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

**Minutes of Meeting
May 17, 2022**

The Kannapolis Planning and Zoning Commission met on Tuesday May 17, 2022, at 6:00 PM. This meeting was held in accordance with the notice published on the City's website.

Commission Members Present: Chris Puckett, Chair
Daniel O'Kelly
James Litaker
Larry Ensley
Scott Trott
Shelly Stein
Travis Gingras
Robert Severt, ETJ Representative

Commission Members Absent: Jeff Parker, Vice-Chair

Visitors:

Nancy Corriher	Jimmy Hooper
Jenny Hess	David Miller
Gerald Hedrick	Dorothy Hedrick
Robert Beasley	Joe Hatley
Dorothy Caldwell	Jonathan Chamberlain
Joe Furr	Patricia Furr
Sharon Harbour	Sylvia McDaniel
Willie Johnson	

Staff Present: Richard Smith, Planning Director
Boyd Stanley, Assistant Planning Director
Alana Sweatt, GIS Specialist
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

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

APPROVAL OF AGENDA

Chair Puckett noted that there are no minutes to approve and asked for a motion regarding the amended Agenda. Mr. Trott made the motion to approve the agenda, second by Dr. Litaker and the motion was unanimously approved.

KANNAPOLIS DEVELOPMENT ORDINANCE (KDO) AND ZONING MAP REVIEW

Planning Director Richard Smith provided a brief background regarding the reason why staff decided to rewrite the current Unified Development Ordinance (UDO) stating that the Kannapolis Development

1 Ordinance (KDO) is a comprehensive update to the UDO. Mr. Smith added that if the Planning and Zoning
2 Commission recommends approval of both the KDO and the associated zoning map, that he hopes to have
3 the items on the June 13, 2022 City Council meeting for their review and adoption.
4

5 Mr. Smith stated that a rewrite of the ordinances was necessary because the UDO was adopted November
6 2000, was not user friendly, and that ordinances and long-range plans are intended to complement each
7 other. He added that along with the recently updated long-range plan (Move Kannapolis Forward 2030
8 Comprehensive Plan), both the state and federal government have added additional requirements regarding
9 flood and watershed regulations which warranted a comprehensive update to the UDO.
10

11 Mr. Smith stated that the final document has been modernized and simplified from fifteen (15) to ten (10)
12 chapters; is a more user-friendly document with illustrations and quick links; added language in the
13 proposed KDO recognizes the Technical Review Committee (TRC) at a staff level; and that zoning districts
14 have been updated with illustrations making it easier for users to identify what is required to develop in
15 each zoning district. He stated that in addition to updating the UDO, the zoning map will also require an
16 update to align with the proposed KDO. Mr. Smith cautioned the Commission that they may get asked
17 questions from the public regarding whether their property is being rezoned and/or annexed and clarified
18 that zoning districts are being updated to reflect the new naming proposed in the KDO but are not being
19 rezoned. He added that properties are also not being annexed into the City and that it is against the law to
20 annex property without the owner's consent.
21

22 Mr. Smith stated that the proposed KDO and associated zoning map are "tied together" and if the
23 Commission recommends approval of one, will also need to recommend approval of the other. He noted
24 that they can be handled separately or together but adoption should be completed at the same time. Mr.
25 Smith reiterated that he anticipates City Council will adopt both documents at their June 13, 2022 meeting
26 if the Commission recommends approval.
27

28 Mr. Smith provided additional detail on the zoning district changes stating that there will be some legacy
29 districts. He used the Campus Development (CD) zoning district as an example stating that staff originally
30 planned for the downtown area to retain legacy district, but after review, staff decided to include properties
31 along Kannapolis Parkway with the CD zoning. Mr. Smith continued that those existing uses in the CD
32 zoning district will continue but that future rezoning to CD will not be permitted. Mr. Smith talked about
33 the addition of overlay districts but stated that GIS Specialist, Alana Sweatt, was going to go into further
34 detail regarding those as well as the updated naming conventions for the existing zoning districts. He added
35 that use regulations have been aligned with state law and that there will be more general type uses as
36 opposed to specific uses to help mitigate legal issues. Mr. Smith stated that the additional development
37 standards have been added and provided examples such as on-street parking, landscape, buffers, fences,
38 lighting, form and design, and neighborhood compatibility. He noted that stormwater requirements are
39 addressed in the KDO and that Appendix A will contain supplemental land design standards including
40 native versus invasive landscaping species, which was written by a local professor, who is a citizen of
41 Kannapolis. Mr. Smith reminded the Commission that the author of the native/invasive species provided a
42 presentation to them a few months ago.
43

44 Mr. Smith introduced Alana Sweatt, GIS Specialist, who gave a presentation regarding the zoning map
45 changes. Ms. Sweatt directed the Commission's attention to the proposed zoning map and illustrated a
46 feature that could be used to compare the "old" zoning with the proposed zoning. She stated that most of
47 the zoning districts remain the same aside from the naming convention except for a couple and stated those
48 changes:

- 49 1. Agricultural (AG) remains the same;
- 50 2. Rural Estate (RE) is updating to Rural Residential Transition (R1) with 1 unit per acre;
- 51 3. Residential Low Density (RL) is updating to Residential Single Family 2 (R2) with 2 units per acre;

- 1 4. Residential Medium Density 1 and 2 (RM1/RM2) are being combined and updated to Residential
- 2 Single Family 4 (R4) with density at 4 units per acre;
- 3 5. Residential Village (RV) is updating to Residential 8 (R8) and will contain medium density (8 units
- 4 per acre) instead of urban high density;
- 5 6. Residential Compact (RC) is updating to Residential 18 (R18) and will allow high density (18 units
- 6 per acre);
- 7 7. Office and Institutional (OI) is updating to Office-Institutional (O-I) and will no longer allow
- 8 single-family detached uses;
- 9 8. Neighborhood Commercial (B-1) is updating to Mixed-Use Neighborhood (MU-N) and will be a
- 10 “true” mixed-use zoning district that integrates the commercial needs with the surrounding
- 11 community;
- 12 9. Center City (CC) remains the same;
- 13 10. General Commercial (C-2) and Light Commercial (C-1) have been merged and are updating to
- 14 General Commercial (GC) but C-1 will remain a legacy district;
- 15 11. Both industrial zoning districts, Light Industrial (I-1) and Heavy Industrial (I-2), are being updated
- 16 to Light Industrial (LI) and Heavy Industrial (HI) and no longer require direct access to a major or
- 17 minor thoroughfare;
- 18 12. Traditional Neighborhood Development (TND) is updating to Planned Development Traditional
- 19 Neighborhood Development (PD-TND); and
- 20 13. Planned Unit Development (PUD) is updating to Planned Development (PD).

21
 22 Ms. Sweatt added that three (3) zoning districts have been identified as legacy districts and will remain on
 23 the zoning map but will not allow future rezoning to that district and include: Campus Development (CD),
 24 Campus Development Residential (CD-R) and Light Commercial (C-1). She stated that two (2) residential
 25 and six (6) mixed-use zoning districts have been added to help align development with long-range goals
 26 and include: Residential 6 (R6), Residential 7 (R7), Mixed Use Suburban Corridor District (MU-SC);
 27 Mixed Use Urban Corridor District (MU-UC); Mixed Use Activity Center (MU-AC); Transit Oriented
 28 Development District (TOD); and the Planned Development-Campus District (PD-C).

29
 30 Ms. Sweatt stated that the overlay districts are mostly unchanged (airport, watershed protection, and
 31 floodplain) and added that they are federal districts. She noted that the Manufactured Home Overlay
 32 districts (MH1 and MH2) have been combined and updating to MHO but will still have two separate types
 33 of homes within the district. Ms. Sweatt stated that the major change to the traffic protection overlay
 34 districts, Coddle Creek and Dale Earnhardt Boulevard is the buffer which will increase to 1000 feet instead
 35 of current 250 feet.

36
 37 Mr. Smith concluded the presentation and made staff available for questions. There being no questions or
 38 concerns for staff Chair Puckett asked if a public hearing was required? Mr. Smith responded that the
 39 Commission does not need to hold a public hearing as that will be completed at City Council. There was
 40 no one from the public attending who indicated that they wanted to speak on this matter.

41
 42 **RECOMMENDATION TO CITY COUNCIL**

43
 44 Chair Puckett asked for a motion to adopt the Statement of Consistency for the KDO which was made by
 45 Dr. Litaker, second by Ms. Stein and the motion was unanimously approved.

46
 47 Chair Puckett asked for a motion regarding the proposed zoning map. Dr. Litaker made the motion to
 48 recommend approval to City Council, second by Mr. Ensley and the motion was unanimously approved.

49
 50 Chair Puckett asked for a motion regarding the KDO. Mr. Ensley made the motion to recommend approval
 51 to City Council, second by Ms. Stein and the motion was unanimously approved.

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PLANNING DIRECTOR UPDATE

Mr. Smith stated that a traffic engineer will provide a presentation at the Commission's June meeting in an effort to help clarify decisions that are made regarding signalized egress/ingress as well as other questions and concerns the Commission have raised. He added that there is also one (1) rezoning case on the agenda and that he anticipates updating the Commission on the Cannon Corridor project.

Mr. Smith stated that staff would like to address affordable housing at the Commission's July meeting as well as to talk about possible training opportunities for the Commission. Dr. Litaker stated that he would like to better understand the needs and requirements of affordable housing.

OTHER BUSINESS


None

ADJOURN

There being no further business, questions or comments, Chair Puckett adjourned the meeting at 7:42 PM on Tuesday May 17, 2022.



Chris Puckett, Chair
Planning and Zoning Commission



Pam Scaggs, Recording Secretary