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

**Minutes of Meeting  
June 20, 2023**

The Kannapolis Planning and Zoning Commission met on Tuesday June 20, 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:** Chris Puckett, Chair  
Daniel O’Kelly  
James Litaker  
Larry Ensley  
Scott Trott  
Shelly Stein  
Travis Gingras
- Commission Members Absent:** Jeff Parker, Vice-Chair  
Robert Severt, ETJ Representative
- Visitors:** Kathi Green                      Joe Hatley  
Preston Mitchell                  Joshua Masters  
Matthew Black                    Mathias Linden
- Staff Present:** Richard Smith, Planning Director  
Wilmer Melton, Assistant City Manager  
Kathryn Stapleton, Planner  
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 asked for any changes to the agenda and hearing none, Dr. Litaker made the motion to approve, second by Mr. Trott and the motion was unanimously approved.

**APPROVAL OF MINUTES**

Chair Puckett asked for a motion regarding the April 18, 2023 minutes. Dr. Litaker made the motion to approve, second by Ms. Stein and the motion was unanimously approved.

**PUBLIC HEARING**

**CZ-2023-03 – Conditional rezoning for a portion of property located at 429 Central Avenue from Residential 8 (R8) to Center City-Conditional Zoning (CC-CZ) zoning district.**

Planning Director, Richard Smith, gave a PowerPoint presentation regarding case CZ-2023-03, attached to and made part of these minutes as Exhibit 1. Mr. Smith directed the Commission’s attention to Vicinity, Zoning, and Future Land Use Plan maps and identified the property owner and address and stated that the

1 subject property is a 0.77 portion of approximately 14.25 +/- acre tract. He added that the request is to  
2 conditionally rezone the property to Center City (CC-CZ) from Residential 8 (R8) zoning district to allow the  
3 construction of seven (7) residential structures. Mr. Smith stated that the applicant recently developed  
4 property across Vance Street (Bellwood Place) and that the proposed development will be similar. He utilized  
5 the preliminary site plan and site photos to illustrate location of the proposed development talked about  
6 surrounding uses.  
7

8 Mr. Smith stated that if the Commission approved the rezoning request, the applicant will be required to  
9 obtain a Special Use Permit (SUP) from the Board of Adjustment, which is required for residential uses in  
10 the Center City zoning district. He stated that staff found the request to be consistent with the *Move*  
11 *Kannapolis Forward 2030 Comprehensive Plan* and is recommending approval of the rezoning request. He  
12 concluded his presentation and made himself available for questions.  
13

14 Mr. Ensley asked if staff anticipated rezoning and development of the remaining undeveloped 13 acres. Mr.  
15 Smith responded that there are easement challenges with the remaining acreage, but that development is  
16 possible. Mr. Ensley noted that there have been previous rezonings to Center City across Dale Earnhardt  
17 Boulevard and asked if staff anticipates further advancement of the Center City zoning district. Mr. Smith  
18 responded that staff did not anticipate it advancing further past Vance Street.  
19

20 Dr. Litaker noted that there was a “sink hole” on the property and asked if it will impact the requested  
21 development. Mr. Smith responded that the “sink hole” is not located near the proposed development site and  
22 added that appropriate City departments reviewed the request and determined that it would not impact  
23 development.  
24

25 Chair Puckett asked if the development will be facing Dale Earnhardt Boulevard. Mr. Smith stated that the  
26 buildings will front Vance Street.  
27

28 Mr. Trott asked if the proposed development will connect with Sycamore Avenue. Mr. Smith replied that the  
29 proposed development will have its own entrance located off Vance Street with traffic being directed to the  
30 signalized intersection at Dale Earnhardt Boulevard.  
31

32 Both Ms. Stein and Mr. Gingras stated that they liked the existing Bellwood Place development and thanked  
33 the applicant for providing a good residential product to the City.  
34

35 The applicant, Joshua Masters, thanked the Commission for their comments and stated that the proposed  
36 development will be very similar to Bellwood Place and will be owner occupied. Mr. Masters addressed Mr.  
37 Ensley’s question regarding expansion of the CC zoning district stating that he does not intend to request  
38 further expansion but stated that he does think that his product allows a good transition from high to lower  
39 density uses. He added to Mr. Smith’s response regarding orientation of the homes stating that they will have  
40 rear facing garages because he feels this allows for an “eye-pleasing streetscape” and therefore, a better  
41 product.  
42

43 Chair Puckett expressed concern about being able to see garage doors from Dale Earnhardt Boulevard and  
44 asked if Mr. Masters intends to develop the property along Dale Earnhardt Boulevard. Mr. Masters responded  
45 that he would like to continue developing in the area and along Dale Earnhardt Boulevard. Chair Puckett  
46 agreed that he should and also stated that he thinks the product offered by Mr. Masters adds to the City.  
47

48 There being no additional questions or comments for staff or the applicant, Chair Puckett opened the Public  
49 Hearing which was then closed with no public comment made.  
50

1 Chair Puckett asked for a motion regarding the Statement of Consistency. Mr. Trott made the motion to  
2 approve, second by Mr. Ensley and the motion was unanimously approved.  
3

4 Chair Puckett asked for a motion regarding the Resolution to Zone. Dr. Litaker made the motion to approve,  
5 second by Ms. Stein and the motion was unanimously approved.  
6

7 **CZ-2023-04 – Conditional rezoning for properties located south of Old Beatty Ford Road from Rowan**  
8 **County Rural Agricultural (RA) to City of Kannapolis Planned Unit Development- Conditional Zoning**  
9 **(PUD-CZ) zoning district.**

10 Mr. Smith stated that City Council recently annexed the subject property and therefore requires assignment  
11 of City zoning. He gave a brief overview of previous rezonings stating that the area was subject of a legislative  
12 annexation due to the City being the only municipality that could provide utilities and that due to Covid-19  
13 and other factors, development of the property had been delayed. Mr. Smith stated that the applicant is adding  
14 an additional 176 acres to the site and gave a PowerPoint presentation regarding case CZ-2023-04, attached  
15 to and made part of these minutes as Exhibit 2.  
16

17 Mr. Smith directed the Commission’s attention to Vicinity, Zoning, and Future Land Use Plan maps and  
18 identified the applicant, location of the subject properties, the requested zoning district and talked about the  
19 adjacent zoning districts, current land uses and future land uses. He directed attention to the preliminary site  
20 plan and utilized the plan to illustrate the seven (7) phases of the proposed development, required buffers and  
21 that the project is being reviewed under the Unified Development Ordinance rather than the Kannapolis  
22 Development Ordinance due to the original date of submission of the project. Mr. Smith stated that a Traffic  
23 Impact Analysis (TIA) has been conducted and as a result will be adding four (4) traffic signals and talked  
24 about the overall location of access points and turn lanes as that most of the traffic will be primarily utilizing  
25 I-85 for egress and ingress of the site.  
26

27 Mr. Smith stated that the Commission will also be reviewing a Special Intensity Allocation (SIA) request due  
28 to the project being located within a watershed as well as a Comprehensive Plan Amendment that will add  
29 the subject properties to the Character Area designated in the *Move Kannapolis Forward 2030*  
30 *Comprehensive Plan* (“2030 Plan”). He added that staff found the request to be consistent with the *2023 Plan*  
31 and is recommending approval of the rezoning request. He concluded his presentation and made himself  
32 available for questions.  
33

34 Chair Puckett stated that he is associated with a company that may be approved to construct a storage facility  
35 located less than a mile from the subject property, but outside of the City’s jurisdiction and asked if he should  
36 be recused from rendering decision regarding the requested rezoning. The Commission agreed that there does  
37 not appear to be a conflict and that Chair Puckett would not need to be recused.  
38

39 Mr. Gingras noted that the site appears to be similar to the International Business Park located just down the  
40 interstate in Concord and asked if staff had any concerns about that. Mr. Smith responded that staff would  
41 not be opposed to that transition due to the opportunities it would provide for Kannapolis but feels that  
42 retaining the mixed-use portion is appropriate for existing and surrounding uses.  
43

44 Chair Puckett expressed concern regarding having too much industrial space that is not being utilized and  
45 noted both industrial sites located on Lane Street [Metro 63 and Lakeshore] and asked if the proposed  
46 development is the highest and best use for the property. Mr. Smith responded that staff does feel that it is  
47 the highest and best use of land because it can be directly accessed from I-85, whereas the sites mentioned by  
48 Chair Puckett do not have immediate direct access and that there have been issues getting outside utilities to  
49 the sites.  
50

1 Assistant City Manager, Wilmer Melton, talked about the challenges specifically facilitating gas utilities to  
2 existing sites and have been in discussions with Dominion Gas company who have agreed to connect gas  
3 utilities to the subject site as well as to Metro 63, but that Lakeshore presents additional challenges due to  
4 proximity of the lake. Mr. Melton stated that he agrees with Mr. Smith that the proposed development is the  
5 highest and best use of the property due to the immediate access to I-85. Mr. Melton added that this area is  
6 the last opportunity for the City to participate in this type of development. Chair Puckett asked if staff feels  
7 it is highest and best use due to the mix of tax base and employment opportunities. Mr. Melton agreed and  
8 added that this is a “clean-use” of the site and that due to the current sewer constraints, there are limits to the  
9 type of development as well as impacts on City services (i.e. garbage, police, and the like), but less so with  
10 commercial versus residential uses. Mr. Smith reminded the Commission of a presentation he made several  
11 months ago regarding the number of commuters traveling into the City rather than out of the City and stated  
12 that the City’s goal is to have more commuters traveling in to the City and that providing employment center  
13 type uses allows there to be more of an opportunity to do that.

14  
15 Mr. Ensley asked about the timeframe to complete the entire project. Mr. Smith deferred to the applicant but  
16 guessed that it would be at least ten (10) years.

17  
18 Representative for the applicant, Mathias Linden, thanked the Commission and staff for the opportunity to  
19 make a rezoning request and reiterated the challenges that they’ve had to work through regarding utilities.  
20 Mr. Linden talked about the mixed-use component located on the northside of Old Beatty Ford Road and that  
21 it will help to attract and retain talent and provide nearby housing for that talent as well as to provide an  
22 economic stimulus for not only the project, but for the community and the entire region.

23  
24 Mr. Gingras asked if they were working with neighbors to address concerns noted in the minutes from the  
25 community meeting. Mr. Linden responded that they have been able to respond and were committed to  
26 working through concerns and wanted to be a good neighbor. Mr. Gingras asked how the industrial space will  
27 be developed. Mr. Linden responded that it is their intent to serve as the “master developer” in an effort to  
28 control integrity of development and that there is value to having a mix of building sizes. He added that there  
29 may be an end user that wants to buy an individual parcel after the project has been built and that they will  
30 address that on a case-by-case basis. Mr. Gingras noted that he reviewed Hudson Capital’s website and  
31 noticed that they seem to have experience with residential products and asked their experience with a mixed-  
32 use product. Mr. Linden stated that Hudson Capital does have experience and has partnered with Matrix  
33 Development who has built approximately 60 million square feet of similar product and is also invested in  
34 the project. Mr. Gingras asked the targeted end users. Mr. Linden responded that there will be a mix of light  
35 warehouse, manufacturing and distribution.

36  
37 Chair Puckett asked about the square footage for industrial versus office space. Mr. Linden responded that  
38 the total square footage will be approximately 4 to 4-1/2 million square feet of mixed-use to include any  
39 needed office space.

40  
41 There being no additional questions or comments for staff or the applicant, Chair Puckett opened the Public  
42 Hearing.

43  
44 Resident Kathy Green, stated that she lives adjacent to Phase 5 of the proposed project on Chalk Maple Road  
45 and expressed concern regarding increased traffic, noise, aesthetics, green space and buffers. Ms. Green stated  
46 that she is asking for a 100-foot buffer between her property and the subject property with a 6-foot privacy  
47 fence with specific landscaping. She stated that she provided an illustration of her proposal to Mr. Linden,  
48 who seemed receptive and noted that the plan only shows a 20-foot buffer. Ms. Green indicated that an  
49 driveway exists on the property that she has utilized to access her property and would like to see it remain.  
50 She expressed additional concern regarding lack of space for wildlife and thanked the Commission for  
51 consideration of her requests.

1  
2 There being no additional comments or questions, Chair Puckett closed the Public Hearing.  
3

4 Mr. Linden addressed Ms. Green’s comments stating that they did not agree to a 100-foot buffer but is  
5 committed to finding an alternative that works for both parties. He added that the drive mentioned by Ms.  
6 Green is being used by several neighbors and will allow continued access until a final site plan has been  
7 approved but is not sure if permanent access will remain. Mr. Ensley asked if they would consider making  
8 the driveway an easement. Mr. Linden responded that he was not sure if they could commit to that without a  
9 final site plan. Chair Puckett asked staff if the Commission could deliberate on the issue. Mr. Smith responded  
10 that use of the driveway is more of a private matter between the property owners and that previous use of the  
11 driveway was without the property owner’s permission. Chair Puckett asked about the requested buffer. Mr.  
12 Smith stated that the project is being reviewed under the UDO and that it calls for a Type II buffer that could  
13 range from 15 to 30 feet and that Hudson Capital has agreed to the maximum 30-foot buffer with intense  
14 landscaping. He advised that the Commission could place a condition on the approval that the applicant adhere  
15 to the 30-foot buffer with the intense landscaping.  
16

17 Mr. Gingras asked the elevation difference between the proposed project and Ms. Green’s property. Mr.  
18 Linden responded that the proposed project may be a few feet below grade but mostly equal elevation.  
19 [Inaudible conversation between Ms. Green and Mr. Linden.] Mr. Smith added that previously mentioned  
20 SIA (also on the agenda) will require an additional 20-foot buffer.  
21

22 Mr. Trott asked about connectivity for Phase 4. Mr. Linden responded that there will be connection to a newly  
23 constructed “spine road” which will assist in diverting traffic from the site to the light at Old Beatty Ford and  
24 that there will connectivity throughout the site.  
25

26 Chair Puckett asked if the City has recognized a need for additional fire stations. Mr. Melton stated that the  
27 City has determined that Lane Street is the optimal area for an additional fire station. Mr. Gingras asked if  
28 the additional tax base from the proposed project will help fund a new fire station and Mr. Melton responded  
29 that it would.  
30

31 Mr. Gingras asked if the Commission can add a condition to the approval to require the applicant to provide  
32 the 30-foot buffer. Mr. Linden agreed to the condition and clarified that it only be required where the subject  
33 property abuts Ms. Green’s property.  
34

35 There not being further questions or comments, Chair Puckett closed the Public Hearing.  
36

37 Chair Puckett asked for a motion regarding the Statement of Consistency. Mr. Gingras made the motion to  
38 approve, second by Dr. Litaker and the motion was unanimously approved.  
39

40 Chair Puckett asked for a motion regarding the Resolution to Zone. Mr. Gingras made the motion to approve  
41 with the added condition that an enhanced 30-foot buffer with increased vegetation density be installed along  
42 the property line abutting abutting Ms. Green’s property, second by Mr. Trott and the motion was  
43 unanimously approved.  
44

45 **WATERSHED REVIEW BOARD (Planning and Zoning Commission Serving as the Watershed**  
46 **Review Board)**

47 **SIA-2023-01 – Special Intensity Allocation Permit for properties associated with the Kannapolis**  
48 **Crossing Development located on Old Beatty Ford Road.**

49 Mr. Smith gave a PowerPoint presentation regarding a Special Intensity Allocation (SIA) for case SIA-2023-  
50 01, attached to and made part of these minutes as Exhibit 3. He provided the location and size of the property

1 and explained that the property is located within the Lake Fisher WS-IV Watershed Protected Area and that  
2 the maximum build upon area for Lake Fisher is 24% new impervious area. Mr. Smith stated that under the  
3 KDO, the SIA would not be required but since the proposed project is being review under the UDO, approval  
4 of the SIA is required.  
5

6 Mr. Smith directed the Commission’s attention to Vicinity, Zoning, and Future Land Use Plan maps, as well  
7 as site photos and the proposed SIA site plan. He stated that the applicant is requesting the SIA in order to  
8 develop the property located along Old Beatty Ford Road, which is part of the “Overlook 85” project, for a  
9 mixed-use development. Mr. Smith added that he applicants are requesting a maximum impervious surface  
10 of 56% which is approximately 193.4 +/- acres of additional impervious surface. He reviewed the six (6)  
11 criteria used to evaluate the merits of an SIA request (Exhibit 3) and provided the points that staff allocated  
12 to all criteria except Community Value and explained that the Commission is responsible for allocating those  
13 points. Mr. Smith stated that the applicant is requesting 225 points. Mr. Smith concluded his presentation,  
14 stated that staff is recommending approval and made himself available for questions.  
15

16 Several members of the Commission expressed confusion regarding not having to track available acreage  
17 within a watershed. Mr. Smith explained that the UDO was adopted and implemented over 23 years ago when  
18 there were no state requirements regarding stormwater controls and now that there are stormwater treatment  
19 requirements, the manner by which impervious surface will be tracked has changed. Mr. Melton added that  
20 the Clean Water Act requires strict guidelines regarding stormwater controls and the City’s guidelines are  
21 even more stringent than those requirements.  
22

23 There being no further questions, comments or discussion, Chair Puckett asked for a motion to approve or  
24 deny the SIA request. Dr. Litaker made the request to approve the request, second by Mr. Trott, and the  
25 motion was unanimously approved. Chair Puckett asked for a motion regarding the SIA Permit. Mr. Ensley  
26 made the motion to approve, second by Dr. Litaker and the motion was unanimously approved.  
27

## 28 **RECOMMENDATION TO CITY COUNCIL**

### 29 **CPA-2023-01 – Comprehensive Plan Amendment – Properties adjacent to Kannapolis Crossing** 30 **Development**

31 Mr. Smith gave a PowerPoint presentation regarding case CPA-2023-01, attached to and made part of these  
32 minutes as Exhibit 4. He described the property as being located on the southeast corner of the I-85 exit 65  
33 interchange, and the topic of the earlier rezoning and SIA requests. The request being made is for the  
34 Commission to recommend the “Primary Activity” Character Area designation for this area.  
35

36 Mr. Smith asked the Commission to consider a recommendation to City Council regarding an amendment to  
37 the Move Kannapolis Forward 2030 Comprehensive Plan “Future Land Use and Character Map” designation  
38 of the area described above.  
39

40 Mr. Gingras asked if the Commission had to render decision on each amendment or all together. Mr. Smith  
41 responded that since it is a recommendation to City Council and not actual hearings, the Commission could  
42 render decision on all four (4) amendments.  
43

### 44 **CPA-2023-02 – Comprehensive Plan Amendment – Dale Earnhardt Boulevard**

45 Mr. Smith asked the Commission to consider a recommendation to City Council regarding an amendment to  
46 the Move Kannapolis Forward 2030 Comprehensive Plan “Future Land Use and Character Map” designation  
47 of Dale Earnhardt Boulevard from the Coach Street area to the Spring Street area from the designation of  
48 “Urban Residential” to “Urban Corridor”. He explained that when the 2030 Plan was adopted, the area was  
49 designated as a “Urban Residential” Character Area but that there are very few residential uses along this

1 stretch of road. He further explained that changing the character area to “Urban Corridor” will allow a mix of  
2 uses more in line with existing uses as well as potential future uses.

3  
4 **CPA-2023-03 – Comprehensive Plan Amendment – Irish Glen**

5 Mr. Smith asked the Commission to consider a recommendation to City Council regarding an amendment to  
6 the Move Kannapolis Forward 2030 Comprehensive Plan “Future Land Use and Character Map” designation  
7 of properties near West C Street and Glenn Avenue from the designation of “Employment Center” to “Urban  
8 Residential”. He stated that the “Employment Center” designation was a “carry-over” from the old mill  
9 properties but that with the transfer of ownership from Castle & Cooke to Insite and other market changes in  
10 this immediate area, this area is most likely to transition to mostly residential uses.

11  
12 Mr. Gingras asked if Insite owns the property in this area. Mr. Smith responded that Insite does own properties  
13 here and while they could develop the property with residential uses under the KDO, staff the types of uses  
14 should be reflected in the *2030 Plan*.

15  
16 **CPA-2023-04 – Comprehensive Plan Amendment – Trinity Church Road**

17 Mr. Smith asked the Commission to consider a recommendation to City Council regarding an amendment to  
18 the *2030 Plan* “Future Land Use and Character Map” designation of properties located east of the intersection  
19 of Kannapolis Parkway and Trinity Church Road from the designation of “Employment Center” to “Complete  
20 Neighborhood 2”. He explained staff received a request to develop a single tract in this area for a residential  
21 use but that the *2030 Plan* does not allow residential zoning in the “Employment Center” Character Area. Mr.  
22 Smith further explained that staff advised the applicant if the adjacent property owners agreed to the plan  
23 amendment, staff would present the amendment request for approval.

24  
25 Chair Puckett asked for a motion to recommend approval of all four plan amendments which was made by  
26 Dr. Litaker, by Mr. Gingras, and unanimously approved.

27  
28 **PLANNING DIRECTOR UPDATE**

29 Mr. Smith advised that Mr. O’Kelly is moving out of City limits and would no longer be able to serve on  
30 the Commission and thanked him for his service. He added that Assistant Planning Director, Boyd Stanley,  
31 resigned from the City and that the vacancy had been advertised.

32  
33 **OTHER BUSINESS**

34 There was discussion regarding the Small Area Plan as well as the plans to upfit both the North and South  
35 Main Street areas. There was also discussion regarding projects being development under the UDO versus  
36 the KDO and progress of the proposed Lowes grocery store at the corner of Kannapolis Parkway and Rogers  
37 Lake Road.

38  
39 **ADJOURN**

40 There being no further business, questions or comments, Chair Puckett adjourned the meeting at 7:07 PM on  
41 Tuesday, June 20, 2023.

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Pam Scaggs, Recording Secretary

 for  
Chris Puckett, Chair Jeff Parker, Vice Chair  
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-2023-03  
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)).*

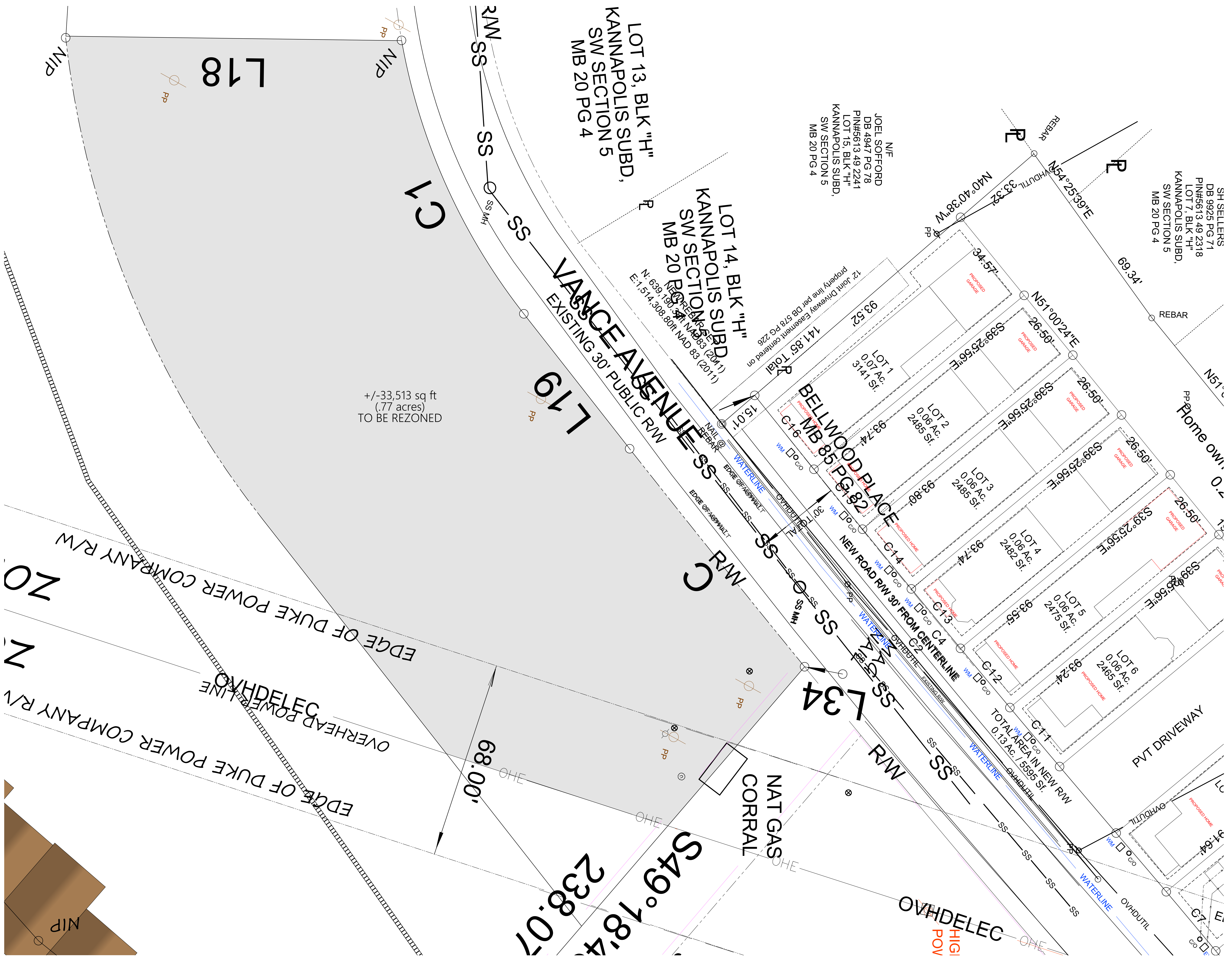
2. **Should the Commission choose to deny Case #CZ-2023-03, a motion should be made to deny the Resolution to Zone.**

**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



EDGE OF DUKE POWER COMPANY R/W  
 OVERHEAD POWERLINE  
 EDGE OF DUKE POWER COMPANY R/W  
 OVRHDELEC  
 NAT GAS  
 CORRALS  
 OVRHDELEC  
 HIGH POV

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

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

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 1, 0.07 Ac, 3141 Sf.  
 LOT 2, 0.06 Ac, 2485 Sf.  
 LOT 3, 0.06 Ac, 2485 Sf.  
 LOT 4, 0.06 Ac, 2482 Sf.  
 LOT 5, 0.06 Ac, 2475 Sf.  
 LOT 6, 0.06 Ac, 2465 Sf.

BELLWOOD PLACE  
 MB 85 PG 82

VANCE AVENUE  
 EXISTING 30' PUBLIC R/W

NEW ROAD R/W 30' FROM CENTERLINE

HOME OWL

EDGE OF DUKE POWER COMPANY R/W

OVERHEAD POWERLINE

EDGE OF DUKE POWER COMPANY R/W

NAT GAS

CORRALS

OVRHDELEC

HIGH POV

+/-33,513 sq ft  
 (.77 acres)  
 TO BE REZONED

Vance St.  
 KANNAPOLIS, NC

**LONG RIDGE**  
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ANY REPRODUCTION, ALTERATION, OR  
 USE FOR OTHER THAN THE INTENDED  
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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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**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)).***

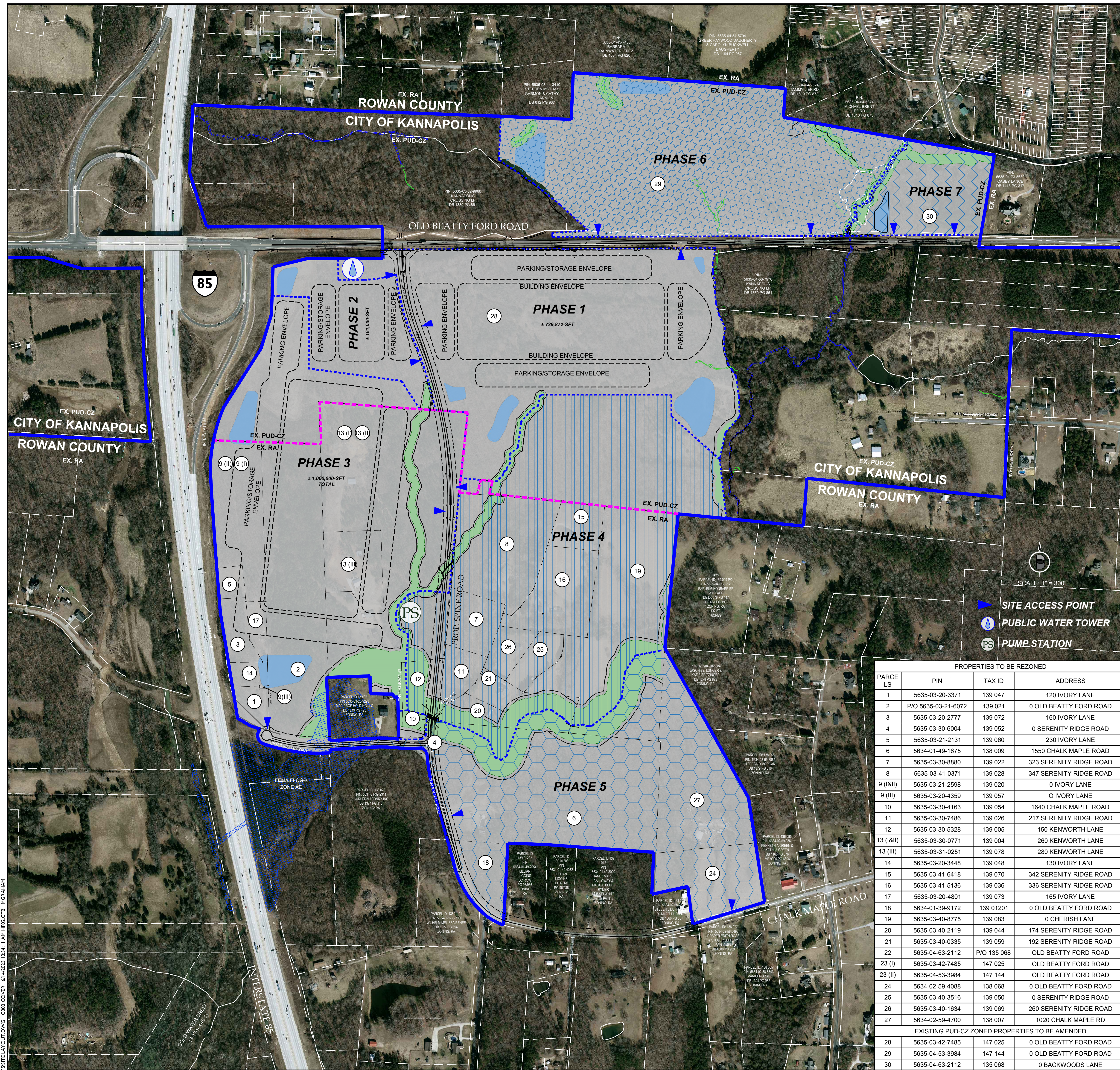
**2. Should the Commission choose to deny Case #CZ-2023-04, a motion should be made to deny the Resolution to Zone.**

**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



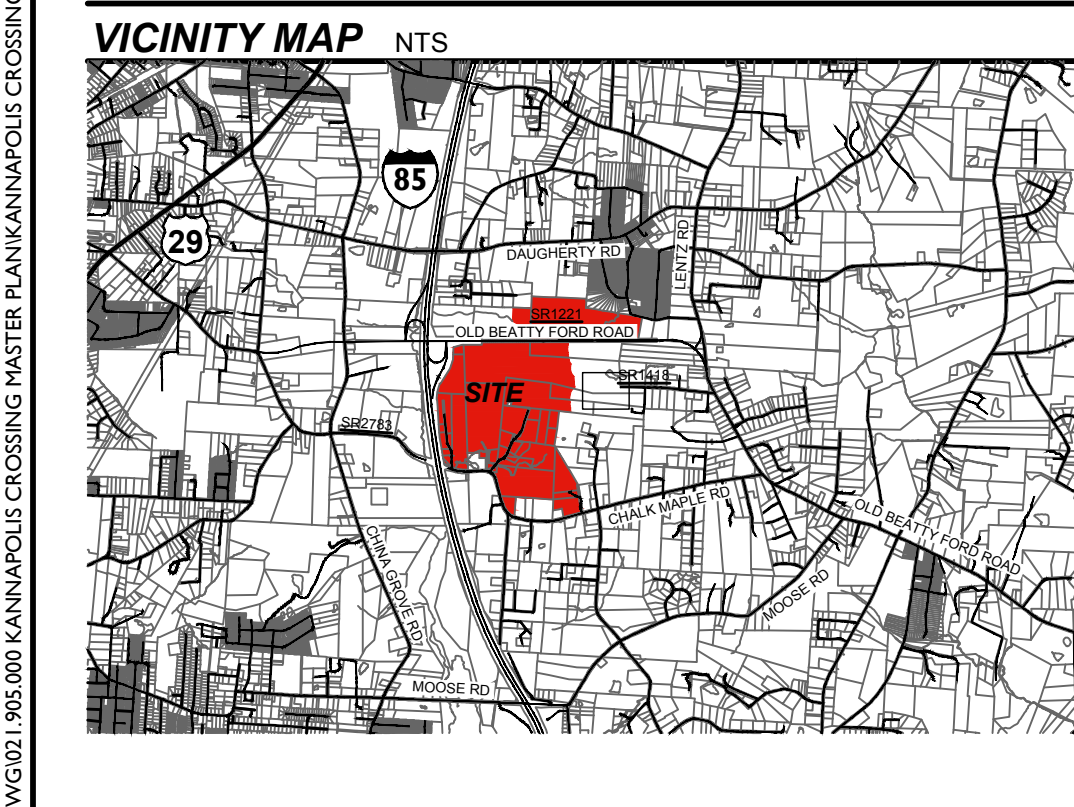
PROPERTIES TO BE REZONED			
PARCE LS	PIN	TAX ID	ADDRESS
1	5635-03-20-3371	139 047	120 IVORY LANE
2	P/O 5635-03-21-6072	139 021	0 OLD BEATTY FORD ROAD
3	5635-03-20-2777	139 072	160 IVORY LANE
4	5635-03-30-6004	139 052	0 SERENITY RIDGE ROAD
5	5635-03-21-2131	139 060	230 IVORY LANE
6	5634-01-49-1675	138 009	1550 CHALK MAPLE ROAD
7	5635-03-30-8880	139 022	323 SERENITY RIDGE ROAD
8	5635-03-41-0371	139 028	347 SERENITY RIDGE ROAD
9 (I&II)	5635-03-21-2598	139 020	0 IVORY LANE
9 (III)	5635-03-20-4359	139 057	0 IVORY LANE
10	5635-03-40-4163	139 054	1640 CHALK MAPLE ROAD
11	5635-03-30-7486	139 026	217 SERENITY RIDGE ROAD
12	5635-03-30-5328	139 005	150 KENWORTH LANE
13 (I&II)	5635-03-30-0771	139 004	260 KENWORTH LANE
13 (III)	5635-03-31-0251	139 078	280 KENWORTH LANE
14	5635-03-20-3448	139 048	130 IVORY LANE
15	5635-03-41-6418	139 070	342 SERENITY RIDGE ROAD
16	5635-03-41-5136	139 036	336 SERENITY RIDGE ROAD
17	5635-03-20-4801	139 073	165 IVORY LANE
18	5634-01-39-9172	139 01201	0 OLD BEATTY FORD ROAD
19	5635-03-40-8775	139 083	0 CHERISH WAY
20	5635-03-40-2119	139 044	174 SERENITY RIDGE ROAD
21	5635-03-40-0335	139 059	192 SERENITY RIDGE ROAD
22	5635-04-63-2112	P/O 135 068	OLD BEATTY FORD ROAD
23 (I)	5635-03-42-7485	147 025	OLD BEATTY FORD ROAD
23 (II)	5635-04-53-3984	147 144	OLD BEATTY FORD ROAD
24	5634-02-59-4088	138 068	0 OLD BEATTY FORD ROAD
25	5635-03-40-3516	139 050	0 SERENITY RIDGE ROAD
26	5635-03-40-1634	139 069	260 SERENITY RIDGE ROAD
27	5634-02-69-4700	138 007	1020 CHALK MAPLE RD
EXISTING PUD-CZ ZONED PROPERTIES TO BE AMENDED			
28	5635-03-42-7485	147 025	0 OLD BEATTY FORD ROAD
29	5635-04-53-3984	147 144	0 OLD BEATTY FORD ROAD
30	5635-04-63-2112	135 068	0 BACKWOODS LANE

CONDITIONAL ZONING NOTES	
SITE DEVELOPMENT DATA	
TOTAL ACRES	~34 ACRES
TAX PARCELS	SEE MAP; THIS SHEET IS (ROWAN CO.)
EX ZONING	EX RA (ROWAN CO.)
PR ZONING	PUD-CZ (CITY OF KANNAPOLIS)
JURISDICTION	CITY OF KANNAPOLIS
WATER-SHED DISTRICT	LAKE PAPER (ROW. PC)

- Project Perimeter Setback
- General Provisions
- Design Guidelines for Limited Retail and Service, Multi-family and Mixed Use Located Within Phases 2-7:
- Design Guidelines for Warehousing & Storage, General & Refrigerated, Truck Transportation, Terminal & Support Facilities, Electronic Shopping & Mail-order Houses, Light Manufacturing and Office Park located Within Phases 1-7 (each an "Industrial Phase"):
- Architectural Design Guidelines:

**BURTON ENGINEERING**  
5950 FAIRVIEW RD STE 100  
CHARLOTTE NC 28210  
(770) 543.8881  
www.burtoneng.com  
FIRM #C-1157

For Review  
06/14/2023 10:35:17 AM



**PROJECT CONTACT INFORMATION**

**ENGINEER:**  
Burton Engineering Associates  
Carlton Burton, PE  
5950 Fairview Road, Suite 100  
Charlotte, NC 28210  
P: 704.553.8881  
cburton@burtonengineering.com

**CONTRACTOR:**  
Choate Construction  
2907 Providence Road, Suite 400  
Charlotte, NC 28211  
P: 704.556.0950  
F: 704.556.0901

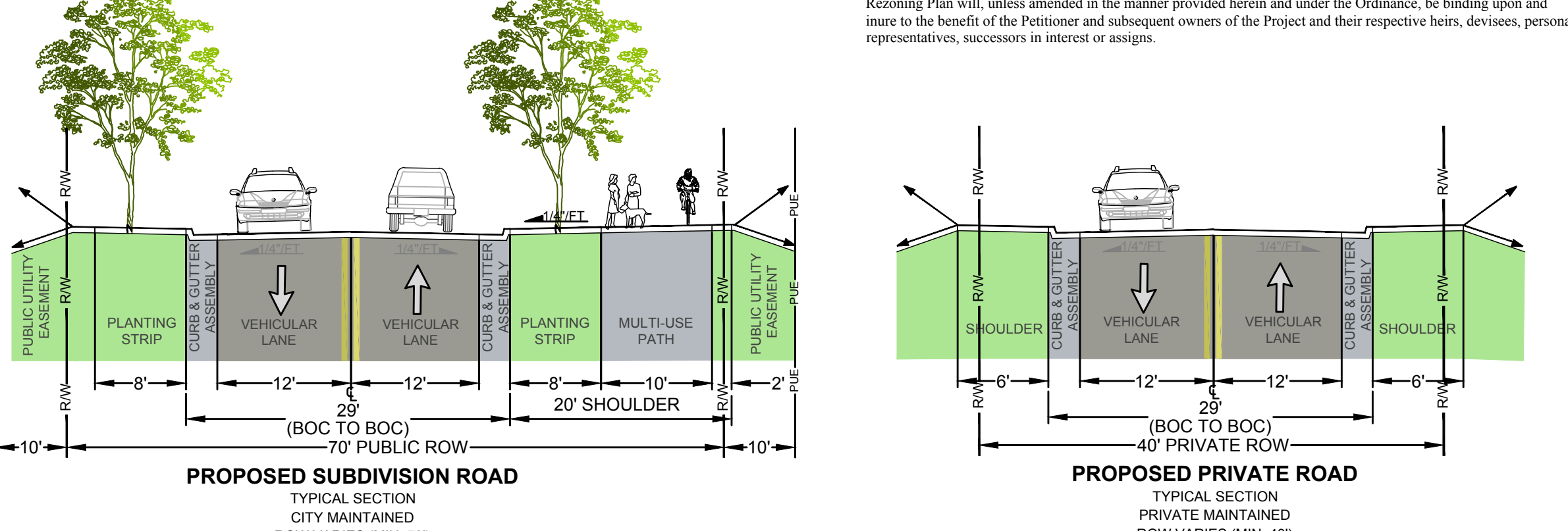
**TOPOGRAPHIC SURVEY:**  
Burton Engineering Associates  
Mark Smith  
5950 Fairview Road, Suite 100  
Charlotte, NC 28210  
P: 704.553.8881  
msmith@burtonengineering.com

**PROPERTY OWNER:**  
Mathias G. Linden  
Hudson Capital Properties  
4350 Lassiter at North Hills Avenue  
Ste. 200  
Raleigh, NC 27609  
P: 919.260.6310

**BOUNDARY SURVEY:**  
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Mark Smith  
5950 Fairview Road, Suite 100  
Charlotte, NC 28210  
P: 704.553.8881  
msmith@burtonengineering.com

# OVERLOOK 85

## AT KANNAPOLIS CROSSING



## OVERLOOK 85 @ KANNAPOLIS CROSSING

2400 OLD BEATTY FORD ROAD  
CITY OF KANNAPOLIS, NORTH CAROLINA

REZONING PLAN

REVISIONS

PP	MDBG	DATE

THE DRAWING IS THE PROPERTY OF BURTON ENGINEERING ASSOCIATES AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, IN ANY MANNER, WITHOUT THE WRITTEN CONSENT OF BURTON ENGINEERING ASSOCIATES.

PROJECT NUMBER: 021.905.012

RZN  
Sheet of --



## Watershed Review Board August 16, 2022, Meeting

### Staff Report

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

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

**SUBJECT:** **Case #SIA-2022-01, Special Intensity Allocation**  
**Applicant: Alan Overcash – Overcash Real Estate**

Consider a request for a Special Intensity Allocation (SIA) for the properties located at 607 E 13<sup>th</sup> St., 653 E 14<sup>th</sup> St., and a portion of 650 E 14<sup>th</sup> St. The properties are further identified as Rowan County Parcel Identification Numbers 159 367, 159 284 and 159 366 and is approximately 1.27 +/- combined acres. **This request does not require a public hearing.** As referenced in Section 3.8 of the Kannapolis Development Ordinance, the Planning and Zoning Commission shall serve as the Watershed Review Board.

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

Consistent with Section 3.8.I.10. of the Kannapolis Development Ordinance (KDO) 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

Alan Overcash is requesting a Special Intensity Allocation (SIA) to develop property located along N. Cannon Blvd. and E 13<sup>th</sup> Street as approved in case BOA-2022-09 for a mini warehousing/self-storage leasing facility. The property is also located in the Lake Concord WS-IV Protected Area Watershed and currently zoned GC (General Commercial). There are no proposed changes to the zoning.

The applicant is requesting a SIA to exceed the 24% maximum new impervious (built upon) area permitted in the Lake Concord WS-IV Watershed up to 60%. The maximum permitted is 70% with an SIA. The requested impervious area for this development is 0.76 acres.

Stormwater control is required for all SIA requests in accordance with Section 3.8 of the KDO which states: *“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 BMPs to minimize water quality impacts.”* Any BMPs proposed will need to be approved by the City Engineer during full site plan review.

With approval of a SIA, the applicant may develop a property with more than 24% impervious surface area, up to a maximum 60% impervious surface area, provided proper stormwater control measures are implemented. The KDO 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 0.76 acres of impervious area, for a total of 33,106 square feet of new impervious.

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 Section 3.8.I.9 of the KDO, the percentage of built upon area for a SIA shall be determined by the Special Intensity Allocation Point System (Table 3.8.I (9) b.2(d)). 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:**

- Tax Base Increase of \$1,000,000 to \$1,999,999: **50 points**
- 1 full-time job created: **15 points**
- Community Value: To be determined by Watershed Review Board-**Applicant is requesting 75 points**
- Retail Trade Type of Industry: **10 points**
- Revitalization of Existing Development: **50 points**
- Energy Reduction/Conservation Measures: **0 points**

**Total Points Recommended by Staff: 125**

**Total Additional Points requested by Applicant: 75**

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 0.76 acres. Based on the staff recommended allocation of points and assuming the 75 additional Community Value points are granted, the applicant would be able to increase the allowed impervious coverage for this site from 24% up to the requested total of 60% as requested.

If the SIA is approved, the developer will be allowed an increase of 0.76 acres of impervious area. The balance that can be allocated by SIA in the Lake Concord WS-IV Protected Area Watershed is currently 184.37 acres. Should this SIA be approved, the additional 0.76 acres of impervious area would be

allocated from the allowed acreage to be developed in the Lake Concord WS-IV Protected Area Watershed leaving a balance of 183.61 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 0.76 acres in the Lake Concord WS-IV Protected Area Watershed for the property located at 607 E 13<sup>th</sup> St., 653 E 14<sup>th</sup> St., and a portion of 650 E 14<sup>th</sup> St.

**The following actions are required to approve the requested SIA for Case # SIA 2022-01:**

1. Per Table (Table 3.8.I (9) b.2(d)), assign sufficient points to allow for the requested increase in impervious coverage from 24% to 60%.
2. Motion to approve Special Intensity Allocation request
3. Motion to approve the Special Intensity Allocation Permit

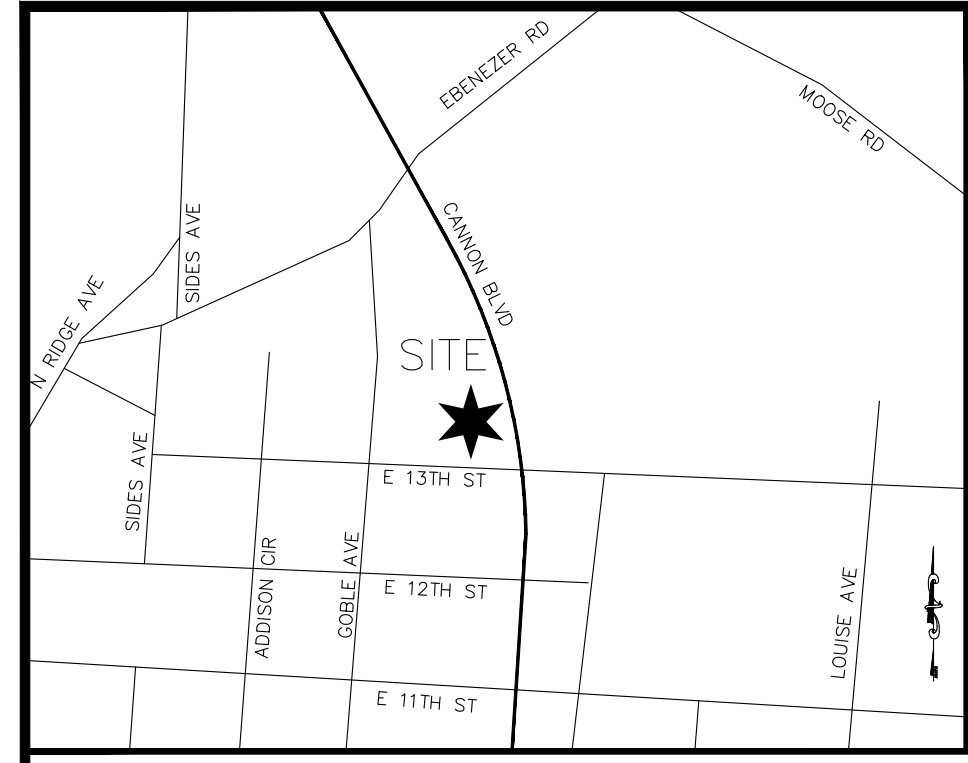
Should the Commission not assign sufficient points to allow for the requested increase in impervious coverage from 24% to 60%, motions to deny the SIA request and permit should be adopted.

**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
- Planning Director

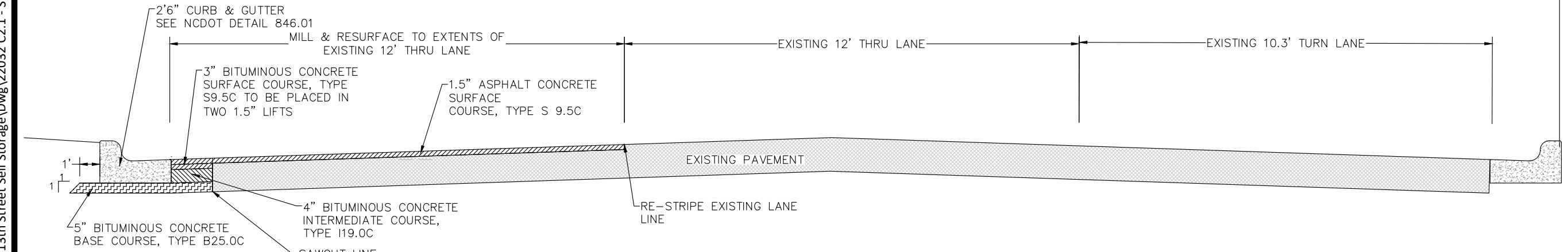
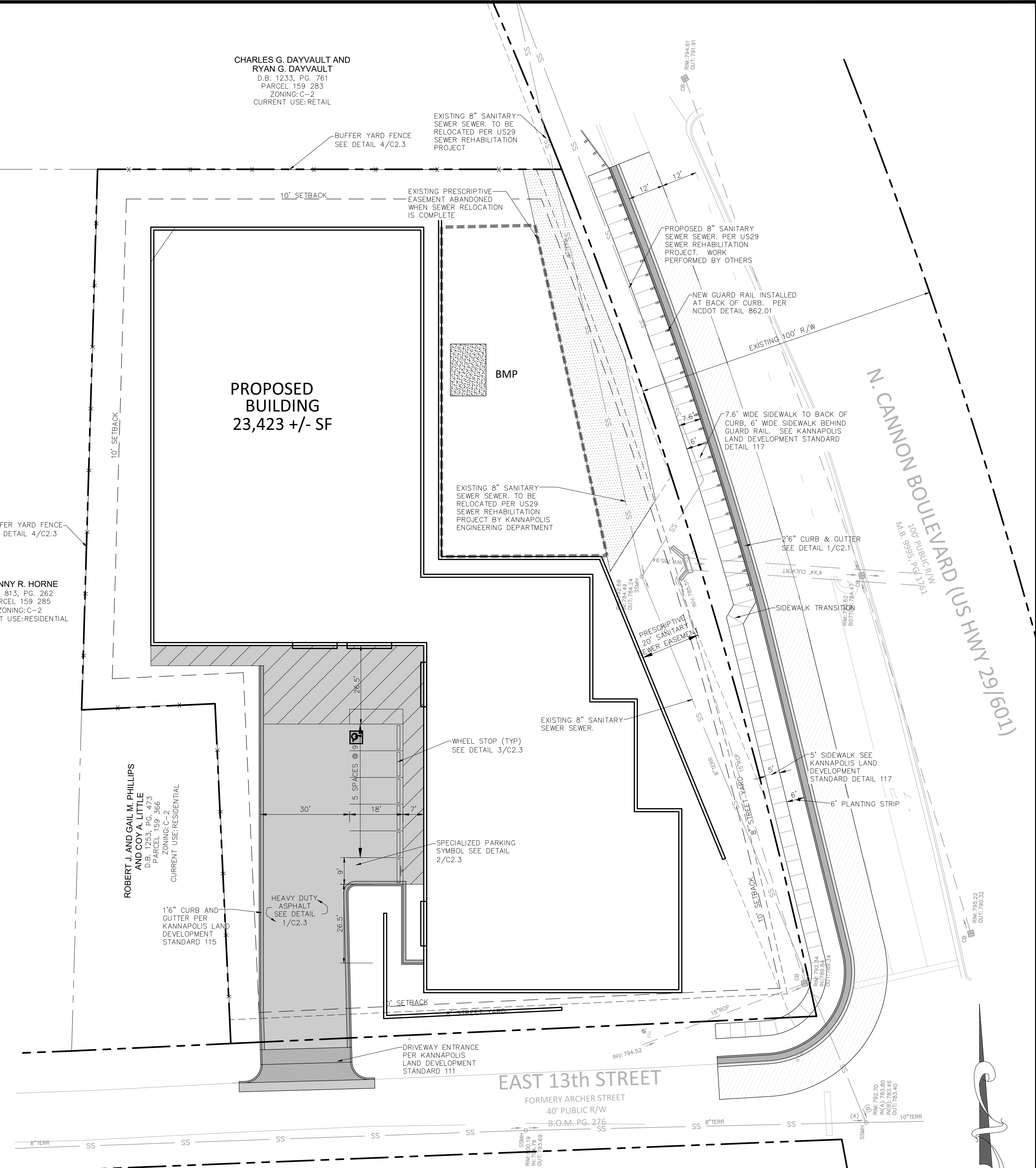


**SITE NOTES**  
VICINITY MAP  
NOT TO SCALE

1. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A SURVEY PREPARED BY CLONINGER BELL SURVEY AND MAPPING.
2. OTHER ITEMS ON THESE DRAWINGS WERE DERIVED FROM CONSTRUCTION DRAWINGS BY CITY OF KANNAPOLIS ENGINEERING DEPARTMENT.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING BENCHMARKS AND OTHER REFERENCE POINTS THROUGHOUT THE CONSTRUCTION PERIOD.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL CONSTRUCTION ELEMENTS. ALL DISCREPANCIES IN DIMENSIONING SHALL BE REPORTED TO THE ENGINEER AND OWNER IMMEDIATELY.
5. DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SHOWN. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
6. WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS, AND NOT BY SCALING FROM THESE PLANS.
7. ALL IMPROVEMENTS AND WORK SHALL BE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE STATE AND LOCAL STANDARDS. IN THE ABSENCE OF SPECIFIC PRODUCT SPECIFICATIONS OR CONSTRUCTION PROCEDURE, CONTRACTOR SHALL REFER TO THE 2018 NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, AND SHALL SUBMIT THE DETAIL/SPECIFICATIONS TO THE ENGINEER FOR APPROVAL.
8. IF A CONFLICT EXISTS BETWEEN SPECIFICATIONS ON THESE PLANS, SPECIFICATIONS REFERENCED ON THESE PLANS, DETAILS ON THESE PLANS, AND MANUFACTURERS RECOMMENDATIONS, THE CONTRACTOR WILL BE HELD TO THE STRICTER SPECIFICATION.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE IN A MANNER SUCH THAT WORKERS, OWNER REPRESENTATIVES, AND THE GENERAL PUBLIC IS PROTECTED FROM HARM. CONTRACTOR MAY INSTALL TEMPORARY PERIMETER FENCING AS APPROVED BY OWNER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO INSTALLATION OF FENCING.
10. ROADWAY MARKING, STRIPING, SIGNS AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD) AND SUBSEQUENT REVISIONS AND ADDENDUMS, AS PUBLISHED BY NCDOT AND CDOT.
11. UNLESS OTHERWISE INDICATED, ALL PAVEMENT MARKINGS SHALL BE PAINT INSTALLED PER NCDOT STD. SPEC. SECTION 1205.
12. UNLESS OTHERWISE INDICATED, PARKING STALLS SHALL BE 4" WHITE LINES.
13. CONTRACTOR SHALL ADHERE TO ALL CONDITIONS AND PROVISIONS OF THE PROJECT PERMITS AND APPROVALS INCLUDING BUT NOT LIMITED TO DRIVEWAY PERMITS AND "APPROVED AS NOTED" COMMENTS. CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISCREPANCIES BETWEEN CONDITIONS/PROVISIONS AND CONSTRUCTION DOCUMENTS TO ENGINEER AND OWNER.
14. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
15. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
16. CONTRACTOR SHALL INSTALL PVC SLEEVES UNDER PAVED AREAS FOR UTILITY AND IRRIGATION BEING INSTALLED AFTER PAVING OPERATIONS COMMENCE. COORDINATE WITH EACH UTILITY AND IRRIGATION INSTALLER FOR NUMBER OF SLEEVES, LOCATION, AND SIZE REQUIRED. ALSO REFER TO ELECTRICAL SITE PLAN.
17. LANDSCAPE CONTRACTOR SHALL IS RESPONSIBLE FOR INSTALLING NECESSARY PVC SLEEVES UNDER PAVED AREAS FOR IRRIGATION BEING INSTALLED AFTER PAVING OPERATIONS COMMENCE. GC SHALL COORDINATE PAVING SCHEDULE WITH LANDSCAPE CONTRACTOR TO ENSURE INSTALLATION OF SLEEVES OCCURS PRIOR TO COMMENCEMENT OF PAVING OPERATIONS.
18. CONTRACTOR SHALL INSTALL PVC SLEEVES UNDER PAVED AREAS FOR UTILITIES BEING INSTALLED AFTER PAVING OPERATIONS COMMENCE. CONTRACTOR SHALL COORDINATE WITH EACH UTILITY FOR NUMBER OF SLEEVES, LOCATION, AND SIZE REQUIRED. CONTRACTOR SHALL REVIEW COMPLETE SET OF PLANS FOR COORDINATION BETWEEN CIVIL, ARCHITECTURAL, LANDSCAPE, MEP, ETC. PRIOR TO CONSTRUCTION.
19. CONTRACTOR SHALL REVIEW COMPLETE SET OF PLANS FOR COORDINATION BETWEEN CIVIL, ARCHITECTURAL, LANDSCAPE, MEP, ETC. PRIOR TO CONSTRUCTION.
20. ALL WALKS AND OTHER PAVED AREAS SHALL COMPLY WITH ADA CODE FOR LONGITUDINAL SLOPE AND CROSS SLOPE. WALK SLOPES SHALL NOT EXCEED 5% AND SHALL NOT EXCEED 2% CROSS SLOPE UNLESS OTHERWISE NOTED.

**ZONING CODE SUMMARY**

PROJECT NAME: 607 E. 13TH STREET SELF-STORAGE  
 PROJECT ADDRESS: 607 E. 13TH STREET TAX PARCEL: 159-367, 159-284, 159-366  
 OWNER: ROBERT J. AND GAIL M. PHILLIPS PHONE # -  
 OWNER ADDRESS: -  
 PLANS PREPARED BY: ORSBORN ENGINEERING GROUP PHONE # (704) 749-1432  
 ZONING: C-2 JURISDICTION: KANNAPOLIS  
 PROPOSED USE: COMMERCIAL  
 AVERAGE BUILDING HEIGHT: - FEET STORIES: 1  
 BUILDING COVERAGE: 23,423 SQ. FT. GROSS FLOOR AREA: 23,423 SQ. FT. RATIO: 0.424  
 LOT SIZE: 1.27 SQ. FT./ACRES NUMBER OF BUILDINGS: 1  
 YARD REQUIREMENTS: REQUIRED BUFFERS:  
 SETBACK (FRONT): - FT. FROM R/W FRONT: (NO) / YES FT.  
 SETBACK (SIDE): - FT. REAR: (NO) / YES FT.  
 SIDE YARD: - FT. SIDE (L): (NO) / YES FT.  
 REAR YARD: - FT. SIDE (R): (NO) / YES FT.  
 REQUIRED SCREENING:  
 FRONT: (NO) / YES  
 REAR: (NO) / YES  
 SIDE (L): (NO) / YES  
 SIDE (R): (NO) / YES  
 PARKING ONLY: NO / (YES)  
 IMPERVIOUS COVERAGE: 33,078 SF (0.759AC) (60%)  
 PARKING DATA:  
 AUTOMOBILE:  
 REQUIRED: 6 SPACES (PER SUP APPROVAL)  
 PROVIDED: 6 SPACES @ 9' PROVIDED (INCLUDING 1 VAN ACCESSIBLE SPACE)  
 SOLID WASTE:  
 SITE LIGHTING:

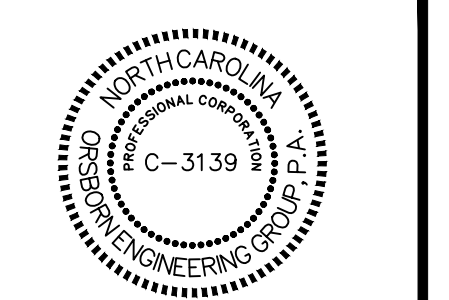


**1 PUBLIC STREET PAVEMENT - N. CANNON BLVD (US-29)**

**ORSBORN ENGINEERING GROUP**  
 605 LEXINGTON AVENUE, SUITE 301  
 CHARLOTTE, NC 28203  
 P 704-749-1432  
 www.orsborn-eng.com

**SITE PLAN FOR**  
**607 E 13TH STREET SELF-STORAGE**  
 KANNAPOLIS, NC 28083

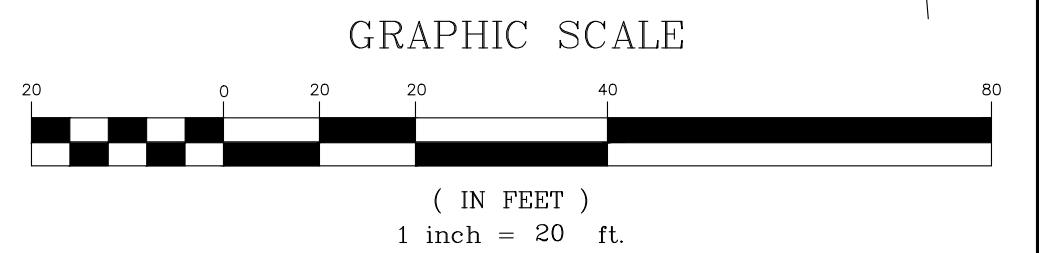
**OVERCASH REAL ESTATE**  
 1641 DALE EARNHEARDT BLVD  
 KANNAPOLIS, NC 28083



NO.	REVISIONS	DATE

JOB # 22032  
 DATE: 06/17/2022  
 SCALE: 1"=20'  
 DRAWN BY: JMB  
 APPROVED BY: JCO

**C2.1**



July 20, 2022 2:48pm By: jmbk P:\22032 607 E 13th Street Self Storage\Draw\22032\_C2.1 - SITE PLAN.dwg



## 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)

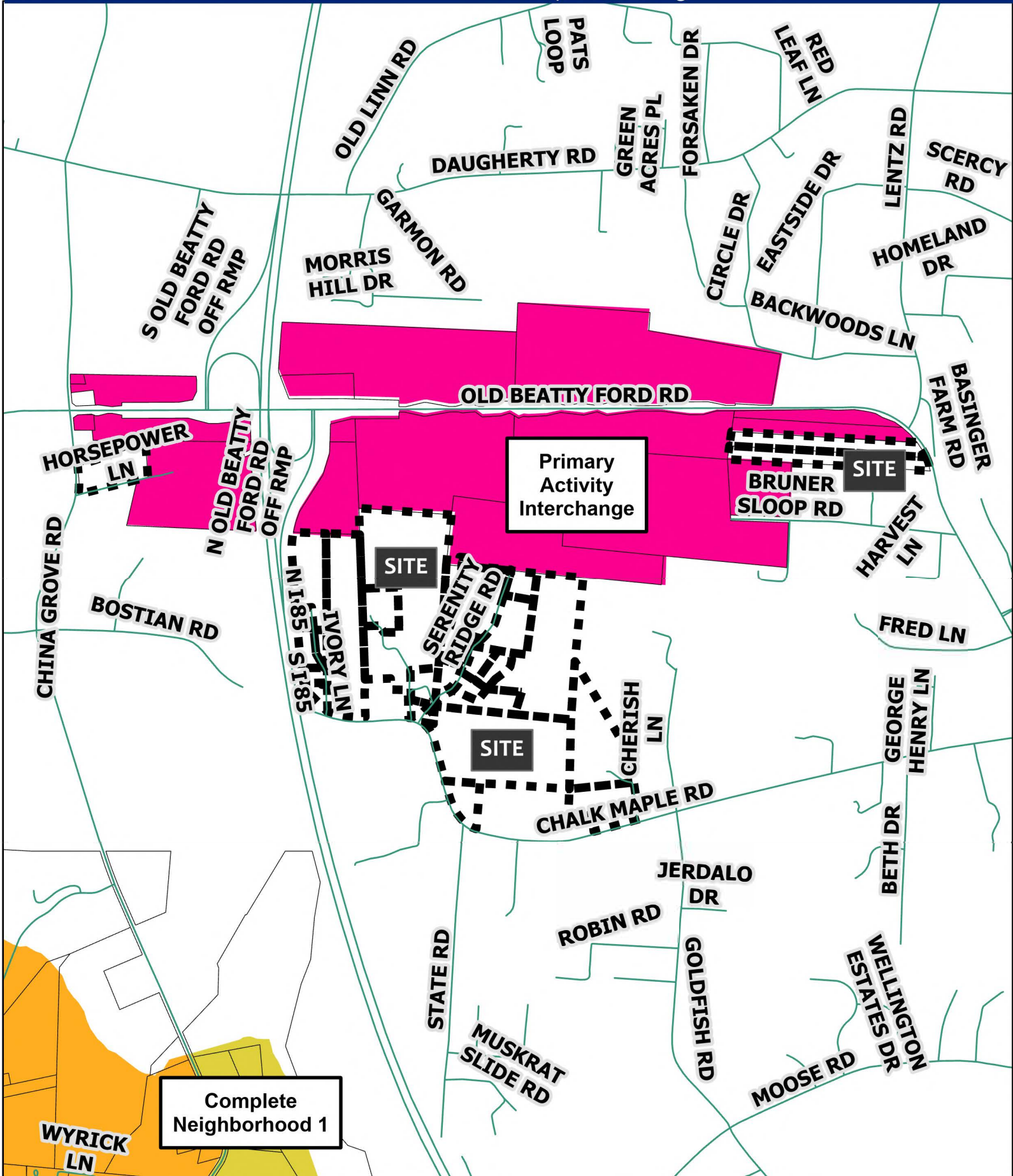
**J. Issue Reviewed By:**

- Assistant City Manager
- Economic & Community Development Director



# Kannapolis 2030 Future Land Use Map

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







## 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:**

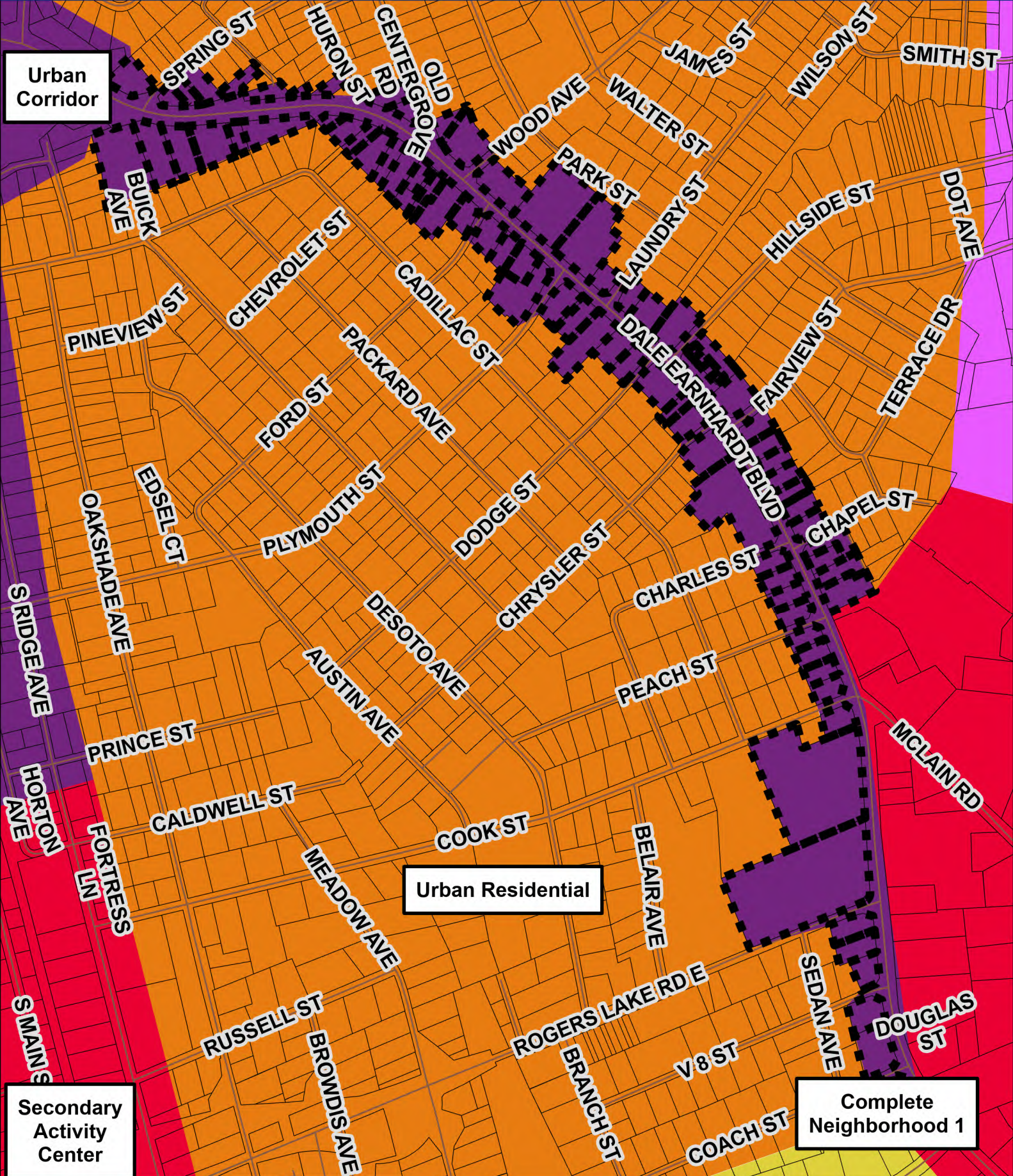
- Assistant City Manager
- Economic & Community Development Director

# Kannapolis 2030 Future Land Use Map 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



## 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

Case Number: CPA-2023-03

Applicant: City of Kannapolis

Irish Glen



Complete  
Neighborhood 2

MCKNIGHT ST

DOVER ST

SEAFORD AVE

PUMP STATION RD

SITE

Urban  
Residential

Employment  
Center

BAKERS CRK

OVAL ST

HARRIS ST

W 8TH ST

AKRON AVE

WESTOVER AVE

BEUNA ST

WAYNE AVE

FRANKLIN AVE C ST

IRISH  
GLENDR  
CINCO

Urban Corridor

ECHO  
AVE

CALLIE ST

MOUNTAIN ST

GOLDSTON ST

VALLEY ST

BAKERS CREEK  
GREENWAY

KING AVE

W B ST

YMC A DR

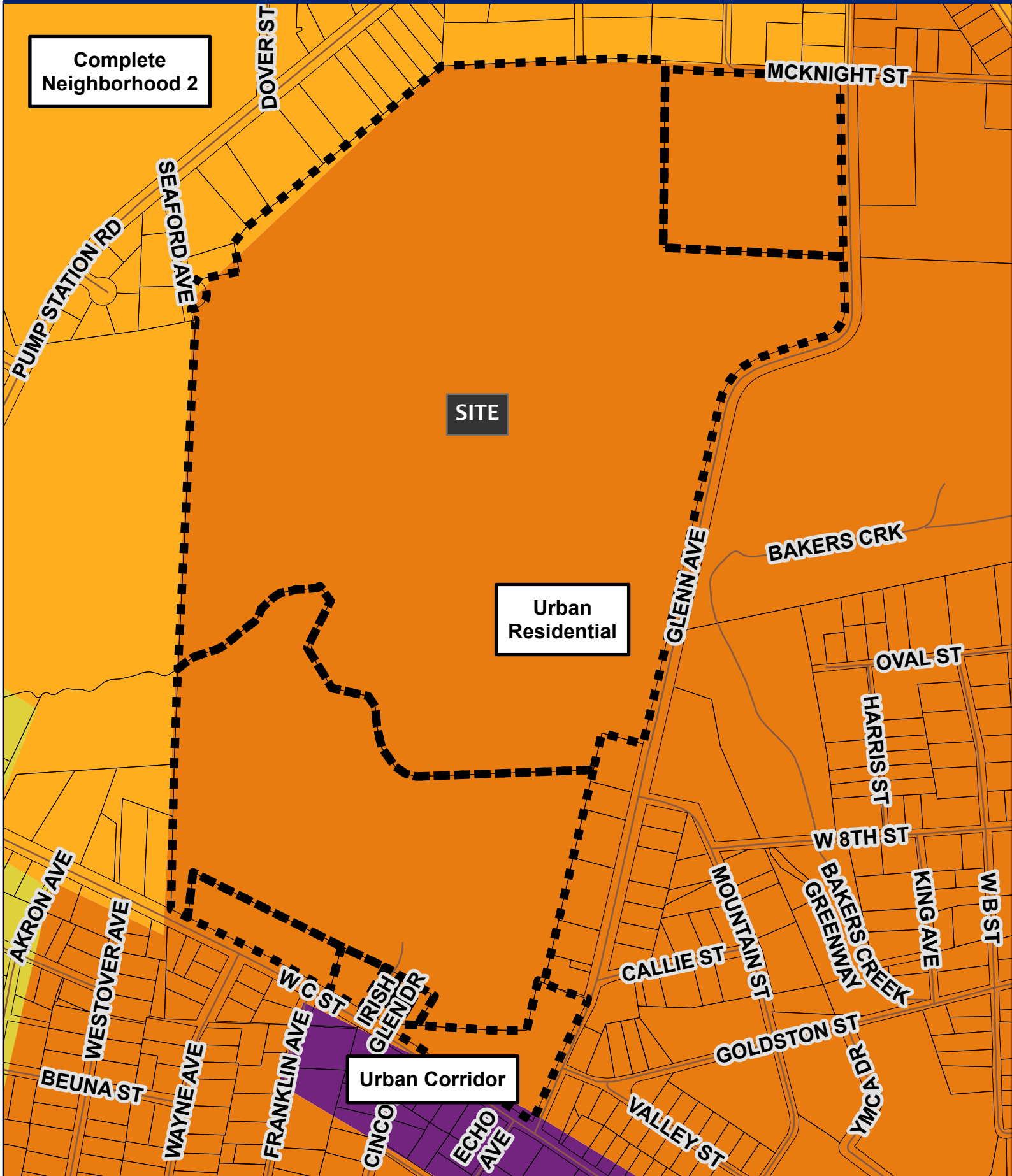


# Kannapolis 2030 Future Land Use Map Proposed

Case Number: CPA-2023-03

Applicant: City of Kannapolis

Irish Glen





**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)

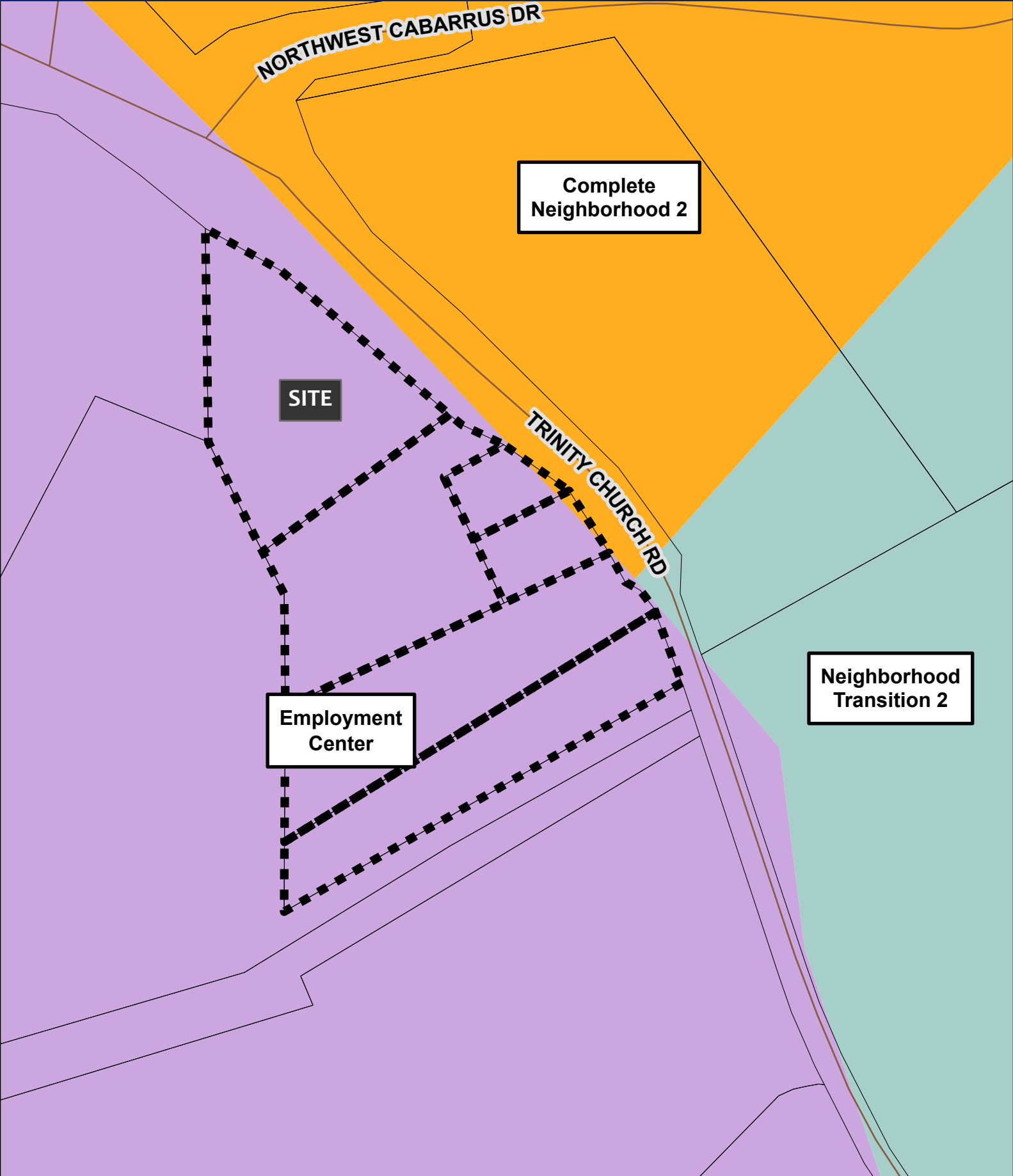
2. Move Kannapolis Forward 2030 Comprehensive Plan Future Land Use Map and Character Area (Proposed)

**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

