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

**Minutes of Virtual Meeting  
November 16, 2021**

The Kannapolis Planning and Zoning Commission met virtually on Monday November 16, 2021 at 6:00 PM. This meeting was held in accordance with the attached notice, as well as notice published on the City’s website and the bulletin board in the lobby of City Hall.

**Commission Members Present:** Chris Puckett, Chair  
Daniel O’Kelly  
James Litaker  
Larry Ensley  
Scott Trott  
Shelly Stein  
Travis Gingras

**Commission Members Absent:** Jeff Parker, Vice-Chair  
Robert Sever, ETJ Representative

**Visitors:** Harris Morrison  
Dave Davis  
J.D. Howell

**Staff Present:** Richard Smith, Planning Director  
Boyd Stanley, Assistant Planning Director  
David Jordon, IT  
Tony Eury, IT Director  
Pam Scaggs, Recording Secretary

**CALL TO ORDER**

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

**ROLL CALL AND RECOGNITION OF QUORUM**

Ms. Scaggs called the roll. The presence of a quorum was recognized.

**APPROVAL OF AGENDA**

Chair Puckett noted a change to the Agenda and asked Planning Director, Richard Smith, to advise the Commission on the requested change. Mr. Smith stated that the applicant for Case No. CZ-2021-16 requested to defer the rezoning request to the December 14, 2021 meeting. Chair Puckett made motion to approve the request as well as the amended Agenda, second by Mr. Trott and the motion was unanimously approved.

**APPROVAL OF MINUTES**

Chair Puckett asked for a motion to approve the October 19, 2021 Meeting Minutes which was made by Dr. Litaker, second by Mr. O’Kelly and the motion was unanimously approved.

1 **PUBLIC HEARING**

2 **CZ-2021-17 – Request by Fortius Capital Partners to conditionally rezone property located at**  
3 **2888 Moose Road from Office-Institutional (O-I) to Heavy Industrial–Conditional Zoning (I-2-**  
4 **CZ) Zoning Designation.**

5 Planning Director, Richard Smith, gave a PowerPoint presentation regarding case CZ-2021-17. Mr.  
6 Smith provided the application details, attached to and made part of these minutes as Exhibit 1. He  
7 stated that the request to rezone will allow development of a corporate business park.

8  
9 Mr. Smith directed the Commission’s attention to the Vicinity, Zoning and Future Land Use maps,  
10 further detailing the location, zoning and future land use per the *Move Kannapolis Forward 2030*  
11 *Comprehensive Plan (“2030 Plan”)*. He reminded the Commission that they recommended approval  
12 of an amendment to the *2030 Plan* Future Land Use Character Area to an “Employment Center”  
13 Character Area at a previous Commission meeting subsequently approved by City Council. Mr.  
14 Smith directed the Commission’s attention to street views, elevation examples and the preliminary  
15 site plan. He indicated that the applicants are experiencing geographical challenges with the site and  
16 noted that a portion of the property may also be a future location for a fire station.

17  
18 Mr. Smith reviewed Consistency with the *2030 Plan*, Policy Issues and staff findings and noted that  
19 a draft Traffic Impact Study (TIA) had been completed with recommended changes which include a  
20 three-lane interchange at the intersection of Stadium Drive and Lane Street which allow for a  
21 dedicated right lane. He added that there had not been any road improvement recommendations to  
22 the Moose Road and Stadium Drive intersection. Mr. Smith stated that staff is recommending  
23 approval of the rezoning request with the conditions as shown in the Staff Report (Exhibit 1). He  
24 noted that the applicant volunteered to add a condition to restrict development to the industrial uses  
25 shown in the Staff Report. Mr. Smith reminded the Commission of the actions requested of them,  
26 concluded his presentation and made himself available for questions

27  
28 Mr. Gingras, Mr. Trott and Chair Puckett asked questions related to the number of jobs, watershed  
29 restrictions as it relates to the amount of impervious surface, and whether the TIA recommended a  
30 signal at the intersection of Lane Street and Stadium Drive. Mr. Smith deferred to the applicant  
31 regarding the number of jobs and responded that the project will receive credit for the existing  
32 impervious surface and does not propose to consume more than what is permitted by the Unified  
33 Development Ordinance (UDO). With regard to Chair Puckett’s question, Mr. Smith responded that  
34 a traffic signal has not been recommended.

35  
36 The applicant, Harris Morrison, addressed Mr. Gingras question regarding the number of jobs stating  
37 that the number is unknown at this time since tenants have not been determined, but stated that they  
38 are attempting to attract a wide variety of tenants and surmised that hundreds of jobs could be created.  
39 With regards to the amount of impervious surface asked by Mr. Trott, he stated that the amount of  
40 current impervious surface is approximately 12.78 acres of impervious area of which they will  
41 receive credit and that the entire project will consume approximately 31 acres of impervious area  
42 which will be less than 50% of allowable impervious area. Mr. Morrison added that storm ponds will  
43 also be developed to catch storm water runoff.

44  
45 Mr. Morrison introduced Dave Davis with Fortius Capital Partners to respond to Chair Puckett’s  
46 question regarding a traffic signal. Mr. Davis stated that since the TIA did not recommend a signal,  
47 they are not proposing to install a signal but are awaiting feedback from NCDOT. Mr. Davis

1 reiterated that a right-turn lane from Lane Street onto Stadium Drive will be added as well as a right-  
2 turn lane from Stadium Drive onto Lane Street.

3  
4 The applicants responded to additional questions from the Commission regarding development plans  
5 for the southern portion of the subject property closest to Lane Street, left-turn access from Stadium  
6 Drive onto Lane Street, addition of aesthetics to the storm pond, stormwater retention, fueling  
7 stations, and the development of “green buildings”. Mr. Morrison stated that due to buffering  
8 requirements of an existing creek, there will not be any development on the property near Lane Street.  
9 Mr. Davis stated that Stadium Drive will be improved with three lanes, allowing a dedicated right-  
10 turn and left-turn lane onto Lane Street, as well as a lane for those turning onto Stadium Drive from  
11 Lane Street. Mr. Morrison responded that they are not opposed to adding aesthetics to the pond as  
12 long as it does not interfere with the purpose of the pond. He added that they want to attract high  
13 quality tenants with green space amenities for both tenants and the public which is why they will be  
14 adding a greenway with potential public parking on the property. Mr. Morrison talked about a  
15 possible trail through the woods looping back to the greenway but would require collaboration with  
16 both the City of Kannapolis and the City of Concord. He also responded to the stormwater retention  
17 question stating that all stormwater runoff from the street, parking lot and buildings will be captured  
18 and treated. Mr. Morrison responded that fueling stations are not being planned for this development.  
19 Mr. Davis added that there is a possibility of adding electrical charging stations but are not proposing  
20 fueling stations. Mr. Morrison responded that the buildings will be constructed with concrete and  
21 other construction materials but will not be “green buildings”.

22  
23 There being no additional questions or comments for staff or the applicants, Chair Puckett opened the  
24 Public Hearing which was then closed with no public comment being made.

25  
26 Chair Puckett requested a motion to either adopt or deny the Statement of Consistency for case CZ-  
27 2021-17. Mr. Gingras made the motion to approve, second by Dr. Litaker and the motion was  
28 unanimously approved.

29  
30 Chair Puckett asked for a motion regarding the Resolution to Zone for case CZ-2021-17. Mr. Ensley  
31 made the motion to approve, second by Dr. Litaker and the motion was unanimously approved.

32  
33 **CZ-2021-21 – Request by Tiece Family Trust & Aileen Jenkins Tiece Trust to conditionally**  
34 **rezone property located at 210 Russell Street and unaddressed parcels located on S. Ridge**  
35 **Avenue and Russell Street from Residential Village (RV) and General Commercial (C-2) to**  
36 **General Commercial–Conditional Zoning (C-2-CZ) Zoning Designation.**

37 Assistant Planning Director Boyd Stanley gave a PowerPoint presentation regarding case CZ-2021-  
38 21. Mr. Stanley provided the application details, attached to and made part of these minutes as Exhibit  
39 2, and noted that the request includes three parcels and that two of the parcels are unaddressed.

40  
41 Mr. Stanley directed the Commission’s attention to the Vicinity, Zoning and Future Land Use maps,  
42 further detailing the location, zoning and future land use per the *Move Kannapolis Forward 2030*  
43 *Comprehensive Plan*. He directed the Commission’s attention to street views and the preliminary  
44 site plan and stated that the applicant is proposing three buildings (two of which will be storage) and  
45 six parking spaces. Mr. Stanley directed the Commission’s attention to the future Rogers Lake Road  
46 alignment with the NCDOT “flyover” which will result in Oakshade Avenue becoming a dead-end  
47 street just past the subject property as well as part of the subject property which will become right-  
48 of-way (ROW) for the “flyover”.

1 Mr. Stanley reviewed Consistency with the 2030 Plan, Policy Issues and staff findings. He added  
2 that the proposed project will be bordered by a mini warehouse/self-storage use to the north and the  
3 NCDOT ROW “flyover” project to the south, noting that most of the existing vegetation will remain  
4 and act as a buffer. Mr. Stanley stated that staff is recommending approval of the rezoning request  
5 with conditions (Exhibit 2) and read those conditions into the record:  
6

- 7 1. The permitted uses allowed by this rezoning shall only include a contractor’s shop with storage  
8 and associated site improvements as generally depicted on the site plan submitted with this  
9 rezoning.
- 10 2. A Final Site Plan, in compliance with all applicable City UDO standards shall be submitted to  
11 and approved by City Staff prior to issuance of a Zoning Clearance Permit.
- 12 3. Grading limits shall be designed to preserve the existing trees and natural buffer along the  
13 eastern property boundary bordering Oakshade Avenue.
- 14 4. The proposed outdoor storage area shall be buffered along Oakshade Avenue and the NCDOT  
15 right-of-way to the south with the equivalent plantings of a Type 4 Landscape Buffer.
- 16 5. Must comply with the current Land Development Standards Manual (LDSM).  
17

18 Mr. Stanley explained that after a discussion with the applicant, realized that Condition #4 was  
19 confusing and did not intend for the applicant to have to increase the buffer to 25’ to accommodate  
20 a Type 4 Landscape buffer. He proposed the following amendment to Condition #4:  
21

22 *“If the fenced area shown on the preliminary site plan is utilized for outdoor storage, an*  
23 *opaque screen shall be incorporated, and increased landscaping may be required within*  
24 *the 12-foot buffer on the southern property boundary along the NCDOT right-of-way*  
25 *equivalent to a Type 3 Landscape Buffer.*  
26

27 Mr. Stanley concluded his presentation and made himself available for questions.  
28

29 Mr. Ensley suggested that if outdoor storage buildings are constructed, murals may be a possible  
30 alternative to screening. Mr. Stanley appreciated the idea and deferred to the applicant for input.  
31

32 Mr. Trott asked if there is a requirement for a BMP pond? Mr. Stanley responded that the preliminary  
33 site plan is showing a stormwater pond but deferred to the applicant. Engineer for the applicant, Dale  
34 Fink, responded that a BMP is required.  
35

36 The applicant, Phil Triage, addressed the Commission stating that they owned property located across  
37 the street and had originally planned to utilize that property but due to some sewer issues vacated  
38 that plan and decided to develop the subject property instead. Mr. Triage reiterated that there is ample  
39 screening along the south side owned by NCDOT. He added that the mature wooded lots will remain  
40 which will serve as buffer between the proposed project and the new bridge.  
41

42 Chair Puckett stated that he has not seen the proposed road re-alignment due to the flyover and asked  
43 if access to Ridge Avenue will be affected. Mr. Stanley responded that he would provide a complete  
44 map to the Commission but speculated that access to Rogers Lake Road will not be available from  
45 Ridge Avenue. Mr. Triage added that Ridge Avenue will not have access directly to Rogers Lake  
46 Road, but that there will be new access ramps created near Oakshade and Meadow Avenues.  
47

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

3  
4 Chair Puckett requested a motion to either adopt or deny the Statement of Consistency for case CZ-  
5 2021-21. Mr. Trott made the motion to approve, second by Dr. Litaker and the motion was  
6 unanimously approved.

7  
8 Chair Puckett asked for a motion regarding the Resolution to Zone for case CZ-2021-21. Dr. Litaker  
9 made the motion to approve as amended, second by Mr. Ensley and the motion was unanimously  
10 approved.

11  
12 **Z-2021-04 – Request by J’Daniel Howell to rezone unaddressed property located on North Main**  
13 **Street from Neighborhood Business (B-1) to Residential Village (RV) Zoning Designation.**

14 Assistant Planning Director Boyd Stanley gave a PowerPoint presentation regarding case Z-2021-04  
15 (Exhibit 3). Mr. Stanley stated that the request is a “straight” rezoning, that the subject property was  
16 recently subdivided from property across N. Main Street and identified the parcel identification  
17 number.

18  
19 Mr. Stanley directed the Commission’s attention to the Vicinity, Zoning and Future Land Use maps,  
20 further detailing the location, zoning and future land use per the *Move Kannapolis Forward 2030*  
21 *Comprehensive Plan*. He stated that residential uses are permitted in the existing B-1 zoning district  
22 with a Special Use Permit, but that the applicant requested the rezoning so that they had the option  
23 of developing either a single-family structure or a duplex.

24  
25 Mr. Stanley reviewed Consistency with the *2030 Plan*, Policy Issues and staff findings, and stated  
26 that staff is recommending approval of the rezoning request. He explained that conditions cannot be  
27 placed on a straight rezoning.

28  
29 The applicant, J.D. Howell, made himself available for questions.

30  
31 There being no additional questions or comments for staff, Chair Puckett opened the Public Hearing  
32 which was then closed with no public comment being made.

33  
34 Mr. Trott asked if a community meeting had been held? Mr. Stanley responded that a community  
35 meeting is not required for straight rezonings.

36  
37 Chair Puckett requested a motion to either adopt or deny the Statement of Consistency for case Z-  
38 2021-04. Dr. Litaker made the motion to approve, second by Ms. Stein and the motion was  
39 unanimously approved.

40  
41 Chair Puckett asked for a motion regarding the Resolution to Zone for case Z-2021-04. Dr. Litaker  
42 made the motion to approve, second by Mr. Ensley and the motion was unanimously approved.

43  
44 **PLANNING DIRECTOR UPDATE**

45 Mr. Smith stated that Clarion, the consultant working on the Kannapolis Development Ordinance  
46 (KDO), is continuing to make the recommended edits and that staff is expecting to have a final draft  
47 to the Commission either in December or January.

1 Mr. Smith stated that the Commission should expect to meet in person beginning in December and that  
2 City Council approved both recommendations made by the Commission at their October meeting to  
3 amend the 2030 Plan as well as the text amendment to add Pocket and Tiny Communities to the Unified  
4 Development Ordinance (UDO).

5  
6 **OTHER BUSINESS**

7 Mr. Trott voiced concern regarding the lack of sewer capacity. Mr. Smith responded that City staff was  
8 made aware of sewer capacity issues in July and that currently the Water Sewer Authority for Cabarrus  
9 County (WSACC) is assessing allocation for the region. He added that he expects City Council to  
10 adopt provisions regarding sewer capacity in the near future. Mr. Smith noted that sewer capacity will  
11 be expanded in both 2024 and 2027 and that some projects have already received allocation due to  
12 being an approved project and in the pipeline while other projects had sewer in “reserve”.

13  
14 Chair Puckett asked if the sewer capacity issue puts a hold on future commercial development. Mr.  
15 Smith responded that there is currently no moratorium on development, and that while staff is  
16 continuing to press both WSACC and the state for clarification, developers are being made aware that  
17 most projects will not be able to move forward until 2027. Chair Puckett asked if this issue would  
18 hinder downtown development? Mr. Smith responded that it should not since downtown will most  
19 likely receive priority status.

20  
21 Mr. Ensley asked if it was possible to mandate a date for the consultant to complete the KDO updates  
22 and implement a penalty for going past that date. Mr. Smith responded that staff provided several more  
23 updates to Clarion as well as waiting on the state to respond with comments regarding flood and  
24 watershed information. He added that it was a lot of information to work through.


25  
26 Mr. Ensley asked if City Council chooses which development receives sewer allocation. Mr. Smith  
27 responded that staff is providing parameters to City Council with regard to the approval process and  
28 legality.

29  
30 **ADJOURN**

31 There being no further business, questions or comments, Chair Puckett made the motion to adjourn.  
32 The meeting unanimously adjourned at 7:01 PM on Tuesday November 16, 2021.

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40 Pam Scaggs, Recording Secretary



Chris Puckett, Chair  
Planning and Zoning Commission



PO Box 27283  
Richmond, VA 23261-7283

# Order Confirmation

Order# 0000751901

# APPENDIX A

## Planning & Zoning Commission Minutes

### November 16, 2021

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

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

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

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

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

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

**Total Amount**                      \$815.34  
**Payment Amount**                      \$815.34  
**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**  
0000751901-01                      CLS Liner                      2 X 65 li                      \$0.00

**Production Method**  
AdBooker (liner)

### Production Notes

**Product and Zone**                      **Placement**                      **Position**  
CON Independent Trib                      C-Announcements                      General-Spec Notice  
**Run Schedule Invoice Text:**      NOTICE OF VIRTUAL PUBLIC HEARING Planning and  
**Run Dates**                      11/ 5/2021, 11/12/2021  
**TagLine:** NOTICEOFVIRTUALPUBLICHEARINGPLANNINGANDZONINGCOMMISSION  
ANNAPOLISNCTUESDAYNOVEMBER162021AT600PMCONDITIONALZO



### NOTICE OF VIRTUAL PUBLIC HEARING

#### Planning and Zoning Commission Meeting

401 Laureate Way, Kannapolis, NC

**Tuesday November 16, 2021 at 6:00 pm**

**Conditional Zoning Map Amendment - CZ-2021-16** - Public Hearing to consider a request to rezone multiple unaddressed properties located at Enochville Rd. and Cannon Farm Rd. from Residential Medium Density (RM-1) to Planned Unit Development - Conditional Zoning (PUD - Conditional Zoning) to allow for a single-family residential development. The subject properties are approximately 550.74 +/- acres and further identified as Rowan County Parcel Identification 244 011, 245 163, 249C094000001, 132 0130000001, 141 0100000001, 142 049000001, 132 108, 244 158, 244 169, 131 202, 131 145, 131 173, 131 07202, 131 144, 131 07201, 131 142 and 131 143.

**Conditional Zoning Map Amendment - CZ-2021-17** - Public Hearing to consider a request to rezone property located at 2888 Moose Rd. from Office--Institutional (O-I) to Heavy Industrial-Conditional Zoning (I-2-Conditional Zoning) to allow for a corporate/business park. The subject property is approximately 55.32 +/- acres and further identified as Rowan County Parcel Identification Number 145 023.

**Conditional Zoning Map Amendment - CZ-2021-21** - Public Hearing to consider a request to rezone properties located at 210 Russell Street and an unaddressed parcel on Russell Street from Residential Village (RV) to General Commercial-Conditional Zoning (C-2-CZ) to allow for development of a contractor's office with additional storage buildings. The subject properties are approximately .61 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 56136286510000 and 56136296360000.

**Zoning Map Amendment - Z-2021-04** - Public Hearing to consider a request to rezone unaddressed property located on N. Main Street from Neighborhood Commercial (B-1) to Residential Village (RV) to allow for single-family residential. The subject property is approximately .29 +/- acres and further identified as Rowan County Parcel Identification Number 156 400.

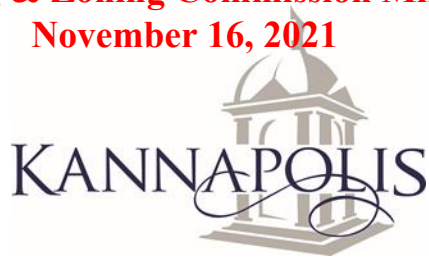
IN ORDER TO COMPLY WITH FEDERAL, STATE AND LOCAL RESTRICTIONS IMPOSED IN RESPONSE TO THE COVID-19 VIRUS, THIS MEETING WILL BE HELD ELECTRONICALLY VIA ZOOM. PLEASE VISIT WWW.KANNAPOLISNC.GOV FOR PUBLIC ACCESS INSTRUCTIONS AND FOR ANYONE WANTING TO SPEAK DURING THE PUBLIC HEARING.

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: November 5, 12, 2021.**

# EXHIBIT 1

## Planning & Zoning Commission Minutes November 16, 2021



### Planning and Zoning Commission November 16, 2021 Meeting

#### Staff Report

**TO:** Planning and Zoning Commission  
**FROM:** Richard Smith, Planning Director  
**SUBJECT:** Case #CZ-2021-17  
Applicant: Fortius Capital Partners

Request to conditionally rezone property located at 2888 Moose Rd. from Office-Institutional (O-I) to I-2-CZ (Heavy Industrial-Conditional Zoning) to allow for a corporate/business park. The subject property is approximately 55.32 +/- acres and further identified as Rowan County Parcel Identification Number 145 023.

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

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

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

Section 3.3.4.2 of the UDO allows the Planning and Zoning Commission to render a final decision on a rezoning request subject to an affirmative vote of three-fourths of the Commission members present and not excused from voting and if there is no appeal of the decision. If there is a denial, an approval by a vote of less than three-fourths, or an appeal of the decision, then only City Council shall have final decision-making authority. Any final decision rendered by the Commission may be appealed within fifteen (15) days to City Council.

#### C. Background & Project Overview

The applicant, Fortius Capital Partners, is proposing to rezone the subject property from Office-Institutional (O-I) to I-2-CZ (Heavy Industrial-Conditional Zoning) to allow for a corporate industrial park that will include manufacturing, light assembly, warehousing and distribution. The attached site plan shows three buildings with approximately 702,250 combined square feet. The subject property is the former Kannapolis Intimidators Stadium owned by the City of Kannapolis.



**D. Fiscal Considerations**

None

**E. Policy Issues**

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

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

The size of the subject tracts is approximately 55.32 +/- acres.

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

This property is located in an “Employment Center” Character Area as designated in the Move Kannapolis Forward 2030 Comprehensive Plan. This designation calls for a mixture of uses including manufacturing, warehousing, research and assembly. The proposed use designation fits within the comprehensive plan recommendations.

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

The property is located on the north side of Lane Street, immediately adjacent to Interstate 85. The property to the south of the subject property is zoned C-2 General Commercial (City of Kannapolis), LC (Office/Limited Commercial – Cabarrus County) and O-I (Office Institutional). Lake Fisher is located to the west of the property as well as an O-I parcel. The properties to the north are zoned CBI (Commercial, Business, Industrial - Rowan County) and RA (Rural Agricultural – Rowan County). The property east of the subject property across Interstate 85 is also zoned CBI. Further, the City rezoned properties located southeast of this parcel to I-1 (Light Industrial) last year. The requested rezoning proposes a development of a scale that represents an appropriate use of the subject property and compatibility with the surrounding area.

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

The subject property will be accessed primarily from Lane Street. Currently, the developer is in the process of finalizing a Traffic Impact Analysis to assess necessary roadway improvements. A Conditional of Approval stating final approval will be necessary from the City and NCDOT has been added should this rezoning be approved. Anticipated improvements will need to be finalized with the City and NCDOT through the site plan review process.

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

Should the rezoning be approved, the site plan will have to meet parking requirements within Article 8 of the Unified Development Ordinance to provide adequate parking for the listed use.

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

The proposed project lies within the Lake Fisher Watershed Critical Area. The maximum impervious for the critical area shall not exceed 50%. The development will be required to conform to all applicable local, state, and federal environmental regulations.

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

The character of the area continues to transform into a major commercial and industrial center with the improvements to Lane Street and the proximity to the interchange at I-85. Commercial and industrial development is anticipated to continue along this area of Lane Street in the near future.

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

There is adequate access or ability to extend to public facilities. Service is subject to allocation based upon sewer treatment capacity.

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

The property is located on the north side of Lane Street, immediately adjacent to Interstate 85. The property to the south of the subject property is zoned C-2 General Commercial (City of Kannapolis), LC (Office/Limited Commercial – Cabarrus County) and O-I (Office Institutional). Lake Fisher is located to the west of the property as well as an O-I parcel. The properties to the north are zoned CBI (Commercial, Business, Industrial - Rowan County) and RA (Rural Agricultural – Rowan County). The property east of the subject property across Interstate 85 is also zoned CBI. Further, the City rezoned properties located southeast of this parcel to I-1 (Light Industrial) last year. The proposed use is compatible with the surrounding commercial and industrial character of the surrounding area.

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

The property is currently zoned O-I. A rezoning is required to develop a corporate industrial park on the property.

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

The proposed industrial use is compatible with the existing and proposed land uses in the area. Further, the applicant is requesting to limit the types of uses permitted on this property under the proposed zoning as part of their conditional rezoning application. This is voluntary by the applicant but, can be included as part of the conditions of approval.

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

N/A

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

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

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

No

**F. Legal Issues**

None

**G. Finding of Consistency with Comprehensive Plan**

Staff finds this rezoning **consistent** with the goals and policies of the *Move Kannapolis Forward 2030 Comprehensive Plan*, adopted by City Council, which designates this property as being located in the “Employment Center” Character Area, which allows for the proposed professional industrial development. Furthermore, staff finds the request for rezoning reasonable and in the public interest because it will provide development that is suitable for the area. The proposed use is also compatible with the surrounding zoning and is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment. Finally, there is adequate access or ability to extend to public facilities. Service is subject to allocation based upon sewer treatment capacity.

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

**Staff Recommendation**

The Planning and Zoning Commission may choose to approve or deny the petition as presented.

**Based on the request being consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*, staff recommends approval with the following conditions for Zoning Map Amendment Case #CZ-2021-17:**

1. The permitted uses allowed by this rezoning shall only include manufacturing, light assembly, warehousing and distribution, as generally depicted by the plan submitted for this rezoning. Further, the applicant is voluntarily offering to restrict the Heavy Industrial uses of the property so that the uses cannot include the following uses that are normally permitted under this zoning designation: Accessory Dwellings; Home Occupations; Single-family, detached; Animal Shelter; Botanical Gardens/Nature Preserves; Cemeteries, Crematories & Mausoleums; Correctional Institutions;

- Automotive Towing Services; Electronic Gaming Operations; Heavy Truck, RV, And Semi-Trailer Leasing; Mini-warehousing/Self-storage Leasing; Sewer/Septic Cleaning Services; Coal & Ore Supply (with outdoor storage); Farm Supply Product Sales (with outdoor storage); Motor Vehicle- Sales; Petroleum/Petro. Products (excl. Bulk Terminals); Petroleum/Petroleum Products – Bulk Terminals; Animal Production & Support (excl. Swine & Feed Lots); Auction Sales – Livestock Only; Crop Production; Forestry and Logging; Abrasive Products Manufacturing; Food Manuf. – Animal Slaughtering & Processing; Landfill – Demolition & Inert Debris; Mining/Extraction Industries; Paper/Paper Product Manufacturing; Petroleum, Asphalt & Coal Manufacturing; Primary Metal Processing/Manufacturing; Solid Waste Collection and/or Disposal (Non-Hazardous); Solid Waste Collection and/or Disposal (Hazardous, including Medical Waste Facilities); Waste Remediation/Recovery Serv. (incl. salvage/junk yard); Wood Products Manuf. – Sawmills; Petroleum – Bulk Storage; or Sewage Treatment Facility, private.
2. Comply with current Land Development Standards Manual.
  3. All road intersections where development has access and/or street frontage shall be approved by the City and NCDOT.
  4. The Developer will construct curb and gutter and sidewalk along the entire road frontage where development has access and/or street frontage. The improvements will be constructed to NCDOT and City standards. Internal streets shall meet current City standards and a dedicated public right-of-way per the City's Typical Section Local Residential Street, LDSM Detail 101.
  5. The internal lane widths, sidewalks, greenways, pavement structure, road alignment, and road grades shall be constructed to current City standards.
  6. Roads and parking lots shall comply with all Fire Codes and Autoturn templates for SU-30 and Bus-45 (mimics ladder truck) shall be used.
  7. A Stormwater Management Permit will be required for this Development in accordance with Article 9 of the Kannapolis UDO. Easements, maintenance agreements and viable access shall be provided for all stormwater structures and SCM's.
  8. Water and sewer main extensions and upgrades will be required for this project. The Developer shall be responsible for designing, permitting and constructing water and sewer mains in accordance with City and WSACC standards.
  9. All water and sewer mains shall be publicly maintained and located within a public right-of-way or utility easement. The water and sewer mains shall be located in the roadway under the pavement per the City's Typical Section Utility Layout, LDSM Detail 301.
  10. Easements for Sanitary Sewer lines, Water lines and Storm Sewer pipes need to be a minimum of 20-feet wide. Additional width may be required depending on the depth of the line. Sanitary sewer lines and storm sewer lines shall be located within Common Open Space (easements centered on property lines shall not be permitted). Viable access shall be provided along all easements with a grade no greater than 15% for maintenance vehicles and cross slopes shall not exceed 5%.
  11. The Fire Department shall approve locations of all hydrants and turn-around locations & layouts.
  12. Emergency access shall remain open at all times.

Complying with these conditions does not relieve the Developer of the responsibility of complying with any and all local, state, or federal regulations concerning this development.

### **Alternative Courses of Action**

#### **Motion to Approve (2 votes)**

- 1. Should the Commission choose to approve the request for rezoning as presented in Case #CZ-2021-17, a motion should be made to adopt the following Statement of Consistency:**

**Statement of Consistency:** *The Planning and Zoning Commission finds this rezoning **consistent** with the goals and policies of the Move Kannapolis Forward 2030 Comprehensive Plan, adopted by City Council, which designates this property as being located in an “Employment Center” Character Area, which allows for industrial development. Furthermore, staff finds the request for rezoning reasonable and in the public interest because it will provide development along Lane Street that is appropriate for the area. The proposed use is compatible with the surrounding zoning, yet not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment. Finally, there is adequate access or ability to extend to public facilities. Service is subject to allocation based upon sewer treatment capacity.*

- 2. Should the Commission choose to approve Case #CZ-2021-17, a motion should be made to adopt the Resolution to Zone.**

#### **Motion to Deny (2 votes)**

- 1. Should the Commission choose to recommend denial of Case #CZ-2021-17, a motion should be made to adopt the following Statement of Consistency:**

**Statement of Consistency:** *The Planning and Zoning Commission finds this zoning map amendment as presented in Case #CZ-2021-17 to be **inconsistent** with the goals and policies of the Move Kannapolis Forward 2030 Comprehensive Plan, adopted by City Council, because (state reason(s)) and is unreasonable and not in the public interest because (state reason(s)).*

- 2. Should the Commission choose to deny Case #CZ-2021-17, 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

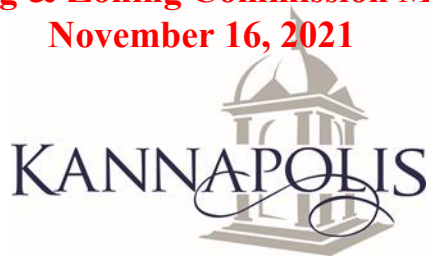
6. Neighborhood Meeting Information
7. Notice of Public Hearing
8. List of Notified Properties
9. Letter to Adjacent Property Owners
10. Posted Public Notice Sign
11. Resolution to Adopt a Statement of Consistency
12. Resolution to Zone

**J. Issue Reviewed By:**

- Assistant City Manager
- City Attorney

# EXHIBIT 2

## Planning & Zoning Commission Minutes November 16, 2021



### Planning and Zoning Commission November 16, 2021 Meeting

#### Staff Report

**TO:** Planning and Zoning Commission

**FROM:** Boyd Stanley, Assistant Planning Director

**SUBJECT:** Case #CZ-2021-21  
Applicant: Trice Family Trust & Aileen Jenkins Trice Trust

Request to conditionally rezone 210 Russell Street and unaddressed parcels located on Russell Street and South Ridge Avenue from Residential Village (RV) and General Commercial (C-2) to C-2-CZ (General Commercial-Conditional Zoning) to allow for a contractor's office with two (2) additional storage buildings. Cabarrus County PIN Numbers 56136286510000, 56136275430000 and 56136296360000.

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

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

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

Section 3.3.4.2 of the UDO allows the Planning and Zoning Commission to render a final decision on a rezoning request subject to an affirmative vote of three-fourths of the Commission members present and not excused from voting, or if there is no appeal of the decision. If there is a denial, an approval by a vote of less than three-fourths, or an appeal of the decision, then only City Council shall have final decision-making authority. Any final decision rendered by the Commission may be appealed within fifteen (15) days to City Council.

#### **C. Background & Project Overview**

The applicant, Phillip Trice, is proposing to rezone the subject properties from Residential Village (RV) and General Commercial (C-2) to C-2-CZ (General Commercial-Conditional Zoning) to allow for a contractor's office building, two storage buildings paved parking area and an outdoor storage area. The attached site plan shows the buildings, parking, storage areas, landscaping/screening overall required site improvements.

**D. Fiscal Considerations**

None

**E. Policy Issues**

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

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

The size of the subject tracts are approximately 1.08 +/- acres.

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

These properties are located within the “Secondary Activity Center” and “Urban Residential” Character Areas as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. Both of these Character Area designations allow for office and smaller-scale non-residential uses consistent with the proposed use(s) and site plan.

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

The subject properties are located in an area surrounded by a mix of vacant properties, residential, industrial and commercial uses. The proposed uses of a contractor’s office and storage are consistent with the surrounding area uses.

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

A Traffic Impact Analysis was not required for this rezoning.

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

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

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

There are no anticipated environmental impacts such as water, air, or noise pollution, or excessive lighting issues associated with the rezoning request. 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 remained the same for many years but will be changing significantly with the new Roger’s Lake Road Railroad Crossing Improvement (Fly-over), which will help mitigate traffic congestion in the area.



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

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

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

All surrounding properties are zoned General Commercial (C-2) and Residential Village (RV). The surrounding land uses are a mix of vacant, residential and non-residential uses.

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

A portion of the property is already zoned C-2, which permits the proposed uses. A conditional rezoning is required to add the additional two properties to accommodate the desired site plan and uses.

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

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

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

N/A

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

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

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

No

**F. Legal Issues**

None

**G. Finding of Consistency with Comprehensive Plan**

Staff finds this rezoning **consistent** with the goals and policies of the *Move Kannapolis Forward 2030 Comprehensive Plan*, adopted by City Council, which designates these properties as being located in the “Secondary Activity Center” and “Urban Residential” Character Areas, which allow for the proposed use. Both of these Character Area designations allow for office and smaller-scale non-residential uses consistent with the proposed use(s) and site plan. Furthermore, staff finds the request for rezoning reasonable and in the public interest because it will provide development that is suitable for the area. The proposed use is also compatible with the surrounding zoning and is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking

problems or any adverse impact on the environment. Sanitary sewer service is subject to allocation based upon sewer treatment capacity.

## **H. Staff Recommendation and Alternative Courses of Action**

### **Staff Recommendation**

The Planning and Zoning Commission may choose to approve or deny the petition as presented.

**Based on the request being consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*, staff recommends approval with the following conditions for Zoning Map Amendment Case #CZ-2021-21:**

1. The permitted uses allowed by this rezoning shall only include a contractor's shop with storage and associated site improvements as generally depicted on the site plan submitted with this rezoning.
2. A Final Site Plan, in compliance with all applicable City UDO standards shall be submitted to and approved by City Staff prior to issuance of a Zoning Clearance Permit.
3. Grading limits shall be designed to preserve the existing trees and natural buffer along the eastern property boundary bordering Oakshade Avenue.
4. The proposed outdoor storage area shall be buffered along Oakshade Avenue and the NCDOT right-of-way to the south with the equivalent plantings of a Type 4 Landscape Buffer.
5. Must comply with the current Land Development Standards Manual (LDSM).

### **Alternative Courses of Action**

#### **Motion to Approve (2 votes)**

1. **Should the Commission choose to approve the request for rezoning as presented in Case #CZ-2021-21, a motion should be made to adopt the following Statement of Consistency:**

**Statement of Consistency:** *The Planning and Zoning Commission finds this rezoning **consistent** with the goals and policies of the *Move Kannapolis Forward 2030 Comprehensive Plan*, adopted by City Council, which designates this property as being located in the in the "Secondary Activity Center" and "Urban Residential" Character Areas, which allow for the proposed use. Both of these Character Area designations allow for office and smaller-scale non-residential uses consistent with the proposed use(s) and site plan. Furthermore, staff finds the request for rezoning reasonable and in the public interest because it will provide development that is suitable for the area. The proposed use is also compatible with the surrounding zoning and is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor is it anticipated to generate parking problems or any adverse impact on the environment. Sanitary sewer service is subject to allocation based upon sewer treatment capacity.*

2. **Should the Commission choose to approve Case #CZ-2021-21, a motion should be made to adopt the Resolution to Zone.**

**Motion to Deny (2 votes)**

1. **Should the Commission choose to recommend denial of Case #CZ-2021-21, a motion should be made to adopt the following Statement of Consistency:**

**Statement of Consistency:** *The Planning and Zoning Commission finds this zoning map amendment as presented in Case #CZ-2021-21 to be **inconsistent** with the goals and policies of the **Move Kannapolis Forward 2030 Comprehensive Plan**, adopted by City Council, because (state reason(s)) and is unreasonable and not in the public interest because (state reason(s)).*

2. **Should the Commission choose to deny Case #CZ-2021-21, 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:**

- Planning Director
- Assistant City Manager
- City Attorney

# EXHIBIT 3

## Planning & Zoning Commission Meeting Minutes November 16, 2021



### Planning and Zoning Commission November 16, 2021 Meeting

#### Staff Report

**TO:** Planning & Zoning Commission  
**FROM:** Boyd Stanley, Assistant Planning Director  
**SUBJECT:** Case #Z-2021-04: Unaddressed parcel on N. Main Street  
Applicant: J'Daniel Howell

Request to rezone approximately .29 +/- unaddressed acres located on N. Main Street from Neighborhood Commercial (B-1) to Residential Village (RV). Rowan County Parcel ID 156 400.

#### A. Actions Requested by Planning and Zoning Commission

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

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

Section 3.3.4.2 of the UDO allows the Planning and Zoning Commission to render a final decision on a rezoning request, subject to an affirmative vote of three-fourths of the Commission members present and not excused from voting, or if there is no appeal of the decision. If there is a denial, an approval by a vote of less than three-fourths, or an appeal of the decision, then only City Council shall have final decision-making authority. Any final decision rendered by the Commission may be appealed within fifteen (15) days to City Council.

#### C. Background

The applicant, J'Daniel Howell, is proposing to rezone the subject unaddressed property located on N. Main Street, further identified as Rowan County PIN# 156 400, from Neighborhood Commercial (B-1) to Residential Village (RV). This is a map amendment request without any conditions as the intent is to straight rezone the property. If rezoned, any of the permitted uses in the RV zoning district would be allowed on the property.

#### 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 area is approximately .29 +/- acres.
- 2. Does the proposal conform with and further the goals and policies of the Land Use Plan, other adopted plans, and the goals, objectives, and policies of this Ordinance?**  
This property is located within the “Urban Residential” Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. This Character Area lists single-family attached and detached residential as primary uses. The proposed rezoning to Residential Village (RV) is consistent with this Plan.
- 3. Is the proposed rezoning compatible with the surrounding area?**  
The surrounding area consists mostly of single-family detached residences.
- 4. Will there be adverse effects on the capacity or safety of the portion of street network influenced by the rezoning?**  
There is no anticipated adverse impact on the street network as a result of this rezoning.
- 5. Will there be parking problems?**  
No parking problems are anticipated.
- 6. Will there be environmental impacts that the new use will generate, such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances?**  
There are no anticipated environmental impacts such as water, air, or noise pollution, or excessive lighting issues associated with the rezoning request.
- 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?**  
N/A
- 8. Is there compliance with the adequate public facilities criteria?**  
There are public facilities available to the property or within close proximity, which will be extended to serve the development. Sanitary sewer service is subject to allocation based upon sewer treatment capacity.
- 9. What are the zoning districts and existing land uses of the surrounding properties?**  
The surrounding properties to the west and north are zoned Neighborhood Commercial (B-1) and Residential Village (RV) to the south.
- 10. Is the subject property suitable for the uses to which it has been restricted under the existing zoning classification?**  
The subject property as zoned B-1 allows for a single-family residence with the issuance of a Special Use Permit but does not allow for a possible duplex/attached residential use, which may be desired.

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

The surrounding area consists of single-family detached residences.

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

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

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

There is an adequate supply of parcels in the subject area to accommodate a wide variety of development types.

**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 zoning map amendment **consistent** with the *Move Kannapolis Forward 2030 Comprehensive Plan*, adopted by City Council, which designates the subject property as being located in the “Urban Residential” Character Area. The proposed rezoning is also compatible with the surrounding zoning and is not anticipated to have an adverse effect on the capacity and safety of the surrounding street network. Further, the proposed rezoning is not anticipated to generate parking problems or any adverse impact on the environment. Sanitary sewer service is subject to allocation based upon sewer treatment capacity.

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

**Staff Recommendation**

The Planning and Zoning Commission may choose to approve or deny the petition as presented.

**Based on the request being consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*, staff recommends approval of Zoning Map Amendment Case #Z-2021-04**

**Alternative Courses of Action**

**Motion to Approve (2 votes)**

- 1. Should the Commission choose to approve the request for rezoning as presented in Case #Z-2021-04, 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 **consistent** with the *Move Kannapolis Forward 2030 Comprehensive Plan*, adopted by City Council, which places the subject property in the “Urban Residential” Character Area. The proposed rezoning is also compatible with the surrounding zoning and is not anticipated to have an adverse effect on the*

*capacity and safety of the surrounding street network, nor is it anticipated to generate parking problems or any adverse impact on the environment.*

2. **Should the Commission choose to approve Case #Z-2021-04, 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 #Z-2021-04 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 #Z-2021-04 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 #Z-2020-04 a motion should be made to deny the Resolution to Zone.**

**I. Attachments**

1. Rezoning Application
2. Vicinity Map
3. Zoning Map
4. Future Land Use Map
5. Notice of Public Hearing
6. List of Properties Notified
7. Letter to Adjacent Property Owners
8. Posted Public Notice Sign
9. Resolution to Adopt a Statement of Consistency
10. Resolution to Zone

**J. Issue Reviewed By:**

- Planning Director
- Assistant City Manager
- City Attorney