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**CITY OF KANNPOLIS, NC  
PLANNING AND ZONING COMMISSION**

**Minutes of Meeting  
June 18, 2024**

The Kannapolis Planning and Zoning Commission met on Tuesday, June 18, 2024, at 6:00 PM in the Laureate Center of City Hall. This meeting was held in accordance with required public notice, as well as announced on the City's website.

**Commission Members Present:** Chris Puckett, Chair  
James Litaker  
Jamie Richardson  
Larry Ensley  
Scott Trott  
Shelly Stein

**Commission Members Absent:** Daisy Malit  
Jeff Parker, Vice-Chair  
Robert Severt, ETJ Representative

**Visitors:** Joe Hatley

**Staff Present:** Richard Smith, Planning Director  
Elizabeth McCarty, Assistant Planning Director  
Kathryn Stapleton, Planner

**CALL TO ORDER**

Chair Puckett called the meeting to order at 6:00 P.M.

**ROLL CALL AND RECOGNITION OF QUORUM**

Recording Secretary Pam Scaggs called the roll. The presence of a quorum was recognized.

**APPROVAL OF AGENDA**

Chair Puckett asked for a motion to approve the agenda which was made by Mr. Ensley, second by Mr. Trott, and the motion was unanimously approved.

**APPROVAL OF MINUTES**

Chair Puckett asked for a motion regarding the May 21, 2024 minutes. Dr. Litaker made the motion to approve, second by Ms. Stein, and the motion was unanimously approved.

**PUBLIC HEARING**

**Z-2024-04 – Straight zoning map request submitted by James York, Prosperity Unlimited Inc., and Bethel Baptist Ministries for properties located at 1652, 1655 and 1656 Garnet Street, from Office-Institutional (O-I) to Residential 8 (R8) zoning district.**

Planner, Kathryn Stapleton, provided the application details for case #Z-2024-04, attached to and made part of these minutes as Exhibit 1. Ms. Stapleton identified the applicant, property owners, the location and size of the parcels; and stated that the request is to rezone the property to Residential 8

1 (R8) zoning district. She stated that the rezoning request is a “straight” rezoning and that a site plan  
2 is not required, nor can conditions be placed on an approval. Ms. Stapleton directed the  
3 Commission’s attention to the Staff Report maps and discussed existing and surrounding zoning  
4 districts. She added that the Future Land Use Character Area [“Urban Residential”] recommended  
5 single-family attached and detached residential as primary uses and multi-family residential as  
6 secondary uses. Ms. Stapleton directed the Commission’s attention to site photographs and aerial  
7 drone video of the subject property to further illustrate the surrounding residential uses and existing  
8 condition of the subject properties.  
9

10 Ms. Stapleton stated that staff found the rezoning request consistent with the Move Kannapolis  
11 Forward 2030 Comprehensive Plan (“2030 Plan”) and recommends approval of the requested  
12 rezoning. She reminded the Commission of the actions requested of them, concluded the  
13 presentation, and made herself available for questions.  
14

15 There being no additional questions or comments for staff, Chair Puckett opened the Public Hearing  
16 which was then closed with no public comment made.  
17

18 Chair Puckett asked for a motion regarding the Statement of Consistency. Mr. Trott made the motion  
19 to approve, second by Dr. Litaker, and the motion was unanimously approved.  
20

21 Chair Puckett asked for a motion regarding the Resolution to Zone. Ms. Richardson made the motion  
22 to approve, second by Dr. Litaker, and the motion was unanimously approved.  
23

#### 24 CANNON BOULEVARD CORRIDOR MEETING UPDATE

25 Planning Director, Richard Smith, and Assistant Planning Director, Elizabeth McCarty, gave an  
26 update regarding the Cannon Boulevard Corridor community meeting that was held on June 11,  
27 2024. Mr. Smith talked about attendance of the meeting, community interest, and location of the  
28 meeting. He added that most attendees expressed appreciation that the City is exploring  
29 opportunities to make improvements. Ms. McCarty talked about the defined areas of improvement  
30 and provided detailed examples of each which included: Multimodal transportation; Appearance;  
31 and Driveway and Parking. She stated that after a brief presentation, participants could visit three  
32 different “stations” and leave comments regarding improvement suggestions. Ms. McCarty  
33 provided detailed results from the online survey and stated that it will remain active until June 21,  
34 2024. She encouraged Commission members to complete the survey and added that once the  
35 survey is complete, Staff will gather the information and present the findings to the Commission  
36 and then to City Council.  
37

38 Mr. Ensley asked if improvements to the Corridor will be funded by the City. Mr. Smith responded  
39 that most of the road improvements are federally funded and will be completed by NCDOT but  
40 that the City is also helping to fund the Martin Luther King Jr. Avenue bridge replacement because  
41 a specific design was requested by City staff.  
42

#### 43 PLANNING DIRECTOR UPDATE

44 Mr. Smith stated that City Council will be conducting a Public Hearing regarding the Development  
45 Agreement [DA-2024-01] for the Crestfield development [CZ-2024-02] as well as to render a  
46 decision regarding the proposed FY2025 budget.

1 **OTHER BUSINESS**

2 Mr. Smith responded to Commission questions regarding Trinity Church Road; possible tenants for  
3 recently vacated warehouse space; and availability of state funds for sewer improvements.

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5 **ADJOURN**

6 There being no further business, questions, or comments, Mr. Ensley made the motion to adjourn,  
7 and the meeting adjourned at 6:26 PM on Tuesday, June 18, 2024.

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Chris Puckett, Chair  
Planning and Zoning Commission

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Pam Scaggs, Recording Secretary