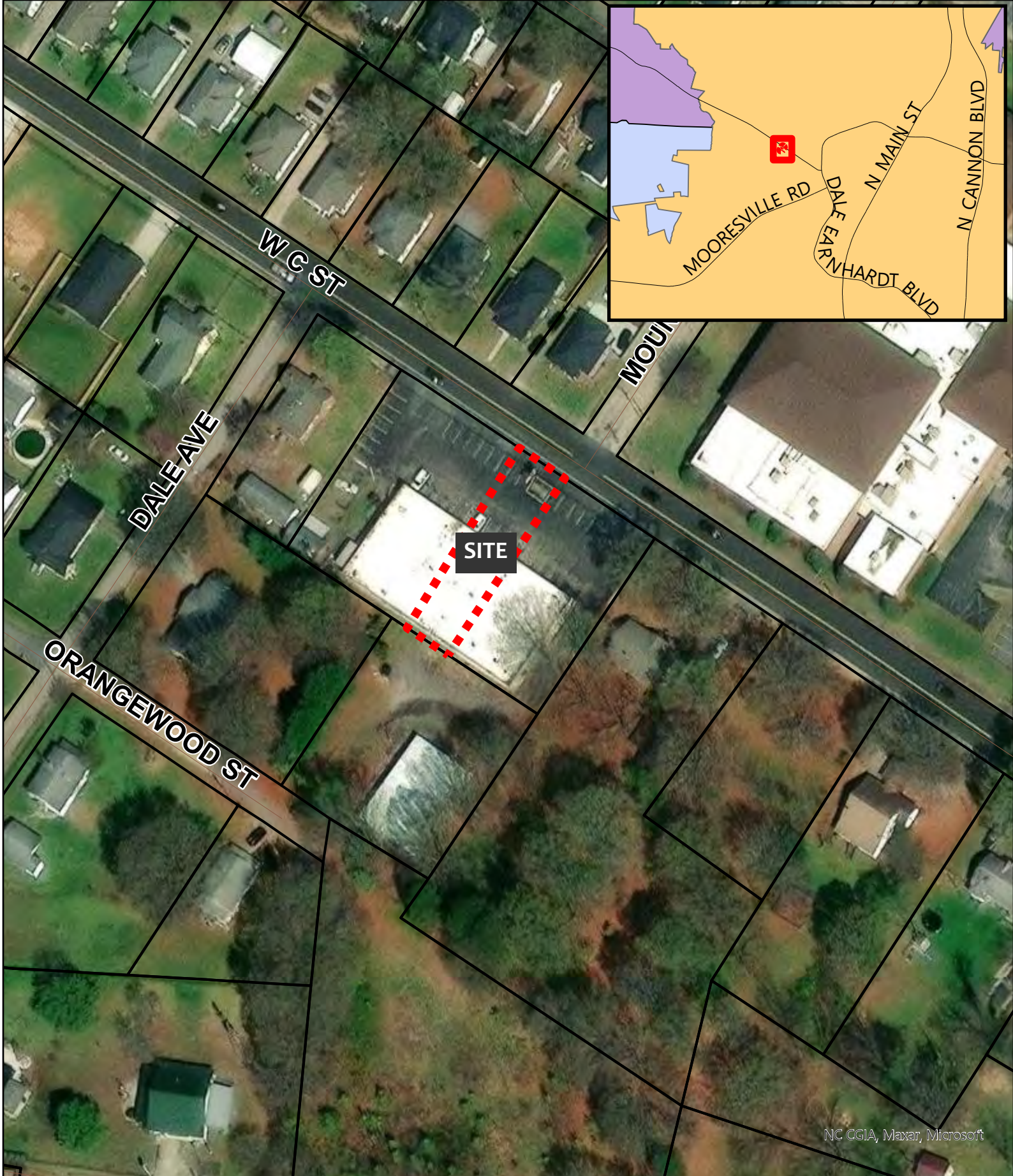


Vicinity Map

Case Number: BOA-2024-12

Applicant: Yasmin Angeles

917 W C St





Kannapolis Current Zoning

Case Number: BOA-2024-12

Applicant: Yasmin Angeles

917 W C St



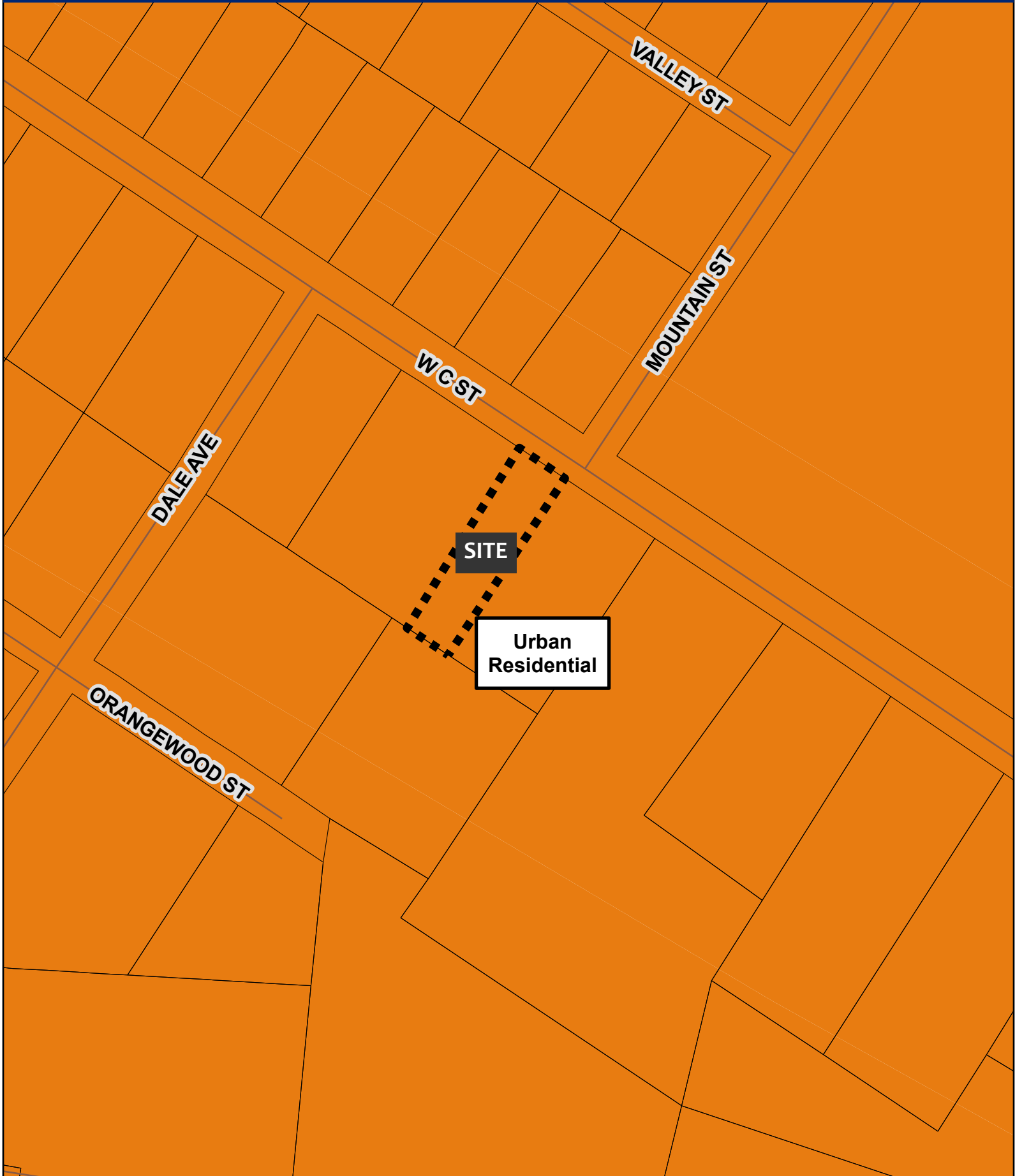


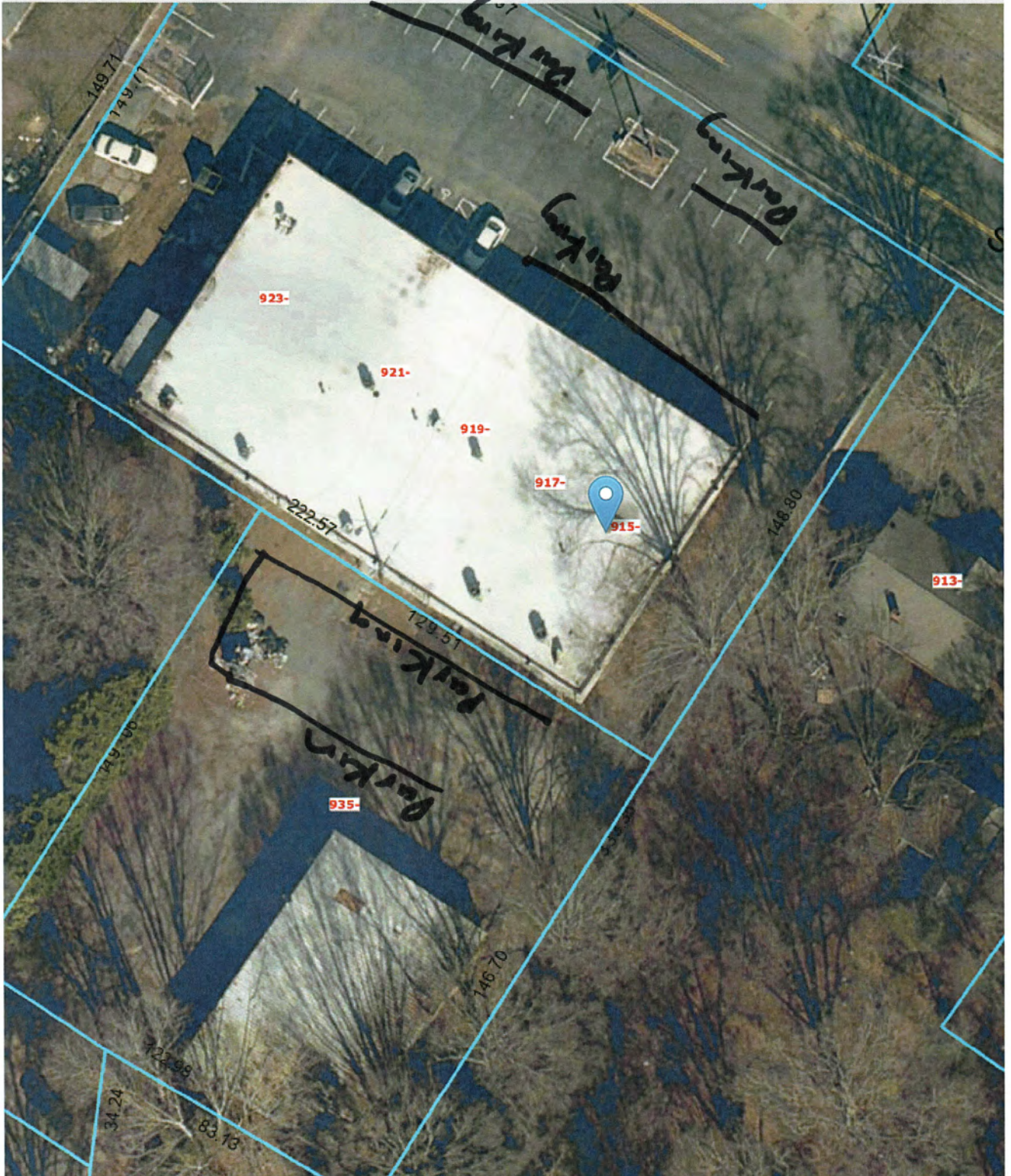
Kannapolis 2030 Future Land Use Map

Case Number: BOA-2024-12

Applicant: Yasmin Angeles

917 W C St





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AcctName1	MailAddr1	MailCity	MailState	MailZipCod
A&W INVESTMENTS OF CONCORD LLC	6826 KLUTTZ RD	CONCORD	NC	28025
DEAN A ADCOCK	1005 VALLEY ST	KANNAPOLIS	NC	28081
KENNETH & SHIRLEY BLACKWELDER	103 DALE AVE	KANNAPOLIS	NC	28081
J & J LEGACY VENTURES LLC	5925 EASTRIDGE CT	CONCORD	NC	28025
KIST PROPERTIES LLC	218 MAUNEY FARM RD	CHERRYVILLE	NC	28021
LUCAS MARTINI	1004 W C ST	KANNAPOLIS	NC	28081
STEVEN G MARTINI	174 CHURCH ST NE	CONCORD	NC	28025
SEMON & CATHERINE NABORS	1011 W C ST	KANNAPOLIS	NC	28081
NC C ST OZ FUND LLC	3111 CRAMER POND DR	CHARLOTTE	NC	28205
KATELYN RIOS	1010 W C ST	KANNAPOLIS	NC	28081
ROWAN-CABARRUS YMCA	215 GUFFY ST	SALISBURY	NC	28147
SMART INVESTMENTS GROUP LLC				
ATTN: ELIAS FRANCIS	7403 OLD OAK LANE	MINT HILL	NC	28227
SYLVIA A SPONG	PO BOX 1146	KANNAPOLIS	NC	28082
STRAIGHT PATH REAL ESTATE SOLUTIONS LLC	1006 W C ST	KANNAPOLIS	NC	28081
RUTH S WEDDINGTON ESTATE				
C/O WILLIAM WEDDINGTON	365 PITTS SCHOOL RD NW	CONCORD	NC	28027
WILLIAM L WEDDINGTON JR	365 PITTS SCHOOL ROAD NW	CONCORD	NC	28027
JUDY A WHELAN	1007 VALLEY ST	KANNAPOLIS	NC	28081
YASMIN ANGELES	1011 S WALNUT ST	KANNAPOLIS	NC	28081



June 25, 2024

Dear Property Owner,

Please be advised that the City of Kannapolis Board of Adjustment will conduct a quasi-judicial public hearing on Tuesday July 9, 2024 at 6:00 PM at City Hall, located at 401 Laureate Way, for the following case:

BOA-2024-12 – Special Use Permit – 917 West C Street

The purpose of this Public Hearing is to consider a request for a Special Use Permit (SUP) to allow for an Event Center on property located at 917 West C Street. Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance, a SUP is required for Event Center uses in the Mixed-use Neighborhood (MU-N) zoning district. The subject property is 0.77 +/- acres and is more specifically identified as Cabarrus County Parcel Identification Number 56142291400000 (**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.



Special Use Permit

Case Number: BOA-2024-12

Applicant: Yasmin Angeles

917 W C St



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