



BOARD OF ADJUSTMENT AGENDA

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

Tuesday, November 7, 2023 at 6:00 PM

- 1. Call to Order**
- 2. Roll Call and Recognition of Quorum**
- 3. Approval of Agenda**
- 4. Approval of Minutes – October 3, 2023**
- 5. Swearing In for Testimony**
- 6. Public Hearing:**
 - a. BOA-2023-15 – Special Use Permit – 2225 Fowler Street**

Public Hearing to consider a request for a Special Use Permit (SUP) to allow for a civic organization on property located 2225 Fowler Street. Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance, a SUP is required for Civic, social, or fraternal organization uses in the Residential 4 (R4) zoning district. The subject property is 16.5 +/- acres and is more specifically identified as Rowan County Parcel Identification Number 144A04801. **Continued from the October 3, 2023 Board of Adjustment Meeting.**
 - b. BOA-2023-16 – Special Use Permit – 1704 W C Street**

Public Hearing to consider a request for a Special Use Permit (SUP) to allow a self-service storage use on property located at 1704 W C Street. Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance, a SUP is required for self-service storage uses in the General Commercial (GC) zoning district. The subject property is 2.18 +/- acres and is more specifically identified as Rowan County Parcel Identification Number 249C081.
 - c. BOA-2023-17 – Special Use Permit – 160 & 170 Glenn Avenue**

Public Hearing to consider a request for a Special Use Permit (SUP) to allow for one (1) duplex residential structure on property located at 160 & 170 Glenn Avenue. 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 0.177 +/- acres and is more specifically identified as Cabarrus County Parcel Identification Number 56142257320000.
- 7. Planning Director Update**
- 8. Other Business**
- 9. Adjourn**



**Board of Adjustment
November 7, 2023 Meeting**

Staff Report

TO: Board of Adjustment
FROM: Ben Barcroft, Senior Planner
SUBJECT: Case# BOA-2023-15: Special Use Permit – 2225 Fowler Street
Applicant: The Altar Global

Request for a Special Use Permit to allow for a civic organization on property located at 2225 Fowler Street (changes to the previous staff report are shown in red)

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, The Altar Global, is requesting a Special Use Permit (SUP) to allow for a civic organization in the Residential 4 (R4) zoning district on approximately 16.5 +/- acres of property located at 2225 Fowler Street, further identified as Rowan County Parcel Identification Number 144A04801. This property is located in the City's extra territorial jurisdiction (ETJ).

Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance (KDO), issuance of a SUP is required for Civic, social, or fraternal organization uses in the R4 zoning district.

This is a continuation of the hearing from October 3, 2023. The Board of Adjustment previously requested expert testimony with regards to draining a pond and the increased traffic. The applicant has since decided the construction of the amphitheater is no longer part of the proposed plans so, the pond

will not be drained. The building is no longer part of the plans either. The applicant only plans to operate a seasonal camp, hosting 100-200 students. Staff has still recommended that the applicant have an expert witness available to speak on the potential issue with increased traffic.

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 "Complete Neighborhood 2" Character Area in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The Primary uses of this Character Area consists of residential, civic, and small format retail. The specific area is composed primarily of single-family residential development and is the site of a former park.

Based on the Character Area and current development 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 a civic organization will be located on the site of a former park and is not anticipated to cause any traffic hazards or traffic congestion. There is adequate parking available for this use. **Staff believes that the proposed camp would not create more traffic than the previous use of recreation park. The Board of Adjustment, however, is concerned about the increased traffic in the area and has requested expert testimony with regards to the traffic.**

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 civic organization 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 civic organization is compatible with the surrounding residential uses and is located on a large site that was formally used as a park.

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.
Staff recommends requiring a traffic impact analysis to address any potential concerns or needed improvements.

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
Assistant City Manager	X
City Attorney	X



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

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: 2225 Fowler St. Kannapolis NC

Applicant: The Altar Global

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 application and all fees must be paid 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: Jeremiah Johnson

Date: 9/6/23



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

SPECIAL USE PERMIT APPLICATION

Approval authority – Board of Adjustment

Applicant Contact Information

Name: Jeremiah Johnson

Address: 2705 Moose Rd. Kannapolis

Phone: 863-430-4632

Email: fire@thealtarglobal.com

Property Owner Contact Information same as applicant

Name: The Altar Global

Address: 2225 Fowler St. Kannapolis

Phone: 704-625-2424

Email: fire@thealtarglobal.com

Project Information

Project Address: 2225 Fowler St. Kannapolis Zoning District Select

Parcel PIN: 144A04801 Size of property (in acres): 16.5

Current Property Use: Kannapolis Rec Park

Proposed Use: Altar Global Headquarters

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):

Host the Ministry headquarters and religious gatherings and overnight stay for guests periodically

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.**
The proposed use for this property will provide Maintenance to the overgrown property and promote wholesome activity as well as community support and charitable acts

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

There is an operational gate on the property and increased parking to accommodate periodic events

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

There will not be activity that is offensive on the property

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.

The Altar Global supports the expansion of the city and believes in aiding the betterment of the community

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

The current condition of the property is overgrown. The Altar Global intends to bring the property up to excellence

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

9/6/23

Date

Property Owner Signature

9/6/23

Date

For Staff Use Only:

Filing Fee: _____

Receipt #: _____

Case #: _____

Date Received: _____

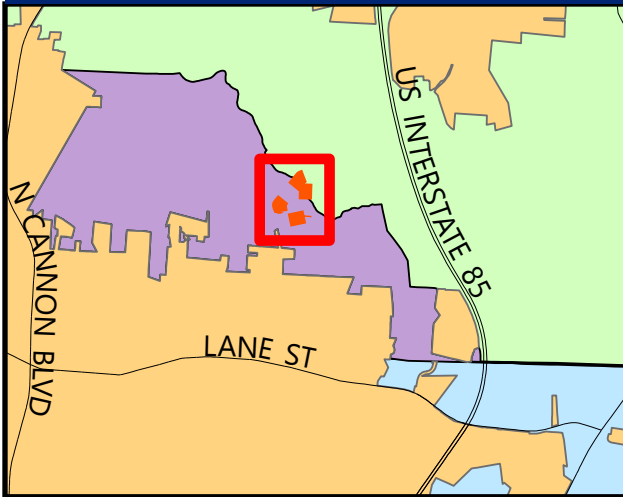


Vicinity Map

Case Number: BOA-2023-15

Applicant: Jeremiah Johnson

2225 Fowler St





Kannapolis Current Zoning

Case Number: BOA-2023-15

Applicant: Jeremiah Johnson

2225 Fowler St



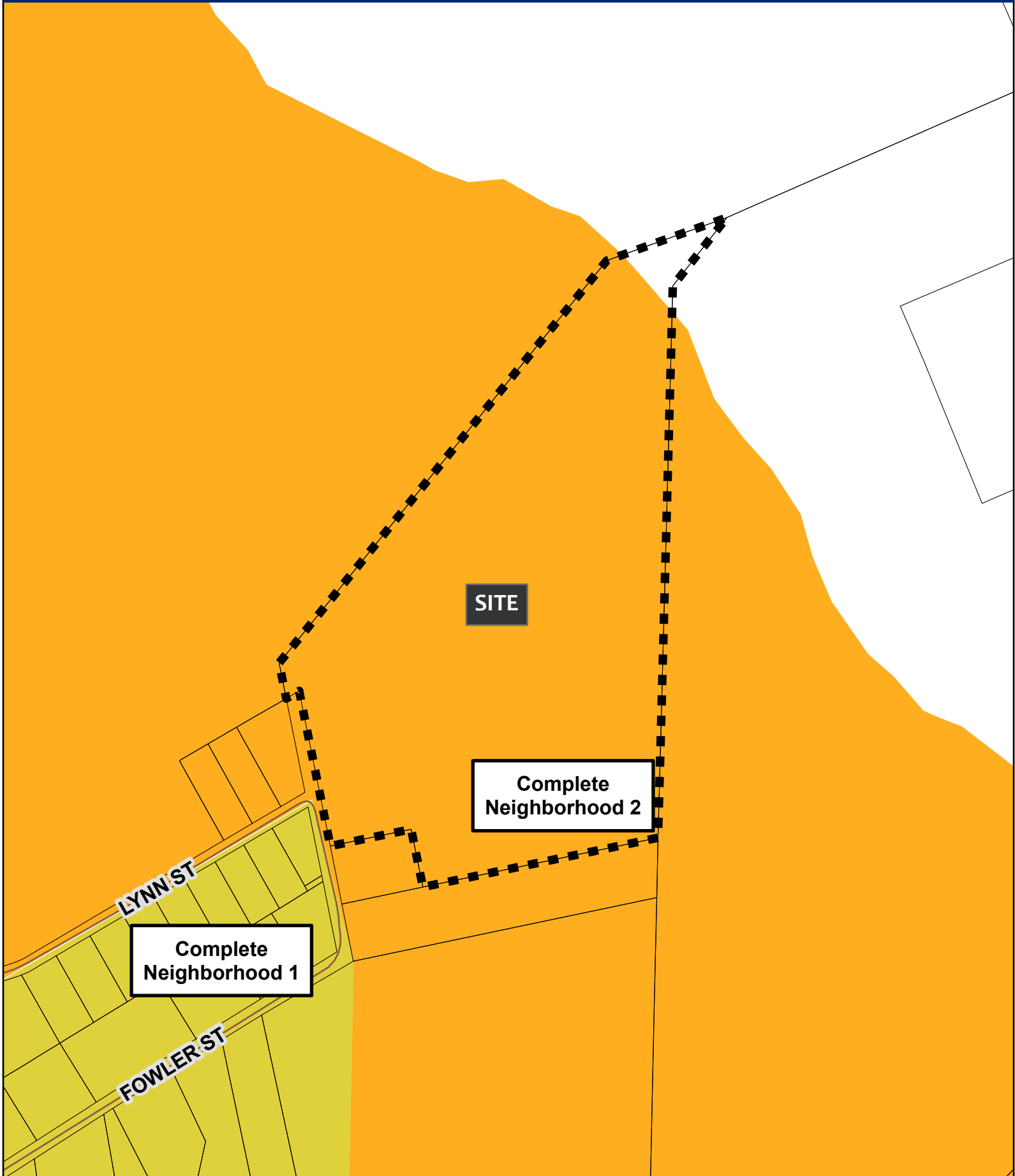


Kannapolis 2030 Future Land Use Map

Case Number: BOA-2023-15

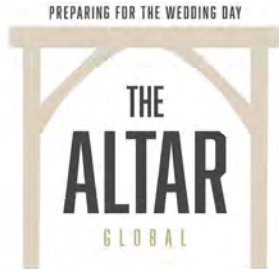
Applicant: Jeremiah Johnson

2225 Fowler St



THE ALTAR GLOBAL HEADQUARTERS

#occupytheland



OWNNAME	TAXADD1	CITY	STATE	ZIPCODE
CHARLES & ALICE TROUTMAN	2116 LYNN ST	KANNAPOLIS	NC	28083
MICHAEL WAYNE & JAMIE COWARD	2332 FOWLER ST	KANNAPOLIS	NC	28083
DONALD FREEMAN	PO BOX 1131	KANNAPOLIS	NC	28082
JOHN & HELEN EUBANKS	2331 FOWLER ST	KANNAPOLIS	NC	28083-9768
HIGHWAY 700 LLC	2078 FELDSPAR DR	DAVIDSON	NC	28036
JUDY COX	2220 LYNN ST	KANNAPOLIS	NC	28083
KARL MALINA	2222 LYNN ST	KANNAPOLIS	NC	28083
MATTHEW MALINA				
AGNES MALINA	2340 FOWLER ST	KANNAPOLIS	NC	28083-9768
MARTIN MARIETTA MATERIALS INC				
C/O BADEN TAX MANAGEMENT LLC	PO BOX 8040	FORT WAYNE	IN	46898
ROBERT MALINA	3110 BARR RD	CONCORD	NC	28027-7665
STEVEN & PAIGE SEELEY	2218 LYNN ST	KANNAPOLIS	NC	28083
JEREMIAH JOHNSON	2705 MOOSE RD	KANNAPOLIS	NC	28083
THE ALTER GLOBAL	2225 FOWLER ST	KANNAPOLIS	NC	28083



September 19, 2023

Dear Property Owner,

Please be advised that the City of Kannapolis Board of Adjustment will conduct a quasi-judicial public hearing on Tuesday October 3, 2023 at 6:00 PM at City Hall, located at 401 Laureate Way, for the following case:

BOA-2023-15 – Special Use Permit – 2225 Fowler Street

The purpose of this Public Hearing is to consider a request for a Special Use Permit (SUP) to allow for a civic organization on property located at 2225 Fowler Street. Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance, a SUP is required for Civic, social or fraternal organization uses in the Residential 4 (R4) zoning district. The subject property is 16.5 +/- acres and is more specifically identified as Rowan County Parcel Identification Number 144A04801 (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

The meeting is accessible to people with disabilities. To request special accommodation in advance, contact the City's ADA Coordinator at 704-920.4302.

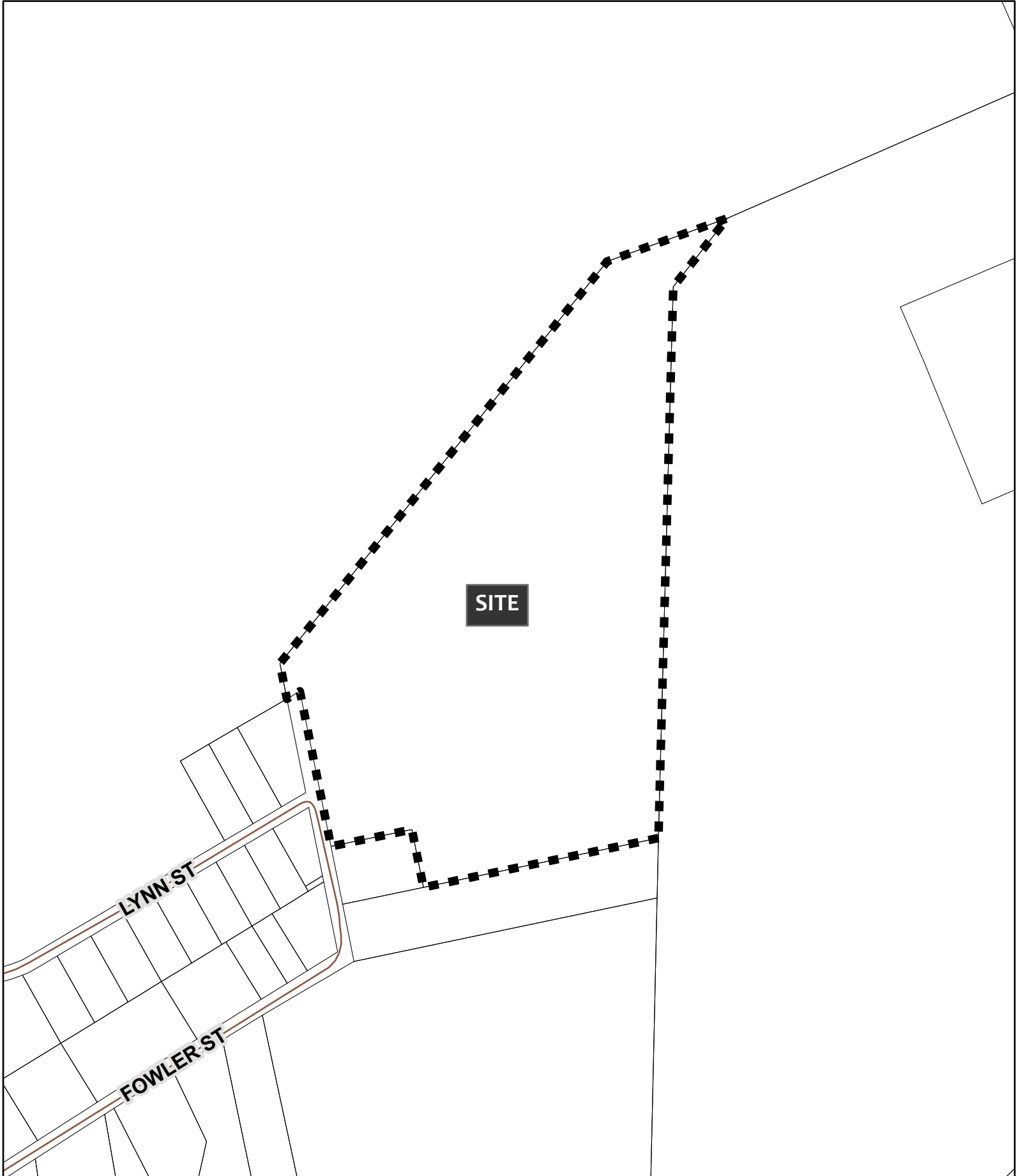


Special Use Permit

Case Number: BOA-2023-15

Applicant: Jeremiah Johnson

2225 Fowler St





BOARD OF

ADJUSTMENT

**PUBLIC HEARING
INFORMATION**

CALL 704-920-4350

CASE # B0A - 2023 -15



**Board of Adjustment
November 7, 2023 Meeting**

Staff Report

TO: Board of Adjustment
FROM: Ben Barcroft, Senior Planner
SUBJECT: Case# BOA-2023-16: Special Use Permit – 1704 W C Street
Applicant: West C, LLC

Request for a Special Use Permit to allow for a self-service storage facility on property located at 1704 W 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, West C, LLC, is requesting a Special Use Permit (SUP) to allow for a self-service storage facility in the General Commercial (GC) zoning district on approximately 2.18 +/- acres of property located at 1704 W C Street, further identified as Rowan County Parcel Identification Number 249C081.

Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance (KDO), issuance of a SUP is required for Self-service storage 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 "Complete Neighborhood 1" Character Area in the *Move Kannapolis Forward 2030 Comprehensive Plan*. This area calls for residential and neighborhood serving retail. This Character Area is composed primarily of single-family residential.

Based on the character areas noted above, the proposed development is not compatible with the future and existing uses in the surrounding area however, staff recommends enhanced landscaping and buffers to mitigate this concern thus making the use more in harmony with the 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 a self-service storage facility is not anticipated to cause any traffic hazards or 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 self-service storage facility 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 self-service storage facility 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 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 with conditions** 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
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**. Submit digitals and 1 hard copy of applications and accompanying documents to the Planning Department at the address above.

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: 0 West C Street, Kannapolis NC 28081 (nearest intersection N Arbor Ave / West C)

Applicant: West C, LLC

SUBMITTAL CHECKLIST

- Pre-Application Meeting – send an email to planreviewappointment@kannapolisnc.gov
- 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 application and all fees must be paid 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: _____

9/29/2023



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

SPECIAL USE PERMIT APPLICATION

Approval authority – Board of Adjustment

Applicant Contact Information

Name: West C, LLC
Address: 709 Crystal Cove Court
Sneads Ferry, NC 28460
Phone: 704-975-3201
Email: bnr0327@gmail.com

Property Owner Contact Information same as applicant

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

Project Information

Project Address: 0 West C St, Kannapolis NC 28081 Zoning District GC (C2)
Parcel PIN: 5604-16-84-6878 Size of property (in acres): 2.18

Current Property Use: Vacant commercial

Proposed Use: Self storage

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): _____

See attached plans.

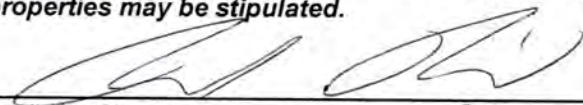
REVIEW STANDARDS

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:

- 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.**
West C street is identified as a key travel corridor, with increasing population in the Kannapolis region-including Glenn Avenue South-retail self storage will assist to serve the future development of the rural transition and surrounding neighborhoods.

2. Adequate measures shall be taken to provide ingress and egress to minimize traffic hazards and traffic congestion on the public roads.
60' right of way will be utilized with adequate off-street entry space for vehicles to enter the facility without impeding traffic on West C Street.
3. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.
The proposed business use does not generate any offensive by-products or waste.
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.
The proposed use will not impede or encroach on any neighboring sites, and with the maximum permitted height of one (1) story the building will not be a disturbance to the surroundings.
5. The establishment, maintenance, or operation of the proposed use will not be detrimental to or endanger the public health, safety, or general welfare.
There are no waste products generated during the business operations of the proposed use.
6. The proposed use complies with all applicable provisions of the KDO.
Confirmed in Article 4, Table 4.2.B(5) - Retail Sales & Services
7. The applicant consents in writing to all conditions of approval included in the approved special use permit.
I consent.

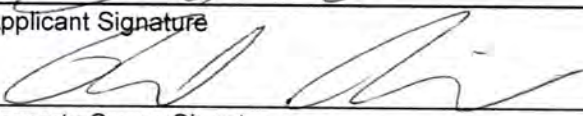
By signing below, I certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief. I acknowledge that the Board of Adjustment may add conditions on the requested use as part of the approval to assure that adequate mitigation measures 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

9/29/2023

Date



Property Owner Signature

9/29/2023

Date

For Staff Use Only:

Filing Fee: _____

Receipt #: _____

Case #: _____

Date Received: _____

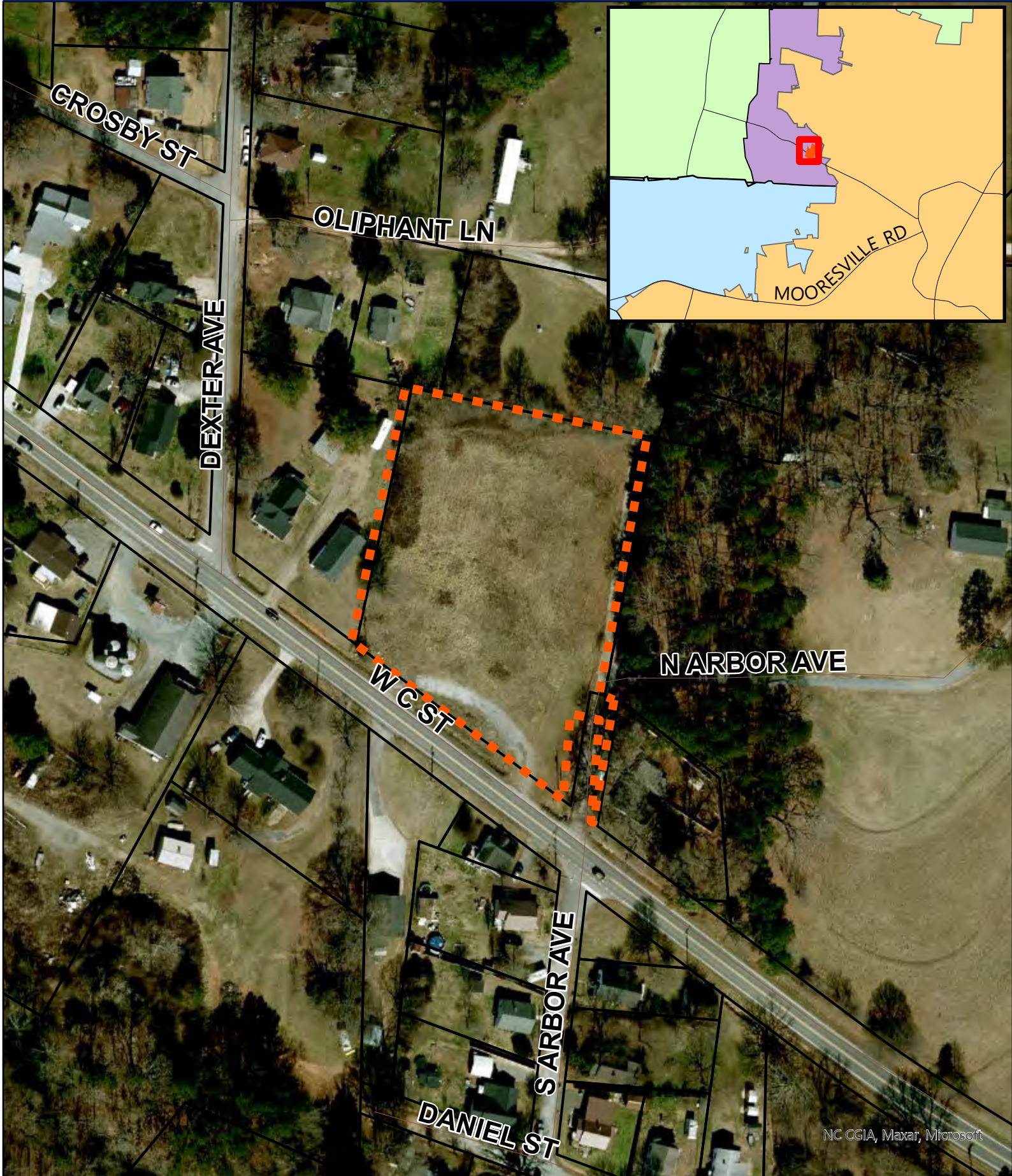


Vicinity Map

Case Number: BOA-2023-16

Applicant: West C LLC

1704 W C St





Kannapolis Current Zoning

Case Number: BOA-2023-16

Applicant: West C LLC

1704 W C St

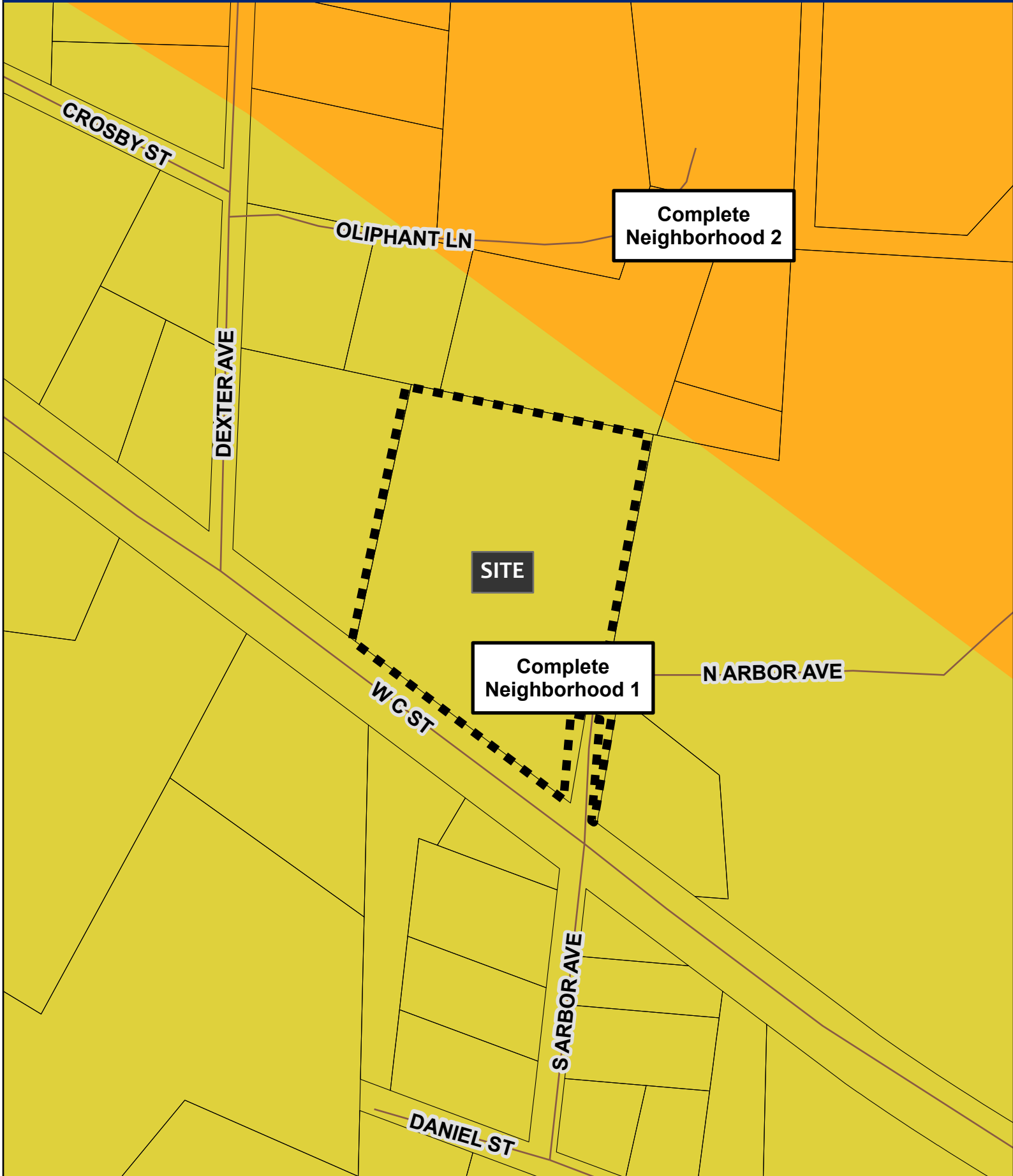


Kannapolis 2030 Future Land Use Map

Case Number: BOA-2023-16

Applicant: West C LLC

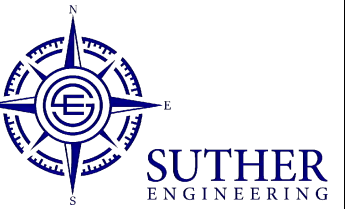
1704 W C St



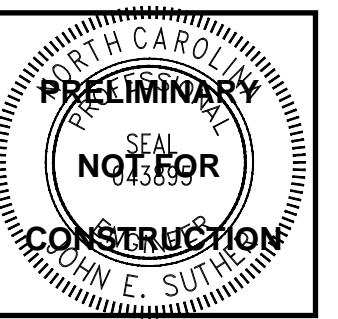
SPECIAL USE PERMIT DRAWINGS

WEST C ST STORAGE

KANNAPOLIS, NC



FIRM No. P-1946
1316 S. MAIN ST. STE D
KANNAPOLIS, NC 28081



SUBJECT PROPERTY INFO:

PARCEL ID(S):

249C081

DEED BOOK & PAGE:

DB: 1426 PG: 261

CURRENT ZONING:

GC (KANNAPOLIS)

PROPERTY LOCATION:

CITY OF KANNAPOLIS ETJ

ROWAN COUNTY

OWNER INFORMATION:

WEST C LLC
6323 WILLOW RUN DR
CHARLOTTE, NC 28277

PLAN NOTES:

1. PLAN NORTH IS BASED ON NAD83(2011)
2. GEODETIC MONUMENTS WERE SURVEYED AS SHOWN
3. ALL DISTANCES ARE GROUND HORIZONTAL UNLESS OTHERWISE NOTED
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5. NO UNDERGROUND UTILITIES WERE LOCATED WITH THIS PLAN. BEFORE DIGGING CALL NO ONE-CALL (1-800-632-4949)
6. ZONING DISTRICTS NOTED ARE PER GIS INFORMATION AVAILABLE TO THE PUBLIC
7. THE SUBJECT PARCEL(S) AND ANY ADJOINING PROPERTY OWNERS NAMES, DEEDS OF RECORD, AND TAX PARCEL IDENTIFICATIONS REFLECT THOSE AVAILABLE TO THIS ENGINEER AS OF THE DATE OF THE PLAN SHOWN
8. SURVEY INFORMATION FOR THIS PLAN SHOWN WAS PROVIDED BY: MEL THOMPSON ASSOCIATES

REVISION ISSUE

NO	WEST C	09.30.23

WEST C STORAGE

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

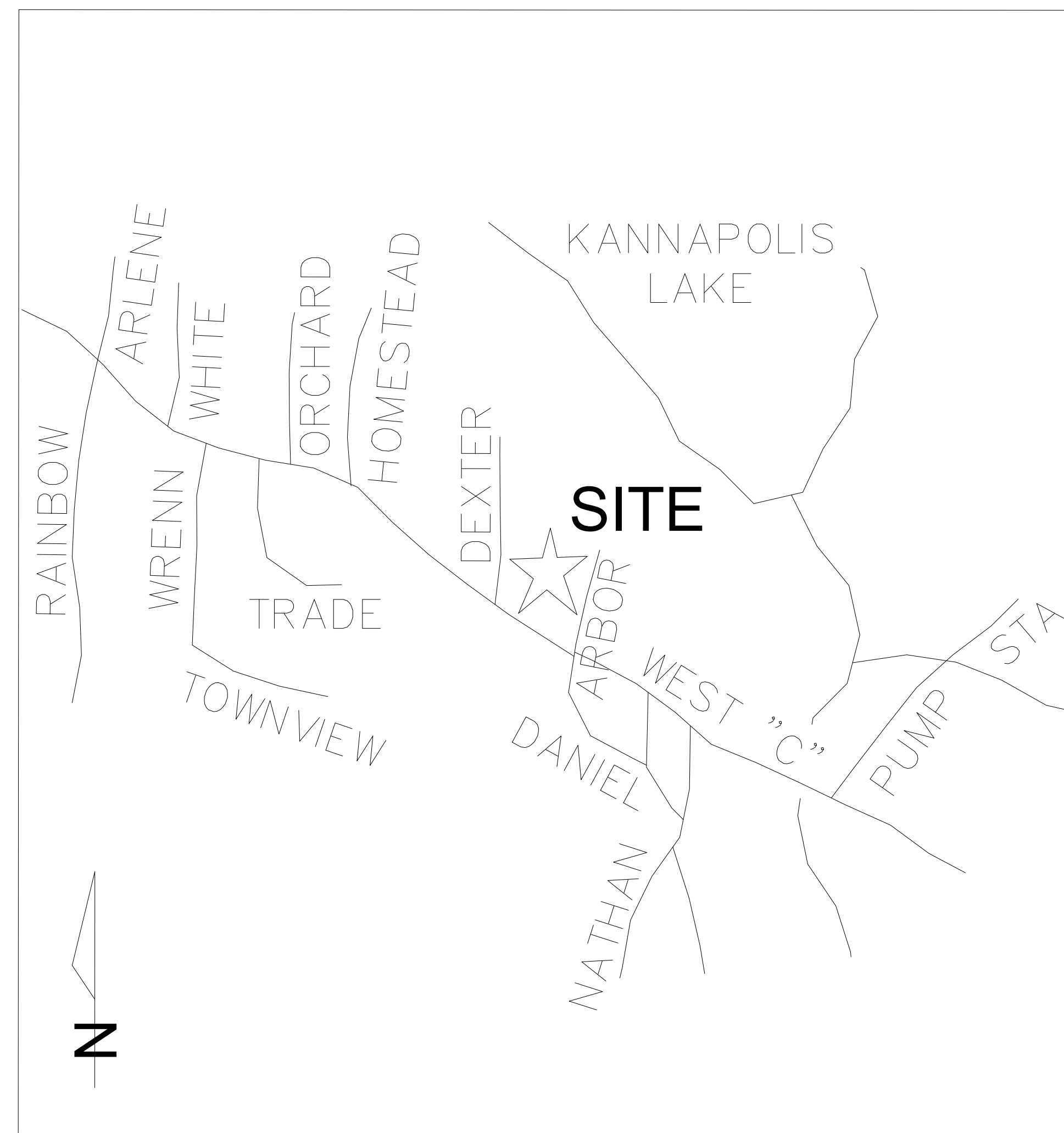
C-1

ENGINEERS NOTES:

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. THE CONTRACTOR SHALL CONFIRM AT THE TIME OF NOTIFICATION TO THE ENGINEER OF THE COMMENCEMENT OF WORK THE CURRENT DRAWING REVISION AND DOCUMENTS. STATUS OF CURRENT PLANS FROM THE CITY OF KANNAPOLIS AND RELEVANT JURISDICTIONS SHALL ALSO BE CONFIRMED PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN INTERPRETATIONS FOR ANY QUESTIONS REGARDING THESE DRAWINGS PRIOR TO COMMENCEMENT OF WORK OR ORDERING OF MATERIALS AND SHALL BEAR THE COST OF ALL REWORK IF NOT PROPERLY COORDINATED.
4. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ANY EXCAVATION PERFORMED WITHIN THE PUBLIC RIGHT OF WAY.
5. THE ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE ENFORCEMENT OF SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY STANDARDS, LAWS AND REGULATIONS.
6. MEANS AND METHODS OF CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY PROCESS, METHOD, OR ADDITIONAL DESIGN REQUIRED FOR THE INSTALLATION OF PROJECT ELEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING THE WORK.
7. THE CONTRACTOR SHALL ADJUST ALL PROPOSED AND EXISTING FACILITIES TO FINAL DESIGN GRADE.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE FIELD DATA AND THE INFORMATION SHOWN HEREIN. ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY WORK DONE WITHOUT PROPER NOTIFICATION AND COORDINATION.
9. THE ENGINEER PREPARING THESE PLANS SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGED TO OR USES OF THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE DESIGN ENGINEER PRIOR TO IMPLEMENTATION.
10. PRIVATE WATER AND SANITARY SEWER SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH N.C.D.E.N.R. REGULATIONS IN THE PRESENCE OF THE ENGINEER OR APPROPRIATE CITY INSPECTOR PRIOR TO ACTIVATION OF FACILITIES.
11. EXISTING SANITARY SEWER AND WATER SYSTEM SHOWN PER PROVIDED SURVEY AND SALISBURY REFERENCE DRAWINGS. EXISTING PUBLIC UTILITY INFORMATION IS SHOWN FOR REFERENCE ONLY AND EXISTING SIZES, INVERTS, AND LOCATIONS SHALL BE FIELD VERIFIED.
12. A LICENSED UTILITY CONTRACTOR OR APPLICABLE CITY PUBLIC WORKS WILL INSTALL THE TAPS AND METERS. THE AUTHORIZED CONTRACTOR PERFORMING THE WORK IS RESPONSIBLE FOR INSTALLING THE TAPS AND METERS TO KANNAPOLIS STANDARDS AND REGULATIONS.
13. SANITARY YARD HYDRANTS SHALL BE "STOP AND DRAIN", "STOP AND WASTE", OR "WEEP HOLE" TYPE HYDRANTS.
14. IF THE CONTRACTOR OPTS TO INSTALL PRECAST STRUCTURES, THE CONTRACTOR SHALL BE REQUIRED TO VERIFY RIM ELEVATION AND LAYOUT OF ALL PIPES INCLUDING SIZE AND INVERTS OF EXISTING FACILITIES, PRIOR TO THE ORDERING OF MATERIALS.
15. IT SHALL BE THE RESPONSIBILITY OF THE INSTALLER TO ADJUST ALL PRECAST STRUCTURES TO FINISH GRADE IN ACCORDANCE WITH AGENCY SPECIFICATIONS AND MANUFACTURER RECOMMENDATIONS. NO ADDITIONAL PAYMENT WILL BE MADE FOR ADJUSTING FACILITIES TO FINISHED GRADES.
16. FIRE HYDRANTS SHALL BE 10' CLEAR OF ANY OBSTRUCTIONS.
17. FDC LOCATIONS SHALL BE IN ACCORDANCE WITH KANNAPOLIS FIRE DEPARTMENTS REQUIREMENTS.
18. FIRE SPRINKLER SIZING AND FDC CONNECTIONS (IF REQ) TO BE SIZED AND LOCATED PER THE RECOMMENDATION OF THE FIRE SPRINKLER CONSULTANT. ALL REFERENCE SHOWN HEREIN ARE FOR SCHEMATIC PURPOSES ONLY.
19. THE CONTRACTOR SHALL FLUSH AND CLEAN ALL ONSITE STORM DRAINAGE AND HAUL OFF ALL ACCUMULATED MATERIALS AT THE COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL PROTECT DOWN STREAM PROPERTIES AND BMP INSTALLATIONS FROM EXCESSIVE SEDIMENT ACCUMULATION. UPON COMPLETION OF CLEANING, CONTRACTOR SHALL PROVIDE WRITTEN CONFIRMATION TO THE OWNER AND REQUEST INSPECTION OF THE PROJECT BY THE ENGINEER FOR FINAL INSPECTIONS.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS.
2. NOTIFY NORTH CAROLINA 811 OR A PRIVATE UTILITY LOCATION SERVICE AT LEAST TWO FULL DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION OR DEMOLITION ACTIVITY.
3. EXISTING UTILITY LINES AND UNDERGROUND FACILITIES, WHERE KNOWN, ARE INDICATED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND IDENTIFYING IN THE FIELD ALL EXISTING UNDERGROUND UTILITIES, PIPELINES AND OTHER INSTALLATIONS PRIOR TO EXECUTING ANY EARTHWORKS OR EXCAVATIONS.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS OBTAINED FROM THE PLAT BOUNDARY REFERENCED AND CABARRUS COUNTY DATA AVAILABLE IN THE PUBLIC DOMAIN, INTERNAL SURVEY INFORMATION, AND NORTH CAROLINA LIDAR INFORMATION AVAILABLE IN THE PUBLIC DOMAIN.
5. ARCHITECTURAL DIMENSIONS TO BE VERIFIED BY SURVEYOR. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
6. THE SURVEYOR SHALL REPORT ANY ENCROACHMENTS OR DISCREPANCIES GENERATED BY THE SITE PLAN AGAINST ANY SITE DEVELOPMENT REQUIREMENTS SPECIFIED BY THE SITE PLAN TO THE OWNER, ARCHITECT, OR CIVIL ENGINEER PRIOR TO ANY ACTUAL CONSTRUCTION.
7. ALL STREET INTERSECTIONS, DRIVES, AND CURB GRADES SHALL BE COORDINATED WITH THE CITY OF KANNAPOLIS INSPECTOR.
8. ALL ROAD IMPROVEMENTS ARE TO BE COORDINATED WITH THE CITY OF KANNAPOLIS ENGINEERING DEPARTMENT AND / OR THE NCDOT PRIOR TO CONSTRUCTION.
9. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURBS.
10. CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY OF KANNAPOLIS ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
11. PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO THE CITY ENGINEER AND COUNTY FOR PERMIT PRIOR TO CONSTRUCTION.
12. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DETICHES, MUST BE SUBMITTED PRIOR TO FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY OF KANNAPOLIS ORDINANCE.
13. PRIOR TO BUILDING CO. SURVEYOR SEALED "AS-BUILT" DRAWINGS OF ALL WATER QUALITY BMP'S AND DETENTION/RETENTION SYSTEMS MUST BE PROVIDED IF PRESENT IN THE DESIGN DOCS.
14. PRIOR TO PLAT RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED.
15. ALL REQUIRED POST CONSTRUCTION CONTROLS AND EASEMENTS (PCCES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
16. ANY WORK WITHIN THE CITY OR STATE'S R/W THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANES MUST BE APPROVED BY HARRISBURG OR NCDOT. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ANY CLOSURES.
17. ALL DIMENSIONS, ELEVATIONS AND COORDINATES ARE IN FEET UNLESS NOTED OTHERWISE. VERTICAL DATUM IS NAD 83.
18. CONTRACTOR SHALL FURNISH ALL EQUIPMENT AND TOOLS AND SHALL BE RESPONSIBLE FOR ACCURATELY LOCATING AND STAKING OUT THE WORK. BENCHMARKS AND REFERENCE LINES SHALL BE CAREFULLY MAINTAINED AND, IF DISTURBED OR DESTROYED, SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. CONTRACTOR SHALL PROVIDE ALL SURVEYING AND ENGINEERING SERVICES TO ESTABLISH REFERENCE POINTS, LINES AND GRADES TO CONTROL THE WORK, AND TO MEASURE EXCAVATION AND FILL QUANTITIES BY USE OF RECOGNIZED SURVEY PRACTICES.
20. IF NEEDED GEOTECHNICAL EXPLORATION REPORTS TO INCLUDE BORING AND SOILS DATA AND IS PROVIDED TO THE CONTRACTOR FOR USE. THE BORING LOGS AND TEST DATA SHOULD INDICATE THE CONDITIONS AT THE PARTICULAR LOCATIONS OF THE BORINGS OR TESTING LOCATIONS. IT SHALL NOT BE CONSTRUED THAT BORING LOGS AND OTHER TEST DATA INDICATE THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED THROUGHOUT THE SITE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY INTERPRETATION AND CONCLUSIONS, WHICH THEY MAY MAKE AS TO THE NATURE OF THE MATERIALS TO BE ENCOUNTERED AND THE DIFFICULTY OF PERFORMING THE WORK.
21. THE CONTRACTOR IS RESPONSIBLE FOR MONITORING AND TESTING THEIR WORK TO ENSURE COMPLIANCE WITH THE PROJECT DOCUMENTS. ADDITIONAL TESTS AND INSPECTIONS PERFORMED BY THE OWNER/ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO CONFORM TO THE CONSTRUCTION DOCUMENTS.
22. CONTRACTOR SHALL PROVIDE ACCESS TO TESTING AGENCY TO PERFORM MATERIALS TESTING AND INSPECTIONS AND PROVIDE REASONABLE ASSISTANCE, WHEN NEEDED.
23. IF, IN THE JUDGMENT OF THE OWNER/ENGINEER, BASED ON TESTS, THE SUBGRADE OF FILL HAS BEEN PLACED BELOW THE SPECIFIED DENSITY, THE SUBCONTRACTOR WILL BE REQUIRED TO PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL COSTS TO THE OWNER/ENGINEER. IN THE CASE OF THIS SITE COMPACTION REQUIREMENTS ARE TO BE SPECIFIED BY THE BUILDING DESIGNER.
24. ALL AREAS NOT SURFACED WITH ASPHALT, CONCRETE OR STONE SHALL BE COVERED WITH 4 INCHES OF COMPACTED TOPSOIL AND SHALL BE PERMANENTLY SEEDED WITHIN (7) CALENDAR DAYS OF ACHIEVING FINAL GRADE. SEE PERMANENT SEEDING NOTES FOR REQUIREMENTS.



NTS VICINITY MAP

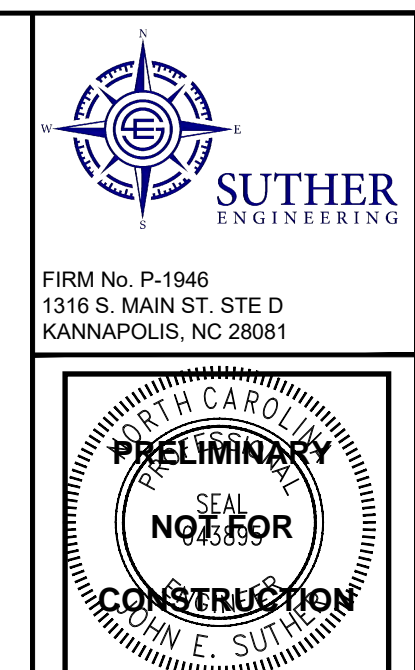
PROJECT TEAM

OWNER/DEVELOPER:
WEST C LLC
6323 WILLOW RUN DR
CHARLOTTE, NC 28277

CIVIL ENGINEER:
SUTHER ENGINEERING PLLC
1316 S. MAIN ST SUITE D
KANNAPOLIS, NC 28081

SHEET INDEX

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-3 SITE LAYOUT PLAN
- C-4 SAMPLE BUILDING ELEVATIONS



FIRM No. P-1946
1316 S. MAIN ST. STE D
KANNAPOLIS, NC 28081

SITE NOTES:

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3. ALL STRIPING WITHIN THE RIGHT OF WAY SHALL CONFORM TO THE KANNAPOLIS KDD.
4. ALL WORK AND MATERIALS SHALL CONFORM TO THE KANNAPOLIS KDD, CITY/COUNTY REGULATIONS, LOCAL AND STATE CODES, O.S.H.A. STANDARDS, AND ANY OTHER GOVERNING BODY HAVING JURISDICTION OVER THE PERFORMANCE AND INSTALLED MATERIALS OF THE PROJECT.
5. EXISTING STRUCTURES, PIPES, UTILITIES, ETC. ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS NECESSARY TO PERFORM THE SHOWN SCOPE OF WORK. ALL COSTS FOR SUCH WORK SHALL BE INCLUDED IN THE BASE BIDS BY CONTRACTORS. THE CONTRACTORS SHALL BE RESPONSIBLE FOR THE RELOCATIONS AND COORDINATION OF SUCH RELOCATIONS WITH THE UTILITY OWNER / PROVIDERS. THIS INCLUDES BUT IS NOT LIMITED TO: ALL UTILITIES, STORM DRAINAGE, STREET SIGNS, TRAFFIC SIGNALS, POLES, ETC... AS REQUIRED TO PERFORM THE SHOWN SCOPE OF WORK.

EXISTING SITE DATA

EXISTING AREA QUANTITIES

AREA BEING DEVELOPED: 2.18 +/- AC.
AREA IN RIGHT OF WAY: 8,681 +/- SF; 0.20 +/- AC
EXISTING IMPERVIOUS AREA:
DRIVES: 8,025 SF; 0.184 AC
EXISTING IMPERVIOUS % : 9.30 %
ALLOWABLE IMP. % = 80%

DIMENSIONAL STANDARDS GC-KANNAPOLIS:

MINIMUM LOT WIDTH: 50 FT
MINIMUM LOT AREA: 1-3 AC SELF STORAGE
FRONT SETBACK MINIMUM: 10 FT
FRONT SETBACK MAXIMUM: -- FT
SIDE YARD SETBACK: 0 FT
REAR SETBACK MINIMUM: 0 FT

NOTE:
CRMPD "CABARRUS-ROWAN METRO PLANNING ORG."
FUTURE RIGHT OF WAY SHOWN TO ROW WIDTH OF 80'

ENVIRONMENTAL NOTES:

MAX IMPERVIOUS SURFACE: 80%
POST CONSTRUCTION STORM JURISD.: LOCAL PHASE II

THIS PROJECT IS NOT LOCATED IN A WATERSHED
THIS PROJECT IS NOT LOCATED WITHIN A FLOOD ZONE

REF. FEMA FLOOD PANEL 3710560400K; 06.16.2009

SUBJECT PROPERTY INFO:

PARCEL ID(S): 249C081
DEED BOOK & PAGE: DB: 1426 PG: 261
CURRENT ZONING: GC (KANNAPOLIS)
PROPERTY LOCATION: CITY OF KANNAPOLIS ETJ
ROWAN COUNTY
OWNER INFORMATION: WEST C LLC
6323 WILLOW RUN DR
CHARLOTTE, NC 28277

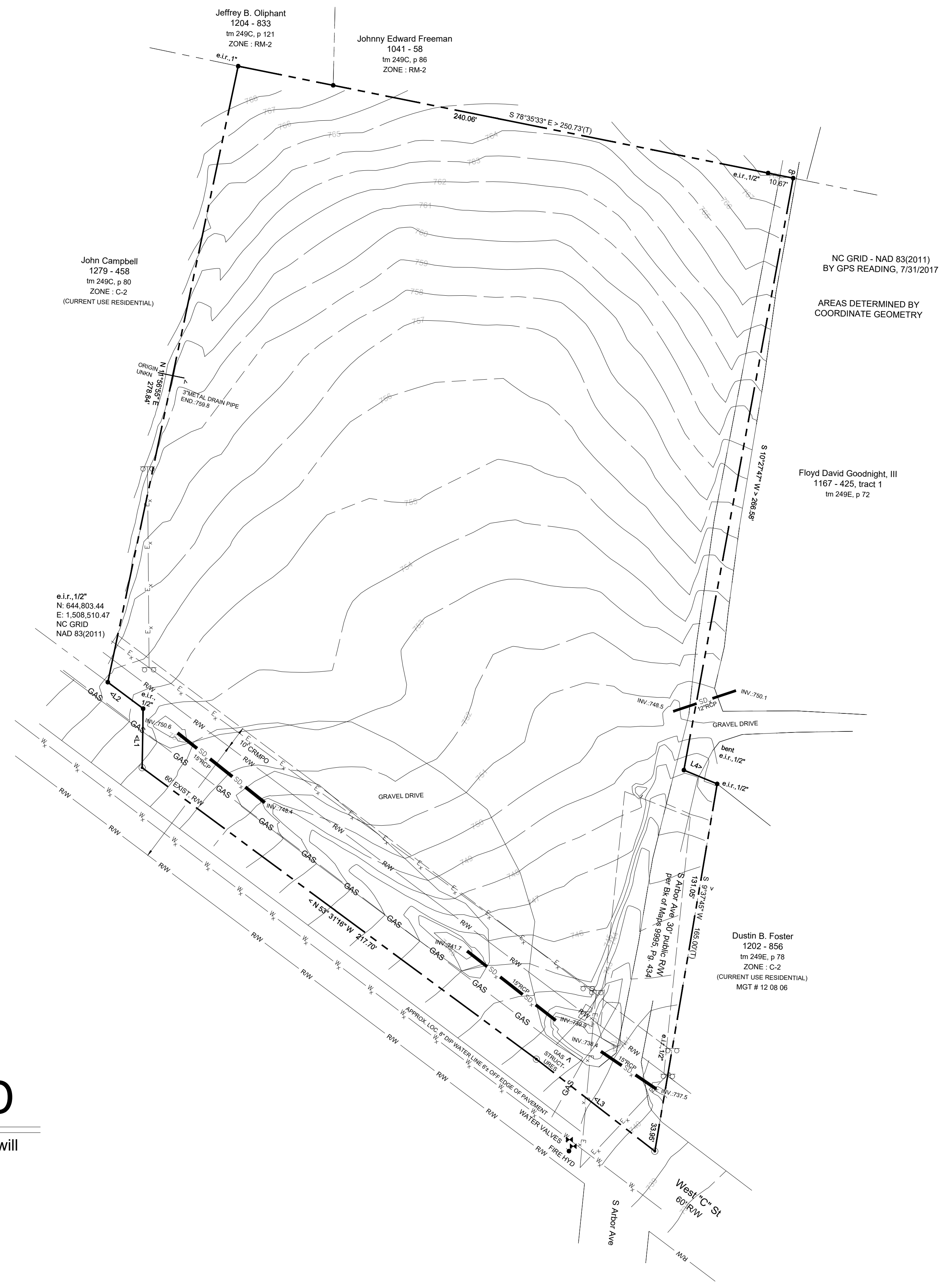
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 8. SURVEY INFORMATION FOR THIS PLAN SHOWN WAS PROVIDED BY: MEL THOMPSON ASSOCIATES

REVISION ISSUE	
00	WEST C 09.30.23

WEST C STORAGE

SHEET TITLE: EXISTING CONDITIONS

SHEET NUMBER: C-2



Line	Bearing	Distance
L1	N 0° 58' 40" E	26.16'
L2	N 53° 11' 05" W	19.55'
L3	N 52° 07' 44" W	65.55'
L4	S 07° 28' 16" E	16.96'

SURVEY LEGEND:
n.i.p. = New Iron Pin, (SET)
e.i.p. = Existing Iron Pipe, as described (FOUND)
e.i.r. = Existing Iron Rod, as described (FOUND)
cp = Computed Point / No Physical Monu.

LEGEND

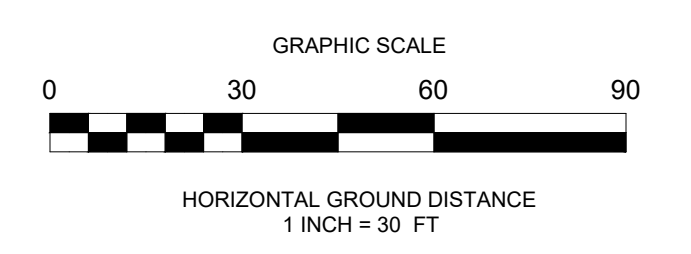
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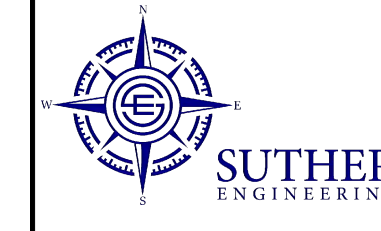
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- — — — EX-EASEMENT
- E_x — E_x — EX-OVERHEAD-PWR
- — — — EX-PROPERTY-LINES
- — — — EX-TOPO-CONTOURS



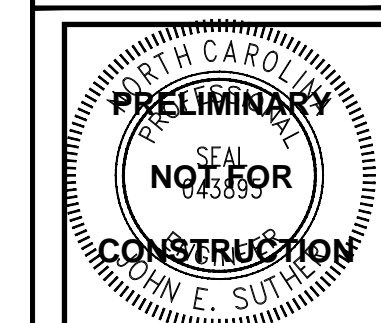
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Call before you dig.**

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2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CURBS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
4. SHOWING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.





FIRM No. P-1946
1316 S. MAIN ST. STE D
KANNAPOLIS, NC 28081



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SITE DEVELOPMENT DATA

PROPOSED AREA QUANTITIES

AREA BEING DEVELOPED: 2.18 AC.
 AREA IN RIGHT OF WAY: 8,681 SF +/- ; 0.20 +/- AC
 DISTURBED AREA: 1,286 AC.
 PROPOSED IMPERVIOUS: 56,015 SF , 1.286 AC.
 BUILDING: 19,600 SF
 PAVING: 34,781 SF
 SIDEWALK: 129 SF
 CURB & GUTTER: 1,505 SF

IMPERVIOUS % : 64.9 %
 ALLOWABLE IMP. % = 80%
 NCDEQ DENSITY: HIGH
 BMP CONTROLS: YES
 PHASE II LOCAL - KANNAPOLIS

DIMENSIONAL STANDARDS NC-HARRISBURG:

MINIMUM LOT WIDTH: 50 FT
 FRONT SETBACK MINIMUM: 10 FT
 FRONT SETBACK MAXIMUM: --- FT
 SIDE YARD SETBACK: 0 FT
 REAR SETBACK MINIMUM: 0 FT

MAX BUILDING HEIGHT: 1 STORY
 MAX IMPERVIOUS SURFACE: 80%

SITE MATERIALS NOTES:

PAVING
 HEAVY DUTY ASPHALT PAVING: AREAS INSIDE R/W
 PROFILE:
 8" AGG. BASE COURSE (ABC)
 2.5" 119.0C INT. COURSE
 1.5" S9.5B SURF. COURSE

LIGHT DUTY ASPHALT PAVING: DRIVE & PARKING
 PROFILE:
 6" AGG. BASE COURSE (ABC)
 2" S9.5B SURF. COURSE

SIDEWALKS:
 PROFILE:
 4" 3500 PSI MIN. CONC. W/ AIR

PARKING NOTES:

REQUIRED PARKING: 1 / 200 RENTAL UNITS
 REQUIRED SPACES: 1 SPACES
 PROVIDED SPACES: 2 SPACES
 HC SPACES REQ. : 1 SPACE
 HC SPACES PROVIDED: 1 SPACE

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 PARCEL ID(S): 249C081
 DEED BOOK & PAGE: DB: 1426 PG: 261
 CURRENT ZONING: GC (KANNAPOLIS)
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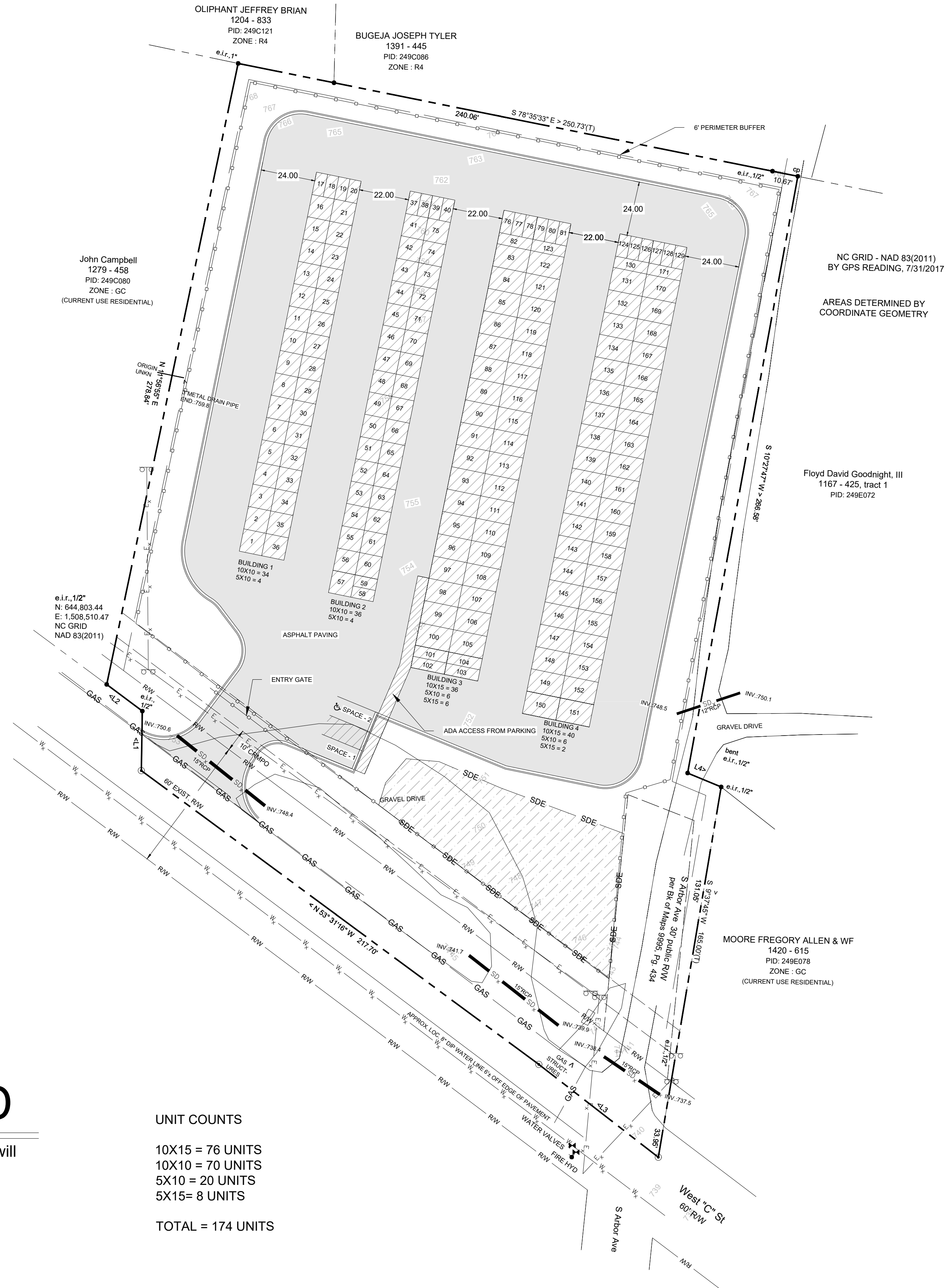
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REVISION ISSUE		
00	WEST C	09.30.23

WEST C STORAGE

SHEET TITLE: SITE LAYOUT PLAN

SHEET NUMBER: C-3



Line Bearing Distance

L1	N 0° 58' 40" E	26.16'
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L3	N 52° 07' 04" W	65.85'
L4	S 67° 28' 16" E	15.96'

LEGEND

- These standard symbols will be found in the drawing.
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 - W_w — W_w — EX-WATER-LINE
 - RW — RW — EX-ROW
 - — — — EX-EASEMENT
 - E_w — E_w — EX-OVERHEAD-PWR
 - — — — EX-PROPERTY-LINES
 - — — — EX-TOPO-CONTOURS

UNIT COUNTS

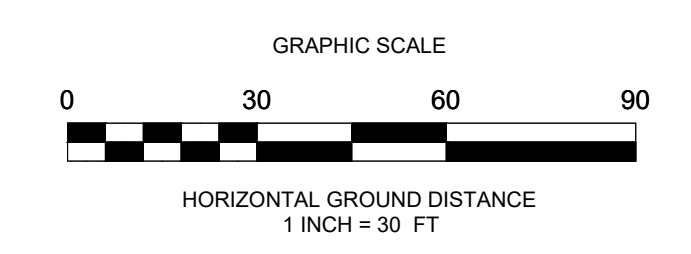
10X15 = 76 UNITS
 10X10 = 70 UNITS
 5X10 = 20 UNITS
 5X15 = 8 UNITS

TOTAL = 174 UNITS



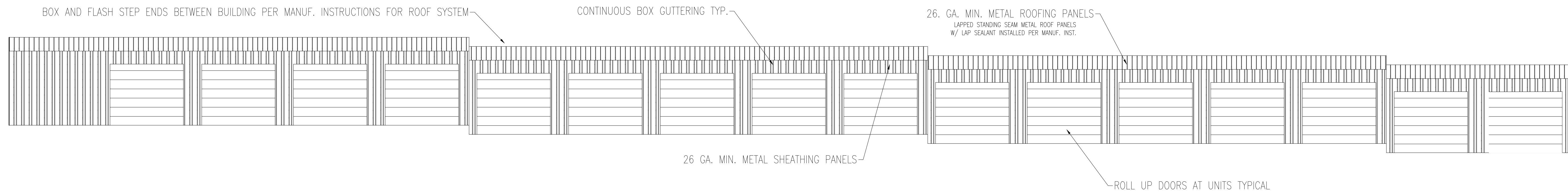
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2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CURB, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
4. SHOWING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.

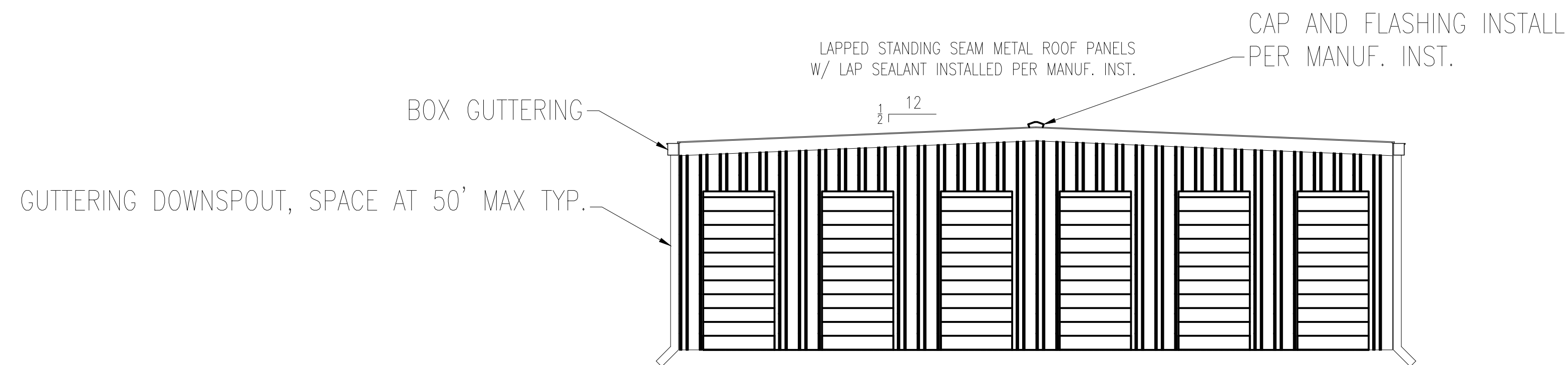




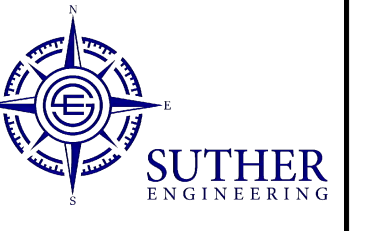
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NTS



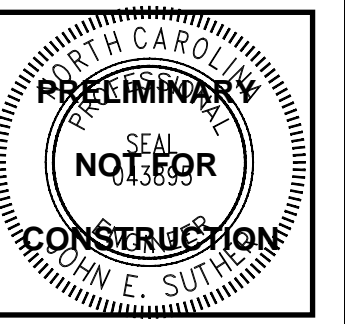
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NTS



SAMPLE END ELEVATION AT PLAN NORTH AWAY FROM WEST C ST
NTS



FIRM No. P-1946
1316 S. MAIN ST. STE D
KANNAPOLIS, NC 28081



SUBJECT PROPERTY INFO:

PARCEL ID(S): 249C081

DEED BOOK & PAGE: DB: 1426 PG: 261

CURRENT ZONING: GC (KANNAPOLIS)

PROPERTY LOCATION: CITY OF KANNAPOLIS ETJ

ROWAN COUNTY

OWNER INFORMATION: WEST C LLC

6323 WILLOW RUN DR
CHARLOTTE, NC 28277

PLAN NOTES:

1. PLAN NORTH IS BASED ON NAD83(2011)
2. GEODETIC MONUMENTS WERE SURVEYED AS SHOWN
3. ALL DISTANCES ARE GROUND HORIZONTAL UNLESS OTHERWISE NOTED
4. PROPERTY MAY BE SUBJECT TO BURDENS OR BENEFITS NOT SHOWN ON MAP
5. NO UNDERGROUND UTILITIES WERE LOCATED WITH THIS PLAN. BEFORE DIGGING CALL NO ONE-CALL (1-800-632-4949)
6. ZONING DISTRICTS NOTED ARE PER GIS INFORMATION AVAILABLE TO THE PUBLIC
7. THE SUBJECT PARCEL(S) AND ANY ADJOINING PROPERTY OWNERS NAMES, DEEDS OF RECORD, AND TAX PARCEL IDENTIFICATIONS REFLECT THOSE AVAILABLE TO THIS ENGINEER AS OF THE DATE OF THE PLAN SHOWN
8. SURVEY INFORMATION FOR THIS PLAN SHOWN WAS PROVIDED BY: MEL THOMPSON ASSOCIATES

REVISION ISSUE

00	WEST C	09.30.23
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**WEST C
STORAGE**

SHEET TITLE:

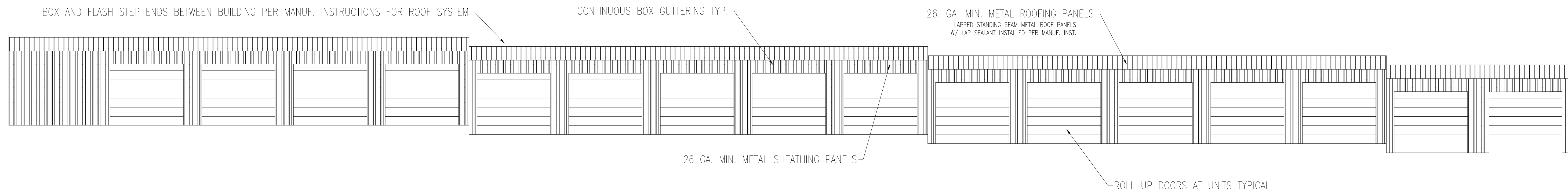
SAMPLE BUILDING ELEVATIONS

SHEET NUMBER:

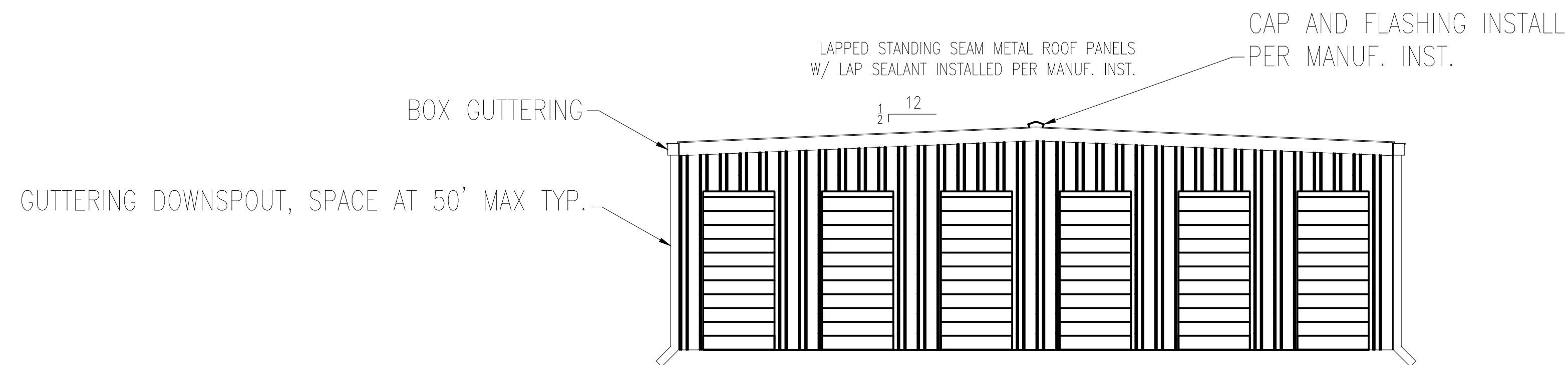
C-4



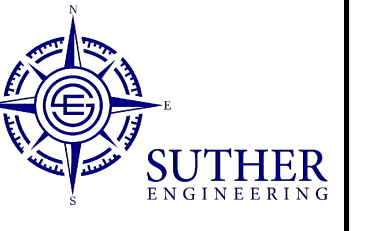
SAMPLE END ELEVATION TOWARDS WEST C ST
NTS



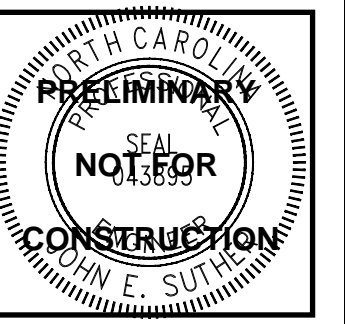
SAMPLE BUILDING ELEVATION LONGITUDINAL DIRECTON
NTS



SAMPLE END ELEVATION AT PLAN NORTH AWAY FROM WEST C ST
NTS



FIRM No. P-1946
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 8. SURVEY INFORMATION FOR THIS PLAN SHOWN WAS PROVIDED BY: MEL THOMPSON ASSOCIATES

REVISION ISSUE		
00	WEST C	09.30.23

**WEST C
STORAGE**

SHEET TITLE:
SAMPLE BUILDING ELEVATIONS

SHEET NUMBER:

C-4

OWNNAME	TAXADD1	CITY	STATE	ZIPCODE
RACHEL OLIPHANT BAREFOOT ETAL	1095 OLIPHANT LN	KANNAPOLIS	NC	28081-9442
BARRY & TERESA BENFIELD	1800 W C ST	KANNAPOLIS	NC	28081-9341
PAUL & PATRICIA BROADWAY	1707 W C ST	KANNAPOLIS	NC	28081-9386
JOSEPH BUGEJA	105 N ARBOR AV	KANNAPOLIS	NC	28081-9529
JOHN CAMPBELL				
JUANITA CAMPBELL	1708 W C ST	KANNAPOLIS	NC	28081
ELECTRIC CONNECTION INC	1703 W C ST	KANNAPOLIS	NC	28081-9386
LINDA WIDENHOUSE FINK ETAL				
C/O SHERRY HENLEY	151 COLONY DR	MOORESVILLE	NC	28115-2873
FLOYD DAVID GOODNIGHT III				
SHEILA KEPLEY GOODNIGHT	112 N ARBOR AVE.	KANNAPOLIS	NC	28081
JEANA HAGER	1220 HOLLAND OAKS DR	CHINA GROVE	NC	28023-6809
SUSIE S HARRIS	483 CARVER ST	NORWOOD	NC	28128-7425
TODD & ELIZABETH MAITLAND	100 S ARBOR AV	KANNAPOLIS	NC	28083-0000
GREGORY & AMEILIA MOORE	1614 W C ST	KANNAPOLIS	NC	28081-9319
DOROTHY J OLIPHANT TRUSTEE	617 DOGWOOD CIR	HIGH POINT	NC	27260-2517
JEFFREY OLIPHANT	102 DEXTER ST	KANNAPOLIS	NC	28081
SHELDON PARK N STORE LLC	PO BOX 1259	HUNTERSVILLE	NC	28078
WEST C LLC	6323 WILLOW RUN DR	CHARLOTTE	NC	28277-0016
AGNES E WHITE	103 S ARBOR AVE	KANNAPOLIS	NC	28081
ANTHONY WILLIAMS	112 DEXTER ST	KANNAPOLIS	NC	28081
WEST C LLC	709 CRYSTAL COVE CT	SNEADS FERRY	NC	28460



October 23, 2023

Dear Property Owner,

Please be advised that the City of Kannapolis Board of Adjustment will conduct a quasi-judicial public hearing on Tuesday November 7, 2023 at 6:00 PM at City Hall, located at 401 Laureate Way, for the following case:

BOA-2023-16 – Special Use Permit – 1704 W C Street

The purpose of this Public Hearing is to consider a request for a Special Use Permit (SUP) to allow for a self-service storage on property located at 1704 W C Street. Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance, a SUP is required for self-service storage uses in the General Commercial (GC) zoning district. The subject property is 2.18 +/- acres and is more specifically identified as Rowan County Parcel Identification Number 249C081 **(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

The meeting is accessible to people with disabilities. To request special accommodation in advance, contact the City's ADA Coordinator at 704-920.4302.

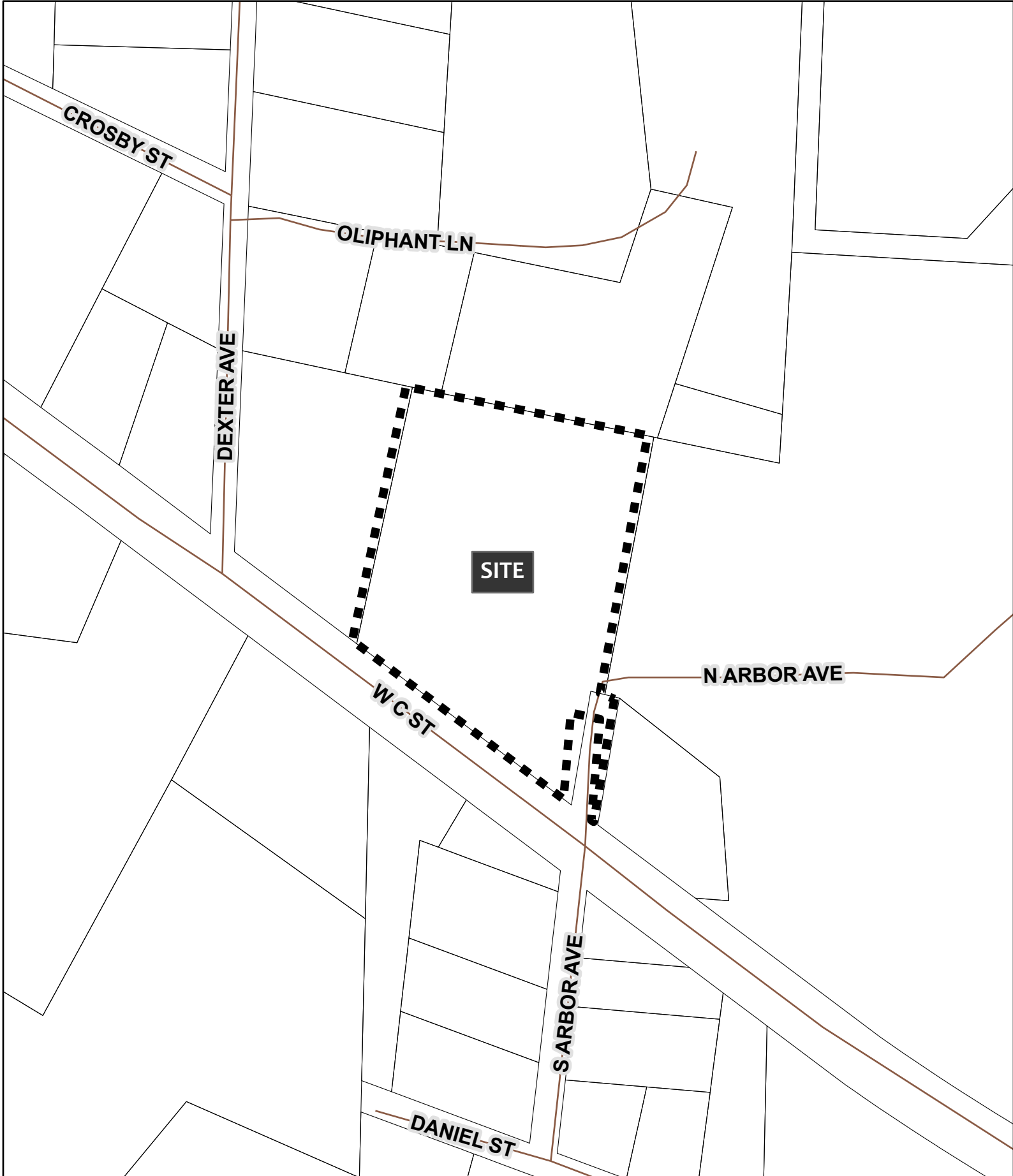


Special Use Permit

Case Number: BOA-2023-16

Applicant: West C LLC

1704 W C St





BOARD OF

ADJUSTMENT

PUBLIC HEARING
INFORMATION

CALL 704-920-4350

CASE # BOA-2023-16



**Board of Adjustment
November 7, 2023 Meeting**

Staff Report

TO: Board of Adjustment
FROM: Ben Barcroft, Senior Planner
SUBJECT: Case# BOA-2023-17: Special Use Permit – 160 & 170 Glenn Ave
Applicant: RES-NC Restoration LLC

Request for a Special Use Permit to allow for a duplex dwelling on property located at 160 & 170 Glenn 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

The applicant, RES-NC, is requesting a Special Use Permit (SUP) to allow for a duplex dwelling in the Mixed-Use Neighborhood (MU-N) zoning district on approximately 0.177 +/- acres of property located at 160 & 170 Glenn Avenue and further identified as Cabarrus County Parcel Identification Number 56142257320000.

Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance (KDO), issuance of a SUP is required for a duplex dwelling use 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 mostly single-family residential and a church. The *Move Kannapolis Forward 2030 Comprehensive Plan* designates the subject property as the "Urban Residential" Character Area.

Multifamily residential is listed as a secondary use in the "Urban Residential" Character Area and 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.

 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 a church.

 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

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



Planning Department
 401 Laureate Way
 Kannapolis, NC 28081
 704.920.4350

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. Submit digitals and 1 hard copy of applications and accompanying documents to the Planning Department at the address above.

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: 160 and 170 Glen Ave Kannapolis NC 28081

Applicant: RES-NC Restoration LLC

SUBMITTAL CHECKLIST

- Pre-Application Meeting – send an email to planreviewappointment@kannapolisnc.gov
- 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 application and all fees must be paid 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: Daniel Dunham 09/22/23 Date: _____



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

SPECIAL USE PERMIT APPLICATION

Approval authority – Board of Adjustment

Applicant Contact Information

Name: Daniel Dunham
Address: 16400 Sutters Run Lane
Huntersville, NC 28078
Phone: 704 400-4784
Email: dan@res-nc.com

Property Owner Contact Information same as applicant

Name: RES-NC Restoration LLC
Address: 16400 Sutters Run Lane
Huntersville, NC 28078
Phone: 704 400-4784
Email: dan@res-nc.com

Project Information

Project Address: 160 and 170 Glen Ave Kannapolis, NC 28081 Zoning District MU-N
Parcel PIN: 56142257320000 Size of property (in acres): 0.177

Current Property Use: Vacant Lot

Proposed Use: Dplex

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):

Site plan and duplex drawing attached.

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.**
Surrounding neighborhood consists of a mix of business and residential uses.

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

The two residential units will be serviced by a 15 foot driveway with a one car garage and a carport to minimize impact.

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

The residential use shall not be offensive to the surrounding neighborhood.

- 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.

The residential use fits in with the existing uses in the neighborhood.

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

This use will not be detrimental or endanger the public.

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

This development will comply with all KDO.

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

Applicant will consent to all conditions of approved SUP.

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.

Authentisign
 Daniel Dunham 09/22/23

Applicant Signature Date

Authentisign
 Daniel Dunham 09/22/23 Authentisign
 George Fountas 09/22/23

Property Owner Signature Date

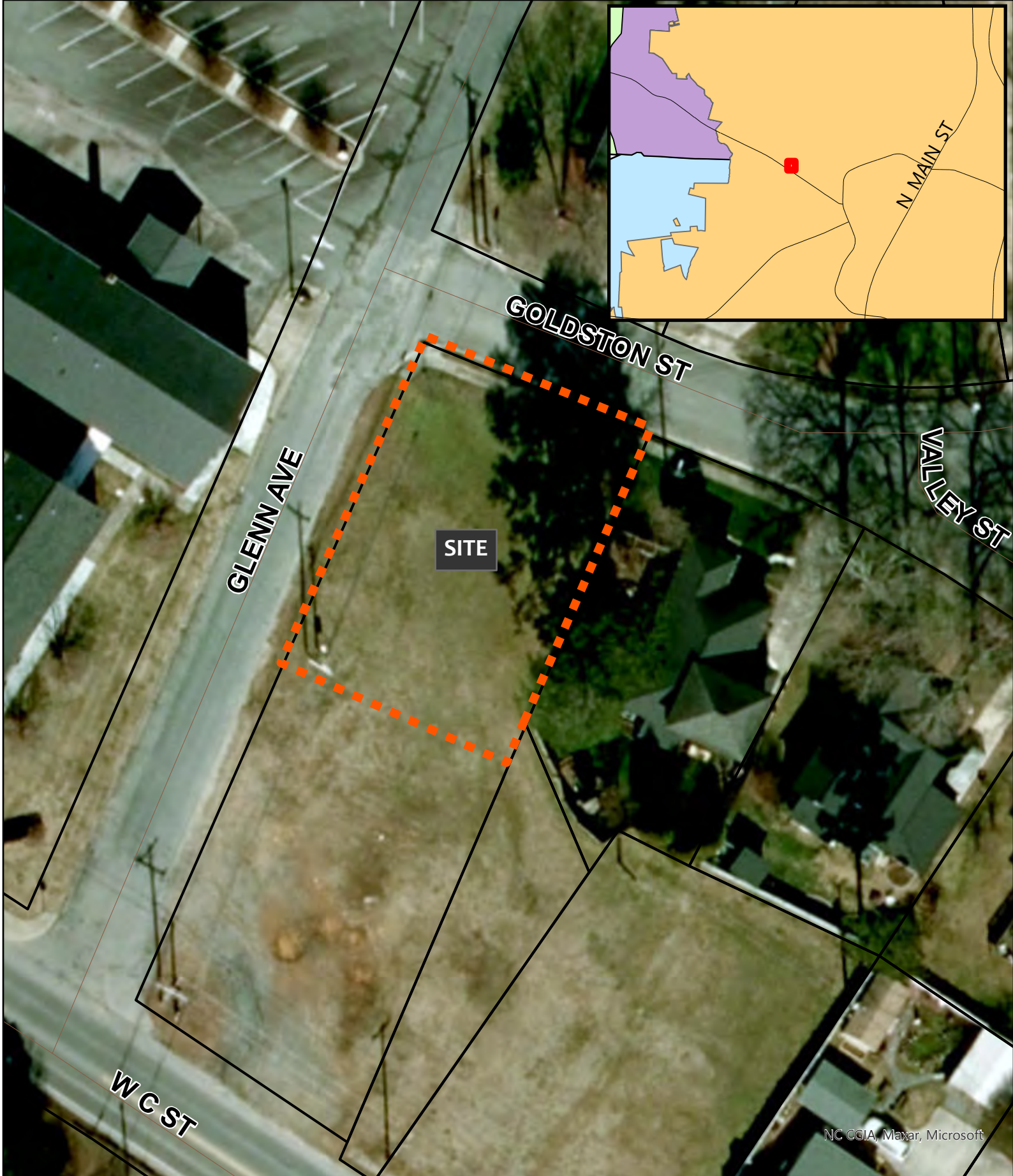


Vicinity Map

Case Number: BOA-2023-17

Applicant: RES-NC Restoration LLC

160 and 170 Glen Ave





Kannapolis Current Zoning

Case Number: BOA-2023-17

Applicant: RES-NC Restoration LLC

160 and 170 Glen Ave





Kannapolis 2030 Future Land Use Map

Case Number: BOA-2023-17

Applicant: RES-NC Restoration LLC

160 and 170 Glen Ave



Employment
Center

GLENN AVE

GOLDSTON ST

VALLEY ST

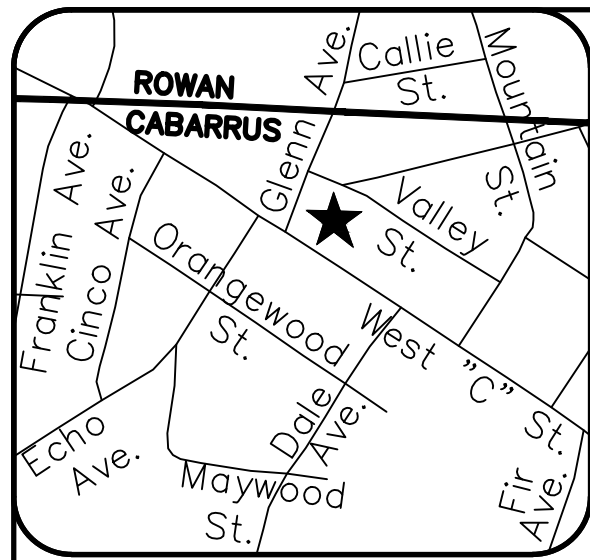
SITE

Urban
Residential

Urban
Corridor

WC ST





REFERENCES:

1. ALL DEEDS AND MAPS SHOWN HEREON.
2. MAP TITLED "PLAT OF SUBDIVISION KANNAPOLIS SUBDIVISION, N.W. SECTION, THE PROPERTY OF CANNON HOLDING CORPORATION" DATED: AUG. 1984, SURVEYED BY: MEL G. THOMPSON RLS. RECORDED IN THE CABARRUS COUNTY REGISTER OF DEEDS MB:20 PG:31

NOTES:

1. TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD.
2. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
4. NO UNDERGROUND UTILITIES WERE LOCATED WITH THIS SURVEY. BEFORE DOING ANY DIGGING, CALL NC ONE-CALL (1-800-632-4949).
5. AREA IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 3710561400K; MAP REVISED NOVEMBER 16, 2018.
6. BASIS OF BEARINGS (SEE REFERENCE #2, UNITS ARE US SURVEY FEET.)
7. EXISTING NUMBER OF LOTS (2), PROPOSED NUMBER OF LOTS (2)
8. ZONING DISTRICTS ARE PER CABARRUS COUNTY GIS
9. THERE ARE NO NCGS MONUMENTS WITHIN 2000 FEET OF SITE

THE PURPOSE OF THIS SURVEY IS TO COMBINE PIN# 5614-22-5641 WITH PIN#5614-22-5599 AND TO DIVIDE PIN #5614-22-5608 INTO TWO LOTS

CERTIFICATE OF OWNERSHIP AND OFFER OF DEDICATION.

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT WE HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, SIDEWALKS, GREENWAYS, RIGHTS OF WAY, EASEMENTS, AND/OR OPEN SPACE AND/OR PARKS, EXCEPT ANY OF THOSE USES SPECIFICALLY INDICATED AS PRIVATE, AND WE FURTHER DEDICATE ALL SANITARY SEWER, STORMWATER DRAINAGE AND WATER LINES THAT ARE LOCATED IN ANY PUBLIC UTILITY EASEMENT OR RIGHT OF WAY AND CERTIFY THAT WE WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD, AND FURTHER THAT WE HEREBY GUARANTEE THAT WE WILL CORRECT DEFECTS OR FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR COMMENCING AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS. ANY STREETS INDICATED AS PRIVATE SHALL BE OPEN TO PUBLIC USE, BUT SHALL BE PRIVATELY MAINTAINED. SAID DEDICATION SHALL BE IRREVOCABLE PROVIDED DEDICATIONS OF EASEMENTS FOR STORM DRAINAGE, WHETHER INDICATED AS PRIVATE OR PUBLIC, ARE NOT MADE TO THE CITY OF CONCORD BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT UNLESS SPECIFICALLY DESIGNATED A DRAINAGE EASEMENT TO THE CITY OF CONCORD.

(OWNER)	DATE
(OWNER)	DATE
(OWNER)	DATE

NOTARY ACKNOWLEDGMENT

NORTH CAROLINA
CABARRUS COUNTY

I, _____, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 2023.

MY COMMISSION EXPIRES: _____

SETBACKS PER KDO

ZONE R8
FRONT: 10
SIDE: 5
REAR: 5

ZONE MU-N
FRONT: 5-25

*THE AREA BETWEEN THE MINIMUM AND MAXIMUM BUILD-TO ZONE BOUNDARIES THAT EXTENDS THE WIDTH OF THE LOT CONSTITUTES THE BUILD-TO ZONE. THE MAXIMUM BUILD-TO ZONE BOUNDARY MAY BE INCREASED BY 15 FEET ALONG 25 PERCENT OF THE LOT WIDTH FOR A CIVIC SPACE OR OUTDOOR DINING AREA

SIDE: _____
REAR: 10

FINAL PLAT APPROVAL CITY OF KANNAPOLIS

I HEREBY CERTIFY THAT THIS PLAT IS EXEMPT FROM THE SUBDIVISION REGULATIONS OF THE CITY OF KANNAPOLIS DUE TO ITS EXCLUSION FROM THE DEFINITION OF A SUBDIVISION AS ESTABLISHED BY NCGS 160D-801(A)

PLANNING DIRECTOR _____ DATE _____

LEGEND

●	EIP (AS DESCRIBED)	○	POWER POLE
○	SIP (#5 REBAR W/CAP)	—	GUY WIRE
⊗	NPS (NO POINT SET)	—	WATER VALVE
⊘	SEWER MANHOLE	—	WATER METER
---	BOUNDARY LINE (AS SURVEYED)	---	BOUNDARY LINE (BY DEED OR PLAT)
---	TIE LINE	---	SS
---	SANITARY SEWER PIPE	---	P
---	OVERHEAD POWER LINE	---	X-X-X-X-X
---	FENCE LINE		

PLAT REVIEW OFFICER CERTIFICATE (AS REQUIRED BY NCGS § 47-30.2).

STATE OF NORTH CAROLINA COUNTY OF CABARRUS

I, _____, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

BETTY E. HARTSELL
DB: 13580 PG: 169
MB: 20 PG: 31
PIN: 5614-22-7603
ZONE R8

I, DAVID L. HAYWOOD, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEEDS AND MAPS RECORDED AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEEDS AND MAPS AS SHOWN; THAT THE RATIO OF PRECISION IS 1:135,018; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED; THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION; THE BASIS OF BEARING IS REFERENCE #2, UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 28TH DAY OF AUGUST, 2023.

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES OR SALES.

DAVID L. HAYWOOD, JR., PLS L-4822

REVISIONS

EXEMPT SUBDIVISION AND RECOMBINATION PLAT FOR:

RES-NC RESTORATION, LLC

NO. 4 TOWNSHIP, CITY OF KANNAPOLIS, CABARRUS CO., NC

OWNER:
RES-NC
16400 SUTTERS RUN LANE
HUNTERSVILLE NC, 28078

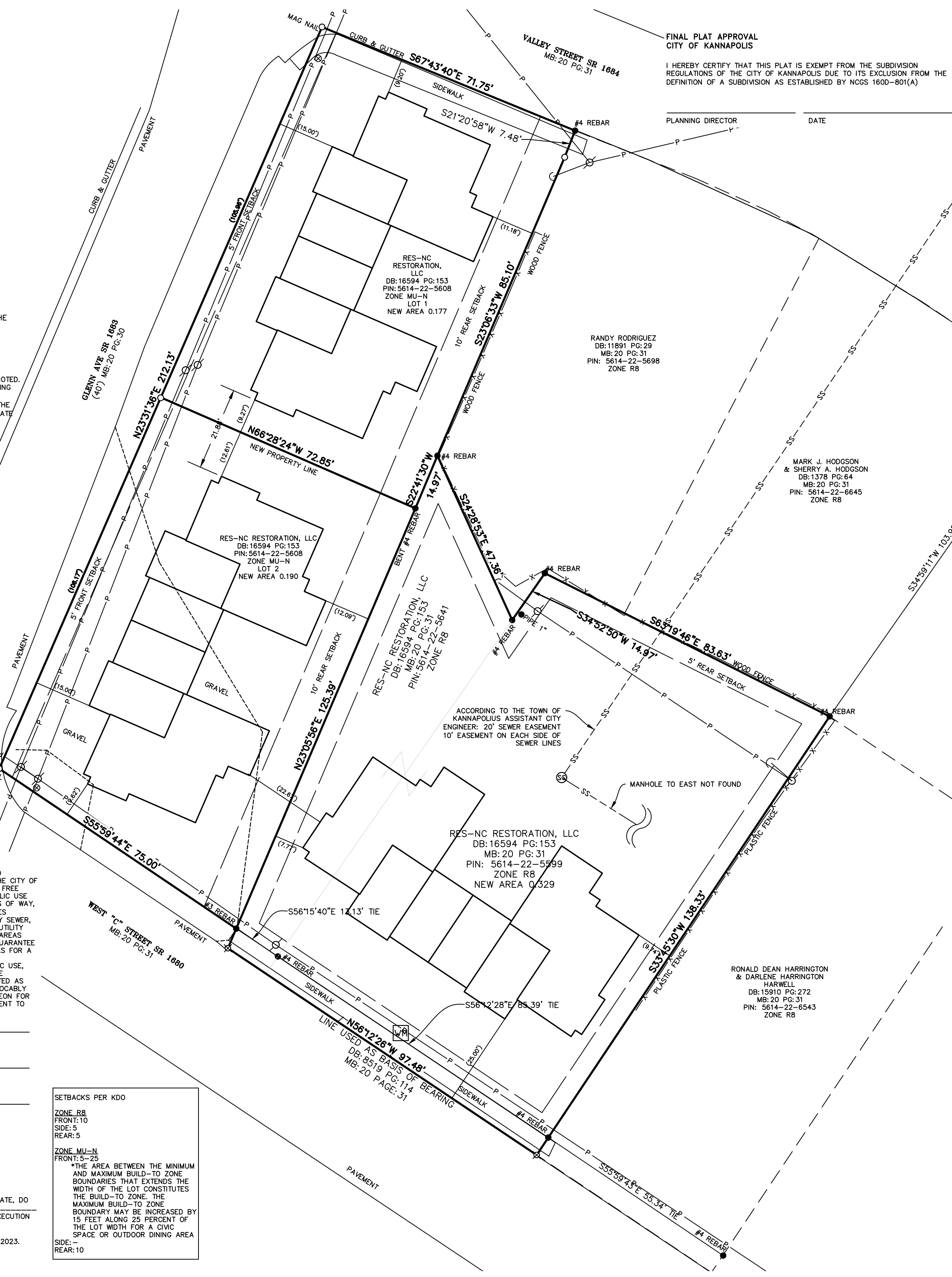
DATE: 08/28/2023
REVISION:
SCALE: 1" = 20'
JOB NO.: 230505.000

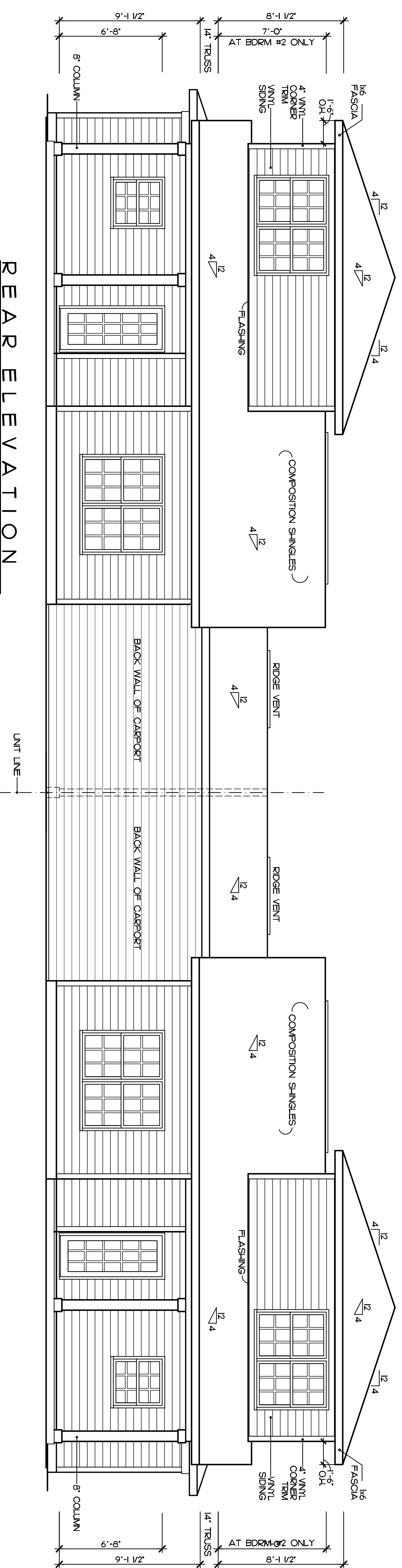
COMPUTED BY: MLT
DRAWN BY: MLT
CHECKED BY: DLH

SCALE IN FEET
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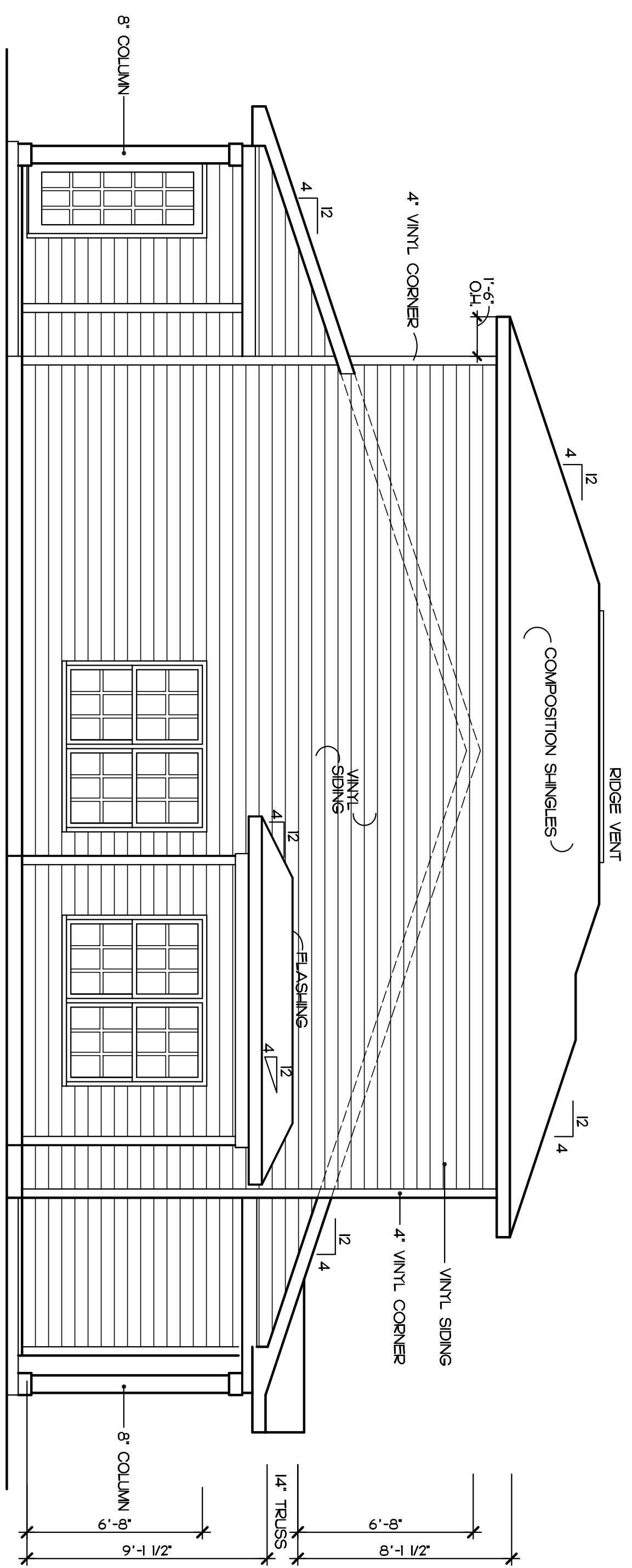
CESI

CIVIL - GEOTECHNICAL - SURVEYING
N.C. FIRM LICENSE NO. C-0263
45 SPRING STREET SW CONCORD (704) 786-5404
CONCORD, NC 28025
ACAD FILE: WEST C STREET .DWG
© CESI 2023

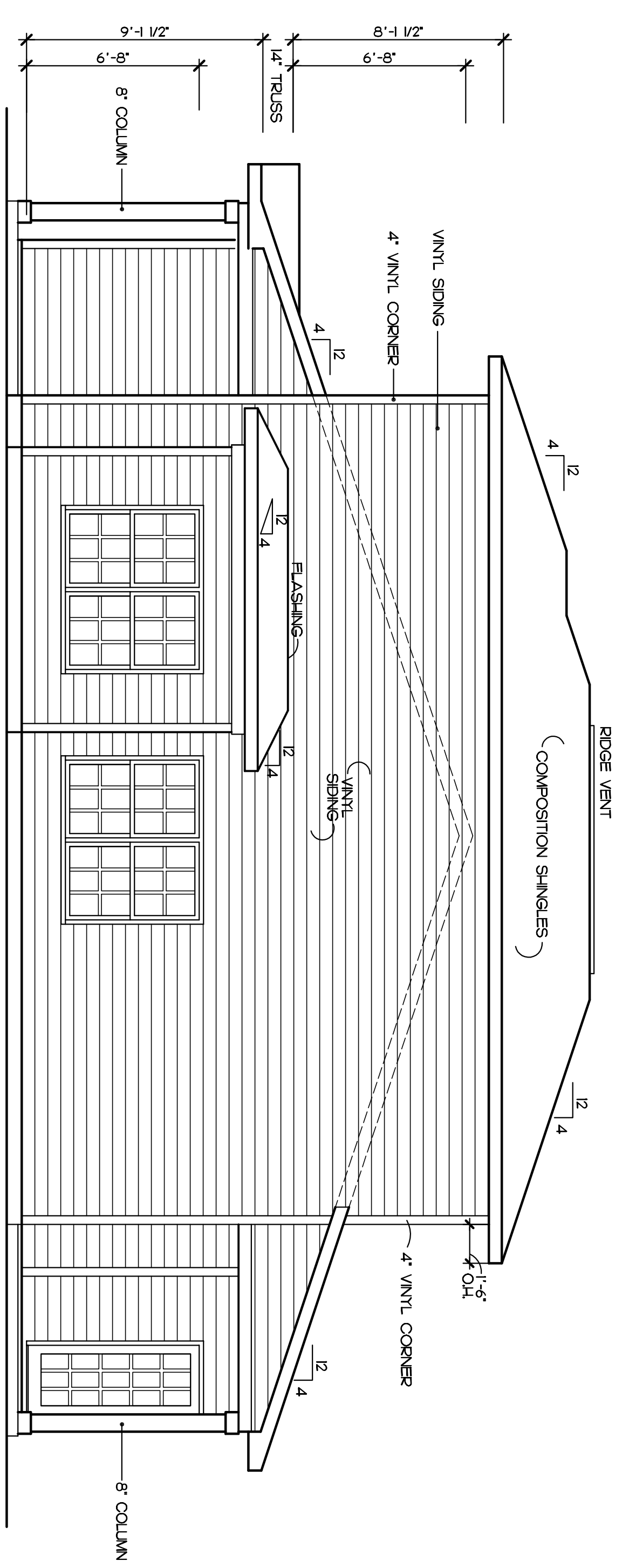




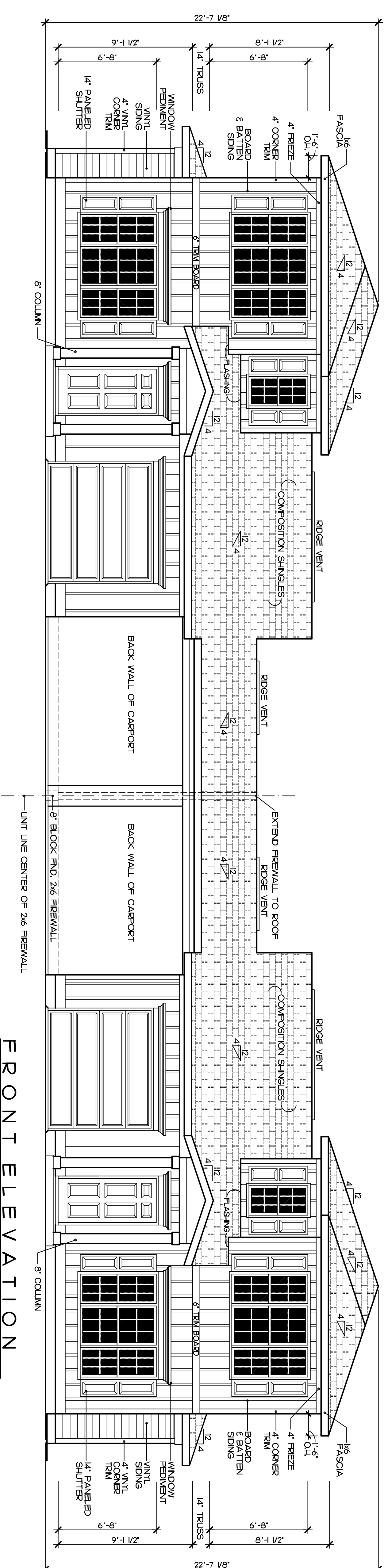
REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"
NOTE: PROVIDE FLASHING WHERE ROOF MEETS VERTICAL WALLS TYP



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTE
Drafting & Design assumes no liability for any claims, damages, or losses of any kind, including but not limited to, the responsibility of the purchaser/owner/contractor. All building materials, including but not limited to, lumber, masonry, and other materials, shall be the responsibility of the purchaser/owner/contractor. The contractor shall verify the accuracy of all dimensions and materials used in the construction. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for the safety of all workers and the public. The contractor shall be responsible for the cleanup of the construction site. The contractor shall be responsible for the protection of all existing utilities and structures. The contractor shall be responsible for the completion of the construction within the specified time frame. The contractor shall be responsible for the maintenance of the construction site. The contractor shall be responsible for the removal of all debris and materials from the construction site. The contractor shall be responsible for the payment of all bills and invoices. The contractor shall be responsible for the coordination of all trades and subcontractors. The contractor shall be responsible for the communication with the client and the architect. The contractor shall be responsible for the overall quality and safety of the construction. The contractor shall be responsible for the completion of the construction in accordance with the plans and specifications. The contractor shall be responsible for the maintenance of the construction site. The contractor shall be responsible for the removal of all debris and materials from the construction site. The contractor shall be responsible for the payment of all bills and invoices. The contractor shall be responsible for the coordination of all trades and subcontractors. The contractor shall be responsible for the communication with the client and the architect. The contractor shall be responsible for the overall quality and safety of the construction. The contractor shall be responsible for the completion of the construction in accordance with the plans and specifications.

Drafting & Design, Inc.
Charlotte, N.C.
704-542-8858

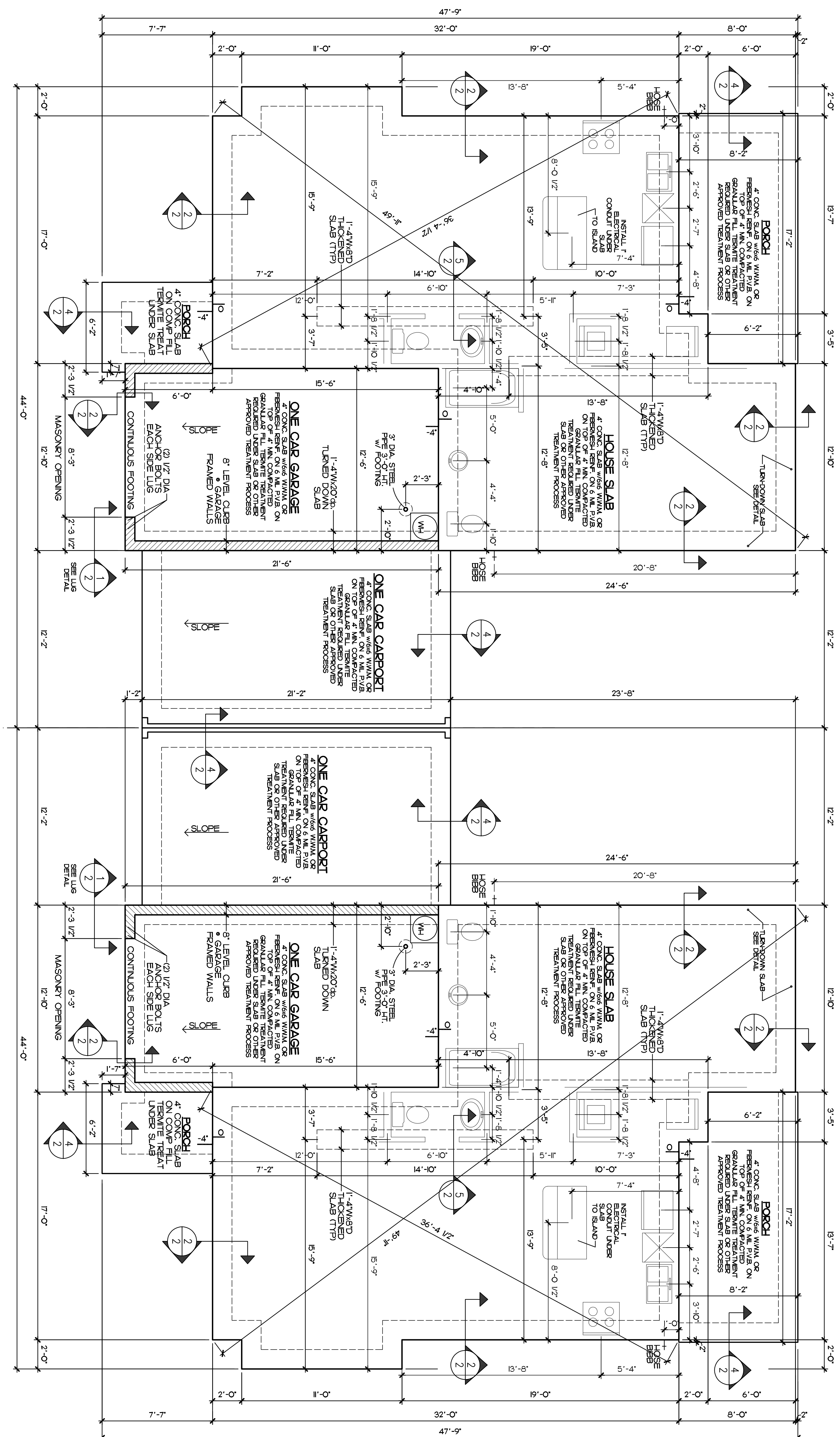
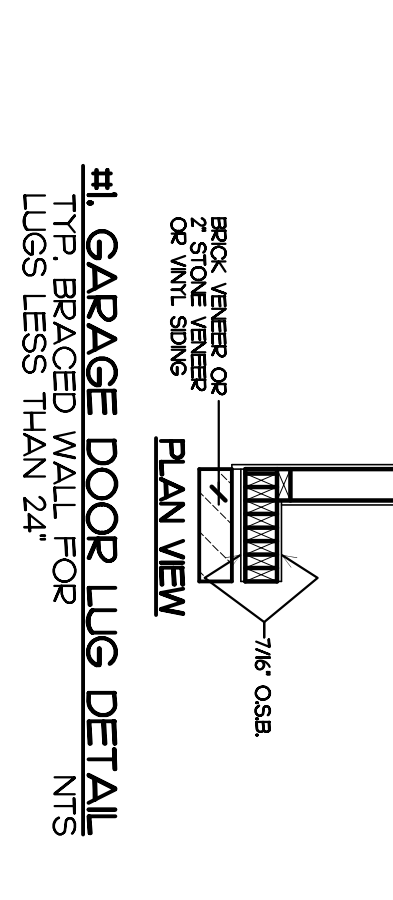
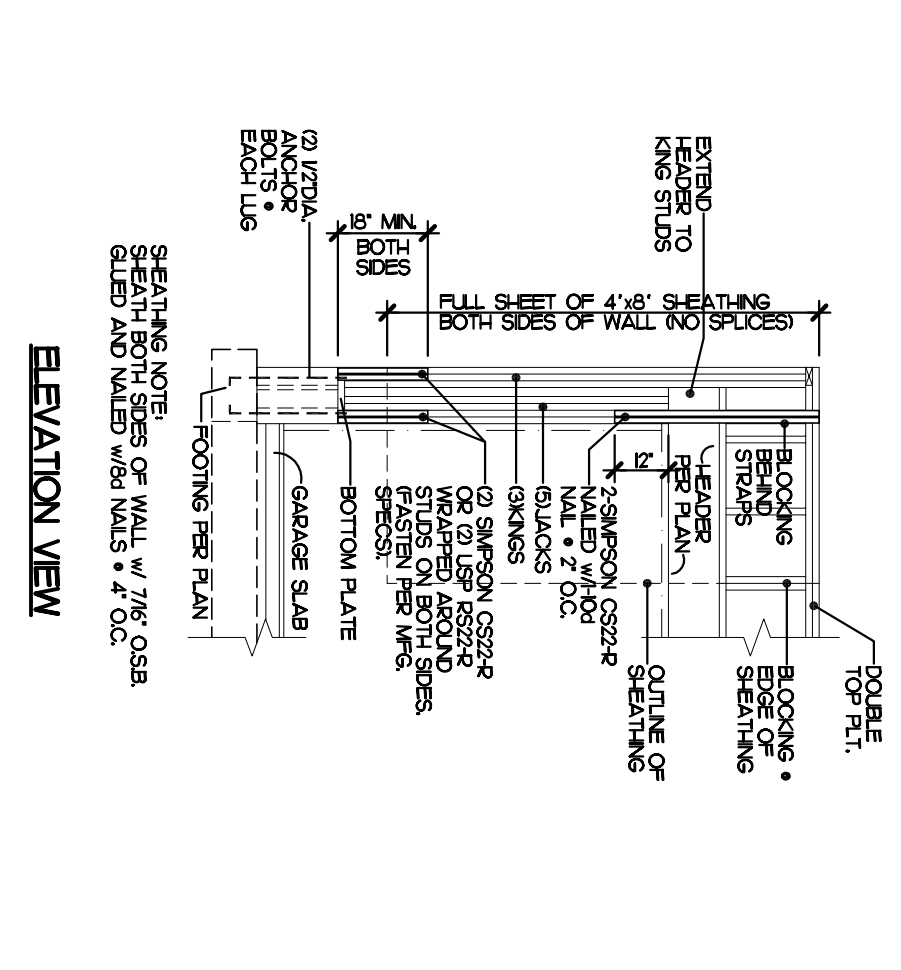
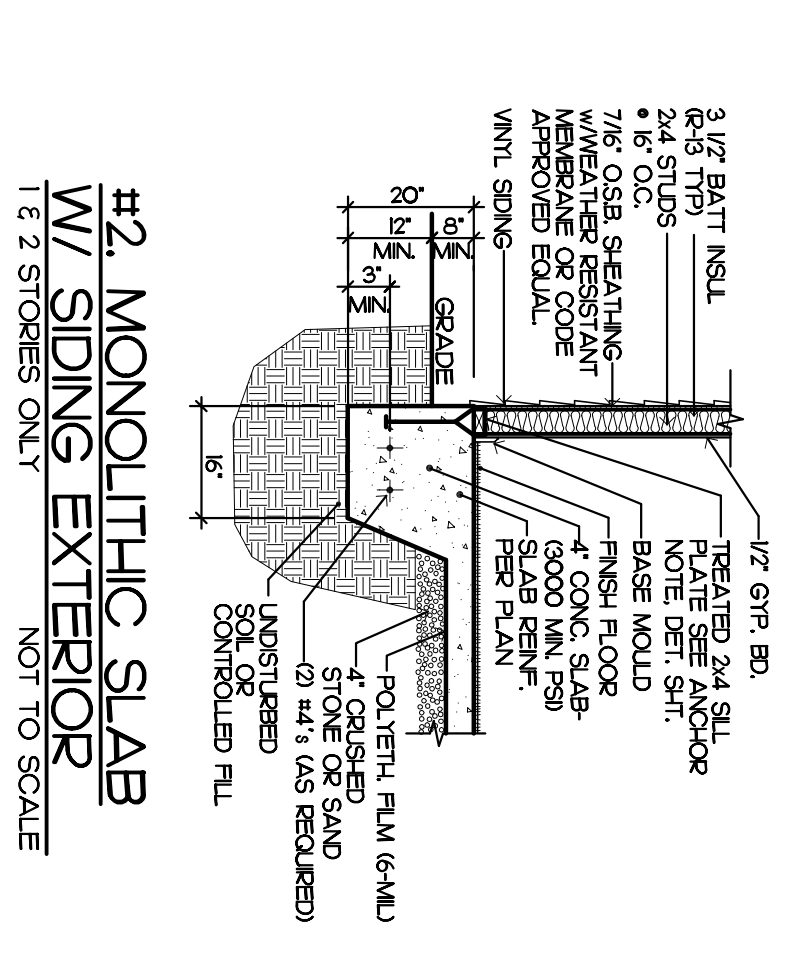
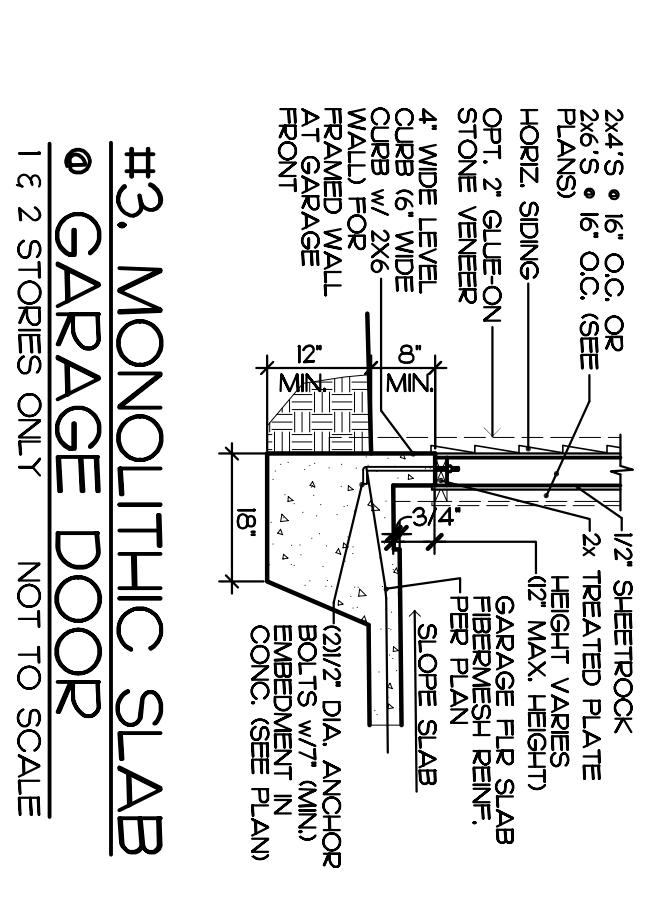
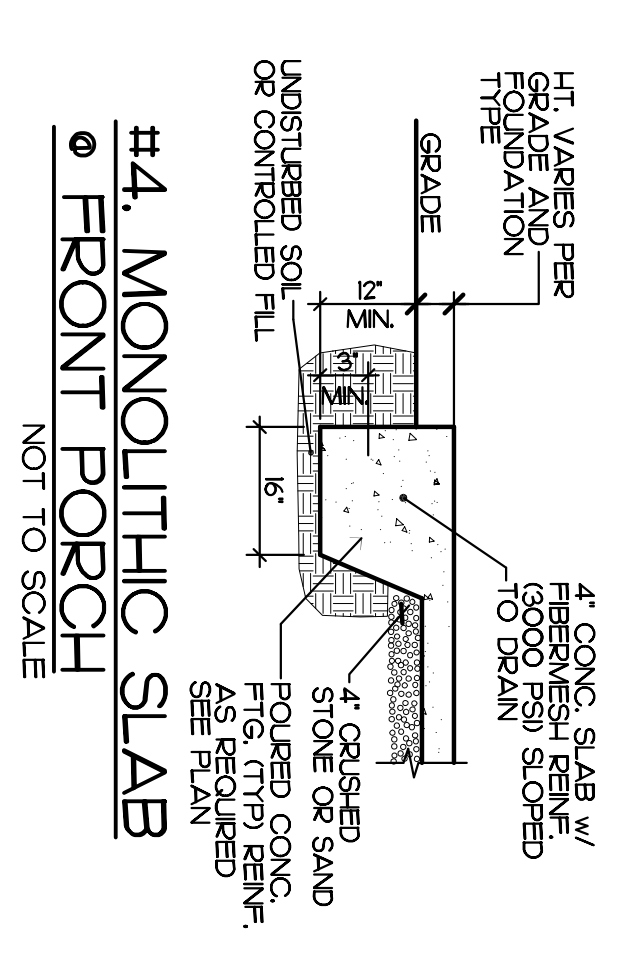
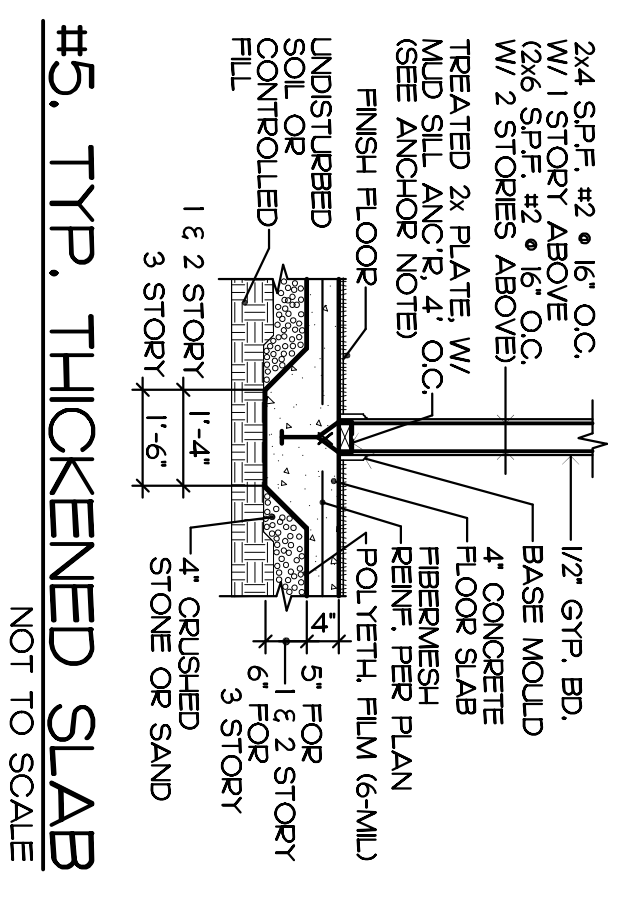
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Project
Kannapolis Duplex
ELEVATIONS

Sheet Title

Drawn By: C. BAZZANI
Date: 8-18-23
REV:
Site

1
Kannapolis Duplex
Sheet



SLAB FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
NOTE - USE BORAC-GLASS INSECT TREATMENT AT SLAB FOUNDATION OR OTHER APPROVED TREATMENT PROCESS AS REQUIRED

NOTE
Drafting & Survey Services Inc. is not responsible for any errors or omissions in this drawing. The user of this drawing is responsible for the accuracy of the information provided. The user of this drawing is responsible for the accuracy of the information provided. The user of this drawing is responsible for the accuracy of the information provided.

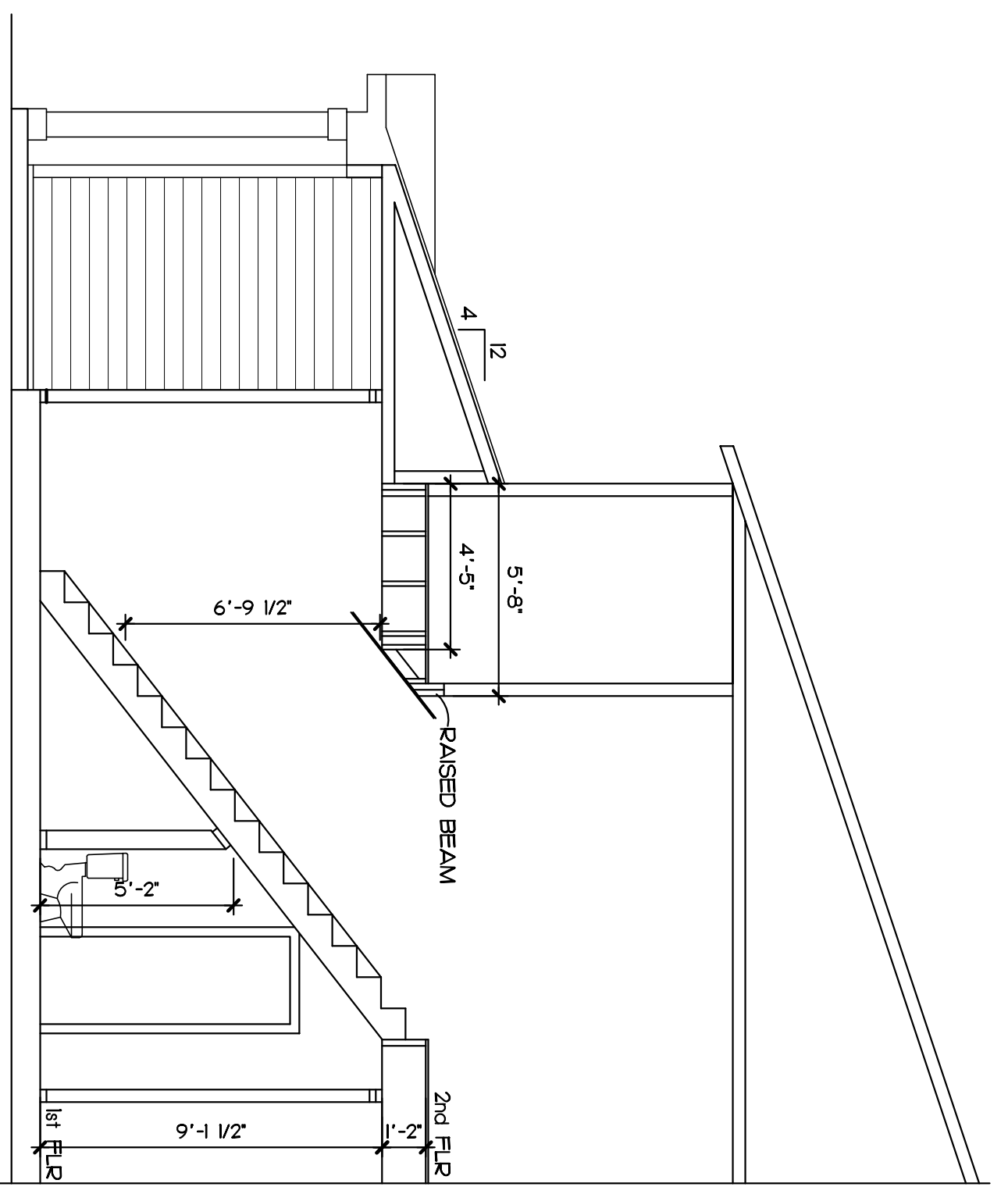
Drafting & Survey Services Inc.
Charlotte, N.C.
704-542-8858

CORPORATE STATEMENT
I, the undersigned, being duly qualified and licensed as a Professional Engineer in the State of North Carolina, do hereby certify that I am the author of the design and construction of the above described project and that I am a duly licensed Professional Engineer in the State of North Carolina.

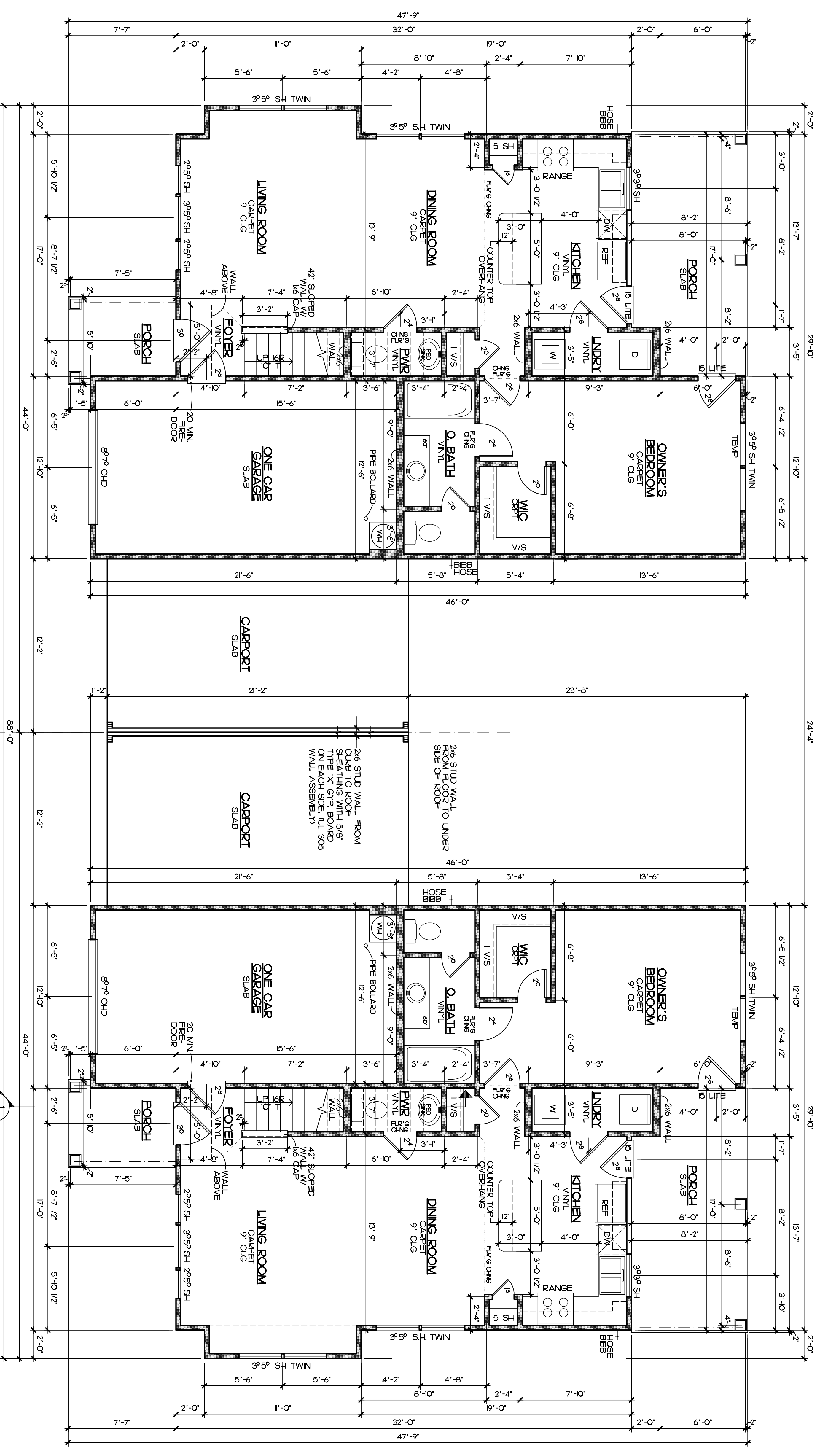
Project
Kannapolis Duplex
Sheet Title
FOUNDATION PLAN

Drawn By: **C. BAZARE**
Date: **8-18-23**
REV: _____
Site: _____

Sheet
2



SECTION AT STAIRS
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
Contractor shall be responsible for any items not shown on this plan. The contractor shall verify the location of all existing conditions. The contractor shall be responsible for any items not shown on this plan. The contractor shall be responsible for any items not shown on this plan. The contractor shall be responsible for any items not shown on this plan.

CONTRACT STATEMENT
The undersigned hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief. The undersigned shall be held responsible for any errors or omissions in this plan. The undersigned shall be held responsible for any errors or omissions in this plan. The undersigned shall be held responsible for any errors or omissions in this plan.

Drafting
Charlotte, N.C.
704-542-8858

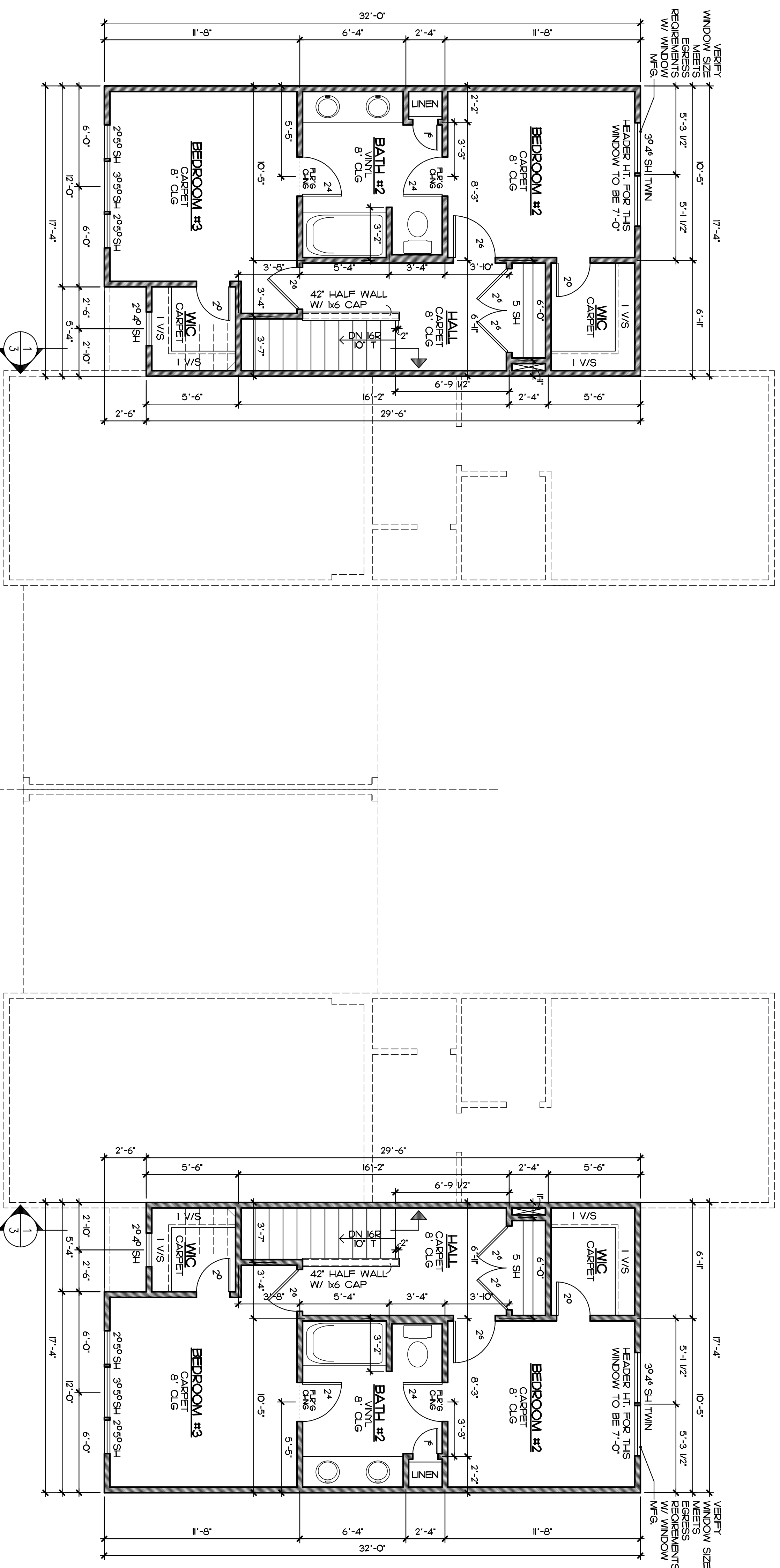
Project
Kannapolis Duplex
Sheet Title
FIRST FLOOR PLAN

Drawn By: C. BAZZARE
Date: 8-18-23
REV:

Sheet
Kannapolis Duplex
3

NOTE
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CONTRACT STATEMENT
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SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

DESIGNED AND ENGINEERED TO COMPLY WITH THE 2006 I.B.C.

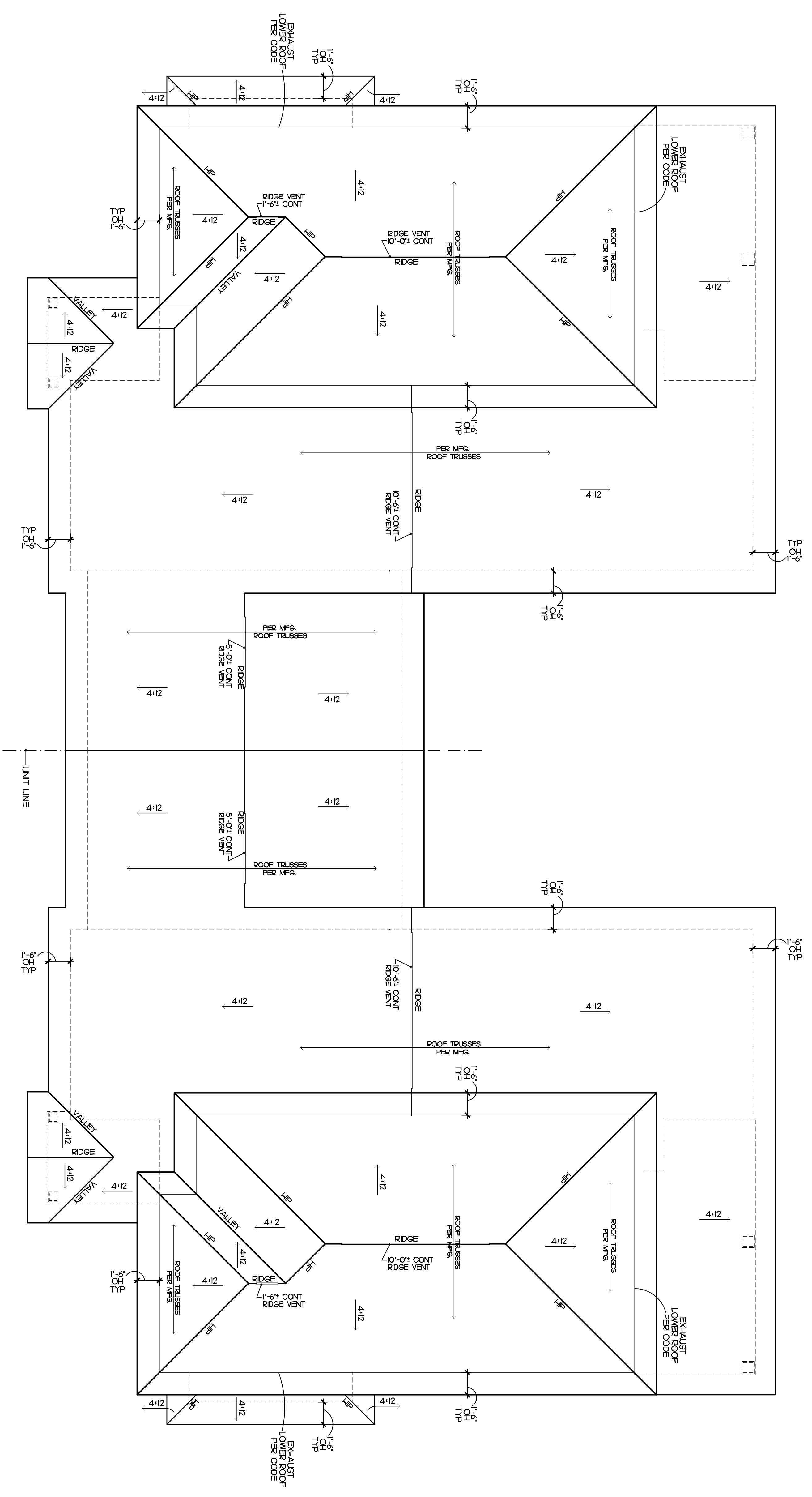
Kannapolis Duplex
 Sheet
4

Drawn By: C. BAZAKE
 Date: 8-18-23
 REV:

Project
Kannapolis Duplex
 Sheet Title
SECOND FLOOR PLAN

Blank area for additional notes or specifications.

Drafting & Design, Inc.
 Charlotte, N.C.
 704-542-8858



ROOF PLAN
1/4" = 1'-0"
FLASHING CHANGES IN
ROOF PITCH AND DIRECTION

CARPORT 256 SQ. FT. ATTIC VENTILATION REQ. 300 (2288 SQIN) ATTIC VENTILATION SHOWN RIDGE VENTS • 80 SQIN SOFFIT VENTS • 72 SQIN TOTAL • 152 SQIN FREE OPENG. (47%) FREE OPEN AREA PER FTJ 10" - 2 3/4" W PERFORATED PER FTJ	GARAGE & ATTIC 593 SQ. FT. ATTIC VENTILATION REQ. 300 (28512 SQIN) ATTIC VENTILATION SHOWN RIDGE VENTS • 168 SQIN SOFFIT VENTS • 160 SQIN TOTAL • 328 SQIN FREE OPENG. (48%) FREE OPEN AREA PER FTJ 10" - 2 3/4" W PERFORATED PER FTJ	ATTIC - 2F 541 SQ. FT. ATTIC VENTILATION REQ. 300 (2592 SQIN) ATTIC VENTILATION SHOWN RIDGE VENTS • 184 SQIN SOFFIT VENTS • 198 SQIN TOTAL • 382 SQIN FREE OPENG. (45%) FREE OPEN AREA PER FTJ 10" - 2 3/4" W PERFORATED PER FTJ
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NOTE
Drafting & design services are provided for any system contract. The responsibility of the architect-builder/contractor is to verify all building codes, including all applicable codes, and to ensure that the construction complies with all applicable codes.
Every effort has been made to ensure that the information provided is accurate. Any discrepancy should be brought to our attention on prior to construction.
Drafting & design are not to be used for any other purpose without the written consent of the architect-builder/contractor. The architect-builder/contractor is responsible for the design and construction of the building. The architect-builder/contractor is not responsible for the design and construction of the building. The architect-builder/contractor is not responsible for the design and construction of the building.

Drafting
CORPORATE STATEMENT
704-542-8858
Charlotte, N.C.

Project
Kannapolis Duplex
Sheet Title
ROOF PLAN

Drawn By: **C. BAZZAKE**
Date: **8-18-23**
REV:
Site

Kannapolis Duplex
Sheet
5

AcctName1	MailAddr1	MailCity	MailState	MailZipCod
RANDY RODRIGUEZ	1019 VALLEY ST	KANNAPOLIS	NC	28081
JOHN & LINDA HALL	107 GOLDSTON ST	KANNAPOLIS	NC	28081
RES-NC RESTORATION LLC	16400 SUTTERS RUN LN	HUNTERSVILLE	NC	28078
ADEL AHMED ALY KAMEL ELASMAR				
NEVINE ADEL HAGRAS	1027 W C ST	KANNAPOLIS	NC	28081
RES-NC RESTORATION LLC				
ATTN: DANIEL DUNHAM	16400 SUTTERS RUN LN	HUNTERSVILLE	NC	28078
KIM J ALLMAN	105 GOLDSTON ST	KANNAPOLIS	NC	28081
MEMORIAL UNITED METHODIST	1100 WEST C STREET	KANNAPOLIS	NC	28081
STEVEN W LOONEY	1025 W C ST	KANNAPOLIS	NC	28081
ADNAN CASKEY				
TRACY CASKEY	202 GLEN AVE	KANNAPOLIS	NC	28081
EVELYN HARRINGTON	1020 W C ST	KANNAPOLIS	NC	28081
MATTHEW J SELMER	3801 ISENHOUR RD	KANNAPOLIS	NC	28081
BETTY E HARTSELL	1015 VALLEY ST	KANNAPOLIS	NC	28081
MARK & SHERRY HODGSON	1017 VALLEY STREET	KANNAPOLIS	NC	28081



October 23, 2023

Dear Property Owner,

Please be advised that the City of Kannapolis Board of Adjustment will conduct a quasi-judicial public hearing on Tuesday November 7, 2023 at 6:00 PM at City Hall, located at 401 Laureate Way, for the following case:

BOA-2023-17 – Special Use Permit – 160 & 170 Glenn Avenue

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 160 & 170 Glenn Avenue. 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 0.177 +/- acres and is more specifically identified as Cabarrus County Parcel Identification Number 56142257320000 **(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

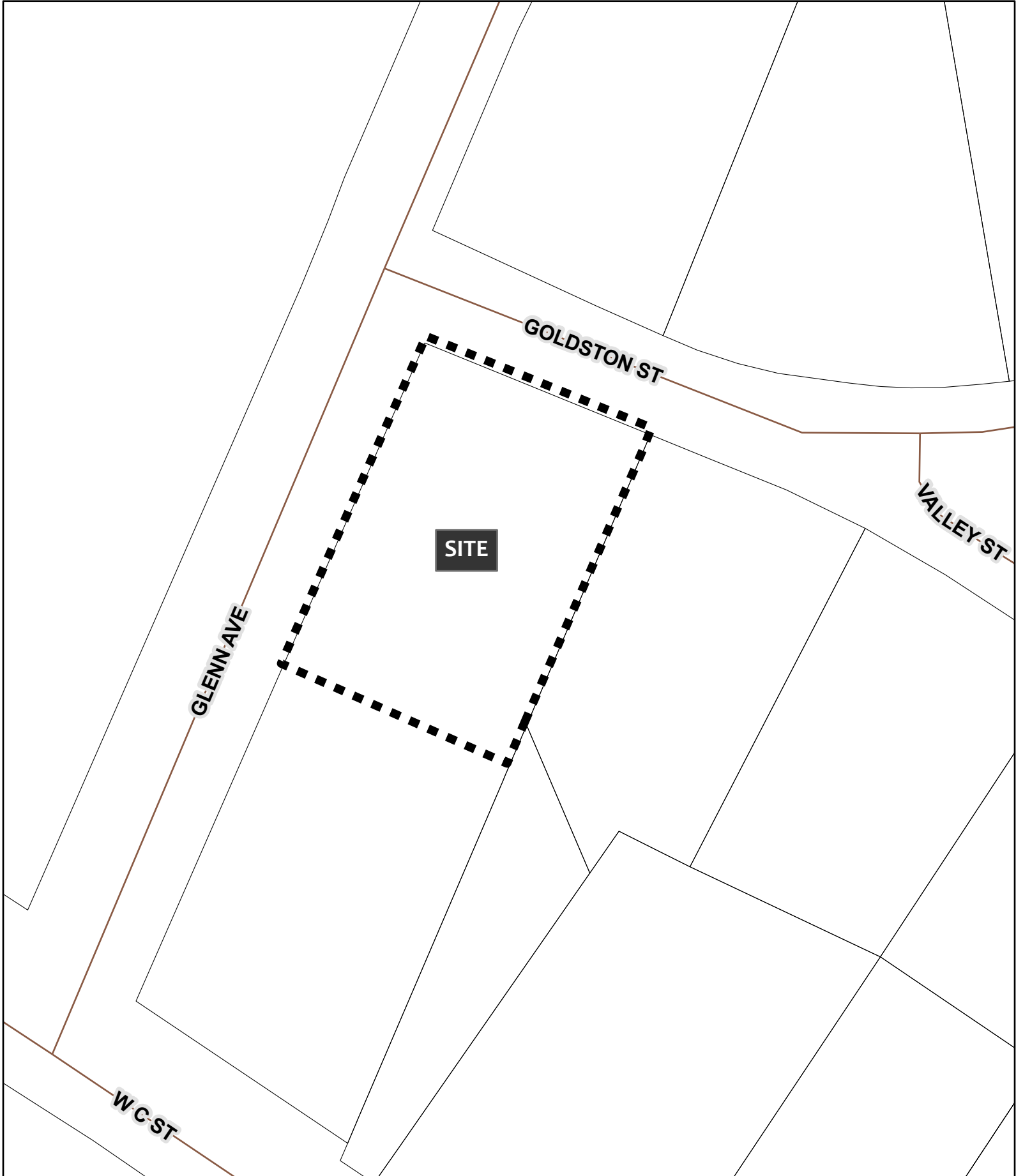
Enclosure

The meeting is accessible to people with disabilities. To request special accommodation in advance, contact the City's ADA Coordinator at 704-920.4302.



Special Use Permit

Case Number: BOA-2023-17
Applicant: RES-NC Restoration LLC
160 and 170 Glen Ave





BOARD OF

ADJUSTMENT

**PUBLIC HEARING
INFORMATION**

**CALL 704-920-4350
CASE #BOA-2023-17**