



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

**June 20, 2023 at 6:00 pm**

**Agenda**

- 1. Call to Order**
- 2. Roll Call and Recognition of Quorum**
- 3. Approval of Agenda**
- 4. Approval of Minutes – April 18, 2023**
- 5. Public Hearing**
  - a. Conditional Zoning Map Amendment - CZ-2023-03 – 429 Central Ave**

Public Hearing to consider a request to rezone a portion of property located at 429 Central Ave. from a Residential 8 (R8) zoning district to a Center City-Conditional Zoning (CC-CZ) zoning district. The subject property is approximately a 0.77 +/- portion of a 14.25 +/- acre parcel and further identified as Cabarrus County Parcel Identification Number 56133894130000.
  - b. Conditional Zoning Map Amendment - CZ-2023-04 – HCP Kannapolis Crossing**

Public Hearing to consider a request to rezone twenty-seven (27) properties located on Old Beatty Ford Road from Rowan County Rural Agricultural (RA) zoning district to City of Kannapolis Planned Unit Development-Conditional Zoning (PUD-CZ) zoning district to be combined with the existing adjacent PUD (Kannapolis Crossing) mixed-use development. The subject properties are approximately 176.034 +/- combined acres and further identified as Rowan County Parcel Identification Numbers 139 047, 139 021, 139 072, 139 052, 139 060, 138 009, 139 022, 139 028, 139 020, 139 057, 139 054, 139 026, 139 005, 139 004, 139 078, 139 048, 139 070, 139 036, 139 073, 139 01201, 139 083, 139 044, 139 059, 138 068, 139 050, 139 069 and 138 007.
  - a. Watershed Review Board**
    - a. Special Intensity Allocation – SIA-2023-01 – Overlook 85**

Consider a request for a Special Intensity Allocation (SIA) for the properties associated with the Kannapolis Crossing Development located on Old Beatty Ford Road. The subject properties are further identified as Rowan County Parcel Identification Numbers 139 047, 139 021, 139 072, 139 052, 139 060, 138 009, 139 022, 139 028, 139 020, 139 057, 139 054, 139 026, 139 005, 139 004, 139 078, 139 048, 139 070, 139 036, 139 073, 139 01201, 139 083, 139 044, 139 059, 147 025, 147 144, 138 068, 139 050, 139 069, 138 007, 147 025, 147 144, 135 068 and a portion of 135 068 and are approximately 343.2 +/- combined acres.
  - b. Recommendation to City Council:**
    - a. Comprehensive Plan Amendment – CPA-2023-01 – Kannapolis Crossing**

Consider a recommendation to City Council regarding an amendment to the Move Kannapolis Forward 2030 Comprehensive Plan “Future Land Use and Character Map” designation of properties adjacent to the Kannapolis Crossing Development located in the area of Old Beatty Ford Rd. and Interstate 85.

**b. Comprehensive Plan Amendment – CPA-2023-02 – Dale Earnhardt Boulevard**

Consider a recommendation to City Council regarding an amendment to the Move Kannapolis Forward 2030 Comprehensive Plan “Future Land Use and Character Map” designation of properties located along Dale Earnhardt Boulevard from the Coach Street area to the Spring Street area.

**c. Comprehensive Plan Amendment – CPA-2023-03 – Irish Glen**

Consider a recommendation to City Council regarding an amendment to the Move Kannapolis Forward 2030 Comprehensive Plan “Future Land Use and Character Map” designation of the area near 1200 West C Street and Irish Glen Drive.

**d. Comprehensive Plan Amendment – CPA-2023-04 – Trinity Church Road**

Consider a recommendation to City Council regarding an amendment to the Move Kannapolis Forward 2030 Comprehensive Plan “Future Land Use and Character Map” designation of properties located at 2347, 2343, 2337, 2221, 2219 and 2215 Trinity Church Rd.

**b. Planning Director Update**

**c. Other Business**

**d. Adjourn**





**Planning and Zoning Commission  
June 20, 2023, Meeting  
Staff Report**

**TO:** Planning and Zoning Commission  
**FROM:** Richard Smith, Planning Director  
**SUBJECT:** Case #CZ-2023-03  
**Conditional Zoning Map Amendment**  
**Applicant: Long Ridge Development Properties, LLC**

Request to conditionally rezone a portion of the property located at 429 Central Avenue to allow for seven (7) single-family detached dwellings.

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

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

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

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

**C. Background & Project Overview**

The applicant, Long Ridge Development Properties, LLC, is proposing to rezone a 0.77 +/- portion of approximately 14.25 +/- acres of property located at 429 Central Ave. from R-8 (Residential 8) to CC-CZ (Center City - Conditional Zoning) zoning district to accommodate the development of seven (7) single-family detached dwellings. As shown on the rezoning site plan, the additional lots would have frontage along Vance Avenue with a proposed right-of-way and automobile access to the rear of the homes. This design is identical to the existing Bellwood Place across Vance Street. The proposed Conditional Rezoning would be considered "Phase II" of that project which was recently completed. The subject property is further identified as Cabarrus County Parcel Identification Number 56133894130000.

**D. Fiscal Considerations**

None

## E. Policy Issues

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

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

The portion of the property which is the subject of this amendment request is mostly within the “Urban Residential” Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. This Character area lists single-family detached residential as a primary use. Therefore, the proposed use(s) is consistent with the goals and objectives of the Plan. There is a small portion of the back of the property within the “Downtown Center” Character Area. The future land use map designations are not rigid to the point that this is an issue for the request being considered at this location.

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

No. The property is currently vacant.

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

No, the applicant is requesting the Center City designation for more flexibility with lot size, setbacks, and density consistent with the surrounding area and Comprehensive Plan.

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

Yes, the proposed use of the property is consistent with existing land uses and character of the neighborhood.

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

Yes, there are no anticipated traffic concerns. There is a proposed sidewalk along Vance Street with access to the rear of the houses to be provided via a right-of-way.

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

Yes, the proposed development is a suitable transition between single and multi-family residential uses.

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

There are no negative environmental impacts anticipated. The proposed development will be required to conform to all applicable local, state, and federal environmental regulations.

## **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 in the “Urban Residential” Character Area as designated in the *Move Forward 2030 Comprehensive Plan*. This Character area includes residential and civic uses. The proposed use(s) of single-family detached dwellings is consistent with the goals and objectives of the 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.

## **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 Conditional Zoning Map Amendment Case #CZ-2023-03:**

1. The permitted uses allowed by this rezoning shall only include single-family detached residential uses as shown on the conceptual site plan approved with this rezoning.
2. A Final Site Plan, in compliance with all applicable KDO 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.

### **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-2023-03, 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 in the “Urban Residential” Character Area as designated in the *Move Forward 2030 Comprehensive Plan*. This Character area includes residential and civic uses. The proposed use(s) of single-family detached dwellings is consistent with the goals and objectives of the 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.*

2. **Should the Commission choose to approve Case #CZ-2023-03, 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-2023-03, 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-2023-03 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-2023-03, 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:**

- City Attorney
- Assistant City Manager





## 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: 429 CENTRAL AVE

Applicant: LONG RIDGE DEVELOPMENT PROPERTIES, LLC

Proposed development: 7 SINGLE FAMILY 'DOWNTOWN' HOMES

### SUBMITTAL CHECKLIST

- Pre-Application Meeting – send an email to [planreviewappointment@kannapolisnc.gov](mailto: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 (Table 2.4.F(2) of the Kannapolis Development Ordinance [KDO]).

**Review Process:** All applications will be reviewed for compliance and then forwarded to the Planning and Zoning Commission for consideration at a public hearing which is held monthly on the 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: 

Date: 5/15/2023





## CONDITIONAL ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

### Applicant Contact Information

Name: LONG RIDGE DEVELOPMENT PROPERTIES

Address: 206 OAK AVE  
KANNAPOLIS NC 28081

Phone: (704) 937-7076

Email: JOSHUA@LONGRIDGEDEVELOPMENT.COM

### Property Owner Contact Information same as applicant

Name: LONG RIDGE DEVELOPMENT PROPERTIES

Address: 206 OAK AVE  
KANNAPOLIS NC 28081

Phone: (704) 937-7076

Email: JOSHUA@LONGRIDGEDEVELOPMENT.COM

### Project Information

Project Address: 429 CENTRAL AVE

Parcel: 5613389413 # of parcels: 7 Approx. size of parcels: .09  
(attach separate list if necessary)

Current Zoning Designation: R9 Requested Zoning Designation: CC

Reason for map amendment: INCREASED DENSITY FOR SINGLE FAMILY DEVELOPMENT

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.**

[Signature]  
Applicant Signature

5/15/23  
Date

[Signature]  
Property Owner Signature

5/15/23  
Date





# Vicinity Map

Case Number: CZ-2023-03

Applicant: Long Ridge Development and Properties

429 Central Ave



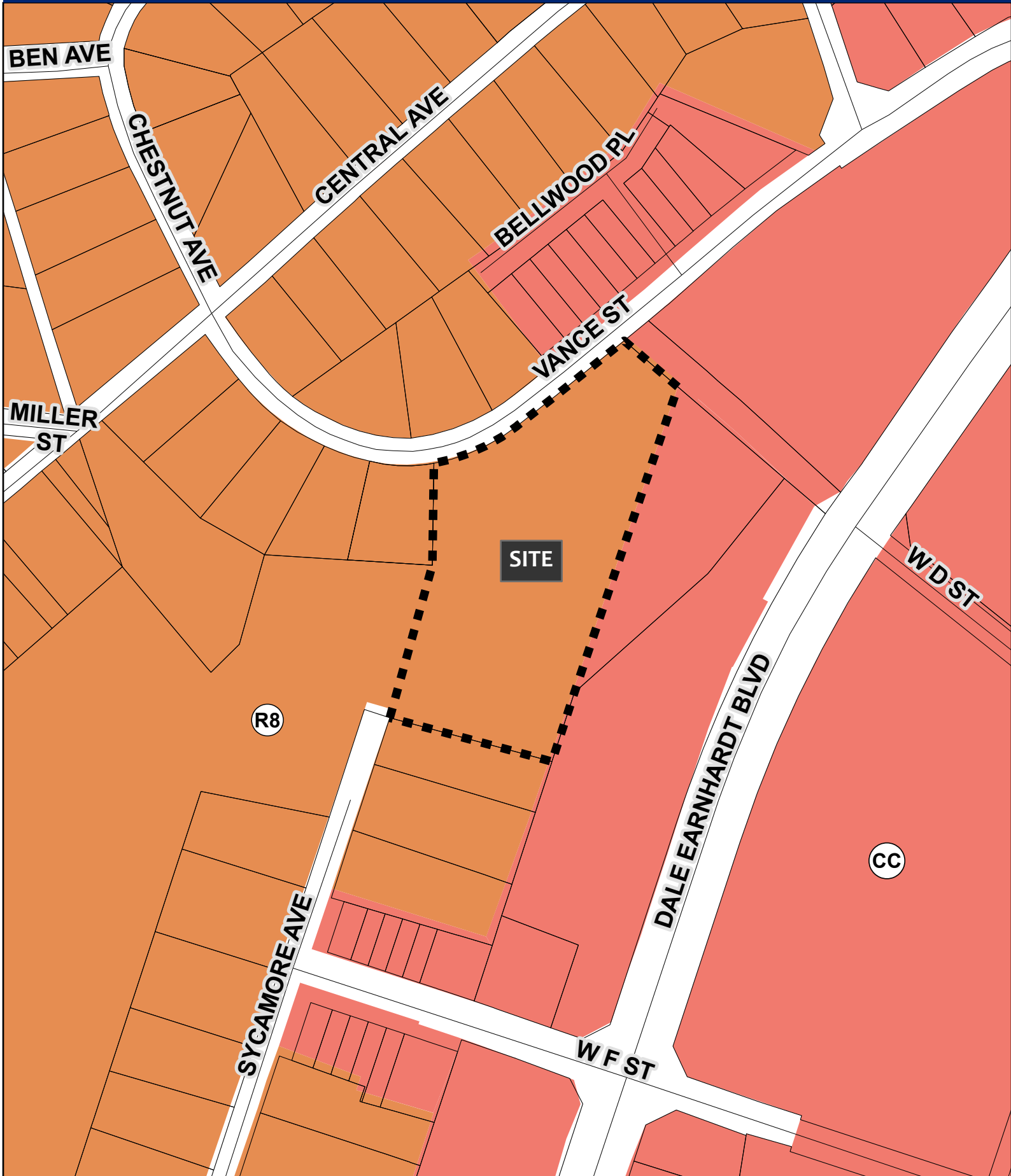




# Kannapolis Current Zoning

Case Number: CZ-2023-03

Applicant: Long Ridge Development and Properties  
429 Central Ave





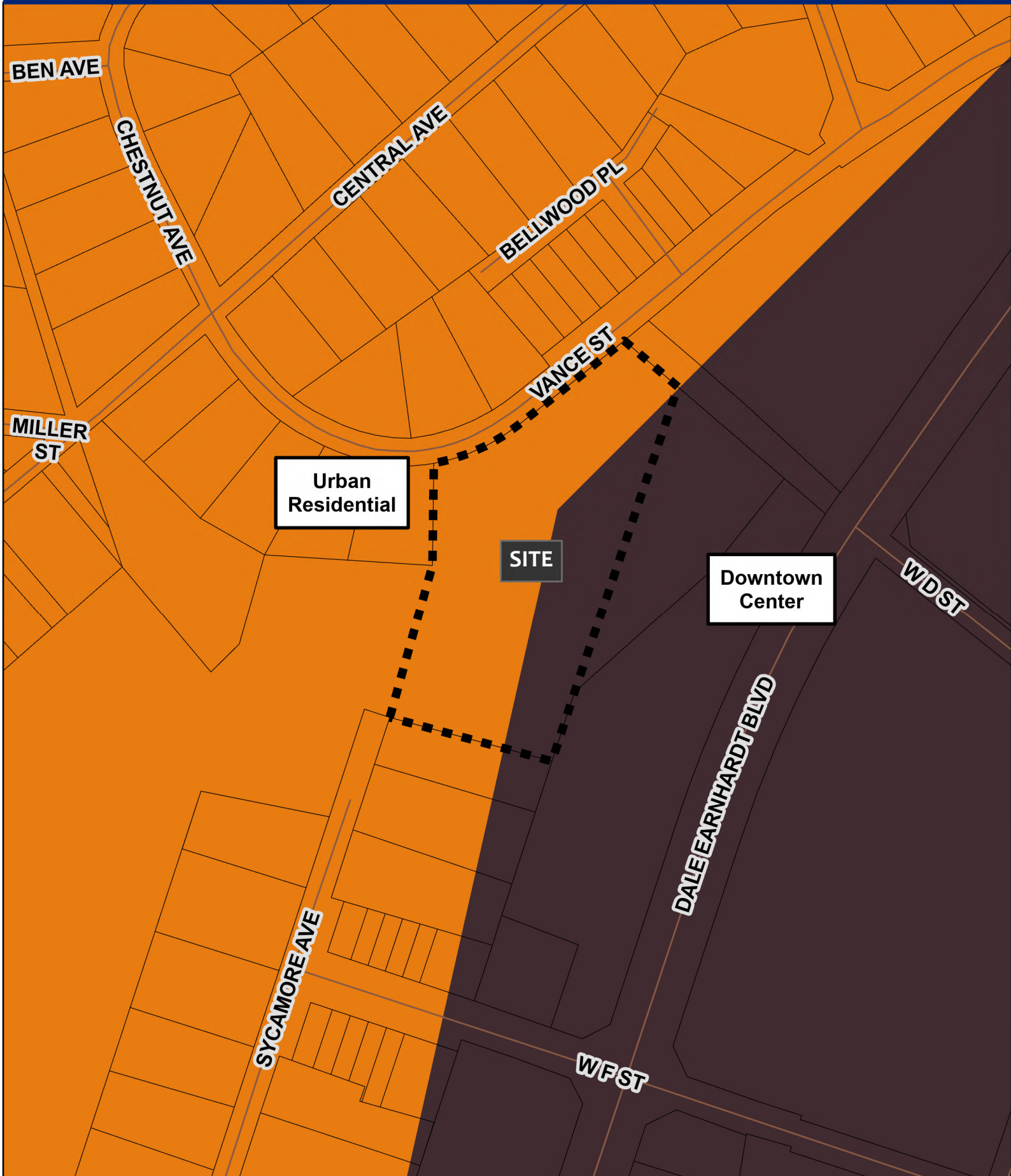


# Kannapolis 2030 Future Land Use Map

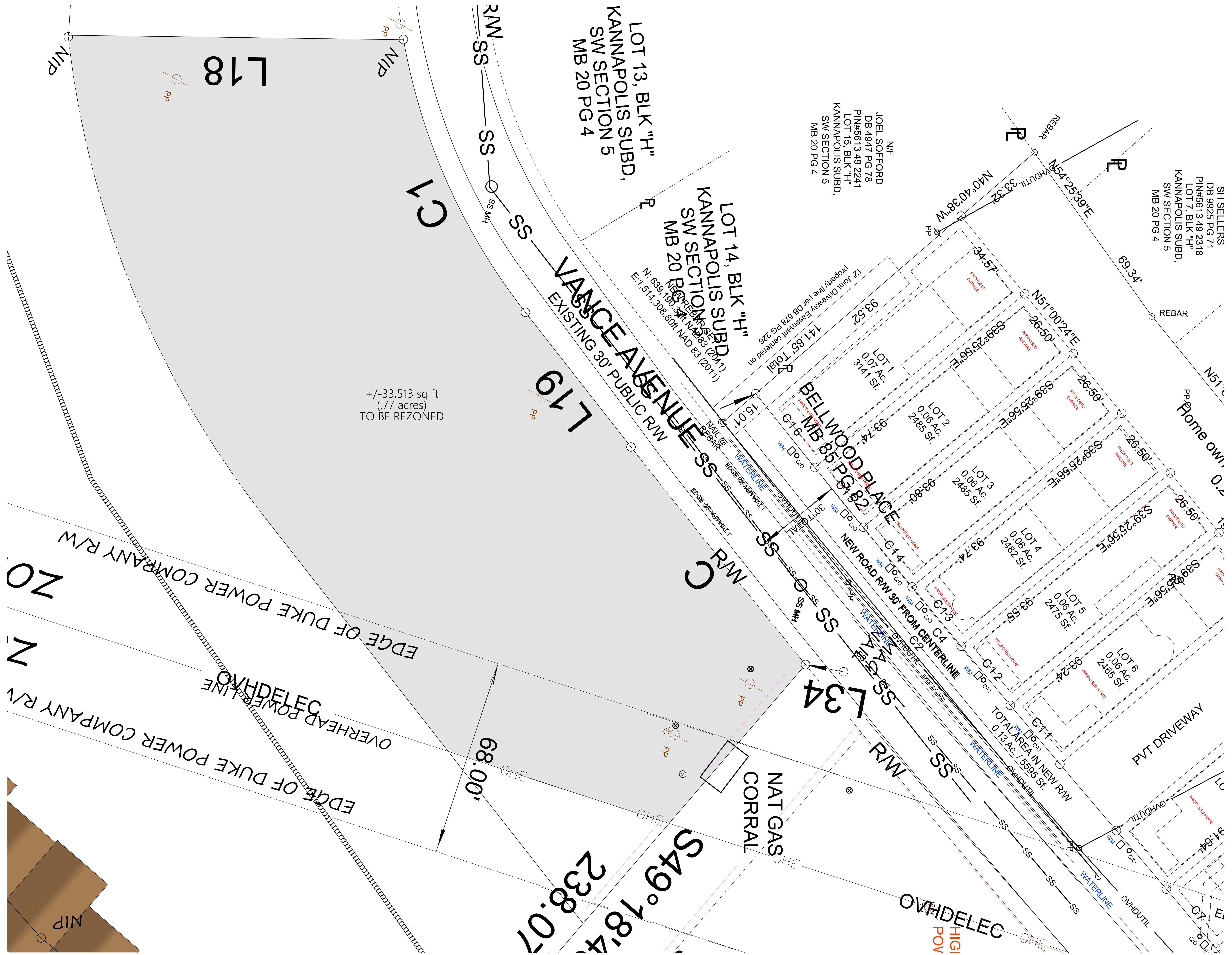
Case Number: CZ-2023-03

Applicant: Long Ridge Development and Properties

429 Central Ave







LOT 13, BLK "H",  
KANNAPOLIS SUBD,  
SW SECTION 5  
MB 20 PG 4

N/E  
JOEL SOFFORD  
DB 4947 PG 78  
PIN#5613.49.2241  
LOT 15, BLK "H",  
KANNAPOLIS SUBD,  
SW SECTION 5  
MB 20 PG 4

SH SELLERS  
DB 9925 PG 71  
PIN#5613.49.2318  
LOT 7, BLK "H",  
KANNAPOLIS SUBD,  
SW SECTION 5  
MB 20 PG 4

LOT 14, BLK "H",  
KANNAPOLIS SUBD,  
SW SECTION 5  
MB 20 PG 4

BELLWOOD PLACE  
MB 85 PG 82

TOTAL AREA IN NEW RW  
IS 5955 SF  
0.13 AC / 5595 SF

Vance St.  
KANNAPOLIS, NC



ANY REPRODUCTION, ALTERATION, OR  
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PROJECT, WITHOUT THE WRITTEN  
CONSENT OF LONG RIDGE DEVELOPMENT &  
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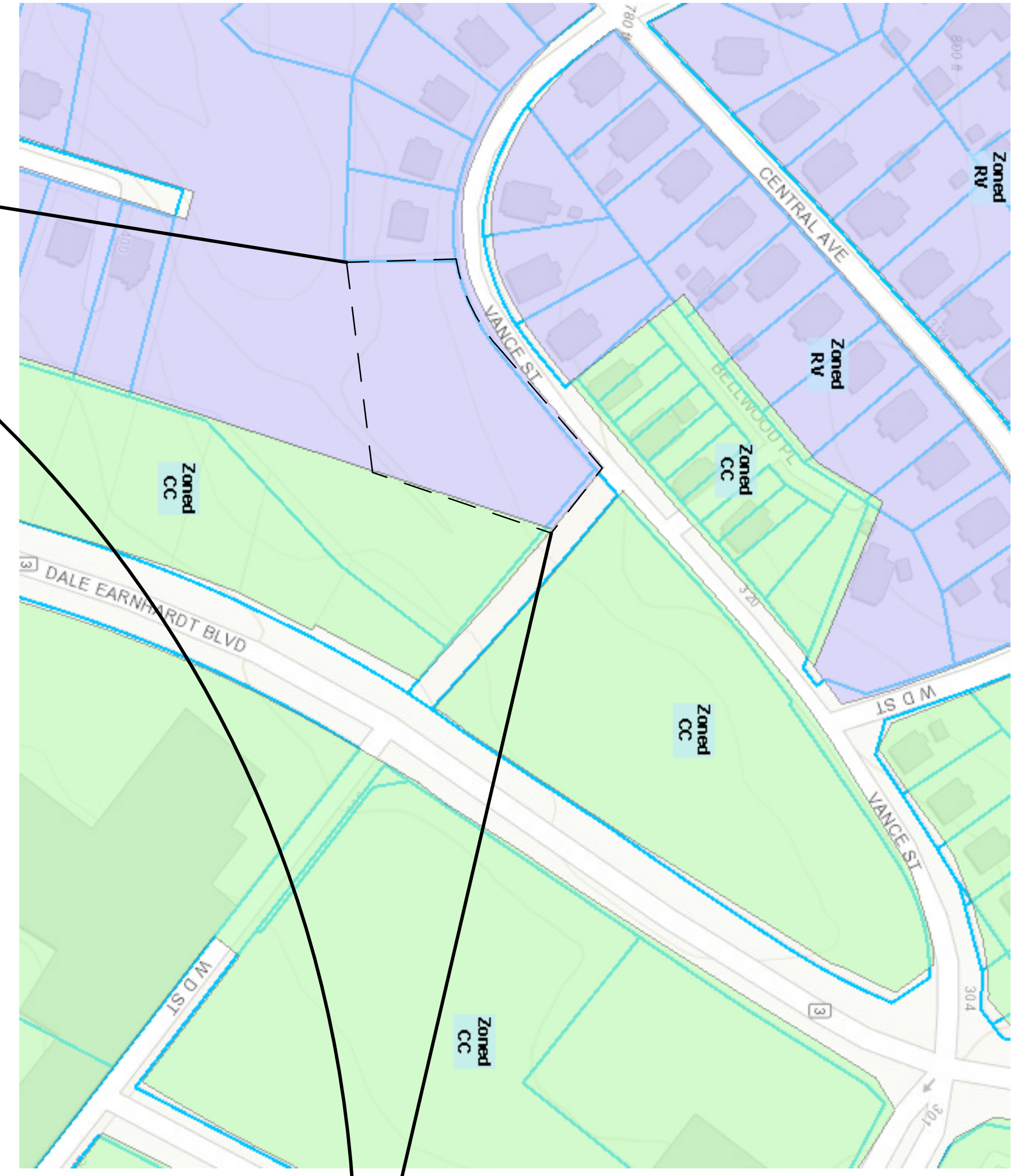
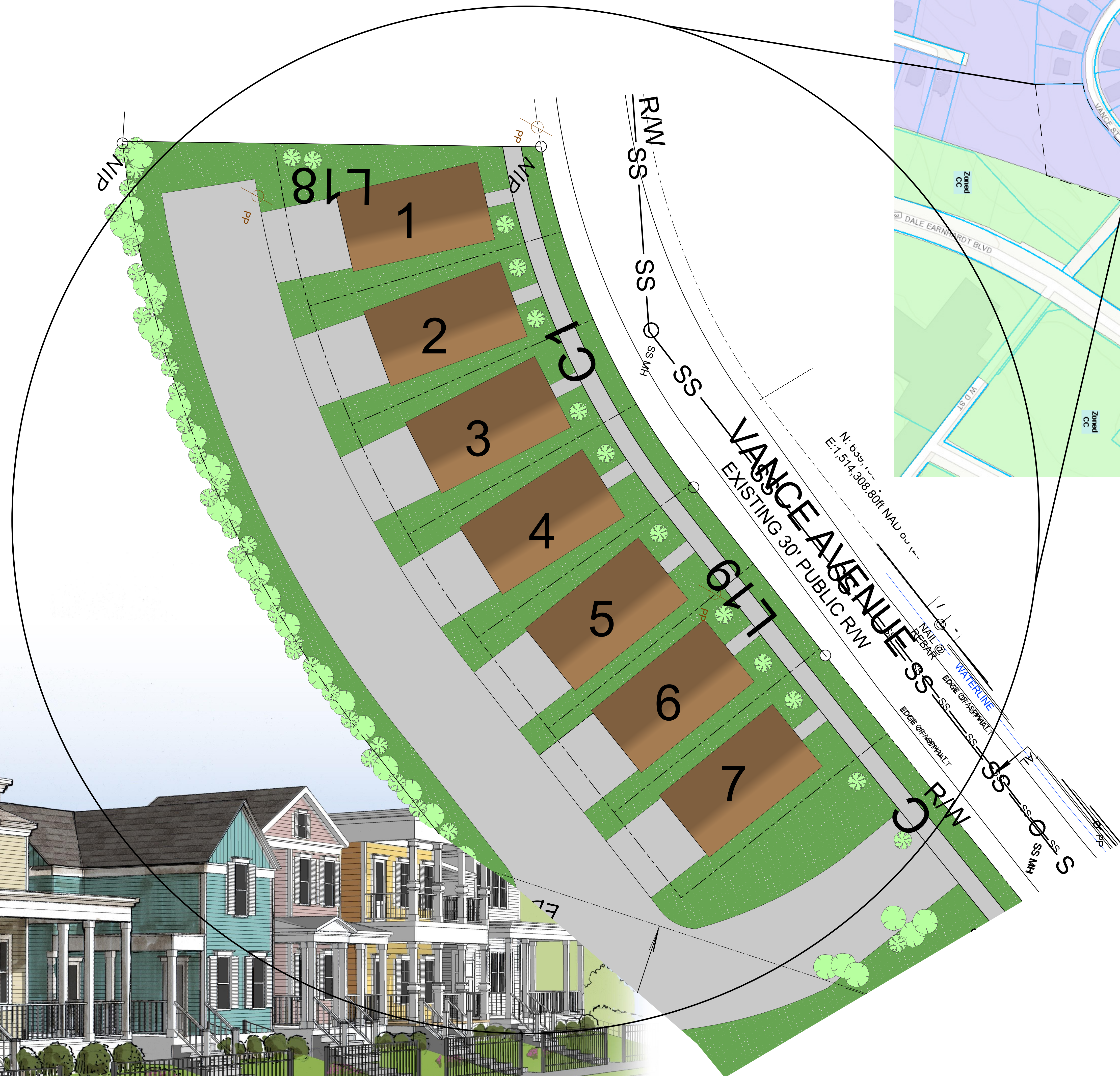
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LLC. ANY LISTED ROOM SIZES ARE CONSIDERED  
APPROXIMATE.

PLANNING  
PURPOSES ONLY  
NOT FOR  
CONSTRUCTION

- Date: 5/24/2023
- Revisions:
- Drawn By: JRM
- Sheet: CV1.0

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Vance St.  
KANNAPOLIS, NC



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PLANNING PURPOSES ONLY  
NOT FOR CONSTRUCTION

- Date: 5/16/2023
- Revisions:
- Drawn By: JRM
- Sheet: CV1.2

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206 Oak Ave

Kannapolis NC 28081

Dear Sir or Madam:

Long Ridge Development & Properties, LLC would like to invite you to a public discussion forum about the rezoning of property along Vance Street in Kannapolis. This meeting will involve a presentation about a plan for a proposed residential development along Vance Street and will address issues that have prompted an application for rezoning of the area. The proposal is for the development area to be rezoned from "R8" to a "Center City" zoning designation.

Areas impacted are along Vance Street.

The meeting will start promptly at 10:30 am on June 16<sup>th</sup> 2023, and it will be held at the Long Ridge Development & Properties office located at 206 Oak Avenue, Kannapolis, NC 28081. (The public is encouraged to attend, as there will be time allotted for feedback from residents in the impacted area.

Sincerely,

Long Ridge Development & Properties LLC



PO Box 27283
Richmond, VA 23261-7283

Order Confirmation

Order# 0000837550

Client: CITY OF KANNAPOLIS
Phone: 7049204300

Payor : CITY OF KANNAPOLIS
Phone: 7049204300

Account: 3143368
Address: BRIDGETTE BELL
KANNAPOLIS NC 28081

Account: 3143368
Address: BRIDGETTE BELL
KANNAPOLIS NC 28081

Sales Rep aboan
Acct Rep aboan
Ordered By Pam

Fax: 7049337463
EMail: ap@kannapolisnc.gov

Total Amount \$635.00

Payment Amount \$635.00

Amount Due \$0.00

Tax Amount: 0.00

Payment Meth: Credit - Debit Card

Tear Sheets 0
Proofs 0
Affidavits 1
PO Number:

Ad Number 0000837550-01
Ad Type CLS Liner
Ad Size 2 X 50 li
Color \$0.00

Production Method
AdBooker (liner)

Production Notes

Product and Zone CON Independent Trib
Placement C-Announcements
Position General-Spec Notice
# Inserts 2
Run Schedule Invoice Text: NOTICE OF PUBLIC HEARING 401 Laureate Way,
Run Dates 6/ 9/2023, 6/16/2023

Product and Zone NCC Online
Placement C-Announcements
Position General-Spec Notice
#
Run Schedule Invoice Text: NOTICE OF PUBLIC HEARING 401 Laureate Way,
Run Dates 6/ 9/2023, 6/10/2023, 6/11/2023, 6/12/2023, 6/13/2023, 6/14/2023, 6/15/2023

TagLine: NOTICEOFPUBLICHEARING401LAUREATEWAYKANNAPOLISNCPLANNINGZC
YJUNE2023AT600PMCONDITIONALZONINGMAPAMENDMENT



NOTICE OF PUBLIC HEARING
401 Laureate Way, Kannapolis, NC

Planning & Zoning Commission
Monday June 20, 2023 at 6:00 pm

Conditional Zoning Map Amendment - CZ-2023-03 - Public Hearing to consider a request to rezone a portion of property located at 429 Central Ave. from a Residential 8 (R8) zoning district to a Center City-Conditional Zoning (CC-CZ) zoning district. The subject property is approximately a 0.77 +/- portion of a 14.25 +/- acre parcel and further identified as Cabarrus County Parcel Identification Number 56133894130000.

Conditional Zoning Map Amendment - CZ-2023-04 - Public Hearing to consider a request to rezone seventeen (17) properties located on Old Beatty Ford Road from Rowan County Rural Agricultural (RA) zoning district to City of Kannapolis Planned Unit Development-Conditional Zoning (PUD-CZ) zoning district to be combined with the existing adjacent PUD (Kannapolis Crossing) mixed-use development. The subject properties are approximately 176.034 +/- combined acres and further identified as Rowan County Parcel Identification Numbers 139 047, 139 021, 139 072, 139 052, 139 060, 138 009, 139 022, 139 028, 139 020, 139 057, 139 054, 139 026, 139 005, 139 004, 139 078, 139 048, 139 070, 139 036, 139 073, 139 01201, 139 083, 139 044, 139 059, 138 068, 139 050, 139 069 and 138 007.

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: June 9, 16, 2023

AcctName1	MailAddr1	MailCity	MailState	MailZipCod
DENNIS & BETTY ARRUFAT	332 VANCE AVE	KANNAPOLIS	NC	28081
BELLWOOD PLACE HOMEOWNERS ASSOCIATION INC	202 OAK AVE	KANNAPOLIS	NC	28081
DAVID BLAKE	2109 YADKIN AVE	CHARLOTTE	NC	28205
BOWTIE PROFESSIONAL LLC	2031 SPEEDWELL CT	CHARLOTTE	NC	28213
ZACKARY BRIGGS	337 VANCE AVE	KANNAPOLIS	NC	28081
BRANDON & KENDALL BURRIS	61 TERRYTOWN ST	CONCORD	NC	28025
WILLIAM A CONGER	P O BOX 966	HUNTERSVILLE	NC	28070
DAVID MILLER REALTY & INVESTMENT INC.	1640 DALE EARNHARDT BLVD	KANNAPOLIS	NC	28083
ANDREA Y GUERRERO	3120 BELLWOOD PL	KANNAPOLIS	NC	28081
TIMOTHY & ERIN HYMAN	5660 N OAKMONT ST	KANNAPOLIS	NC	28081
KANNAPOLIS HOUSING LLC	1120 20TH ST NW STE 720	WASHINGTON	DC	20036
GAIL A KARRIKER	2240 FLAT ROCK RD	CHINA GROVE	NC	28023
LONG RIDGE DEVELOPMENT & PROPERTIES LLC				
ATTN: JOSHUA MASTERS	206 OAK AVE	KANNAPOLIS	NC	28081
STEPHEN & VALERIE MANN	3110 BELLWOOD PL	KANNAPOLIS	NC	28081
NOE FERNANDEZ MOYA & MA ROSA HERNANDES PEREZ	331 CENTRAL AVE	KANNAPOLIS	NC	28081
R E INTEL INC	335 VANCE AVE	KANNAPOLIS	NC	28081
SHANE SELLERS	3685 REID CIR	SHERRILLS FRD	NC	28673
SHERI L SINGSAAS	17703 NORTH SHORE CIR	CORNELIUS	NC	28031
JOEL & MINTA STOFFORD	906 BROOKMONT AVE	SALISBURY	NC	28146
ANN THORPE	3150 BELLWOOD PL	KANNAPOLIS	NC	28081
CURTIS & JANET VANCE	323 CENTRAL AVENUE	KANNAPOLIS	NC	28081
SIDNEY WATTS	329 CENTRAL AVE	KANNAPOLIS	NC	28081



KANNAPOLIS  
Planning

June 8, 2023

Dear Property Owner:

**Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Tuesday June 20, 2023 at 6:00 PM, at 401 Laureate Way, Kannapolis, NC for the following case:**

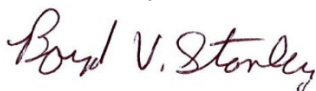
**CZ-2023-03 – Conditional Zoning Map Amendment – 429 Central Ave.**

The purpose of this Public Hearing is to consider a request to rezone a portion of property located at 429 Central Ave. from a Residential 8 (R8) zoning district to a Center City-Conditional Zoning (CC-CZ) zoning district. The subject property is approximately a 0.77 +/- portion of a 14.25 +/- acre parcel and further identified as Cabarrus County Parcel Identification Number 56133894130000 (see reverse side of this letter for a map showing the location of this property).

**As an abutting property owner, you are being notified of this public hearing in accordance with the requirements of the Kannapolis Development Ordinance. You are invited to attend the public hearing and will be provided an opportunity to speak to the Planning and Zoning Commission, if you believe it to be necessary for their decision making on this matter.**

If you have any questions about the public hearing or request, please do not hesitate to call the Planning Department at 704.920.4362 or [bstanley@kannapolisnc.gov](mailto:bstanley@kannapolisnc.gov).

Sincerely,



Boyd 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](mailto:tccline@kannapolisnc.gov) as soon as possible but no later than 48 hours before the scheduled event.

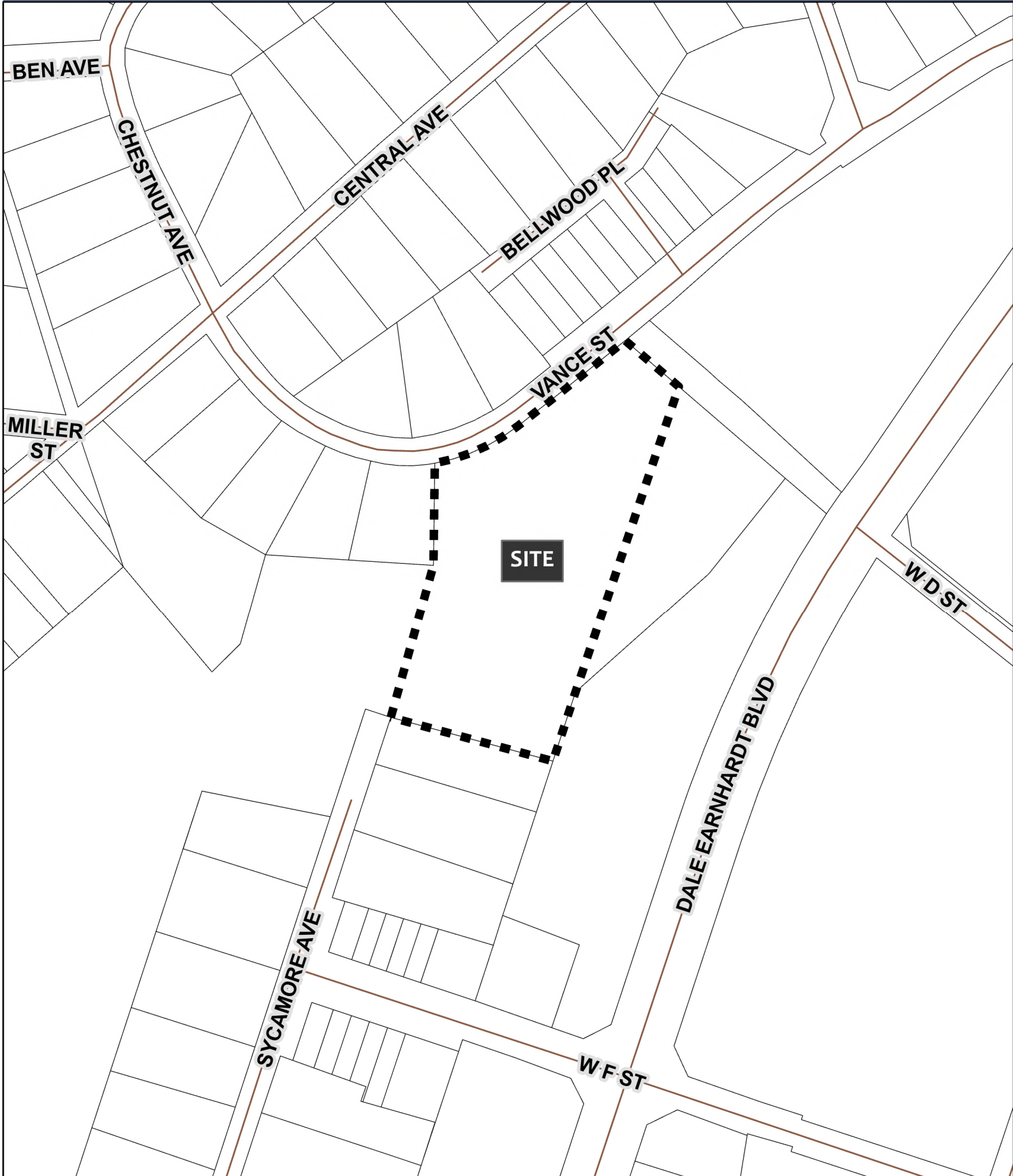


# Conditional Rezoning

Case Number: CZ-2023-03

Applicant: Long Ridge Development and Properties

429 Central Ave





City of KANNAPOLIS  
**PLANNING**  
**ZONING**  
**COMMISSION**  
PUBLIC HEARING  
INFORMATION  
CALL 704-920-4350  
CASE # CZ-2023-03





**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY  
WITH REGARD TO CASE #CZ-2023-03**

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

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

**WHEREAS**, on June 20, 2023 the Planning and Zoning Commission conducted a public hearing to consider a request to rezone a 0.77 +/- portion of approximately 14.25 +/- acres of property located at 429 Central Avenue, (Cabarrus County Parcel Identification Number 56133894130000) owned by Long Ridge Development & Properties, LLC, from City of Kannapolis Residential 8 (R8) to City of Kannapolis Center City-Conditional Zoning (CC-CZ) Zoning Designation.

**NOW, THEREFORE BE IT RESOLVED** *The Planning and Zoning Commission finds this rezoning consistent with the goals and policies of the Move Kannapolis Forward 2030 Comprehensive Plan, adopted by City Council, which designates this property as being in the “Urban Residential” Character Area as designated in the Move Forward 2030 Comprehensive Plan. This Character area includes residential and civic uses. The proposed use(s) of single-family detached dwellings is consistent with the goals and objectives of the 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.*

**Adopted this the 20th day of June 2023:**

---

Chris Puckett, Chairman  
Planning and Zoning Commission

**Attest:**

---

Pam Scaggs, Recording Secretary  
Planning and Zoning Commission



## **RESOLUTION TO ZONE**

**Case #CZ-2023-03**

**(0.77 +/- acre portion of property located at 429 Central Avenue)**

### **From City of Kannapolis Residential 8 (R8) to City of Kannapolis Center City-Conditional Zoning (CC-CZ) Zoning Designation**

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

**WHEREAS**, the Commission conducted a public hearing on June 20, 2023 for consideration of rezoning petition Case #CZ-2023-03 as submitted to the City of Kannapolis Planning Department; and

**WHEREAS**, the request was to rezone a 0.77 +/- portion of approximately 14.25 +/- acres of property located at 429 Central Avenue, (Cabarrus County Parcel Identification Number 5613894130000) owned by Long Ridge Development & Properties, LLC, from City of Kannapolis Residential 8 (R8) to City of Kannapolis Center City-Conditional Zoning (CC-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 2.5.A.(2).c of the Kannapolis Development Ordinance, the Planning and Zoning Commission makes the following findings in support of and in analysis of the rezoning:

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

The portion of the property which is the subject of this amendment request is mostly within the "Urban Residential" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. This Character area lists single-family detached residential as a primary use. Therefore, the proposed use(s) is consistent with the goals and objectives of the Plan. There is a small portion of the back of the property within the "Downtown Center" Character Area. The future land use map designations are not rigid to the point that this is an issue for the request being considered at this location.

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

No. The property is currently vacant.

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

No, the applicant is requesting the Center City designation for more flexibility with lot size, setbacks, and density consistent with the surrounding area and Comprehensive Plan.

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

Yes, the proposed use of the property is consistent with existing land uses and character of the neighborhood.

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

Yes, there are no anticipated traffic concerns. There is a proposed sidewalk along Vance Street with access to the rear of the houses to be provided via a right-of-way.

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

Yes, the proposed development is a suitable transition between single and multi-family residential uses.

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

There are no negative environmental impacts anticipated. The proposed development will be required to conform to all applicable local, state, and federal environmental regulations.

**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 City of Kannapolis Residential 8 (R8) Zoning Designation to City of Kannapolis Center City-Conditional Zoning (CC-CZ) Zoning Designation, subject to the following conditions:

1. The permitted uses allowed by this rezoning shall only include single-family detached residential uses use as shown on the conceptual site plan approved with this rezoning.
2. A Final Site Plan, in compliance with all applicable KDO 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.

**Adopted this the 20th day of June 2023:**

---

Chris Puckett, Chairman  
Planning and Zoning Commission

**Attest:**

---

Pam Scaggs, Recording Secretary  
Planning and Zoning Commission



**Planning and Zoning Commission  
June 20, 2023, Meeting  
Staff Report**

**TO:** Planning and Zoning Commission  
**FROM:** Richard Smith, Planning Director  
**SUBJECT:** Case #CZ-2023-04  
**Conditional Zoning Map Amendment**  
**Applicant: HCP Kannapolis Crossing Land Ventures, LLC**

Request to conditionally rezone twenty-seven (27) properties located south of Old Beatty Ford Road to be combined with the existing adjacent Kannapolis Crossing mixed-use development. (Note: Under Permit Choice provision, this request is being reviewed under the UDO standards since the project was underway prior to adoption of the KDO.)

**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, HCP Kannapolis Crossing Land Ventures, LLC, is proposing to rezone approximately 176.034 +/- acres of property located south of Old Beatty Ford Road from Rowan County Rural Agricultural (RA) zoning district to City of Kannapolis Planned Unit Development – Conditional Zoning (PUD-CZ) zoning district. The applicant intends to combine these properties with the existing and adjacent Kannapolis Crossing mixed-use development. The subject 27 properties are further identified as Rowan County Parcel Identification Numbers 139 047, 139 021, 139 072, 139 052, 139 060, 138 009, 139 022, 139 028, 139 020, 139 057, 139 054, 139 026, 139 005, 139 004, 139 078, 139 048, 139 070, 139 036, 139 073, 139 01201, 139 083, 139 044, 139 059, 138 068, 139 050, 139 069 and 138 007.

These properties were annexed into the City on May 22, 2023, and must therefore be assigned City zoning within sixty (60) days of annexation.

As shown on the preliminary site plan, which includes a Table of Uses, the existing and additional areas will be designated as light manufacturing/industrial, office and retail, warehousing, commercial, residential, and mixed-use development. The project is split into seven phases with Phases 1-5 being located on the southside of Old Beatty Ford Road and Phases 6 and 7 being on the northside of the road.

In addition to the proposed Table of Uses provided by the applicant, each phase is broken down in a legend on the rezoning plan with permitted uses and building square footages listed where applicable. Also, there are extensive Conditional Zoning Notes on the plan that are required for Planned Unit Development site and building design standards.

Depending upon if the proposed PUD is approved, the applicant has also made an application and request for Special Intensity Allocation in order to develop the site(s) with a higher percentage of impervious area as the properties are located within the Lake Fisher WS-IV PA (Protected Watershed) 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 properties is approximately 176 +/- 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?**

The property is in the "Primary Activity Center-Interchange" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. This Character area lists retail, office residential and industrial as both primary and secondary uses. Therefore, the proposed uses are consistent with the goals and objectives of the Plan.

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

Yes, the area is zoned for a mix of uses and access to major transportation corridors.

**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 recommended improvements, which have been reviewed and preliminarily accepted by NCDOT and the City, can be found in the TIA scoping document, which is reviewed at the development staff level.

**5. Will there be parking problems?**

A full site plan shall be submitted to comply with all parking requirements in 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?**

There are no negative environmental impacts, and 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 the area has changed the past several years, with the addition of the interchange and approved mixed-use development since annexation into the City.

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

There are adequate 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 RA and AG in Rowan County or PUD in the City of Kannapolis. The proposed mixed-use project integrates well with the surrounding area.

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

Yes, the proposed use provides a balance between the surrounding residential, industrial and commercial uses.

**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 in the “Primary Activity Center-Interchange” Character Area as designated in the Move Forward 2030 Comprehensive Plan. This Character area lists retail, office residential and industrial as both primary and secondary uses. Therefore, the proposed uses are consistent with the goals and objectives of the 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 uses are 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.

## **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 Conditional Zoning Map Amendment Case #CZ-2023-04:**

1. The permitted uses allowed by this rezoning shall only include warehousing, manufacturing/light industrial, commercial, retail, office, residential shown on the conceptual site plan approved with this rezoning.
2. NCDOT driveway permits shall be obtained for the proposed access.
3. A Final Site Plan, in compliance with all applicable KDO standards, shall be submitted to and approved by City Staff prior to issuance of a Zoning Clearance Permit.
4. Comply with current Land Development Standards Manual.

### **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-2023-04, 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 in the “Primary Activity Center-Interchange” Character Area as designated in the *Move Forward 2030 Comprehensive Plan*. This Character area lists retail, office residential and industrial as both primary and secondary uses. Therefore, the proposed uses are consistent with the goals and objectives of the 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 uses are 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.*

2. **Should the Commission choose to approve Case #CZ-2023-04, 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-2023-04, 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-2023-04 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-2023-04, 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 Attorney
- Assistant City Manager



## 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: \_\_\_\_\_

Applicant: \_\_\_\_\_

Proposed development: \_\_\_\_\_

### SUBMITTAL CHECKLIST

Pre-Application Meeting – send an email to [planreviewappointment@kannapolisnc.gov](mailto: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 (Table 2.4.F(2) of the Kannapolis Development Ordinance [KDO]).

**Review Process:** All applications will be reviewed for compliance and then forwarded to the Planning and Zoning Commission for consideration at a public hearing which is held monthly on the 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: \_\_\_\_\_

Date: \_\_\_\_\_



## CONDITIONAL ZONING MAP AMENDMENT APPLICATION

*Approval authority – Planning and Zoning Commission*

### Applicant Contact Information

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

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

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

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

### Property Owner Contact Information same as applicant

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

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

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

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

### Project Information

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

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

Current Zoning Designation: \_\_\_\_\_ Requested Zoning Designation: \_\_\_\_\_

Reason for map amendment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date

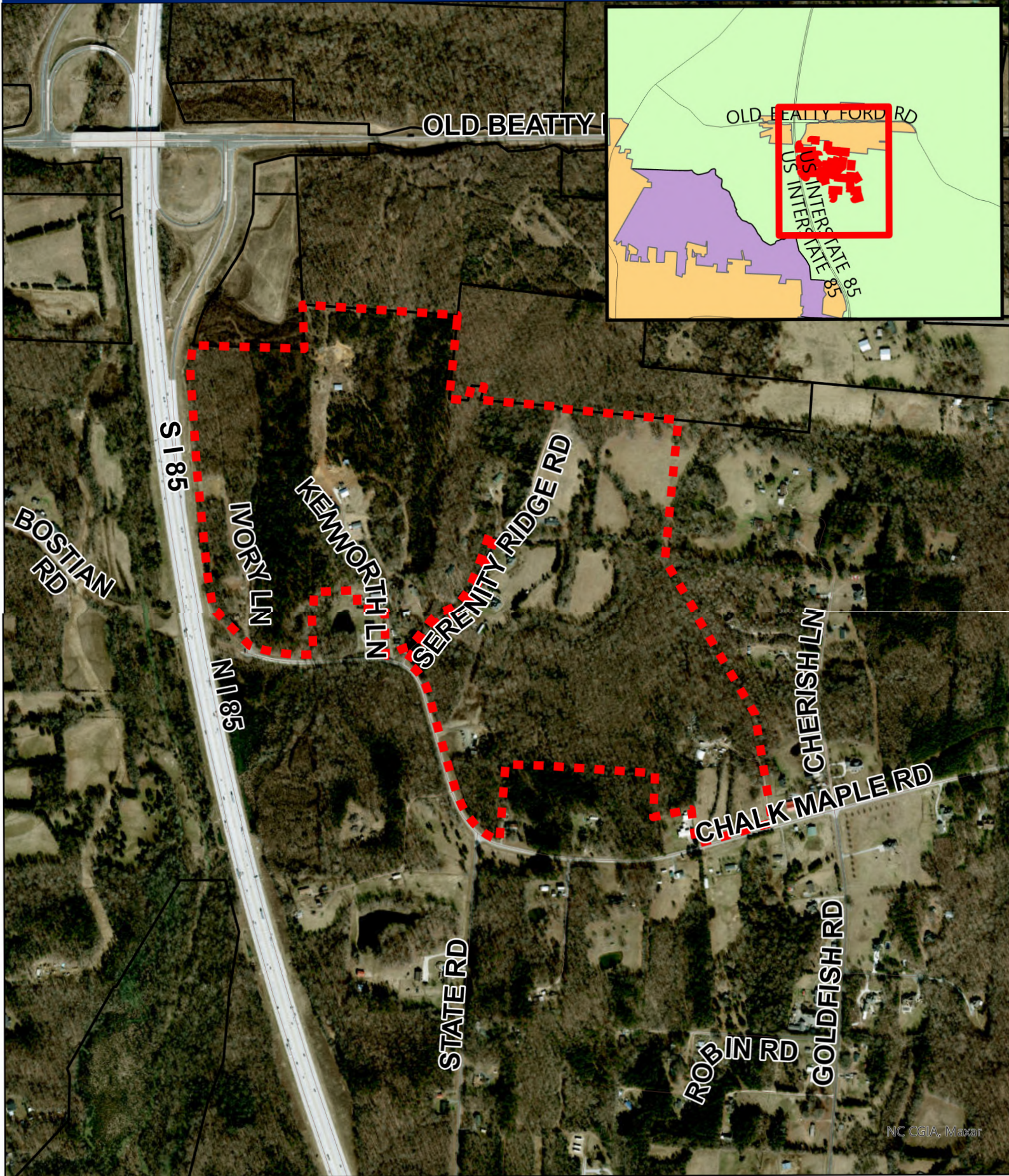




# Vicinity Map

Case Number: CZ-2023-04

Applicant: HCP Kannapolis Crossing Land Ventures, LLC  
Kannapolis Crossing



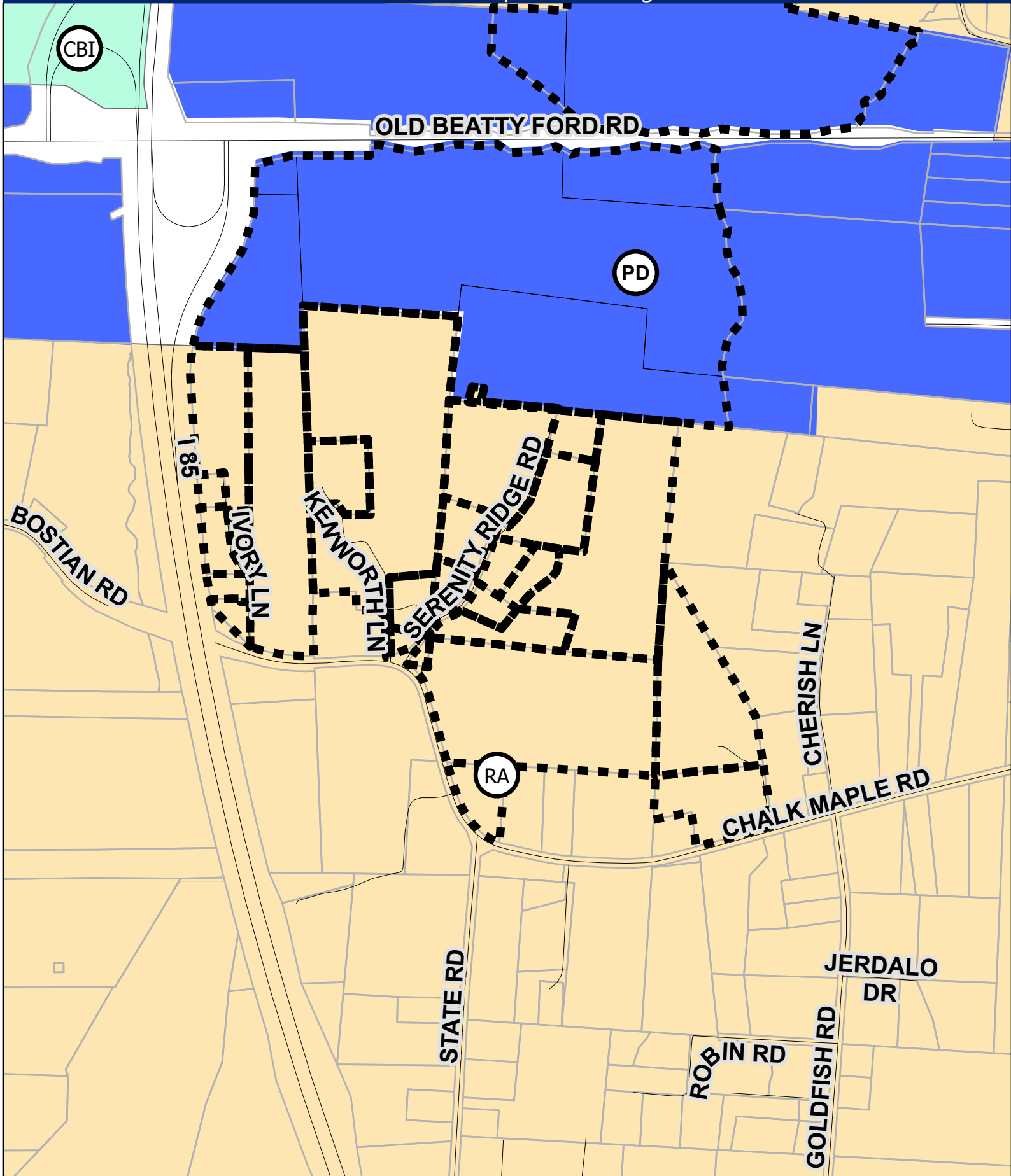




# Kannapolis Current Zoning

Case Number: CZ-2023-04

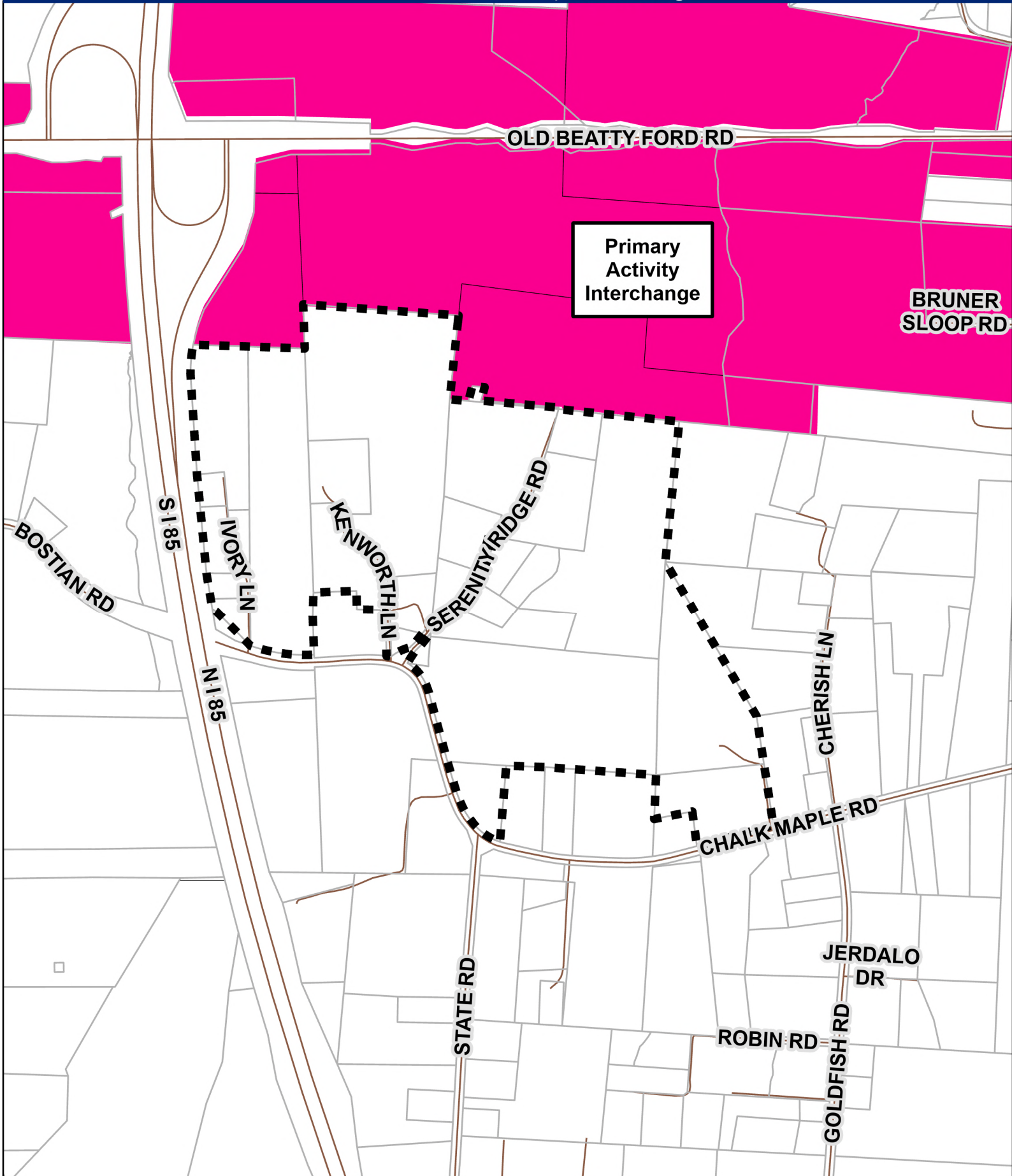
Applicant: HCP Kannapolis Crossing Land Ventures, LLC  
Kannapolis Crossing



# Kannapolis 2030 Future Land Use Map

Case Number: CZ-2023-04

Applicant: HCP Kannapolis Crossing Land Ventures, LLC  
Kannapolis Crossing











To: Neighboring Property Owners  
From: Mathias Linden and Edward Vinson, Developers  
RE: Notice of Community Meeting regarding Rezoning of +- 175 Acres Overlook 85 Planned Unit Development (PUD)

TAX PARCELS: 138 009; 139 004; 139 020; 139 021; 139 022; 139 026; 139 028; 139 036; 139 047; 139 048; 139 052; 139 054; 139 057; 139 060; 139 070; 139 072; 139 073; 139 078

APPLICANT: Hudson Capital Properties; HCP Kannapolis Crossing Land Ventures, LLC

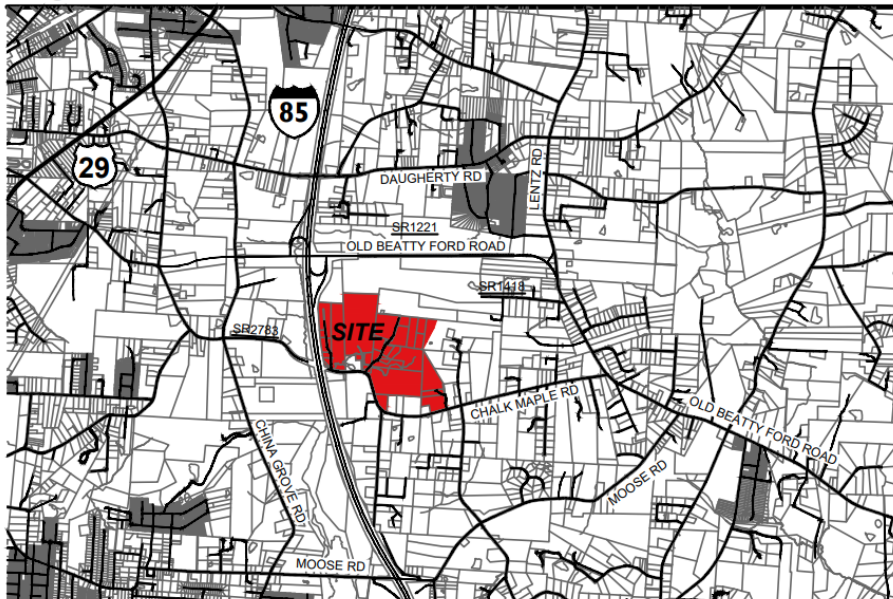
SITE: Northeast + Southeast Corners of Exit 65 (I-85) and Old Beatty Ford Rd.; Serenity Ridge Road; Ivory Lane; Kenworth Lane; Chalk Maple Road

DATE: June 2, 2023

This letter serves as written notice and RSVP of a rezoning community meeting that will be held on **Wednesday, June 7** at a coffee shop, **The French Express**, 1620 US-29, China Grove, NC 28023. The meeting will **promptly begin at 6:00pm** and end at 7:00pm that will include a presentation of the proposed development with ample time for questions and answers.

The site owner and applicant of the property, Hudson Capital Properties, is requesting to rezone +- 175 acres to Planned Unit Development (PUD) for a future mixed-use development consisting of commercial, retail, hotel, residential townhomes, and industrial (office/warehouse and office park) land uses. Below is the site location. Please feel free to contact us at [mlinden@hudsoncp.com](mailto:mlinden@hudsoncp.com) and [evinson@hudsoncp.com](mailto:evinson@hudsoncp.com) if you have any questions prior to the meeting. Thank you for your time and look forward to seeing you on Wednesday, June 7.

### VICINITY MAP NTS







PO Box 27283  
Richmond, VA 23261-7283

# Order Confirmation

Order# 0000837550

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

**Payor :** CITY OF KANNAPOLIS  
**Phone:** 7049204300

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

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

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

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

**Total Amount**                      \$635.00

**Payment Amount**                      \$635.00

**Amount Due**                              \$0.00

**Tax Amount:**                              0.00

**Payment Meth:**      Credit - Debit Card

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

**Ad Number**                      **Ad Type**                      **Ad Size**                      **Color**  
0000837550-01                      CLS Liner                      2 X 50 li                      \$0.00

**Production Method**  
AdBooker (liner)

**Production Notes**

**Product and Zone**                      **Placement**                      **Position**                      **# Inserts**  
CON Independent Trib                      C-Announcements                      General-Spec Notice                      2  
**Run Schedule Invoice Text:**      NOTICE OF PUBLIC HEARING 401 Laureate Way,  
**Run Dates**                      6/ 9/2023, 6/16/2023

**Product and Zone**                      **Placement**                      **Position**                      **#**  
NCC Online                      C-Announcements                      General-Spec Notice                      #  
**Run Schedule Invoice Text:**      NOTICE OF PUBLIC HEARING 401 Laureate Way,  
**Run Dates**                      6/ 9/2023, 6/10/2023, 6/11/2023, 6/12/2023, 6/13/2023, 6/14/2023, 6/15/2023  
**TagLine:** NOTICEOFPUBLICHEARING401LAUREATEWAYKANNAPOLISNCPLANNINGZC  
YJUNE2023AT600PMCONDITIONALZONINGMAPAMENDMENT



**NOTICE OF PUBLIC HEARING**  
**401 Laureate Way, Kannapolis, NC**

**Planning & Zoning Commission**  
**Monday June 20, 2023 at 6:00 pm**

**Conditional Zoning Map Amendment - CZ-2023-03** - Public Hearing to consider a request to rezone a portion of property located at 429 Central Ave. from a Residential 8 (R8) zoning district to a Center City-Conditional Zoning (CC-CZ) zoning district. The subject property is approximately a 0.77 +/- portion of a 14.25 +/- acre parcel and further identified as Cabarrus County Parcel Identification Number 56133894130000.

**Conditional Zoning Map Amendment - CZ-2023-04** - Public Hearing to consider a request to rezone seventeen (17) properties located on Old Beatty Ford Road from Rowan County Rural Agricultural (RA) zoning district to City of Kannapolis Planned Unit Development-Conditional Zoning (PUD-CZ) zoning district to be combined with the existing adjacent PUD (Kannapolis Crossing) mixed-use development. The subject properties are approximately 176.034 +/- combined acres and further identified as Rowan County Parcel Identification Numbers 139 047, 139 021, 139 072, 139 052, 139 060, 138 009, 139 022, 139 028, 139 020, 139 057, 139 054, 139 026, 139 005, 139 004, 139 078, 139 048, 139 070, 139 036, 139 073, 139 01201, 139 083, 139 044, 139 059, 138 068, 139 050, 139 069 and 138 007.

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: June 9, 16, 2023.**

OWNNAME	TAXADD1	CITY	STATE	ZIPCODE
JACOB K BRANT	1135 CHALK MAPLE RD	CHINA GROVE	NC	28023
JANET CALLOWAY & MAGGIE MUSSELWHITE	145 CROSSRIDGE ROAD	SALISBURY	NC	28147
CURLEE MASONRY INC EDITH DRAPER & JEFFREY STEGER	935 CENTRAL AV	CONCORD	NC	28027-6000
STEVEN & DONNA DUFFELL	1045 CHALK MAPLE RD	CHINA GROVE	NC	28023-7648
KENNETH & KATHI GREEN	1110 CHALK MAPLE RD	CHINA GROVE	NC	28023-1515
HCP KANNAPOLIS CROSSING LAND VENTURES LLC ATTN: MATHIAS LINDEN	960 CHALK MAPLE RD	CHINA GROVE	NC	28023
CEVASTIANO HERNANDEZ	4350 LASSITER AT NORTH HILLS AVE STE 280	RALEIGH	NC	27609-5743
LILLIAN LIGGINS	22 TODD DR	CONCORD	NC	28025-0000
TERESA D MORGAN	1370 CHALK MAPLE RD	CHINA GROVE	NC	28023-7646
CHRISTOPHER & CRYSTAL O'GUIN	280 CHERISH LN	CHINA GROVE	NC	28023-5689
MARK W PROPST	1720 CHALK MAPLE RD	CHINA GROVE	NC	28023-0000
JASON & KATIE SEITZINGER	155 KENWORTH LN	CHINA GROVE	NC	28023-7814
EARLENE WALLACE	290 CHERISH LN	CHINA GROVE	NC	28023-5689
MELISSA WILHELM	470 CHERISH LN	CHINA GROVE	NC	28023
	210 STATE RD	CHINA GROVE	NC	28023



KANNAPOLIS  
Planning

June 8, 2023

Dear Property Owner:

**Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Tuesday, June 20, 2023 at 6:00 PM, for the following case:**

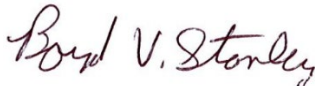
**CZ-2023-04 – Conditional Zoning Map Amendment – Seventeen (17) parcels located south of Old Beatty Ford Road**

The purpose of this Public Hearing is to consider a request to rezone seventeen (17) properties located on Old Beatty Ford Road from Rowan County Rural Agricultural (RA) zoning district to City of Kannapolis Planned Unit Development-Conditional Zoning (PUD-CZ) zoning district to be combined with the existing adjacent PUD (Kannapolis Crossing) mixed-use development. The subject properties are approximately 176.034 +/- combined acres and further identified as Rowan County Parcel Identification Numbers 139 047, 139 021, 139 072, 139 052, 139 060, 138 009, 139 022, 139 028, 139 020, 139 057, 139 054, 139 026, 139 005, 139 004, 139 078, 139 048, 139 070, 139 036, 139 073, 139 01201, 139 083, 139 044, 139 059, 138 068, 139 050, 139 069 and 138 007 (see reverse side of this letter for a map showing the location of this property).

**As an abutting property owner, you are being notified of this public hearing in accordance with the requirements of the Kannapolis Development Ordinance. You are invited to attend the public hearing and will be provided an opportunity to speak to the Planning and Zoning Commission, if you believe it to be necessary for their decision making on this matter.**

If you have any questions about the public hearing or request, please do not hesitate to call the Planning Department at 704.920.4362 or [bstanley@kannapolisnc.gov](mailto:bstanley@kannapolisnc.gov).

Sincerely,



Boyd 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](mailto:tccline@kannapolisnc.gov) as soon as possible but no later than 48 hours before the scheduled event.

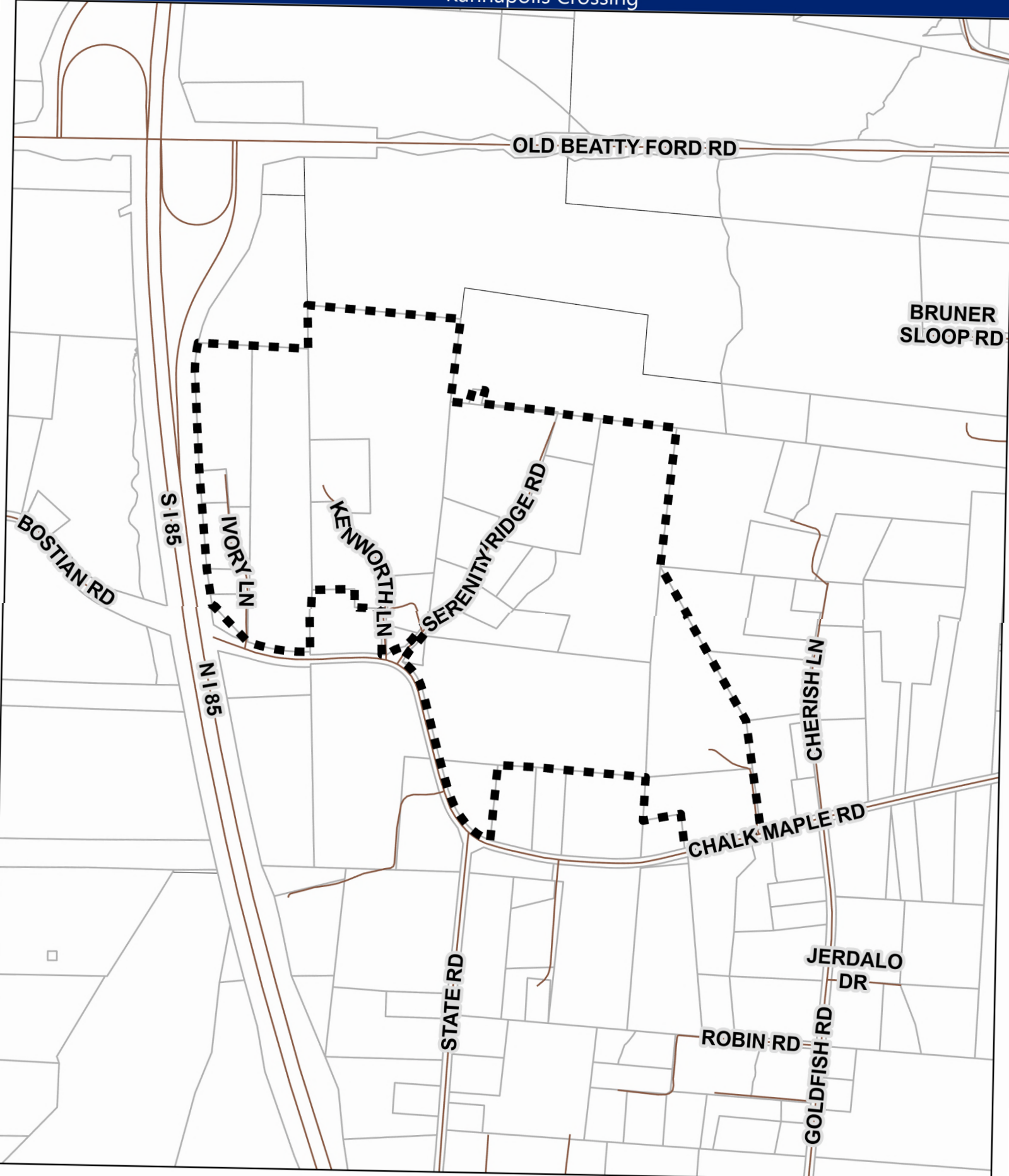




# Conditional Rezoning

Case Number: CZ-2023-04

Applicant: HCP Kannapolis Crossing Land Ventures, LLC  
Kannapolis Crossing







ENDS

KANNAH COUNTY  
**PLANNING**  
**ZONING**  
**COMMISSION**  
PUBLIC HEARING  
INFORMATION  
CALL 704-920-4350  
CASE CZ-2023-04





KANNAH COUNTY  
**PLANNING**  
**ZONING**  
**COMMISSION**  
PUBLIC HEARING  
INFORMATION  
CALL 704-920-4350  
CASE # 17-3923-64

7040







KANNAPPA  
**PLANNING**  
**ZONING**  
COMMISSION  
PUBLIC HEARING  
INFORMATION  
CALL 704-920-4350  
CASE 12-0001-01





**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY  
WITH REGARD TO CASE #CZ-2023-04**

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

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

**WHEREAS**, on June 20, 2023 the Planning and Zoning Commission conducted a public hearing to consider a request to rezone approximately 176.034 +/- acres of property located south of Old Beatty Ford Road, (Rowan County Parcel Identification Numbers 139 047, 139 021, 139 072, 139 052, 139 060, 138 009, 139 022, 139 028, 139 020, 139 057, 139 054, 139 026, 139 005, 139 004, 139 078, 139 048, 139 070, 139 036, 139 073, 139 01201, 139 083, 139 044, 139 059, 138 068, 139 050, 139 069 and 138 007) owned by HCP Kannapolis Crossing Land Ventures, LLC, from Rowan County Rural Estate (RA) to City of Kannapolis Planned Unit Development-Conditional Zoning (PUD-CZ) Zoning Designation.

**NOW, THEREFORE BE IT RESOLVED** *The Planning and Zoning Commission finds this rezoning consistent with the goals and policies of the Move Kannapolis Forward 2030 Comprehensive Plan, adopted by City Council, which designates this property as being in the “Primary Activity Center-Interchange” Character Area as designated in the Move Forward 2030 Comprehensive Plan. This Character area lists retail, office residential and industrial as both primary and secondary uses. Therefore, the proposed uses are consistent with the goals and objectives of the 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 uses are 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.*

**Adopted this the 20th day of June 2023:**

---

Chris Puckett, Chairman  
Planning and Zoning Commission

**Attest:**

---

Pam Scaggs, Recording Secretary  
Planning and Zoning Commission





## RESOLUTION TO ZONE

Case #CZ-2023-04

(Twenty-seven properties located south of Old Beatty Ford Road)

**From Rowan County Rural Agricultural (RA) to  
City of Kannapolis Planned Unit Development-Conditional Zoning (PUD-CZ) Zoning Designation**

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

**WHEREAS**, the Commission conducted a public hearing on June 20, 2023 for consideration of rezoning petition Case #CZ-2023-04 as submitted to the City of Kannapolis Planning Department; and

**WHEREAS**, the request was to rezone a 176.034 +/- acres of property located south of Old Beatty Ford Road, (Rowan County Parcel Identification Numbers 139 047, 139 021, 139 072, 139 052, 139 060, 138 009, 139 022, 139 028, 139 020, 139 057, 139 054, 139 026, 139 005, 139 004, 139 078, 139 048, 139 070, 139 036, 139 073, 139 01201, 139 083, 139 044, 139 059, 138 068, 139 050, 139 069 and 138 007) owned by HCP Kannapolis Crossing Land Ventures, LLC, from Rowan County Rural Agricultural (RA) to City of Kannapolis 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 2.5.A.(2).c of the Kannapolis Development Ordinance, the Planning and Zoning Commission makes the following findings in support of and in analysis of the rezoning:

**1. The size of the tract in question.**

The size of the subject properties is approximately 176 +/- 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?**

The property is in the "Primary Activity Center-Interchange" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. This Character area lists retail, office residential and industrial as both primary and secondary uses. Therefore, the proposed uses are consistent with the goals and objectives of the Plan.

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

Yes, the area is zoned for a mix of uses and access to major transportation corridors.

**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 recommended improvements, which have been reviewed and preliminarily accepted by NCDOT and the City, can be found in the TIA



scoping document, which is reviewed at the development staff level.

**5. Will there be parking problems?**

A full site plan shall be submitted to comply with all parking requirements in 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?**

There are no negative environmental impacts, and 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 the area has changed the past several years, with the addition of the interchange and approved mixed-use development since annexation into the City.

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

There are adequate 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 RA and AG in Rowan County or PUD in the City of Kannapolis. The proposed mixed-use project integrates well with the surrounding area.

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

Yes, the proposed use provides a balance between the surrounding residential, industrial and commercial uses.

**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 from Rowan County Rural Agricultural (RA) Zoning Designation to City of Kannapolis Planned Unit Development-Conditional Zoning (PUD-CZ) Zoning Designation, subject to the following conditions:



1. The permitted uses allowed by this rezoning shall only include warehousing, manufacturing/light industrial, commercial, retail, office, residential shown on the conceptual site plan approved with this rezoning.
2. NCDOT driveway permits shall be obtained for the proposed access.
3. A Final Site Plan, in compliance with all applicable KDO standards, shall be submitted to and approved by City Staff prior to issuance of a Zoning Clearance Permit.
4. Comply with current Land Development Standards Manual.

**Adopted this the 20th day of June 2023:**

---

Chris Puckett, Chairman  
Planning and Zoning Commission

**Attest:**

---

Pam Scaggs, Recording Secretary  
Planning and Zoning Commission





**Watershed Review Board  
June 20, 2023 Meeting**

**Staff Report**

**TO:** Planning & Zoning Commission (**Watershed Review Board**)

**FROM:** Richard Smith, Planning Director

**SUBJECT:** **Case #SIA-2023-01, Special Intensity Allocation**  
**Applicant: Mathias Linden – HCP Kannapolis Crossing Land Ventures, LLC**

Consider a request for a Special Intensity Allocation (SIA) for the properties associated with the Kannapolis Crossing Development located on Old Beatty Ford Road. The subject properties are further identified by multiple Rowan County Parcel Identification Numbers and total approximately 343.2 +/- combined acres. **This request does not require a public hearing.** As referenced in Section 4 of the Unified Development Ordinance, the Planning and Zoning Commission shall serve as the Watershed Review Board. (Note: Under Permit Choice provision, this request is being reviewed under the UDO standards since the project was underway prior to adoption of the KDO.)

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

Consistent with Section 4.16.10.1 of the Unified Development Ordinance (UDO) the Planning and Zoning Commission is appointed to serve as the Watershed Review Board.

1. Motion to approve (deny) Special Intensity Allocation Request.
2. Motion to approve (deny) the Special Intensity Allocation Permit.

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

Majority present at meeting.

**C. Background**

Mathias Linden, HCP Kannapolis Crossing Land Ventures, LLC., is requesting a Special Intensity Allocation (SIA) to develop property located along Old Beatty Ford Road, which is part of the "Overlook 85" project, for a mixed-use development. The property is also located in the Lake Fisher WS-IV Protected Area Watershed and currently requesting Planned Unit Development-Conditional Zoning (PUD-CZ) zoning district.

The applicant is requesting a SIA to exceed the 24% maximum new impervious (built upon) area permitted in the Lake Fisher WS-IV Watershed up to 70%. The maximum permitted is 70% with an



SIA, but the applicant is requesting a built-upon/impervious area of 193.4 acres or 56.4% maximum impervious area of the site.

According to Section 4.16.9.2.3 of the UDO, “Applicants requesting a SIA shall present their request to the Planning Staff thirty (30) days prior to the next available Planning Commission meeting. Projects must be presented in the form of a SIA site plan, prepared by a Professional Engineer, and must minimize built-upon surface area, direct stormwater away from surface waters and incorporate Best Management Practices (BMPs) to minimize water quality impacts. All property subject to a request for a SIA must be uniformly zoned”.

With approval of a SIA, the applicant may develop a property with more than 24% impervious surface area, up to a maximum 70% impervious surface area, provided proper stormwater control measures are implemented. The UDO employs a point system, outlining six (6) criteria that are used to evaluate the merits of each SIA request. The potential increase in allowable impervious area is based upon the point ratings for each of these criteria.

The applicant is requesting an increase of 107.6 acres of impervious area, for a total of 193.4 acres of total new impervious area. Prior to development of the property, the project will be required to obtain final site plan approval.

#### **D. Fiscal Considerations**

None

#### **E. Policy Issues**

Per Table 4.16-4 of the UDO, the percentage of built upon area for a SIA shall be determined by the Special Intensity Allocation Point System (page 4-64 of UDO). The accumulation of points is based on six categories. **Based on staff’s analysis of the request, the following points are recommended for the proposed project:**

1. Tax Base Increase of \$2,000,000 or more: **75 points**
2. Full-time jobs created of 26 or more: **50 points**
3. Community Value: To be determined by Watershed Review Board-**Applicant is requesting 30 points**
4. Type of Industry-Industrial: **20 points**
5. Revitalization of Existing Development: **0 points**
6. Energy Reduction/Conservation Measures: **50 points**

**Total Points Recommended by Staff: 225**

**Total Additional Points requested by Applicant: 225**

Scoring between 200-249 Special Intensity Allocation points allows for the potential impervious (built upon) area to be increased from 24% to up to 60% of the undeveloped pervious surface area within the property. As proposed, the applicant is requesting approval to develop a total of 60% of the undeveloped pervious area, which is equal to 193.4 acres of total impervious area. The applicant is requesting 56.4% maximum impervious area of the site.

If the SIA is approved, the developer will be allowed an increase of 107.6 acres of new allowable impervious area. The balance that can be allocated by SIA in the Lake Fisher WS-IV Protected Area Watershed is currently 152.64 acres. If this SIA is approved, the additional 107.6 acres of impervious



area would be allocated from the allowed acreage to be developed in the Lake Fisher WS-IV Protected Area Watershed leaving a balance of 45.4 acres.

**F. Legal Issues**

None

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

The Planning and Zoning Commission may choose to approve or deny the Special Intensity Allocation as presented.

The request and attached site plan meet the criteria of approval for a Special Intensity Allocation. The grading of the site and the installation of an approved filter system will treat stormwater before it is discharged from the site.

Staff recommends approval of a Special Intensity Allocation of 107.6 acres in the Lake Fisher WS-IV Protected Area Watershed for the property located along Old Beatty Ford Road.

**The following actions are required to approve the requested SIA for Case # SIA 2023-01:**

1. Per Table 4.16-4 of the UDO, assign sufficient points to allow for the requested increase in impervious coverage from 24% to 56.4%;
2. Motion to approve Special Intensity Allocation request;
3. Motion to approve the Special Intensity Allocation Permit.

Should the Commission not assign sufficient points to allow for the requested increase in impervious coverage from 24% to 56.4%, motions to deny the SIA request and permit should be adopted.

**I. Attachments**

1. SIA Application
2. Vicinity Map
3. Zoning Map
4. Future Land Use Map
5. Preliminary Site Plan
6. SIA Permit (If approved)

**J. Issue Reviewed By:**

- Assistant City Manager
- City Attorney





# KANNAPOLIS

## Planning and Zoning Commission and Board of Adjustment General Application Form (Not for Site Plan Review Submittals)

Type of Action Requested (Check One):

- |                              |  |
|------------------------------|--|
| Variance _____               | SIA Application _____                  |
| Conditional Use Permit _____ | Nonconformity Adjustment _____         |
| Subdivision Exception _____  | Watershed Boundary Modification _____  |
| Zoning Text Amendment _____  | Zoning Map Amendment _____             |
| Appeal _____                 | Conditional Zoning Map Amendment _____ |

Applicant: Mathias Linden

Owner: HCP Kannapolis Crossing Land Ventures, LLC

Address: 4350 Lassiter at N Hills Ave., Suite 280  
Raleigh, NC 27609

Address: 400 Frank W. Burr Blvd. suite 8  
Teaneck NJ 07666

Telephone: 919-291-8726

Telephone: 919-291-8726

Email: mlinden@hudsoncp.com

Email: mlinden@hudsoncp.com

Legal relationship of applicant to property owner: \_\_\_\_\_

Property Location/Address: 0 Old Beatty Ford Road, Kannapolis NC

Tax Parcel Number: 147-025 \_\_\_\_\_ Zoning District: PUD \_\_\_\_\_ Acreage of Site: 343.2

Requesting Zoning (if applicable): N/A

Mathias Linden  
Applicant Name (Print)

Same  
Property Owner Name (Print)

  
Applicant Signature & Date

  
Property Owner Signature & Date

***The agenda deadline is the first day of the month preceding the month of the meeting. To be considered for placement on the next meeting agenda, the signed application, application fee(s), and one (1) copy of any required site plan for staff review must be submitted by the deadline. All fees are nonrefundable and help to cover administrative and notification costs.***





## SPECIAL INTENSITY ALLOCATION APPLICATION

The Planning Commission acting as the Watershed Review Board is authorized to approve Special Intensity Allocations (SIAs). The Commission may grant an SIA of up to 70% (seventy percent) built-upon area on all or part of the land area of a project based on the criteria for approval. An SIA must minimize built-upon surface area, direct stormwater away from the surface waters, and incorporate best management practices (BMPs) to minimize water quality impacts. A plan must be submitted in the form of a SIA site plan, and must be prepared by a Professional Engineer.

Applicant: Mathias Linden Owner: \_\_\_\_\_  
Address: 4350 Lassiter at N Hills Ave., Suite 280 Address: \_\_\_\_\_  
Raleigh, NC 27609 Teaneck, NJ 07666  
Telephone: 919-291-8726 Telephone: \_\_\_\_\_  
Email: mlinden@hudsoncp.com Email: \_\_\_\_\_

Legal relationship of applicant to property owner: \_\_\_\_\_

Address or Location of Property seeking SIA: 0 Old Beatty Ford Road, Kannapolis NC

Tax Parcel Number: 147-025 Zoning District: PUD Acreage of Site: 343.2

### Select Watershed Location

- Lake Fisher WS-IV Protected Area  
 Lake Concord WS-IV Protected Area  
 Kannapolis Lake WS-III Balance of Watershed

Percent of Built-Upon Area Requested for SIA: 56.4%

Acreage of Built-Upon Area Requested for SIA: 193.4

### CRITERIA FOR APPROVAL

The Watershed Review Board will determine the criteria for approval based on Table 4.16-4 of the Kannapolis Unified Development Ordinance. Planning staff will work with the applicant to determine the total points for a project. The table is a point based system and is as follows:



Table 4.16-4 Special Intensity Allocation Point System

Categories Used for SIA Consideration	Potential Points										
<b>1. Tax Base Increase</b> <i>(estimated tax value of completed project)</i> \$200,000 - \$500,000 \$500,000 - \$999,999 \$1,000,000 to \$1,999,999 \$2,000,000 or more	15 25 50 75										
<b>2. Full-time Jobs Created</b> 1 - 10 11 - 25 26 or more	15 25 50										
<b>3. Community Value</b> <b>(determined by Watershed Review Board)</b>	up to 150										
<b>4. Type of Industry</b> Retail Trade Office / Institutional Industrial / Manufacturing Research & Development / Medical	10 10 20 20										
<b>5. Revitalization of Existing Development</b>	50										
<b>6. Energy Reduction / Conservation Measures</b> 10-20% Increase in Landscaping (above UDO) > 20% Increase in Landscaping (above UDO) Bioretention Applications LEED Certification	50 75 75 100										
<table border="1"> <thead> <tr> <th colspan="2">Potential Impervious Allowance</th> </tr> </thead> <tbody> <tr> <td>100 - 149 points</td> <td>40% imp.</td> </tr> <tr> <td>150 - 199 points</td> <td>50% imp.</td> </tr> <tr> <td>200 - 249 points</td> <td>60% imp.</td> </tr> <tr> <td>&gt; 249 points</td> <td>70% imp.</td> </tr> </tbody> </table>		Potential Impervious Allowance		100 - 149 points	40% imp.	150 - 199 points	50% imp.	200 - 249 points	60% imp.	> 249 points	70% imp.
Potential Impervious Allowance											
100 - 149 points	40% imp.										
150 - 199 points	50% imp.										
200 - 249 points	60% imp.										
> 249 points	70% imp.										

The right to develop a SIA shall terminate with the loss of the right to develop due to the expiration of a Zoning Compliance Permit or Building Permit. In such cases, allocated acreage or unused allocated acreage shall be returned to the total acreage eligible for allocation.

This application must be filed with the Planning and Zoning Department the first Friday of the month preceding the month of the meeting. The Planning Commission meets the first Wednesday of each month at 6:00pm unless otherwise scheduled.

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

Mathias Lindin  
 Applicant Name (Print)

Mathias Lindin  
 Property Owner Name (Print)

[Signature] 5/3/23  
 Applicant Signature & Date

[Signature] 5/3/23  
 Property Owner Signature & Date

**Required as part of Special Intensity Allocation Submittal:**

- SIA Site Plan prepared by Professional Engineer
- Fee: Please refer to fee schedule on the City's website to determine applicable fees. Fees are nonrefundable and help to cover administrative and notification costs.

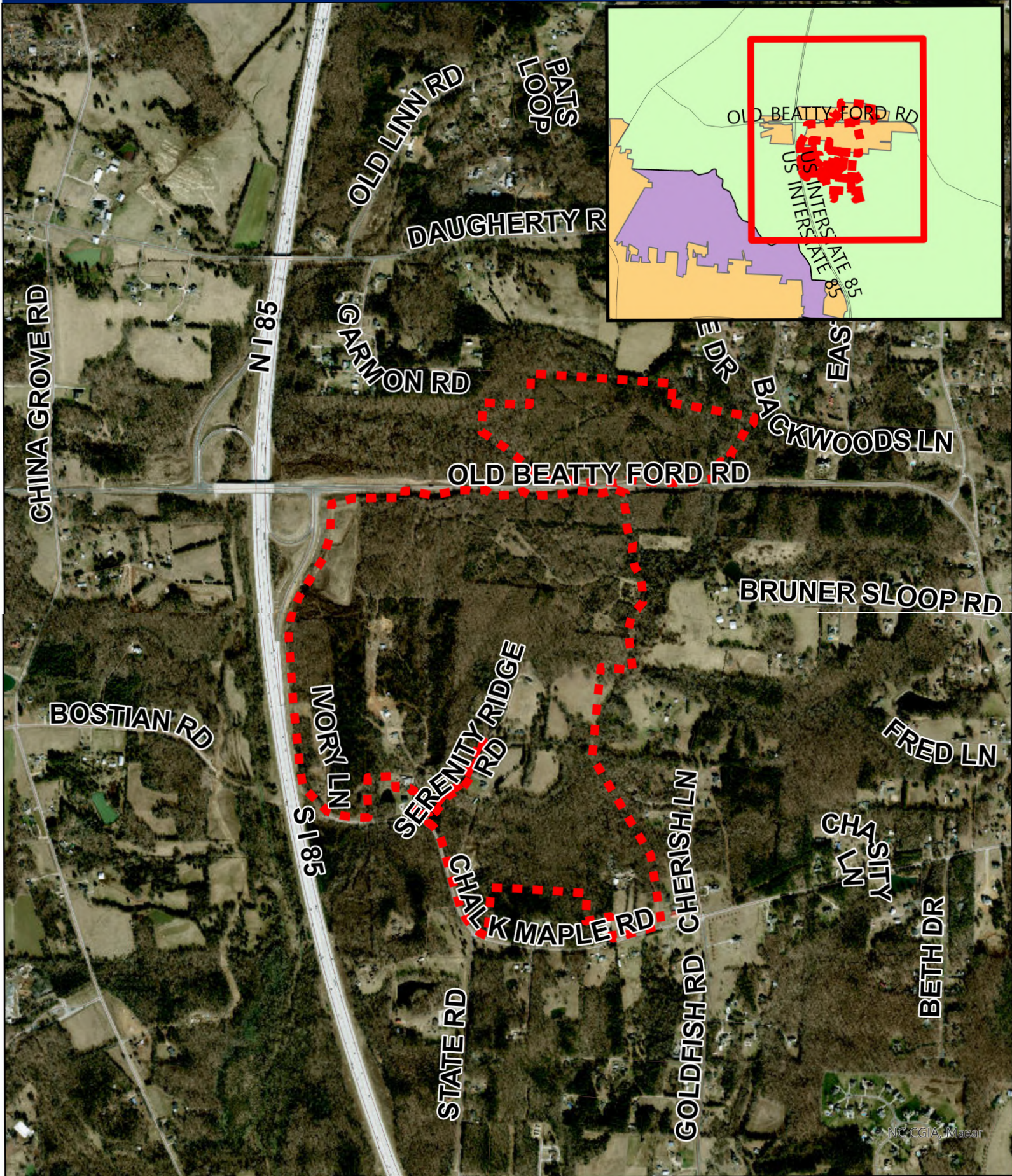




# Vicinity Map

Case Number: SIA-2023-01

Applicant: HCP Kannapolis Crossing Land Ventures, LLC  
Kannapolis Crossing



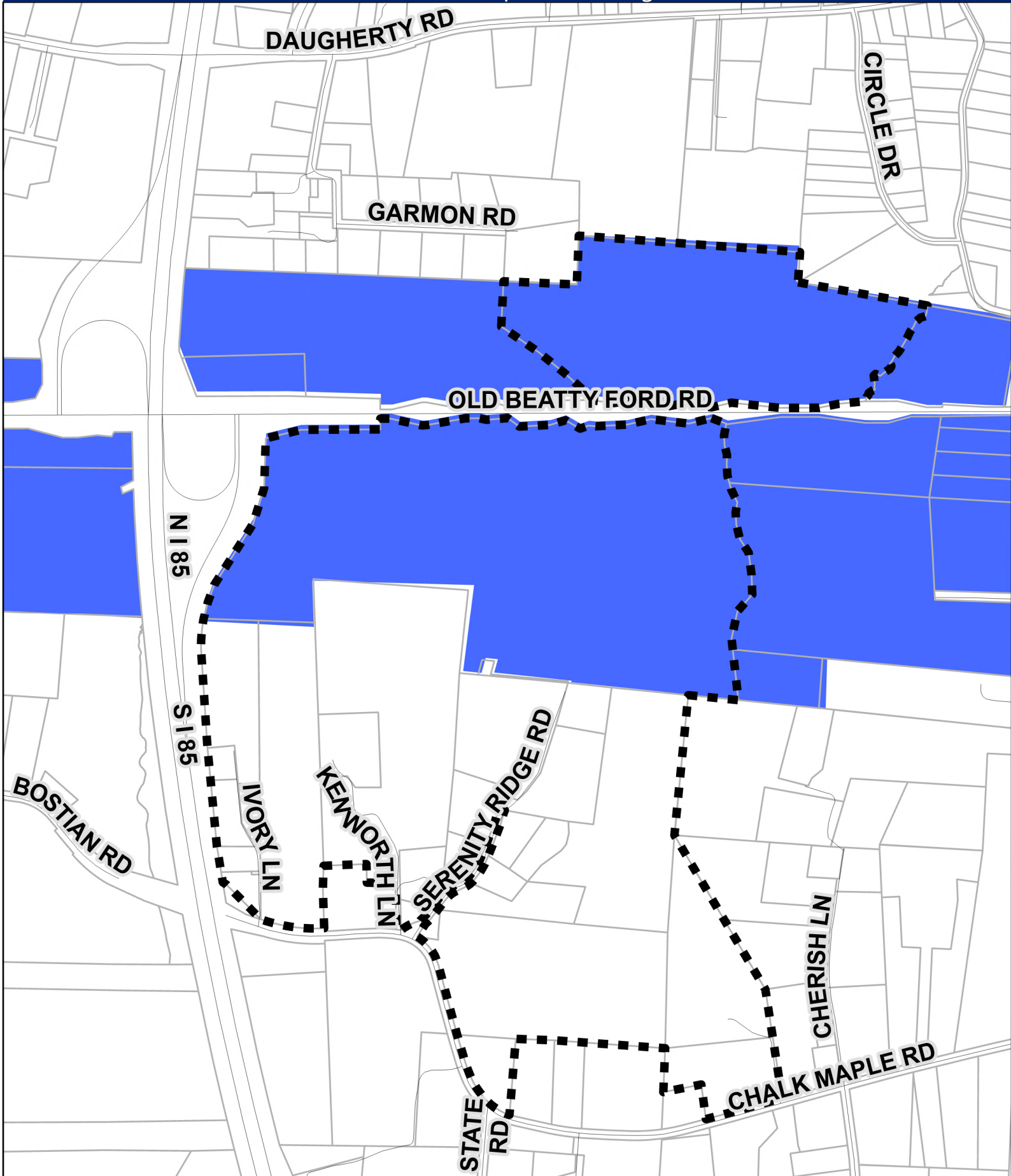




# Kannapolis Current Zoning

Case Number: SIA-2023-01

Applicant: HCP Kannapolis Crossing Land Ventures, LLC  
Kannapolis Crossing





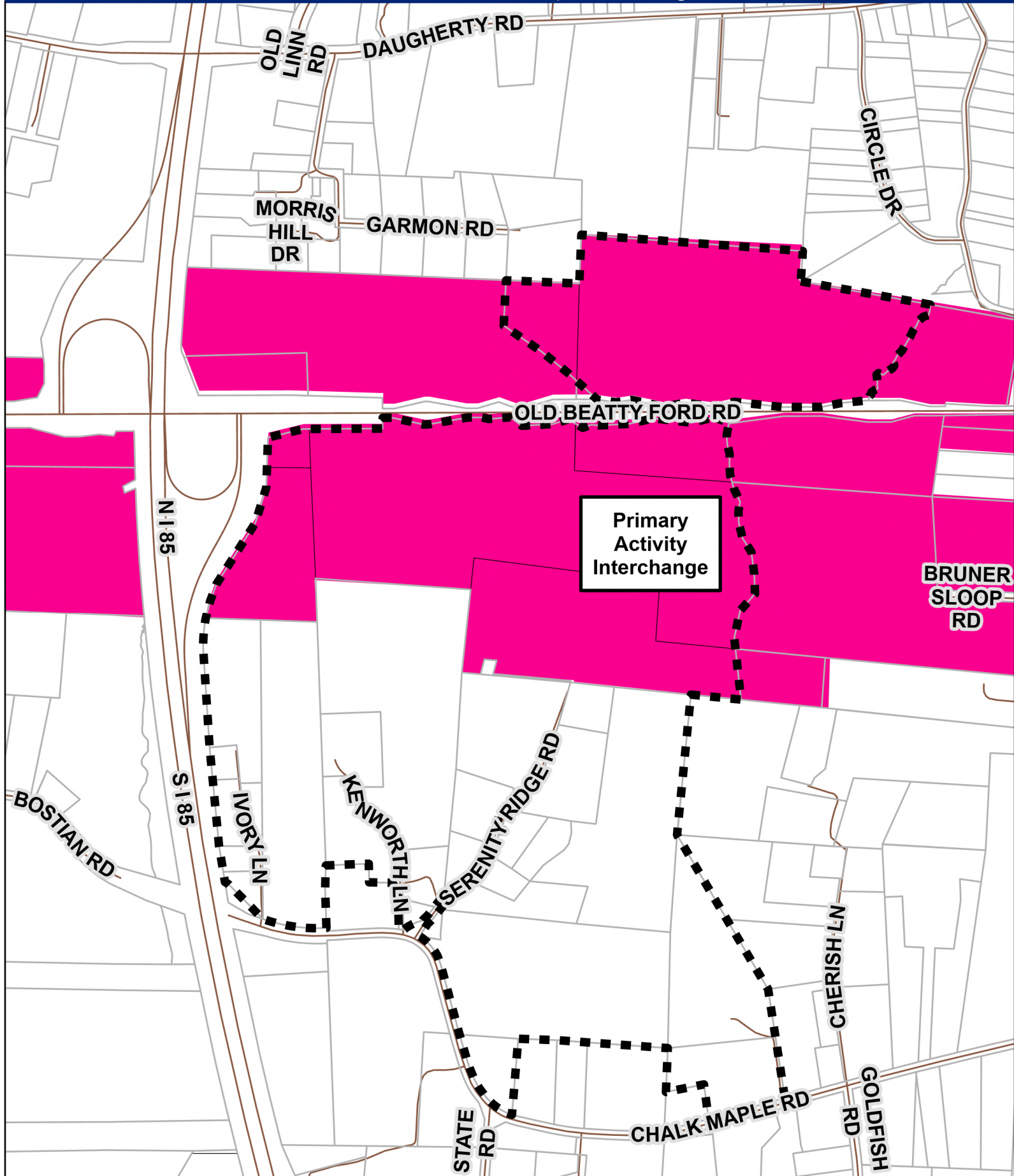


# Kannapolis 2030 Future Land Use Map

Case Number: SIA-2023-01

Applicant: HCP Kannapolis Crossing Land Ventures, LLC

Kannapolis Crossing







 PUBLIC WATER TOWER  
 PUMP STATION

# OVERLOOK 85

AT KANNAPOLIS CROSSING

## DEVELOPMENT SUMMARY

WATERSHED	LAKE FISHER WS-IV (PA)
JURISDICTION	CITY OF KANNAPOLIS
COUNTY	ROWAN
SITE ACREAGE	343.2
ALLOWABLE BUA	85.8 (25%)
PROPOSED BUA	193.4 (56.4%)
REQUESTED SIA	107.6
<b>SPECIAL INTENSITY ALLOCATION POINT TALLY</b>	
1. TAX BASE INCREASE (> \$2,000,000)	= 75 POINTS
2. FULL-TIME JOBS (26 OR MORE)	= 50 POINTS
3. COMMUNITY VALUE	= 30 POINTS
4. TYPE OF INDUSTRY (INDUSTRIAL)	= 20 POINTS
5. REVITALIZATION OF EX. DEVELOPMENT	= 0 POINTS
6. ENERGY REDUCTION / CONSERVATION	= 50 POINTS
<b>TOTAL POINTS REQ. (56.4% BUA)</b>	<b>= 225 POINTS</b>
<b>TOTAL POINTS CALCULATED</b>	<b>= 225 POINTS</b>

### OVERLOOK 85 @ KANNAPOLIS CROSSING

SPECIAL INTENSITY ALLOCATION PLAN  
2023.05.05





## **SPECIAL INTENSITY ALLOCATION PERMIT**

**SIA-2023-01**

### **Kannapolis Crossing Development located on Old Beatty Ford Road**

The Kannapolis Watershed Review Board, pursuant to Section 3.8 of the Kannapolis Development Ordinance, approved a Special Intensity Allocation (SIA) for the following use, subject to the following condition(s):

**Use:** Mixed Use Development

**Description of Property:** Multiple properties located on Old Beatty Ford Road and further identified as Rowan County Parcel Identification Numbers: 139 047, 139 021, 139 072, 139 052, 139 060, 138 009, 139 022, 139 028, 139 020, 139 057, 139 054, 139 026, 139 005, 139 004, 139 078, 139 048, 139 070, 139 036, 139 073, 139 01201, 139 083, 139 044, 139 059, 147 025, 147 144, 138 068, 139 050, 139 069, 138 007, 147 025, 147 144, 135 068 and a portion of 135 068.

**Watershed District:** Lake Fisher WS-IV Protected Area

**Acreage Allocated for Development:** 193.4 acres

The Watershed Review Board has found the subject parcels to meet the criteria as described in Table 4.16-4. of the Unified Development Ordinance (UDO):

- Tax Base Increase of \$2,000,000 or more: **75 points**
- Full time jobs Created of 26 or more: **50 points**
- Community Value: **30 points**
- Type of Industry – Industrial: **20 points**
- Revitalization of Existing Development: **0 points**
- Energy Reduction/Conservation Measures: **50 points**

**Total Points Awarded: 450**

The SIA Permit is contingent upon the developer installing a bio-retention pond on the final site plan. This condition is perpetually binding upon the subject property.

The right to develop an SIA shall terminate with the loss of the right to develop due to the expiration of a Zoning Compliance Permit or Building Permit.

The SIA Permit was approved by the Watershed Review Board of the City of Kannapolis, North Carolina on the 20th day of June 2023.

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Chris Puckett, Chairman  
Planning & Zoning Commission

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Pam Scaggs, Recording Secretary  
Planning & Zoning Commission





**Planning and Zoning Commission  
June 20, 2023, Meeting**

**Staff Report**

**TO:** Planning and Zoning Commission  
**FROM:** Richard Smith, Planning Director  
**SUBJECT:** CPA-2023-01: Kannapolis Crossing  
Applicant: City of Kannapolis

Amend *Move Kannapolis Forward 2030 Comprehensive Plan (2030 Plan)* “Future Land Use Map and Character Area” designation of properties adjacent to the Kannapolis Crossing Development located in the area of Old Beatty Ford Road and Interstate 85 adding these to the “Primary Activity Center-Interchange Character Area” These properties were either recently annexed into the City or are currently in the process of annexation.

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

Motion to recommend to City Council approval of the proposed amendments to the *2030 Plan* Future Land Use Map and Character Area

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

A simple majority vote of the Planning & Zoning Commission will be required to recommend approval/denial. City Council has final decision-making authority to approve or deny the amendments.

**C. Background & Project Overview**

In March 2018, the City Council adopted the *2030 Plan*. This plan includes a “Future Land Use Map and Character Area” designation which provides guidance for future land development in the City of Kannapolis.

In order to ensure that future development is consistent with the *2030 Plan*, staff is recommending that the subject parcels be added to the *2030 Plan* and proposing that a Future Land Use and Character Area designation of “Primary Activity Center - Interchange” be applied to these parcels.

The Primary Activity Center – Interchange allows for a mixture of uses including but not limited to retail, office, light manufacturing, as well as a mix of residential product types.



**D. Fiscal Considerations**

None

**E. Policy Issues**

Section 2.3.B(1)d of the Kannapolis Development Ordinance (KDO) states that the Commission shall have the following powers and duties under this Ordinance: “*To advise and provide recommendations to the City Council on amendments to the Comprehensive Plan, including preparing amendments to the plan and its elements and submitting those amendments to the City Council*”. In accordance with Section 2.3.A(1)d of the KDO, the City Council has final authority to amend the *2030 Plan*.

**F. Legal Issues**

None

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

**Staff Recommendation**

Staff is proposing that the Future Land Use Map and Character Area of the *Move Kannapolis Forward 2030 Comprehensive Plan* be amended to apply the “Primary Activity Center – Interchange” Character Area to the aforementioned parcels. (See attached map.)

**Courses of Action**

**Based on the foregoing analysis, staff recommends approval of the proposed *2030 Plan* amendment, as presented.**

**APPROVAL**

**The following action is required for the Planning and Zoning Commission to recommend approval of the proposed amendment to the *2030 Plan* Future Land Use Map and Character Area:**

1. Consider motion to recommend approval of the proposed *2030 Plan* Future Land Use Map and Character Area designation amendment by City Council.

**DENIAL**

**The following action is required for the Planning and Zoning Commission to recommend denial of the proposed amendment to the *2030 Plan* Future Land Use Map and Character Area:**

1. Consider motion to recommend denial of the proposed *2030 Plan* Future Land Use Map and Character Area designation amendment by City Council.



**H. Attachments**

1. Move Kannapolis Forward 2030 Comprehensive Plan Future Land Use Map and Character Area (Current)
2. Move Kannapolis Forward 2030 Comprehensive Plan Future Land Use Map and Character Area (Proposed)

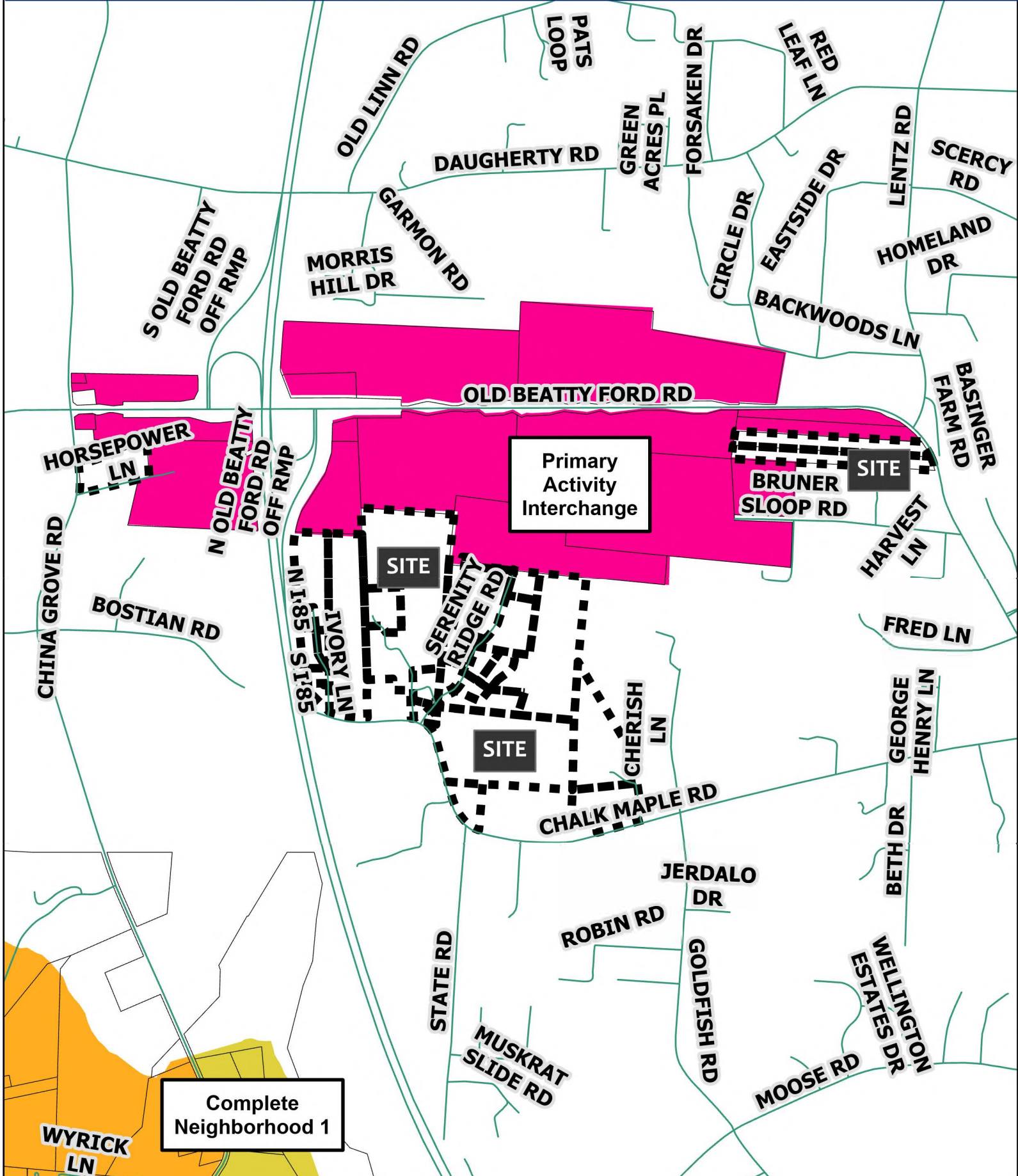
**J. Issue Reviewed By:**

- Assistant City Manager
- Economic & Community Development Director



# Kannapolis 2030 Future Land Use Map

Case Number: CPA-2023-01  
Applicant: City of Kannapolis  
Kannapolis Crossing



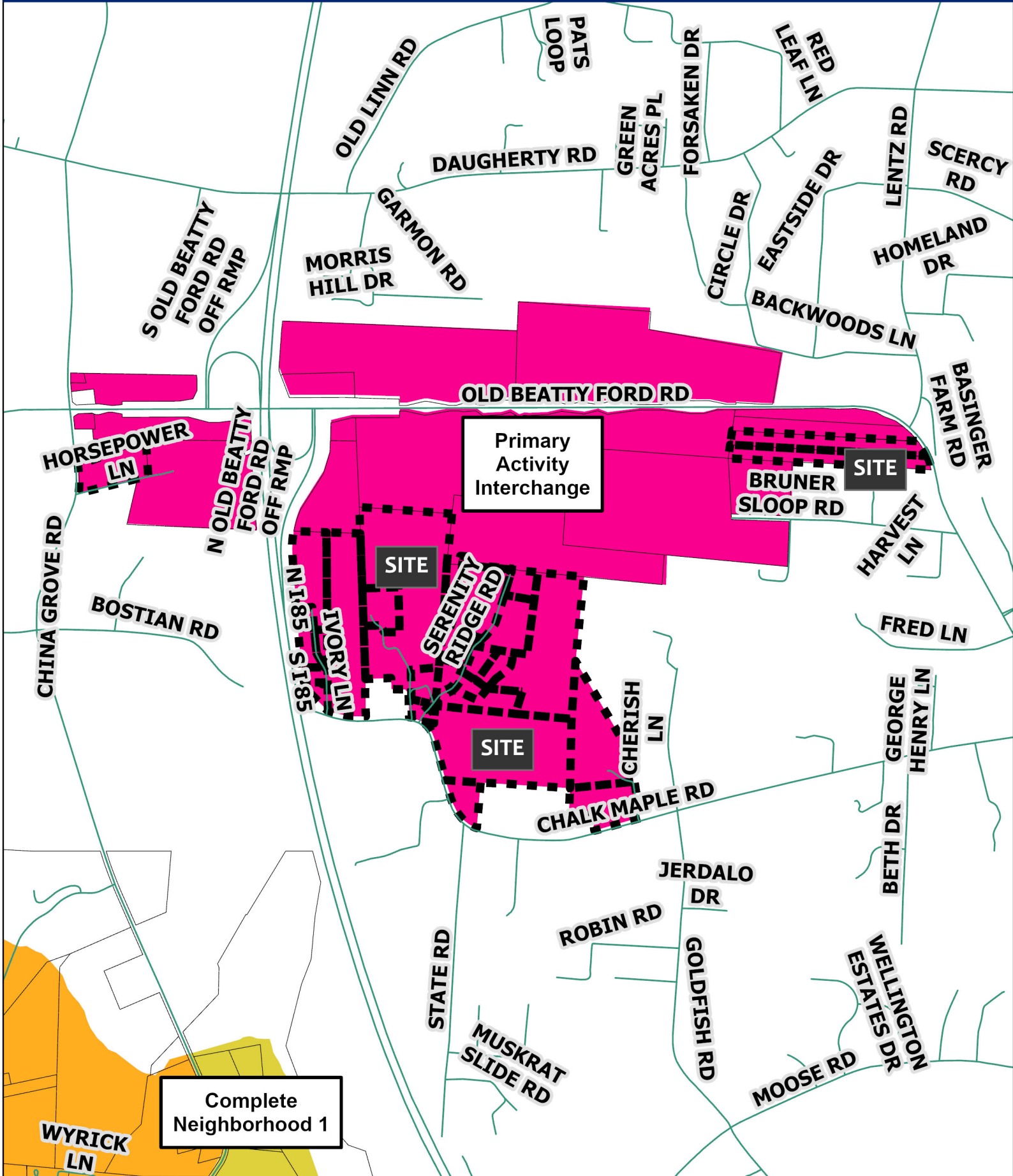


# Kannapolis 2030 Future Land Use Map Proposed

Case Number: CPA-2023-01

Applicant: City of Kannapolis

Kannapolis Crossing







**Planning and Zoning Commission  
June 20, 2023, Meeting**

**Staff Report**

**TO:** Planning and Zoning Commission  
**FROM:** Richard Smith, Planning Director  
**SUBJECT:** CPA-2023-02: Dale Earnhardt Boulevard  
Applicant: City of Kannapolis

Amend *Move Kannapolis Forward 2030 Comprehensive Plan (2030 Plan)* “Future Land Use Map and Character Area” of Dale Earnhardt Boulevard along the stretch from the Coach Street area to the Spring Street area from the designation of “Urban Residential” to “Urban Corridor”.

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

Motion to recommend to City Council approval of the proposed amendments to the *2030 Plan* Future Land Use Map and Character Area for multiple properties with frontage on both the north and south sides Dale Earnhardt Boulevard from the intersection of Spring Street (near South Ridge Avenue) to the intersection at Coach Street (near South Cannon Boulevard) from the “Urban Residential” designation to the “Urban Corridor” designation.

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

A simple majority vote of the Planning & Zoning Commission will be required to recommend approval/denial. City Council has final decision-making authority to approve or deny the amendments.

**C. Background & Project Overview**

In March 2018, the City Council adopted the *2030 Plan*. This plan includes a “Future Land Use Map and Character Area” designation which provides guidance for future land development in the City of Kannapolis.

In order to ensure that future development is consistent with the *2030 Plan*, staff is recommending that the subject parcels be amended in the *2030 Plan* and proposing that a Future Land Use and Character Area designation of “Urban Corridor” be applied to these parcels. Based on building inventory, market demand and high volumes of traffic, this area is transitioning from single-family residential uses to a mixture of retail, office, multi-family, institutional and light manufacturing uses.



The Urban Corridor Character Area allows for a mixture of uses including but not limited to retail, office, light manufacturing, as well as a mix of residential product types. The Urban Corridor designation is more fitting for the existing uses as well as the anticipated uses along this particular corridor area.

**D. Fiscal Considerations**

None

**E. Policy Issues**

Section 2.3.B(1)d of the Kannapolis Development Ordinance (KDO) states that the Commission shall have the following powers and duties under this Ordinance: “*To advise and provide recommendations to the City Council on amendments to the Comprehensive Plan, including preparing amendments to the plan and its elements and submitting those amendments to the City Council*”. In accordance with Section 2.3.A(1)d of the KDO, the City Council has final authority to amend the *2030 Plan*.

**F. Legal Issues**

None

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

**Staff Recommendation**

Staff is proposing that the Future Land Use Map and Character Area of the *Move Kannapolis Forward 2030 Comprehensive Plan* be amended to apply the “Urban Corridor” Character Area to the aforementioned area. (See attached map.)

**Courses of Action**

Based on the foregoing analysis, staff recommends approval of the proposed *2030 Plan* amendment, as presented.

**APPROVAL**

The following action is required for the Planning and Zoning Commission to recommend approval of the proposed amendment to the *2030 Plan* Future Land Use Map and Character Area:

1. Consider motion to recommend approval of the proposed *2030 Plan* Future Land Use Map and Character Area designation amendment by City Council.

**DENIAL**

The following action is required for the Planning and Zoning Commission to recommend denial of the proposed amendment to the *2030 Plan* Future Land Use Map and Character Area:

1. Consider motion to recommend denial of the proposed *2030 Plan* Future Land Use Map and Character Area designation amendment by City Council.



**H. Attachments**

1. Move Kannapolis Forward 2030 Comprehensive Plan Future Land Use Map and Character Area (Current)
2. Move Kannapolis Forward 2030 Comprehensive Plan Future Land Use Map and Character Area (Proposed)

**J. Issue Reviewed By:**

- Assistant City Manager
- Economic & Community Development Director

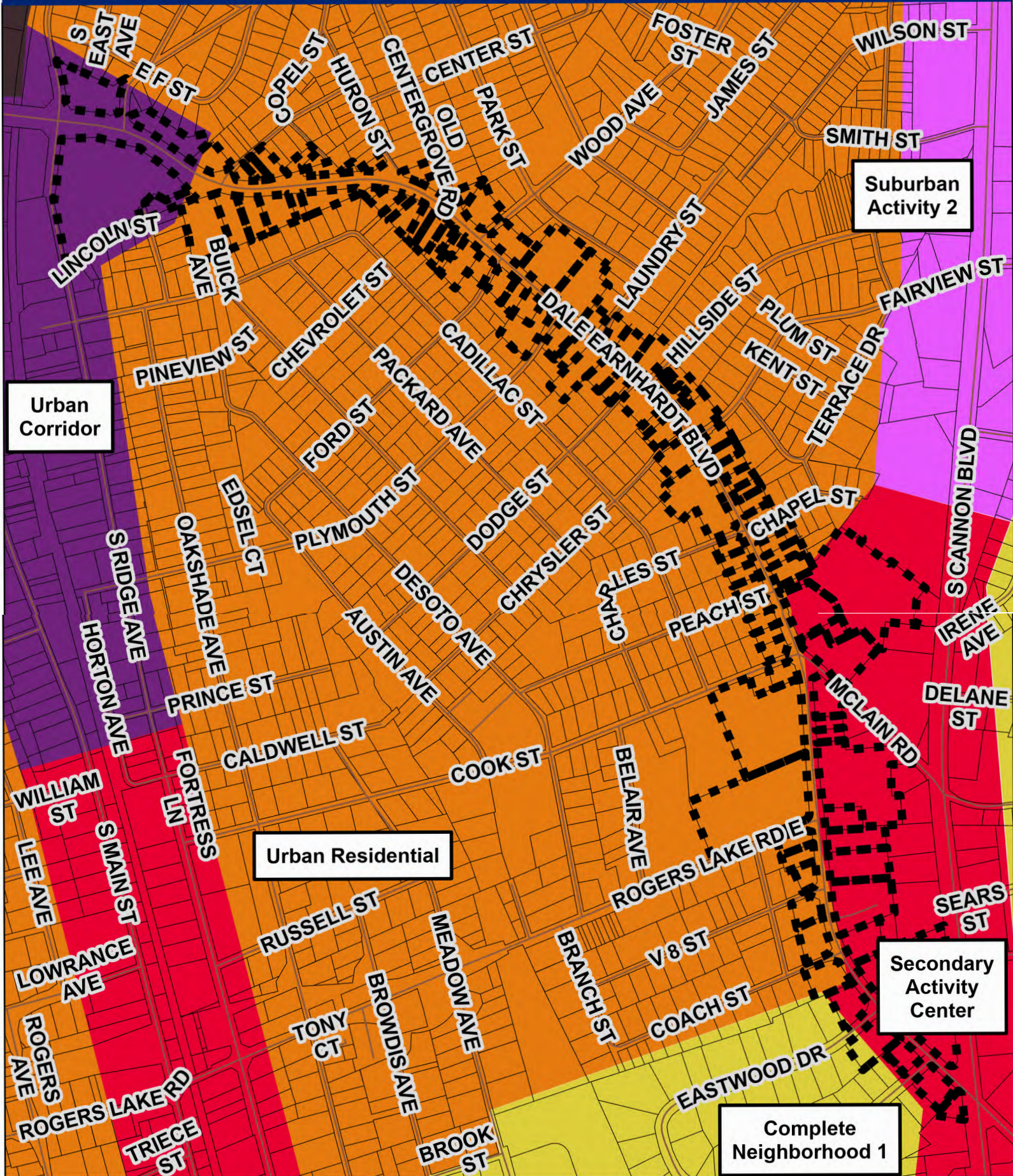


# Kannapolis 2030 Future Land Use Map

Case Number: CPA-2023-02

Applicant: City of Kannapolis

Dale Earnhardt Blvd



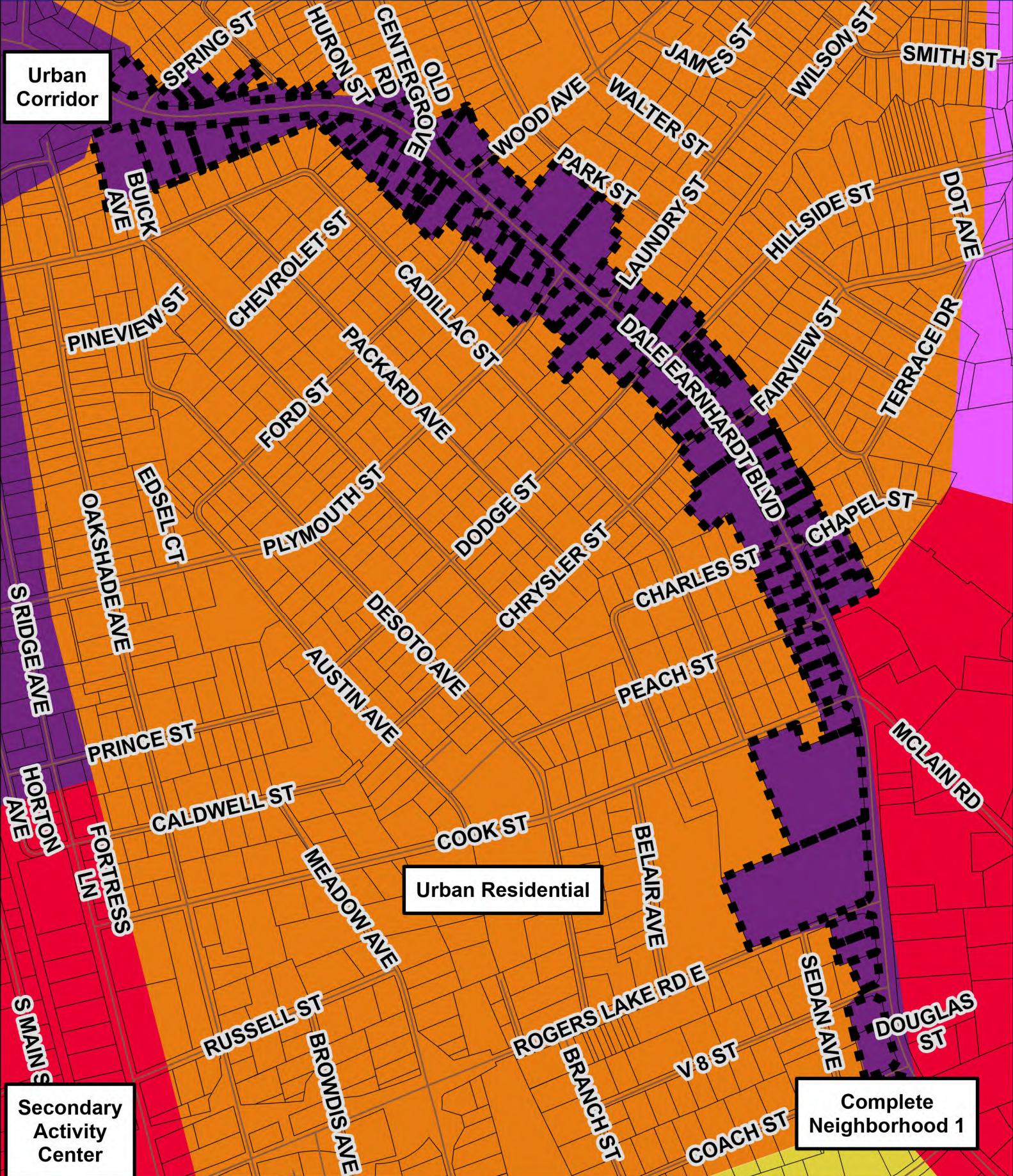


# Kannapolis 2030 Future Land Use Map Proposed

Case Number: CPA-2023-02

Applicant: City of Kannapolis

Dale Earnhardt Blvd



Urban Corridor

Urban Residential

Secondary Activity Center

Complete Neighborhood 1

Map labels for streets: SPRING ST, HURON ST, CENTERGROVE RD, OLD WOOD AVE, WALTER ST, JAMES ST, WILSON ST, SMITH ST, BUICK AVE, PARK ST, LAUNDRY ST, HILLSIDE ST, DOT AVE, PINEVIEW ST, CHEVROLET ST, CADILLAC ST, FAIRVIEW ST, TERRACE DR, FORD ST, PACKARD AVE, DALE EARNHARDT BLVD, CHAPEL ST, EDSEL CT, PLYMOUTH ST, DODGE ST, CHRYSLER ST, CHARLES ST, OAKSHADE AVE, DESOTO AVE, PEACH ST, S RIDGE AVE, AUSTIN AVE, COOK ST, BELAIR AVE, MCLAIN RD, PRINCE ST, CALDWELL ST, HORTON AVE, FORTRESS LN, MEADOW AVE, COACH ST, S MAINS, RUSSELL ST, BROWDIS AVE, ROGERS LAKE RD E, SEDAN AVE, DOUGLAS ST, BRANCH ST, V 8 ST, COACH ST





**Planning and Zoning Commission  
June 20, 2023, Meeting**

**Staff Report**

**TO:** Planning and Zoning Commission  
**FROM:** Richard Smith, Planning Director  
**SUBJECT:** CPA-2023-03: Irish Glen Area  
Applicant: City of Kannapolis

Amend *Move Kannapolis Forward 2030 Comprehensive Plan (2030 Plan)* “Future Land Use Map and Character Area” of properties near West C Street and Glenn Avenue from the designation of “Employment Center” to “Urban Residential”.

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

Motion to recommend to City Council approval of the proposed amendments to the *2030 Plan* Future Land Use Map and Character Area

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

A simple majority vote of the Planning & Zoning Commission will be required to recommend approval/denial. City Council has final decision-making authority to approve or deny the amendments.

**C. Background & Project Overview**

In March 2018, the City Council adopted the *2030 Plan*. This plan includes a “Future Land Use Map and Character Area” designation which provides guidance for future land development in the City of Kannapolis.

In order to ensure that future development is consistent with the *2030 Plan*, staff is recommending that the subject parcels be amended in the *2030 Plan* and proposing that a Future Land Use and Character Area designation of “Urban Residential” be applied to these parcels. Some of the properties in this area are currently zoned OI (Office Institutional) and are intended to be developed under that zoning. The underlying Land Use Map and Character area, however, do not recommend OI uses.

The Urban Residential Character Area allows for a mixture of uses including but not limited to residential and civic as primary uses with multi-family residential, small format retail, small format office and live-work as secondary uses.



**D. Fiscal Considerations**

None

**E. Policy Issues**

Section 2.3.B(1)d of the Kannapolis Development Ordinance (KDO) states that the Commission shall have the following powers and duties under this Ordinance: “*To advise and provide recommendations to the City Council on amendments to the Comprehensive Plan, including preparing amendments to the plan and its elements and submitting those amendments to the City Council*”. In accordance with Section 2.3.A(1)d of the KDO, the City Council has final authority to amend the *2030 Plan*.

**F. Legal Issues**

None

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

**Staff Recommendation**

Staff is proposing that the Future Land Use Map and Character Area of the *Move Kannapolis Forward 2030 Comprehensive Plan* be amended to apply the “Urban Residential” Character Area to the aforementioned area. (See attached map.)

**Courses of Action**

**Based on the foregoing analysis, staff recommends approval of the proposed *2030 Plan* amendment, as presented.**

**APPROVAL**

**The following action is required for the Planning and Zoning Commission to recommend approval of the proposed amendment to the *2030 Plan* Future Land Use Map and Character Area:**

1. Consider motion to recommend approval of the proposed *2030 Plan* Future Land Use Map and Character Area designation amendment by City Council.

**DENIAL**

**The following action is required for the Planning and Zoning Commission to recommend denial of the proposed amendment to the *2030 Plan* Future Land Use Map and Character Area:**

1. Consider motion to recommend denial of the proposed *2030 Plan* Future Land Use Map and Character Area designation amendment by City Council.

**H. Attachments**

1. Move Kannapolis Forward 2030 Comprehensive Plan Future Land Use Map and Character Area (Current)



2. Move Kannapolis Forward 2030 Comprehensive Plan Future Land Use Map and Character Area (Proposed)

**J. Issue Reviewed By:**

- Assistant City Manager
- Economic & Community Development Director







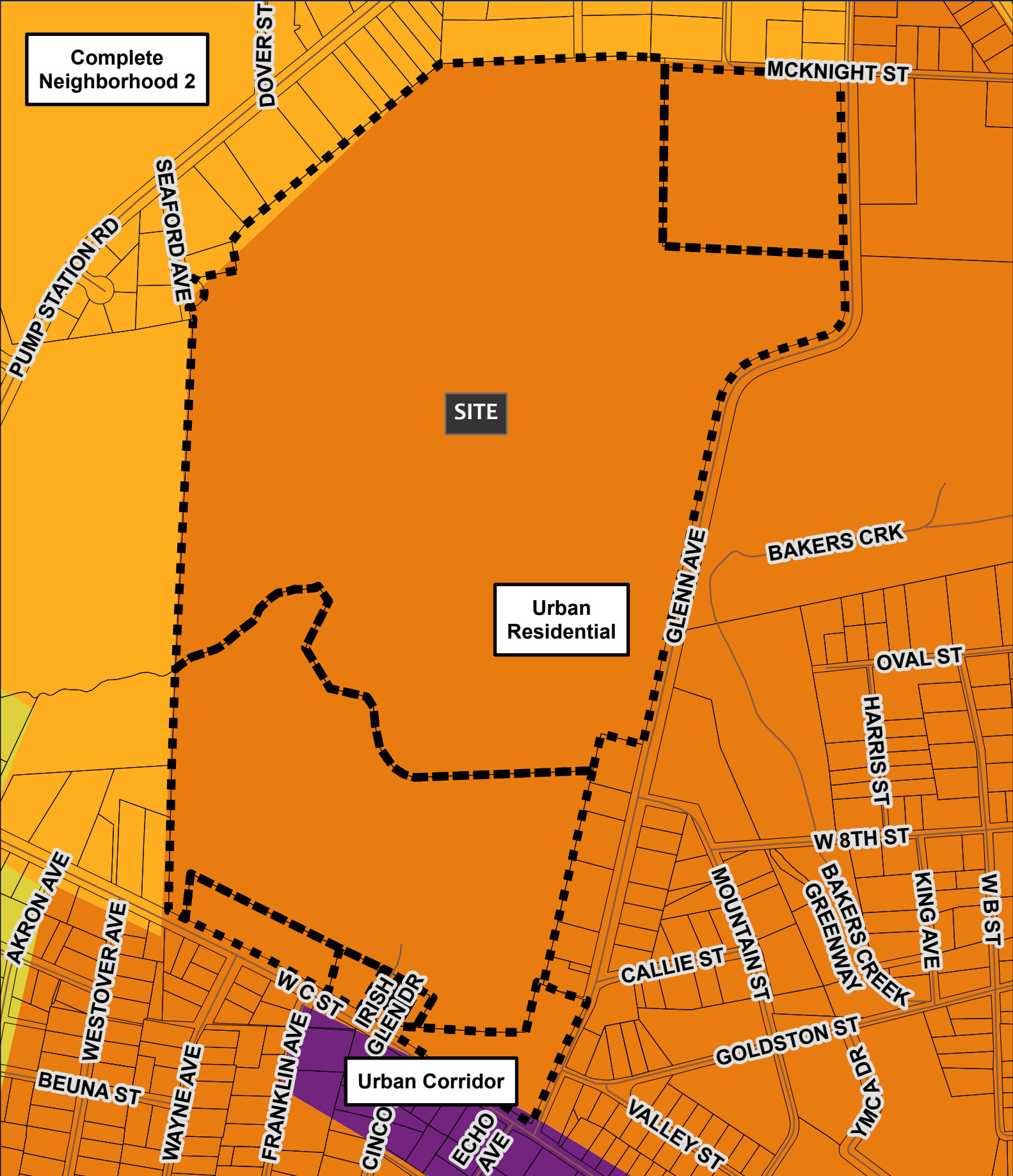


# Kannapolis 2030 Future Land Use Map Proposed

Case Number: CPA-2023-03

Applicant: City of Kannapolis

Irish Glen



Complete Neighborhood 2

SITE

Urban Residential

Urban Corridor

DOVER ST  
MCKNIGHT ST  
PUMP STATION RD  
SEAFORD AVE  
GLENN AVE  
BAKERS CRK  
OVAL ST  
HARRIS ST  
W 8TH ST  
AKRON AVE  
WESTOVER AVE  
MOUNTAIN ST  
BAKERS CREEK  
BEUNA ST  
WAYNE AVE  
FRANKLIN AVE C ST  
IRISH GLENDR  
CALLIE ST  
KING AVE  
W B ST  
CINCO  
ECHO AVE  
VALLEY ST  
GOLDSTON ST  
YMC A DR





**Planning and Zoning Commission  
June 20, 2023, Meeting**

**Staff Report**

**TO:** Planning and Zoning Commission  
**FROM:** Richard Smith, Planning Director  
**SUBJECT:** CPA-2023-04: Trinity Church Road  
Applicant: City of Kannapolis

Amend *Move Kannapolis Forward 2030 Comprehensive Plan (2030 Plan)* “Future Land Use Map and Character Area” designation of the properties located east of the intersection of Kannapolis Parkway and Trinity Church Road. (Specifically parcels at or near 2347, 2343, 2337, 2221, 2219 and 2215 Trinity Church Road) “Employment Center” designation to the “Complete Neighborhood 2” designation.

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

Motion to recommend to City Council approval of the proposed amendments to the *2030 Plan* Future Land Use Map and Character Area

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

A simple majority vote of the Planning & Zoning Commission will be required to recommend approval/denial. City Council has final decision-making authority to approve or deny the amendments.

**C. Background & Project Overview**

In March 2018, the City Council adopted the *2030 Plan*. This plan includes a “Future Land Use Map and Character Area” designation which provides guidance for future land development in the City of Kannapolis.

Staff met with a resident that owns multiple properties in this area regarding the construction of a new single-family home. Once the area zoning and Comprehensive Plan were researched further, it was determined this area is better suited for large-lot single-family residential development at this time. All six properties owners have agreed in writing to the proposed Land Use Plan amendment and Map changes.

The Complete Neighborhood 2 Character Area allows for a mixture of single and multi-family residential uses along with small format retail and offices spaces.



**D. Fiscal Considerations**

None

**E. Policy Issues**

Section 2.3.B(1)d of the Kannapolis Development Ordinance (KDO) states that the Commission shall have the following powers and duties under this Ordinance: “*To advise and provide recommendations to the City Council on amendments to the Comprehensive Plan, including preparing amendments to the plan and its elements and submitting those amendments to the City Council*”. In accordance with Section 2.3.A(1)d of the KDO, the City Council has final authority to amend the *2030 Plan*.

**F. Legal Issues**

None

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

**Staff Recommendation**

Staff is proposing that the Future Land Use Map and Character Area of the *Move Kannapolis Forward 2030 Comprehensive Plan* be amended to apply the “Complete Neighborhood 2” Character Area to the aforementioned parcels. (See attached map.)

**Courses of Action**

**Based on the foregoing analysis, staff recommends approval of the proposed *2030 Plan* amendment, as presented.**

**APPROVAL**

**The following action is required for the Planning and Zoning Commission to recommend approval of the proposed amendment to the *2030 Plan* Future Land Use Map and Character Area:**

1. Consider motion to recommend approval of the proposed *2030 Plan* Future Land Use Map and Character Area designation amendment by City Council.

**DENIAL**

**The following action is required for the Planning and Zoning Commission to recommend denial of the proposed amendment to the *2030 Plan* Future Land Use Map and Character Area:**

1. Consider motion to recommend denial of the proposed *2030 Plan* Future Land Use Map and Character Area designation amendment by City Council.

**H. Attachments**

1. Move Kannapolis Forward 2030 Comprehensive Plan Future Land Use Map and Character Area (Current)



2. Move Kannapolis Forward 2030 Comprehensive Plan Future Land Use Map and Character Area (Proposed)

**J. Issue Reviewed By:**

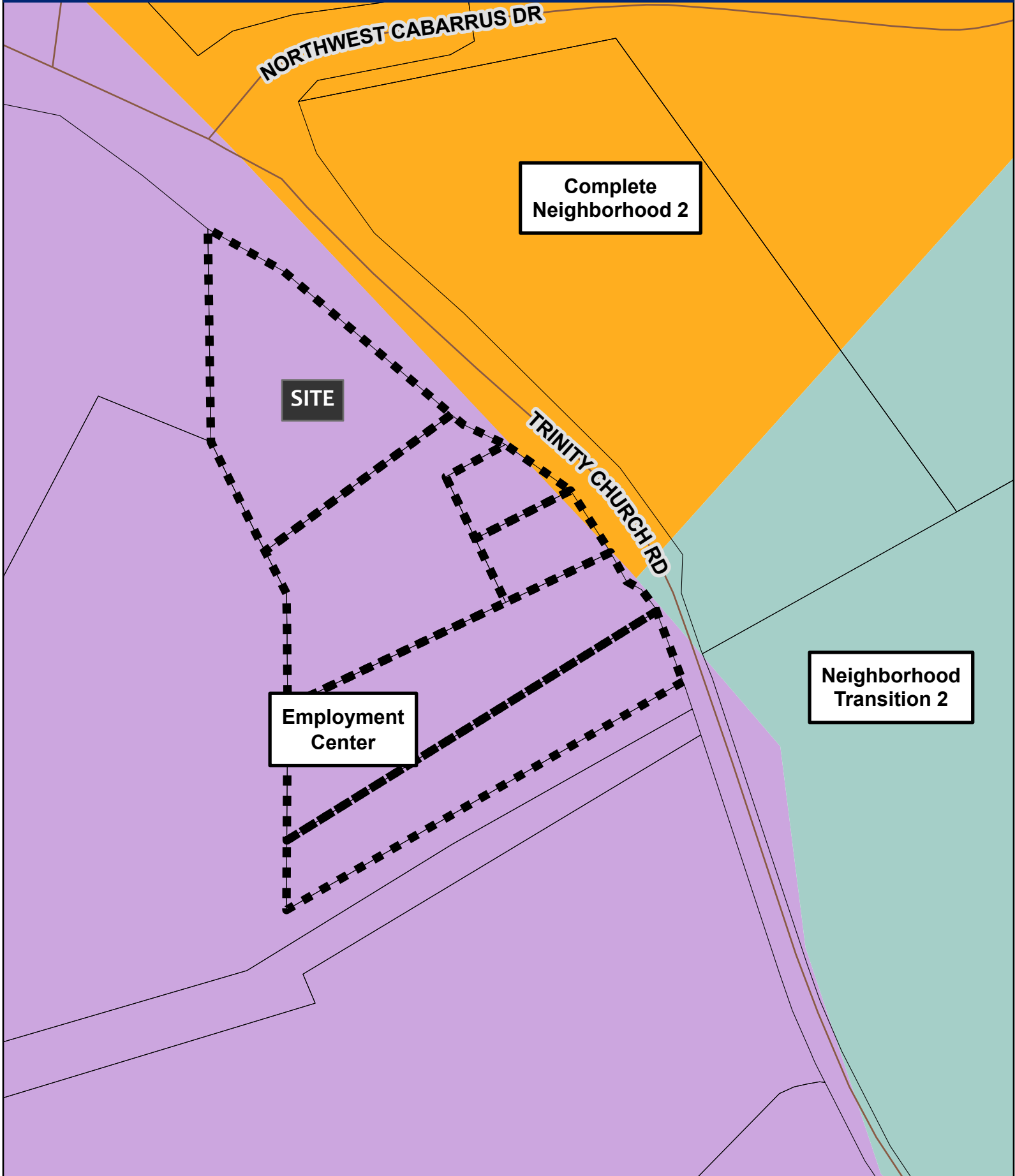
- Assistant City Manager
- Economic & Community Development Director





# Kannapolis 2030 Future Land Use Map

Case Number: CPA-2023-04  
Applicant: City of Kannapolis  
Trinity Church Rd







# Kannapolis 2030 Future Land Use Map Proposed

Case Number: CPA-2023-04

Applicant: City of Kannapolis

Trinity Church Rd

