



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

January 18, 2022 at 6:00 pm

Agenda

1. **Call to Order**
2. **Roll Call and Recognition of Quorum**
3. **Approval of Agenda**
4. **Correction/Approval of Minutes – December 14, 2021**
5. **Public Hearing**
 - a. **CZ-2022-23 – Conditional Zoning Map Amendment - 6600 Fingerlake Drive and multiple parcels on Kannapolis Parkway**

Continued from December 14, 2021, this Public Hearing is to consider a request to rezone eleven (11) properties located at 6600 Fingerlake Drive, as well as 843, 873, 877, 881, 885, 911, 915, 923, 927 and 935 Kannapolis Parkway from Rural Estate (RE) zoning district to Residential Compact-Conditional Zoning (RC-CZ) zoning district to allow for a 396-unit multi-family apartment development. The subject properties are approximately 26.52 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 46918491960000, 46919463850000, 46918402550000, 46918463560000, 46919414050000, 46919455550000, 46919406110000, 46918465840000, 4691946861000, 46919426490000, and 4691942771.
 - b. **CZ-2021-18 – Conditional Zoning Map Amendment – 2802 Lane St.**

Continued from the December 14, 2021 meeting, this Public Hearing is to consider a request to rezone properties located at 2802 Lane Street and an unaddressed parcel on Lane Street from Cabarrus County Limited Commercial (LC) to City of Kannapolis Residential Compact-Conditional Zoning (RC-CZ) to allow for a 266-unit multi-family apartment development. The subject properties are approximately 35.59 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 56334815830000 and 56335809780000.
 - c. **CZ-2022-02 – Conditional Zoning Map Amendment – 5791 & 5741 and an unaddressed parcel on Wabash Lane**

Public Hearing is to consider a request to rezone three (3) properties located at 5791 & 5741 and an unaddressed parcel on Wabash Lane from General Commercial-Conditional Zoning (C-2-CZ) zoning district to General Commercial-Conditional Zoning (C-2-CZ) zoning district to allow for mini warehouse/self-storage development. The subject properties are approximately 1.8 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 56011233470000, 56011243840000, and 56011241680000.
 - d. **CZ-2022-01 – Conditional Zoning Map Amendment – Earnhardt Town Center**

Public Hearing to consider a request to rezone ten (10) properties located at 2746 & 2640 and an unaddressed parcel on Dale Earnhardt Boulevard, as well as 1505, 1575, 1585, 1915 & 1945 and unaddressed parcels on Old Earnhardt Road from General Commercial (C-2) and Office-Institutional (O-

I) zoning districts to Planned Unit Development-Conditional Zoning (PUD-CZ) zoning district to allow for a multi-family and retail development. The subject properties are approximately 53 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 56235032510000, 56234071560000, 56234074280000, 56234012430000, 56224936190000, 56224976410000, 56225937570000, 56225967850000, 56224968280000, and 56225915700000.

6. Planning Director Update

7. Other Business

8. Adjourn



**Planning and Zoning Commission
January 18, 2022**

Staff Report

TO: Planning and Zoning Commission
FROM: Boyd Stanley, Assistant Planning Director
SUBJECT: Case #CZ-2021-18
Applicant: Creighton Call, Continuum Holding Company, LLC

Request to conditionally rezone 2802 Lane Street and an unaddressed parcel located on Lane Street from Cabarrus County Limited Commercial (LC) zoning district to City of Kannapolis Residential Compact-Conditional Zoning (RC-CZ) zoning district to allow for a 266-unit multi-family apartment development. Cabarrus County PIN Numbers 56334815830000 and 56335809780000.

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 3.3.4.2 of the UDO allows the Planning and Zoning Commission to render a final decision on a rezoning request 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. 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 subject parcels were recently annexed into the City from unincorporated Cabarrus County on January 10, 2022 by City Council and must therefore be assigned a City of Kannapolis zoning designation within 60 days in accordance with state statute.

The applicant, Creighton Call, Continuum Holding Company, LLC., is proposing to rezone the subject properties from Cabarrus County Limited Commercial (LC) zoning district to City of Kannapolis Residential Compact-Conditional Zoning (RC-CZ) zoning district to allow for a 266-unit multi-family apartment development as shown on the attached site plan.

As shown on the preliminary site plan, a total of 10, 3-story multi-family buildings along with an amenity building and pool are being proposed. In addition, the site is heavily impacted by streams and wetlands, which are being preserved. It is anticipated the development will be gated at both access points. The main gated entrance will be the designated access to Lane Street and adjoining developing properties adjacent to the amenity. The applicant is requesting the secondary gated access at Pinebrook Trail be designated for emergency vehicles only. Preliminary comments indicate improvements will be required along Pinebrook Trail to accommodate a Fire Apparatus and other emergency vehicles.

The properties are located entirely within the Critical Watershed Protection Overlay Area for Lake Fisher (WS-IV CA), which limits maximum built-upon area to 24% impervious. Watershed Protection Overlay Districts are required to be adopted by local jurisdictions by the North Carolina Environmental Commission. There is an option to develop at a higher-density of up to a 50% built-upon area assuming a higher-quality development, which incorporates enhanced water quality and stormwater management controls in compliance with the State standards. The applicant is proposing to utilize the high-density option with a maximum +/-35% built-upon area.

D. Fiscal Considerations

None

E. Policy Issues

Section 3.3.5 of the UDO states that the Planning and Zoning Commission may consider the following questions, at a minimum, in reviewing an application for rezoning:

1. The size of the tract in question.

The size of the subject tracts are approximately 35.59 +/- acres.

2. Does the proposal conform with and further the goals and policies of the Land Use Plan, other adopted plans, and the goals, objectives, and policies of this Ordinance?

These properties are located within the "Primary Activity Center-Interchange" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. This Character Area designation is adjacent to Interstate 85 and allows for a mix of uses including multi-family residential consistent with the proposed use(s) and site plan.

3. Is the proposed rezoning compatible with the surrounding area?

The subject properties are located in an area surrounded by a mix of vacant properties, residential, industrial and commercial uses. The proposed use of a multi-family residential development is consistent with the surrounding area uses.

4. Will there be adverse effects on the capacity or safety of the portion of street network influenced by the rezoning?

A Traffic Impact Analysis is required and the applicant's engineer is working with NCDOT and City Staff on required transportation improvements.

5. Will there be parking problems?

The site plan submitted with this request for rezoning includes adequate parking for the proposed uses.

6. Will there be environmental impacts that the new use will generate, such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances?

The properties are located entirely within the Critical Watershed Protection Overlay Area for Lake Fisher (WS-IV CA), The applicant is proposing to utilize the high-density option with a maximum of +/- 35% built-upon area.

7. Has there been any change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, and development?

The character of this area is rapidly changing with development currently underway of the adjacent Metro 63 industrial site and plans to redevelop the nearby Old Intimidators Stadium as Lakeshore Industrial Park. Recent round-about and interchange improvements along Lane Street have helped ease traffic congestion in anticipation of this new growth.

8. Is there compliance with the adequate public facilities criteria?

There are public facilities available to the property or within close proximity, which will be extended to serve the development. Sanitary sewer service is subject to allocation based upon sewer treatment capacity.

9. What are the zoning districts and existing land uses of the surrounding properties?

All surrounding properties are zoned General Commercial (C-2), Light Industrial (I-1), Office Institutional (O-I Cabarrus County) and Light Commercial (L-C Cabarrus County). The surrounding land uses are a mix of vacant, residential and non-residential uses.

10. Is the subject property suitable for the uses to which it has been restricted under the existing zoning classification?

The properties are currently zoned LC. A rezoning is required to develop multi-family apartments on the properties.

11. Is the zoning compatible with the adjacent neighborhood, especially residential neighborhood stability and character?

The proposed use is compatible with the existing and proposed land uses in the area.

12. What length of time has the subject property remained vacant as zoned?

N/A

13. Is there an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs?

There are parcels in the surrounding area that would be sufficient to accommodate future zoning and community needs.

14. Was the existing zoning in error at the time of adoption?

No

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*, adopted by City Council, which designates these properties as being located within the "Primary Activity Center-Interchange" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. This Character Area designation is adjacent to Interstate 85 and allows for a mix of uses including multi-family residential consistent with the proposed use(s) and site

plan. Furthermore, staff finds the request for rezoning reasonable and in the public interest because it will provide development that is suitable for the area. The proposed use is also compatible with the surrounding zoning and 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. Sanitary sewer service is subject to allocation based upon sewer treatment capacity.

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 *Move Kannapolis Forward 2030 Comprehensive Plan*, staff recommends approval with the following conditions for Zoning Map Amendment Case #CZ-2021-18:

1. The permitted uses allowed by this rezoning shall only include 266 multi-family units as generally depicted on the site plan submitted with this rezoning.
2. A Final Site Plan, in compliance with all applicable City UDO standards, shall be submitted to and approved by City Staff prior to issuance of a Zoning Clearance Permit.
3. Compliance with the current Land Development Standards Manual (LDSM).
4. Final design of all road intersections which development has access to and/or street frontage on shall be approved by NCDOT and the City.
5. The lane widths, sidewalks, pavement structure, road alignment, and grades of all interior roads shall be constructed in compliance with current City standards.
6. Roads and parking lots shall comply with all Fire Codes and Autoturn shall be run for an SU-30 and Bus-45 (mimics ladder truck).
7. A Stormwater Management Permit will be required for this Development in accordance with Article 9 of the Kannapolis UDO. Easements, maintenance agreements and viable access shall be provided for all stormwater structures and SCM's. Stormwater SCM's cannot be constructed in the undisturbed buffer. Additional requirements are necessary to verify design of SCM within AE Zone see attached comments on sketch plan.
8. Water and sewer main extensions will be required for this project. The developer shall be responsible for designing, permitting and constructing water and sewer mains in accordance with City and WSACC standards.
9. All water and sewer mains shall be publicly maintained and located within a public right-of-way or utility easement. The water and sewer mains shall be located in the roadway under the pavement per the City's Typical Section Utility Layout, LDSM Detail 301.
10. Easements for Sanitary Sewer lines, Water lines and Storm Sewer pipes need to be a minimum of 20-feet wide. Additional width may be required depending on the depth of the line. Sanitary sewer lines and storm sewer lines shall be located within Common Open Space (easements centered on property lines shall not be permitted). Viable access shall be provided along all easements with a grade no greater than 15% for maintenance vehicles and cross slopes shall not exceed 5%.
11. The Fire Department shall approve locations of all hydrants.
12. Fire apparatus access roads shall remain open at all times.
13. All proposed buildings shall require architectural review and strict adherence to the renderings, community examples, color pallets, architectural materials and overall design elements

provided by the applicant and required by Article 11.2 Multi-Family Design Standards of the UDO. Additional information is forthcoming from the applicant prior to the Public Hearing.

Alternative Courses of Action

Motion to Approve (2 votes)

- 1. Should the Commission choose to approve the request for rezoning as presented in Case #CZ-2021-18, a motion should be made to adopt the following Statement of Consistency:**

Statement of Consistency: *The Planning and Zoning Commission finds this rezoning consistent with the goals and policies of the Move Kannapolis Forward 2030 Comprehensive Plan, adopted by City Council, which designates this property as being located within the “Primary Activity Center-Interchange” Character Area as designated in the Move Kannapolis Forward 2030 Comprehensive Plan. This Character Area designation is adjacent to Interstate 85 and allows for a mix of uses including multi-family residential consistent with the proposed use(s) and site plan. Furthermore, staff finds the request for rezoning reasonable and in the public interest because it will provide development that is suitable for the area. The proposed use is also compatible with the surrounding zoning and is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor is it anticipated to generate parking problems or any adverse impact on the environment. Sanitary sewer service is subject to allocation based upon sewer treatment capacity.*

- 2. Should the Commission choose to approve Case #CZ-2021-18, 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 #CZ-2021-18, 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 #CZ-2021-18 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 #CZ-2021-18, 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. Site Plan
6. Elevation Rendering
7. Neighborhood Meeting Information
8. Notice of Public Hearing
9. List of Notified Properties
10. Letter to Adjacent Property Owners

11. Posted Public Notice Sign
12. Resolution to Adopt a Statement of Consistency
13. Resolution to Zone

J. Issue Reviewed By:

- Planning Director
- Assistant City Manager
- City Attorney



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350
planningapps@kannapolisnc.gov

Conditional 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. One or more of the required documents may be waived due to the size of the parcel, the proposed use or the adequacy of existing infrastructure servicing the location. Submit digitals and 1 hard copy of applications and accompanying documents to the Planning Department at the address above.

CONDITIONAL REZONING REQUEST

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

Requested Rezoning Property Address: 2802 LANE ST (PID 56334815830000, and 56335809780000)
Applicant: Creighton Call, Continuum Holding Company, LLC
Proposed development: _____
Up to 250 Multifamily Apartment Units at approximately 7.02 Units per Acre.

SUBMITTAL CHECKLIST

- Pre-Application Meeting – send an email to planreviewappointment@kannapolisnc.gov
- Neighborhood Meeting (if required)
- Zoning Map Amendment Checklist and Application – Complete with all required signatures
- Preliminary Major Site Plan
- PDF format on disc containing all documents rotated and formatted in sequential order based upon cover page
- Fee: \$925.00 (\$600 Application Fee, \$300 Legal Notices and notification fee, # of property owners notified [see Fee Schedule])

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 3.1.5.1 of the UDO).

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 1st Wednesday at 6:00pm in City Hall Laureate Center. The application and all fees must be paid prior to scheduling the public hearing.

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 with conditions.

Scope of Approval: An affirmative vote of three-fourths of the members present and not excused from voting, shall be necessary to approve a conditional 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: 

Date: 8/9/2021



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350
planningapps@kannapolisnc.gov

CONDITIONAL ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

Applicant Contact Information

Name: Creighton Call, Continuum Holding Company, LLC
Address: 1420 E. 7th Street, Suite 100
Charlotte, NC 28204
Phone: 704.607.7278
Email: creightoncall704@gmail.com

Property Owner Contact Information same as applicant

Name: Richard D Locklear
Address: P.O. Box 56
Landis, NC 28088
Phone: 704.857.6182
Email: carolynd@ricklocklear.com

Project Information

Project Address: 2802 E Lane St. Approx. 950' east of the intersections of I-85 and Lane Street

Parcel: 56334815830000 and 56335809780000 # of parcels: 2 Approx. size of parcels: 35.59
(attach separate list if necessary) **LC (Cabarrus)**

Current Zoning Designation: AG - Agricultural Requested Zoning Designation: RC-CZ - Residential Compact Cc

Reason for map amendment: To develop the property as up to 250 multi-family apartment units

Condition(s) proposed by the applicant (attach separate sheet if necessary): _____

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

Applicant Signature: Date: 8/9/21

DocuSigned by: Richard D. Locklear Date: 8/9/2021
Property Owner's Signature: _____ Date: _____

For Staff Use Only:

Filing Fee: _____ Receipt #: _____

Case #: _____ Date Received: _____

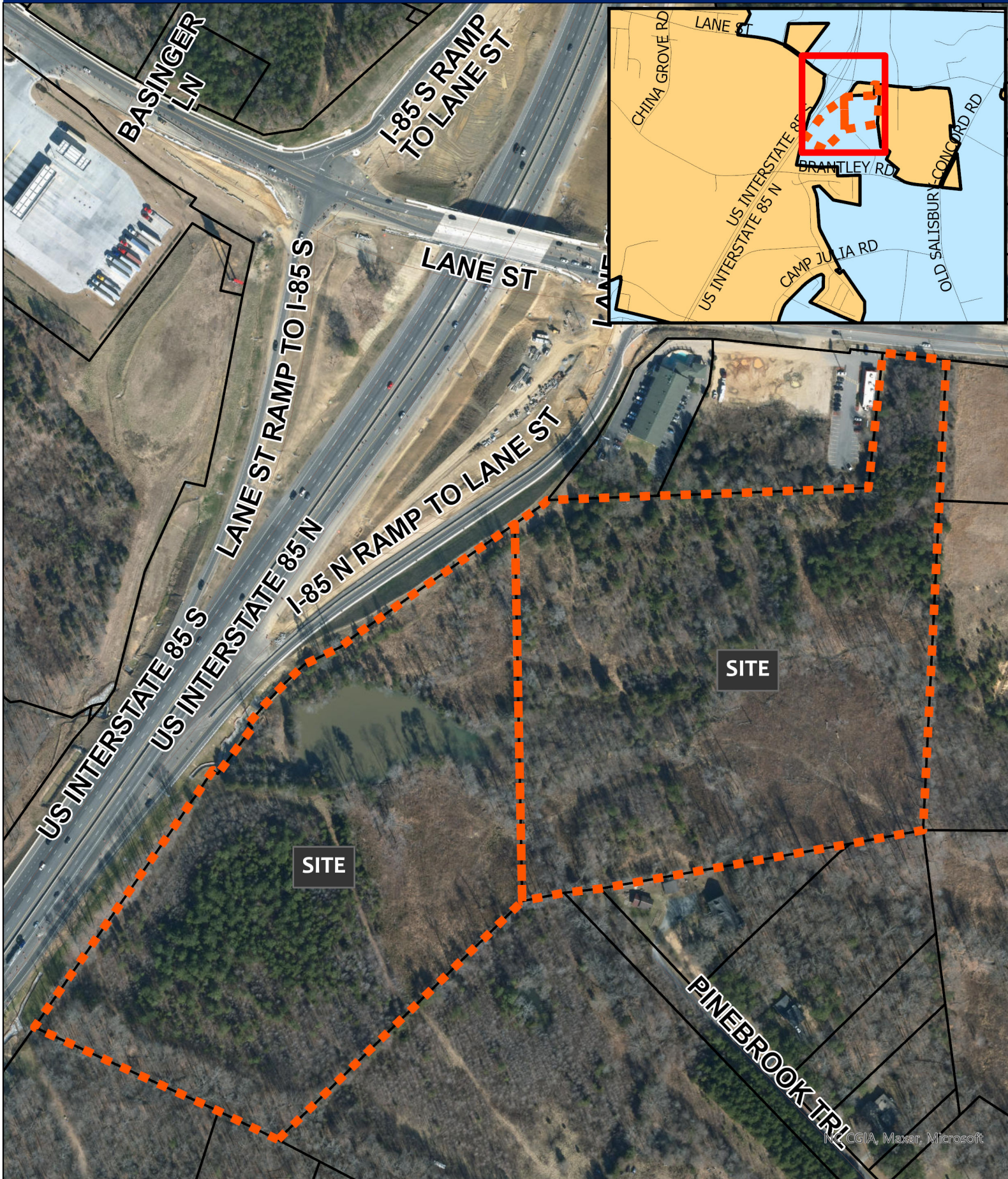


Vicinity Map

CZ-2021-18

Applicant: Creighton Call, Continuum Holding Company, LLC

Location: 2802 Lane St.



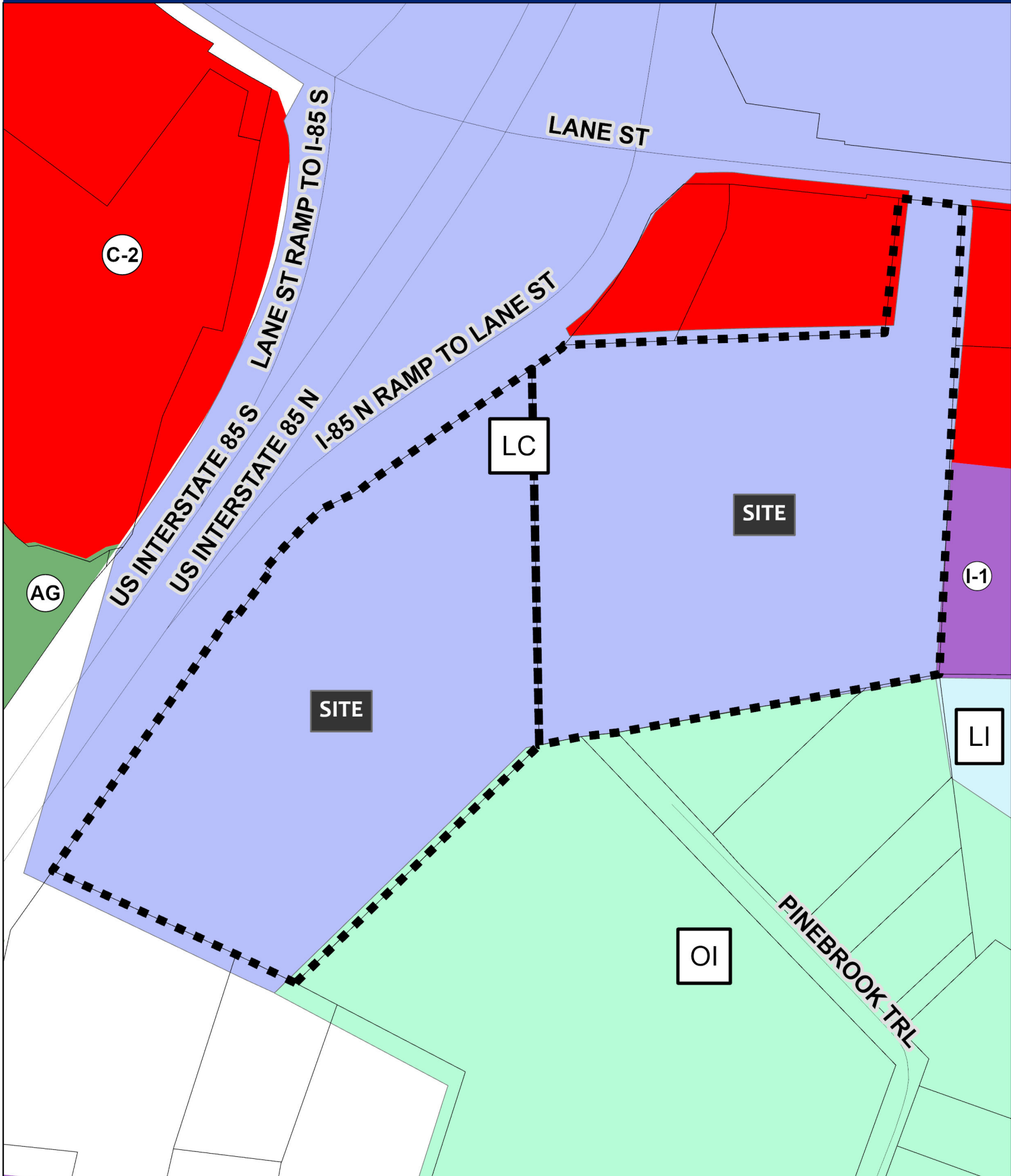


Kannapolis Zoning

CZ-2021-18

Applicant: Creighton Call, Continuum Holding Company, LLC

Location: 2802 Lane St.



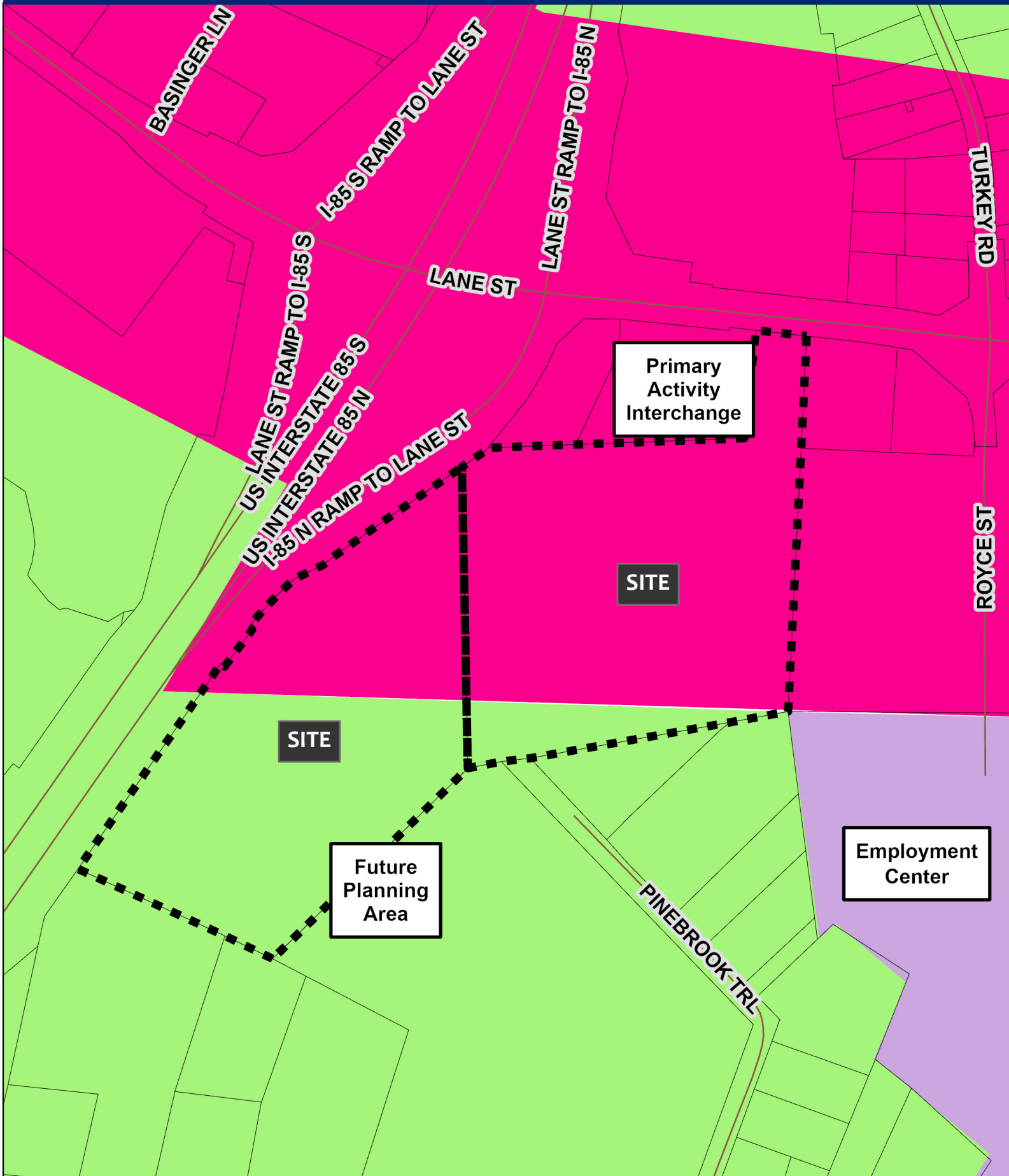


Kannapolis 2030 Future Land Use Map

CZ-2021-18

Applicant: Creighton Call, Continuum Holding Company, LLC

Location: 2802 Lane St.





Building Exterior

For Conceptual purposes only, subject to change



Clubhouse & Leasing Center Exterior

For Conceptual purposes only, subject to change



For Conceptual purposes only, subject to change

Clubhouse & Leasing Center Exterior



Resort style pool

For Conceptual purposes only, subject to change



For Conceptual purposes only, subject to change

Fitness Center



For Conceptual purposes only, subject to change

Club Room



Pocket Park

For Conceptual purposes only, subject to change



July 1, 2021

RE: Lane Street Townhomes Rezoning – Official Community Meeting

Dear Kannapolis Neighbor,

On behalf of Continuum Holding Company, LLC (the “Petitioner”) we would like to invite you to a Official Community Meeting to discuss the proposed rezoning of approximately 35.59 acres along Lane Street, east of interstate 85. The project includes Tax Parcels #56334815830000, and 56335809780000. A map of the proposed Project boundary is attached. The project will include approximately 187 townhome units.

In accordance with the requirements of the City of Kannapolis Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing of this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Kannapolis Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoin, is located across the street from, or is near the Property.

We invite you to attend the Official Community Meeting at **Mt. Mitchell Fire Department** located at **5875 Old Salisbury-Concord Rd. Kannapolis, NC 28083** on **Tuesday, July 13th at 6:00 pm**. If you are interested in attending the live presentation and discussion session at the scheduled time, **please RSVP by sending an email to AGrant@BGEinc.com**. Please reference the petition number, petitioner, or site location, and include your name, address, and telephone number in your RSVP. We can also e-mail or provide physical copies of the presentation to neighbors that are unable to attend at the scheduled time.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew P. Grant", is positioned below the "Sincerely," text.

Andrew P. Grant, PE
Manager, Land/Site





August 16, 2021

RE: Lane Street Townhomes Rezoning – Community Notification

Dear Kannapolis Neighbor,

On behalf of Continuum Holding Company, LLC (the “Petitioner”), we are providing this letter to the properties owners in the vicinity of our proposed rezoning of approximately 35.59 acres along Lane Street, east of interstate 85. The Kannapolis Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoin, is located across the street from, or is near our Site.

The project includes Tax Parcels #56334815830000, and 56335809780000. A map of the proposed Project boundary is attached. The project will include up to 250 apartment home units and associated infrastructure and amenities.

Also included is our initial Rezoning Plan for your review. The intent of our development is to provide significant open space, natural area, and/or buffers from surrounding parcels where feasible. Our plan also proposes to direct the development’s traffic entirely to Lane Street. There have been significant improvements to Lane Street in the recent past to help accommodate our Site, and we are reviewing with the City and NCDOT if any additional improvements are required.

If you have any questions about the project or rezoning schedule, please feel free to reach out to City of Kannapolis Planning Staff or Andrew Grant, PE with BGE Inc. by e-mail at AGrant@BGEinc.com. Please reference the petition number, petitioner, or site location, and include your name, address, and telephone number with your questions so we are best able to respond.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew P. Grant", is located below the "Sincerely," text.

Andrew P. Grant, PE
Director, Land/Site



LANE STREET TOWNHOMES - NEIGHBORHOOD MEETING

SIGN-IN SHEET

7 / 13 / 2021

Name	ADDRESS	EMAIL
Spencer McNeil <small>ANDREW GRAUT</small>	1111 Metropolitan V, Suite 200 CHARLOTTE, NC 28204	SMCNAB@BGEINC.COM
JAMIE & MATT FREEMAN	5480 PINEBROOK TR KANNAPOLIS 28083	jame.e.freeman@gmail
CREIGHTON CAUL	1811 CHATHAM AVE CHARLOTTE, NC 28205	CREIGHTON@CAUL704@gmail.com
Jeremy Links	5875 Old Old Salisbury- Concord Rd Kannapolis NC 28083	mt.mitchellfire@gmail.com



07/14/2021

Civil Engineer
Andrew Grant, PE
BGE, Inc.
1111 Metropolitan Avenue, Suite 200,
Charlotte, North Carolina 28204

Developer/Applicant
Creighton Call
Continuum Holding Company, LLC

Kannapolis Planning Director
Richard Smith
401 Laureate Way
Kannapolis, NC 28081

Community Meeting Summary

**Continuum Holding Company, LLC - Lane Street Townhomes Rezoning
Parcels 5633-48-15-83-0000, 5633-58-09-78-0000
Kannapolis, North Carolina**

Below is a summary report of the community meeting held at Mt. Mitchell Fire Department on July 13, 2021 from 6-7pm for the Continuum Holding Company, LLC - Lane Street Townhomes Rezoning. The civil engineer, Andrew Grant, presented at the meeting to explain the intent of the proposed site. Each question from community members in attendance is listed below with the corresponding responses. Each question asked also lists the community member who asked the question. If a question was asked multiple times, by other community member(s), this will be stated after the initial resident's name. A table is located at the end of this report listing the name of each community member in attendance and their address.

A. Jamie and Matt Freeman:

Construction Entrance on Pinebrook Trail?

'Response: The Main construction entrance will be from Lane Street, additional construction will have to occur on Pinebrook trail, but currently we are planning the entrance from Lane Street.'

- B. Jamie and Matt Freeman:
What is the timeline for beginning of construction?
 'Response: 8-12 months.'
- C. Jamie and Matt Freeman:
What are optional uses?
 'Response: Primary Activity Interchanges such as this site are shown in slides with primary uses such as retail and office spaces and secondary uses like single family attached residential homes'
- D. Jamie and Matt Freeman:
What are approximate costs of the townhomes?
 'Response \$300,000'
- E. Jamie and Matt Freeman:
Currently do you believe there are amenities in the area for 200 people?
 'Response: The area will grow based on the city comprehensive plan, and city improved infrastructure in the area, such as the roundabouts will contribute to this growth.'
- F. Jamie and Matt Freeman:
What is the time it will take till construction is done?
 'Response: Approximately 3 years'
- G. Jamie and Matt Freeman:
Noted: They were not supportive with the plan and construction.

Community Meeting Attendees 09/10/2019			
Name	Address	Name	Address
Jamie Freeman	5480 Pinebrook Trail, Kannapolis	Jeremy Links	5875 Old Salisbury-Concord Road, Kannapolis
Matt Freeman	5480 Pinebrook Trail, Kannapolis		

Subject: Lane Street Rezoning

From : creightoncall704@gmail.com

To: knraven@windstream.net

Cc: Andrew Grant <AGrant@bgeinc.com>

Hello Kathy,

Andrew Grant at BGE provided my your information as an interested community neighbor in the Lane Street rezoning that my company is working on.

I would like to provide you an update to our rezoning process. Attached is the final concept plan for the rezoning of the Lane Street property that will be voted upon by Kannapolis Planning and Zoning Board on 12/16.

The attached site plan includes all previous buffers, access , gated community, emergency access only via Pinebrook, all which is consistent with the previous version. We did finalize the Army Corp of Engineering stream and wetland delineation process, which was favorable. This allowed us to add one additional multifamily building to the site plan bring the total allowable units to 266. This is up slightly from 250 units on the last submittal.

Please let me know if you have additional questions, or would like to discuss over the phone.

Thank you,



Creighton Call

704-607-7278

Date: Tue 11/30/2021 9:53 AM

From: creightoncall704@gmail.com

To: jamie.e.freeman@gmail.com

FW: Lane Street rezoning - follow-up phone call request

Good morning Jamie and Matt,

I hope you are doing well and that you had a nice Thanksgiving.

I would like to provide you an update to our rezoning process. Attached is the final concept plan for the rezoning of the Lane Street property that will be voted upon by Kannapolis Planning and Zoning Board on 12/16.

The attached site plan includes all previous buffers, access , gated community, emergency access only via Pinebrook, all which is consistent with the previous version. We did finalize the Army Corp of Engineering stream and wetland delineation process, which was favorable. This allowed us to add one additional multifamily building to the site plan bring the total allowable units to 266. This is up slightly from 250 units on the last submittal.

Please let me know if you have additional questions, or would like to discuss over the phone.



Thank you,

Creighton Call

704-607-7278

From: creightoncall704@gmail.com <creightoncall704@gmail.com>

Sent: Tuesday, August 17, 2021 8:37 AM

To: jamie.e.freeman@gmail.com

Subject: Lane Street rezoning - follow-up phone call request

Good morning Jamie and Matt,

I would like to have a follow-up phone call on the plan we submitted yesterday for rezoning in Kannapolis. Based on further market research and property due diligence, we determined that the site is better suited for an amenitized, class-A, multifamily apartment community.

We have had a few calls with the City of Kannapolis to potentially gate the community; including the secondary entrance on Pinebrook Trail. They are considering that request. Our goal is to address your concern about increased traffic on Pinebrook Trail. The revised concept and plan also has much larger buffer on the subject property adjacent to your home.

Please let me know your availability for a phone call. My phone number is below so feel free to call me if that is easier.

Thank you,

Creighton Call

704-607-7278



PO Box 27283
Richmond, VA 23261-7283

Order Confirmation

Order# 0000762023

Client: KANNAPOLIS,CITY OF
Phone: 7049204300

Payor : KANNAPOLIS,CITY OF
Phone: 7049204300

Account: 3143368
Address: ACTS PAYABLE/WANDA/TEARSHEETS
KANNAPOLIS NC 28081

Account: 3143368
Address: ACTS PAYABLE/WANDA/TEARSHEET
KANNAPOLIS NC 28081

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

Fax: 7049337463
EEmail: bbell@kannapolisnc.gov

Total Amount \$730.66
Payment Amount \$730.66

Amount Due	\$0.00	<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>	<u>PO Number:</u>
Tax Amount:	0.00	0	0	1	
Payment Meth:	Credit - Debit Card				

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000762023-01	CLS Liner	2 X 58 li	\$0.00

Production Method
AdBooker (liner)

Production Notes

<u>Product and Zone</u>	<u>Placement</u>	<u>Position</u>
CON Independent Trib	C-Announcements	General-Spec Notice
<u>Run Schedule Invoice Text:</u>	NOTICE OF VIRTUAL PUBLIC HEARING Planning and	
<u>Run Dates</u>	1/ 7/2022, 1/14/2022	
<u>TagLine:</u>	NOTICEOFVIRTUALPUBLICHEARINGPLANNINGANDZONINGCOMMISSION NUARY182022AT600PMCONDITIONALZONINGMAPAMENDMENTCZ202	



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

Tuesday January 18, 2022 at 6:00 pm

Conditional Zoning Map Amendment - CZ-2021-18 - Continued from December 13, 2021, Public Hearing to consider a request to rezone properties located at 2802 Lane Street and an unaddressed parcel on Lane Street from Cabarrus County Limited Commercial (LC) to City of Kannapolis Residential Compact-Conditional Zoning (RC-CZ) to allow for a 266-unit multi-family apartment development. The subject properties are approximately 35.59 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 56334815830000 and 56335809780000.

Conditional Zoning Map Amendment - CZ-2022-01 - Public Hearing to consider a request to rezone ten (10) properties located at 2746 & 2640 and an unaddressed parcel on Dale Earnhardt Boulevard, as well as 1505, 1575, 1585, 1915 & 1945 and unaddressed parcels on Old Earnhardt Road from General Commercial (C-2) and Office-Institutional (O-I) zoning districts to Planned Unit Development-Conditional Zoning (PUD-CZ) zoning district to allow for a multi-family and retail development. The subject properties are approximately 53 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 56235032510000, 56234071560000, 56234074280000, 56234012430000, 56224936190000, 56224976410000, 56225937570000, 56225967850000, 56224968280000, and 56225915700000.

Conditional Zoning Map Amendment - CZ-2022-02 - Public Hearing to consider a request to rezone three (3) properties located at 5791 & 5741 and an unaddressed parcel on Wabash Lane from General Commercial-Conditional Zoning (C-2-CZ) zoning district to General Commercial-Conditional Zoning (C-2-CZ) zoning district to allow for mini warehouse/self-storage development. The subject properties are approximately 1.8 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 56011233470000, 56011243840000, and 56011241680000.

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 Tina H. Cline, Human Resource Director, by phone at 704-920-4302 or by email at tccline@kannapolisnc.gov as soon as possible but no later than 48 hours before the scheduled event.

Publish: January 7, 14, 2022.

AcctName1	MailAddr1	MailCity	MailState	MailZipCod
LEWIS K BRANTLEY TRUST				
C/O RICHARD LOCKLEAR TRUSTEE	P O BOX 56	LANDIS	NC	28088
MARK & KATHY CRAVEN	2833 BRANTLEY ROAD	KANNAPOLIS	NC	28083
FARI LLC				
ATTN: SADRUDDIN	1215 CHADBOURNE AVE	CONCORD	NC	28027
MATTHEW & JAMIE FREEMAN	5480 PINEBROOK TRL	KANNAPOLIS	NC	28083
KAYLA GARMON	2841 BRANTLEY RD	KANNAPOLIS	NC	28083
WILLIAM & LAURA HEGGINS	2827 BRANTLEY RD	KANNAPOLIS	NC	28083
JAY SREE SAI LLC	2808 LANE ST	KANNAPOLIS	NC	28083
DANIEL MEYER	2851 LANE ST	KANNAPOLIS	NC	28083
	PO BOX 54710			
PFJ SOUTHEAST LLC	STORE #56	LEXINGTON	KY	40555
SHAUN P QUAN	5550 PINEBROOK TRL	KANNAPOLIS	NC	28083
SUMMIT AVENUE LANE STREET LLC	1440 S TRYON ST STE 104	CHARLOTTE	NC	28203
JAMES & CAROLYN SWARTZ	2877 BRANTLEY ROAD	KANNAPOLIS	NC	28083
CONTINUUM HOLDING COMPANY, LLC				
ATTN: CREIGHTON CALL	1420 E 7TH ST. STE 100	CHARLOTTE	NC	28204



KANNAPOLIS
Planning

January 7, 2021

Dear Property Owner:

Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Virtual Public Hearing on Tuesday, January 18, 2022 at 6:00 PM, for the following case:

CZ-2021-18 – Conditional Zoning Map Amendment – 2802 Lane Street and an unaddressed parcel on Lane Street

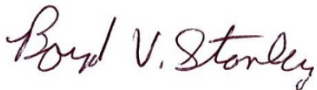
This meeting was continued at the December 14, 2021 meeting and is to consider a request to rezone properties located at 2802 Lane Street and an unaddressed parcel on Lane Street from Cabarrus County Limited Commercial (LC) to City of Kannapolis Residential Compact-Conditional Zoning (RC-CZ) to allow for a 266-unit multi-family apartment development. The subject properties are approximately 35.59 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 56334815830000 and 56335809780000 (see reverse side of this letter for a map showing the location of this property).

You are being notified because you are an abutting property owner.

NOTE: THIS MEETING IS BEING HELD VIRTUALLY. PLEASE VISIT THE CITY OF KANNAPOLIS WEBSITE AT WWW.KANNAPOLISNC.GOV FOR MORE INFORMATION ON HOW TO PARTICIPATE OR CALL THE NUMBER LISTED BELOW.

If you have any questions about the public hearing or request, please do not hesitate to call the Planning Department at 704.920.4350 or bstanley@kannapolisnc.gov.

Sincerely,



Boyd V. Stanley, AICP
Assistant Planning Director

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 Tina H. Cline, Human Resource Director, by phone at 704-920-4302 or by email at tccline@kannapolisnc.gov as soon as possible but no later than 48 hours before the scheduled event.

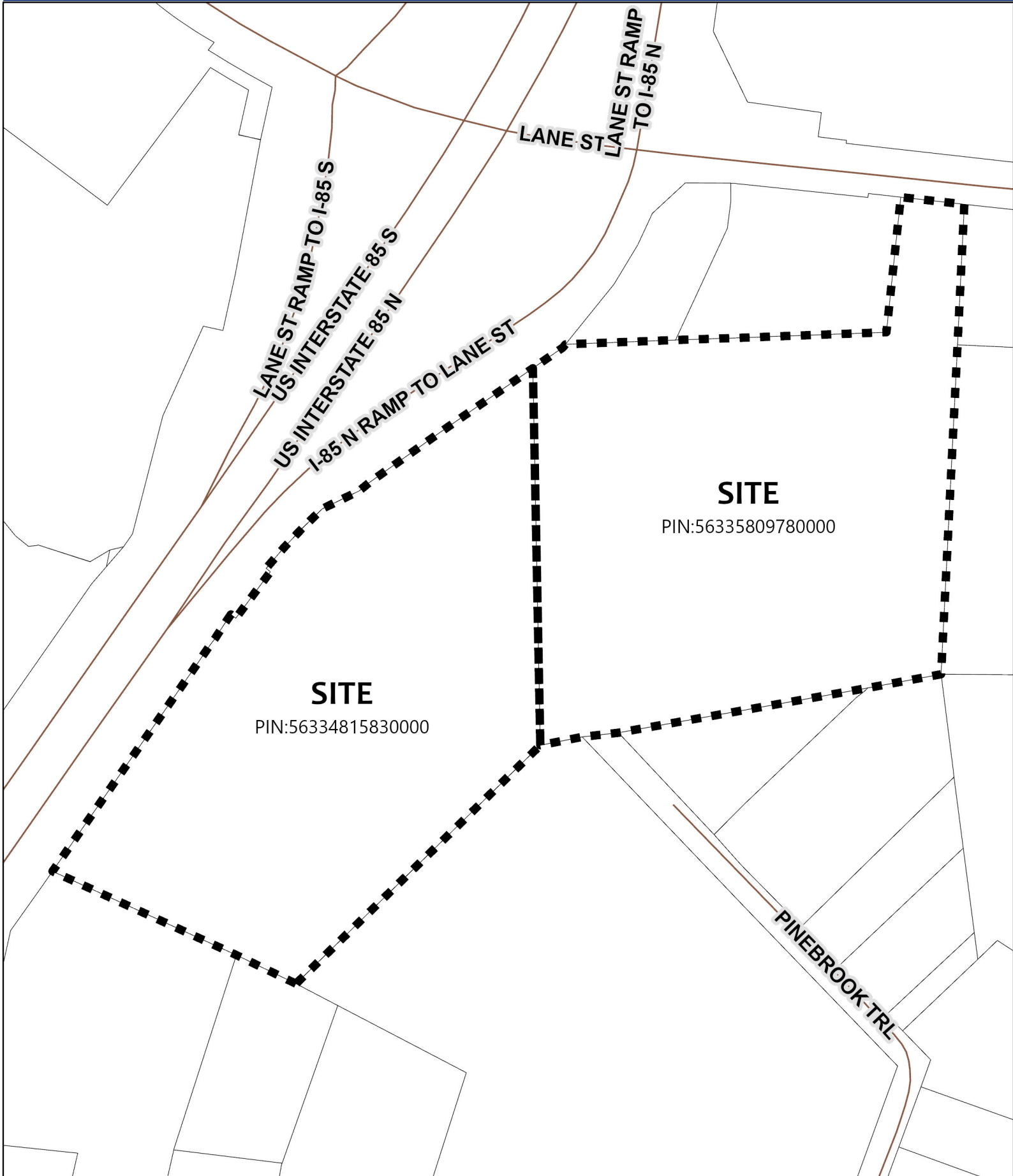


Zoning Map Amendment

CZ-2021-18

Applicant: Creighton Call, Continuum Holding Company, LLC

Location: 2802 Lane St.



KANNAPOLIS
PLANNING
ZONING
COMMISSION
PUBLIC HEARING
INFORMATION
CALL 704-920-4350
CASE CZ - 2021 -18



**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY
WITH REGARD TO CASE #CZ-2021-18**

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 3.3.4.2.B. of the Unified 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 January 18, 2022 the Planning and Zoning Commission conducted a public hearing to consider a request to rezone property located at 2802 Lane Street and unaddressed parcels located on Lane Street, (Cabarrus County Parcel Identification Numbers 56334815830000 and 56335809780000) owned by Lewis K Brantley Trust, Sadie S Brantley Trust and Richard Locklear Trustee from Cabarrus County Limited Commercial (LC) Zoning Designation to City of Kannapolis Residential Compact-Conditional Zoning (RC-CZ) Zoning Designation.

NOW, THEREFORE BE IT RESOLVED *that the Planning and Zoning finds this rezoning consistent with the goals and policies of the Move Kannapolis Forward 2030 Comprehensive Plan, adopted by City Council, which designates this property as being located within the “Primary Activity Center-Interchange” Character Area as designated in the Move Kannapolis Forward 2030 Comprehensive Plan. This Character Area designation is adjacent to Interstate 85 and allows for a mix of uses including multi-family residential consistent with the proposed use(s) and site plan. Furthermore, staff finds the request for rezoning reasonable and in the public interest because it will provide development that is suitable for the area. The proposed use is also compatible with the surrounding zoning and is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor is it anticipated to generate parking problems or any adverse impact on the environment. Sanitary sewer service is subject to allocation based upon sewer treatment capacity.*

Adopted this the 18th day of January 2022:

Chris Puckett, Chairman
Planning and Zoning Commission

Attest:

Pam Scaggs, Recording Secretary
Planning and Zoning Commission



RESOLUTION TO ZONE

Case #CZ-2021-18

(2802 Lane Street and an unaddressed parcel located on Lane Street)

From Cabarrus County Limited Commercial (LC) Zoning Designation to City of Kannapolis Residential Compact-Conditional Zoning (RC-CZ) Zoning Designation

WHEREAS, Section 3.3.4.1 of the City of Kannapolis Unified Development Ordinance (UDO) specifically delegates authority from the City Council to the Planning and Zoning Commission to take final action on a rezoning petition; and

WHEREAS, Section 3.3.4.2.B. of the City of Kannapolis UDO subjects this authority 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, the Commission conducted a public hearing on January 18, 2022 for consideration of rezoning petition Case #CZ-2021-18 as submitted to the City of Kannapolis Planning Department; and

WHEREAS, the request was to rezone 2802 Lane Street and an unaddressed parcel located on Lane Street, (Cabarrus County Parcel Identification Numbers 56334815830000 and 56335809780000) owned by Lewis K Brantley Trust, Sadie S Brantley Trust and Richard Locklear Trustee from Cabarrus County Limited Commercial (LC) Zoning Designation to City of Kannapolis Residential Compact-Conditional Zoning (RC-CZ) 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 3.3.5 of the Kannapolis UDO, the Planning and Zoning Commission makes the following findings in support of and in analysis of the rezoning:

1. The size of the tract in question.

The size of the subject tracts are approximately 35.59 +/- acres.

2. Does the proposal conform with and further the goals and policies of the Land Use Plan, other adopted plans, and the goals, objectives, and policies of this Ordinance?

These properties are located within the "Primary Activity Center-Interchange" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. This Character Area designation is adjacent to Interstate 85 and allows for a mix of uses including multi-family residential consistent with the proposed use(s) and site plan.

3. Is the proposed rezoning compatible with the surrounding area?

The subject properties are located in an area surrounded by a mix of vacant properties, residential, industrial and commercial uses. The proposed use of a multi-family residential development is consistent with the surrounding area uses.

4. Will there be adverse effects on the capacity or safety of the portion of street network influenced by the rezoning?

A Traffic Impact Analysis is required and the applicant's engineer is working with NCDOT and City Staff on required transportation improvements.

5. Will there be parking problems?

The site plan submitted with this request for rezoning includes adequate parking for the proposed uses.

6. Will there be environmental impacts that the new use will generate, such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances?

The properties are located entirely within the Critical Watershed Protection Overlay Area for Lake Fisher (WS-IV CA), The applicant is proposing to utilize the high-density option with a maximum of +/- 35% built-upon area.

7. Has there been any change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, and development?

The character of this area is rapidly changing with development currently underway of the adjacent Metro 63 industrial site and plans to redevelop the nearby Old Intimidators Stadium as Lakeshore Industrial Park. Recent round-about and interchange improvements along Lane Street have helped ease traffic congestion in anticipation of this new growth.

8. Is there compliance with the adequate public facilities criteria?

There are public facilities available to the property or within close proximity, which will be extended to serve the development. Sanitary sewer service is subject to allocation based upon sewer treatment capacity.

9. What are the zoning districts and existing land uses of the surrounding properties?

All surrounding properties are zoned General Commercial (C-2), Light Industrial (I-1), Office Institutional (O-I Cabarrus County) and Light Commercial (L-C Cabarrus County). The surrounding land uses are a mix of vacant, residential and non-residential uses.

10. Is the subject property suitable for the uses to which it has been restricted under the existing zoning classification?

The properties are currently zoned LC. A rezoning is required to develop multi-family apartments on the properties.

11. Is the zoning compatible with the adjacent neighborhood, especially residential neighborhood stability and character?

The proposed use is compatible with the existing and proposed land uses in the area.

12. What length of time has the subject property remained vacant as zoned?

N/A.

13. Is there an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs?

There are parcels in the surrounding area that would be sufficient to accommodate future zoning and community needs.

14. Was the existing zoning in error at the time of adoption?

No.

NOW, THEREFORE BE IT RESOLVED by the City of Kannapolis Planning and Zoning Commission that the above referenced property, as shown on the site plan submitted to the City, be rezoned from Cabarrus County Limited Commercial (LC) Zoning Designation to City of Kannapolis Residential Compact-Conditional Zoning (RC-CZ) Zoning Designation, subject to the following conditions:

1. The permitted uses allowed by this rezoning shall only include 266 multi-family units as generally depicted on the site plan submitted with this rezoning.
2. A Final Site Plan, in compliance with all applicable City UDO standards, shall be submitted to and approved by City Staff prior to issuance of a Zoning Clearance Permit.
3. Compliance with the current Land Development Standards Manual (LDSM).
4. Final design of all road intersections which development has access to and/or street frontage on shall be approved by NCDOT and the City.
5. The lane widths, sidewalks, pavement structure, road alignment, and grades of all interior roads shall be constructed in compliance with current City standards.
6. Roads and parking lots shall comply with all Fire Codes and Autoturn shall be run for an SU-30 and Bus-45 (mimics ladder truck).
7. A Stormwater Management Permit will be required for this Development in accordance with Article 9 of the Kannapolis UDO. Easements, maintenance agreements and viable access shall be provided for all stormwater structures and SCM's. Stormwater SCM's cannot be constructed in the undisturbed buffer. Additional requirements are necessary to verify design of SCM within AE Zone see attached comments on sketch plan.
8. Water and sewer main extensions will be required for this project. The developer shall be responsible for designing, permitting and constructing water and sewer mains in accordance with City and WSACC standards.
9. All water and sewer mains shall be publicly maintained and located within a public right-of-way or utility easement. The water and sewer mains shall be located in the roadway under the pavement per the City's Typical Section Utility Layout, LDSM Detail 301.
10. Easements for Sanitary Sewer lines, Water lines and Storm Sewer pipes need to be a minimum of 20-feet wide. Additional width may be required depending on the depth of the line. Sanitary sewer lines and storm sewer lines shall be located within Common Open Space (easements centered on property lines shall not be permitted). Viable access shall be provided along all easements with a grade no greater than 15% for maintenance vehicles and cross slopes shall not exceed 5%.
11. The Fire Department shall approve locations of all hydrants.
12. Fire apparatus access roads shall remain open at all times.
13. All proposed buildings shall require architectural review and strict adherence to the renderings, community examples, color pallets, architectural materials and overall design elements provided by the applicant and required by Article 11.2 Multi-Family Design Standards of the UDO. Additional information is forthcoming from the applicant prior to the Public Hearing.

Adopted this the 18th day of January 2022:

Chris Puckett, Chairman
Planning and Zoning Commission

Attest:

Pam Scaggs, Recording Secretary
Planning and Zoning Commission



**Planning & Zoning Commission
January 18, 2022 Meeting**

Staff Report

TO: Planning & Zoning Commission

FROM: Boyd Stanley, AICP
Assistant Planning Director

SUBJECT: Case #CZ-2022-02
Conditional Zoning Map Amendment
Applicant: Kevin McNally

Request to amend the previously approved conditional zoning for properties located at 5741, 5791 and an unaddressed parcel on Wabash Lane (Cabarrus County Parcel Identification Numbers 56011233470000, 56011243840000, and 56011241680000) to allow for a Mini-Warehouse/Self Storage Facility. These properties were subject of a previously approved rezoning request under case No. CZ-2020-02 to allow the properties to be developed for a hotel.

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

C. Background & Project Overview

The applicant, Kevin McNally, is proposing to amend the CZ-C2 (General Commercial Conditional Zoning District) to allow for a 3-story, 31,292 square foot Mini-Warehouse/Self-Storage Facility. At

their May 6, 2020 meeting, the Planning and Zoning Commission approved the existing CZ-C2 zoning to accommodate a 4-story hotel under case No. CZ-2020-02.

The proposed preliminary site plan for the Mini-Warehouse/Self-Storage Facility shows 2 locations for full-movement access to the site on Wabash Lane. In addition, 11 parking spaces and a dumpster enclosure area are shown on the front-side (Wabash Lane) of the building with the Stormwater BMP behind the building closest to I-85. The proposed building incorporates a combination of metal, brick and stucco as generally depicted in the renderings.

The properties included with this amendment request fall within the Farm Hill Small Area Plan, which was adopted by Kannapolis City Council in 2016. Although the Plan is not parcel specific, it does designate this area for a future hotel site(s) “Accommodating business and pleasure travel, featuring short-term and extended stay suites with associated amenities (e.g., restaurants, shops personal and convenience services)”. During the drafting and adoption of this Plan, this area was determined as a “Gateway” into the City and a prime location for hotel uses given the frontage along the Interstate.

D. Fiscal Considerations

None

E. Policy Issues

Section 3.3.5 of the UDO states that the Planning and Zoning Commission may consider the following questions, at a minimum, in reviewing an application for rezoning:

1. The size of the tract in question.

The size of the subject tract is approximately 1.8 acres.

2. Does the proposal conform with and further the goals and policies of the Land Use Plan, other adopted plans, and the goals, objectives, and policies of this Ordinance?

This property is located in the “Regional Commercial Center” within a “Suburban Activity 1” Character District in the *Move Kannapolis Forward 2030 Comprehensive Plan*.

The Regional Commercial Center includes land with opportunities for large format commercial as primary uses and multifamily residential as secondary uses. The Suburban Activity 1 Character District includes primarily regional-scale commercial development that can accommodate large format commercial development as primary uses and multifamily residential development as secondary uses.

The subject property is located within the *Farm Hill Small Area Plan Study Area*. This plan recommends a mix of commercial, hotel, office, and residential uses for the study area, including a hotel use on this property (see attached Farm Hill Small Area Plan Recommended Land Uses Map). The proposed use of Mini-Warehouse/Self-Storage is not consistent with this plan.

3. Is the proposed rezoning compatible with the surrounding area?

The property is located across Sportsman Drive, to the south of Kannapolis Small Shops and is zoned General Commercial-Conditional Zoning (C-2-CZ). Properties to the east of the subject property are existing residential properties, zoned Rural Estate (RE), with predominantly single family detached residential development. The property immediately adjacent to the west is zoned C-2-CZ.

The subject property is located east of the Afton Ridge shopping center, which is zoned Campus Development (CD) and contains a range of commercial uses, including national retailers and major anchors Target, Dick's Sporting Goods, Ashley Furniture, and Party City. Therefore, the proposed rezoning is considered compatible with some of the surrounding land uses, but not the Farm Hill Small Area Plan and overall vision of the 2030 Land Use Plan.

4. Will there be adverse effects on the capacity or safety of the portion of street network influenced by the rezoning?

The subject property is and will continue to be accessed from Wabash Lane. The proposed development did not meet the threshold for a full Traffic Impact Analysis, however, review and approval from NCDOT and the City will be required.

5. Will there be parking problems?

The site plan submitted with this request for rezoning includes adequate parking for the listed use.

6. Will there be environmental impacts that the new use will generate, such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances?

There are no anticipated adverse environmental impacts such as water, air, or noise pollution issues associated with the rezoning request. In addition, development will be required to conform to all applicable local, state, and federal environmental regulations.

7. Has there been any change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, and development?

The parcel to the north of the site known as Kannapolis Small Shops was rezoned to General Commercial-Conditional Zoning (C-2-CZ) in 2016, and construction of the retail shops was completed in late 2018. Commercial development is anticipated to continue along Kannapolis Parkway in the near future.

8. Is there compliance with the adequate public facilities criteria?

There are public facilities available to the property or within close proximity, which will be extended to serve the development. Sanitary sewer service is subject to allocation based upon sewer treatment capacity.

9. What are the zoning districts and existing land uses of the surrounding properties?

Property to the south is zoned RE (Rural Estates) and is vacant. Property to the north (across Sportsman Drive) is zoned C-2-CZ and is currently developed with the Kannapolis Small Shops retail center. Property to the east is zoned RE (Rural Estates) and is developed with a single family detached residence. Property to the west across Kannapolis Parkway is zoned CD (Campus Development) and is developed with a mix of commercial and residential uses at Afton Ridge.

10. Is the subject property suitable for the uses to which it has been restricted under the existing zoning classification?

The current conditional zoning of C-2-CZ does not allow for a Mini-Warehouse/Self Storage Facility.

11. Is the zoning compatible with the adjacent neighborhood, especially residential neighborhood stability and character?

The proposed Mini-Warehouse/Self-Storage use is somewhat compatible with the adjacent area, which includes commercial development along Kannapolis Parkway, and the adjacent residential neighborhood to the east and south sides of the property but is not compatible with the Farm Hill Small Area Plan.

12. What length of time has the subject property remained vacant as zoned?

The subject property has been vacant for an undetermined amount of time.

13. Is there an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs?

Kannapolis Parkway is predominately a commercial corridor. There are vacant parcels as well as underutilized parcels along the parkway.

14. Was the existing zoning in error at the time of adoption?

No.

F. Legal Issues

None

G. Finding of Consistency with Comprehensive Plan

Staff finds this rezoning **inconsistent** with the goals and policies of the *Move Kannapolis Forward 2030 Comprehensive Plan*, adopted by City Council, which designates this property as being located in the “*Regional Commercial Center*” and within a “*Suburban Activity I*” Character District, which allows for commercial development. Furthermore, staff finds the request **inconsistent** with the recommended land uses for this property, as specified in the Farm Hill Small Area Plan. The proposed use is not compatible with the anticipated vision of the Plan for this area without frontage on Kannapolis Parkway as it was targeted as an area for future hotel and event spaces. Generally, the Comprehensive Plan and Small Area plan complement each other in areas of City covered by both.

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 inconsistent with the Move Kannapolis Forward 2030 Comprehensive Plan, staff recommends denial for Zoning Map Amendment Case #CZ-2022-02.

Motion to Deny (2 votes)

1. Should the Commission choose to deny Case CZ-2022-02, 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 CZ-2022-02 to be **inconsistent** with the goals and policies of the *Move Kannapolis Forward 2030 Comprehensive Plan*. Furthermore, staff finds the request **inconsistent** with the recommended land uses for this property, as specified in the Farm Hill Small Area Plan. The proposed

use is not compatible with the anticipated vision of the Plan for this area without frontage on Kannapolis Parkway as it was targeted as an area for future hotel and event spaces. Generally, the Comprehensive Plan and Small Area plan complement each other in areas of the City covered by both.

Alternative Courses of Action

Motion to Approve (2 votes)

- 1. Should the Commission choose to approve the request for rezoning as presented in Case #CZ-2022-02, a motion should be made to adopt the following Statement of Consistency:**

Statement of Consistency: *The Planning and Zoning Commission finds this rezoning **consistent** with the goals and policies of the Move Kannapolis Forward 2030 Comprehensive Plan, adopted by City Council, which designates this property as being located in the “Regional Commercial Center” and within a “Suburban Activity 1” Character District, which allows for commercial development. Furthermore, staff finds the request for rezoning reasonable and in the public interest because it is consistent with the recommended land uses for this property, as specified in the Farm Hill Small Area Plan. The proposed use is compatible with the surrounding zoning and commercial development land use pattern, yet 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. There are public facilities available to the property or within close proximity, which will be extended to serve the development. Sanitary sewer service is subject to allocation based upon sewer treatment capacity.*

- 2. Should the Commission choose to approve Case #CZ-2022-02, a motion should be made to adopt the Resolution to Zone with the following conditions:**

1. The permitted uses allowed by this rezoning shall only include a hotel as generally depicted on the site plan submitted with this rezoning.
2. Exterior Materials shall include a combination of metal, stucco and brick façade as generally depicted on the elevations presented.
3. Access to the storage units shall be limited to the internal portion of the proposed 3- story structure and shall not be visible from public view.
4. A Site Plan shall be submitted and approved by City Staff prior to issuance of a Zoning Clearance Permit.
5. Any lighting installed on the subject property shall be full cut-off fixtures with all lighting directed downward and away from adjacent residential property.
6. A Type 3 Perimeter buffer yard shall be provided to adjacent residential land to the west and south of the subject parcel.
7. Driveway locations shall be reviewed and approved by the City.
8. Driveways and parking lots shall comply with all Fire Codes and Autoturn (a traffic engineering program which specifies the required turning radii for vehicles including delivery trucks and emergency vehicles) shall be run for an SU-30 and Bus-45 (mimics ladder truck).
9. Appropriate access and deceleration turn lanes from Kannapolis Parkway shall be reviewed and approved by NCDOT with input from the City.
10. A Stormwater Management Permit will be required for this Development in accordance with Article 9 of the Kannapolis UDO. Easements, maintenance agreements and viable access shall be provided for all stormwater structures and BMP's.

11. The project developer shall be responsible for extension of all water and sewer infrastructure needed to serve the project.
12. Hydrants and fire protection shall comply with UDO Appendix C.3 and Fire Codes.
13. The property shall be subject to the restrictions and guidelines of the CCTPOD (Coddle Creek Thoroughfare Protection Overlay District).

I. Attachments

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

J. Issue Reviewed By:

- Planning Director (R. Smith)
- Assistant City Manager (W. Melton)
- City Attorney (W. Safrit, II)



Planning Department
 401 Laureate Way
 Kannapolis, NC 28081
 704.920.4350
 planningapps@kannapolisnc.gov

Conditional 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. One or more of the required documents may be waived due to the size of the parcel, the proposed use or the adequacy of existing infrastructure servicing the location. Submit digitals and 1 hard copy of applications and accompanying documents to the Planning Department at the address above.

CONDITIONAL REZONING REQUEST

Conditional Rezoning – Request for an amendment to the Kannapolis Zoning Map.

Approval authority – Planning and Zoning Commission.

Requested Rezoning Property Address: 5791 Wabash Lane, Concord, NC, 28027

Applicant: Kevin McNally

Proposed development: Self-storage facility

SUBMITTAL CHECKLIST

- Pre-Application Meeting – send an email to planreviewappointment@kannapolisnc.gov
- Neighborhood Meeting (if required)
- Zoning Map Amendment Checklist and Application – Complete with all required signatures
- Preliminary Major Site Plan
- PDF format on disc containing all documents rotated and formatted in sequential order based upon cover page
- Fee: \$925.00 (\$600 Application Fee, \$300 Legal Notices and notification fee, # of property owners notified [see Fee Schedule])

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 3.1.5.1 of the UDO).

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 3rd Tuesday at 6:00pm in City Hall Laureate Center. The application and all fees must be paid prior to scheduling the public hearing.

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 with conditions.

Scope of Approval: An affirmative vote of three-fourths of the members present and not excused from voting, shall be necessary to approve a conditional 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: Kevin McNally

Digitally signed by Kevin McNally
 Date: 2021.12.16 11:40:27 -05'00'

Date: _____



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350
planningapps@kannapolisnc.gov

CONDITIONAL ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

Applicant Contact Information

Name: Kevin McNally
Address: 121 W. Trade Street, Suite 2550
Charlotte, NC 28202
Phone: 704-315-7314
Email: kmcnally@cserc.com

Property Owner Contact Information same as applicant

Name: _____
Address: _____
Phone: _____
Email: _____

Project Information

Project Address: 5791 Wabash Lane, Concord, NC, 28027

C-2-CZ General Commercial
Conditional Zoning

Parcel: 56011233470000, 56011241680000, 56011243840000 # of parcels: 3 Approx. size of parcels: 1.8
(attach separate list if necessary)

Current Zoning Designation: C-2-CZ General Commercial Conditional Zoning Requested Zoning Designation: C-2-CZ General Commercial Conditional Zoning

Reason for map amendment: The site is currently zoned for C-2-CZ, and it is conditionally zoned as a hotel. The reason for this application is to change the zoning to be conditionally zoned as a self-storage facility.

Condition(s) proposed by the applicant (attach separate sheet if necessary): The permitted use on the site will be a self-storage facility and associated infrastructure.

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

Kevin McNally

Digitally signed by Kevin McNally
Date: 2021.12.16 11:40:45 -05'00'

Applicant Signature

_____ Date

Property Owner Signature

_____ Date

For Staff Use Only:

Filing Fee: _____

Receipt #: _____

Case #: _____

Date Received: _____



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350
planningapps@kannapolisnc.gov

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Approval authority – Planning and Zoning Commission

Applicant Contact Information

Name: Kevin McNally
Address: 121 W. Trade Street, Suite 2550
Charlotte, NC 28202
Phone: 704-315-7314
Email: kmcnally@csero.com

Property Owner Contact Information same as applicant

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Address: 5791 wabash Ln.
Concord NC 28027
Phone: 704 791 7139
Email: peteman44@hotmail.com

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Applicant Signature

Date

DocuSigned by:
Peter Macomber
Property Owner Signature

DocuSigned by:
Jane Sylvester
E66D15F3CA0A4AE...

12/15/2021

Date

For Staff Use Only:

Filing Fee: _____

Receipt #: _____

Case #: _____

Date Received: _____



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350
planningapps@kannapolisnc.gov

CONDITIONAL ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

Applicant Contact Information

Name: Kevin McNally
Address: 121 W. Trade Street, Suite 2550
Charlotte, NC 28202
Phone: 704-315-7314
Email: kmcnally@csere.com

Property Owner Contact Information same as applicant

Name: Paul Salisbury
Address: 5741 Wabash Ln
+ 413 Archdale
Concord NC 28027
Phone: 704-369-6472
Email: pab12@gmail.com

Project Information

Project Address: 5791 Wabash Lane, Concord, NC, 28027

C-2-CZ General Commercial
Conditional Zoning

Parcel: 56011233470000, 56011241680000, 56011243840000 # of parcels: 3 Approx. size of parcels: 1.8
(attach separate list if necessary)

Current Zoning Designation: C-2-CZ General Commercial Conditional Zoning Requested Zoning Designation: C-2-CZ General Commercial Conditional Zoning

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Condition(s) proposed by the applicant (attach separate sheet if necessary): The permitted use on the site will be a self-storage facility and associated infrastructure.

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

Applicant Signature

Date

Paul Salisbury

12/13/21

Property Owner Signature

Date

For Staff Use Only:

Filing Fee: _____

Receipt #: _____

Case #: _____

Date Received: _____

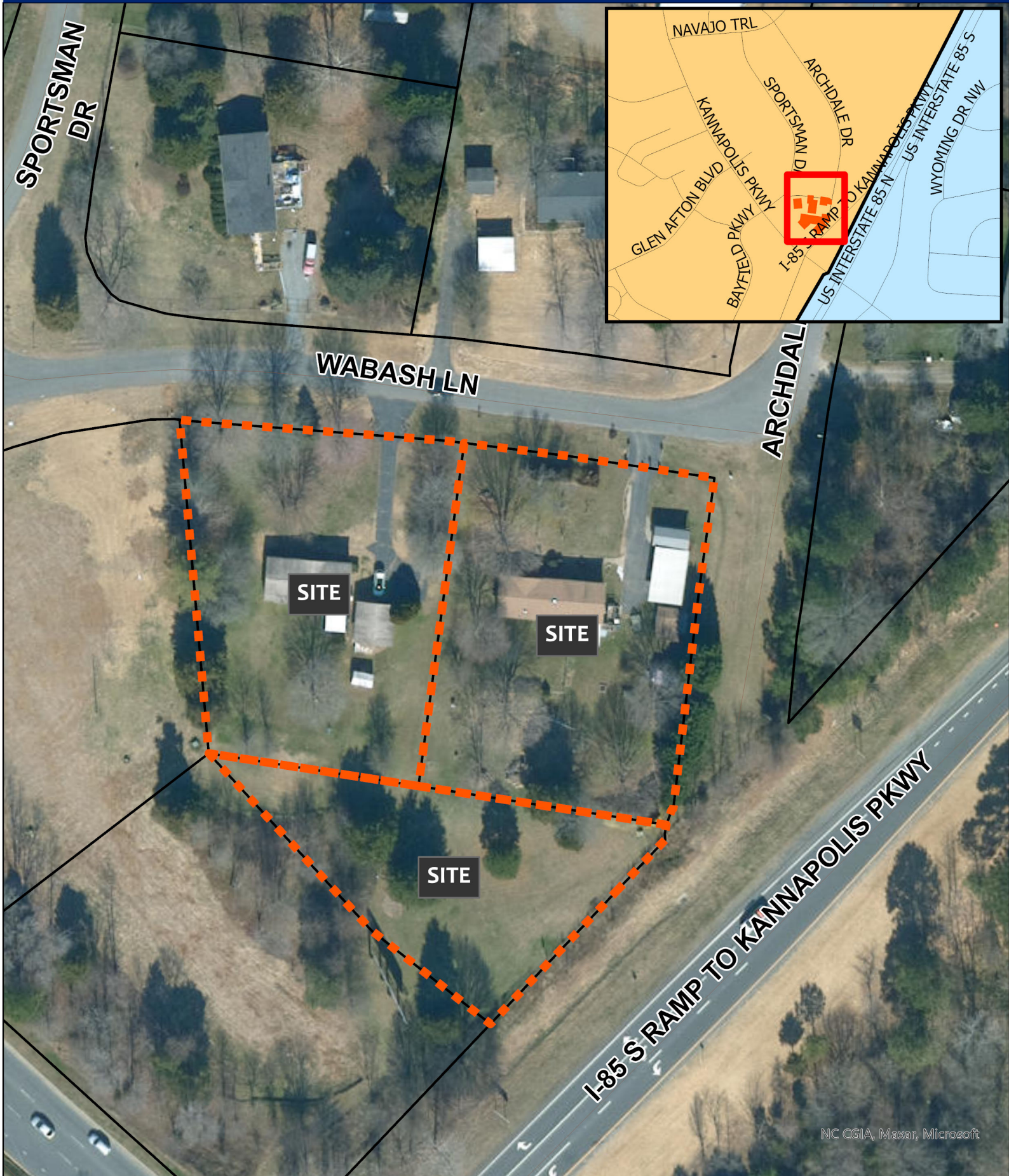


Vicinity Map

CZ-2022-02

Applicant: Kevin McNally

Location: 5791 Wabash Ln.



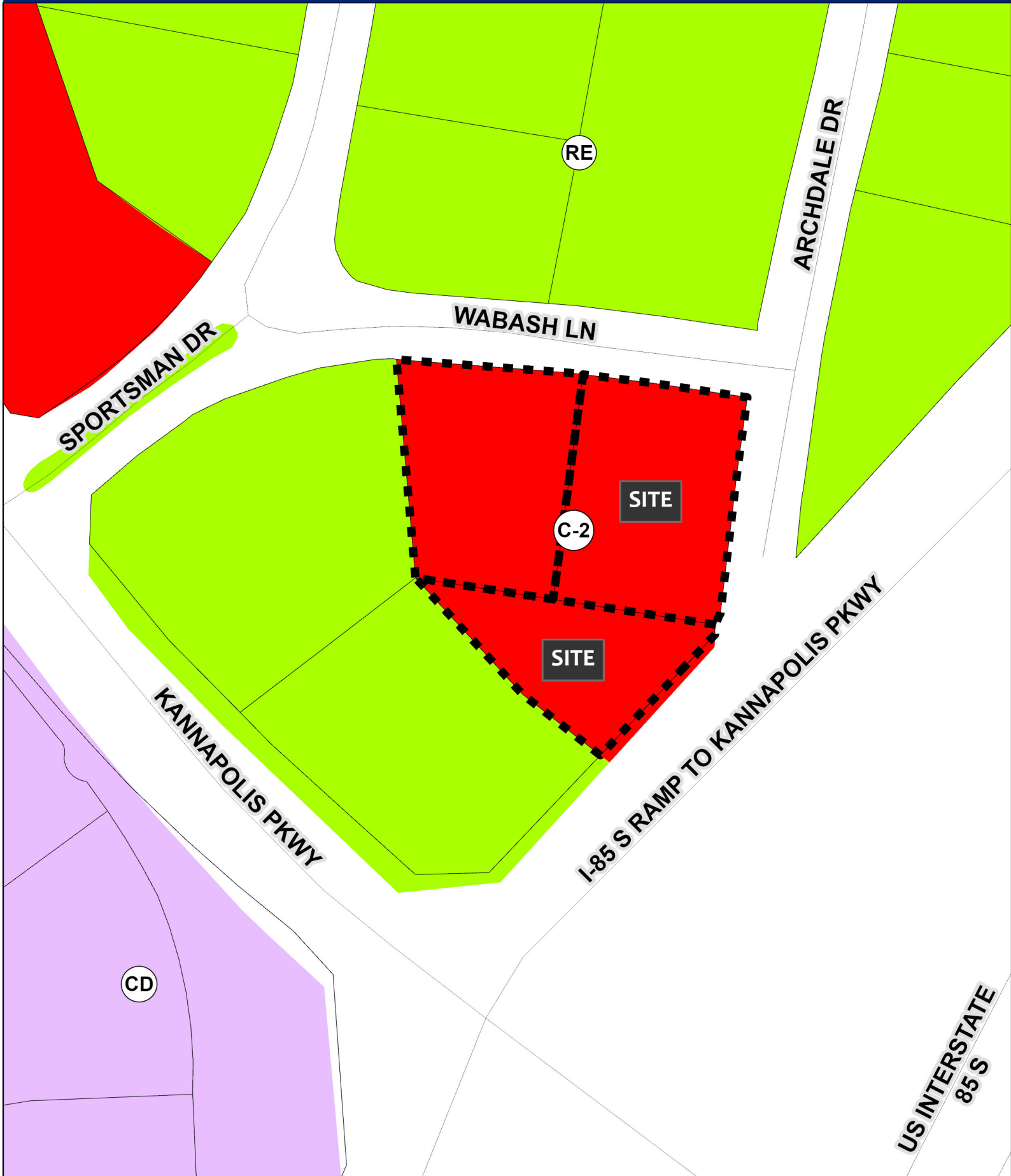


Kannapolis Zoning

CZ-2022-02

Applicant: Kevin McNally

Location: 5791 Wabash Ln.



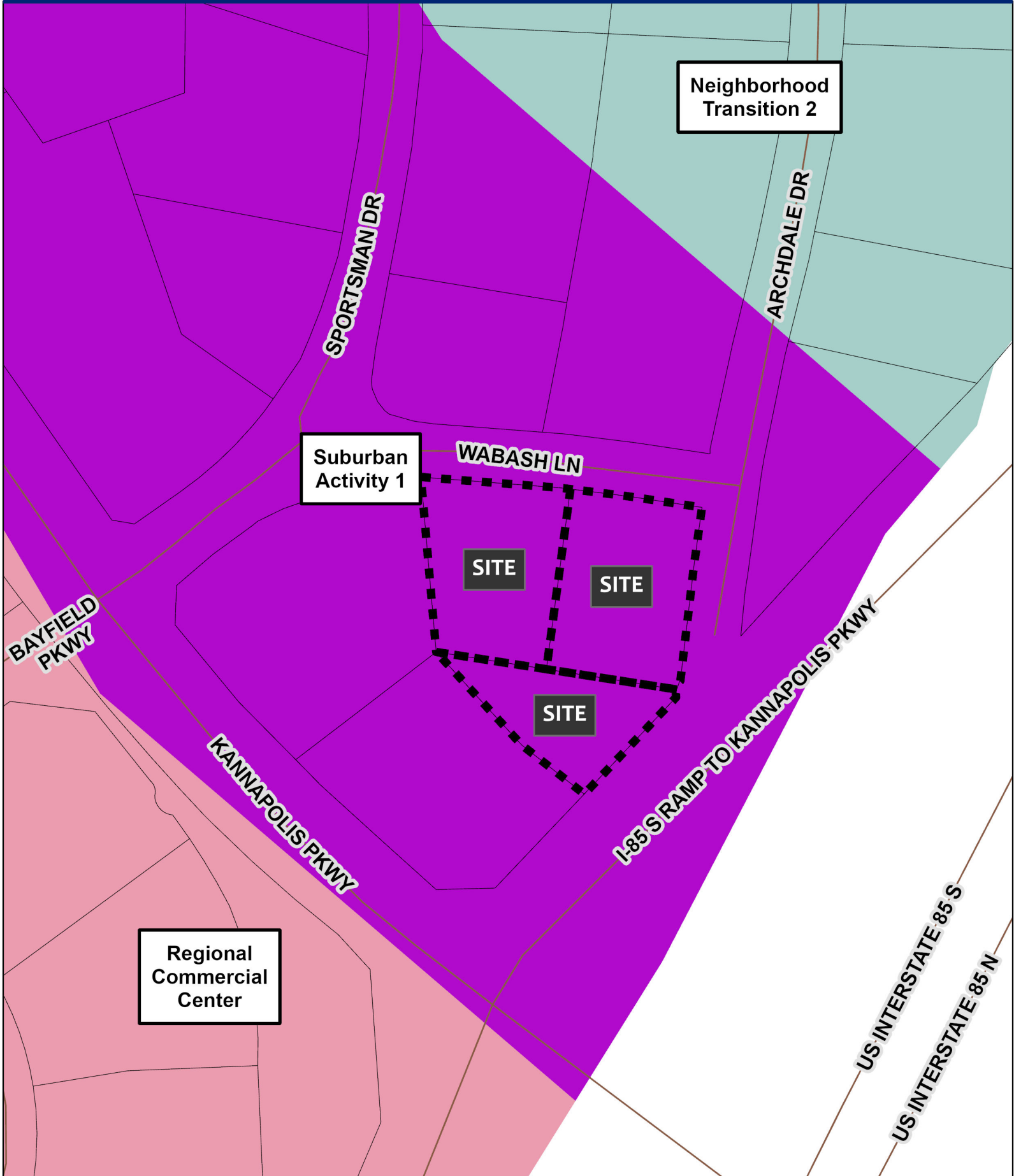


Kannapolis 2030 Future Land Use Map

CZ-2022-02

Applicant: Kevin McNally

Location: 5791 Wabash Ln.



FARM HILL SMALL AREA PLAN



CITY OF KANNAPOLIS, NC



**LAND
FOR SALE
1.45 Acres**

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Acknowledgments

CITY COUNCIL

Milton D. Hinnant, Mayor
Tom Kincaid, Mayor Pro-Tem
Diane Berry, Council Member
Ryan Dayvault, Council Member
Roger Haas, Council Member
Darrell Jackson, Council Member
Doug Wilson, Council Member

ADMINISTRATION

City Manager

Michael B. Legg

Deputy City Manager

R. Edward Smith

City Attorney

Walter M. Safrit, II

Finance Director

Eric Davis

City Clerk

Bridgette L. Bell

PLANNING AND ZONING COMMISSION

David Baucom, Chairman
Scott Trott, Vice-Chairman
Bob Caison, Commission Member
William Cranford, Commission Member
Allan Overcash, Commission Member
Chris Puckett, Commission Member
David Steele, Commission Member

ADDITIONAL ASSISTANCE BY:

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Photo Credits:

Unless otherwise noted, all photographs taken by Kannapolis Planning Department

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Aaron Tucker, Planning Technician
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Barry Hower, Code Enforcement Officer
Pam Scaggs, Administrative Assistant



Note:

Special thanks to the residents of the Farm Hill community for their participation and input during the planning process.

Executive Summary

The purpose of the FHSAP is to provide land use and transportation policy guidance for new development, transportation and infrastructure investment decisions within the FHSAP Study Area, as the Study Area transitions from its current low density single family residential land use pattern to a higher density mixture of non-residential land uses over the next 10-15 years.

In January of 2015, the City Council directed Planning Department staff to prepare the FHSAP in response to increasing development pressures, resulting from the Study Area's strategic location within the Charlotte metropolitan region and the likelihood that these pressures will continue to intensify as both the regional and local economies improve.

The FHSAP Study Area covers 101.7 acres and is comprised of 84 separate lots of record, with 66 separate property owners. Based on 2010 Census data, the estimated population of the study area is approximately 140.

The Study Area was originally farmland that was developed into a manufactured home subdivision in the 1980s, along what was formerly known as Crisco Road. Since this time, the area surrounding the Study Area has seen significant commercial development, while the Study Area has remained largely unchanged.

The Study Area is generally bound by Kannapolis Parkway to the west, I-85 to the south and east, single-family residential property to the north and industrial land uses to the northeast (see **Map 1 - Farm Hill Study Area**).

The Study Area is generally characterized by a low density residential/undeveloped land use pattern, with limited non-residential uses. The predominant land use type is single-family residential (primarily double and single-wide manufactured homes), comprising 63% of the Study Area, followed by vacant land at 24%. Non-residential land uses comprise only 3% of the Study Area, with the remaining 10% consisting of right-of-way.

Public Input was an important component of the planning process. Two Public Information Meetings were conducted: March 26, 2015 and May 21, 2015, with a combined attendance of over 150. At these meetings, Planning Department staff provided the public with an overview of the study area and planning process, together with recommendations for land use, zoning, design, transportation, utilities, open space/environmental and recreation. The public was given the opportunity to provide input and ask questions regarding future land use, transportation, and other issues pertaining to the Study Area.

Individual meetings were held property owners along with the following stakeholders:

- Realtors
- Developers
- Utility Providers
- City of Kannapolis staff
- City of Concord staff
- Cabarrus County staff

The input and feedback provided by the public was vital to the FHSAP planning process and served as the basis for much of the plan's content and recommendations.

In addition to the public input received, the Planning and Zoning

Commission offered guidance throughout the planning process, including feedback and comments on the plan scope of work and final plan draft.

The FHSAP includes recommendations related to land use, zoning, design, transportation, utilities, open space/environmental and recreation (see Recommendations section). In general, these recommendations call for the Study Area to transition from its current low-density residential land use pattern to a higher intensity non-residential land use pattern featuring a mix of commercial, hotel, office, and residential uses.

Implementation of the recommendations of this plan will occur primarily in response to private development initiatives, consistent with the goals and objectives of this plan. The City's role in fostering implementation of this plan will be a supportive one, consisting mainly of the review and approval of rezoning and development plans. Finally, it is important to note that while the City's role in plan implementation may include participation in strategic infrastructure investments, the timing, scale and scope of future development within the Farm Hill Small Area Plan Study Area will ultimately be determined by market conditions and private investment decisions.

Introduction & Background

A. Regional Context

The Farm Hill Small Area Plan (FHSAP) study area is located on Kannapolis Parkway within the city limits of Kannapolis and immediately adjacent to the Concord city limit (see **Map 1 - Farm Hill Study Area Map**). The planning area is strategically located in Cabarrus County, North Carolina within the Charlotte metropolitan region in the northeast quadrant of exit 54 along Interstate 85, a major north-south route through North Carolina that connects the major cities of Charlotte, Greensboro and Durham. It is also located less than a mile from North Carolina Highway 73, an east-west route that spans from north of Pinehurst to Lincolnton, North Carolina and passes through Albemarle, Concord, Kannapolis, and Huntersville. The City of Kannapolis has planning and zoning jurisdiction over the Study Area, with the Cabarrus-Rowan Metropolitan Planning Organization (CRMPO) providing transportation planning oversight.

B. Study Area Description

The FHSAP Study Area covers 101.7 acres and is comprised of 84 separate lots of record, with 66 separate property owners. The Study Area was originally farmland that was developed into a manufactured home subdivision in the 1980s, along what was formerly known as Crisco Road. Interstate 85 was constructed in the 1960s, and at that time, Crisco Road was a two-lane road with an overpass. In the early 2000s, the North Carolina Department of Transportation constructed a new interchange and created Exit 54. Crisco Road was absorbed into the expanded 5-lane George Liles

Parkway (southbound into Concord) and Kannapolis Parkway (northbound into Kannapolis).



Map 1 - Farm Hill Study Area

The Study Area is generally bound by Kannapolis Parkway to the west, I-85 to the south and east, single-family residential property to the north and industrial land uses to the northeast (see **Map 1 - Farm Hill Study Area**).

Following construction of the Exit 54 interchange and the widening of George Liles Parkway/Kannapolis Parkway, the area surrounding the planning area experienced rapid growth. In Kannapolis' jurisdiction, Childress-Klein developed the Afton Ridge shopping complex (located directly west of the Study Area) in 2006, with national retailers including Target, Dick's Sporting Goods, Best Buy, Ashley Furniture, Stein Mart, and Party City as major anchors. The exit also provides access to large scale industrial uses including S.P. Richards distribution, Gordon Food Service distribution and a 300,000 square foot speculative industrial building owned by Childress-Klein. South of I-85 in Concord's jurisdiction, significant development has occurred since the late 1990s includes Afton Village – a mixed use center featuring retail, restaurants apartments and the Cabarrus YMCA.

C. Need for Plan

In January of 2015, the City Council directed Planning Department staff to prepare the FHSAP in response to increasing development pressures, resulting from the Study Area's strategic location within the Charlotte metropolitan region and the likelihood that these pressures will continue to intensify as both the regional and local economies improve.

D. Plan Purpose

The purpose of the FHSAP is to provide land use and transportation policy guidance for new development, transportation and infrastructure investment decisions within the FHSAP Study Area, as the Study Area transitions from its current low density single family land use pattern to a higher density mix non-residential land uses over the next 5 - 10 years.

Specifically this plan will:

1. Guide staff and elected officials in responding to development proposals, rezoning requests and infrastructure investment decisions within the Study Area;
2. Provide guidance to land owners and developers in making land development, transportation and infrastructure investment decisions within the Study Area;
3. Offer land use, zoning, design, transportation, utility, open space/environmental and recreation recommendations for the Study Area.

E. How to Use This Plan

The FHSAP presents a long-range land use and transportation vision for the plan Study Area. As previously noted, the purpose of this plan is "to provide land use and transportation policy guidance for new development, transportation and infrastructure investment decisions within the FHSAP Study Area".

As future development occurs, staff will use the FHSAP as a tool for assessing development proposals within the Study Area, along with requests for re-zoning. This plan does not "pre-zone" or "re-zone" any property, but will provide the basis upon which to review any applications for rezoning in the Study Area. Any rezoning of property will require the approval of the Planning and Zoning Commission, or City Council, consistent with the recommendations of this plan.

F. Plan Updates

To maintain its relevance and validity, the FHSAP should be reviewed on a regular basis and updated as necessary. Reviews should occur no later than seven (7) years from the plan's adoption and amended or updated as deemed appropriate by the City Council.

Planning Context

A. Policy Framework

Land use development and transportation system investment decisions in the vicinity of the Farm Hill Study Area are guided by several adopted public policy documents, as detailed below:

Kannapolis 2015 Land Use Plan

The *City of Kannapolis 2015 Land Use Plan* was developed and adopted in 2004 to provide recommendations for the various planning areas in the City. The Plan concentrated on eight areas of the community with accompanying recommendations. The *2015 Land Use Plan* was adopted by the Kannapolis City Council in 2004. The plan originally called for the study area to remain primarily residential with light commercial along the Kannapolis Parkway frontage (see **Map 2 - 2015 Land Use Plan**). However, seeing the growth pressures in the area, the City Council voted to amend the plan in 2009 to designate the Study Area as “mixed-use”. The amendment also shows a proposed street connection from the Biscayne Industrial Park to the Study Area.



Map 2 - 2015 Land Use Plan

Kannapolis Walkable Community Plan

The *Kannapolis Walkable Community Plan* was adopted in 2007. It identifies Kannapolis Parkway as a corridor component of the West Kannapolis Connector pedestrian route. This plan also recommends a four-lane or six lane divided street with a minimum five foot sidewalk. The pedestrian connector is recommended to address the heavy development occurring along the western boundary of the City. It is also recommended that new development have sidewalk connections to the sidewalks along the Parkway.

4-lane Divided Street



6-lane Divided Street



Kannapolis Economic Development Plan

The *Kannapolis Economic Development Plan* adopted in 2012 set forth several broad goals including the following:

1. Grow the City's tax base.
2. Create new job opportunities.
3. Retain existing jobs.
4. Redefine the City's image.
5. Increase property values.
6. Retain and create wealth.
7. Reduce poverty.
8. Strive for long-term economic stability for the community.
9. Promote economic self-sufficiency.

The plan recommends public-private partnerships on two economic development projects within close proximity to the study area: Kannapolis Gateway Business Park (north of NC 73) and Afton Ridge Business Park (along Glen Afton Boulevard). The plan also recommends that the City include the property, at the southwest quadrant of Kannapolis Parkway and Highway 73 in any master plan effort for Kannapolis Parkway. The plan discusses the Biscayne Industrial Park, located immediately to the east of the study area and recommends improving aesthetics and assisting with branding. The plan recommends examining adjacent properties to include in the overall strategy for Biscayne in a more comprehensive way. Finally, the plan envisions Kannapolis Parkway as a medical/technology corridor and recommends the development of a corridor master plan.

Concord Land Use Plan

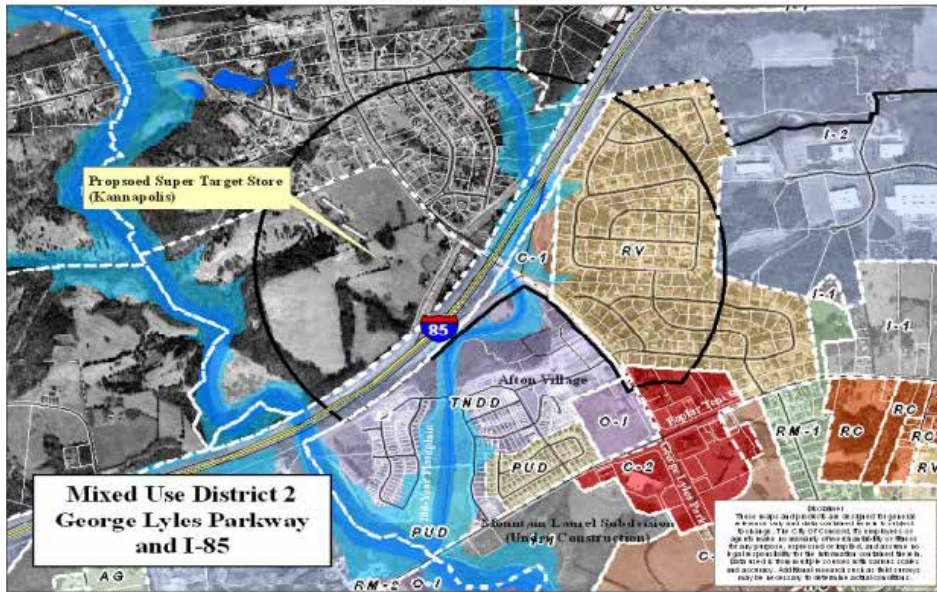
The *Concord Land Use Plan* was adopted in 2004 and shows the node at the Interstate 85 interchange with Kannapolis Parkway/George Liles Parkway as a “Mixed Use District”. This node includes the Farm Hill study area and is labeled “Mixed Use District 2” in the plan (see **2015 Land Use Plan for City of Concord, Figure IV-5 below**). According to the plan:

“Much of Mixed Use District 2 lies outside of Concord’s jurisdiction and is in Kannapolis and the City will have little control in these areas. Most of the remaining tracts in this District are developed. Afton Village is a large Traditional Neighborhood Development that integrates mixed use principals in its design. On the southeast and southwest corners of the Poplar Tent Road and George Liles Parkway intersection are new commercial developments, containing two grocery stores, drug stores, an auto parts supply store, a bank, and miscellaneous retail. These shopping areas have not integrated a housing component like Afton Village. Areas to the south and west of this district are also rapidly developing, mostly with single-family homes. The improvements to the George W. Liles Parkway will improve access and spur additional growth in the area. On the northeast corner of this intersection are several tracts containing older single-family homes. As development continues in this area, property values will likely increase and redevelopment of these tracts may occur. To continue the theme of Afton Village, efforts should be made to continue mixed use in this area.”

Since adoption of the Concord Land Use Plan, development around Mixed Use District 2 has continued at a rapid pace. However, the mixture of uses is limited with distinct areas of residential and commercial development.

2015 LAND USE PLAN CITY OF CONCORD, NORTH CAROLINA

Figure IV-5
Mixed Use District 2



Concord Parkway/ Roberta Church Road Small Area Plan

THE LAWRENCE GROUP **CONCORD**
TOWN PLANNERS & ARCHITECTS **PLANNING CONSULTANTS**
a city meeting the future...

Concord Parkway / Roberta Church Road Small Area Plan

The *Concord Parkway/Roberta Church Road Small Area Plan* planning area is located on the southern end of George Liles Parkway that is currently being extended from Weddington Road to Concord Parkway. Kannapolis Parkway transitions to George Liles Parkway at the Concord City Limits. While this planning area is not located in the immediate vicinity of the Farm Hill study area, the development that occurs at this location has some implications on the development viability of the Farm Hill Study area. Completed in 2005, the plan includes a market analysis that would now be considered obsolete. In general, the plan calls for mixed use development in a grid pattern with neighborhood-focused commercial uses along the Parkway. The plan also includes a proposed school site and light industrial/flex space development.



NC 73 Transportation / Land Use Corridor Plan

The *NC 73 Transportation/Land Use Corridor Plan* was completed in 2004 to recommend future Transportation Improvement Program (TIP) projects to NCDOT, promote access management along the Highway 73 corridor, and to develop a transportation network along Highway 73 that can support existing and proposed land uses. The study area is located within the West Kannapolis and Coddle Creek segment of the plan. The plan calls for a four-lane suburban boulevard from the Interstate 85 interchange up to half a

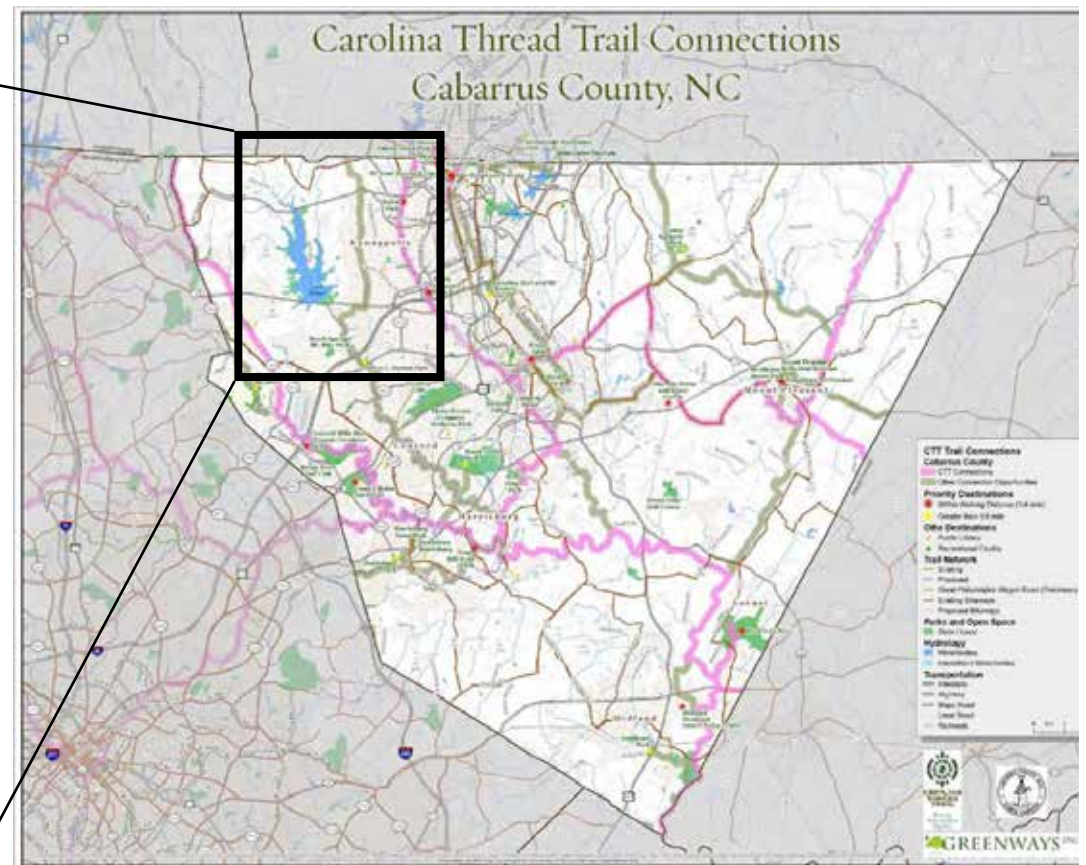


mile west of the Kannapolis Parkway intersection. Beyond that point, the cross section changes to a four-lane rural boulevard. The plan also proposes a connection from the end of Untz Road to what is present-day Glen Afton Boulevard, connecting Odell School Road to Kannapolis Parkway. The cross section is called out as a two-lane suburban boulevard, but Glen Afton Boulevard was constructed as a higher volume 4-lane divided facility. The exit point of this east-west connector is directly across Kannapolis Parkway from the study area.

The Carolina Thread Trail is a regional network of trails and conserved land that currently includes 15 counties in the southern piedmont of North Carolina. The Cabarrus County portion of the Carolina Thread Trail Master Plan was adopted in 2009 (see **Carolina Thread Trail Connections map below**). The plan shows a trail connection opportunity that crosses Highway 73 and follows Coddle Creek behind the Afton Ridge Development (see **Inset Map below**). The study area is flanked on its western edge by Afton Run Creek that intersects the potential connector trail at Highway 73. This provides the opportunity for a trail spur to the Study Area site in the future.

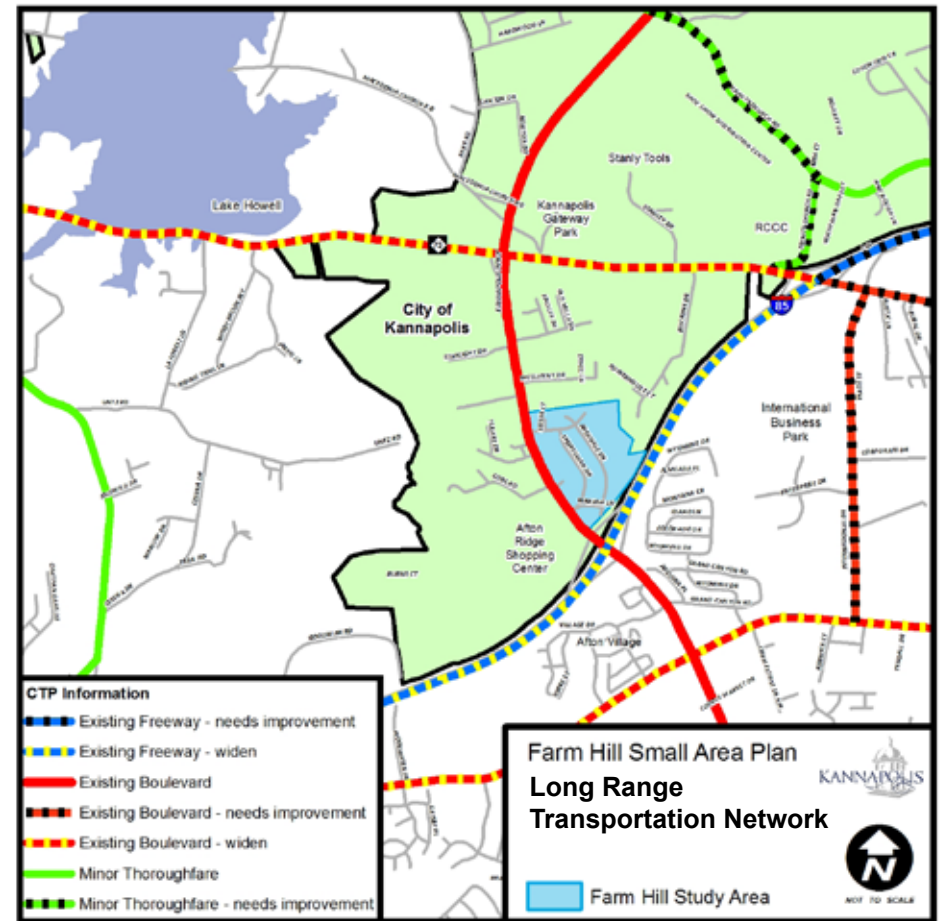
Carolina Thread Trail Master Plan for Cabarrus County

Inset Map



Cabarrus Comprehensive Transportation Plan and NC Transportation Improvement Program

The planning area sits at the northeast quadrant of the Exit 54 Interstate 85 Interchange along Kannapolis Parkway. The adopted Cabarrus County Comprehensive Transportation Plan shows that Kannapolis Parkway is an existing boulevard with no immediate need for improvements. However, the planning area has several proposed Transportation Improvement Program priority projects within close proximity. The Plan calls for improvements and widening to Interstate 85, NC Highway 73, Poplar Tent Road and International Drive within the vicinity of the planning area (see **Map 3 - Long Range Transportation Network**). Additionally, the North Carolina Department of Transportation has made the recommendation that intersection improvements be made into the planning area across Kannapolis Parkway from Glen Afton Boulevard by closing Quebec Court and constructing a new access road with the same cross section as Glen Afton Boulevard. This recommendation also includes the addition of a right-turn lane from Kannapolis Parkway into the planning area (see **Map 4 - Conceptual Intersection Improvements**).



Map 3 - Long Range Transportation Network



**Map 4 - Conceptual Intersection Improvements
(Future extension of Glen Afton Boulevard into Study Area)**

B. Regulatory Framework

The City of Kannapolis has planning and zoning jurisdiction over the Study Area, with the Cabarrus-Rowan Metropolitan Planning Organization (CRMPO) providing transportation planning oversight.

City of Kannapolis Unified Development Ordinance (UDO) and Zoning Map

The majority of the planning area is currently zoned Rural Estate (RE) which primarily allows single-family residential uses with a maximum of one dwelling unit per acre permitted. Two parcels are zoned Office and Institutional (OI) that allows lower intensity office and institutional uses (see **Map 5 - Current Zoning**). The UDO also includes standards for subdividing property, constructing new roads, and installing infrastructure.



Map 5 - Current Zoning

North Carolina Department of Public Safety, Division of Emergency Management

Since approximately 25 percent of the study area is located in a special flood hazard area (floodplain), the site is subject to the enforcement of Federal Emergency Management Agency (FEMA) regulations as administered by the North Carolina Department of Public Safety (NCDPS) Division of Emergency Management. The revised model *Flood Damage Prevention Ordinance* and associated floodplain maps drafted by this agency were adopted by the City of Kannapolis in 2009 as part of the *Unified Development Ordinance*.

North Carolina Department of Transportation

The North Carolina Department of Transportation (NCDOT) has jurisdiction over the access of any new development to any state maintained road, which includes Kannapolis Parkway. Development that occurs within the study area would therefore be subject to the *Policy On Street And Driveway Access to North Carolina Highways*.

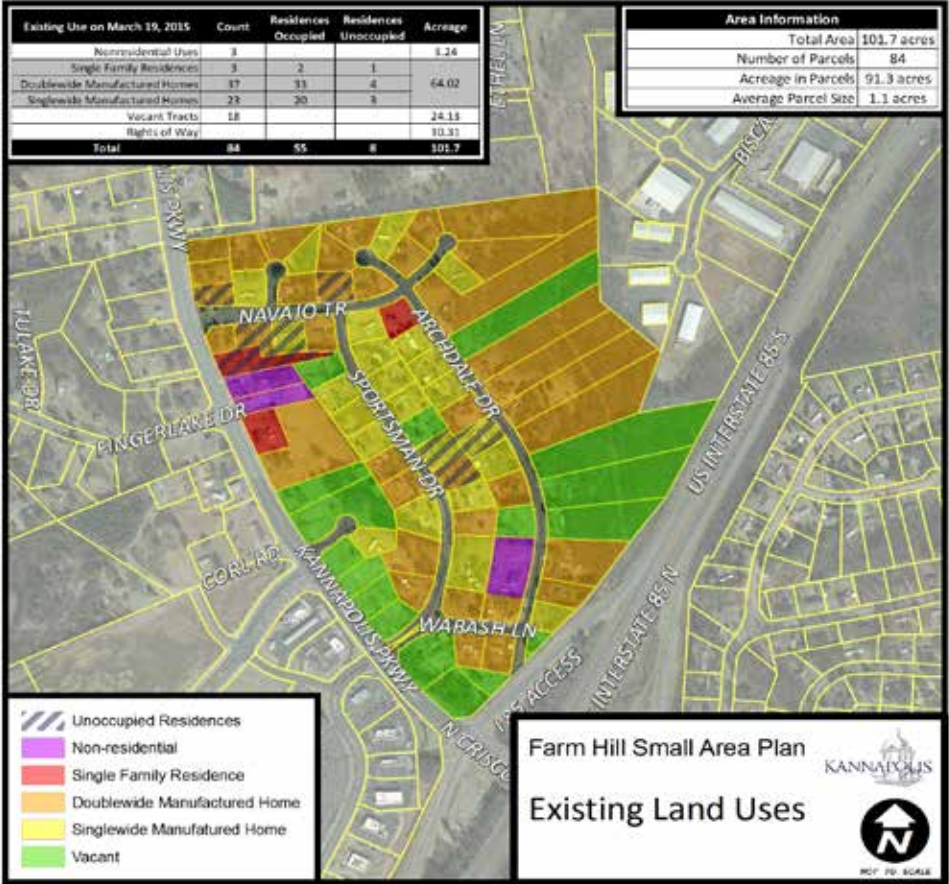
Existing Conditions

A. Land Use

The Farm Hill Small Area Plan Study Area consists primarily of residential (64%) and vacant (24%) land uses. Farm Hill was originally developed as a manufactured home subdivision. There is a mixture of double-wide manufactured homes, single-wide manufactured homes, and stick-built homes within the existing development. Some homes along the Kannapolis Parkway frontage have already been removed in anticipation of future development. Three parcels with non-residential uses make up just over 3% of Study Area's total land area (see Map 6 - Existing Land Uses).



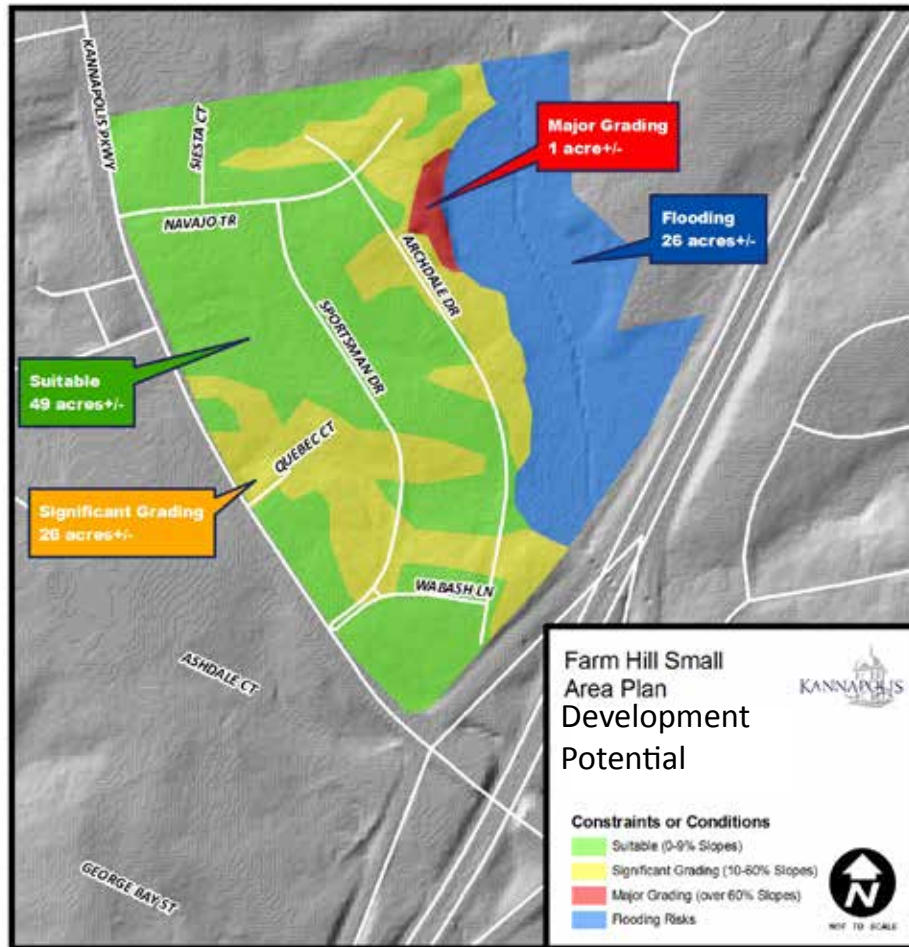
Farm Hill typical detached single family manufactured home



Map 6 - Existing Land Uses

B. Environmental Constraints

The planning area has significant environmental constraints along its eastern edge abutting Afton Run Creek. Approximately 26 of the 101.7 acres (25%) within the Study Area are located in a floodplain. An additional 25 percent of the planning area would need significant grading to prepare the property for development (see **Map 7 - Development Potential**).



Map 7 - Development Potential

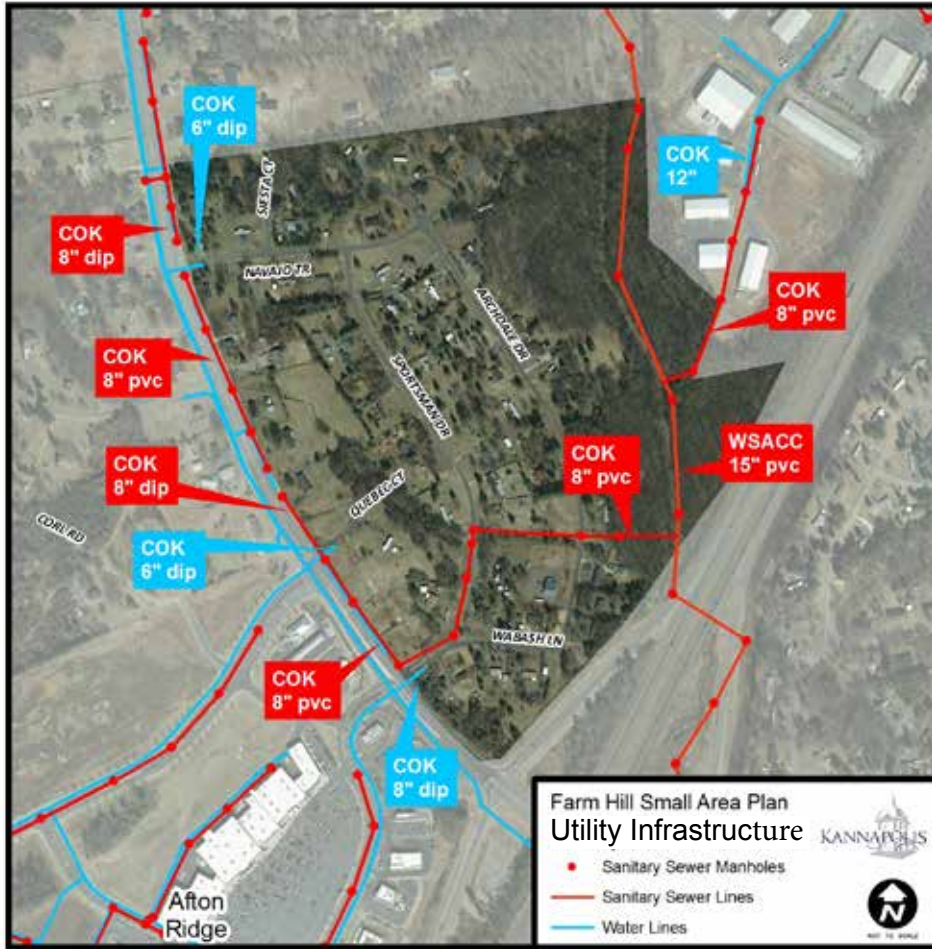
C. Transportation Network

In addition to the road network within and adjacent to the Study Area, the pedestrian network is limited. There are sidewalks within the Afton Ridge development, but no sidewalks along Kannapolis Parkway. The potential exists to have pedestrian connectivity from development within the planning area to the Afton Ridge development. The location of the floodplain within the Farm Hill planning area also provides the potential for future connectivity to the Carolina Thread Trail as discussed under the “Planning Context” section of this plan.

The Yellow Line of the CK Rider bus service serves Afton Ridge and the planning area along Kannapolis Parkway. The Yellow Line has stops at the West Cabarrus YMCA, Rowan-Cabarrus Community College, International Business Park, and Northeast Medical Center in addition to the Rider Transit Center that connects to the Blue, Brown, Green, Red, Orange and Purple lines that provide broad access to the urbanized areas of Kannapolis and Concord.

D. Utility Infrastructure

The City of Kannapolis provides water service to the Study Area via an eight-inch (8”) water line partially installed along the eastern side of Kannapolis Parkway. An eight-inch (8”) sewer line is also located on the eastern side of Kannapolis Parkway, and connects to a 30” Water and Sewer Authority of Cabarrus County (WSACC) trunk line which runs adjacent to Afton Run Creek, located along the eastern boundary of the study area. Sewage treatment capacity to the Study Area is provided by WSACC (see **Map 8 - Utility Infrastructure**).



Map 8 - Utility Infrastructure



View of Kannapolis Parkway / Glen Afton Boulevard intersection looking north.

Public Involvement

An important component of the planning process for the FHSAP was public involvement before and during preparation of the plan by Study Area residents and other stakeholders. The public's involvement was solicited by a mailing to all property owners and those within 300' of the Study Area inviting them to attend the first of two public meetings. Property owners were also given the opportunity to meet individually with Planning staff - which several took advantage of. In addition to property owners, meetings were held with the following stakeholders:

- Realtors
- Developers
- Utility Providers
- City of Kannapolis staff
- City of Concord staff
- Cabarrus County staff

Public Information Meetings were conducted on March 26, 2015 and May 21, 2015. Both meetings were held at the Kannapolis Train Station. At the March 26th meeting, attended by approximately 65 people, Planning Department staff provided the public with an overview of the study area and planning process, including existing conditions and future land use potential. The public was given the opportunity to provide input and ask questions regarding future land use, transportation, and other issues pertaining to the Study Area. At the second public information meeting held on May 21st, planning staff presented the public with a series of recommendations for land use, zoning, design, transportation, utilities, open space/environmental and recreation. Once again

the public had the opportunity to ask questions and provide input both after the formal presentation and informally at the conclusion of the meeting. This second meeting was attended by approximately 100 people. The input and feedback provided by the public was vital to the FHSAP planning process and served as the basis for much of the plan's content and recommendations.

The Planning and Zoning Commission offered guidance throughout the planning process, including feedback and comments on the plan scope of work and final plan draft.



Public input was vital to the planning process, with two (2) opportunities offered to Study Area Residents and other stakeholders, to provide input.

Recommendations

Future Land Use

The Farm Hill Small Area Plan (FHSAP) Study Area is currently characterized by a low-density residential land use pattern, consisting primarily of manufactured homes on deeded lots. However, due to the Study Area's strategic location within the Charlotte metropolitan region and along the I-85 corridor, it is anticipated that over the next decade this current land use pattern will transition from the current low-intensity residential land uses to a higher intensity non-residential land use pattern featuring a mix of commercial, hotel, office, and residential uses. This transition in land use will likely occur as a result of private development initiatives resulting from improvements in both the regional and City economies.

The following recommendations are intended to guide and facilitate the land use transition of the FHSAP Study Area (**see Map 9 - Recommended Land Uses**). While the exact composition, location and timing of future land uses will be determined by market conditions, the FHSAP is intended to serve as a "blueprint" for future growth and development within the Study Area. These recommendations have been developed by the Planning Department, in consultation with the Planning and Zoning Commission and City Manager's office, and are based on input received during a series of public and stakeholder meetings with Study Area property owners and real estate developers, along with officials from the state, county and City of Concord.

It is important to note that these future land use recommendations do not "rezone" any property within the Study Area, but rather provide a "template" for land use changes that will occur in the

future. In addition, these recommendations are not intended to be "parcel-specific" but rather to allow for a variety of land uses within the Study Area (some of which will require the assembly of multiple parcels), consistent with the overall recommended land use pattern for the Study Area, with the type, mix and location of uses to be determined by market.

Existing zoning regulations and standards will continue to apply to all properties within the Study Area, until such time that re-zonings are approved by the Planning and Zoning Commission or City Council, consistent with the land use recommendations outlined below.

Commercial

The Study Area is strategically located on Kannapolis Parkway at the I-85 Exist 54 interchange and is positioned directly across from Afton Ridge, a regional commercial center featuring approximately 150,000 s.f. of retail uses, including a number of national chains. In addition the FHSAP Study Area is located within the boundaries of a retail trade area that features the City's highest socio-economic demographic group, with direct access to the high-growth Kannapolis Parkway corridor. Given its strategic location and the high traffic counts along Kannapolis Parkway, the Study Area represents a strong market opportunity for a variety of commercial uses, including restaurants, small retailers and specialty shops. These commercial uses are likely to be developed as both out-parcels along Kannapolis Parkway and as part of mixed-use development projects that occur within the site.

Recommendations: Retail trade, specialty shops, personal convenience uses and restaurants.

Hotels

Along with commercial retail uses, the Study Area is a prime lo-

cation for either short-term or extended stay type hotel (including meeting space) uses. Positioned as a “gateway” to Kannapolis, the FHSAP Study Area offers convenience and excellent access for business travelers to Cabarrus County and Charlotte (30 minutes to uptown), as well as for regional tourist destinations (15 minutes to Charlotte Motor Speedway and Concord Mills Mall) within the region. The Study Area also can serve the growing commercial, office and industrial markets along Kannapolis Parkway to the north and George Liles Parkway to the south. Meeting space integrated within a hotel would provide an important amenity to business travelers, serving to meet currently unmet demand for this type of space in Kannapolis and the surrounding region.

Recommendations: Hotels (with meeting space), accommodating business and pleasure travel, featuring short-term and extended stay suites with associated amenities (e.g. restaurants, shops, personal and convenience services).

Office

The Study Area offers a prime opportunity for office type uses, either stand-alone, or within a mixed-use development setting. Easy interstate access and convenient location within Cabarrus County (including proximity to both Concord and Kannapolis employment centers) make the FHSAP Study Area an ideal location for a variety of office type uses, including corporate, flex and professional services (e.g. medical, legal, financial, insurance and real estate).

Recommendations: Office uses either in a stand-alone building or within a mixed-use development.

Residential

Proximity to Afton Ridge and future commercial amenities within the Study Area, along with its location adjacent to Exit 54 of I-85,

makes the Study Area an ideal location for multi-family residential (includes age-restricted) development (either rental or for-sale ownership). There may also be an opportunity for limited “patio-style” detached or attached housing or townhomes geared toward young professionals, or empty nesters.

Recommendations: Multi-family (either rental or for-sale units) and detached or attached patio/garden style and townhomes resi-



View looking south along busy Kannapolis Parkway at Afton Ridge Shopping Center.

Future Land Use



Map 9 - Recommended Land Uses

Note: This plan is intended to be illustrative. The exact location, type and composition of future land use will be determined by market conditions.

Zoning

Current zoning for the FHSAP Study Area is almost entirely Rural Estate (RE), with a small portion designated Office and Institutional (O-I). Based on the “Future Land Use Recommendations” for the Study Area, it is likely that rezoning will be required to accommodate most of the uses included in these recommendations. Accordingly, it is recommended that the City consider and approve as deemed appropriate any and all rezoning requests necessary to accommodate the recommended future land uses as set forth in this plan, consistent with the overall goals and objectives of the plan.

Consistent with the Future Land Use Recommendations of this high plan, the following zoning districts are recommended. This list is meant to be illustrative, not all-inclusive.

- **Office and Institutional (O-I)**
- **General Commercial (C-2)**
- **Campus Development (CD)**
- **Campus Development – Residential District (CD-R)**

Other zoning districts (current or future) which would permit the recommended land uses contained in this plan would also be considered by the City on a case-by-case basis. Furthermore, to insure high-quality development consistent with the objectives of this plan, it is recommended that all re-zonings within the FHSAP Study Area be processed as “Conditional District” re-zonings.

Design

Redevelopment of the FHSAP Study Area should reflect high quality building and site design, consistent with recent development along Kannapolis Parkway. The FHSAP is partially located within the Coddle Creek Thoroughfare Protection (CCTP) Overlay District. The CCTP Overlay District measures 200 feet on either

side of the Kannapolis Parkway right-of-way. Development that occurs within the CCTP Overlay District must adhere to certain building design and material standards, as detailed in Article 15 of the UDO. These standards include buildings which incorporate “*generally complex exterior form, including design components such as windows, doors, and changes in roof and façade orientation.*” Consistent with the recommendation that zoning changes within the FHSAP Study Area be “Conditional District” re-zonings, it is recommended that design conditions imposed as part of a conditional rezoning for any portion of the Study Area located outside of the CCTP Overlay District be consistent with the design requirements for the area within this overlay district, in order to insure a uniform quality level of design for the entire Study Area.

Transportation

As noted previously, the FHSAP Study Area is served by a transportation network which includes, city, state and federal roads. Primary access to the Study Area is via Kannapolis Parkway, which offers connections to I-85 (from Exit 54) to the south and NC 73 to the north. The Study Area is also served by an internal road system, which is likely to be reconfigured in conjunction with future development that occurs.

The following recommendations are offered for the transportation network within and adjacent to the Study Area:

- Kannapolis Parkway – Kannapolis Parkway is a major thoroughfare offering excellent accessibility to the Study Area. Future development along the Parkway will require improvements at all proposed access points, and may include (but not be limited to) access drives, acceleration and deceleration lanes, signalization, pedestrian and bicycle accommodations. Required improvements should be based upon and consistent with any required traffic studies, as well as any adopted long range transportation plans for the Study Area.

- **Internal roads** – It is likely that development/redevelopment within the Study Area will require reconfiguration of the existing internal road network. The configuration of this internal network will be determined in conjunction with specific development plans for the Study Area and should comply with City standards and regulations.
- **Public Funding** - City participation in funding transportation network improvements for the Study Area should be considered on a case-by-case basis, consistent with the overall objectives of this plan.

Utilities

The Farm Hill Small Area Plan (FHSAP) Study Area is currently served by City of Kannapolis water, with sewer availability from the Water and Sewer Authority of Cabarrus County (WSACC). The Study Area is located within the Duke Power service district, with natural gas available from PSNC. Cable service is available from Time Warner and several other providers. Future development of the Study Area will require the extension of laterals for both water and sewer, along with gas, electric and cable.

Recommendations: At this time, there are no recommendations for the extension of utilities, either by the City, WSACC or other providers. Any required extensions should be completed in conjunction with new development within the Study Area by property owners/developers. City participation in funding utility extensions within the FHSAP Study Area should be considered on a case-by-case basis, consistent with the overall objectives of this plan.

Open Space/Environmental

Approximately 26 acres of the 102 acres that make up the Farm Hill Small Area Plan (FHSAP) Study Area, is located within the floodplain for Afton Run Creek. While this area is not suitable for development purposes, it can serve as an open space amenity and buffer between the Study Area and I-85.

Recommendations: In conjunction with new development to be located within the Study Area, preservation, protection and enhancement of the Afton Run Creek floodplain should be a high priority. In addition, wherever possible, the site planning process for new development should incorporate open space amenities, including new plantings and landscaped areas which connect to the larger undisturbed open space area along I -85, resulting in a good balance between the built and natural environments.

Recreation

The City of Kannapolis offers a comprehensive parks and recreation program featuring a variety of both active and passive recreation opportunities for its residents and those who visit and work in the City. As new development occurs within the Study Area, recreational amenities, particularly open space and trails, should be incorporated as an integral component of new development within the FHSAP Study Area.

Recommendations: It is recommended that a trail system be developed within the FHSAP Study Area offering linkages between the various types of development (commercial, office, residential) for those who either live, work or shop within the Study Area. This trail system could include both “natural” sections along Afton Run Creek, as well as sidewalk or paved sections adjoining both residential and non-residential areas. This trail system would represent a valuable amenity and serve to enhance the attractiveness of

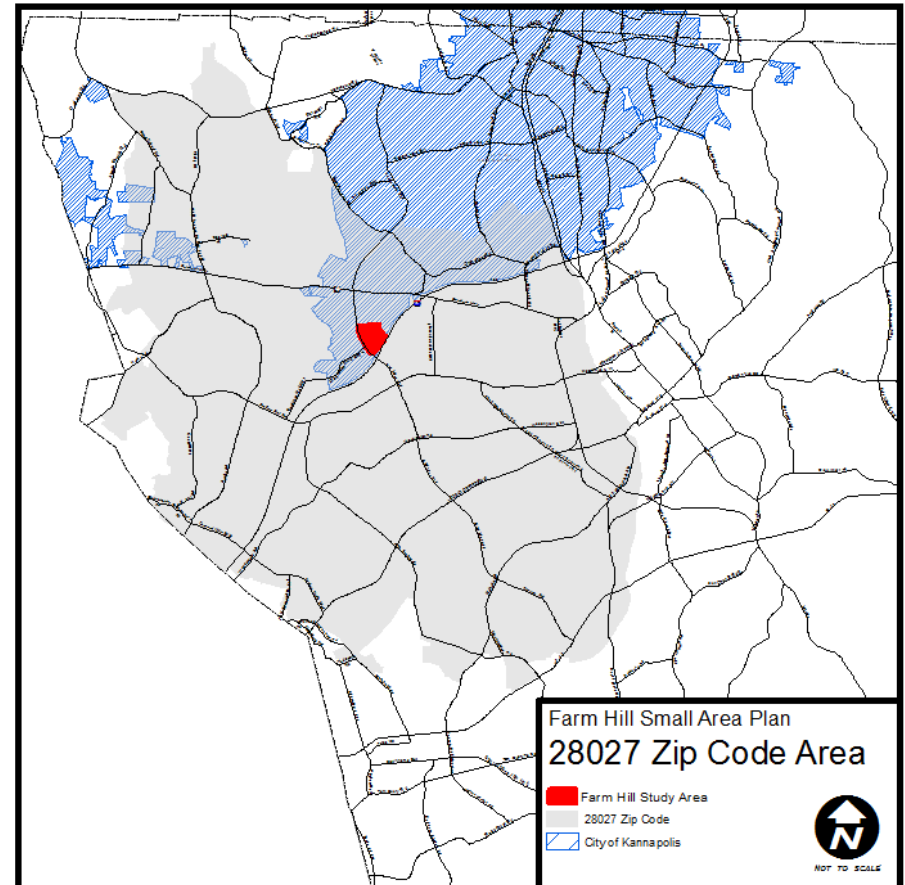
the Farm Hill Study Area for potential future development. This trail also offers the potential for a spur connection to the Carolina Thread Trail as it crosses NC 73. **(See Map of Carolina Thread Trail Connections on Page 7)**

A variety of green space amenities, such as squares, “micro” parks and landscaped berms should be considered and incorporated into the Study Area to enhance the experience of residents, employees and visitors. It is also recommended that a signature entry feature be incorporated into the overall site layout and design of the Study Area. Options to consider for this feature could include a landscaped round-a-bout, rock wall fountain, gazebo or art sculpture. As with the proposed trail system, the purpose of this feature would be to enhance the overall appeal and attractiveness, of the Farm Hill Study Area to new development.

Appendix

1. Demographic Profile

The planning area's demographics are best defined by the 28027 zip code in which it is located. The 28027 zip code spans across northwestern Cabarrus County covering portions of both the City of Kannapolis and City of Concord jurisdictions. The zip code makes up 45 percent of the combined populations of Kannapolis and Concord with 56,586 people (**Table 1**). The population of the 28027 zip code has slightly more males than females as compared to the Cities of Kannapolis and Concord, Cabarrus County and North Carolina as a whole (**Table 2**). The median age of 36 is slightly younger than that of Kannapolis, Cabarrus County, and North Carolina but slightly older than Concord (**Table 3**). The racial and ethnic make-up of the 28027 zip code is similar to the Kannapolis, Concord and Cabarrus County populations with slightly higher white and Asian populations and lower Black/African-American and Hispanic/Latino populations (**Table 4**). With nearly 30 percent of persons age 25 and older earning a bachelor's degree, graduate or professional degree, educational attainment of the 28027 zip code is higher than Kannapolis, Concord, Cabarrus County and North Carolina (**Table 5**).



Map 10 - 28027 Zip Code Area

TABLE 1: POPULATION

Geography	Population
28027 Zip Code	56,586
City of Kannapolis	43,322
City of Concord	80,715
Cabarrus County	181,415
North Carolina	9,651,380

Source: 2009-2013 American Community Survey, US Census Bureau

TABLE 2: SEX OF POPULATION

Geography	Male	Female
28027 Zip Code	49.2%	50.8%
City of Kannapolis	48.6%	51.4%
City of Concord	48.8%	51.2%
Cabarrus County	48.8%	51.2%
North Carolina	48.7%	51.3%

Source: 2009-2013 American Community Survey, US Census Bureau

TABLE 3: MEDIAN AGE

Geography	Median Age
28027 Zip Code	36.0
City of Kannapolis	36.2
City of Concord	35.5
Cabarrus County	37.0
North Carolina	37.6

Source: 2009-2013 American Community Survey, US Census Bureau

TABLE 4: RACE

Race/Ethnicity	28027	City of Kannapolis	City of Concord	Cabarrus County	North Carolina
White	76.5%	71.7%	75.1%	78.0%	69.7%
Black or African American	15.9%	22.7%	17.5%	15.6%	21.4%
American Indian and Alaska Native	0.2%	0.7%	0.2%	0.4%	1.2%
Asian	3.5%	1.3%	3.0%	2.2%	2.3%
Native Hawaiian and Other Pacific Islander	0.0%	0.0%	0.0%	0.0%	0.1%
Some other race	1.8%	2.1%	2.5%	1.8%	3.1%
Two or more races	2.1%	1.6%	1.6%	1.9%	2.3%
Hispanic or Latino (of any race)	9.1%	11.6%	12.0%	9.5%	8.5%

Source: 2009-2013 American Community Survey, US Census Bureau

TABLE 5: EDUCATIONAL ATTAINMENT

Educational Attainment	28027	City of Kannapolis	City of Concord	Cabarrus County	North Carolina
Less than 9th grade	3.3%	7.6%	4.3%	4.4%	5.7%
9th to 12th grade, no diploma	8.7%	13.4%	9.4%	9.2%	9.4%
High school graduate or GED	25.1%	30.1%	24.8%	27.6%	27.0%
Some college, no degree	23.0%	22.9%	24.1%	24.3%	21.9%
Associate's degree	10.1%	8.5%	9.6%	9.4%	8.7%
Bachelor's degree	21.0%	12.0%	19.5%	17.4%	18.0%
Graduate or professional degree	8.9%	5.5%	8.3%	7.7%	9.3%

Source: 2009-2013 American Community Survey, US Census Bureau

2. Economic Profile

The 28027 zip code had a higher percentage of persons over the age of 16 in the labor force and a higher employment rate than Kannapolis, Concord, Cabarrus County, and North Carolina as a whole in 2013 (**Table 6**). The industry sectors with the highest numbers of employees for the 28027 zip code include Education/ Heath Care/Social Services, Finance/Insurance/Real Estate, and Arts/Entertainment/ Recreation/ Accommodation/Food services (**Table 7**). With a mean travel time of 25.1 minutes to work, the average 28027 worker has a similar commute time to other workers in Kannapolis, Concord, and Cabarrus County and a slightly longer commute than the average North Carolina worker (**Table 8**). The 28027 zip code also has a much higher median household income and per capita income as compared to the other political jurisdictions (**Table 9**).

TABLE 6: EMPLOYMENT STATUS

Employment Status	28027	City of Kannapolis	City of Concord	Cabarrus County	North Carolina
In labor force	69.9%	63.1%	68.2%	67.2%	63.6%
Civilian labor force	69.7%	62.9%	68.0%	67.0%	62.5%
Employed	62.7%	54.4%	59.5%	59.1%	55.6%
Unemployed	7.0%	8.5%	8.5%	7.9%	6.9%
Armed Forces	0.2%	0.2%	0.1%	0.1%	1.2%
Not in labor force	30.1%	36.9%	31.8%	32.8%	36.4%

Source: 2009-2013 American Community Survey, US Census Bureau

TABLE 7: EMPLOYMENT BY INDUSTRY SECTOR

Industry Sector	28027	City of Kannapolis	City of Concord	Cabarrus County	North Carolina
Agriculture, forestry, fishing and hunting, and mining	0.2%	0.6%	0.4%	0.8%	1.4%
Construction	6.1%	7.3%	6.7%	7.1%	6.8%
Manufacturing	9.9%	10.4%	10.8%	10.6%	12.6%
Wholesale trade	3.4%	3.7%	3.3%	3.3%	2.8%
Retail trade	11.0%	12.6%	11.6%	11.9%	11.7%
Transportation and warehousing, and utilities	5.2%	5.5%	4.9%	5.3%	4.3%
Information	1.4%	1.8%	1.6%	2.0%	1.8%
Finance and insurance, and real estate and rental and leasing	11.6%	5.4%	10.9%	9.0%	6.3%
Professional, scientific, and management, and administrative and waste management services	10.3%	9.2%	10.2%	9.8%	9.9%
Educational services, and health care and social assistance	22.2%	25.1%	20.7%	22.7%	23.6%
Arts, entertainment, and recreation, and accommodation and food services	11.5%	10.0%	10.9%	9.3%	9.2%
Other services, except public administration	4.4%	5.2%	4.4%	5.0%	5.0%
Public administration	2.8%	3.2%	3.5%	3.2%	4.5%

Source: 2009-2013 American Community Survey, US Census Bureau

3. Housing Profile

TABLE 8: MEAN TRAVEL TIME TO WORK

Geography	Mean Travel Time
28027 Zip Code	25.1
City of Kannapolis	24.5
City of Concord	25.7
Cabarrus County	26.4
North Carolina	23.6

Source: 2009-2013 American Community Survey, US Census Bureau

TABLE 9: INCOME

Geography	Median Household Income	Per Capita Income
28027 Zip Code	\$72,518	\$27,730
City of Kannapolis	\$39,275	\$20,482
City of Concord	\$53,337	\$25,897
Cabarrus County	\$53,551	\$25,247
North Carolina	\$46,334	\$25,284

Source: 2009-2013 American Community Survey, US Census Bureau

The 28027 zip code had 22,593 housing units as of 2013. Of those units, 89.6 percent were occupied and 71.2 percent were owner-occupied. The 28027 zip code had a higher occupancy rate and a higher owner occupancy rate than Kannapolis, Concord, and North Carolina (Table 10). Only Cabarrus County, as a whole, had a higher owner-occupancy rate (Table 11). More people in the 28027 zip code live in multi-family housing than the other jurisdictions. Fewer people live in mobile home than all other geographies except Concord (Table 12). The median home value of owner-occupied units is significantly higher, and the median monthly rent for renter-occupied units is slightly higher for the 28027 zip code compared to Kannapolis, Concord, Cabarrus County and North Carolina (Table 13). The housing stock in the 28027 is much younger than the comparative jurisdictions, indicating more recent growth of the area with the majority of housing stock built after 1990 (Table 14).

TABLE 10: HOUSING OCCUPANCY RATE

Geography	Occupied	Vacant
28027 Zip Code	89.6%	10.4%
City of Kannapolis	85.2%	14.8%
City of Concord	88.5%	11.5%
Cabarrus County	89.2%	10.8%
North Carolina	85.4%	14.6%

Source: 2009-2013 American Community Survey, US Census Bureau

TABLE 11: HOUSING TENURE

Geography	Owner-Occupied	Renter-Occupied
28027 Zip Code	71.7%	28.3%
City of Kannapolis	60.2%	39.8%
City of Concord	68.1%	31.9%
Cabarrus County	73.1%	26.9%
North Carolina	66.4%	33.6%

Source: 2009-2013 American Community Survey, US Census Bureau

TABLE 12: HOUSING TYPE

Housing Type	28027	City of Kannapolis	City of Concord	Cabarrus County	North Carolina
Single-family	74.8%	78.3%	75.7%	77.9%	69.2%
Duplex	0.7%	2.9%	3.2%	2.2%	2.2%
Multi-family	17.5%	11.0%	17.0%	11.0%	15.0%
Mobile home	6.9%	8.0%	4.1%	8.7%	13.6%
Other	0.1%	0.0%	0.0%	0.0%	0.0%

Source: 2009-2013 American Community Survey, US Census Bureau

TABLE 13: HOUSING VALUE

Geography	Median Home Value	Median Monthly Rent
28027 Zip Code	\$178,400	\$841
City of Kannapolis	\$127,700	\$754
City of Concord	\$168,300	\$806
Cabarrus County	\$167,800	\$794
North Carolina	\$153,600	\$776

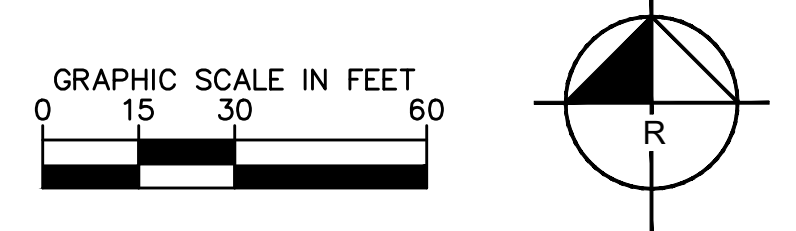
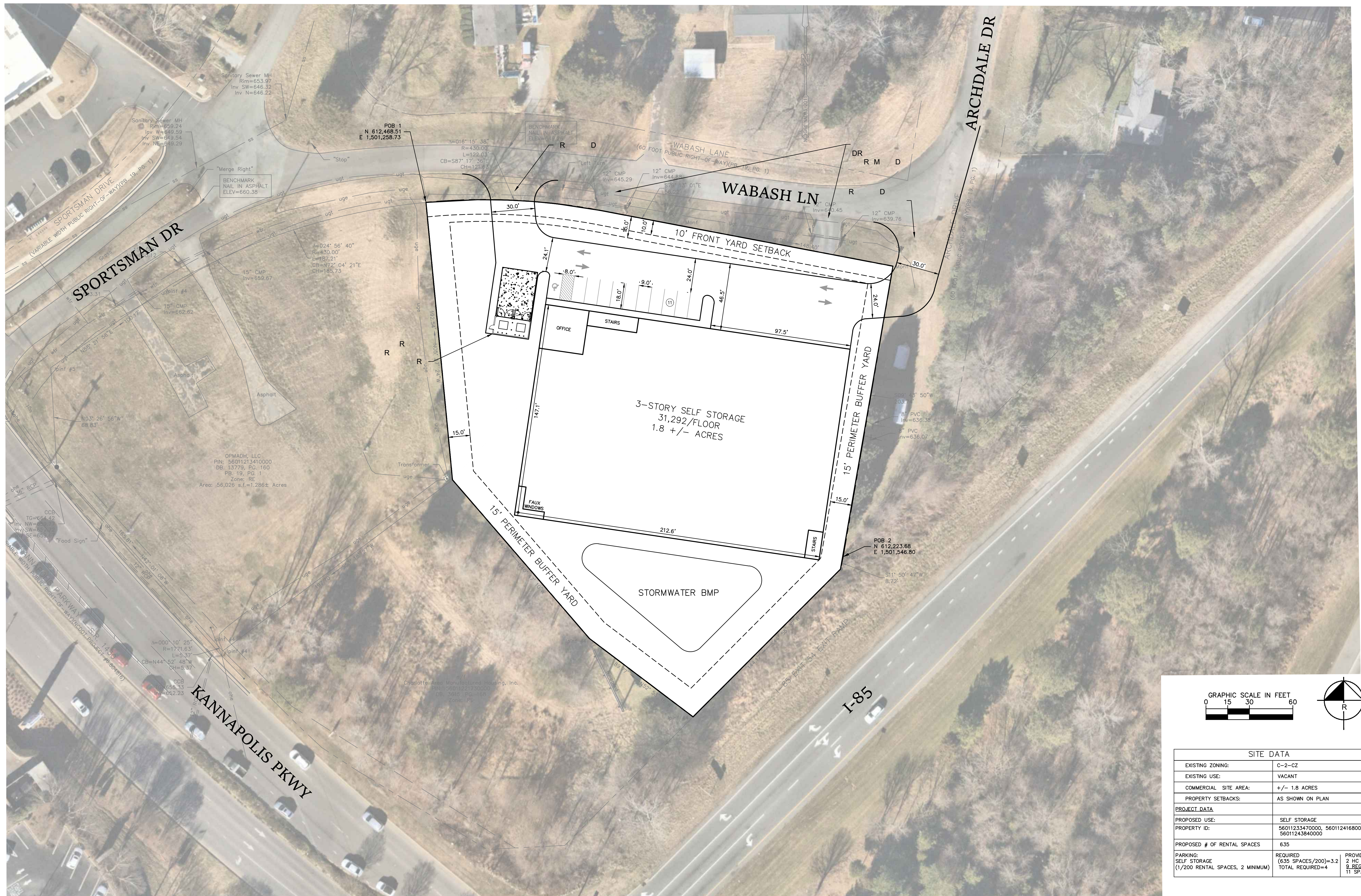
Source: 2009-2013 American Community Survey, US Census Bureau

TABLE 14: AGE OF HOUSING STOCK

Year Built	28027	City of Kannapolis	City of Concord	Cabarrus County	North Carolina
Built 2010 or later	1.7%	0.9%	1.5%	1.3%	0.8%
Built 2000 to 2009	32.3%	19.0%	29.7%	28.1%	20.5%
Built 1990 to 1999	30.0%	12.7%	23.5%	21.1%	20.7%
Built 1980 to 1989	14.0%	10.2%	12.4%	13.6%	16.3%
Built 1970 to 1979	6.9%	9.3%	6.9%	9.3%	14.6%
Built 1960 to 1969	4.2%	10.9%	5.8%	6.9%	9.8%
Built 1950 to 1959	4.6%	12.2%	7.9%	7.5%	7.7%
Built 1940 to 1949	3.0%	12.2%	4.7%	5.1%	4.0%
Built 1939 or earlier	3.1%	12.6%	7.6%	7.1%	5.7%

Source: 2009-2013 American Community Survey, US Census Bureau

Plotted By: Carter, Tim Sheet Set: Holly Springs Retail Layout: Layout1 December 15, 2021 08:48:26pm K:\RAL\DEVA\015245032 - Kannapolis Self Storage\Planning Phase\F15_CAD Files\Exhibits\Preliminary Site Plan\Preliminary Site Plan.dwg
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SITE DATA		
EXISTING ZONING:	C-2-CZ	
EXISTING USE:	VACANT	
COMMERCIAL SITE AREA:	+/- 1.8 ACRES	
PROPERTY SETBACKS:	AS SHOWN ON PLAN	
PROJECT DATA		
PROPOSED USE:	SELF STORAGE	
PROPERTY ID:	56011233470000, 56011241680000, 56011243840000	
PROPOSED # OF RENTAL SPACES	635	
PARKING: SELF STORAGE (1/200 RENTAL SPACES, 2 MINIMUM)	REQUIRED (635 SPACES/200)=3.2 TOTAL REQUIRED=4	PROVIDED 2 HC 9 REGULAR 11 SPACES

No.	REVISIONS	DATE	BY

Kimley»Horn
 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
 PHONE: 919-677-2000
 WWW.KIMLEY-HORN.COM

KHA PROJECT
 015245032
 DATE
 12/09/2021
 SCALE AS SHOWN
 DESIGNED BY ZDS
 DRAWN BY ZDS
 CHECKED BY TRC

KANNAPOLIS
 CABARRUS
 NORTH CAROLINA

PRELIMINARY
 NOT FOR CONSTRUCTION

D R D DR
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SHEET NUMBER



LIFESYTL E STORAGE
KANNAPOLIS, NORTH CAROLINA





LIFESYLTLE STORAGE
KANNAPOLIS, NORTH CAROLINA





LIFESYLTLE STORAGE
KANNAPOLIS, NORTH CAROLINA





LIFESTYLE STORAGE
KANNAPOLIS, NORTH CAROLINA





LIFESYTL E STORAGE
KANNAPOLIS, NORTH CAROLINA



Neighborhood Meeting Summary

Project: Kannapolis Self Storage
Date of Mailing: November 30, 2021
Date of Meeting: December 13, 2021
Time of Meeting: 6:00pm-7:00pm
Location of Meeting: Concord Fire Station #9 Community Room
1020 Ivey Cline Rd., Concord, NC 28027

Printed Name: Tim Carter

Signature: 

Meeting Summary/Minutes:

Arrived at 5:30pm to set up.

All attendees arrived at 6:00pm. We waited till 6:10pm to begin the meeting in case anyone showed up late. No other attendees showed up and the meeting was started.

Tim Carter (Kimley-Horn) and Kevin McNally (Crosland Southeast) began by giving an overview of the project, explaining that the proposed site is currently zoned C2-CZ, with a use restriction of a hotel. The preliminary site plan and proposed building elevation renderings were shown to the group. Mr. Carter explained that the property will remain zoned C2-CZ but will remove the hotel use restriction and allow the use of a self-storage facility. Access will remain on Wabash Lane and the required landscape buffers will be provided around the site. The floor was then opened for questions and the following questions and responses occurred:

Question: Dawn Scheessele (owner of the property at 500 Archdale Drive) asked where the ingress and egress points would be?

Response: All site access will be on Wabash Lane.

Question: Ms. Scheessele asked if the hotel project got scrapped?

Response: The previous developer decided to not move forward with the hotel project.

Question: Ms. Scheessele asked what kind of clientele would be using the facility? She expressed concern about the facility bringing in "riff raff".

Response: The storage building will be a secured facility in which all storage units are located within the building. The storage facility will not be a 24-hour facility and will not be able to be accessed before or after operating hours.

Question: Ms. Scheessele stated that there is already a storage unit facility on Poplar Tent Road. Did the developer do market research on if a storage facility was needed?

Response: Mr. McNally explained that they have internally researched the market and a storage facility is in demand in this area even with the nearby storage unit facility. The existing storage unit facility is already near capacity.

Question: Ms. Scheessele asked if the storage unit facility would be the only use on the property?

Response: Yes.

Question: Ms. Scheessele asked if there will be big moving vans going in and out and how they would access the building?

Response: Potentially when new customers are moving large loads in and out of the facility. The moving trucks will access the site from Wabash lane only and the site will provide a loading area on the property for all unloading and loading activities.

Question: Ms. Scheessele asked if the site is currently zoned C2?

Response: Yes, the site is currently zoned C2-CZ, with a hotel use restriction. This rezoning will keep the site C2-CZ but allow for a self-storage use instead of a hotel use.

Question: Ms. Scheessele asked what kind of lighting would be provided at the site?

Response: The site will be lit adequately for vehicular and pedestrian safety.

Question: Ms. Scheessele asked if RV's and boats would be allowed to be stored at the facility?

Response: No outdoor storage will be provided. All storage will be provided within the confines of the building.

Question: Ms. Scheessele asked what specific storage facility company is planning to operate the building in regard to how the building and associated signage will look?

Response: A specific storage retailer has not yet been officially selected at this time, but the exterior of the building and its associated signage will look similar to the building elevation renderings shown.

Question: Sue Bower (owner of the property at 530 Archdale Drive) was concerned about what a storage facility will do the adjacent property values.

Response: Commercial developments generally raise the adjacent property values.

Question: Ms. Scheessele asked what the next steps are?

Response: The proposed rezoning will be heard by the Planning Commission at the January 18th, 2022 meeting.

No more questions were asked and the attendees left at 6:50pm. Mr. Carter and Mr. McNally cleaned up the room and stayed at the facility in case any late attendees arrived. No late attendees showed up, and Mr. Carter and Mr. McNally left at 7:05pm.

Adjacent Property Owner Neighborhood Meeting Mailing List

AcctName1	AcctName2	MailAddr1	MailAddr2	MailCity	MailState	MailZipCod
BULLPEN PROPERTIES LLC	C/O VANTAGE REALTY	10612-D PROVIDENCE RD #564		CHARLOTTE	NC	28277
TERRY AND JANICE HEDGEPEETH		511 SPORTSMAN DR		CONCORD	NC	28027
THOMAS BARNHARDT		PO BOX 8236		CONCORD	NC	28027
NELSON PROPERTIES LLC NC LTD		842 KINGS CROSSING DR NW		CONCORD	NC	28027
RTD HOLDINGS LLC		1518 12TH FAIRWAY DR NW		CONCORD	NC	28027
CHARLOTTE AREA MFG HOUSING INC		PO BOX 561595		CHARLOTTE	NC	28256
OPMADH LLC	C/O JAMES RABIL	821 COUNTRY CLUB RD		ROCKY MOUNT	NC	27804
ESTHER TUCKER		571 SPORTSMAN DR		CONCORD	NC	28027
CAROLYN HARGETT		530 SPORTSMAN DR		CONCORD	NC	28027
ELWOOD AND DOROTHY BOWER		530 ARCHDALE DR		CONCORD	NC	28027

Kimley»Horn

November 29, 2021

Dear Kannapolis Area Property Owner:

The purpose of this letter is to notify you of an application filed with the City of Kannapolis for a land use change or development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Cabarrus County tax records. Per City of Kannapolis regulations, a Community Meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: December 13th, 2021 Meeting Time: 6:00 p.m.

Meeting Location: Concord Fire Station #9 - Community Meeting Room
1020 Ivey Cline Road, Concord, NC 28027

Type of Application: Rezoning
Project/proposal Property Address: 5791 Wabash Lane, Concord, NC 28027
Description of project/proposal: Proposed Self Storage Facility
Upcoming public meetings for this application: Public Hearing – January 18th, 2022

At a minimum, the following will be available for your inspection at the Neighborhood Meeting:

1. A copy of the project application
2. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
3. A map, drawing, or other depiction of the proposed land use change or development proposal.

A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/or development proposal.

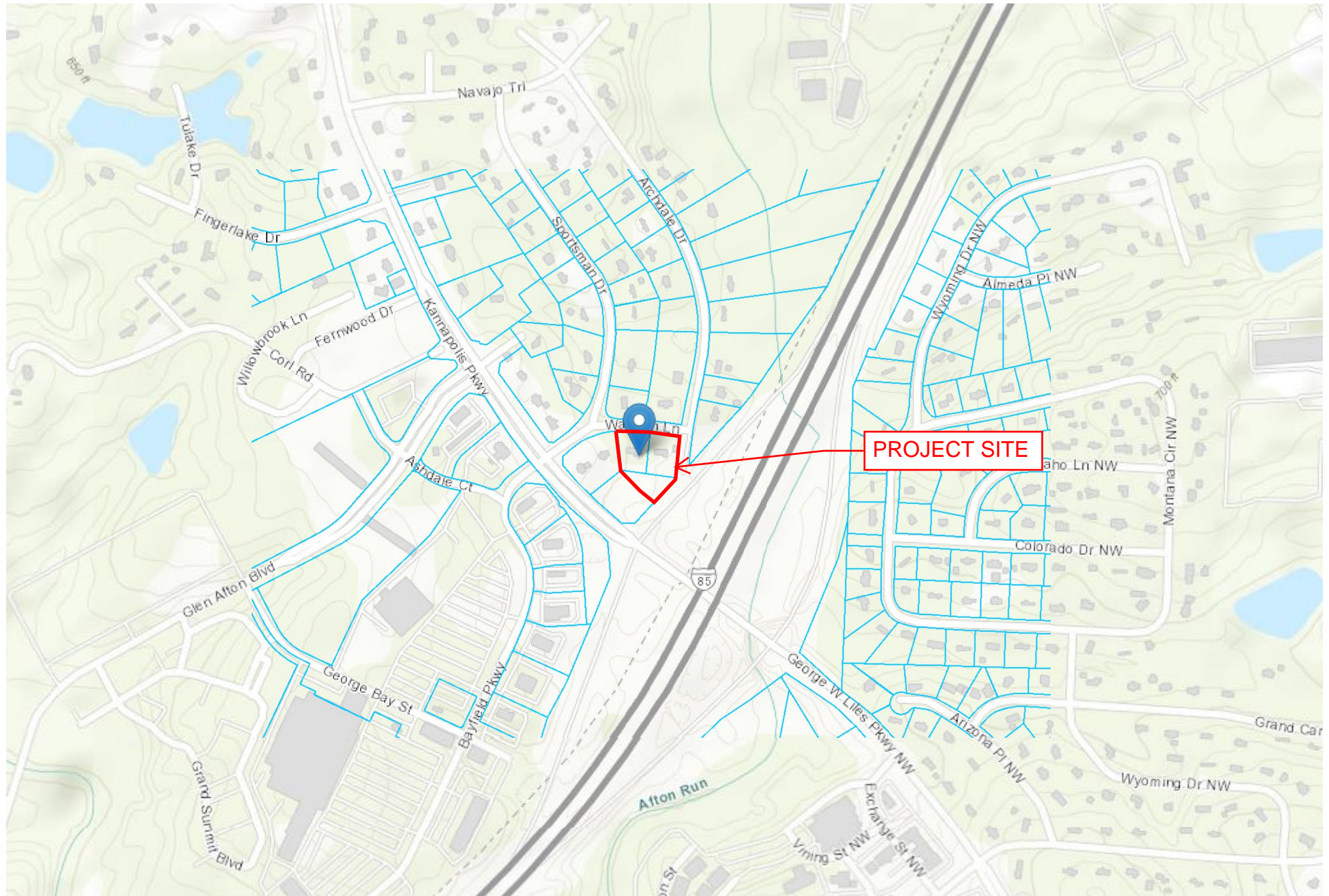
If you have any questions prior to or after this meeting, you may contact Kevin McNally at 704-790-8182. You may also contact the Planning Department at 704-920-4362.

Sincerely,
Kimley-Horn & Associates, Inc.



Tim Carter, PE

Cc: City of Kannapolis Planning Department





PO Box 27283
Richmond, VA 23261-7283

Order Confirmation

Order# 0000762023

Client: KANNAPOLIS,CITY OF
Phone: 7049204300

Payor : KANNAPOLIS,CITY OF
Phone: 7049204300

Account: 3143368
Address: ACTS PAYABLE/WANDA/TEARSHEETS
KANNAPOLIS NC 28081

Account: 3143368
Address: ACTS PAYABLE/WANDA/TEARSHEET
KANNAPOLIS NC 28081

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

Fax: 7049337463
EMail: bbell@kannapolisnc.gov

Total Amount \$730.66
Payment Amount \$730.66

Amount Due	\$0.00	<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>	<u>PO Number:</u>
Tax Amount:	0.00	0	0	1	
Payment Meth:	Credit - Debit Card				

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000762023-01	CLS Liner	2 X 58 li	\$0.00

Production Method
AdBooker (liner)

Production Notes

<u>Product and Zone</u>	<u>Placement</u>	<u>Position</u>
CON Independent Trib	C-Announcements	General-Spec Notice
<u>Run Schedule Invoice Text:</u>	NOTICE OF VIRTUAL PUBLIC HEARING Planning and	
<u>Run Dates</u>	1/ 7/2022, 1/14/2022	
<u>TagLine:</u>	NOTICEOFVIRTUALPUBLICHEARINGPLANNINGANDZONINGCOMMISSION NUARY182022AT600PMCONDITIONALZONINGMAPAMENDMENTCZ202	



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

Tuesday January 18, 2022 at 6:00 pm

Conditional Zoning Map Amendment - CZ-2021-18 - Continued from December 13, 2021, Public Hearing to consider a request to rezone properties located at 2802 Lane Street and an unaddressed parcel on Lane Street from Cabarrus County Limited Commercial (LC) to City of Kannapolis Residential Compact-Conditional Zoning (RC-CZ) to allow for a 266-unit multi-family apartment development. The subject properties are approximately 35.59 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 56334815830000 and 56335809780000.

Conditional Zoning Map Amendment - CZ-2022-01 - Public Hearing to consider a request to rezone ten (10) properties located at 2746 & 2640 and an unaddressed parcel on Dale Earnhardt Boulevard, as well as 1505, 1575, 1585, 1915 & 1945 and unaddressed parcels on Old Earnhardt Road from General Commercial (C-2) and Office-Institutional (O-I) zoning districts to Planned Unit Development-Conditional Zoning (PUD-CZ) zoning district to allow for a multi-family and retail development. The subject properties are approximately 53 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 56235032510000, 56234071560000, 56234074280000, 56234012430000, 56224936190000, 56224976410000, 56225937570000, 56225967850000, 56224968280000, and 56225915700000.

Conditional Zoning Map Amendment - CZ-2022-02 - Public Hearing to consider a request to rezone three (3) properties located at 5791 & 5741 and an unaddressed parcel on Wabash Lane from General Commercial-Conditional Zoning (C-2-CZ) zoning district to General Commercial-Conditional Zoning (C-2-CZ) zoning district to allow for mini warehouse/self-storage development. The subject properties are approximately 1.8 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 56011233470000, 56011243840000, and 56011241680000.

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 Tina H. Cline, Human Resource Director, by phone at 704-920-4302 or by email at tccline@kannapolisnc.gov as soon as possible but no later than 48 hours before the scheduled event.

Publish: January 7, 14, 2022.

AcctName1	MailAddr1	MailCity	MailState	MailZipCod
RDT HOLDINGS LLC	1518 12TH FAIRWAY DR NW	CONCORD	NC	28027
THOMAS BARNHARDT	PO BOX 8236	CONCORD	NC	28027
TERRY & JANICE HEDGEPEETH	511 SPORTSMAN DRIVE	CONCORD	NC	28027
NELSON PROPERTIES LLC NC LTD	842 KINGS CROSSING DR NW	CONCORD	NC	28027
BULLPEN PROPERTIES LLC				
C/O VANTAGE REALTY	10612 PROVIDENCE RD # 564	CHARLOTTE	NC	28277
CHARLOTTE AREA MFG HOUSING INC	PO BOX 561595	CHARLOTTE	NC	28256
PAUL & KIMBERLY SALISBURY	5741 WABASH LN	CONCORD	NC	28027
OPMADH LLC				
C/O JAMES E RABIL	821 COUNTRY CLUB RD	ROCKY MOUNT	NC	27804
ESTATE OF THERESA MACOMBER				
C/O JUNE SYLVESTA	12583 BARRIER STORE RD	LOCUST	NC	28097
KEVIN MCNALLY	121 W TRADE ST STE 2550	CHARLOTTE	NC	28202
PETER MACOMBER	5791 WABASH LN	CONCORD	NC	28027



KANNAPOLIS
Planning

January 7, 2022

Dear Property Owner:

Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Virtual Public Hearing on Tuesday, January 18, 2022 at 6:00 PM, for the following case:

CZ-2022-02 – Conditional Zoning Map Amendment – 5791 & 5741 and an unaddressed parcel Wabash Lane

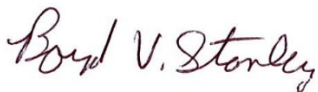
The purpose of the Public Hearing is to consider a request to rezone three (3) properties located at 5791 & 5741 and an unaddressed parcel on Wabash Lane from General Commercial-Conditional Zoning (C-2-CZ) zoning district to General Commercial-Conditional Zoning (C-2-CZ) zoning district to allow for mini warehouse/self-storage development. The subject properties are approximately 1.8 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 56011233470000, 56011243840000, and 56011241680000 (see reverse side of this letter for a map showing the location of this property).

You are being notified because you are an abutting property owner.

NOTE: THIS MEETING IS BEING HELD VIRTUALLY. PLEASE VISIT THE CITY OF KANNAPOLIS WEBSITE AT WWW.KANNAPOLISNC.GOV FOR MORE INFORMATION ON HOW TO PARTICIPATE OR CALL THE NUMBER LISTED BELOW.

If you have any questions about the public hearing or request, please do not hesitate to call the Planning Department at 704.920.4350 or bstanley@kannapolisnc.gov.

Sincerely,



Boyd V. Stanley, AICP
Assistant Planning Director

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 Tina H. Cline, Human Resource Director, by phone at 704-920-4302 or by email at tccline@kannapolisnc.gov as soon as possible but no later than 48 hours before the scheduled event.

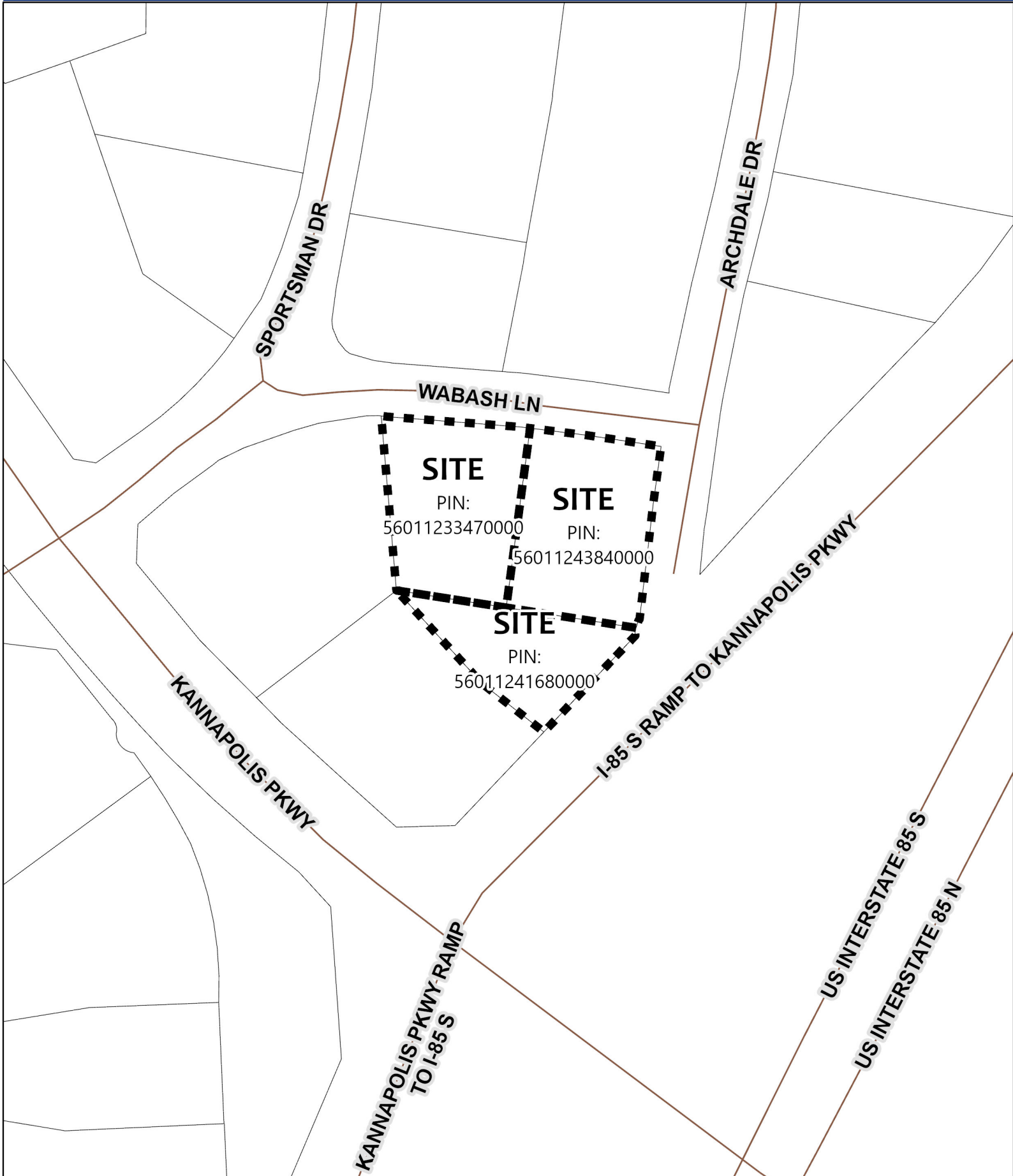


Zoning Map Amendment

CZ-2022-02

Applicant: Kevin McNally

Location: 5791 Wabash Ln.





PLANNING

ZONING

COMMISSION

PUBLIC HEARING

INFORMATION

CALL 704-920-4350

CASE # CZ-2022-02

15
MPH



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ZONING

COMMISSION

**PUBLIC HEARING
INFORMATION**

CALL 704-920-4350

CASE # CZ - 2022 -02



**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY
WITH REGARD TO CASE #CZ-2022-02**

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 3.3.4.2.B. of the Unified 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 January 18, 2022 the Planning and Zoning Commission conducted a public hearing to consider a request to rezone properties located at 5741, 5791 and an unaddressed parcel on Wabash Lane (Cabarrus County Parcel Identification Numbers 56011233470000, 56011243840000, and 56011241680000) owned by Paul & Kimberly Salisbury and Estate of Theresa Macomber and Theresa Allie Macomber from General Commercial-Conditional Zoning (C-2-CZ) Zoning Designations to General Commercial-Conditional Zoning (C-2-CZ) Zoning Designation.

NOW, THEREFORE BE IT RESOLVED that the Planning and Zoning Commission finds this zoning map amendment as presented in Case CZ-2022-02 to be ***inconsistent*** with the goals and policies of the Move Kannapolis Forward 2030 Comprehensive Plan. Furthermore, staff finds the request ***inconsistent*** with the recommended land uses for this property, as specified in the Farm Hill Small Area Plan. The proposed use is not compatible with the anticipated vision of the Plan for this area without frontage on Kannapolis Parkway as it was targeted as an area for future hotel and event spaces. Generally, the Comprehensive Plan and Small Area plan complement each other in areas of the City covered by both.

Adopted this the 18th day of January 2022:

Chris Puckett, Chairman
Planning and Zoning Commission

Attest:

Pam Scaggs, Recording Secretary
Planning and Zoning Commission



**Planning and Zoning Commission
January 18, 2022 Meeting**

Staff Report

TO: Planning and Zoning Commission
FROM: Richard Smith, Planning Director
SUBJECT: Case #CZ-2022-01
Conditional Zoning Map Amendment
Applicant: CP Kannapolis Investments, LLC

Request to conditionally rezone ten (10) properties located at 2746 & 2640 and an unaddressed parcel on Dale Earnhardt Boulevard, as well as 1505, 1575, 1585, 1915 & 1945 and unaddressed parcels on Old Earnhardt Road from General Commercial (C-2) and Office-Institutional (O-I) zoning districts to Planned Unit Development-Conditional Zoning (PUD-CZ) zoning district to allow for a mixture of multifamily residential, office and retail development. The proposed rezoning would allow for mixed use development.

The subject properties are approximately 53 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 56235032510000, 56234071560000, 56234074280000, 56234012430000, 56224936190000, 56224976410000, 56225937570000, 56225967850000, 56224968280000, and 56225915700000 (see reverse side of this letter for a map showing the location of this property).

A. Actions Requested by Planning & Zoning Commission

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

B. Decision and Required Votes to Pass Requested Actions

Section 3.3.4.2 of the UDO allows the Planning and Zoning Commission to render a final decision on a rezoning request; 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. If there is a denial, an approval by a vote of less than three-fourths, or an appeal of the decision, then only the City Council shall have final decision-making authority. Any final decision rendered by the Commission may be appealed within fifteen (15) days to the City Council.

C. Background & Project Overview

The applicant, CP Kannapolis, LLC, is proposing to rezone the subject property from General Commercial (C-2) and Office-Institutional (O-I) zoning districts to Planned Unit Development-Conditional Zoning (PUD-CZ) zoning district to allow for a mixture of multi-family residential, office and retail development. The proposed rezoning would allow for mixed use development.

The Planned Unit Development (PUD) District option allows a mix of land uses and intensity. PUD zoning is intended to permit flexibility in the design and construction that cannot be achieved under conventional zoning standards. In this case, the required land use compositions in the PUD are being achieved per the UDO with both moderate and high density “clustered” pods of residential development along with vast amounts of open space. In addition to land use composition and percentages, the PUD District recommends certain architectural and recreational elements as outlined in the UDO. Specifically, the PUD District was selected in this case since it involves a mix of uses and product. It is important to note there are significant architectural design elements that must be incorporated into this development.

The proposed Master Plan incorporates a variety of use types. There are multiple points of access proposed on Dale Earnhardt Boulevard (two) and Old Earnhardt Road (three).

D. Fiscal Considerations

None

E. Policy Issues

Section 3.3.5 of the UDO states that the Planning and Zoning Commission may consider the following questions, at a minimum, in reviewing an application for rezoning:

1. The size of the tract in question.

The size of the subject tracts is approximately 53 +/- combined acres.

2. Does the proposal conform with and further the goals and policies of the Land Use Plan, other adopted plans, and the goals, objectives, and policies of this Ordinance?

This property is located in the “Primary Activity Interchange” Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The Character Areas allows for a mixture of uses including but not limited to retail, office, multifamily residential, light manufacturing, and single family attached residential product types. The proposed use is therefore in conformance with the goals and policies of the 2030 Plan.

3. Is the proposed rezoning compatible with the surrounding area?

The subject properties are surrounded by a mixture of non-residential and residential uses, with some commercial, multifamily and institutional uses nearby.

4. Will there be adverse effects on the capacity or safety of the portion of street network influenced by the rezoning?

A Traffic Impact Analysis is required for this rezoning. The applicant has acquired the services of a traffic study consultant to provide this analysis. The applicant will update the status of this study at the hearing.

5. Will there be parking problems?

A full site plan shall be submitted to comply with all parking requirements of the UDO.

6. Will there be environmental impacts that the new use will generate, such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances?

The proposed project lies within the Lake Concord Watershed Protected and Critical Areas. The maximum impervious for the protected area with the issuance of a Special Intensity Allocation shall not exceed 70% and for the critical area shall not exceed 50%. The development will be required to conform to all applicable local, state, and federal environmental regulations.

7. Has there been any change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, and development?

The character of this area has changed over time as a result of the four lane Dale Earnhardt Boulevard and surrounding growth, as well as the proximity to Exit 60 off Interstate 85. Redevelopment of this area has been anticipated.

8. Is there compliance with the adequate public facilities criteria?

There is public infrastructure available to the property or within close proximity, which will be extended to serve the development. Sanitary sewer service is subject to allocation based upon sewer treatment capacity.

9. What are the zoning districts and existing land uses of the surrounding properties?

There is a mix of zoning districts present in this immediate area. Properties to the south and west are zoned C-2 Commercial and RC Residential Compact; properties to the west are also zoned PUD Planned Unit Development, RV Residential Village, and OI Office Institutional; properties to the north are zoned OI and RM-2 Residential Medium Density; and properties to the east are zoned RM-2, OI, and C-2.

10. Is the subject property suitable for the uses to which it has been restricted under the existing zoning classification?

The property is zoned C-2 and OI. A rezoning is required in order to develop a Planned Unit Development, which incorporates a variety of uses. The requested rezoning will best allow for the desired uses for this area.

11. Is the zoning compatible with the adjacent neighborhood, especially residential neighborhood stability and character?

The proposed mixed use is compatible with the existing and proposed land uses in the area.

12. What length of time has the subject property remained vacant as zoned?

N/A

13. Is there an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs?

There are parcels in the surrounding area that would be sufficient to accommodate future zoning and community needs.

14. Was the existing zoning in error at the time of adoption?

No

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*, adopted by City Council, which designates this property as being located in the “Primary Activity Interchange” Character Area, which allows for the proposed mixed-use development. Furthermore, staff finds the request for rezoning reasonable and in the public interest because it will provide development that is suitable for the area. The proposed use is also compatible with the surrounding zoning and 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. Finally, sanitary sewer service is subject to allocation based upon sewer treatment capacity.

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 *Move Kannapolis Forward 2030 Comprehensive Plan*, staff recommends approval with the following conditions for Zoning Map Amendment Case #CZ-2022-01:

1. The permitted uses allowed by this rezoning shall include the uses, densities and intensities as shown on the master plan approved with this rezone.
2. A Final Site Plan, in compliance with all applicable City UDO standards, shall be submitted to and approved by City Staff prior to issuance of a Zoning Clearance Permit.
3. Comply with current Land Development Standards Manual.

4. All road intersections on where development has access and/or street frontage shall be approved by the City.
5. The Developer shall construct traffic improvements as required by the Traffic Impact Analysis approved with this rezoning.
6. The lane widths, sidewalks, pavement structure, road alignment, and road grades shall be constructed to current City standards.
7. Roads and parking lots shall comply with all Fire Codes and Autoturn templates for SU-30 and Bus-45 (mimics ladder truck) shall be used.
8. Streams and wetlands shall be identified by a qualified person and all buffers shown in accordance with Article 4 of the Kannapolis UDO. Construction of buildings, roads, and other structures must comply with AE Zone & RSOD Buffer requirements or be relocated.
9. A Stormwater Management Permit will be required for this Development in accordance with Article 9 of the Kannapolis UDO. Easements, maintenance agreements and viable access shall be provided for all stormwater structures and SCM's. Stormwater SCM's cannot be constructed in the undisturbed buffer.
10. All water and sewer mains shall be publicly maintained and located within a public right-of-way or utility easement. The water and sewer mains shall be located in the roadway under the pavement per the City's Typical Section Utility Layout, LDSM Detail 301.
11. Easements for Sanitary Sewer lines, Water lines and Storm Sewer pipes need to be a minimum of 20-feet wide. Additional width may be required depending on the depth of the line. Sanitary sewer lines and storm sewer lines shall be located within Common Open Space (easements centered on property lines shall not be permitted). Viable access shall be provided along all easements with a grade no greater than 15% for maintenance vehicles and cross slopes shall not exceed 5%.
12. The Fire Department shall approve locations of all hydrants
13. Additional Engineering and Fire comments are anticipated based on the latest version of the Master Plan.

Alternative Courses of Action

Motion to Approve (2 votes)

1. **Should the Commission choose to approve the request for rezoning as presented in Case #CZ-2022-01, a motion should be made to adopt the following Statement of Consistency:**

Statement of Consistency: *The Planning and Zoning Commission finds this rezoning consistent with the goals and policies of the Move Kannapolis Forward 2030 Comprehensive Plan, adopted by City Council, which designates this property as being located in the "Primary Activity" Character Area, which allows for the proposed mixed-use development. Furthermore, staff finds the request for rezoning reasonable and in the public interest because it will provide development that is suitable for the area. The proposed use is also compatible with the surrounding zoning and 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. Finally, sanitary sewer service is subject to allocation based upon sewer treatment capacity.

- 2. Should the Commission choose to approve Case #CZ-2022-01, 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 #CZ-2022-01, 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 #CZ-2022-01 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 #CZ-2022-01, 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. Site Plan
6. Neighborhood Meeting Information
7. Notice of Public Hearing
8. List of Notified Properties
9. Letter to Adjacent Property Owners
10. Posted Public Notice Sign
11. Resolution to Adopt a Statement of Consistency
12. Resolution to Zone

J. Issue Reviewed By:

- City Manager
- Assistant City Manager
- City Attorney



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350
planningapps@kannapolisnc.gov

Conditional 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. One or more of the required documents may be waived due to the size of the parcel, the proposed use or the adequacy of existing infrastructure servicing the location. Submit digitals and 1 hard copy of applications and accompanying documents to the Planning Department at the address above.

CONDITIONAL REZONING REQUEST

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

Requested Rezoning Property Address: (See Attachment #1)

Applicant: CP Kannapolis Investments, LLC

Proposed development: The proposed development consists of a mixture of residential, commercial, and office uses.

SUBMITTAL CHECKLIST

- Pre-Application Meeting – send an email to planreviewappointment@kannapolisnc.gov (Conducted Dec. 8, 2021 @ 2pm.)
- Neighborhood Meeting (if required)
- Zoning Map Amendment Checklist and Application – Complete with all required signatures
- Preliminary Major Site Plan
- PDF format on disc containing all documents rotated and formatted in sequential order based upon cover page
- Fee: \$925.00 (\$600 Application Fee, \$300 Legal Notices and notification fee, # of property owners notified [see Fee Schedule])

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 3.1.5.1 of the UDO).

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 3rd Tuesday at 6:00pm in City Hall Laureate Center. The application and all fees must be paid prior to scheduling the public hearing.

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 with conditions.

Scope of Approval: An affirmative vote of three-fourths of the members present and not excused from voting, shall be necessary to approve a conditional 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: Daryl Hayes

Date: December 17, 2021



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350
planningapps@kannapolisnc.gov

CONDITIONAL ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

Applicant Contact Information

Name: CP Kannapolis Investments, LLC
Address: 101 North Tryon St., Ste. 112
Charlotte, NC 28246
Phone: 704-804-4061
Email: dhayes@centerpointgrp.com

Property Owner Contact Information same as applicant

Name: (See Attachment #2)
Address: _____
Phone: _____
Email: _____

Project Information

Project Address: (See Attachment #1)

Parcel: (See Attachment #1) # of parcels: 11 Approx. size of parcels: 53 acres
(attach separate list if necessary)

Current Zoning Designation: C-2 - General Commercial Requested Zoning Designation: PUD-CZ - Planned Unit Develop
and O-1 - Office-Institutional (see Attachment #1)

Reason for map amendment: _____

The requested map amendment to PUD-CZ will allow for the unique blend
of site facilities that otherwise would not be possible under the previous districts.

Condition(s) proposed by the applicant (attach separate sheet if necessary): _____

To be determined.

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

Daryl Hayes
Applicant Signature

December 17, 2021
Date

(See Attachment #2)
Property Owner Signature

Date

For Staff Use Only:

Filing Fee: _____ Receipt #: _____
Case #: _____ Date Received: _____

Attachment #1: Parcels to be Rezoned

PIN	Address	Zone	Owner
56235032510000	S/S Dale Earnhardt Blvd	C-2	WOL, Inc
56234071560000	Dale Earnhardt Blvd.	C-2	Franklin & Smith
56234074280000	Dale Earnhardt Blvd.	C-2/OI	Torie & Elisa Chapmon
56234012430000	Old Earnhardt Road	C-2	Jeremy & Kendraith Wayne
56225967850000	1945 Old Earnhardt Rd	C-2	River of Life Church
56224968280000	E/S Dale Earnhardt Blvd.	C-2	Franklin & Smith
56224976410000	E/S Dale Earnhardt Blvd.	C-2	Franklin & Smith
56225937570000	1915 Dale Earnhardt Blvd	C-2	Foster Property
56225915700000	Old Earnhardt Road	C-2	Eric Smith, Darla Smith & Bonnie Amble Kluttz
56224936190000	Dale Earnhardt Blvd.	C-2	Franklin & Smith

Attachment #2: Owner Signatures

Number	Owner Name	Address	Phone	Email
1	Franklin & Smith, LLC c/o Charles Stephen Smith	1880 Dale Earnhardt Blvd. Kannapolis, NC 28083	704-962-2880	ssmith@sscdcpa.com
2	Jeremy Lee Wayne	11630 Mooresville Road Davidson, NC 28036	704-363-9320	Jeremy@CarolinaSeeding.com
3	Kendraith Cheek Wayne	11630 Mooresville Road Davidson, NC 28036		Kendraith@CarolinaSeeding.com
4	Torie D. Chapmon	4406 Bellewood Drive Pomfret, MD 20675	202-271-0945	tdchapmon@outlook.com
5	Elisa Tramaine Chapmon	839 Burrage Rd Concord, NC 28025	980-230-2789	echapmon@yahoo.com
6	Johnny William Foster	5101 Mid Ridge Court Wake Forest, NC 27587	919-624-4177	jwfoster@aol.com
7	Phyllis Perry Foster	5101 Mid Ridge Court Wake Forest, NC 27587		phylfoster@aol.com
8	Eric Allen Smith	14725 Bridle Trace Ln Pineville NC 28134	704-616-7880	easzman@gmail.com
9	Bonnie Gail Amble-Kluttz		208-597-3330	bonniekluttz@gmail.com
10	River of Life Church c/o Pastor Brian Rabon		980-622-2433	BrianRabon@hotmail.com
11	Darla Smith Harkey			Darla323@gmail.com

Attachment #2: Owner Signatures

Number	Owner Name	Signature	Date
1	Franklin & Smith, LLC c/o Charles Stephen Smith	<u>Charles Stephen Smith</u> Charles Stephen Smith (Dec 19, 2021 08:02 EST)	Dec 19, 2021
2	Jeremy Lee Wayne	<u>Jeremy Wayne</u> Jeremy Wayne (Dec 19, 2021 08:04 EST)	Dec 19, 2021
3	Kendraith Cheek Wayne	<u>Kendraith Wayne</u> Kendraith Wayne (Dec 19, 2021 08:25 EST)	Dec 19, 2021
4	Torie D. Chapmon	<u>Torie D. Chapmon</u> Torie D. Chapmon (Dec 19, 2021 19:08 EST)	Dec 19, 2021
5	Elisa Tramaine Chapmon	<u>Elisa Tramaine Chapmon</u> Elisa Tramaine Chapmon (Dec 19, 2021 20:49 EST)	Dec 19, 2021
6	Johnny William Foster	<u>Johnny William Foster</u> Johnny William Foster (Dec 19, 2021 18:01 EST)	Dec 19, 2021
7	Phyllis Perry Foster	<u>Phyllis Perry Foster</u> Phyllis Perry Foster (Dec 19, 2021 19:03 EST)	Dec 19, 2021
8	Eric Allen Smith	<u>Eric Smith</u> Eric Smith (Dec 19, 2021 21:09 EST)	Dec 19, 2021
9	✦ Bonnie Gail Amble-Kluttz ✦	<u>Bonnie Kluttz</u> Bonnie Gail Amble Kluttz (Dec 19, 2021 19:14 MST)	Dec 19, 2021
10	River of Life Church c/o Pastor Brian Rabon	<u>Rev. Brian Rabon</u> Rev. Brian Rabon (Dec 20, 2021 11:45 EST)	Dec 20, 2021
11	Darla Smith Harkey		











Earnhardt Town Center - Rezoning Application - Signed 121721

















Final Audit Report


2021-12-20

Created:	2021-12-18
By:	Daryl Hayes (dhayes@centerpointgrp.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAPV9xdZfGT7fdo4azyqZOjHNnRQDBOaXQ

"Earnhardt Town Center - Rezoning Application - Signed 121721" History

-  Document created by Daryl Hayes (dhayes@centerpointgrp.com)
2021-12-18 - 11:54:51 PM GMT- IP address: 75.190.0.36
-  Document emailed to Charles Stephen Smith (ssmith@sscdcpa.com) for signature
2021-12-19 - 0:10:11 AM GMT
-  Email viewed by Charles Stephen Smith (ssmith@sscdcpa.com)
2021-12-19 - 12:58:31 PM GMT- IP address: 104.47.56.126
-  Document e-signed by Charles Stephen Smith (ssmith@sscdcpa.com)
Signature Date: 2021-12-19 - 1:02:21 PM GMT - Time Source: server- IP address: 71.75.87.195
-  Document emailed to Jeremy Wayne (jeremy@carolinaseeding.com) for signature
2021-12-19 - 1:02:25 PM GMT
-  Email viewed by Jeremy Wayne (jeremy@carolinaseeding.com)
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-  Document e-signed by Jeremy Wayne (jeremy@carolinaseeding.com)
Signature Date: 2021-12-19 - 1:04:32 PM GMT - Time Source: server- IP address: 173.189.107.95
-  Document emailed to Kendraith Wayne (kendraith@carolinaseeding.com) for signature
2021-12-19 - 1:04:34 PM GMT
-  Email viewed by Kendraith Wayne (kendraith@carolinaseeding.com)
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-  Document e-signed by Kendraith Wayne (kendraith@carolinaseeding.com)
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-  Document emailed to Johnny William Foster (jwfoster@aol.com) for signature
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-  Document emailed to Phyllis Perry Foster (phylfoster@aol.com) for signature
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-  Document e-signed by Phyllis Perry Foster (phylfoster@aol.com)
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-  Document emailed to Eric Smith (easzman@gmail.com) for signature
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-  Email viewed by Eric Smith (easzman@gmail.com)
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-  Document e-signed by Eric Smith (easzman@gmail.com)
Signature Date: 2021-12-20 - 2:09:19 AM GMT - Time Source: server- IP address: 76.244.23.83
-  Document emailed to Bonnie Gail Amble Klutz (bonnieklutz@gmail.com) for signature
2021-12-20 - 2:09:22 AM GMT

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 Document e-signed by Bonnie Gail Amble Klutz (bonnieklutz@gmail.com)


Signature Date: 2021-12-20 - 2:14:41 AM GMT - Time Source: server- IP address: 174.198.14.210

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2021-12-20 - 2:14:43 AM GMT

 Email viewed by Rev. Brian Rabon (brianrabon@hotmail.com)

2021-12-20 - 2:41:55 AM GMT- IP address: 166.205.147.40


 Document e-signed by Rev. Brian Rabon (brianrabon@hotmail.com)

Signature Date: 2021-12-20 - 4:45:03 PM GMT - Time Source: server- IP address: 166.205.147.40

 Agreement completed.

2021-12-20 - 4:45:03 PM GMT

Attachment #2: Owner Signatures – Page 2

Number	Owner Name	Signature	Date
11	Darla Smith Harkey		
12	Steve Ross	 Steve Ross (Dec 20, 2021 13:30 EST)	Dec 20, 2021
13	Dr. James K. Dziadziola Jr.		



Vicinity Map

CZ-2022-01

Applicant: CP Kannapolis Investments, LLC

Location: 2640 Dale Earnhardt Blvd



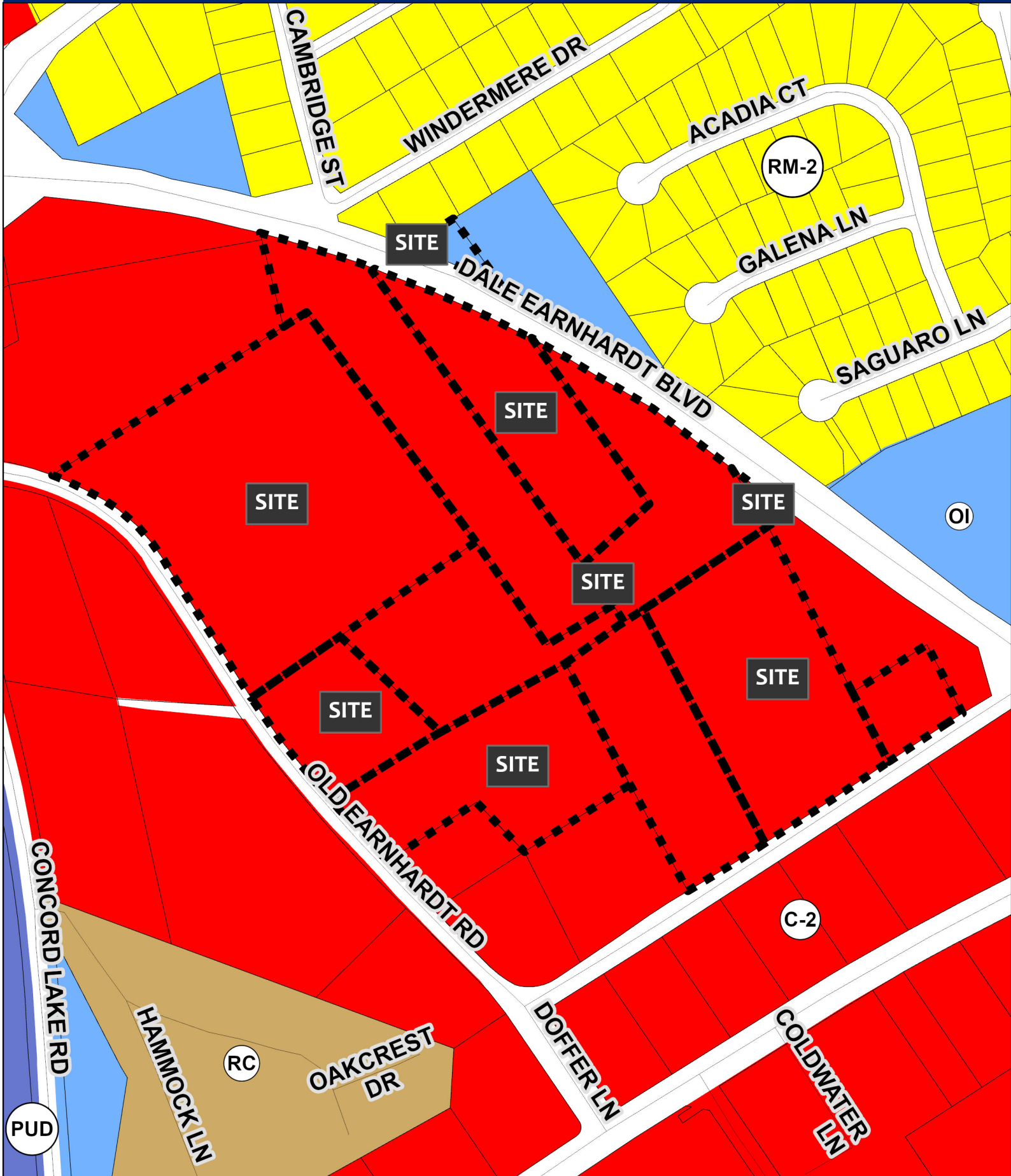


Kannapolis Zoning

CZ-2022-01

Applicant: CP Kannapolis Investments, LLC

Location: 2640 Dale Earnhardt Blvd



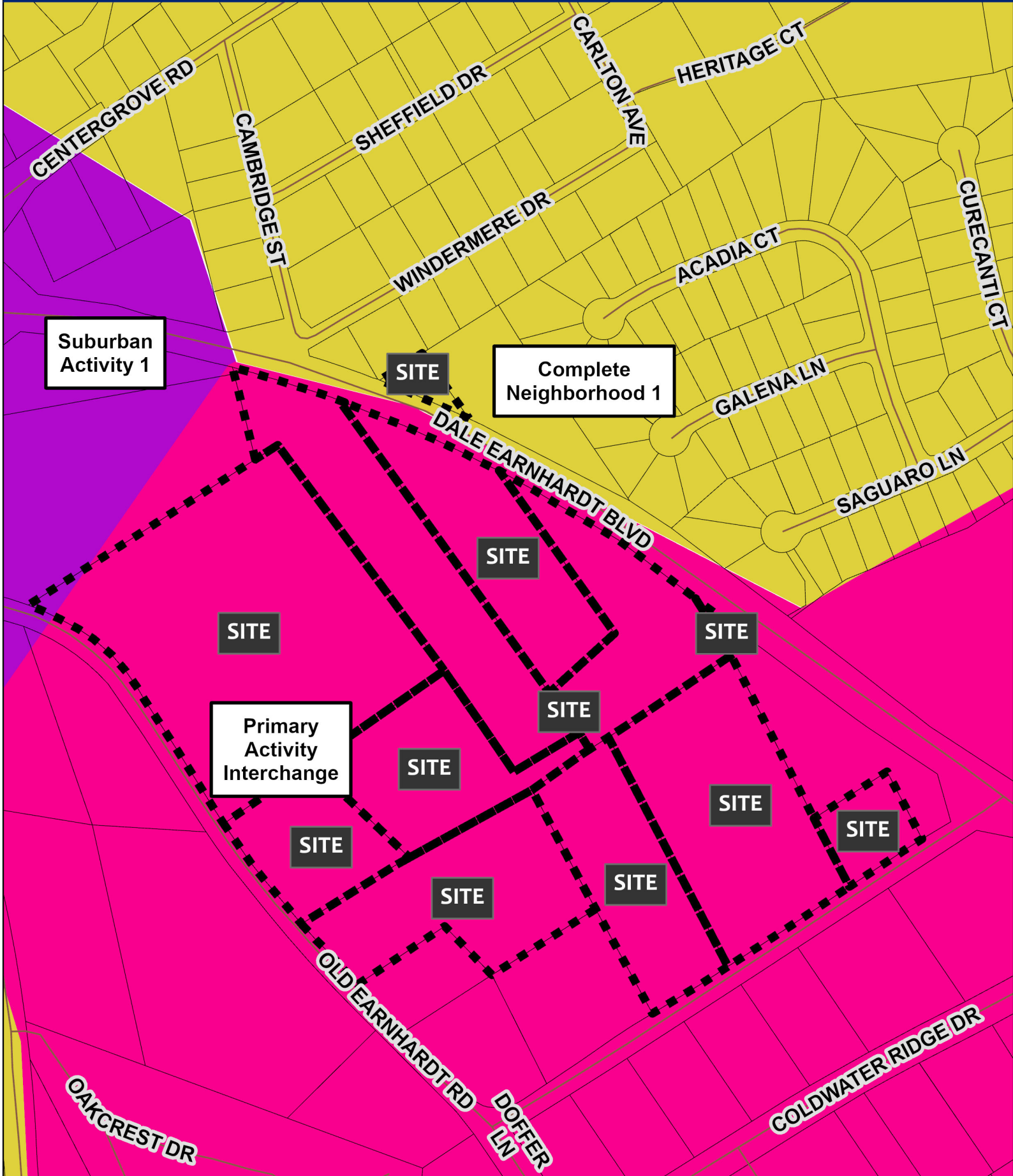


Kannapolis 2030 Future Land Use Map

CZ-2022-01

Applicant: CP Kannapolis Investments, LLC

Location: 2640 Dale Earnhardt Blvd





No.	Revision	Date	By	Designer	Scale
				WR	
				WR	10/19/2020
					02/20/2020

EARNHARDT TOWN CENTER
KANNAPOLIS NC

DRAFT PLAN

WithersRavenel
Engineers | Planners | Surveyors
115 MacKean Drive | Cary, NC 27511 | t: 919.469.3340 | license # C-0832 | www.withersravenel.com

Earnhardt Rezoning Neighborhood Meeting

January 6, 2022 6pm-8pm

1945 Old Earnhardt Road, Kannapolis, NC

- Do you have handouts?
 - Yes, we will distribute them.
- Will the areas in green be free of buildings?
 - No the programming has not been finalized.
- What will the triangular parcels be on the north side of the road?
 - Currently designed as a playground but will require further study.
- Please leave the triangle (parcels north of roadway) alone.
- Daryl Hayes spoke to design intent of walkability and access for neighbors to services provided at the site.
- Will there be a crossing over the highway?
 - We've considered a pedestrian bridge/underpass.
 - Least expensive is just a walkway across Dale Earnhardt Boulevard
 - NCDOT lighted intersection could allow for crossing.
- Old Earnhardt x Highway 3 is a bad intersection. What will happen there.
 - The TIA will help determine what is needed to alleviate the intersection.
 - 550 units are being planned nearby and are part of this study as well.
- What is the closest comparable development to this?
 - Berkdale Village is a good example due to walkability and housing.
 - Davidson is another good example.
 - Harmonious connectivity between residential and commercial.
 - Can someone exit their door and access services?
 - Phillip's Place in Charlotte
 - Downtown Kannapolis
- A differentiator between the comps and this development is that this development is focused on mom-and-pop shops. This site should be an extension of the existing community.
- Good models exist around the country that mimic this environment.
- What is the historical average turnover rate for commercial lots?
 - Anchor stores (grocery stores commonly) help generate traffic for secondary commercial lots.
 - However, an anchor is not being utilized for this site. The grocer is intended to be more boutique.
 - Retail turnover is very low.
 - National models show mom-and-pop local retail is largely supported by a loyal and invested community.
- What I've seen in comparative models is that after a time, the commercial transitions into something else to stay viable. Do you see this affecting your site?
 - We do not anticipate such a transition due to the price points of the both the retail and residential products.
 - \$300k - \$325k Townhomes

- We have plenty of empty strip malls around.
 - They are poorly designed
- We have empty apartments too.
 - Kannapolis is a secondary bedroom community behind Concord.
 - Kannapolis will grow like Concord and sites must be designed to manage traffic and ensure walkable connectivity.
 - Townhomes are in demand and their connectivity to retail will ensure resiliency of both products.
 - The connectivity is the important factor.
- Phase 1 will be townhomes.
- Phase 2 will be senior housing.
- If those commercial lots are vacant, what ensures that your site won't be vacant?
 - The connectivity is what the important factor.
 - There is a shortage of existing and new housing. Housing will drive the success of the site.
 - Strip malls are empty everywhere.
 - That development is not attracting new tenants the way that mixed-use tenants are.
 - Recent one in Charlotte was fully leased during Covid because of this mixed-use design.
- This project is not designed like a generic strip mall or apartment complex, it is designed with intention and passion.
- The CenterPoint group has focused on greenspace as a design focus.
 - Spaces where you would like to mingle, get coffee outside, and interface with nature/water.
- Downtown Kannapolis has gone to something similar. Do you see this development pulling people away from the downtown?
 - No downtown is a destination on its own.
- You have concerts in the park and other events mentioned though, wont that pull away from the downtown?
 - Downtown is increasing housing. That future housing will accommodate those services there. It will serve itself.
 - And the scale will be completely different.
 - Local community functions instead of city-wide events.
- Has anything been approved?
 - No
- How will it be phased?
 - Rezoning should be approved within 3-ish months
 - Townhomes will be Phase 1 – Finished lots/roads/utilities in 8 months.
 - Construction drawing process is different from rezoning as a reminder.
- Will there be a neutral company performing the TIA?
 - Yes it will be Kimmley Horn.
- What is the timeframe for the TIA?
 - It will occur now. Concurrent to the rezoning.
- The City will have the opportunity to table the item if they do not feel as though the public facilities have been adequately addressed.
- The area you are trying to turn into a park, what type of park is it intended to be?

- This has not been fully designed.
- (Concern about watershed and issues with new fire station causing flooding events)
- What would the neighbors like to see for the parcels north of the road?
 - Leave it alone.
 - Otherwise a children's park.
- Right now we have homelessness, woods full of trash, and high crime. I see this project as an amenity to the neighborhood. These will be HOA communities. Residents will be responsible for landscaping and sidewalks. This will help beautify and protect our homes.
- I'm all for cleaning up the woods. I'd like for the noise to go. The future intersection will slow down traffic but there will be more traffic.
 - The commercial district faces inward and won't face outward towards Dale Earnhardt Road.
 - The buildings and topography will also function as a noise buffer.
- The woods are bad, homeless are living in the woods and breaking into our vehicles.
- We are trying to address the "missing middle" of housing. It is not low-income housing. It is workforce housing.
- There will be two HOAs, one for the residential areas and one for the commercial area.
 - Those HOAs are important to the neighborhood because when the developer leaves, the neighbors are still around.
- What is your vision of when the site will be finalized?
 - Most likely a 2-3 year rollout period. The commercial elements can be scaled back if the residential is being realized.
- Will this site be built this year?
 - No, infrastructure must go in first followed by the phasing of residential and commercial elements.
- What is meant by senior housing?
 - There are 4 types of senior housing
 - Active
 - Assisted Living
 - Nursing Home
 - Hospice Community
 - We are doing the active senior living facilities. We have also researched how to integrate senior living with the overall site.
 - There are two types of units on the site but neither are dissimilar to conventional multifamily housing:
 - Condo style
 - Multifamily style
- The road network is also being designed to prevent speeding and enforce the pedestrian experience over the automobile experience.
- A benefit of the PUD is that it allows us to vary the required street typology to instead of the standard typicals.
- When will this project be finished?
 - Maybe 5 years but not guaranteed.
 - We anticipate it going quickly though due to residential and commercial demand.
- What percentage of occupancy are you looking for in the residential lots to develop commercial?
 - We anticipate full occupancy at development due to residential demand.

- You noted workforce housing, my wife is a teacher and we cannot afford that Townhome.
 - When we address workforce housing, we are looking at the joint family income.
 - We are also looking to attract young professionals who are sharing apartments at this time.
 - It should be a mixture of local and Charlotte residents.
- What is a multifamily building?
 - It is an apartment building. 3-4 stories over retail.
- Will the multifamily be rentals?
 - It will mostly be rental with some condominiums as well.
- How many units are in the multifamily?
 - We are looking to accommodate anywhere from 200 – 300 unit as a mixture of 1-3 bedroom units.
 - Senior Housing would be around 264 units.
- What are you expecting for the medical office facility?
 - 24,000 square feet of medical office. The services are to be determined but most likely will include urgent care and pediatric care. They are trying to accommodate all ages for care.
 - I've worked on these products before and they can include MRI's to urgent care. The medical company can utilize this space fairly flexibly to address the needs of the community.
- The intent is to not start building the commercial area until the townhomes and senior living is fully built out correct?
 - 300-400 units should activate the commercial and office elements for the site.



WithersRavenel
Our People. Your Success.



LITTLE

Earnhardt Rezoning

Town of Kannapolis



WithersRavenel
Our People. Your Success.



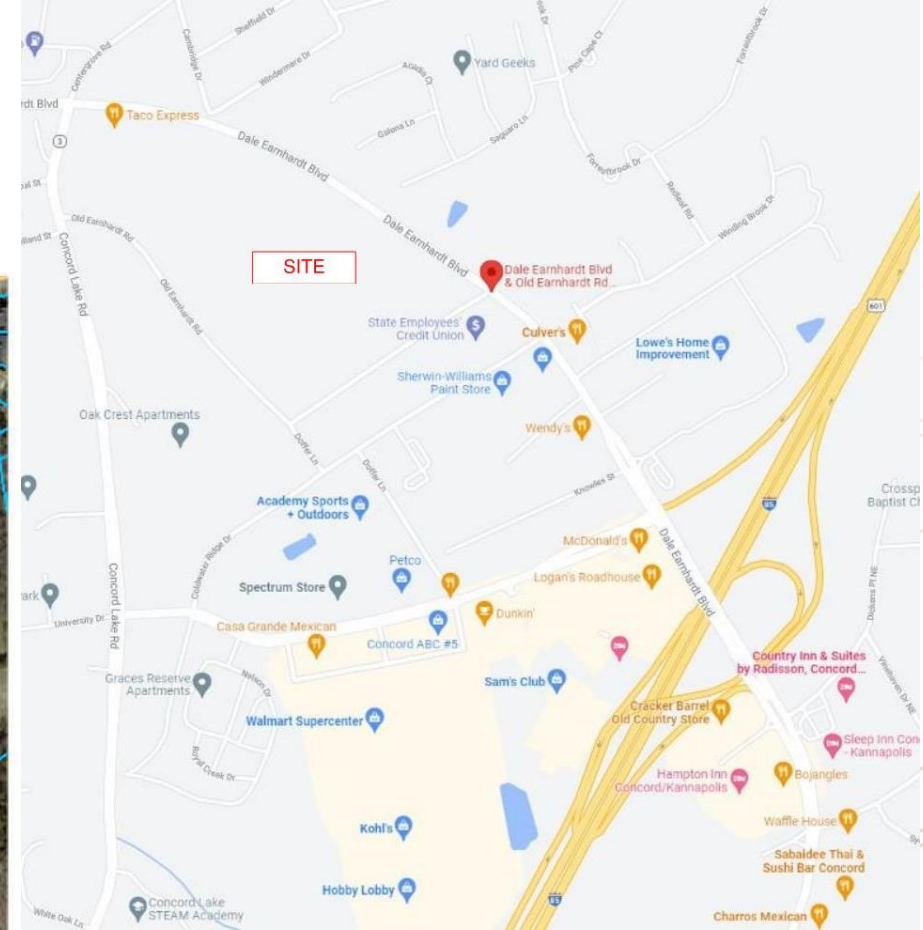
LITTLE

Agenda

- **Introductions**
- **Site Area**
- **Existing Conditions: Hydrology**
- **Zoning**
- **Future Land Use Map**
- **Preliminary Plan**
- **Refining the Plan**
- **Neighborhood Character**
- **Next Steps**



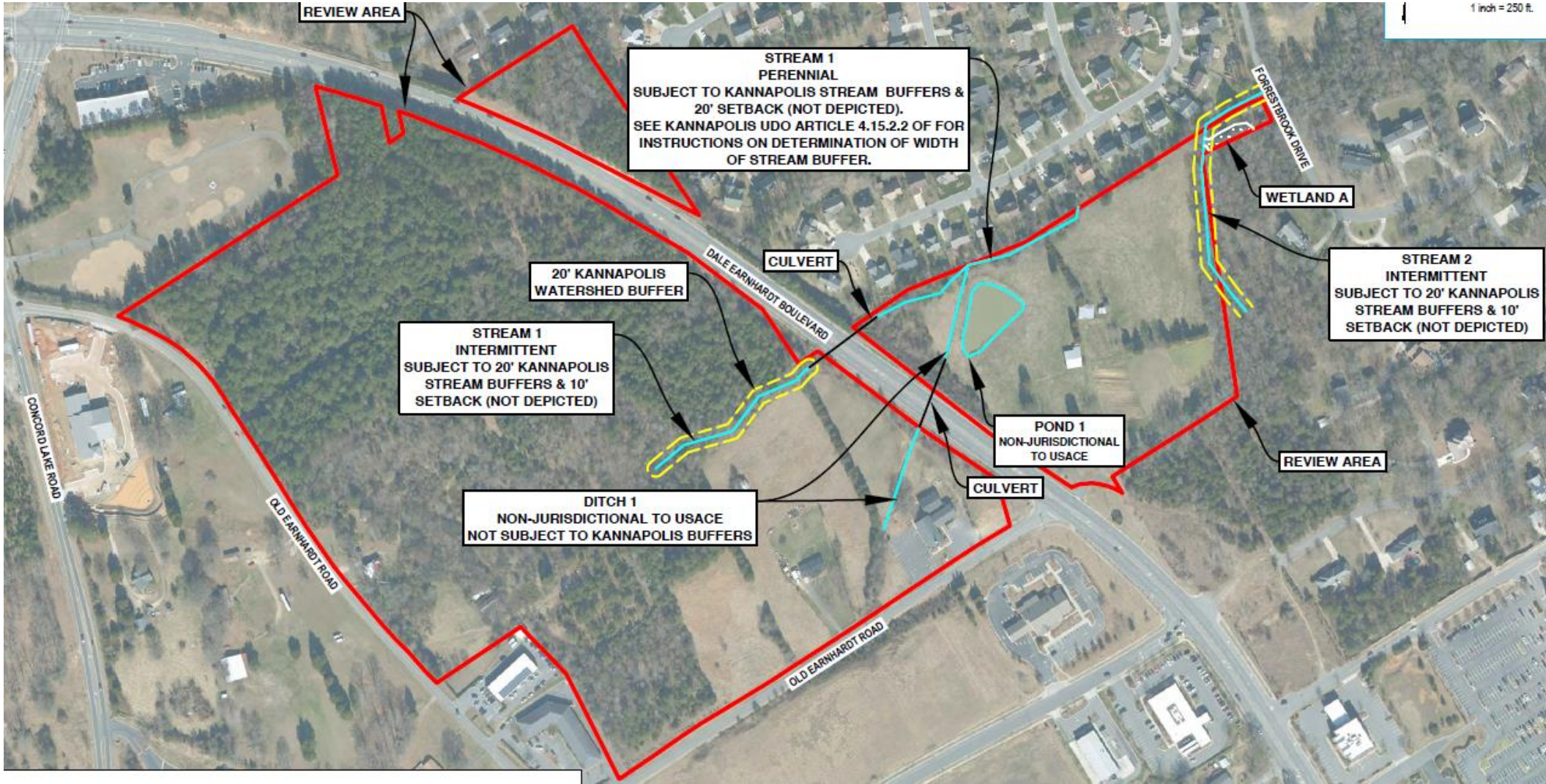
Site Area



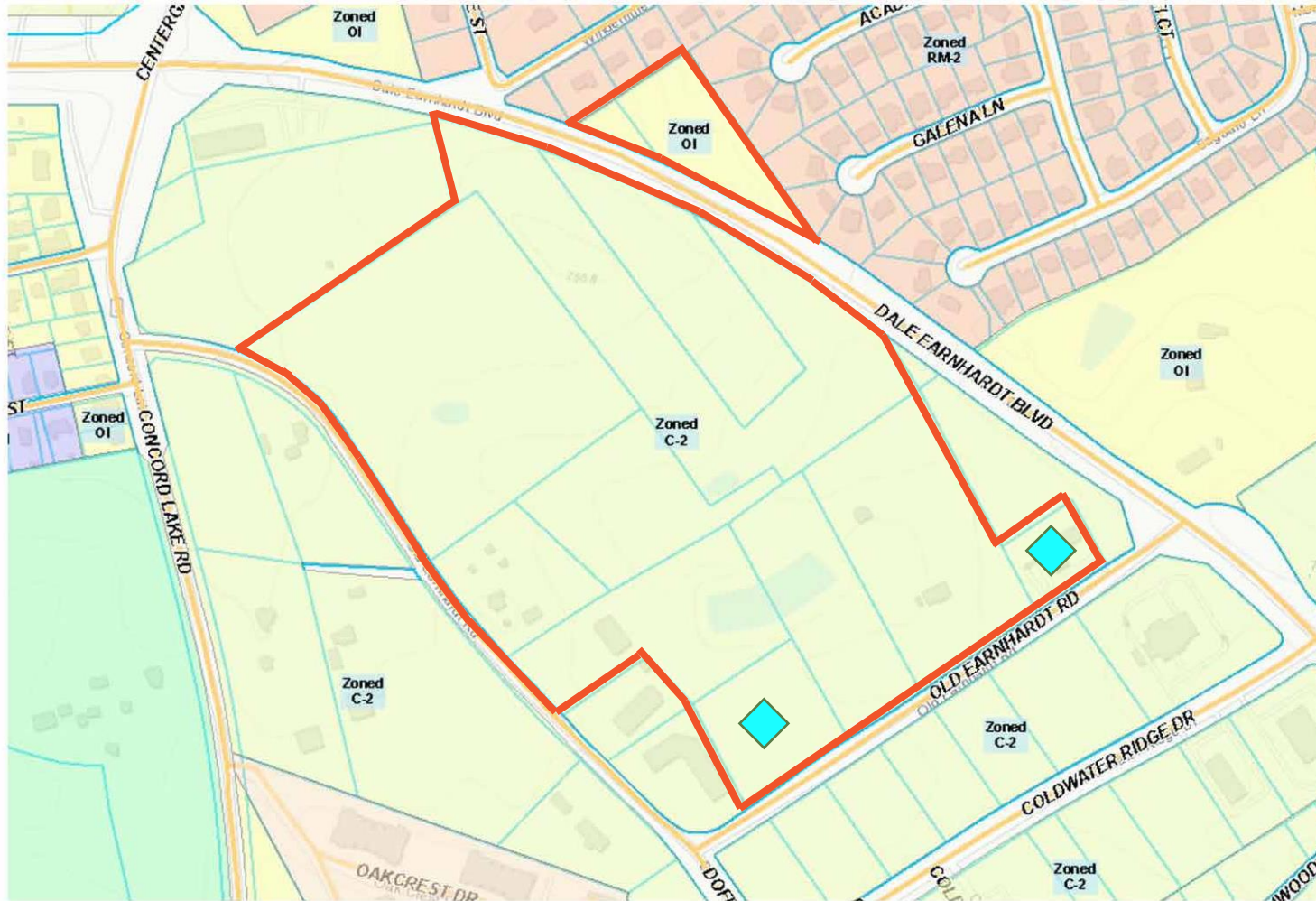
◆ Parcel in Negotiation

~ 40-43 Acres depending on parcels under negotiation

Existing Conditions: Environmental



Zoning



Existing: C-2 & OI

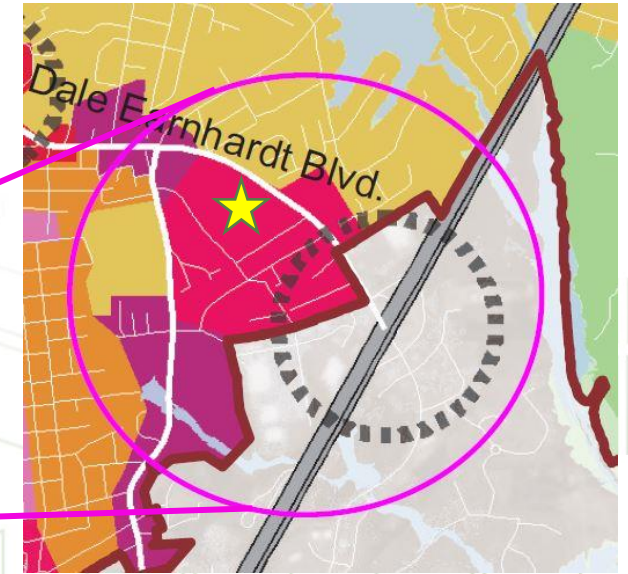
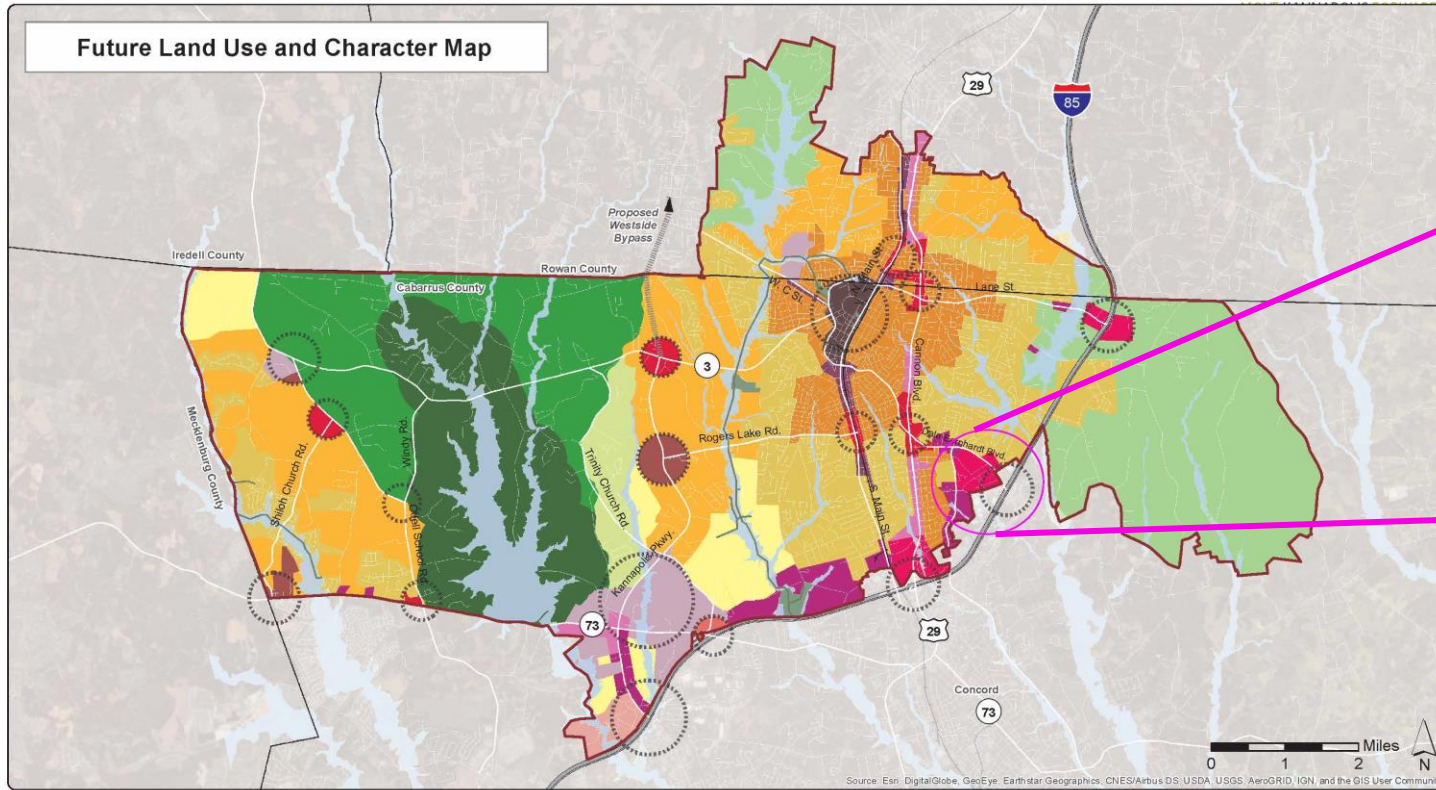
Proposed: PUD-CZ

PUD zoning is intended to permit flexibility in the design, construction and processing of residential and non-residential developments of a quality that could not be achieved under conventional zoning approaches.

CZ is required as part of a PUD district and requires a site plan.

◆ Parcel in Negotiation

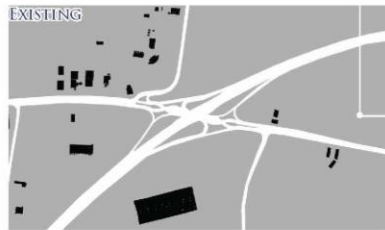
2030 Comprehensive Plan: Future Land Use



-  Primary Activity Interchange
-  Current and Future Centers

2030 Comprehensive Plan: Future Land Use

Primary Activity Interchange



Character Intent

The Primary Activity Center - Interchange Character Areas are located adjacent to I-85 interchanges. Lighting, landscaping, and fully connected sidewalks and roads should line blocks and provide safe vehicular and pedestrian access within and between developments. In some locations buildings placed close to the street create a comfortable pedestrian environment while shared parking strategies reduce overall impervious surface area.

Development Opportunities

- Building upgrades
- Sidewalk and greenway connections
- Infill development
- Low impact development retrofits
- Pedestrian connections
- Landscaping
- Crosswalks and pedestrian amenities
- Renewable energy generation

Primary Uses

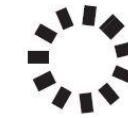
- Retail
- Office

Secondary Uses

- Light manufacturing
- Multifamily residential
- Single family attached residential

Characteristics of Urban Form

	Existing	Desired
Building Heights	1 - 3 Stories	1 - 4 Stories
Setbacks	0 - 30 ft.	5 - 30 ft.
Block Length	400 - 800 ft.	600 - 800 ft.
Street Character	Gridded	Enhanced Network
Parking	Front, Rear, Side, On-street	Behind buildings, On-street, Mid-block structured parking
Residential Density	n/a	6 - 20 units/acre



Current and Future Centers

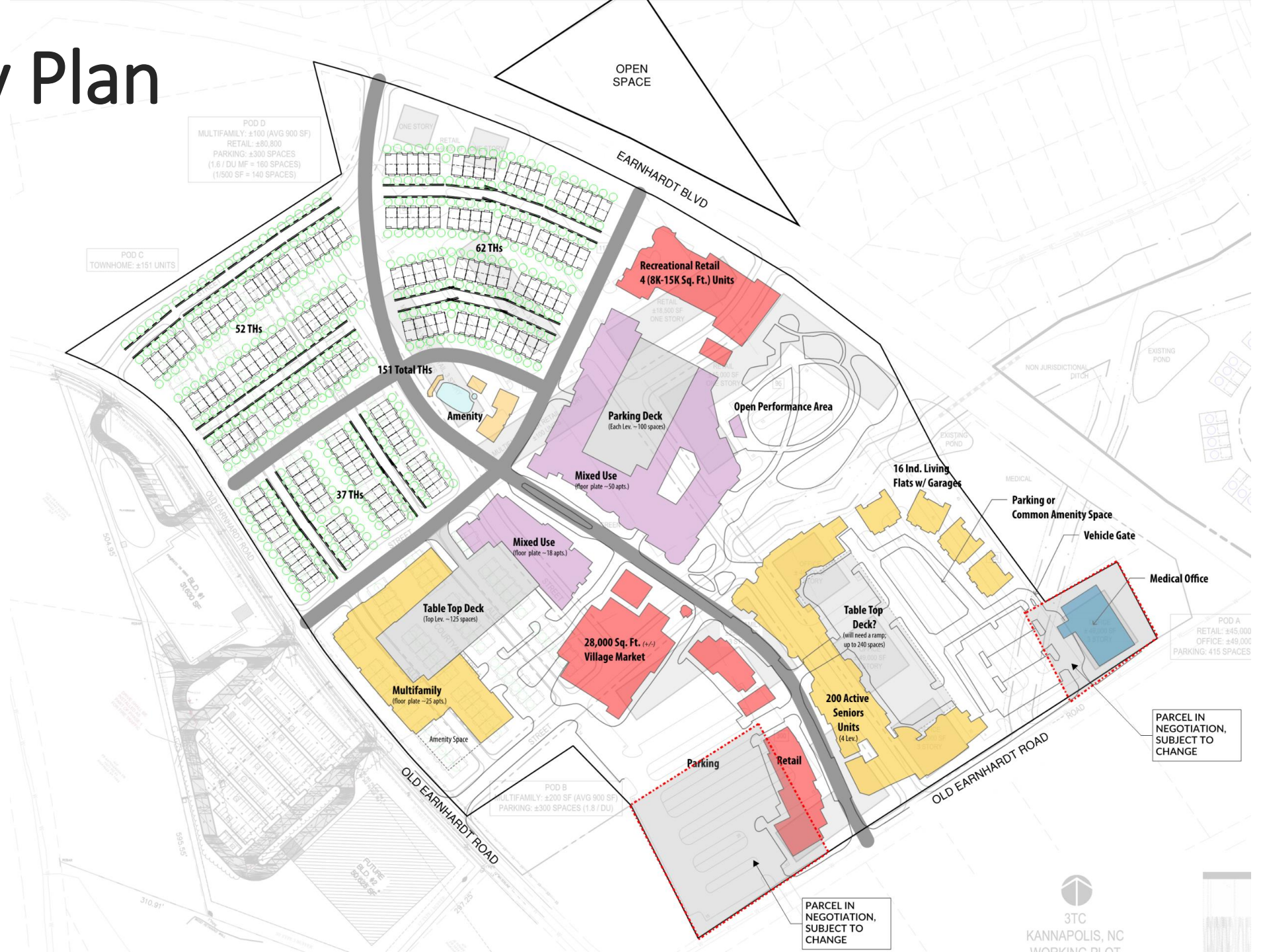
I-85 Interchange at Dale Earnhardt Boulevard Primary Activity Center:

Vision

Mixed-use center that provides convenience commercial and dining needs for interstate travelers and community commercial to support surrounding neighborhoods and larger Kannapolis community

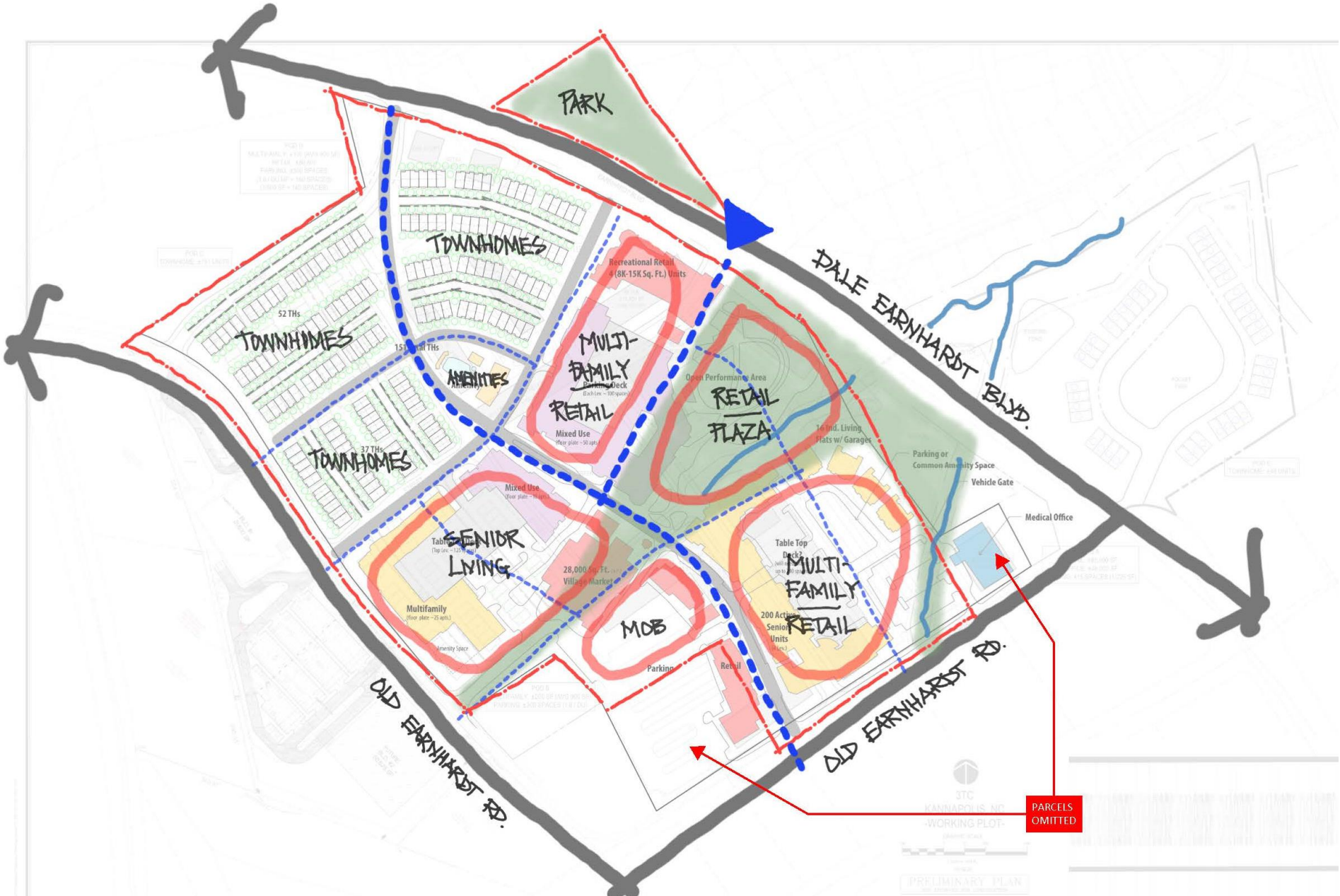
Preliminary Plan

- Townhomes
- Senior Housing
- Multifamily
- Recreational Retail
- Grocer/Village Market
- Retail
- Medical Office



Refining the Plan

- Townhomes
- Senior Housing
- Multifamily
- Recreational Retail
- Grocer/Village Market
- Retail
- Medical Office



Neighborhood Character: Community Space



Neighborhood Character: Pedestrian/Street Experience



Neighborhood Character: Greenspace & Pathways



Next Steps

- **Traffic Impact Analysis**
- **Adequate Public Facilities (APF) Review by Staff**
 - Water
 - Sewer
 - Roads
- **January 18th Planning and Zoning Commission Hearing and Recommendation**
 - Public Notified and Public hearing
- **Approval or Denial by $\frac{3}{4}$ vote. – Approved or Denied**
- **Approval or Denial by less than $\frac{3}{4}$ vote. – City Council Hearing**

Sign-In Sheet

Old Earnhardt Road Rezoning Neighborhood Meeting
 City of Kannapolis
 Thursday, January 6, 2022

Name	Mailing Address	Phone Number	Email
Sharon Moore			pnstairke900@yahoo.com
Scott Graham		870-761-6851	scott@enduraspec.com
Bob Rivara		704-925-3802	
Reg Ruscio		704-925-3802	Rusciorshop77@gmail.com
Shula Barry		980-406-4271	
Richard Barry		980-406-4220	rbarry26@yahoo.com
JE Paul		980-234-4299	
KEN THREADGILL		704-794-4105	
Jay Anglight		704-202-0807	
Sherril Anglight		704-202-0806	
James Stewart		704-933-5407	
+ Bob Paul		704-933-5407	
Michelle		704-576-0653	mchurck7444@yahoo.com
x Bob Paul		704-426-0015	SARGF416@gmail.com
Linda Biquel		704-224-9576	Lulova690@yahoo.com

Sign-In Sheet

Old Earnhardt Road Rezoning Neighborhood Meeting
 City of Kannapolis
 Thursday, January 6, 2022

Name	Mailing Address	Phone Number	Email
CHARLES FARABEE		704-223-3198	cfarabee@cpa@gmail.com
Sathan Johnson		704-223-3502	cfarabee@cpa@gmail.com
Jessica Kirby		704-214-1664	kirby_jessicq3@yahoo.com
* Sandy Lynn	1612 Cambridge	704-796-1934	SATRYON@yahoo.com
Virginia Jackson	Salisbury, attend Hope Chapel	704-245-3192	vjackson1234@yahoo.com
Jewel McDaniel			



PO Box 27283
Richmond, VA 23261-7283

Order Confirmation

Order# 0000762023

Client: KANNAPOLIS,CITY OF
Phone: 7049204300

Payor : KANNAPOLIS,CITY OF
Phone: 7049204300

Account: 3143368
Address: ACTS PAYABLE/WANDA/TEARSHEETS
KANNAPOLIS NC 28081

Account: 3143368
Address: ACTS PAYABLE/WANDA/TEARSHEET
KANNAPOLIS NC 28081

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

Fax: 7049337463
Email: bbell@kannapolisnc.gov

Total Amount \$730.66
Payment Amount \$730.66

Amount Due	\$0.00	<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>	<u>PO Number:</u>
Tax Amount:	0.00	0	0	1	
Payment Meth:	Credit - Debit Card				

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000762023-01	CLS Liner	2 X 58 li	\$0.00

Production Method
AdBooker (liner)

Production Notes

<u>Product and Zone</u>	<u>Placement</u>	<u>Position</u>
CON Independent Trib	C-Announcements	General-Spec Notice
<u>Run Schedule Invoice Text:</u>	NOTICE OF VIRTUAL PUBLIC HEARING Planning and	
<u>Run Dates</u>	1/ 7/2022, 1/14/2022	
<u>TagLine:</u>	NOTICEOFVIRTUALPUBLICHEARINGPLANNINGANDZONINGCOMMISSION NUARY182022AT600PMCONDITIONALZONINGMAPAMENDMENTCZ202	



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

Tuesday January 18, 2022 at 6:00 pm

Conditional Zoning Map Amendment - CZ-2021-18 - Continued from December 13, 2021, Public Hearing to consider a request to rezone properties located at 2802 Lane Street and an unaddressed parcel on Lane Street from Cabarrus County Limited Commercial (LC) to City of Kannapolis Residential Compact-Conditional Zoning (RC-CZ) to allow for a 266-unit multi-family apartment development. The subject properties are approximately 35.59 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 56334815830000 and 56335809780000.

Conditional Zoning Map Amendment - CZ-2022-01 - Public Hearing to consider a request to rezone ten (10) properties located at 2746 & 2640 and an unaddressed parcel on Dale Earnhardt Boulevard, as well as 1505, 1575, 1585, 1915 & 1945 and unaddressed parcels on Old Earnhardt Road from General Commercial (C-2) and Office-Institutional (O-I) zoning districts to Planned Unit Development-Conditional Zoning (PUD-CZ) zoning district to allow for a multi-family and retail development. The subject properties are approximately 53 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 56235032510000, 56234071560000, 56234074280000, 56234012430000, 56224936190000, 56224976410000, 56225937570000, 56225967850000, 56224968280000, and 56225915700000.

Conditional Zoning Map Amendment - CZ-2022-02 - Public Hearing to consider a request to rezone three (3) properties located at 5791 & 5741 and an unaddressed parcel on Wabash Lane from General Commercial-Conditional Zoning (C-2-CZ) zoning district to General Commercial-Conditional Zoning (C-2-CZ) zoning district to allow for mini warehouse/self-storage development. The subject properties are approximately 1.8 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 56011233470000, 56011243840000, and 56011241680000.

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 Tina H. Cline, Human Resource Director, by phone at 704-920-4302 or by email at tccline@kannapolisnc.gov as soon as possible but no later than 48 hours before the scheduled event.

Publish: January 7, 14, 2022.

AcctName1	MailAddr1	MailCity	MailState	MailZipCod
1787 LLC	4817 HARDISON RD	CHARLOTTE	NC	28226
WILLIAM ABRECHT JR & JESSICA KIRBY	2127 WINDEMIRE DR	KANNAPOLIS	NC	28083
PHILLIP & JOANNE ALDRETE	2478 SAGUARO LN	KANNAPOLIS	NC	28083
ARBOR LANE INVESTMENTS INC	900 WILHELM PL NE	CONCORD	NC	28025
AURION LLC A LLC CONC NC 28025	3003 DALE EARNHARDT BLVD STE 1	KANNAPOLIS	NC	28083
LURDES BAQUEDANO	2134 WINDERMERE DR	KANNAPOLIS	NC	28083
BETHEL BAPTIST CHURCH	1209 OPAL ST	KANNAPOLIS	NC	28083
JAMES Jr. & SIMONE BOULWARE TORIE D CHAPMON &	2479 SAGUARO LN	KANNAPOLIS	NC	28083
ELISA CHAPMON MICHAEL CHURCH & MELVIN CHURCH	839 BURRAGE RD NE	CONCORD	NC	28025
RODNEY D CLEVELAND	2767 DALE EARNHARDT BLVD	KANNAPOLIS	NC	28083
COLDWATER RIDGE APARTMENTS II LLC	12214 WOODWARD BLVD	CLEVELAND	OH	44125
COYOTE PROPERTIES LLC	PO BOX 2888	GREENSBORO	NC	27402
FRANKLIN & SMITH LLC	14620 HOLLY SPRINGS DR	HUNTERSVILLE	NC	28078
DARLA HARKEY	P O BOX 166	KANNAPOLIS	NC	28082
BONNIE AMBLE	323 GREYSTONE RD	CHARLOTTE	NC	28209
JASON & JANE JOHNSON	2446 GALENA LANE	KANNAPOLIS	NC	28083
GRAYDENE KIDD	1018 KANSAS ST	KANNAPOLIS	NC	28027
JOHN & MARGARET LEMELIN	2442 GALENA LANE	KANNAPOLIS	NC	28083
SUE MOORE	2136 WINDERMERE DR	KANNAPOLIS	NC	28083
ESTATE OF MARY ROSS MURRAY	5101 MID RIDGE CT	WAKE FOREST	NC	27587
N C DEPT OF TRANSPORTATION	206 CHARTER ST	ALBEMARLE	NC	28001
JEFFREY POWER & CHARLENE POWELL	1780 OLD EARNHARDT RD	KANNAPOLIS	NC	28083
PP&I LLC	210 OAK AVE	KANNAPOLIS	NC	28081
RAY BELVA J SIVERS	2128 WINDERMERE DR	KANNAPOLIS	NC	28083
MIKE ROWELL TRUSTEE RICHARD YANCY TRUSTEE	1945 OLD EARNHARDT RD	KANNAPOLIS	NC	28083
STATE EMPLOYEES'CREDIT UNION DALE EARNHARDT BLVD BRANCH	P O BOX 26807	RALEIGH	NC	27611
MICHELLE STEDFORD-TORRES	2482 SAGUARO LN	KANNAPOLIS	NC	28083
CHRISTOPHER & ALEXANDRA TALLENT	2438 GALENA LN	KANNAPOLIS	NC	28083
TRI-STAR CABARRUS LLC A NC LLC	PO BOX 1129	CONCORD	NC	28026
JERRY E TRULL JR	2443 GALENA LN	KANNAPOLIS	NC	28083
SANDRA TRYON & KRISTINE ROTHWELL	1612 CAMBRIDGE DRIVE	KANNAPOLIS	NC	28083
W O L INC A NC CORPORATION				
C/O RANDY HUMPHREY	19100 BETTY STOUGH RD	CORNELIUS	NC	28031
JEREMY & KENDRAITH WAYNE	11780 MOORESVILLE RD	DAVIDSON	NC	28036
CP KANNAPOLIS INVESTMENTS, LLC DARYL HAYES	101 NORTH TRYON ST. STE 112	CHARLOTTE	NC	28246



KANNAPOLIS
Planning

January 7, 2022

Dear Property Owner:

Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Virtual Public Hearing on Tuesday, January 18, 2021 at 6:00 PM, for the following case:

CZ-2022-01 – Conditional Zoning Map Amendment – Earnhardt Town Center

The purpose of the Public Hearing is to consider a request to rezone ten (10) properties located at 2746 & 2640 and an unaddressed parcel on Dale Earnhardt Boulevard, as well as 1505, 1575, 1585, 1915 & 1945 and unaddressed parcels on Old Earnhardt Road from General Commercial (C-2) and Office-Institutional (O-I) zoning districts to Planned Unit Development-Conditional Zoning (PUD-CZ) zoning district to allow for a multi-family and retail development. The subject properties are approximately 53 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 56235032510000, 56234071560000, 56234074280000, 56234012430000, 56224936190000, 56224976410000, 56225937570000, 56225967850000, 56224968280000, and 56225915700000 (see reverse side of this letter for a map showing the location of this property).

You are being notified because you are an abutting property owner.

NOTE: THIS MEETING IS BEING HELD VIRTUALLY. PLEASE VISIT THE CITY OF KANNAPOLIS WEBSITE AT WWW.KANNAPOLISNC.GOV FOR MORE INFORMATION ON HOW TO PARTICIPATE OR CALL THE NUMBER LISTED BELOW.

If you have any questions about the public hearing or request, please do not hesitate to call the Planning Department at 704.920.4350 or bstanley@kannapolisnc.gov.

Sincerely,



Richard Smith
Planning Director

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 Tina H. Cline, Human Resource Director, by phone at 704-920-4302 or by email at tccline@kannapolisnc.gov as soon as possible but no later than 48 hours before the scheduled event.

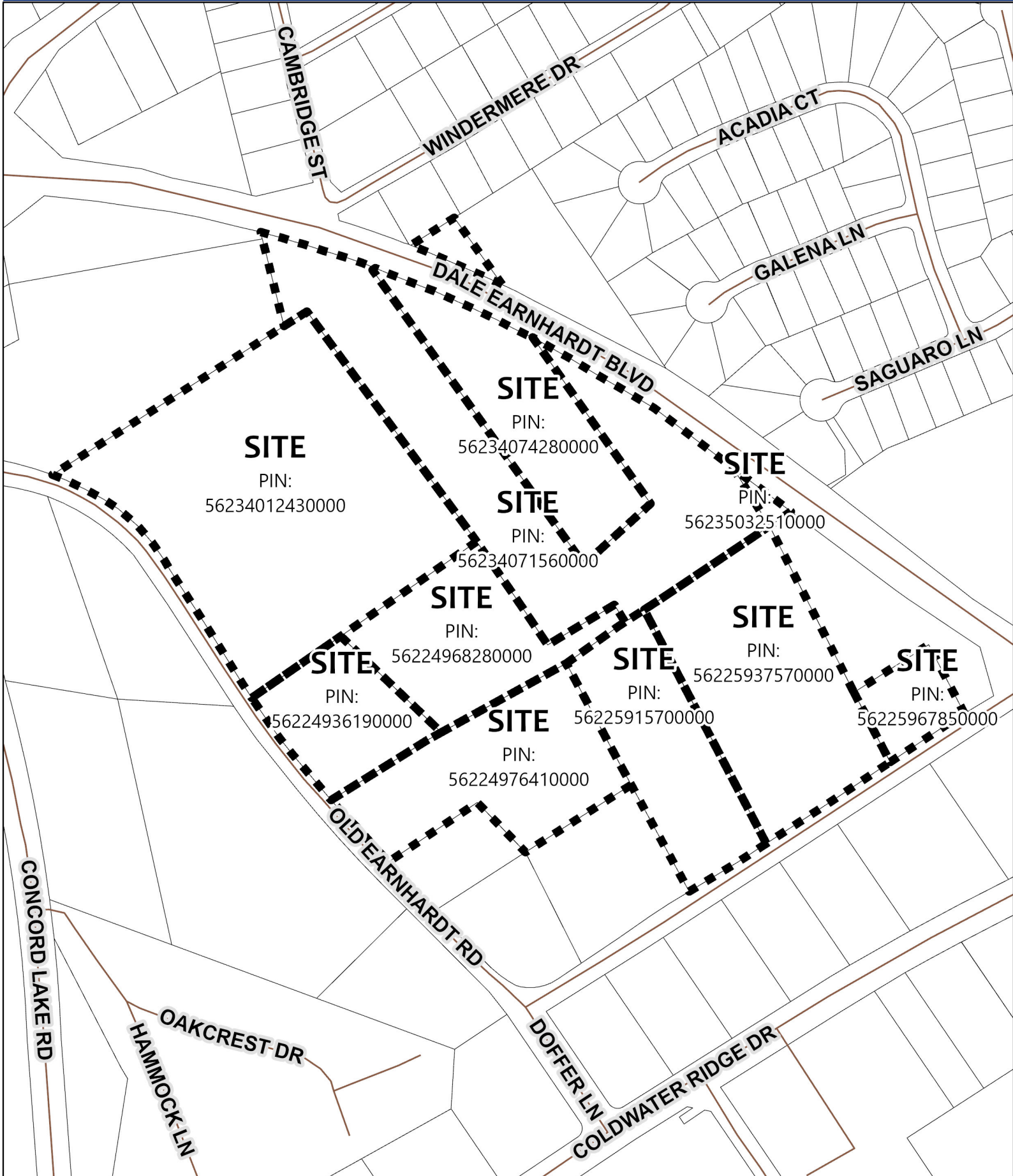


Zoning Map Amendment

CZ-2022-01

Applicant: CP Kannapolis Investments, LLC

Location: 2640 Dale Earnhardt Blvd





PLANNING

ZONING

COMMISSION

PUBLIC HEARING

INFORMATION

CALL 704-920-4350

CASE # CZ-2022-01



PLANNING

ZONING

COMMISSION

PUBLIC HEARING

INFORMATION

CALL 704-920-4350

CASE CZ - 2022 - 01





**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY
WITH REGARD TO CASE #CZ-2022-01**

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 3.3.4.2.B. of the Unified 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 January 18, 2022 the Planning and Zoning Commission conducted a public hearing to consider a request to rezone properties located at 2746 & 2640 and an unaddressed parcel on Dale Earnhardt Boulevard, as well as 1505, 1575, 1585, 1915 & 1945 and unaddressed parcels on Old Earnhardt Road, (Cabarrus County Parcel Identification Numbers 56235032510000, 56234071560000, 56234074280000, 56234012430000, 56224936190000, 56224976410000, 56225937570000, 56225967850000, 56224968280000, and 56225915700000) owned by W O L Inc., Franklin & Smith LLC, Torie & Elisa Chapmon, Jeremy & Kendraith Wayne, Estate of Mary Ross Murray, PP&I LLC, Darla Harkey and Bonnie Amble from General Commercial (C-2) and Office-Institutional (O-I) Zoning Designations to Planned Unit Development-Conditional Zoning (PUD-CZ) Zoning Designation.

NOW, THEREFORE BE IT RESOLVED that the Planning and Zoning finds this rezoning **consistent** with the goals and policies of the Move Kannapolis Forward 2030 Comprehensive Plan, adopted by City Council, which designates this property as being located in the “Primary Activity” Character Area, which allows for the proposed mixed-use development. Furthermore, staff finds the request for rezoning reasonable and in the public interest because it will provide development that is suitable for the area. The proposed use is also compatible with the surrounding zoning and 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. Finally, sanitary sewer service is subject to allocation based upon sewer treatment capacity.

Adopted this the 18th day of January 2022:

Chris Puckett, Chairman
Planning and Zoning Commission

Attest:

Pam Scaggs, Recording Secretary
Planning and Zoning Commission



RESOLUTION TO ZONE

Case #CZ-2022-01

(Multiple parcels on both Dale Earnhardt Boulevard and Old Earnhardt Boulevard)

From General Commercial (C-2) and Office Institutional (O-I) Zoning Designations to Planned Unit Development–Conditional Zoning (PUD–CZ) Zoning Designation

WHEREAS, Section 3.3.4.1 of the City of Kannapolis Unified Development Ordinance (UDO) specifically delegates authority from the City Council to the Planning and Zoning Commission to take final action on a rezoning petition; and

WHEREAS, Section 3.3.4.2.B. of the City of Kannapolis UDO subjects this authority 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, the Commission conducted a public hearing on January 18, 2022 for consideration of rezoning petition Case #CZ-2022-01 as submitted to the City of Kannapolis Planning Department; and

WHEREAS, the request was to rezone properties located at 2746 & 2640 and an unaddressed parcel on Dale Earnhardt Boulevard, as well as 1505, 1575, 1585, 1915 & 1945 and unaddressed parcels on Old Earnhardt Road, (Cabarrus County Parcel Identification Numbers 56235032510000, 56234071560000, 56234074280000, 56234012430000, 56224936190000, 56224976410000, 56225937570000, 56225967850000, 56224968280000, and 56225915700000) owned by W O L Inc., Franklin & Smith LLC, Torie & Elisa Chapmon, Jeremy & Kendraith Wayne, Estate of Mary Ross Murray, PP&I LLC, Darla Harkey and Bonnie Amble from General Commercial (C-2) and Office-Institutional (O-I) Zoning Designations to Planned Unit Development-Conditional Zoning (PUD-CZ) 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 3.3.5 of the Kannapolis UDO, the Planning and Zoning Commission makes the following findings in support of and in analysis of the rezoning:

1. The size of the tract in question.

The size of the subject tracts is approximately 53 +/- combined acres.

2. Does the proposal conform with and further the goals and policies of the Land Use Plan, other adopted plans, and the goals, objectives, and policies of this Ordinance?

This property is located in the “Primary Activity Interchange” Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The Character Areas allows for

a mixture of uses including but not limited to retail, office, multifamily residential, light manufacturing, and single family attached residential product types. The proposed use is therefore in conformance with the goals and policies of the 2030 Plan.

3. Is the proposed rezoning compatible with the surrounding area?

The subject properties are surrounded by a mixture of non-residential and residential uses, with some commercial, multifamily and institutional uses nearby.

4. Will there be adverse effects on the capacity or safety of the portion of street network influenced by the rezoning?

A Traffic Impact Analysis is required for this rezoning. The applicant has acquired the services of a traffic study consultant to provide this analysis. The applicant will update the status of this study at the hearing.

5. Will there be parking problems?

A full site plan shall be submitted to comply with all parking requirements of the UDO.

6. Will there be environmental impacts that the new use will generate, such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances?

The proposed project lies within the Lake Concord Watershed Protected and Critical Areas. The maximum impervious for the protected area with the issuance of a Special Intensity Allocation shall not exceed 70% and for the critical area shall not exceed 50%. The development will be required to conform to all applicable local, state, and federal environmental regulations.

7. Has there been any change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, and development?

The character of this area has changed over time as a result of the four lane Dale Earnhardt Boulevard and surrounding growth, as well as the proximity to Exit 60 off Interstate 85. Redevelopment of this area has been anticipated.

8. Is there compliance with the adequate public facilities criteria?

There is public infrastructure available to the property or within close proximity, which will be extended to serve the development. Sanitary sewer service is subject to allocation based upon sewer treatment capacity.

9. What are the zoning districts and existing land uses of the surrounding properties?

There is a mix of zoning districts present in this immediate area. Properties to the south and west are zoned C-2 Commercial and RC Residential Compact; properties to the west are also zoned PUD Planned Unit Development, RV Residential Village, and OI Office Institutional; properties to the north are zoned OI and RM-2 Residential Medium Density; and properties to the east are zoned RM-2, OI, and C-2.

10. Is the subject property suitable for the uses to which it has been restricted under the existing zoning classification?

The property is zoned C-2 and OI. A rezoning is required in order to develop a Planned Unit Development, which incorporates a variety of uses. The requested rezoning will best allow for the desired uses for this area.

11. Is the zoning compatible with the adjacent neighborhood, especially residential neighborhood stability and character?

The proposed mixed use is compatible with the existing and proposed land uses in the area.

12. What length of time has the subject property remained vacant as zoned?

N/A.

13. Is there an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs?

There are parcels in the surrounding area that would be sufficient to accommodate future zoning and community needs.

14. Was the existing zoning in error at the time of adoption?

No.

NOW, THEREFORE BE IT RESOLVED by the City of Kannapolis Planning and Zoning Commission that the above referenced property, as shown on the site plan submitted to the City, be rezoned General Commercial (C-2) and Office-Institutional (O-I) Zoning Designations to Planned Unit Development-Conditional Zoning (PUD-CZ) Zoning Designation, subject to the following conditions:

1. The permitted uses allowed by this rezoning shall include the uses, densities and intensities as shown on the master plan approved with this rezone.
2. A Final Site Plan, in compliance with all applicable City UDO standards, shall be submitted to and approved by City Staff prior to issuance of a Zoning Clearance Permit.
3. Comply with current Land Development Standards Manual
4. All road intersections on where development has access and/or street frontage shall be approved by the City.
5. The Developer shall construct traffic improvements as required by the Traffic Impact Analysis approved with this rezoning.
6. The lane widths, sidewalks, pavement structure, road alignment, and road grades shall be constructed to current City standards.
7. Roads and parking lots shall comply with all Fire Codes and Autoturn templates for SU-30 and Bus-45 (mimics ladder truck) shall be used.
8. Streams and wetlands shall be identified by a qualified person and all buffers shown in accordance with Article 4 of the Kannapolis UDO. Construction of buildings, roads, and other structures must comply with AE Zone & RSOD Buffer requirements or be relocated.
9. A Stormwater Management Permit will be required for this Development in accordance with Article 9 of the Kannapolis UDO. Easements, maintenance agreements and viable access shall be provided for all stormwater structures and SCM's. Stormwater SCM's cannot be constructed in the undisturbed buffer.

10. All water and sewer mains shall be publicly maintained and located within a public right-of-way or utility easement. The water and sewer mains shall be located in the roadway under the pavement per the City's Typical Section Utility Layout, LDSM Detail 301.
11. Easements for Sanitary Sewer lines, Water lines and Storm Sewer pipes need to be a minimum of 20-feet wide. Additional width may be required depending on the depth of the line. Sanitary sewer lines and storm sewer lines shall be located within Common Open Space (easements centered on property lines shall not be permitted). Viable access shall be provided along all easements with a grade no greater than 15% for maintenance vehicles and cross slopes shall not exceed 5%.
12. The Fire Department shall approve locations of all hydrants
13. Additional Engineering and Fire comments are anticipated based on the latest version of the Master Plan.

Adopted this the 18th day of January 2022

Chris Puckett, Chairman
Planning and Zoning Commission

Attest:

Pam Scaggs, Recording Secretary
Planning and Zoning Commission