



**CITY OF KANNAPOLIS
PLANNING & ZONING COMMISSION MEETING**

February 18, 2025, at 6:00 pm

Agenda

- 1. Call to Order**
- 2. Roll Call and Recognition of Quorum**
- 3. Approval of Agenda**
- 4. Approval of Minutes:** December 17, 2024
- 5. Recommendation to City Council**
 - a. Text Amendment – TA-2025-01 – Minimum Lot Width in CC District**
Consider a recommendation to City Council on an amendment to the Kannapolis Development Ordinance regarding the minimum lot width requirement in the Center City (CC) zoning district
 - b. Text Amendment – TA-2025-02 – KDO Updates**
Consider a recommendation to City Council regarding multiple text amendments to the Kannapolis Development Ordinance
- 7. Planning Director Update**
- 8. Other Business**
- 9. Adjourn**



**Planning and Zoning Commission
February 18, 2025, Meeting
Staff Report**

TO: Planning and Zoning Commission Members
FROM: Elizabeth McCarty, Assistant Planning Director
SUBJECT: Case: TA-2025-01: Text Amendment

Consideration of a text amendment to Section 3.4.I(2) to reduce the minimum lot width to sixteen (16) feet in the Center City (CC) District.

A. Actions Requested by Planning and Zoning Commission Members

1. Consider Resolution to Adopt a Statement of Consistency for TA-2025-01
2. Consider motion to recommend approval of proposed text amendments by City Council

B. Decision and Required Votes to Pass Requested Action

Article 2, Section 2.5.A of the KDO addresses the procedures for processing amendments to the text of the ordinance. The proposed text amendment was requested by Cambridge Properties, Inc.

C. Background

The applicant is requesting a text amendment to reduce the minimum lot width in the Center City (CC) District from twenty (20) feet to sixteen (16) feet. The text amendment request is associated with a proposal by the applicant for a townhouse development, Millstone Townhomes, within the CC District.

The Center City (CC) District is considered a mixed-use zoning district in the KDO. The CC District includes the area of the North Carolina Research Campus, City Hall, and downtown. The CC District supports a mix of downtown retail, service, office, light industrial, and residential uses in the existing central business district. According to the KDO and the *Move Kannapolis Forward 2030 Comprehensive Plan*, developments in the downtown center are intended to have connected walkable streets with easy access to commerce and activities and should feature high quality design and building materials.

Per their application, Cambridge Properties, Inc. has indicated that they are requesting a text amendment for a reduced lot width in the CC District in order to promote an urban design aesthetic for townhome units consistent with the intent of the Center City District, provide for a variety of

housing types to meet the desire of future residents of the proposed Millstone development, and to promote vertical living space in higher density zoning designations. The applicant submitted photos showing examples of 16-foot alley-fed townhome products in the greater Charlotte area. They are attached as Exhibit B.

The current minimum lot width in the CC District is twenty (20) feet and applies to all lots, both residential and non-residential. The proposed text amendment to sixteen (16) feet also would apply to all lots. Presently, a minimum lot width of less than eighteen (18) feet is not permitted in any zoning district. The Residential 8 (R8) and Residential 18 (R18) zoning districts require a minimum lot width of eighteen (18) feet for a single-family attached dwelling or townhouse.

The proposed text amendment to the KDO is attached as Exhibit A. Proposed changes are shown **bold, red-text** for deletions and **bold, green text** for additions.

D. Fiscal Considerations

None

E. Policy Issues

The proposed text amendment to the KDO is **attached**.

F. Legal Issues

None

G. Alternative Courses of Action and Staff Recommendation

The Planning and Zoning Commission may choose to recommend approval or denial of the text amendments as presented. The Commission may also add, delete, or change any of the language as proposed.

Based on the foregoing analysis, staff supports **approval** of the proposed text amendment to the Kannapolis Development Ordinance, but **as a Special Use Permit (SUP) for a townhouse** that is proposed on a lot having a width less than twenty (20) feet, but no smaller than sixteen (16) feet and subject to use-specific standards. The recommendation applies only to townhouses and no other use. The recommendation only applies to the Center City (CC) District, our more urbanized zoning district.

The following actions are required to recommend approval of TA-2025-01:

1. Consider Resolution to Adopt a Statement of Consistency for TA 2025-01.
2. Consider motion to recommend approval of proposed text amendments by City Council.

The following actions are required to recommend denial of TA-2025-01

1. Consider Resolution to not Adopt a Statement of Consistency for TA-2025-01.
2. Consider motion to recommend denial of proposed text amendments by City Council.

H. Attachments

1. Proposed KDO change: Exhibit A
2. Supporting building footprints and elevations: Exhibit B
3. Resolution to Adopt a Statement of Consistency

I. Issue Reviewed By:

- City Manager
- Assistant City Manager
- City Attorney



Zoning Text 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 bstanley@kannapolisnc.gov. The fees may also be paid online with a link provided by staff.

APPLICANT

Applicant: Cambridge Properties, Inc.

SUBMITTAL CHECKLIST

- Pre-Application Meeting
- Zoning Text Amendment Checklist and Application – Complete with all required signatures
- Fee: \$400.00

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: The Commission shall consider the text amendment request and make a recommendation to City Council in accordance with Section 2.4.G. of the KDO.

Scope of Approval: City Council may approve or deny the request in accordance with Section 2.5.A(1).

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: Nate Buhler

Date: January 14, 2025



ZONING TEXT AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

Applicant Contact Information

Name: Cambridge Properties, c/o Nate Buhler, Development Director

Phone: 980-260-2770

Address: 831 E. Morehead St., Ste. 245
Charlotte, NC 28202

Email: nkb@cambridgeprop.com

In the space provided below, or on a separate sheet, present your requested text for the Ordinance provisions in question:

Under Kannapolis Development Ordinance Article 3, Zoning Districts, Section I, Center
City District, (2) Dimensional and Intensity Standards, the Lot width minimum shall be 16'.

State your reasons for amending the text of the Ordinance:

In order to promote a high quality urban design aesthetic for townhome units consistent with the intent of the Center
City District, provide for a variety of housing types within the Millstone development that meet the desire of future residents,
and to promote effective land use by vertically orienting living space in higher density zoning designations.
Supporting documentation showing building footprints and elevations to be presented.

I certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.

Nate Buhler
Applicant Signature

January 14, ~~2024~~ 2025
Date

[Signature]
Property Owner Signature

January 14, 2025
Date

**EXHIBIT A
PROPOSED TEXT AMENDMENT
TA-2025-01**

I. CENTER CITY DISTRICT

(1) PURPOSE

The purpose of the Center City (CC) District is to serve as the focal point for commerce, government, entertainment, and cultural events in Kannapolis. Development in the district is pedestrian oriented and includes a mix of downtown retail, service, office, light industrial, and residential uses in the existing central business district. The district is intended to be walkable, support multiple modes of mobility, have an active streetscape, and feature high quality design and building materials.

(2) DIMENSIONAL AND INTENSITY STANDARDS [1]

LOT AND DENSITY/INTENSITY STANDARDS	
Lot area (min)	None
Lot width (min)	20 16 ft
Density (max)	None
Impervious surface ratio (max)	0.95

SETBACK AND HEIGHT STANDARDS	
A Front build-to zone (min max) [2]	0 15 ft
Percentage of build-to zone width occupied by building (min) [3]	75%
B Side setback (min)	None
C Rear setback (min) [4]	None 10 ft
D Building height (max)	72 ft

(3) OTHER STANDARDS

OTHER STANDARDS	LOCATION IN KDO
Use Regulations	Article 4
Development Standards	Article 5
Subdivision Standards	Article 6
Rules of Measurement	Section 9.3

NOTES:

- [1] May be superseded by other standards in this Ordinance (see Section 3.1.C, Superseding Dimensional and Intensity Standards).
- [2] 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.
- [3] Buildings shall be located so that they occupy the minimum percentage of the linear width of the lot's build-to zone (see Section 9.3.A(6)).
- [4] The minimum rear setback is 10 feet, except there is no minimum rear setback where the rear lot line abuts an alley.

EXHIBIT B
Photo Examples Submitted by Applicant
TA-2025-01











**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY WITH REGARD TO
TEXT AMENDMENT TA-2025-01**

WHEREAS, Section 160A-383 (2013), of the North Carolina General Statutes, modified in Section 160D-605, specifies that the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive and any other officially adopted plan that is applicable; and

WHEREAS, the text amendments to **Article 3, Section 3.4.I.(2) Center City (CC) District Dimensional and Intensity Standards**, is consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*; and

WHEREAS, the Planning and Zoning Commission met on February 18, 2025, to consider text amendment Case# TA-2025-01 as submitted by Cambridge Properties, Inc. and shown on Exhibit A (attached);

NOW, THEREFORE BE IT RESOLVED that the Planning and Zoning Commission finds the text amendment as represented in Case TA-2025-01 is consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*, as well as state statutes, reasonable, and in the public interest, and is recommended for approval by the City Council based on consideration of the application materials, information presented, and the recommendation provided by Staff.

Adopted this the 18th Day of February 2025:

Chris Puckett, Chairman
Planning and Zoning Commission

Attest:

Kathryn Stapleton, Recording Secretary
Planning and Zoning Commission



Planning and Zoning Commission
February 18, 2025, Meeting
Staff Report

TO: Planning and Zoning Commission Members

FROM: Elizabeth McCarty, Assistant Planning Director

SUBJECT: Case: TA-2025-02: Text Amendments

Consideration of text amendments:

1. Section 2.5.A(5)b.6(b): Extend expiration date of approved special use permits when projects are delayed because of lack of sewer allocation.
2. Section 2.5.B(2)d.1(c): Remove requirement for a mylar copy of a recorded minor subdivision plat.
3. Section 2.5.B(3)e.1(c): Remove requirement for a mylar copy of a recorded major subdivision plat.
4. Section 3.8.H(3)a: Revise text of River/Stream Overlay (RSO) District to remove duplication.
5. Section 4.2.D(5)e.3(b)2: Update street name of First Street to Martin Luther King Jr. Avenue under Standards Specific to Principal Uses for Sexually Oriented Businesses.
6. Table 4.3.B(3): Amend Accessory Use/Structure Table to correct “L” to a “P” for a storage building in the PD District.
7. Table 4.3.B(3): Correct the table header to change MU-ND to MU-N for the Mixed-Use Neighborhood District.
8. Section 5.9.D: Add standards for A-frame signs.
9. Section 5.9E(3)a.7: Add standards for curbside pickup signs.
10. Section 5.1.C(6)b.2: Amend text to reference the minimum vehicular access requirements of the North Carolina Fire Code.
11. Table 5.1.C(6)b.2: Delete table for Minimum Subdivision Access Points.
12. Table 4.4.B: Add camping to the Temporary Use/Structure Table.
13. Section 4.4.C(1)a: Add camping as a use that does not require a temporary use permit.
14. Section 4.4.D: Add standards specific to camping as a temporary use.
15. Article 10: Add definition of camping to Article 10, Definitions.

A. Actions Requested by Planning and Zoning Commission Members

1. Consider Resolution to Adopt a Statement of Consistency for TA-2025-02
2. Consider motion to recommend approval of proposed text amendments by City Council

B. Decision and Required Votes to Pass Requested Action

Article 2, Section 2.5.A of the KDO addresses the procedures for processing amendments to the text of the ordinance. These proposed text amendments were initiated by staff. The Planning Commission reviews proposed text amendments and makes recommendations to City Council.

C. Background

Staff is proposing several text amendments to the Kannapolis Development Ordinance:

1. Amend Section 2.5.A(5)b.6(b) to extend expiration date of approved special use permits when projects are delayed because of lack of sewer allocation.
2. Amend Section 2.5.B(2)d.1(c) to remove the requirement for a mylar copy of a recorded minor subdivision plat.
3. Amend Section 2.5.B(3)e.1(c) to remove the requirement for a mylar copy of a recorded major subdivision plat.
4. Amend Section 3.8.H(3)a to revise River/Stream Overlay (RSO) District to remove duplicative text.
5. Amend Section 4.2.D(5)e.3(b)2 to update street name of First Street to Martin Luther King Jr. Avenue under Standards Specific to Principal Uses for Sexually Oriented Businesses.
6. Amend Table 4.3.B(3): Accessory Use/Structure Table to correct “L” to a “P” for a storage building in the PD District.
7. Amend Table 4.3.B(3) to correct the table header to change MU-ND to MU-N for the Mixed-Use Neighborhood District.
8. Amend Section 5.9.D to add standards for A-frame signs.
9. Amend Section 5.9E(3)a.7 to add standards for curbside pickup signs.
10. Amend Section 5.1.C(6)b.2 to reference the minimum vehicular access requirements of the North Carolina Fire Code.
11. Delete Table 5.1.C(6)b.2: Minimum Subdivision Access Points.
12. Amend Table 4.4.B to add camping to the Temporary Use/Structure Table.
13. Amend Section 4.4.C(1)a to add camping as a use that does not require a temporary use permit.
14. Amend Section 4.4.D to add standards specific to camping as a temporary use.
15. Amend Article 10: Definitions to add definition of camping.

The proposed text amendments to the KDO are attached as Exhibit A. Proposed changes are shown **bold, red text** for deletions and **bold, green text** for additions.

D. Fiscal Considerations

None

E. Policy Issues

The proposed text amendments to the KDO are **attached**.

F. Legal Issues

None

G. Alternative Courses of Action and Staff Recommendation

The Planning and Zoning Commission may choose to recommend approval or denial of the text amendment as presented. The Commission may also add, delete, or change any of the language as proposed.

Based on the foregoing analysis, staff recommends **approval** of the proposed text amendment to of the Kannapolis Development Ordinance, as shown per staff edits to Exhibits A.

The following actions are required to recommend approval of TA-2025-02:

1. Consider Resolution to Adopt a Statement of Consistency for TA 2025-02
2. Consider motion to recommend approval of proposed text amendments by City Council.

The following actions are required to recommend denial of TA-2025-02:

1. Consider Resolution to not Adopt a Statement of Consistency for TA 2025-02
2. Consider motion to recommend denial of proposed text amendments by City Council.

H. Attachments

1. Proposed KDO changes: Exhibit A
2. Resolution to Adopt a Statement of Consistency

I. Issue Reviewed By:

- Planning Director
- City Manager
- Assistant City Manager
- City Attorney

EXHIBIT A
PROPOSED TEXT AMENDMENTS
TA-2025-02

1. Special Use Permits – Extend expiration date of approved special use permits when projects are delayed because of lack of sewer allocation

Section 2.5.A(5)b.6(b)

6. Post-Decision Limitations and Actions

- (a) The post-decision limitations and actions in Section 2.4.I apply.
- (b) Approval of a special use permit shall automatically expire after two years if a building permit for the authorized use is not obtained or if construction is not started. **The approval of a special use permit may be extended if the Planning Director determines that building permit and construction activity did not begin because of factors related to the allocation of wastewater capacity for the project. Written notice of the decision shall be sent to the owner of the property that is subject to the special use permit and to the applicant, if different than the owner.**
- (c) If the application is denied, resubmittal of an application for substantially the same special use permit is not allowed unless the Planning Director determines there has been a substantial change in circumstances.

2. Post-Decision Limitations and Actions for Minor Subdivisions – Remove requirement for a mylar copy of the recorded plat

Section 2.5.B(2)d.1(c)

1. Minor Subdivision Final Plat Procedure

(c) Post-Decision Limitations and Actions

The post-decision limitations and actions in Section 2.4.I apply, in addition to the provisions in subsections 1 through ~~4~~ **3** below.

1. If the application is approved, the applicant shall revise the final plat as necessary to comply with any conditions of approval and shall submit the revised plat to the Planning Director. Upon determining that the plat is properly revised, the Planning Director, and, as appropriate, the Director of Engineering, shall sign the plat and provide any other certifications as may be appropriate.
2. Approval of a minor subdivision final plat shall automatically expire and become null and void 30 days after its approval if the applicant has not filed the plat in the office of the register of deeds. The Planning Director may grant up to two extensions of that time period, each up to 180 days, for good cause.
- ~~3.—The applicant shall return a reproducible mylar copy of the recorded plat to the Planning Department.~~
3. No zoning clearance permit shall be issued or approved until addresses and P.I.N.s (Parcel Identification Numbers) have been assigned to the lots.

3. Post-Decision Limitations and Actions for Major Subdivisions – Remove requirement for a mylar copy of the recorded plat

Section 2.5.B(3)e.1(c)

1. Major Subdivision Final Plat Procedure

(c) Post-Decision Limitations and Actions

The post-decision limitations and actions in Section 2.4.I apply, in addition to the provisions in subsections 1 through ~~4~~ 3 below.

1. If the application is approved, the applicant shall revise the final plat as necessary to comply with any conditions of approval and shall submit the revised plat to the Planning Director. Upon determining that the plat is properly revised, the Planning Director, and, as appropriate, the Director of Engineering, shall certify that the final plat is approved by the City in accordance with this Ordinance by signing the plat and providing any other certifications as may be appropriate.
2. Approval of a major subdivision final plat shall automatically expire and become null and void 30 days after its approval if the applicant has not filed the plat in the office of the register of deeds. The Planning Director may grant up to two extensions of that time period, each up to 180 days, for good cause.
- ~~3. The applicant shall return a reproducible mylar copy of the recorded plat to the Planning Department.~~
3. No zoning clearance permit shall be issued or approved until addresses and P.I.N.s (Parcel Identification Numbers) have been assigned to the lots.

4. RSO District – Revise text of River/Stream Overlay (RSO) District to remove duplication

Section 3.8.H(3)a

a. PERENNIAL STREAM BUFFER

~~An undisturbed stream buffer shall be established on both sides of all perennial streams and on all sides of water impoundments that are fed by perennial streams. The stream buffer shall extend from the average annual stream bank perpendicularly for a distance of 50 feet plus four times the average percent of slope of area adjacent to the stream. This slope shall be calculated by measuring a distance of 250 feet from the center of the stream. The percentage of slope for this distance shall serve as the determining factor. However, the maximum distance shall not exceed 120 feet from the edge of the stream.~~

~~A minimum 50-foot undisturbed stream buffer (the “Buffer”) shall be established on both sides of all perennial streams and on all sides of water impoundments that are fed by perennial streams. The size of a stream buffer shall be measured from the average annual stream bank perpendicularly for:~~

A minimum 50-foot undisturbed stream buffer (the “Buffer”) shall be established on both sides of all perennial streams and on all sides of water impoundments that are fed by perennial streams. The size of a stream buffer shall be measured from the average annual stream bank and the buffer shall extend perpendicularly for a distance of 50 feet plus four times the average percent of slope of area adjacent to the stream. This slope shall be calculated by measuring a distance of 250 feet from the center of the stream. The percentage of slope for this distance shall serve as the determining

factor; however, the maximum distance shall not exceed 120 feet from the edge of the stream bank.

- 5. Update street name of First Street to Martin Luther King Jr. Avenue under Standards Specific to Principal Uses for Sexually Oriented Businesses

4.2.D(5)e.3(b)2

(b) Standards

2. Sexually oriented businesses shall be established only on properties with direct access and frontage on the section of South Cannon Boulevard (U.S. Highway 29) between the **First Street Martin Luther King Jr. Avenue** overpass and the intersection of Dale Earnhardt Boulevard (NC Highway 3).

- 6. Amend Accessory Use/Structure Table to correct the “L” to a “P” for a storage building in the PD District.

Table 4.3.B(3): Accessory Use/Structure Table

P = Permitted by right, or, in planned development district, if specified in PD Plan; S = Special use; -- = Prohibited

ACCESSORY USE/STRUCTURE	AG	RESIDENTIAL							MIXED-USE						NONRESIDENTIAL				PD			LEGACY			USE-SPECIFIC STANDARDS
	AG	R1	R2	R4	R6	R7	R8	R18	MU-ND	MU-SC	MU-UC	MU-AC	TOD	CC	OI	GC	LI	HI	PD	PD-TND	PD-C	CD	CD-R	C-1	
Storage building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	LP	P	P	P	P	P	

- 7. Correct the table header to change MU-ND to MU-N for the Mixed-Use Neighborhood District

Table 4.3.B(3): Accessory Use/Structure Table

P = Permitted by right, or, in planned development district, if specified in PD Plan; S = Special use; -- = Prohibited

ACCESSORY USE/STRUCTURE	AG	RESIDENTIAL							MIXED-USE						NONRESIDENTIAL				PD			LEGACY			USE-SPECIFIC STANDARDS
	AG	R1	R2	R4	R6	R7	R8	R18	MU-N	MU-SC	MU-UC	MU-AC	TOD	CC	OI	GC	LI	HI	PD	PD-TND	PD-C	CD	CD-R	C-1	
Storage building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	LP	P	P	P	P	P	

- 8. Add requirements for A-frame signs to Section 5.9, Sign Standards

Section 5.9.D

D. SIGNS THAT DO NOT REQUIRE A SIGN PERMIT

No sign permit is required to construct, erect place, establish, paint, create, or maintain the signs in subsections (1) through ~~(14)~~(15) below, provided the sign complies with the standards set forth for the sign below. Signs identified in subsections (1) through ~~(14)~~(15) below, are not counted toward the total sign area limitations in Section 5.9.E(1), Number, Area, and height Standards, as long as they comply with the standards set forth for the sign below, and with all other applicable standards in this section (Section 5.9).

(15) A-frame sign that complies with the following standards:

- a. The maximum sign display area is limited to six (6) square feet per sign face.
- b. The maximum height of the sign is limited to four (4') feet above the grade of the surface upon which it is displayed when placed in its display position.
- c. One sign may be displayed per customer entrance, provided that no more than two (2) A-frame signs may be displayed along the same building frontage.
- d. The display areas (sign faces) shall be composed of rigid material.
- e. Signs may be placed upon a public sidewalk or other pedestrian walkway, provided that a minimum of five (5) feet of unobstructed clearance is maintained along the directional path of the walkway.
- f. In no case shall a sign be placed in a manner that obstructs vehicular access and movement.
- g. A sign may only be displayed during the period beginning thirty (30) minutes prior to the daily opening and ending thirty (30) minutes following the daily closing of the business displaying the sign.

9. Add curbside pickup sign requirements to Section 5.9, Sign Standards

5.9.E(3)a.7

7. Curbside Pickup Sign

A curbside pickup sign shall be limited to a maximum size of three (3) square feet. The sign shall not be internally or externally illuminated. Each curbside pickup space is permitted one (1) curbside pickup sign.

10. Amend Minimum Subdivision Access Points to reference requirements of state Fire Code

Section 5.1.C(6)b.2

2. Minimum Vehicular Access Points to External Street System

Unless exempted in accordance with subsection 4, below, all subdivisions shall provide vehicular access to the street system outside the subdivision in accordance with **North Carolina Fire Code. with Table 5.1.C(6)b.2: Minimum Subdivision Access Points, based on the proposed uses and size of the subdivision.**

11. Delete Table 5.1.C(6)b.2: Minimum Subdivision Access Points

Table 5.1.C(6)b.2: Minimum Subdivision Access Points

DEVELOPMENT TYPE AND SIZE	MINIMUM NUMBER OF VEHICULAR ACCESS POINTS
PRIMARYLY RESIDENTIAL USES	
Less than 40 units	1
Between 40 and 80 units	2
More than 80 units	3
ALL OTHER USES	
Less than 5 acres	1
Between 5 and 20 acres	2
More than 20 acres	3

12. Add camping to the Temporary Use/Structure Table with specific use standards

Table 4.4.B: Temporary Use/Structure Table

P = Permitted by right – = Prohibited

TEMPORARY USE/STRUCTURE	AG	RESIDENTIAL							MIXED-USE					NONRESIDENTIAL				PD			LEGACY		USE-SPECIFIC STANDARDS		
	AG	R1	R2	R4	R6	R7	R8	R18	MU-ND	MU-SC	MU-UC	MU-AC	TOD	CC	OI	GC	LI	HI	PD	PD-TND	PD-C	CD		CD-R	C-1
Camping	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	P	P	P	P	4.4.D(12)

13. Add camping as a use that does not require a temporary use permit

Section 4.4.C(1)a

C. GENERAL STANDARDS FOR ALL TEMPORARY USES AND STRUCTURES

(1) TEMPORARY USE PERMIT

a. Approval of a temporary use permit in accordance with Section 2.5.C(4), Temporary Use Permit, is required prior to the establishment of a temporary use or structure allowed by this section, except the following temporary uses do not require a temporary use permit:

1. Yard sales;
2. Storage in a portable shipping container;
3. Special events identified as not requiring a temporary use permit by Section 4.4.D(9)a, Applicability;
4. **Camping**

14. Add Specific Use Standards for camping

Section 4.4.D

D. STANDARDS SPECIFIC TO TEMPORARY USES AND STRUCTURES

(1) **Camping shall comply with the following regulations:**

- a. **Camping shall be secondary to a residential dwelling and for recreational purposes;**
- b. **Camping shall be permitted only by the residents of the dwelling unit and their guests; and**
- c. **Camping shall not be permitted in the front or side yards of a dwelling.**
- d. **Camping shall have a maximum duration of ten (10) consecutive days and shall be limited to a maximum of thirty (30) days in a calendar year.**

15. Add definition for camping

Article 10. Definitions

Camping

Temporary, non-commercial use of land for sleeping or living outdoors, typically in tents, vehicles, or temporary shelters.



**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY WITH REGARD TO
TEXT AMENDMENT TA-2025-02**

WHEREAS, Section 160A-383 (2013), of the North Carolina General Statutes, modified in Section 160D-605, specifies that the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive and any other officially adopted plan that is applicable; and

WHEREAS, the text amendments to the below sections of the Kannapolis Development Ordinance (KDO) are consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*:

1. Amend Section 2.5.A(5)b.6(b) to extend expiration date of approved special use permits when projects are delayed because of lack of sewer allocation.
2. Amend Section 2.5.B(2)d.1(c) to remove the requirement for a mylar copy of a recorded minor subdivision plat.
3. Amend Section 2.5.B(3)e.1(c) to remove the requirement for a mylar copy of a recorded major subdivision plat.
4. Amend Section 3.8.H(3)a to revise River/Stream Overlay (RSO) District to remove duplicative text.
5. Amend Section 4.2.D(5)e.3(b)2 to update street name of First Street to Martin Luther King Jr. Avenue under Standards Specific to Principal Uses for Sexually Oriented Businesses.
6. Amend Table 4.3.B(3): Accessory Use/Structure Table to correct “L” to a “P” for a storage building in the PD District.
7. Amend Table 4.3.B(3) to correct the table header to change MU-ND to MU-N for the Mixed-Use Neighborhood District.
8. Amend Section 5.9.D to add standards for A-frame signs.
9. Amend Section 5.9E(3)a.7 to add standards for curbside pickup signs.
10. Amend Section 5.1.C(6)b.2 to reference the minimum vehicular access requirements of the North Carolina Fire Code.
11. Delete Table 5.1.C(6)b.2: Minimum Subdivision Access Points.
12. Amend Table 4.4.B to add camping to the Temporary Use/Structure Table.
13. Amend Section 4.4.C(1)a to add camping as a use that does not require a temporary use permit.
14. Amend Section 4.4.D to add standards specific to camping as a temporary use.
15. Amend Article 10: Definitions to add definition of camping.

and;

WHEREAS, the Planning and Zoning Commission met on February 18, 2025, to consider text amendment Case# TA-2025-02 as submitted by the Planning Department staff and as shown on Exhibit A (attached);

NOW, THEREFORE BE IT RESOLVED that the Planning and Zoning Commission finds the text amendment as represented in Case TA-2025-02 is consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*, as well as state statutes, reasonable, and in the public interest, and is recommended for approval by the City Council based on consideration of the application materials, information presented, and the recommendation provided by Staff.

Adopted this the 18th Day of February 2025:

Chris Puckett, Chairman
Planning and Zoning Commission

Attest:

Kathryn Stapleton, Recording Secretary
Planning and Zoning Commission