



## **BOARD OF ADJUSTMENT AGENDA**

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

**Tuesday October 4, 2022 at 6:00 PM**

- 1. Call to Order**
- 2. Roll Call and Recognition of Quorum**
- 3. Approval of Agenda**
- 4. Approval of Minutes – September 6, 2022**
- 5. Swearing In for Testimony**
- 6. Public Hearing:**
  - a. BOA-2022-11 – Special Use Permit – Unaddressed parcel on N. Main Street**

Continued from September 9, 2022 Board meeting, Public Hearing to consider a request for a Special Use Permit (SUP) to allow multi-family residential (MFR) uses on property located in the General Commercial (GC) zoning district. Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance (KDO), a SUP is required for MFR uses in the GC zoning district. The unaddressed property is located on N Main St., is approximately 0.45 +/- acres, and is more specifically identified as Rowan County Parcel Identification Number 159 039.
- 7. Board Refresher**
- 8. Planning Director Update**
- 9. Other Business**
- 10. Adjourn**



**Board of Adjustment  
October 4, 2022 Meeting**

**Staff Report**

**TO:** Board of Adjustment  
**FROM:** Boyd Stanley, Assistant Planning Director  
**SUBJECT:** **Case# BOA-2022-11: Special Use Permit  
Applicant: Jesse Robinson**

**Request for a Special Use Permit to allow a multi-family townhome development in the General Commercial (GC) zoning district.**

**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**

Continued from the September 6, 2022, Board of Adjustment meeting. The applicant, Jesse Robinson, is requesting a Special Use Permit (SUP) to allow development of a six-unit townhome development in the General Commercial (GC) zoning district on unaddressed property located at the corner of W 16<sup>th</sup> Street and N. Main Street, further identified as Rowan County Parcel Identification Number 159 073.

Based on the submittal date and changes in the new Kannapolis Development Ordinance (KDO), this item will need to be readvertised and reviewed under the Unified Development Ordinance (UDO) to allow multi-family in the commercial zoning district. Therefore, staff recommends this matter be continued until the November 1, 2022, Board of Adjustment meeting.