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

**Minutes of Meeting  
October 17, 2023**

The Kannapolis Planning and Zoning Commission met on Tuesday October 17, 2023, at 6:00 PM in the Laureate Center of City Hall. This meeting was held in accordance with notice published in the Independent Tribune (Appendix A), as well as on the City's website.

**Commission Members Present:** Jeff Parker, Vice-Chair.  
Daisy Malit  
James Litaker  
Larry Ensley  
Shelly Stein

**Commission Members Absent:** Chris Puckett, Chair  
Jamie Richardson  
Scott Trott  
Robert Severt, ETJ Representative

**Visitors:** Joe Hatley  
Joshua Mueller

**Staff Present:** Richard Smith, Planning Director  
Ben Barcroft, Senior Planner  
Kathryn Stapleton, Planner  
Rayvon Walker, Planner

**CALL TO ORDER**

Vice-Chair Parker called the meeting to order at 6:00 P.M.

**ROLL CALL AND RECOGNITION OF QUORUM**

Planner, Kathryn Stapleton, called the roll. The presence of a quorum was recognized.

**APPROVAL OF AGENDA**

Vice-Chair Parker asked for a motion regarding the agenda. Dr. Litaker made the motion to approve, second by Ms. Malit and the agenda was unanimously approved.

**APPROVAL OF MINUTES**

Vice-Chair Parker asked for a motion regarding the August 15, 2023 meeting minutes. Dr. Litaker made the motion to approve, second by Ms. Malit and the minutes were unanimously approved.

**PUBLIC HEARING**

Vice-Chair Parker stated that while there is a quorum present, zoning map amendments require a three-quarter majority and deferred to City staff for next steps. Planning Director, Richard Smith, confirmed that a super majority is required to render decision on zoning map amendments and that both rezoning cases will need to be rescheduled to next month's meeting. He added that the applicants for both cases can choose to wait until the next meeting, or they could request that City Council render decision on the

1 rezoning request. Vice-Chair Parker asked if a motion is required to reschedule the cases and Mr. Smith  
2 confirmed.

3  
4 Vice-Chair Parker asked for a motion to reschedule Case No. CZ-2023-05 and CZ-2023-07 to the  
5 November 14, 2023, meeting which was made by Mr. Ensley, second by Ms. Stein and unanimously  
6 approved.

7  
8 **PLANNING DIRECTOR UPDATE**

9 Mr. Smith stated that he had intended to provide a Cannon Boulevard Corridor overview as well as an  
10 interactive survey but would like to postpone to the November or December meeting to update as many  
11 Commission members as possible. Mr. Ensley asked if they could receive the survey prior to the next  
12 meeting but Mr. Smith responded that the survey is interactive and that the Commission will be  
13 completing the survey together and results will be displayed as they are participating.

14  
15 Planner, Rayvon Walker, provided a presentation update regarding development projects occurring  
16 within the city and noted that the presentation contained recent pictures of each of the projects. Mr.  
17 Walker and Mr. Smith responded to questions from the Commission regarding several projects.

18  
19 Mr. Smith directed the Commission's attention to the Permitted Use Table in the Kannapolis  
20 Development Ordinance (KDO) noting that self-service storage uses are permitted in the General  
21 Commercial (GS) and Light Industrial (LI) zoning districts with a Special Use Permit (SUP), and that  
22 they are a permitted use by right in the Heavy Industrial (HI) and in the Planned Development-Campus  
23 (PD-C) zoning district. He continued explaining that the City of Concord amended their Ordinance to  
24 no longer allow self-service storage uses in the General Commercial zoning districts which has resulted  
25 in an influx of self-service storage applications for the City of Kannapolis. Mr. Smith reviewed the  
26 standards that an applicant must meet to obtain approval for the SUP from the Board of Adjustment,  
27 utilized Mr. Walker's presentation to show location of existing and proposed facilities, and stated that  
28 it is his responsibility to make the Commission aware when there is an influx of a particular use. He  
29 responded to questions from the Commission with regards to location of the use near new  
30 developments, the change made by Concord to their Ordinance, restricting parking of recreational  
31 vehicles on the use, and whether the use requires sewer allocation,

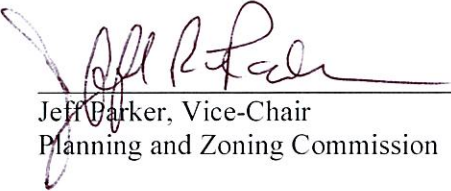
32  
33 **OTHER BUSINESS**

34 No updates.

35  
36 **ADJOURN**

37 There being no further business, questions or comments, Dr. Litaker made the motion to adjourn, second  
38 by Mr. Ensley and the meeting adjourned at 6:58 PM on Tuesday, October 17, 2023.

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Pam Scaggs, Recording Secretary

  
Jeff Parker, Vice-Chair  
Planning and Zoning Commission



PO Box 27283  
Richmond, VA 23261-7283

# Order Confirmation

Order# 0000849634

# APPENDIX A

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

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

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

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

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

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

**Total Amount**                      \$455.44

**Payment Amount**                      \$455.44

**Amount Due**                              \$0.00

**Tax Amount:**                              0.00

**Payment Meth:**      Credit - Debit Card

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

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000849634-01	CLS Legal	2 X 46 li	\$0.00

**Production Method**  
AdBooker (liner)

**Production Notes**

<u>Product and Zone</u>	<u>Placement</u>	<u>Position</u>	<u># Inserts</u>
CON Independent Trib	C-Legal Ads	Legal Notices	2

**Run Schedule Invoice Text:** NOTICE OF PUBLIC HEARING 401 Laureate Way,


**Run Dates**      10/ 6/2023, 10/13/2023

<u>Product and Zone</u>	<u>Placement</u>	<u>Position</u>	<u># Inserts</u>
NCC Online	C-Legal Ads	Legal Notices	7

**Run Schedule Invoice Text:** NOTICE OF PUBLIC HEARING 401 Laureate Way,

**Run Dates**      10/ 6/2023, 10/ 7/2023, 10/ 8/2023, 10/ 9/2023, 10/10/2023, 10/11/2023, 10/12/2023

**TagLine:** NOTICEOFPUBLICHEARING401LAUREATEWAYKANNAPOLISNCPLANNINGZONINGCOMMISSIONTUESDAYOCTOBER172023AT600PMCONDITIONALZONINGMAPAMENDMENT



**KANNAPOLIS**

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

**Planning & Zoning Commission**  
Tuesday October 17, 2023 at 6:00 pm

Conditional Zoning Map Amendment - CZ-2023-05 - Public Hearing to consider a request to rezone four (4) properties located at 819, 821, and a portion of 823 Fairview Street and an unaddressed parcel on Fairview Street from City of Kannapolis Residential 8 (R8) zoning district to City of Kannapolis General Commercial-Conditional Zoning (GC-CZ) zoning district. The subject properties are approximately 2.58 +/- acres and further identified as Cabarrus County Parcel Identification Numbers 56230692880000, 56231602860000 and a portion of 56231612260000 and 56231622390000.

Conditional Zoning Map Amendment - CZ-2023-07 - Public Hearing to consider a request to rezone property located at 2937 Lane Street from City of Kannapolis Agricultural (AG) zoning district to City of Kannapolis Light Industrial-Conditional Zoning (LI-CZ) zoning district to allow a towing business. The subject property is approximately 3.29 +/- acres and further identified as Cabarrus County Parcel Identification Numbers 56347012520000.

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 tcline@kannapolisnc.gov as soon as possible but no later than 48 hours before the scheduled event.

**Publish: October 6, 13, 2023.**