



**City of Kannapolis  
Planning and Zoning Commission Meeting**

**August 20, 2024 at 6:00 pm**

**Agenda**

- 1. Call to Order**
- 2. Oath of Office:** James Litaker, Larry Ensley, Ryan French & Mike McClain
- 3. Roll Call and Recognition of Quorum**
- 4. Approval of Agenda**
- 5. Approval of Minutes:** June 18, 2024
- 6. Public Hearing**
  - a. Z-2024-05 – Zoning Map Amendment – 612 Huron Street**

Public Hearing to consider a request to rezone property located at 612 Huron Street from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Residential 8 (R8) zoning district. The subject property is approximately 0.25 +/- acres and further identified as Cabarrus County Parcel Identification Number 56137635850000.
- 7. Planning Director Update**
- 8. Other Business**
  - a. Adoption of 2025 Meeting Schedule**
  - b. Election of FY2025 Officers**
- 9. Adjourn**



**Planning and Zoning Commission  
August 20, 2024, Meeting**

**Staff Report**

**TO:** Planning and Zoning Commission  
**FROM:** Kathryn Stapleton, Planner  
**SUBJECT:** **Case #Z-2024-05: Zoning Map Amendment – 612 Huron Street**  
**Applicant: Jeff Roberts, Titanium Properties**

Request to rezone property located at 612 Huron Street from Office-Institutional (O-I) to Residential 8 (R8) zoning district.

**A. Actions Requested by Planning & Zoning Commission**

1. Hold Public Hearing
2. Motion to adopt Statement of Consistency
3. Motion to adopt Resolution to Zone

**B. Decision and Required Votes to Pass Requested Actions**

Section 2.3.B.(1)a of the Kannapolis Development Ordinance (KDO) allows the Planning and Zoning Commission to render a final decision on a rezoning request. If there is a denial, an approval by a vote of less than three-fourths, or an appeal of the decision, then only City Council shall have final decision-making authority. Any final decision rendered by the Commission may be appealed within fifteen (15) days to City Council.

**C. Background & Project Overview**

The applicant, Jeff Roberts, Titanium Properties, is requesting to rezone property located at 612 Huron Street from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Residential 8 (R8) zoning district. The subject property is further identified as Cabarrus County Parcel Identification Number 56137635850000 and is approximately 0.25 +/- acres.

This is a map amendment request without conditions as the intent is to straight rezone the property from O-I to R8. If approved, any of the permitted uses in the R8 zoning district would be allowed on the property.

**D. Fiscal Considerations**

None

## E. Policy Issues

**Section 2.5.A.(2).c. of the KDO states that Amending the Zoning Map is a matter committed to the legislative discretion of the Planning and Zoning Commission or of the City Council, as authorized by this section. In determining whether to adopt or deny the proposed amendment, the Planning and Zoning Commission or City Council, as applicable, may consider, and weigh the relevance of, whether and to what extent the proposed Zoning Map amendment:**

**1. Is the proposed rezoning consistent with the Comprehensive Plan and other applicable adopted City plans?**

Yes. This area is located within the “Urban Corridor” Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The Urban Corridor Character Area calls for various uses including both single-family and multi-family residential uses, among others. The subject property is located adjacent to the “Urban Residential” Character Area which also calls for both single-family attached and detached, as well as multi-family residential uses.

**2. Is the proposed rezoning in conflict with any provision of this Ordinance or the City Code of Ordinances?**

No. The R8 zoning designation is appropriate for this area. There is existing R8 zoning on nearby properties.

**3. Does the proposed rezoning correct an error in the existing zoning present at the time it was adopted?**

No. The proximity to other R8 zoning and the Comprehensive Plan Character Area makes the requested R8 zoning district an appropriate change.

**4. Does the proposed rezoning allow uses that are compatible with existing and allowed uses on surrounding land and with the stability and character of any adjacent residential neighborhoods?**

Yes. The intent of the rezoning request is to renovate an existing single family detached dwelling on the property. This use is consistent with surrounding residential uses.

**5. Does the proposed rezoning ensure efficient development within the City, taking into consideration the capacity and safety of the street network, the adequacy of public facilities, the suitability of the land for the uses allowed under the existing zoning, and other relevant considerations?**

Yes. This property is located adjacent to roads with adequate capacity and safety, and is a suitable use allowed under the requested zoning. Public water and sewer services are accessible to this site.

**6. Does the proposed rezoning result in a logical and orderly development pattern, taking into consideration the size of the subject lands and the zoning and existing and proposed development on surrounding lands?**

Yes. The requested zoning allows for a use that is compatible with existing adjacent residential uses.

**7. Does the proposed rezoning result in significant adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?**

No. There are no anticipated significant environmental impacts from rezoning this property. The intent of this rezoning request is to renovate an existing single family detached dwelling, which is not a permitted use in the O-I zoning district. Renovation of a single family detached dwelling is a less intensive use than uses permitted within the O-I district. Single family residential fits the character of the surrounding residential uses.

**F. Legal Issues**

None

**G. Finding of Consistency with Comprehensive Plan**

Staff finds this rezoning **consistent** with the goals and policies of the *Move Kannapolis Forward 2030 Comprehensive Plan* (“2030 Plan”), adopted by City Council, which designates the subject property as located within the Urban Corridor Character Area and abutting the Urban Residential Character Area in the *2030 Plan*. Staff finds the request for rezoning compatible with the surrounding zoning and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.

**H. Staff Recommendation and Alternative Courses of Action**

**Staff Recommendation**

The Planning and Zoning Commission may choose to approve or deny the petition as presented.

**Based on the request being consistent with the 2030 Plan, staff recommends approval for Zoning Map Amendment Case #Z-2024-05.**

**Alternative Courses of Action**

**Motion to Approve (2 votes)**

- 1. Should the Commission choose to approve the request for rezoning as presented in Case #Z-2024-05, a motion should be made to adopt the following Statement of Consistency:**

**Statement of Consistency:** Staff finds this rezoning **consistent** with the goals and policies of the *Move Kannapolis Forward 2030 Comprehensive Plan* (“2030 Plan”), adopted by City Council, which designates the subject property as located within the Urban Corridor Character Area and abutting the Urban Residential Character Area in the *2030 Plan*. Staff finds the request for rezoning compatible with the surrounding zoning and it is not anticipated to have

an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.

2. **Should the Commission choose to approve Case #Z-2024-05, a motion should be made to adopt the Resolution to Zone.**

**Motion to Deny (2 votes)**

1. **Should the Commission choose to recommend denial of Case #Z-2024-05, a motion should be made to adopt the following Statement of Consistency:**

**Statement of Consistency:** *The Planning and Zoning Commission finds this zoning map amendment as presented in Case #Z-2024-05 to be inconsistent with the goals and policies of the **Move Kannapolis Forward 2030 Comprehensive Plan**, adopted by City Council, because (state reason(s)) and is unreasonable and not in the public interest because (state reason(s)).*

2. **Should the Commission choose to deny Case #Z-2024-05, a motion should be made to deny the Resolution to Zone.**

**I. Attachments**

1. Rezoning Application
2. Vicinity Map
3. Zoning Map
4. 2030 Future Land Use and Character Map
5. Notice of Public Hearing
6. List of Notified Properties
7. Letter to Adjacent Property Owners
8. Posted Public Notice Sign
9. Resolution to Adopt a Statement of Consistency
10. Resolution to Zone

**J. Issue Reviewed By:**

- Planning Director
- Assistant City Manager
- City Attorney



## Zoning Map Amendment Checklist

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

### REZONING REQUEST

**Rezoning** – Request for an amendment to the Kannapolis Zoning Map. Approval authority – Planning and Zoning Commission.

Requested Rezoning Property Address: 612 Huron Street, Kannapolis, NC 28083

Applicant: Jeff Roberts - Titanium Properties

Proposed development: This residential home is 90 years old and has been fully restored.

This residential home is 90 years old and has been fully restored.

### SUBMITTAL CHECKLIST

- Pre-Application Meeting
- Zoning Map Amendment Checklist and Application – Complete with all required signatures
- Fee: \$825.00 (\$500 Application Fee, \$300 Legal Notices and notification fee, # of property owners notified [see Fee Schedule])
- Please mark this box to authorize aerial drone photography of the site

### PROCESS INFORMATION

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

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

**Action by Planning and Zoning Commission:** After conducting a public hearing, the Commission may: deny the application; conduct an additional public hearing on the application; or approve the application.

**Scope of Approval:** An affirmative vote of three-fourths of the members present and not excused from voting, shall be necessary to approve a rezoning request. The approval of a rezoning does not authorize development activity, but does authorize the application to apply for a final major site plan. Any final decision rendered by the Commission may be appealed within fifteen (15) days to the City Council.

*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: Jeff Roberts

Digitally signed by Jeff Roberts  
Date: 2024.07.18 08:44:49 -04'00'

Date: 07/18/2024



Planning Department  
401 Laureate Way  
Kannapolis, NC 28081  
704.920.4350

## ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

### Applicant Contact Information

Name: Jeff Roberts

Address: 9923 Coley Drive  
Huntersville, NC 28078

Phone: 704-668-7516

Email: jeff.roberts@homevestors.com

### Property Owner Contact Information same as applicant

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

### Project Information

Project Address: 612 Huron Street

Parcel: \_\_\_\_\_ # of parcels: 1 Approx. size of parcels: .25 acres  
(attach separate list if necessary)

Current Zoning Designation: OI Requested Zoning Designation: R8

Reason for map amendment: House was purchased as a residential property. It was never disclosed to be zoned as OI. The house has been fully remodeled and is ready to be listed for sale on 8/1/2024.

**By signing below, it is understood and acknowledged that if the property is rezoned as requested, the property involved in this request will be perpetually bound to the use(s) authorized unless subsequently changed or amended as provided for in the Zoning Ordinance.**

Jeff Roberts

Digitally signed by Jeff Roberts  
Date: 2024.07.18 08:48:06 -04'00'

07/18/2024

Applicant Signature

Date

Jeff Roberts

Digitally signed by Jeff Roberts  
Date: 2024.07.18 08:48:40 -04'00'

Property Owner Signature

Date

*Note: This is not a permit to occupy a structure. Owner and/or applicant are responsible for the location of utility lines and easements. Zoning Map Amendment does not guarantee the availability of water and/or sewer.*



# Vicinity Map

Case Number: Z-2024-05

Applicant: Jeff Roberts-Titanium Properties

612 Huron St





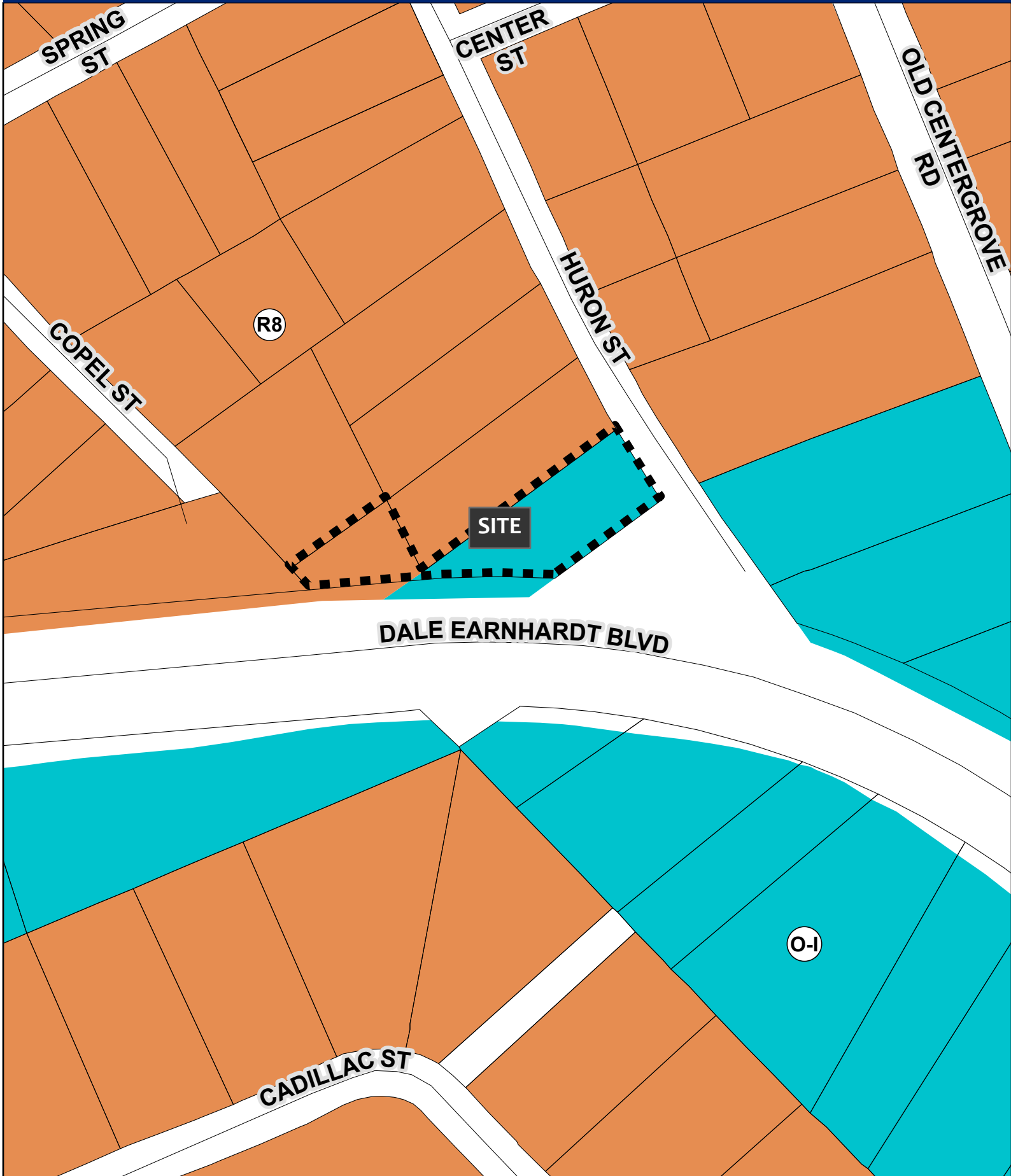


# Kannapolis Current Zoning

Case Number: Z-2024-05

Applicant: Jeff Roberts-Titanium Properties

612 Huron St





# Kannapolis 2030 Future Land Use Map



Case Number: Z-2024-05

Applicant: Jeff Roberts-Titanium Properties

612 Huron St





PO Box 27283  
Richmond, VA 23261-7283

# Order Confirmation

Order# 0000874628

**Client:** CITY OF KANNAPOLIS  
**Phone:** 7049204300

**Pavor :** CITY OF KANNAPOLIS  
**Phone:** 7049204300

**Account:** 3143368  
**Address:** BRIDGETTE BELL  
KANNAPOLIS NC 28081

**Account:** 3143368  
**Address:** BRIDGETTE BELL  
KANNAPOLIS NC 28081

**Sales Rep**      **Acct Rep**      **Ordered By**  
aboan              hdrclifr              Pam

**Fax:** 7049337463  
**EMail:** ap@kannapolisnc.gov

**Total Amount**                      \$345.40

**Payment Amount**                      \$345.40

**Amount Due**                              \$0.00

**Tax Amount:**                              0.00

**Payment Meth:**      Credit - Debit Card

**Tear Sheets**                      **Proofs**                      **Affidavits**                      **PO Number:**  
0                                      0                                      1

**Ad Number**                      **Ad Type**                      **Ad Size**                      **Color**  
0000874628-01                      CLS Legal                      2 X 34 li                      \$0.00

**Production Method**  
AdBooker (liner)

**Production Notes**

**Product and Zone**                      **Placement**                      **Position**                      **# Inserts**  
CON Independent Trib                      C-Legal Ads                      Legal Notices                      2

**Run Schedule Invoice Text:**      NOTICE OF PUBLIC HEARING Planning and Zoning


**Run Dates**                      8/ 8/2024, 8/15/2024

**Product and Zone**                      **Placement**                      **Position**                      **# Inserts**  
NCC Online                      C-Legal Ads                      Legal Notices                      7

**Run Schedule Invoice Text:**      NOTICE OF PUBLIC HEARING Planning and Zoning

**Run Dates**                      8/ 8/2024, 8/ 9/2024, 8/10/2024, 8/11/2024, 8/12/2024, 8/13/2024, 8/14/2024

**TagLine:** NOTICEOFPUBLICHEARINGPLANNINGANDZONINGCOMMISSIONMEETINGTUESDAYAUGUST202024AT6  
00PMZONINGMAPAMENDMENTZ202405612HURONSTREETPU



**NOTICE OF PUBLIC HEARING**  
**Planning and Zoning Commission Meeting**

**Tuesday, August 20, 2024, at 6:00 pm**

**Zoning Map Amendment - Z-2024-05 - 612 Huron Street - Public Hearing** to consider a request to rezone property located at 612 Huron Street from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Residential 8 (R8) zoning district. The subject property is approximately 0.25 +/- acres and further identified as Cabarrus County Parcel Identification Number 56137635850000.

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

**Publish: August 8, 2024.**

AcctName1	MailAddr1	MailCity	MailState	MailZipCod
AARON COGLAN	606 OLD CENTERGROVE RD	KANNAPOLIS	NC	28083
ALVINA DAVIS	612 OLD CENTERGROVE RD	KANNAPOLIS	NC	28083
ARLENE THOMPSON	103 PRINCESS AVE SW	CONCORD	NC	28025
AUSTIN & VANESSA CHASTEEN	1222 DALE EARNHARDT BLVD	KANNAPOLIS	NC	28083
BARBARA J WILLIS	503 SPRING ST	KANNAPOLIS	NC	28083
CARLOS III & ALLYSON GARCIA	610 OLD CENTERGROVE RD	KANNAPOLIS	NC	28083
DAVID MILLER REALTY & INVESTMENT INC	1640 DALE EARNHARDT BLVD	KANNAPOLIS	NC	28083
DEANGELIS INVESTMENTS LLC	9916 SANDMAN LN	CHARLOTTE	NC	28216
ESTATE OF EARY GRAY				
C/O KATHERENE GRAY	5921 STEPHANIE DR	PANAMA CITY	FL	32404
ESTELLA DINKINS RICE				
VANESS DINKINS TILLMAN	1401 DEBBIE ST	KANNAPOLIS	NC	28083
FKH SFR C1 L P				
C/O FIRST KEY HOMES LLC	1850 PARKWAY PL SE STE 900	MARIETTA	GA	30067
HECTOR ORTIZ GONZALEZ & YADIRA ORTIZ	606 HURON ST	KANNAPOLIS	NC	28083
JAMES & PATRICIA ROSE	505 SPRING STREET	KANNAPOLIS	NC	28081
JMJ HOME SERVICES LLC	10131 FALLING LEAF DR NW	CONCORD	NC	28027
JOHN A WEBB	516 RIVER HWY STE D PMB 207	MOORESVILLE	NC	28117
JOHN HILL	509 SOUTH ST	WINCHESTER	VA	22601
JOHNNIE BARNES JR				
C/O PATRICIA BISHOP	1312 GUILFORD AVE APT 113	BALTIMORE	MD	21202
JOSHUA & MELINDA RACHELS	607 OLD CENTERGROVE RD	KANNAPOLIS	NC	28083
JUAN & GRACIELA HERNANDEZ	1866 DAVIE AVE LOT 46	KANNAPOLIS	NC	28081
LARRY WILLIE	509 SPRING ST	KANNAPOLIS	NC	28083
LEWIS REID				
THELMA M REID ESTATE	712 LONG ST	KANNAPOLIS	NC	28083
MARIO KIRK	109 KNIGHT N GAIL DR	MOORESVILLE	NC	28115
PETE & GEORGETTE BONKIDIS	4032 BLOSSOM HILL DR	WEDDINGTON	NC	28104
PURA VIDA INTERNATIONAL LLC	6814 HIGHGROVE PL	CONCORD	NC	28027
RALPH A SECHLER JR TRUSTEE	2209 PENNSYLVANIA AVE	KANNAPOLIS	NC	28083
RICHARD L TUGGLE	505 CADILLAC ST	KANNAPOLIS	NC	28083
ROXANNE STATIA	PO BOX 1294	KANNAPOLIS	NC	28082
RUBY B DRAPER	603 CADILLAC ST	KANNAPOLIS	NC	28083
SACHIN VALIA	315 S MAIN ST	LANDIS	NC	28088
SARA FLEMING	397 BRADSHAW RD	MOUNT ULLA	NC	28125
SHERRI D FISHER				
GWENDOLYN D AUGBORN	3713 WOODPARK DR	JAMESTOWN	NC	27282
SKIPAT ENTERPRISES LLC	320 S MACARTHUR AVE	PANAMA CITY	FL	32401
TERRY & JANET KEITH	4235 ISENHOUR ROAD	KANNAPOLIS	NC	28081
TIFFANY EUDY	509 CADILLAC ST	KANNAPOLIS	NC	28083
TOLA B JR & LILLIAN ROSE	PO BOX 896	KANNAPOLIS	NC	28082
WILLIAM P BOONE	603 CADILLAC ST	KANNAPOLIS	NC	28083
TITANIUM PROPERTIES, LLC				
ATTN: JEFF ROBERTS	9923 COLEY DR	HUNTERSVILLE	NC	28078
OTTO WALKER HRS & FRED WALKER HRS	1144 DALE EARNHARDT BLVD	KANNAPOLIS	NC	28083
ESTATE OF DORIS M RUX	516 COPEL ST	KANNAPOLIS	NC	28083



August 6, 2024

Dear Property Owner:

**Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Tuesday, August 20, 2024, at 6:00 PM, at 401 Laureate Way, Kannapolis, NC for the following case:**

**Z-2024-05 – Conditional Zoning Map Amendment – 612 Huron Street**

The purpose of this Public Hearing is to consider a request to rezone property located at 612 Huron Street from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Residential 8 (R8) zoning district. The subject property is approximately 0.25 +/- acres and further identified as Cabarrus County Parcel Identification Number 56137635850000 (see reverse side of this letter for a 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 invited to attend the public hearing and will be provided an opportunity to speak to the Planning and Zoning Commission, if you believe it to be necessary for their decision making on this matter.**

If you have any questions about the public hearing or request, please do not hesitate to call the Planning Department at 704.920.4361 or [kstapleton@kannapolisnc.gov](mailto:kstapleton@kannapolisnc.gov).

Sincerely,

Kathryn Stapleton, CZO  
Planner

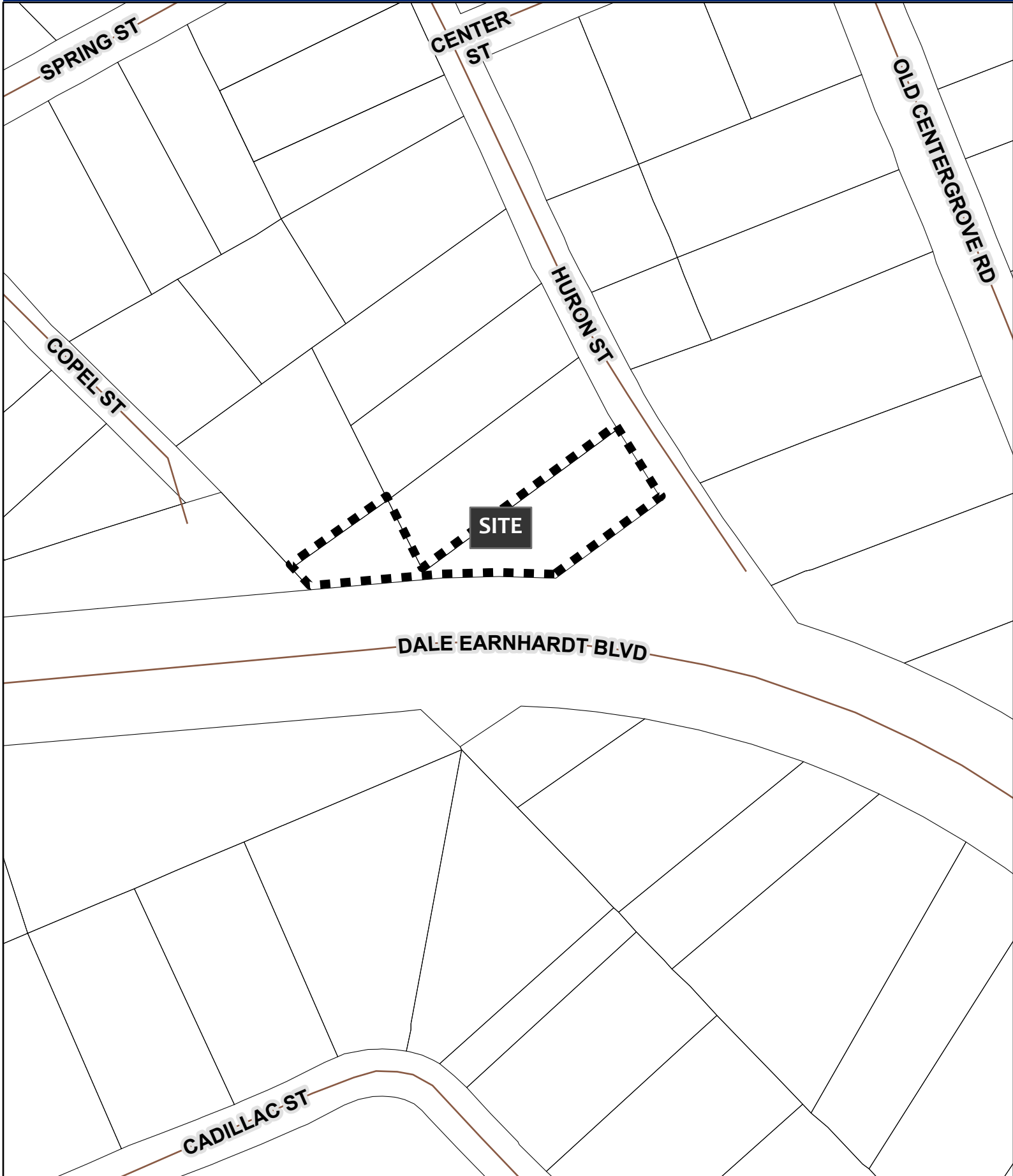
Enclosure

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



# Zoning

Case Number: Z-2024-05  
Applicant: Jeff Roberts-Titanium Properties  
612 Huron St





**PLANNING**

**ZONING**

**COMMISSION**

**PUBLIC HEARING INFORMATION**

CALL 704-920-4350 CASE # Z-2024-05



KANNAPOLIS  
PLANNING  
ZONING  
COMMISSION  
PUBLIC HEARING INFORMATION  
CALL 704-920-4350 CASE # Z-2024-05







**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY  
WITH REGARD TO CASE #Z-2024-05**

**WHEREAS**, Sections 160D-604 and 160D-605 of the North Carolina General Statutes specify that when adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable and explain why the action taken is reasonable and in the public interest; and

**WHEREAS**, Section 2.3.B(1).a. of the Kannapolis Development Ordinance delegates final authority to the Planning and Zoning Commission on zoning map amendments subject to an affirmative vote of three-fourths of the Commission members present and not excused from voting, or if there is no appeal of the decision; and

**WHEREAS**, on August 20, 2024 the Planning and Zoning Commission conducted a public hearing to consider a request to rezone approximately 0.25 +/- acres of property located at 612 Huron Street, (Cabarrus County Parcel Identification Number 56137635850000) owned by Titanium Properties LLC., from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Residential 8 (R8) Zoning Designation.

**NOW, THEREFORE BE IT RESOLVED** *The Planning and Zoning Commission finds this rezoning consistent with the goals and policies of the Move Kannapolis Forward 2030 Comprehensive Plan (“2030 Plan”), adopted by City Council, which designates the subject properties as located within the “Urban Corridor” Character Area and abutting the Urban Residential Character Area in the 2030 Plan. Staff finds the request for rezoning compatible with the surrounding zoning and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.*

**Adopted this the 20th day of August 2024:**

---

Chris Puckett, Chairman  
Planning and Zoning Commission

**Attest:**

---

Pam Scaggs, Recording Secretary  
Planning and Zoning Commission



## RESOLUTION TO ZONE

**Case #Z-2024-05  
(612 Huron Street)**

**From City of Kannapolis Office-Institutional (O-I) to  
City of Kannapolis Residential 8 (R8) Zoning Designation**

**WHEREAS**, Section 2.3.B.(1).a of the Kannapolis Development Ordinance (KDO) specifically delegates authority to the Planning and Zoning Commission to take final action on a rezoning application provided, if the application is approved by less than a three quarters majority of voting members or denied, or if the Planning and Zoning Commission's decision is appealed, the City Council shall make the final decision on the application; and

**WHEREAS**, the Commission conducted a public hearing on August 20, 2024 for consideration of rezoning petition Case #Z-2024-05 as submitted to the City of Kannapolis Planning Department; and

**WHEREAS**, the request was to rezone 0.25 +/- acres of property located at 612 Huron Street, (Cabarrus County Parcel Identification Number 56137635850000) owned by Titanium Properties LLC., from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Residential 8 (R8) Zoning Designation; and

**WHEREAS**, the Commission has approved the request for rezoning and found it to be consistent with the City of Kannapolis *Move Kannapolis Forward, 2030 Comprehensive Plan*, reasonable and in the public interest; and

**WHEREAS**, per Section 2.5.A.(2).c of the Kannapolis Development Ordinance, the Planning and Zoning Commission makes the following findings in support of and in analysis of the rezoning:

**1. Is the proposed rezoning consistent with the Comprehensive Plan and other applicable adopted City plans?**

Yes. This area is located within the "Urban Corridor" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The Urban Corridor Character Area calls for various uses including both single-family and multi-family residential uses, among others. The subject property is located adjacent to the "Urban Residential" Character Area which also calls for both single-family attached and detached, as well as multi-family residential uses.

**2. Is the proposed rezoning in conflict with any provision of this Ordinance or the City Code of Ordinances?**

No. The R8 zoning designation is appropriate for this area. There is existing R8 zoning on nearby properties.

**3. Does the proposed rezoning correct an error in the existing zoning present at the time it was adopted?**

No. The proximity to other R8 zoning and the Comprehensive Plan Character Area makes the requested R8 zoning district an appropriate change.

**4. Does the proposed rezoning allow uses that are compatible with existing and allowed uses on surrounding land and with the stability and character of any adjacent residential neighborhoods?**

Yes. The intent of the rezoning request is to renovate an existing single family detached dwelling on the property. This use is consistent with surrounding residential uses.

**5. Does the proposed rezoning ensure efficient development within the City, taking into consideration the capacity and safety of the street network, the adequacy of public facilities, the suitability of the land for the uses allowed under the existing zoning, and other relevant considerations?**

Yes. This property is located adjacent to roads with adequate capacity and safety, and is a suitable use allowed under the requested zoning. Public water and sewer services are accessible to this site.

**6. Does the proposed rezoning result in a logical and orderly development pattern, taking into consideration the size of the subject lands and the zoning and existing and proposed development on surrounding lands?**

Yes. The requested zoning allows for a use that is compatible with existing adjacent residential uses.

**7. Does the proposed rezoning result in significant adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?**

No. There are no anticipated significant environmental impacts from rezoning this property. The intent of this rezoning request is to renovate an existing single family detached dwelling, which is not a permitted use in the O-I zoning district. Renovation of a single family detached dwelling is a less intensive use than uses permitted within the O-I district. Single family residential fits the character of the surrounding residential uses.

**NOW, THEREFORE BE IT RESOLVED** by the City of Kannapolis Planning and Zoning Commission that the above referenced properties be rezoned from City of Kannapolis Office-Institutional (O-I) Zoning Designation to City of Kannapolis Residential 8 (R8) Zoning Designation.

**Adopted this the 20th day of August 2024:**

\_\_\_\_\_  
Chris Puckett, Chairman  
Planning and Zoning Commission

**Attest:**

\_\_\_\_\_  
Pam Scaggs, Recording Secretary  
Planning and Zoning Commission