



BOARD OF ADJUSTMENT AGENDA

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

Tuesday October 3, 2023 at 6:00 PM

- 1. Call to Order**
- 2. Roll Call and Recognition of Quorum**
- 3. Approval of Agenda**
- 4. Approval of Minutes – August 1, 2023**
- 5. Swearing In for Testimony**
- 6. Public Hearing:**
 - a. BOA-2023-13 – Special Use Permit – 1024 W C Street**

Public Hearing to consider a request for a Special Use Permit (SUP) to allow for a duplex dwelling on property located at 126 & 132 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 0.19 +/- acres and is more specifically identified as Cabarrus County Parcel Identification Number 56142246910000.
 - b. BOA-2023-14 – Special Use Permit – 906 S Main Street**

Public Hearing to consider a request for a Special Use Permit (SUP) to allow for private tattoo studio on property located at 906 S Main Street. Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance, a SUP is required for Tattoo or body-piercing establishment uses in the General Commercial (GC) zoning district. The subject property is 0.52 +/- acres and is more specifically identified as Cabarrus County Parcel Identification Number 56135447100000.
 - c. 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.
- 7. Planning Director Update**
- 8. Other Business**
- 9. Adjourn**



**Board of Adjustment
October 3, 2023 Meeting**

Staff Report

TO: Board of Adjustment
FROM: Ben Barcroft, Senior Planner
SUBJECT: Case# BOA-2023-13: Special Use Permit – 126 & 132 Glenn Ave
Applicant: RES-NC Restoration LLC

Request for a Special Use Permit to allow for a duplex dwelling on property located at 126 & 132 Glenn Ave (originally 1024 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, 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 0.19 +/- acres of property located at 126 & 132 Glenn Avenue and further identified as Cabarrus County Parcel Identification Number 56142246910000.

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 and surrounding properties as the "Urban Corridor" & "Urban Corridor" Character Area.

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



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: 1024 W. C Street 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 09/18/23 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: 1024 W. C Stret Kqannapolis, NC 28081 Zoning District MU-N
Parcel PIN: 56142246910000 Size of property (in acres): 0.19

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):

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.

Daniel Dunham 09/18/23

Applicant Signature

Date

Daniel Dunham 09/18/23

George Fountas 09/18/23

Property Owner Signature

Date

For Staff Use Only:

Filing Fee: _____

Receipt #: _____

Case #: _____

Date Received: _____



Vicinity Map

Case Number: BOA-2023-13
Applicant: RES-NC Restoration
1024 W C St





Kannapolis Current Zoning

Case Number: BOA-2023-13

Applicant: RES-NC Restoration

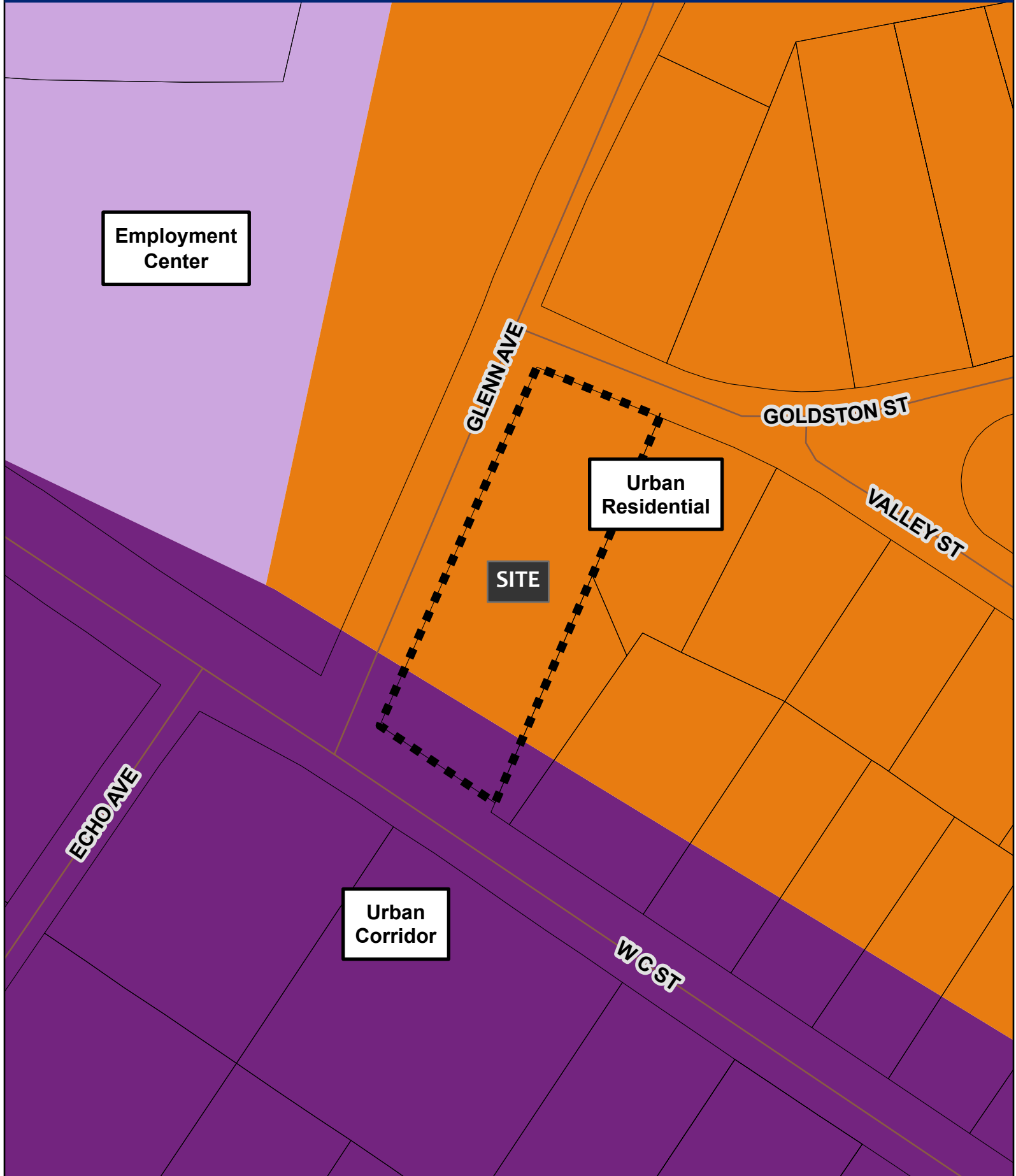
1024 W C St

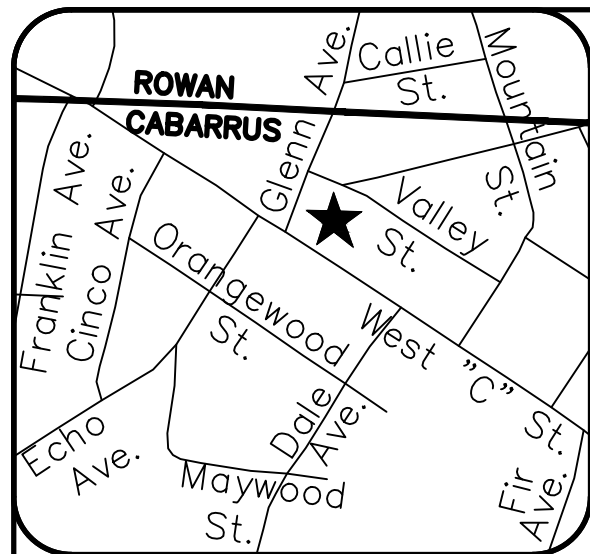




Kannapolis 2030 Future Land Use Map

Case Number: BOA-2023-13
Applicant: RES-NC Restoration
1024 W C St





VICINITY MAP
NOT TO SCALE

REFERENCES:

- ALL DEEDS AND MAPS SHOWN HEREON.
- 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:

- TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD.
- AREAS DETERMINED BY COORDINATE COMPUTATIONS.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- NO UNDERGROUND UTILITIES WERE LOCATED WITH THIS SURVEY. BEFORE DOING ANY DIGGING, CALL NC ONE-CALL (1-800-632-4949).
- 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.
- BASIS OF BEARINGS (SEE REFERENCE #2, UNITS ARE US SURVEY FEET.)
- EXISTING NUMBER OF LOTS (2), PROPOSED NUMBER OF LOTS (2)
- ZONING DISTRICTS ARE PER CABARRUS COUNTY GIS
- 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 PLAN 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: _____

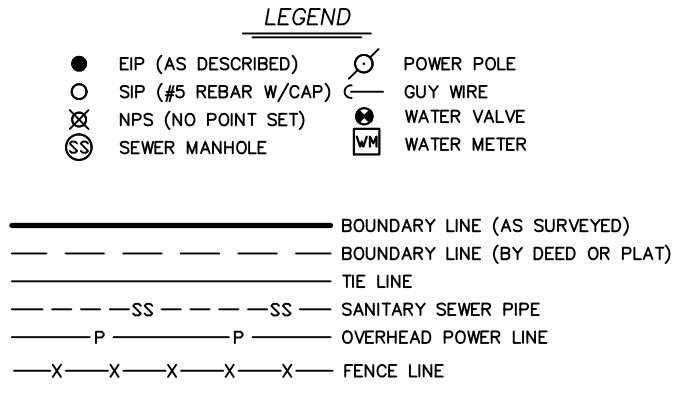
SETBACKS PER KDO

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 1600-801(A)

PLANNING DIRECTOR _____ DATE _____



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 _____

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

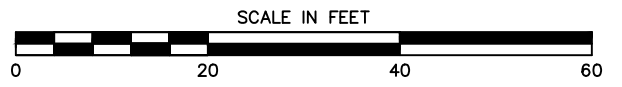
REVISIONS

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



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

AcctName1	MailAddr1	MailCity	MailState	MailZipCod
KIM J ALLMAN	105 GOLDSTON ST	KANNAPOLIS	NC	28081
BEAVER LP	6311 WRIGHT ROAD	KANNAPOLIS	NC	28081
ANDREW DEPOMPA				
DIANA WILSON	218 E LENOIR ST	RALEIGH	NC	27601
GREGORY DICKENS	1018 W C ST	KANNAPOLIS	NC	28081
ADEL AHMED ALY KAMEL ELASMAR				
NEVINE ADEL HAGRAS	1027 W C ST	KANNAPOLIS	NC	28081
SHAFIQUE FIDAI				
FATIMA MAMDANI	4666 LOCKEHAVEN PL	N VANCOUVER	V7G2B8	BC
JOHN & LINDA HALL	107 GOLDSTON ST	KANNAPOLIS	NC	28081
EVELYN HARRINGTON	1020 W C ST	KANNAPOLIS	NC	28081
BETTY HARTSELL	1015 VALLEY ST	KANNAPOLIS	NC	28081
MARK & SHERRY HODGSON	1017 VALLEY STREET	KANNAPOLIS	NC	28081
JACK JONES	1012 ORANGEWOOD ST	KANNAPOLIS	NC	28081
JAMES JONES	230 CASSIA BLVD	SATELLITE BCH	FL	32937
MICHAEL KEY	1008 ORANGEWOOD ST	KANNAPOLIS	NC	28081
PHILLIP & MARLENE KISER	101 ECHO AVE	KANNAPOLIS	NC	28081
KIST PROPERTIES LLC	218 MAUNEY FARM RD	CHERRYVILLE	NC	28021
STEVEN W LOONEY	1025 W C ST	KANNAPOLIS	NC	28081
MEMORIAL UNITED METHODIST	1100 WEST C STREET	KANNAPOLIS	NC	28081
REID E MULLIS	1803 AZALEA AVE	KANNAPOLIS	NC	28081
WALTER OVERCASH	1005 ORANGEWOOD STREET	KANNAPOLIS	NC	28081
RANDY RODRIGUEZ	1019 VALLEY ST	KANNAPOLIS	NC	28081
MATTHEW J SELMER	3801 ISENHOUR RD	KANNAPOLIS	NC	28081
RES-NC RESTORATION LLC				
ATTN: DANIEL DUNHAM	16400 SUTTERS RUN LN	HUNTERSVILLE	NC	28078



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-2023-13 – Special Use Permit – 1024 W C Street

The purpose of this Public Hearing is to consider a request for a Special Use Permit (SUP) to allow for two (2) duplex residential structures on property located at 1024 W C Street. 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 0.19 +/- acres and is more specifically identified as Cabarrus County Parcel Identification Number 56142246910000 (**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

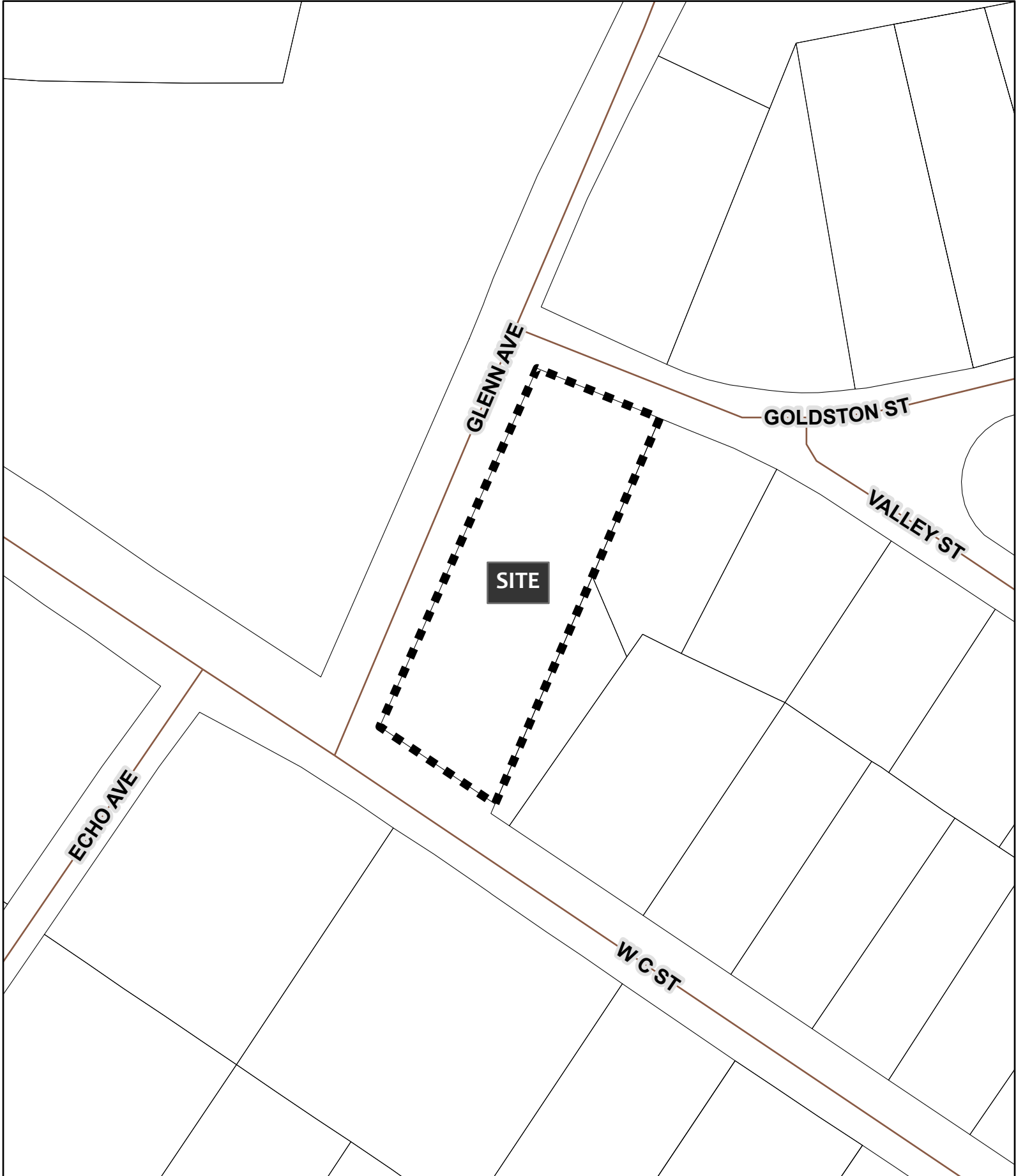
Enclosure

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-2023-13
Applicant: RES-NC Restoration
1024 W C St





BOARD OF

ADJUSTMENT

**PUBLIC HEARING
INFORMATION**

CALL 704-920-4350

CASE # B0A - 2023 - 13





BOARD OF

ADJUSTMENT

**PUBLIC HEARING
INFORMATION**

CALL 704-920-4350

CASE #B0A - 2023 - 13





**Board of Adjustment
October 3, 2023 Meeting**

Staff Report

TO: Board of Adjustment
FROM: Ben Barcroft, Senior Planner
SUBJECT: Case# BOA-2023-14: Special Use Permit – 906 S Main Street
Applicant: Krystina Ritchie

Request for a Special Use Permit to allow for a tattoo studio on property located at 906 S Main 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, Krystina Ritchie, is requesting a Special Use Permit (SUP) to allow for a tattoo studio in the General Commercial (GC) zoning district on approximately 0.52 +/- acres of property located at 906 S Main Street, further identified as Cabarrus County Parcel Identification Number 56135447100000.

Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance (KDO), issuance of a SUP is required for Tattoo or body-piercing establishment 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 "Urban Corridor" Character Area in the *Move Kannapolis Forward 2030 Comprehensive Plan*. This Character Area is composed primarily of small and medium-scale commercial developments.

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 a tattoo studio will be located in an established multi-use building and is not anticipated to cause any traffic hazards or traffic congestion. There is adequate parking available for this use.

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 tattoo studio 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 tattoo studio is compatible with the surrounding commercial uses.

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
Assistant City Manager	X
City Attorney	X



Special Use Permit

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

SPECIAL USE PERMIT REQUEST

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

Approval authority – Board of Adjustment.

Property Address: _____

Applicant: _____

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: _____ Date: _____



SPECIAL USE PERMIT APPLICATION

Approval authority – Board of Adjustment

Applicant Contact Information

Name: _____

Address: _____

Phone: _____

Email: _____

Property Owner Contact Information same as applicant

Name: _____

Address: _____

Phone: _____

Email: _____

Project Information

Project Address: _____ Zoning District _____

Parcel PIN: _____ Size of property (in acres): _____

Current Property Use: _____

Proposed Use: _____

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)*: _____

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.**

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

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

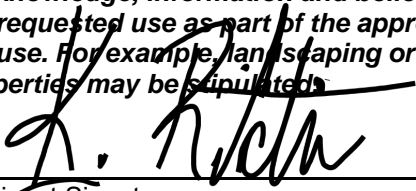
4. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

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

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

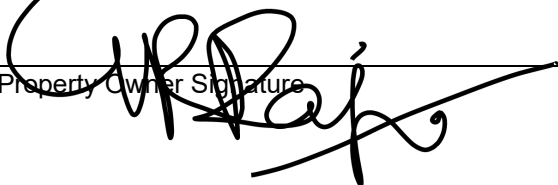
7. The applicant consents in writing to all conditions of approval included in the approved special use permit.

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

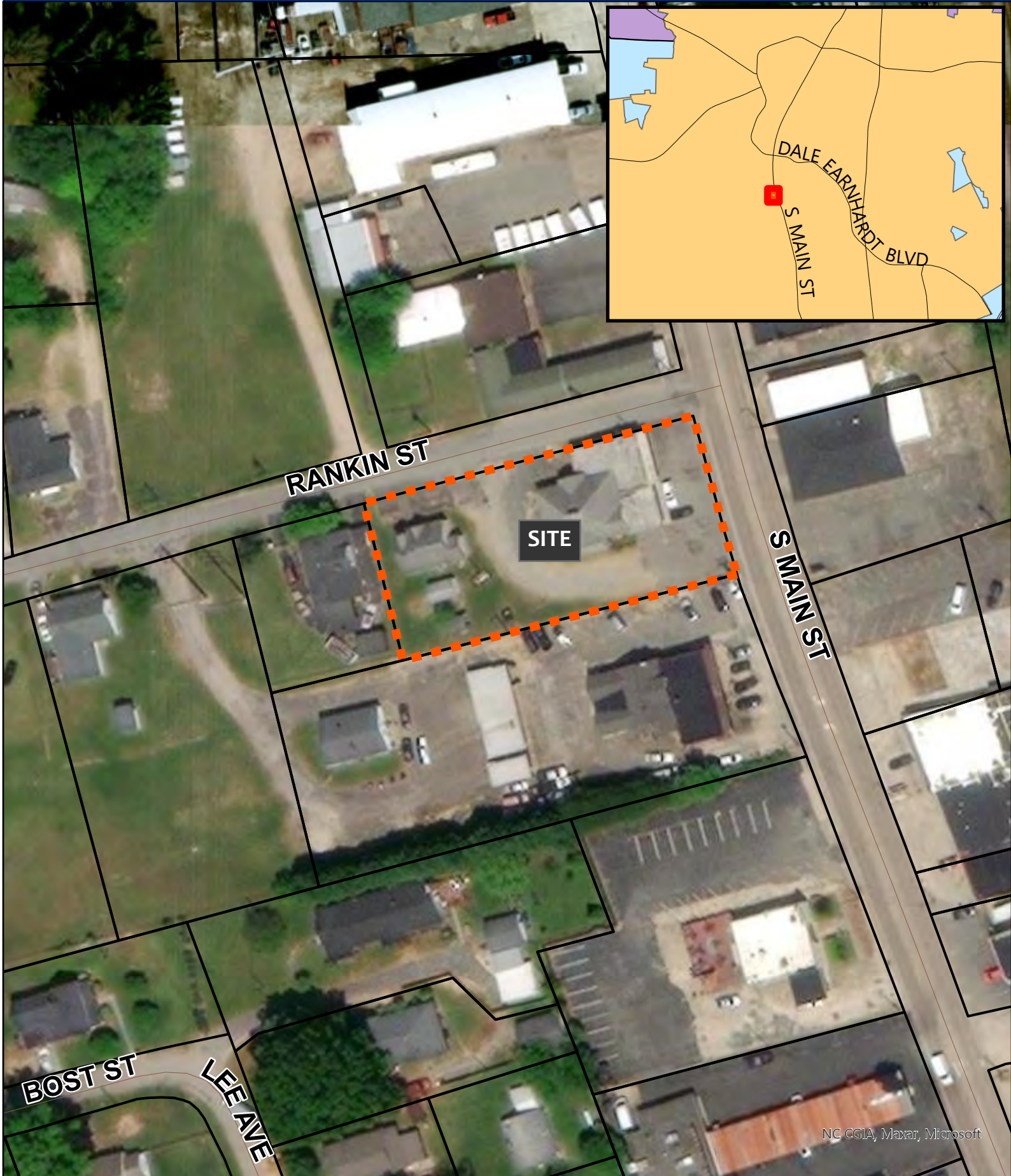


Vicinity Map

Case Number: BOA-2023-14

Applicant: Krystina Ritchie

906 S Main St



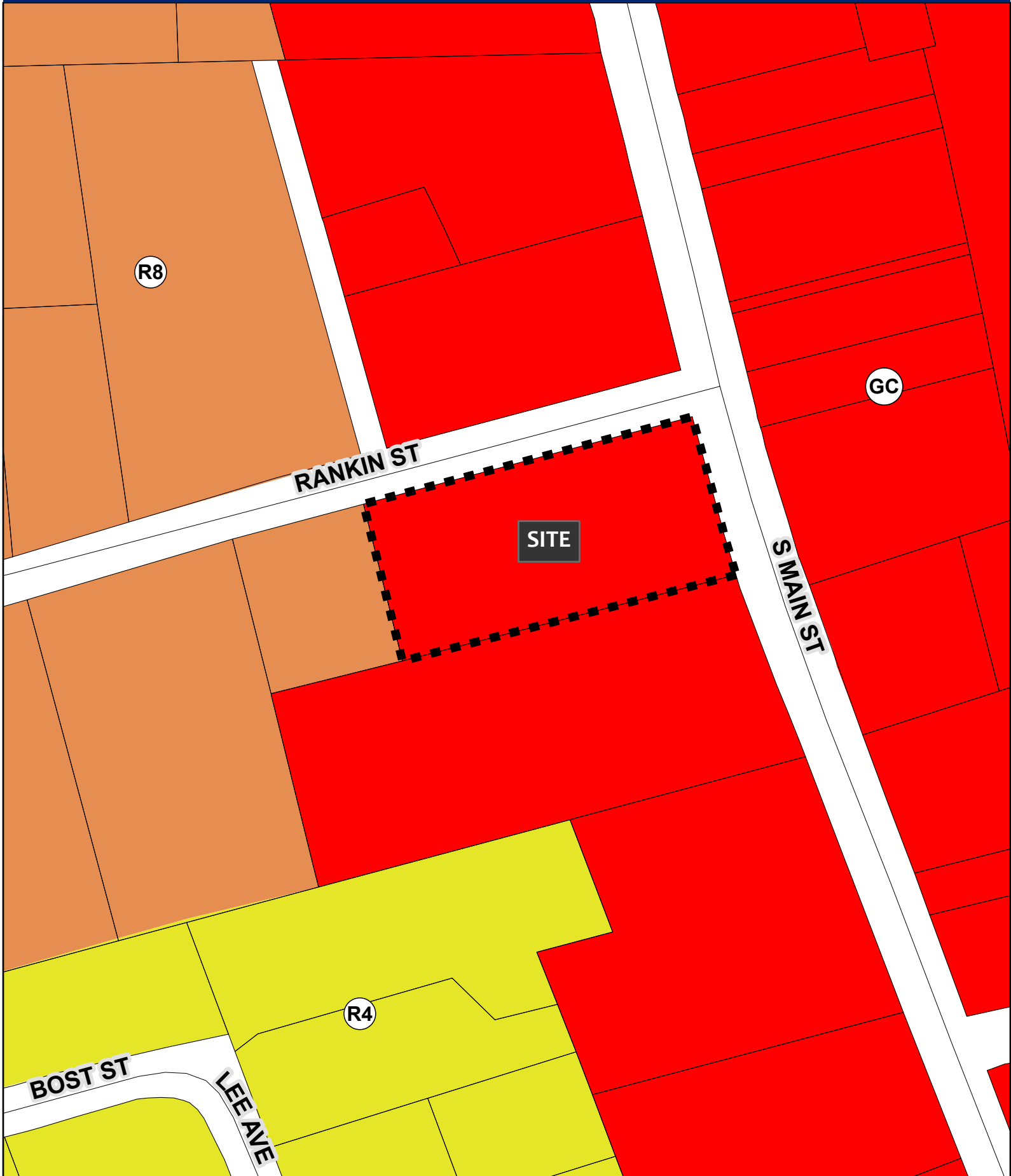


Kannapolis Current Zoning

Case Number: BOA-2023-14

Applicant: Krystina Ritchie

906 S Main St





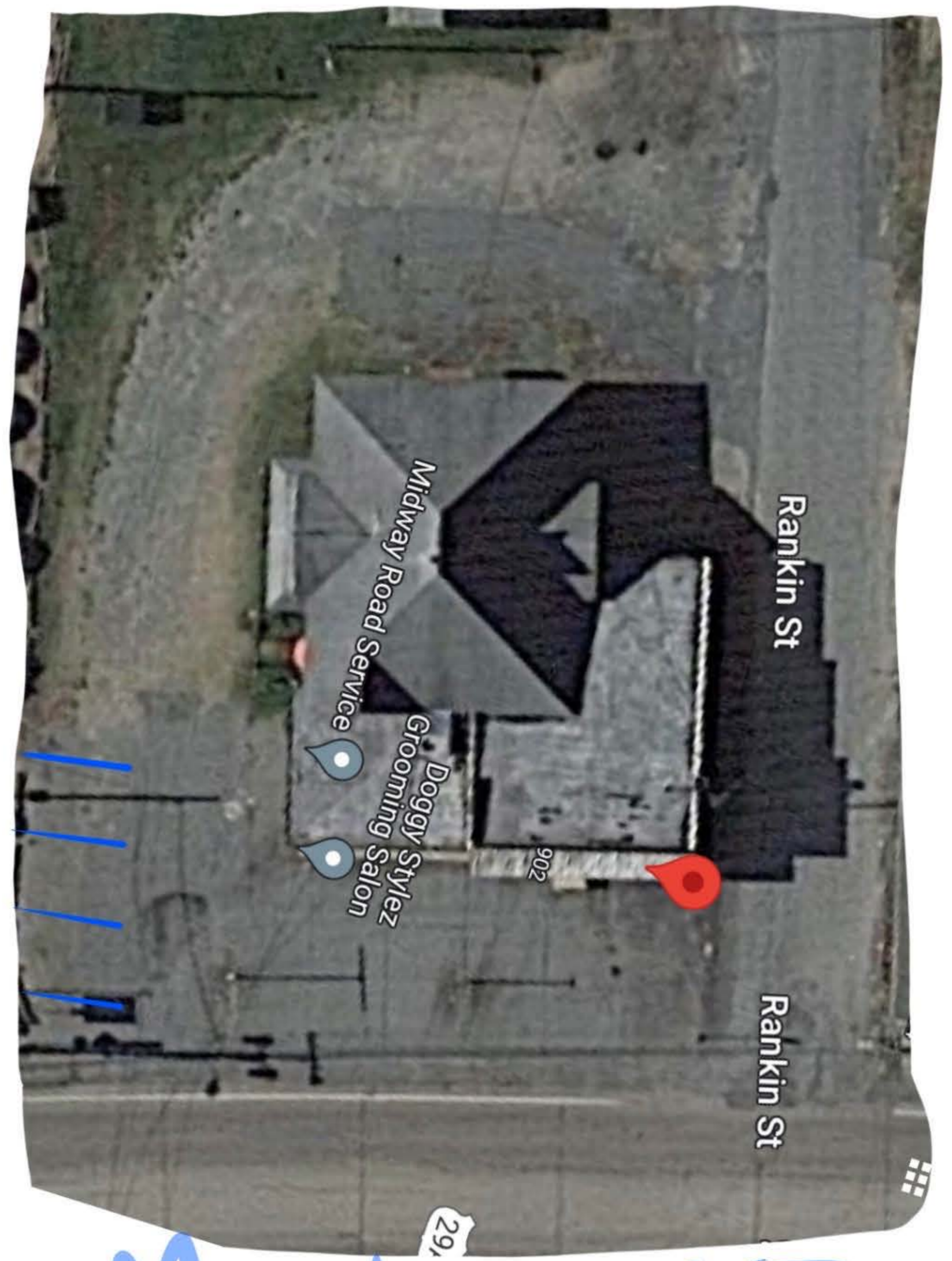
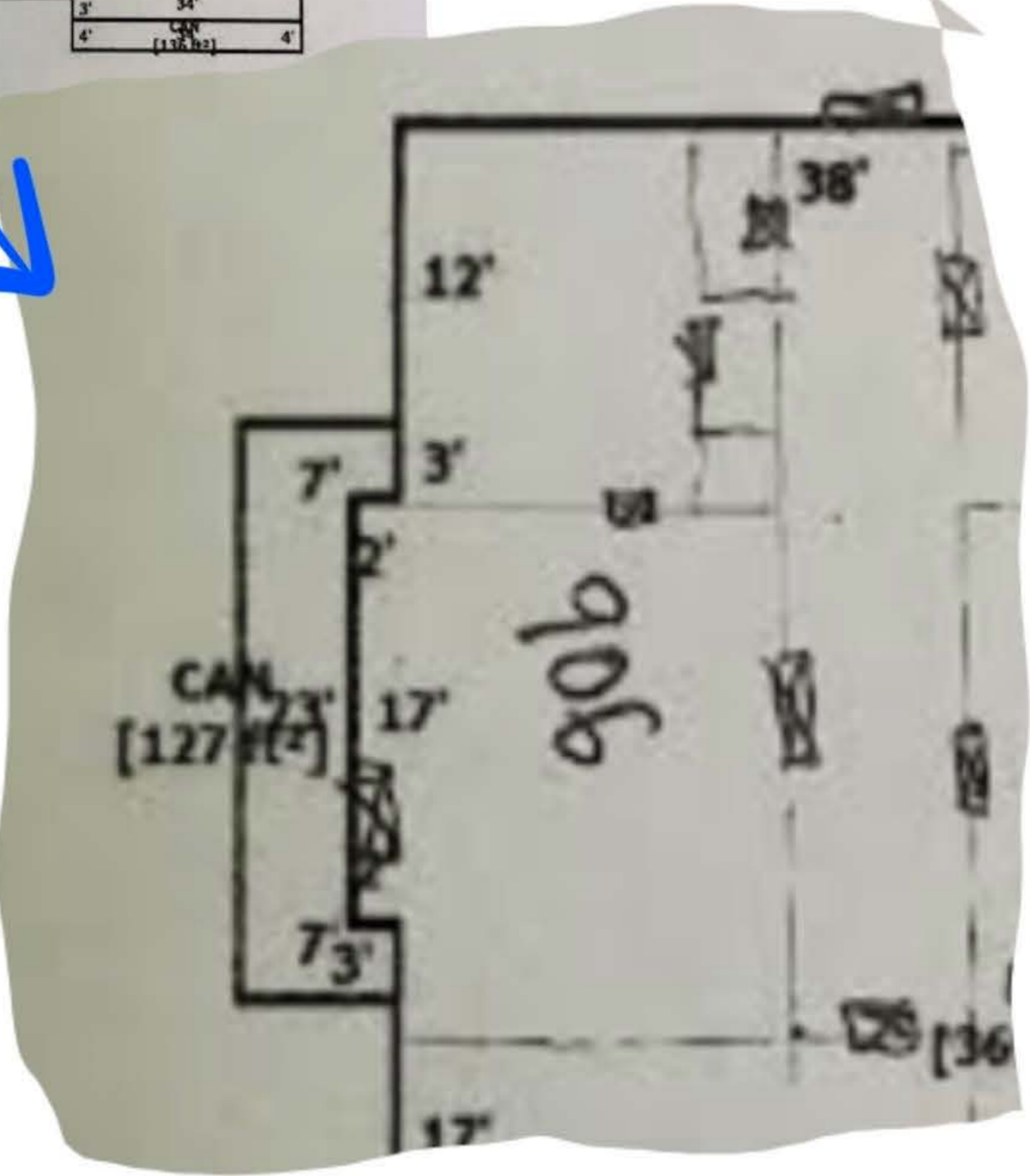
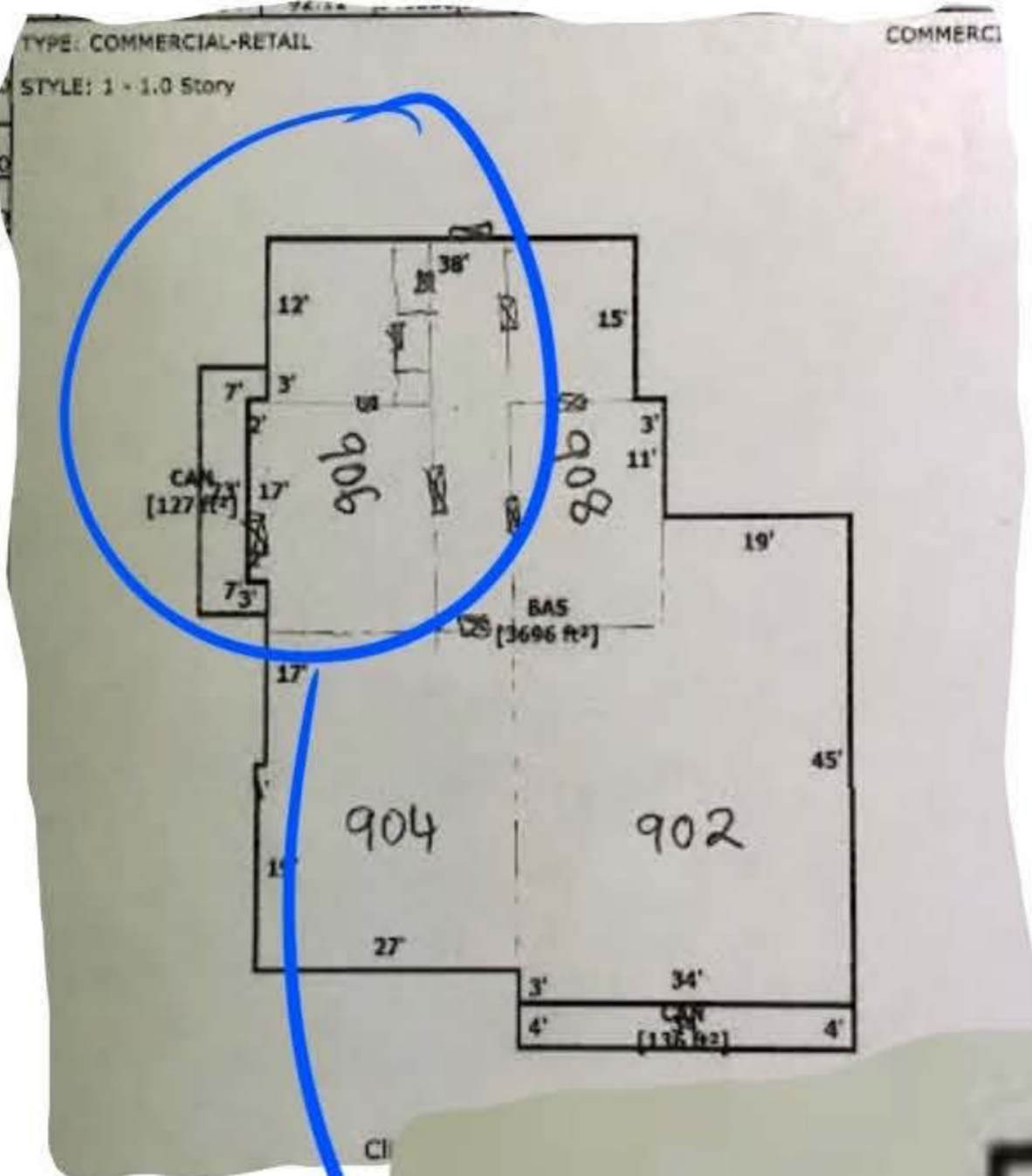
Kannapolis 2030 Future Land Use Map

Case Number: BOA-2023-14

Applicant: Krystina Ritchie

906 S Main St





← MAIN STREET →

AcctName1	MailAddr1	MailCity	MailState	MailZipCod
DESIGN SHIFT INC				
C/O SAM SANGHOON PARK	288 8TH AVE	CRAMERTON	NC	28032
DONNA F DONNELLY	714 REBECCA JANE DRIVE	MOORESVILLE	NC	28115
BENNO & LISA FRITZ	107 RANKIN ST	KANNAPOLIS	NC	28081
JUDITH JAMISON	9121 TROON LN UNIT D	CHARLOTTE	NC	28214
NICOLAS LOPEZ	PO BOX 309	KANNAPOLIS	NC	28082
LANCE M MIDDLETON				
FRANCES J MIDDLETON	1132 N WINDSOR DR	KANNAPOLIS	NC	28081
MIDWAY OFFICE SUITES LLC	2280 WELLINGTON CHASE DR	CONCORD	NC	28027
NORTH CAROLINA RAILROAD CO	2809 HIGHWOODS BLVD STE 100	RALEIGH	NC	27604
NV REALTY LLC	4873 ANNELEISE DR	HARRISBURG	NC	28075
PRIME INVESTMENTS LLC	15400 GROVELAND ST	HUNTERSVILLE	NC	28078
ERIC & KRISTIE PURVIS	907 LEE AVE	KANNAPOLIS	NC	28081
HARRY & MARGARET TAYLOR ESTATE				
C/O MONICA MILLER	7800 CEDARBROOK DR	CHARLOTTE	NC	28215
DAVID & LISA THREATT ESTATE	831 S MAIN ST	KANNAPOLIS	NC	28081
DAVID & LISA THREATT	110 BASIL RD	CHINA GROVE	NC	28023
CRUZ R TORRES	416 GAULT AVE	KANNAPOLIS	NC	28081
TPM PROPERTIES LP	3816 MOORLAND DR	CHARLOTTE	NC	28226
KRISTINA RITCHIE	475 ERSKINE DR	CHINA GROVE	NC	28023
RAMA GOTTUMUKKALA	11 UNION ST	CONCORD	NC	28025



September 15, 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-2023-14 – Special Use Permit – 906 S Main Street

The purpose of this Public Hearing is to consider a request for a Special Use Permit (SUP) to allow for a private tattoo studio on property located at 906 S Main Street. Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance, a SUP is required for Tattoo or body-piercing establishment uses in the General Commercial (GC) zoning district. The subject property is 0.52 +/- acres and is more specifically identified as Cabarrus County Parcel Identification Number 56135447100000 (**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.

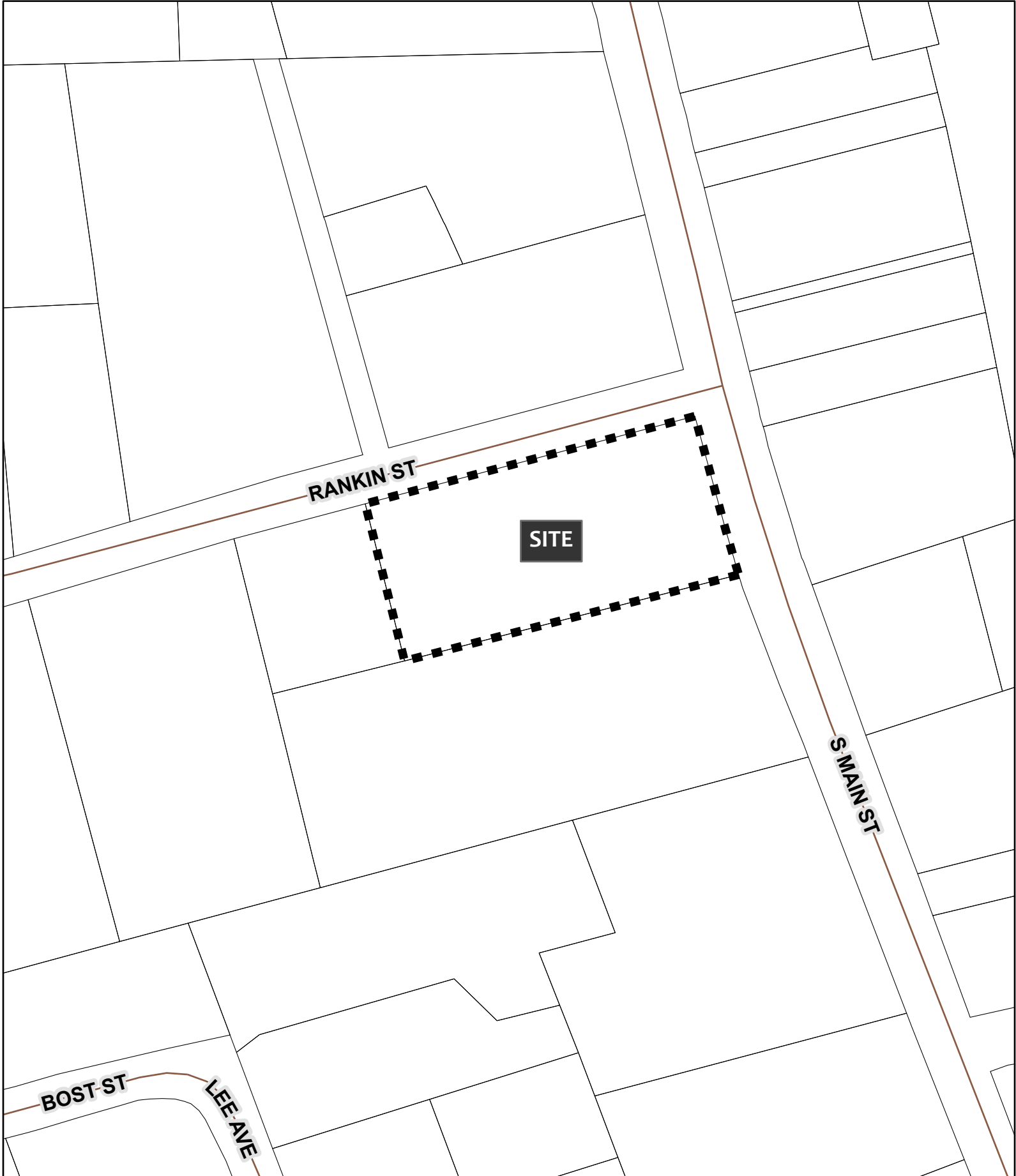


Special Use Permit

Case Number: BOA-2023-14

Applicant: Krystina Ritchie

906 S Main St



Middleton's
Car
Wash
→



AHEAD

KANNAPOLIS
BOARD OF
ADJUSTMENT
PUBLIC HEARING
INFORMATION
CALL 704-920-4350
CASE # BOA - 2023 -14

WHAT A BURGER
HAMBURGERS
FRIES & RINGS

PARKING FOR
900-886
800-886
ONLY





**Board of Adjustment
October 3, 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

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.

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.

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

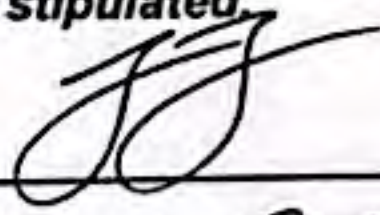
Yes

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.

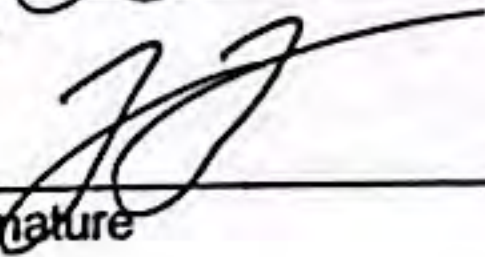
Applicant Signature



9/6/23

Date

Property Owner Signature



9/6/23

Date

For Staff Use Only:

Filing Fee: _____

Receipt #: _____

Case #: _____

Date Received: _____

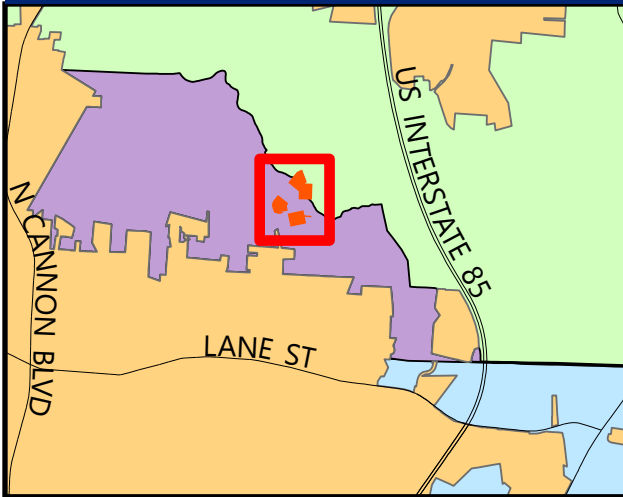


Vicinity Map

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



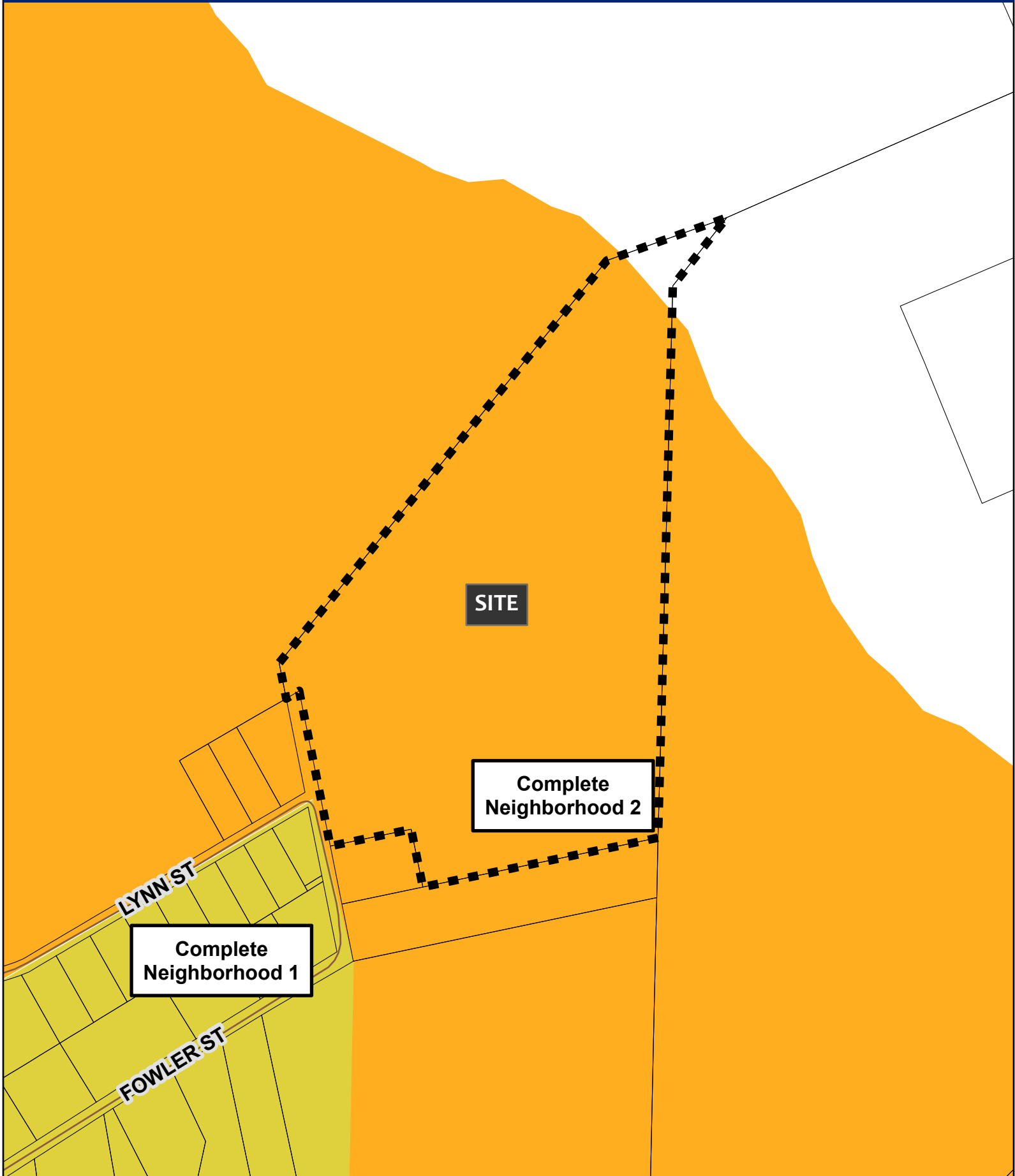


Kannapolis 2030 Future Land Use Map

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.

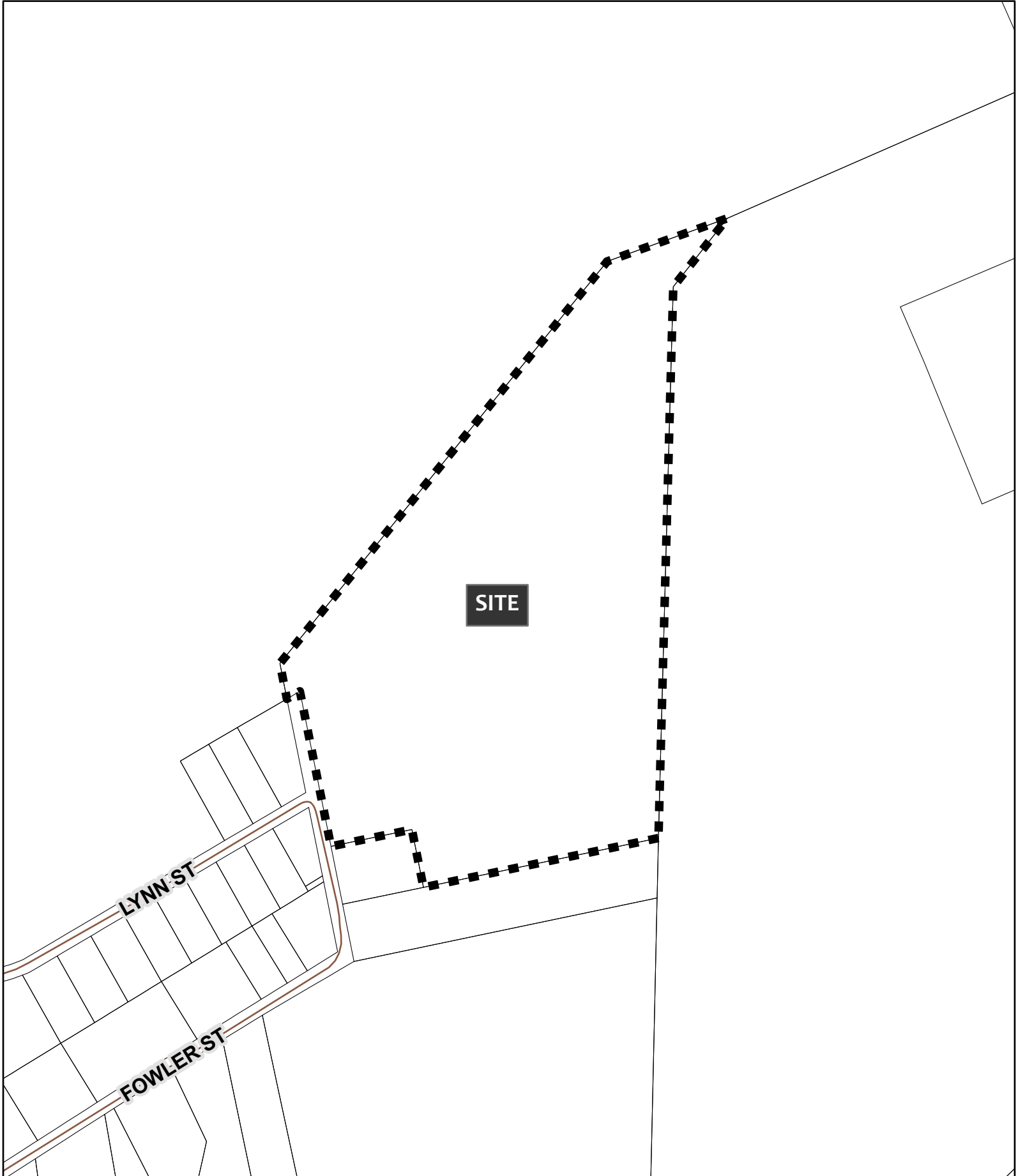


Special Use Permit

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