



**CITY COUNCIL
BUSINESS MEETING AGENDA
KANNAPOLIS CITY HALL
401 LAUREATE WAY, KANNAPOLIS, NC
JUNE 23, 2025
6:00 PM**

Please Turn off Cell Phones or Place on Silent Mode.

APPROVED MINUTES

- A. June 23, 2025 Approved Minutes ()

CALL TO ORDER AND WELCOME

MOMENT OF SILENT PRAYER AND PLEDGE OF ALLEGIANCE

RECOGNITIONS

- A. Kannapolis Police Department Citizens Academy Graduates (Terry Spry, Chief of Police)

ADOPTION OF AGENDA - Motion to Adopt Agenda or make revisions

CONSENT AGENDA - Motion to Adopt Consent Agenda or make revisions

- A. **BUDGET AMENDMENT #25-46** - Appropriating funds from NC Amateur Sports for youth athletic equipment **UNANIMOUSLY APPROVED** (Gary Mills, Parks & Recreation Director)
- B. **BUDGET AMENDMENT #25-45** - Appropriating funds from the Water and Sewer Fund to be used for the Forrestbrook Lift Station improvements **UNANIMOUSLY APPROVED** (Alex Anderson, Director of Water Resources, Brian Roberts, Finance Director)
- C. **BUDGET AMENDMENT #25-47** - Appropriating fund balance for FY 25-Year End Administrative Adjustments **UNANIMOUSLY APPROVED** (Brian Roberts, Finance Director)
- D. **RESOLUTION** - To consider withdrawal from dedication a portion of the right-of-way of Charles Babbage Lane **UNANIMOUSLY APPROVED** (Richard Smith, Planning Director)
- E. **RESOLUTION** - Acceptance of Streets for Powell Bill Allocations Fiscal Year 2025-2026 **UNANIMOUSLY APPROVED** (Elizabeth Hassenfritz, Director of Engineering)
- F. **MINUTES:** June 9, 2025 Business Meeting **UNANIMOUSLY APPROVED** (Pam Scaggs, City Clerk)

BUSINESS AGENDA

- A. **PUBLIC HEARING** - Conditional Rezoning Case #CZ-2025-01 - 3397 Camp Julia Road **APPROVED 5 TO 2** (Elizabeth McCarty, Assistant Planning Director, Richard Smith, Planning Director)
- B. **PUBLIC HEARING & RESOLUTION - DEVELOPMENT AGREEMENT #2025-10** - PX MPC Concord, LLC **UNANIMOUSLY APPROVED** (Richard Smith, Planning Director)
- C. **PUBLIC HEARING** - Voluntary Annexation (A-2025-08) of approximately 0.26 +/- acres located at 5056 Wig Street, further identified as Cabarrus County Parcel Identification Number 56034954710000, and consider a motion to extend the Corporate Limits of the City of Kannapolis **UNANIMOUSLY APPROVED** (Richard Smith, Planning Director)
- D. **PUBLIC HEARING** - Use of FY 2025-26 CDBG & HOME funds (July 1, 2025 - June 30, 2026) **UNANIMOUSLY APPROVED** (Sherry Gordon, Community Development Program Administrator)
- E. **ORDINANCE** - Motion to approve the FY 2025-2026 Budget **APPROVED 6 TO 1** (Mike Legg, City Manager)
- F. **FEE SCHEDULE** - Establishing fees and charges for Fiscal Year 2025-2026 **APPROVED 5 TO 2** (Mike Legg, City Manager, Brian Roberts, Finance Director)
- G. **APPOINTMENTS** - Parks and Recreation Commission **UNANIMOUSLY APPROVED** (Gary Mills, Parks & Recreation Director)
- H. **APPOINTMENTS** - Planning and Zoning Commission **UNANIMOUSLY APPROVED** (Richard Smith, Planning Director)
- I. **APPOINTMENTS** - Board of Adjustment **UNANIMOUSLY APPROVED** (Richard Smith, Planning Director)
- J. **APPOINTMENTS** - Community Improvement Commission (CIC) **UNANIMOUSLY APPROVED** (Sherry Gordon, Community Development Program Administrator)

SPEAKERS FROM THE FLOOR

CITY MANAGER REPORT

CITY COUNCIL COMMENTS

MOTION TO ADJOURN

ADA Notice

In accordance with Title II of the Americans with Disabilities Act (ADA), any person requiring an accommodation to participate in a function or program of the City of Kannapolis should contact Daniel Jenkins, Assistant Human Resources Director & ADA Coordinator by phone at 704-920-4312,

email adacoordinator@kannapolisnc.gov, or in person at Kannapolis City Hall as soon as possible, but not later than forty-eight (48) hours prior.

**CITY OF KANNAPOLIS
CITY COUNCIL
BUSINESS MEETING MINUTES
June 23, 2025**

A business meeting of City Council of the City of Kannapolis, North Carolina was held on Monday, June 23, 2025, at 6:00 P.M., at Kannapolis City Hall located at 401 Laureate Way, Kannapolis, NC.

CITY COUNCIL MEMBERS PRESENT:

Mayor: Milton D. Hinnant

Council Members: Doug Wilson
Jeanne Dixon
Dianne Berry, Mayor Pro tem
Tom Kincaid
Darrell Jackson
Ryan Dayvault

Council Members Absent: None

City Manager: Mike Legg

Deputy City Manager: Eddie Smith

Assistant City Manager: Tina Cline

Assistant City Manager: Wilmer Melton

City Attorney: Andrew Kelly

City Clerk: Pam Scaggs

Staff Present:	Richard Smith	Albaro Reyes-Martinez
	Kirk Beard	Carson Purvis
	Kristin Jones	Chris Hill
	Sherry Gordon	Terry Spry
	Elizabeth McCarty	TJ Cook
	Alex Anderson	Irene Wong
	Gary Mills	

Visitors Present:	Phil Goodman	Bridgett Grant
	Joe Hatley	Brooks Burleson
	Jayne Williams	Bruce Bauman
	Kevin Randall	Johnna Randall
	Joe Battinelli	Ramona Williams
	Tom Goodman	Haskel Troutman
	Ethel Sterling	Jenny Ryerson
	Mark Spitzer	Carmela Lyn

Patricia Moretti	Zach Lyn
Clint Trenkelbach	Pam Swartz
Tom Richardson	Jamie Richardson
Isaiah Payne	Lesa Bynum
Doug Bynum	Timothy Cox
Sophia Wilkerson	Kate Battinelli
Ken Lingafelt	Laura Heggins
Sulnena Collins Brawley	Payton Currie
Teesha Mudliar	Ansika Lakshmi Singineddy
Vishwanjeet Mudlinv	Chris Haley
Baylen Hudson	Jamier Kirkley
Naomi Hatchell	Debbie Vavra
Chuck Vavra	Jeanette Hyman

CALL TO ORDER AND WELCOME

Mayor Hinnant called the meeting to order and welcomed all in attendance. He led a moment of silent meditation, followed by the Pledge of Allegiance by Mayor Pro tem Berry.

RECOGNITIONS

Police Chief Terry Spry introduced Captain Chris Hill who recognized the graduates from the 2025 Police Department Citizen's Academy. Captain Hill reported the successful completion of the Academy's tenth session, providing a brief overview of the program and its objectives to build community engagement and foster understanding of police operations. He then presented certificates of completion to the following participants: April Anthony, Deonna Bobbitt, Tiffany Carroll, Dylan Fortson, Joshua Matute, Samantha Merchak, Bel Ray, John Reeves, Theron Smoutherson, Jim Stavros, Elisabeth Strillacci, Beryl Torrence, and Meaghan Wade.

Ms. Strillacci spoke on behalf of the graduating class, expressing their appreciation for the program. She also presented commemorative coffee cups to members of City Council and staff as a token of gratitude.

ADOPTION OF AGENDA

Mayor Hinnant called for a motion regarding the Agenda. Councilmember Wilson made the motion to approve, second by Councilmember Jackson and the motion was unanimously approved.

CONSENT AGENDA

Mayor Hinnant called for a motion on the Consent Agenda. Mayor Pro tem Berry made the motion to approve, second by Councilmember Dayvault and the motion unanimously approved.

Budget Amendment #25-46 appropriating funds from NC Amateur Sports for youth athletic equipment (Gary Mills, Parks and Recreation Director) (Copy included as Exhibit A).

Budget Amendment #25-45 appropriating funds from the Water and Sewer Fund to be used for the Forrestbrook Lift Station Improvements (Alex Anderson, Director of Water Resources; Brian Roberts, Finance Director) (Copy included as Exhibit B).

1 Budget Amendment #25-47 appropriating funds balance for the FY25 Year-end administrative
2 adjustments (Brian Robers, Director of Finance) (Copy included as Exhibit C).

3
4 Resolution to consider withdrawal from dedication a portion of right-of-way known as Charles
5 Babbage Lane (Richard Smith, Planning Director) (Copy included as Exhibit D).

6
7 Resolution for acceptance of streets for Powell Bill allocations FY2025-2026 (Elizabeth Hassenfritz,
8 Director of Engineering) (Copy included as Exhibit E)

9
10 Minutes: June 9, 2025 Business Meeting Minutes (Pam Scaggs, City Clerk) (Copy included as Exhibit
11 F)

12 13 **BUSINESS AGENDA**

14 **Public Hearing – Conditional Rezoning Case #CZ-2025-01 – 3397 Camp Julia Road (Elizabeth** 15 **McCarty, Assistant Planning Director) (Copy included as Exhibit G).**

16 Assistant Planning Director, Elizabeth McCarty presented details for Case #CZ-2025-01, a
17 conditional rezoning request submitted by QTR Development Partners, LLC for a 53.18-acre parcel
18 located at 3397 Camp Julia Road, bordered by Brantley Road, Patterson Road, and Camp Julia Road.
19 Ms. McCarty noted that 50.57 acres of the parcel were annexed into the city in February and are
20 currently zoned Cabarrus County Low Density Residential (LDR), while the remaining 2.6 acres are
21 currently located within city limits and zoned Residential 4 (R4).

22
23 Using maps, the submitted site plan, and drone footage, Ms. McCarty explained that the applicant is
24 requesting to rezone the entire parcel to Residential 8 (R8) Conditional Zoning to allow for a 317-
25 unit townhouse development. The proposal includes a clubhouse, pool, sidewalks, three access points,
26 and over 40% open space, exceeding the 20% requirement. She further explained that the proposed
27 density of 5.96 units per acre aligns with the city's 2030 Comprehensive Plan, specifically within the
28 Complete Neighborhood 1 and 2 character areas where the property is located and townhomes are a
29 primary use. While the Planning and Zoning Commission voted 4 to 1 in April to deny the request,
30 citing inconsistency with the comprehensive plan, incompatibility with adjacent neighborhoods, and
31 concerns over roadway infrastructure, staff continues to recommend approval with conditions. These
32 include adherence to R8 zoning standards, a maximum of 317 units, an 8-foot landscape buffer along
33 residential borders, a traffic impact analysis to be updated upon sewer allocation, and submission of
34 a final site plan meeting all city development standards. Ms. McCarty added that the applicant revised
35 the plan following comments at a neighborhood meeting and staff feedback, incorporating increased
36 buffers, fencing, on-street parking, and reducing the total units from 324 to 317. She also noted that
37 the project currently lacks wastewater allocation, which will delay its progression.

38
39 Ms. McCarty concluded by reminding Council of the requested actions and made herself available
40 for questions.

41
42 Several questions and concerns were raised by council members regarding the proposed 317-unit
43 townhouse development. Mayor Pro tem Berry inquired about the specifics of the required 8-foot
44 landscape buffer, asking whether it would consist of trees or fencing. Ms. McCarty clarified that the
45 Kannapolis Development Ordinance requires a semi-opaque buffer with a mix of canopy trees,
46 understory trees, and shrubs spaced according to ordinance standards. In response to a question about
47 project timing, she noted that due to the lack of sewer allocation, the development likely could not

1 begin until after 2028. It was confirmed that the existing house with the pond on the property is
2 currently occupied by the property owner.
3

4 Councilmember Dixon inquired whether neighborhood concerns had been addressed and if residents
5 had been contacted. Ms. McCarty confirmed that the applicant held the required neighborhood
6 meeting, conducted additional outreach, and revised the plan in response to community feedback. She
7 noted that one key revision includes an expanded perimeter buffer that exceeds minimum
8 requirements along areas adjacent to existing residential properties.
9

10 Councilmember Dayvault asked about the difference in allowable units between R4 and R8 zoning.
11 Ms. McCarty responded that R4 would permit roughly 200 units (4 units per acre), while R8 allows
12 over 400 units (8 units per acre), with the current proposal falling in between at 317 units.
13 Councilmember Jackson raised a question about fire service coverage, and staff confirmed the area
14 would be served by the city's Fire Station #1. Councilmember Dixon expressed additional concern
15 over the narrowness of Patterson Road and whether improvements would be made. Ms. McCarty
16 noted that a traffic impact analysis is being coordinated with NCDOT, though it has not yet been
17 completed.
18

19 Given the current limitations on sewer capacity, Councilmember Wilson questioned the rationale
20 behind annexing the property without a clear path forward for development. Ms. McCarty
21 acknowledged that while annexation brought the property into the city, the 60-day window to apply
22 city zoning has passed, and the applicant is aware of the sewer situation.
23

24 Bridgett Grant, representing QTR Development Partners, presented the proposed conditional
25 rezoning for a 53.18-acre site on Camp Julia Road, highlighting its alignment with the City of
26 Kannapolis' long-term land use goals and future growth area. She emphasized that, although the R8
27 zoning district allows up to eight units per acre, the development is voluntarily limited to 317
28 townhomes, resulting in a density of 5.9 units per acre, well within the range supported by the city's
29 Comprehensive Plan. She explained that the development is intended as a proactive, long-term
30 investment despite the current delay in sewer allocation, which will likely push construction beyond
31 2028. The site features three access points and includes over 40% open space, with a clubhouse, pond,
32 and pocket parks integrated throughout.
33

34 Ms. Grant detailed several revisions made in response to community and staff feedback. These
35 included reducing the unit count by seven, expanding buffers, particularly along Harmon Place, from
36 20 to 36 feet and upgrading from a type A to type B buffer with fencing, and committing to over two
37 miles of internal sidewalks to discourage pedestrian spillover into neighboring streets. In response to
38 a complaint regarding littering, Ms. Grant stated that the developer offered to partner with the HOA
39 to adopt sections of nearby roads for litter control. While broader road widening isn't planned,
40 necessary improvements such as turn lanes at development entrances will be made. She addressed
41 speeding concerns on Camp Julia Road, noting that increased density could naturally calm traffic.
42 Ms. Grant stated that a traffic impact analysis (TIA) is underway and will evaluate and mitigate
43 changes across six intersections to maintain current levels of service.
44

45 In closing, Ms. Grant reiterated the development team's efforts to exceed ordinance requirements
46 through enhanced buffers, open space, defined site layout, and detailed planning. She expressed

1 appreciation for staff's recognition of the proposal's consistency with city planning goals and
2 confirmed the team's commitment to making their enhancements binding through conditional zoning.
3

4 Mayor Pro tem Berry asked about the expected price point for the townhomes, but Ms. Grant
5 explained that due to the project's delayed timeline, likely three years or more, it would be difficult
6 to predict pricing at this time. Councilmember Dayvault inquired whether the developer would
7 consider building now using septic systems with fewer units. Ms. Grant responded that the developer
8 does not build detached homes and that the site's environmental constraints make it more appropriate
9 to wait for sewer capacity.
10

11 Councilmember Dixon asked whether the townhomes would be for sale or for rent, and Ms. Grant
12 responded that the decision hasn't been made yet. The final determination will depend on market
13 conditions at the time of development, particularly in light of local housing shortages in both
14 categories. Councilmember Kincaid suggested the inclusion of playground equipment, especially
15 considering the site's remote location. Ms. Grant confirmed that a play area is planned near the
16 amenity center, along with smaller pocket parks for added accessibility. When Councilmember
17 Jackson asked about the distance to the City's proposed park, it was clarified that the planned park is
18 approximately two miles away from the proposed development site.
19

20 There being no questions or comments, Mayor Hinnant opened the public hearing.
21

22 Lesa Bynum, adjacent property owner to the proposed development, spoke in opposition to the
23 rezoning request. She expressed appreciation for Councilmember Dixon's response to her emailed
24 concerns but emphasized that the area's infrastructure is insufficient to support such a high-density
25 project. She cited concerns about added strain on sewage systems, roads, schools, and the resulting
26 tax burden on Kannapolis residents. Ms. Bynum also warned that approving this project would set a
27 precedent for further high-density development in an area currently characterized by large-acreage,
28 low-density properties, ultimately changing the rural character of the community. Additionally, she
29 pointed out that traffic impacts are difficult to fully assess because the nearby Metro 63 industrial site
30 is not yet operational, meaning its future traffic contribution remains unknown. She closed by
31 thanking the council for the opportunity to speak.
32

33 Jenny Ryerson, a 25-year resident of Harmon Place, opposed the rezoning request, citing concerns
34 about traffic, infrastructure, and safety. She emphasized that 317 townhomes could add over 600
35 vehicles to already narrow, unimproved roads, increasing risks in an area already prone to speeding
36 and accidents. Ms. Ryerson also raised concerns about flooding, deforestation, school capacity, and
37 the loss of the area's rural character. She criticized the lack of planning for road improvements, traffic
38 signals, and school resources, arguing that development decisions were made without addressing
39 necessary infrastructure needs, calling it "putting the cart before the horse."
40

41 Kate Battinelli, a resident of Camp Julia Road whose property borders the proposed development,
42 spoke in opposition to the rezoning. Ms. Battinelli raised concerns about roads from the new
43 neighborhood ending directly at existing property lines without cul-de-sacs or buffers, increasing
44 privacy and safety issues, including the risk of trespassing. She highlighted existing road conditions,
45 narrow, unmarked, lacking sidewalks or shoulders, and noted multiple traffic fatalities on Camp Julia
46 Road. Ms. Battinelli also pointed out that the proposed 675 parking spaces do not account for delivery
47 or service vehicles, which would further strain local roads. Additionally, she argued that the current

1 buffer plan is incorrect and does not meet the required Type C buffer standards outlined in the city's
2 development ordinance. She commented that previous concerns raised at the April Planning and
3 Zoning meeting remain unaddressed and urged Council to enforce ordinance requirements and
4 prioritize safety and respect for existing homeowners.

5
6 Joe Battinelli strongly opposed the proposed rezoning, emphasizing that the area has always been a
7 low-density, single-family neighborhood and that approving this plan would break trust with longtime
8 residents. Mr. Battinelli noted that although the parcel is 53 acres, much of it is unbuildable due to a
9 stream, meaning the 317 units are effectively being concentrated on just nine acres, resulting in a
10 density of approximately 35 units per acre, far exceeding what's permitted in the city's
11 Comprehensive Plan. He argued the proposal is completely out of scale with the surrounding area,
12 which consists entirely of single-family homes and churches, with no similar townhouse
13 developments within a 2.5-mile radius. Mr. Battinelli also highlighted infrastructure concerns, such
14 as the lack of sidewalks and the danger to pedestrians. He accused the developer of prioritizing profit
15 over community impact and urged Council to support growth that is lawful, respectful, and consistent
16 with the area's character, suggesting R4 zoning as a more appropriate alternative.

17
18 Jeanette Hyman spoke against the proposed development, citing serious traffic concerns near her
19 home, especially in the afternoons when the road "feels like a racetrack". Ms. Hyman mentioned past
20 fatal accidents on Camp Julia Road due to speeding, particularly by motorcyclists, and said she
21 doesn't allow her great-grandchildren to ride bikes in the front yard because it's too dangerous. She
22 described the neighborhood as a quiet, rural community without sidewalks, stores, or walkable
23 amenities, making it an ill-suited location for high-density townhomes. She urged Council to preserve
24 the character of the area.

25
26 There being no further comment, Mayor Hinnant closed the public hearing.

27
28 Councilmember Dayvault asked for clarification regarding buffer requirements and road stub-outs
29 related to the proposed development. Planning Director, Richard Smith, explained that the buffers
30 shown in the plan, Types A and B, are correct per ordinance, noting a common misunderstanding
31 between requirements for multi-family versus single-family attached housing. Regarding roads
32 ending at neighboring parcels, Mr. Smith confirmed that the plan includes stub-outs without buffers,
33 which is standard and allowed under the ordinance. He added that challenges with this approach in
34 other developments in the City have resulted in having to require performance guarantees to ensure
35 future completion.

36
37 There being no further questions or comments, Mayor Hinnant called for a motion regarding the
38 Statement of Consistency. Councilmember Wilson made the motion to approve, second by
39 Councilmember Kincaid. The motion passed with a 5 to 2 vote, with Mayor Pro tem Berry and
40 Councilmember Dayvault dissenting.

41
42 Mayor Hinnant called for a motion regarding the Resolution to Zone. Councilmember Dixon made the
43 motion to approve, second by Councilmember Jackson. The motion passed with a 5 to 2 vote, with
44 Mayor Pro tem Berry and Councilmember Dayvault dissenting.

1 **Public Hearing & Resolution – Development Agreement #2025-10 – PX MPC Concord, LLC**
2 **(Richard Smith, Planning Director) (Copy included as Exhibit H).**

3 Mr. Smith presented the details for a Development Agreement, case #DA-2025-10 for property
4 located on Stanley Drive. He stated that the purchaser of the former Stanley Black & Decker building
5 has acquired the three adjacent parcels, totaling approximately 73 acres, with plans to develop an
6 industrial economic project. Mr. Smith noted that the agreement is primarily to secure wastewater
7 allocation for the project and that the developer was present and available to answer any questions
8 from Council.
9

10 Councilmember Jackson asked if sewer allocation had already been approved. Mr. Smith responded
11 that is what is being considered as a component of the Development Agreement. He added that the
12 request is for just under 20,000 gallons per day.
13

14 There being no further comments or questions for staff, Mayor Hinnant opened the Public Hearing,
15 which was closed without comment.
16

17 Mayor Hinnant called for a motion approving the Resolution adopting the Ordinance to execute the
18 Development Agreement. Motion to approve was made by Councilmember Wilson, second by
19 Councilmember Dayvault and the motion was unanimously approved.
20

21 **Public Hearing – Voluntary Annexation (#A-2025-08) of approximately 0.26 +/- acres located**
22 **at 5056 Wig Street, further identified as Cabarrus County Parcel Identification Number**
23 **56034954710000, and consider a motion to extend the Corporate Limits of the City of**
24 **Kannapolis (Richard Smith, Planning Director) (Copy included as Exhibit I).**

25 Mr. Smith presented Case #A-2025-08, a voluntary annexation request submitted by Melissa Walter
26 for a 0.26-acre non-contiguous parcel on Wig Street. He explained that the applicant recently
27 purchased the property with the intention of building a new home and is requesting annexation into
28 the city. The parcel is adjacent to other properties already within city limits and lies within the city's
29 designated future growth area. Mr. Smith provided a map and survey for reference and noted that a
30 separate annexation request in the same area is anticipated next month.
31

32 In response to questions from Councilmember Dixon, Mr. Smith confirmed that water and sewer
33 services are already available and that a previously existing single-wide mobile home has been
34 removed in preparation for new residential construction.
35

36 With no public comments, Mayor Hinnant opened and closed the Public Hearing and called for a
37 motion. Councilmember Dixon made the motion to approve the Ordinance to Extend the Corporate
38 Limits of the City for Case #A-2025-08. The motion was seconded by Councilmember Dayvault and
39 unanimously approved.
40

41 **Public Hearing – Use of FY 2025-26 CDBG & HOME funds (Sherry Gordon, Community**
42 **Development Program Administrator).**

43 Community Development Program Administrator, Sherry Gordon presented the City's annual action
44 plan, as required by HUD, detailing the proposed use of Community Development Block Grant
45 (CDBG) and HOME funds. This year's plan includes a new five-year strategy and was duly
46 advertised, with a 30-day public comment period open through July 7th with the final submission to
47 HUD due by July 12th. The City anticipates receiving \$380,894 in CDBG funds, with \$248,716

1 proposed for housing repairs, including urgent repairs and work on properties acquired through public
2 program income to be used as transitional housing. An additional \$56,000 is allocated for nonprofit
3 grants, with 23 applications under review by the Community Improvement Commission, which will
4 provide funding recommendations in July. Another \$76,178 is designated for program administration
5 and fair housing education and outreach. For HOME funds, \$170,748 is proposed for two full home
6 rehabilitations, \$20,000 for new construction in partnership with nonprofits such as Habitat for
7 Humanity, and \$11,445 for administrative costs.

8
9 There being no further comments or questions for staff, Mayor Hinnant opened the Public Hearing,
10 which was closed without comment. He then called for a motion regarding the proposed use of funds
11 as outlined by Ms. Gordon. Motion to approve was made by Councilmember Dixon, second by
12 Councilmember Kincaid and the motion was unanimously approved.

13
14 **Ordinance – Motion to approve the FY 2025-2026 Budget (Mike Legg, City Manager) (Copy**
15 **included as Exhibit J).**

16 City Manager, Mike Legg, presented the final Budget Ordinance, noting that it remains unchanged
17 from the version shared during the public hearing, as no amendments were proposed. The ordinance
18 includes revenues and expenditures for the General Fund, Water and Sewer Fund, Stormwater Fund,
19 Environmental Fund, Separation Fund, Transit Fund, and the Insurance and Risk Fund. It maintains
20 the current property tax rate of \$0.5595 per \$100 valuation, based on a total estimated city valuation
21 of \$9.2 billion, and funds 448 full-time positions.

22
23 Mr. Legg added that future council actions will be required for implementation of various items,
24 including: YMCA funding (yearly contract that can be revised at contract renewal); support for the
25 North Carolina Hall of Fame (possibly contingent on event negotiations); Federal lobbyist funding
26 (to be discussed in July); recycling and waste services for schools (will continue); street paving versus
27 sidewalk repair (understood the emphasized priority on paving); the public art master plan (not in the
28 FY2026 budget but can discuss at a later date) and City facility rental fees (opportunities to discuss
29 in more detail at future meetings).

30
31 Councilmember Kincaid noted that Mr. Legg had not mentioned funding for Downtown Kannapolis
32 Inc. (DKI). Mr. Legg responded that DKI funding is included in the proposed budget, but Council
33 will have additional opportunities to discuss it, both through an operating agreement to be presented
34 at a July meeting, and potential capital fund balance transfers. While Councilmember Kincaid
35 disagreed with some items in the budget, he expressed appreciation for staff's work and made the
36 motion to approve the Budget Ordinance.

37
38 Mayor Pro Tem Berry expressed regret that Council did not meet earlier in the budget process (in
39 February) to review and discuss the proposal collaboratively. She would have preferred to explore
40 lowering the property tax rate, opposed the sewer and environmental fee increases, and advocated for
41 removing funding for the public art consultant. She requested more collaboration in the development
42 of next year's budget.

43
44 Councilmember Wilson raised concerns about low bus ridership and emphasized the importance of
45 employee compensation. He supported DKI funding but urged caution in its allocation.

1 Councilmember Dayvault reiterated his request for information on the impact of pausing the recycling
2 program, particularly in relation to increased trash dumping fees. He also raised concerns about the
3 employee assessment review process, stressing the need for transparency and Council involvement
4 due to its broad impact on staff.

5
6 In response to Ms. Berry's comment about collaboration, Councilmember Kincaid acknowledged Mr.
7 Legg's repeated efforts to schedule collaborative meetings and noted the logistical challenges in
8 coordinating among all Council members.

9
10 Addressing Councilmember Wilson's remarks on public transportation, Councilmember Jackson
11 stated that he serves on the Transit Board, where ridership is reviewed quarterly and emphasized the
12 city's responsibility to maintain public transit. He expressed interest in making the system more
13 economically sustainable. He also supported continued DKI funding but stressed the importance of
14 representing all downtown businesses and welcomed the review of alternative plans if presented.

15
16 Councilmember Dixon shared her personal experience with utilizing the public transit system and
17 affirmed the importance of providing reliable transportation for residents without access to a vehicle.
18 She commended Mr. Legg for his leadership, particularly in maintaining a stable tax rate and
19 demonstrating a forward-thinking approach.

20
21 Councilmember Dayvault agreed with Councilmember Jackson on the importance of addressing
22 public transportation needs and supported stronger collaboration with Concord, including the
23 possibility of a joint meeting. He advocated for adjustments to the system to make it more efficient
24 and cost-effective, while expressing frustration with the perceived longstanding resistance to change.

25
26 Mayor Hinnant noted that in 2024, the transit system recorded 445,000 fare-paying rides, highlighting
27 the continued need for public transportation. While endorsing efforts to improve efficiency and
28 service delivery, he emphasized the importance of not neglecting those who rely on the system to
29 reach their jobs. He agreed with Councilmember Dayvault and expressed openness to collaborative,
30 forward-thinking solutions that enhance and expand service.

31
32 Mayor Hinnant reminded Council that Councilmember Kincaid had made a motion to approve the
33 Budget Ordinance, which was then seconded by Councilmember Wilson. The motion passed with a
34 6 to 1 vote, with Mayor Pro tem Berry dissenting.

35
36 **Fee Schedule – Establishing fees and charges for Fiscal Year 2025-2026 (Mike Legg, City**
37 **Manager and Brian Roberts, Finance Director) (Copy included as Exhibit K).**

38 Mr. Legg presented the fee schedule, noting that most fee changes will be brought back to Council in
39 July or August, as they do not need to be adopted by June 30th which will include a city-wide rental
40 fee analysis. He added that current fee schedule changes focus solely on the water and sewer rate
41 increases that were included in the approved budget.

42
43 Motion to approve the FY2026 fee schedule was made by Councilmember Jackson, second by
44 Councilmember Kincaid, and approved with a 5 to 2 vote, with Councilmember Dayvault and Mayor
45 Pro tem Berry dissenting.

Appointments – Parks and Recreation Commission (Gary Mills, Parks & Recreation Director)
(Copy included as Exhibit L).

Parks and Recreation Director, Gary Mills reported that the Parks and Rec Commission will have three openings due to expiring terms. Mr. Mills recommended the reappointment of current Commission members: Michael Whitney, Eric Purvis and EB Lentz to new three-year terms.

Mayor Pro tem Berry made the motion to reappoint as recommended by Mr. Mills, second by Councilmember Wilson and unanimously approved.

Mayor Hinnant acknowledged the recent passing of Barry Lentz, a longtime community member known for his dedication to local sports, particularly with the Dixie Youth League. He requested that Mr. Mills ask the Parks and Recreation Commission to consider naming the former Dixie Youth field in Mr. Lentz's honor. Mayor Hinnant added that if the Commission supports the proposal, it can be brought to Council for further discussion and a final decision.

Appointments – Planning and Zoning Commission (P&Z) (Richard Smith, Planning Director)
(Copy included as Exhibit M).

Mr. Smith reported that the Planning and Zoning Commission has two vacancies due to expiring terms. He recommended the reappointment of current member Jamie Richardson to a new three-year term, and the appointment of Nytsa Saayfan to fill the seat previously held by Scott Trott. Mr. Smith noted that Mr. Trott has completed three full terms and, in accordance with policy, is ineligible for reappointment for one year.

A motion to approve the recommendations was made by Councilmember Dixon, second by Councilmember Kincaid, and unanimously approved.

Appointments – Board of Adjustment (Richard Smith, Planning Director) (Copy included as Exhibit N).

Mr. Smith reported that the Board of Adjustment (BOA) has a vacancy for the alternate position and recommended the appointment of Ronald Flanders.

Councilmember Dayvault asked if the Board still has an ETJ (Extra-territorial Jurisdiction) vacancy. Mr. Smith confirmed it does but added that he was made aware of someone interested and is waiting on the application submittal.

A motion to approve the recommendations was made by Councilmember Wilson, second by Councilmember Dixon, and unanimously approved.

Appointments – Community Improvement Commission (CIC) (Sherry Gordon, Community Development Program Administrator) (Copy included as Exhibit O).

Ms. Gordon reported that the Community Improvement Commission (CIC) has four openings, three due to expired terms and one resulting from a member stepping down. Staff and the CIC recommend the reappointment of Theron Smoutherson, Yolanda Thompson, and Mark Goodnight as well as the appointment of Gloria Talbert to complete Patricia Ware's unexpired term.

Councilmember Dayvault made the motion to approve the appointments as recommended, second by Councilmember Jackson, and unanimously approved.

1 **SPEAKERS FROM THE FLOOR**

2 Phil Goodman expressed concern over the Mayor's recent presentation on affordable housing. He
3 questioned whether it was within any individual Council member's authority to initiate housing
4 inspections or negotiate property deals without full Council approval. Mr. Goodman suggested such
5 actions appeared inappropriate or borderline unethical. Additionally, he voiced concern over the focus
6 on housing for first responders and teachers, noting that many others in the community with lower-
7 paying jobs also need access to affordable housing. Mr. Goodman concluded by urging Council to
8 prioritize public service over political or personal gain, emphasizing that elected officials are in place
9 to serve the entire community.

10
11 Mark Spitzer thanked Assistant City Manager Wilmer Melton for his efforts to improve parking near
12 City Hall, particularly enhancements to handicapped accessibility, as well as for addressing parking
13 challenges across from the ballpark. He also expressed appreciation to Police Chief Terry Spry for
14 his assistance in resolving an issue within the parking deck. Mr. Spitzer acknowledged Council's
15 recent recognition of Leonard Williams, praising his outstanding research contributions at the North
16 Carolina Research Campus. He also noted that Fred Pilkington has been appointed Executive
17 Research Director at NC Central and continues to be actively engaged in the community. Lastly, Mr.
18 Spitzer commended Kannapolis resident Donna Taylor for her compassionate work in helping a
19 homeless senior citizen with a dog find housing. He highlighted her GoFundMe campaign, which has
20 raised nearly \$37,000, and emphasized that while the issue of homeless individuals with pets is
21 complex, it is important and deserving of the Council's continued attention.

22
23 Debbie Vavra, a resident of Oakwood Avenue, requested increased police patrols to address excessive
24 speeding along the stretch of Oakwood Avenue between Rogers Lake Road and Orphanage Road,
25 where the 45 mph speed limit is frequently exceeded. Ms. Vavra cited safety concerns due to
26 tailgating, passing, and a dangerous curve near Forest Glen, as well as risks to pedestrians, cyclists,
27 and pets. She asked the City to enforce the speed limit and consider a traffic study to evaluate lowering
28 it to 35 mph, consistent with the section north of Rogers Lake Road.

29
30 **CITY MANAGER REPORT**

31 Mr. Legg announced the City has been awarded a \$500,000 State Accessible Parks Grant to help fund
32 the replacement of the aging concession/restaurant building at Bakers Creek Park. The City has three
33 years to use the funds, allowing flexibility in aligning the project with future budgets.

34
35 Regarding televising Council meetings, Mr. Legg stated that staff will conduct several test runs using
36 different camera angles and setups, beginning with the July 28th Council meeting. The goal is to
37 launch the first live broadcast at the final Council meeting in August.

38
39 In response to Councilmember Dayvault's earlier comment about recycling, Mr. Legg explained that
40 no changes were included in the current budget due to the City's existing contractual obligation to
41 continue providing recycling services. He added that a full analysis will be conducted in the coming
42 months to explore potential adjustments for the future.

43
44 Mr. Legg provided Council with a handout and a preliminary cost analysis related to exploring
45 affordable single-family housing options. He emphasized three main approaches:

- 46
47 1. New construction on a flat, ready lot (with water/sewer): approximately \$291,000 per home.

2. Relocating the existing Chestnut Avenue mill homes (with water/sewer): approximately \$261,000 per home.
3. Purchasing existing homes is the most cost-effective, at around \$200,000, with renovations.

Mr. Legg noted the limited availability of buildable lots, which makes acquiring and renovating existing homes a more feasible option. He encouraged Council to review the material and engage in follow-up discussions. A decision on the Chestnut mill home relocation must be made by the end of July to proceed.

Councilmember Kincaid asked about the number of bedrooms in the new construction homes. Mr. Legg responded that they would mostly like be three-bedroom homes, ranging from approximately 1,200 to 1,500 square feet.

CITY COUNCIL COMMENTS

Councilmember Wilson asked about several projects, included honoring the late State Representative, Linda Johnson; repairs to the spillway [Highway 73 dam]; completion of Vida II and the Rogers Lake “flyover” bridge. Council discussed the naming of local infrastructure in honor of Linda Johnson. Originally, there was debate about renaming the Martin Luther King Jr. (MLK) bridge, but it was decided to leave that name in place due to concerns over confusion and past controversy. Alternative options were considered, including naming the Rogers Lake Road bridge or the interchange near the MLK bridge after Linda Johnson. Another idea was renaming Watson Creek, the road leading into the campus. Assistant City Manager, Wilmer Melton noted that the General Assembly had recently suggested naming the downtown interchange off Highway 29 after Linda Johnson, and that the city would need to complete the necessary paperwork and decide whether to support moving forward with naming the downtown interchange in her honor.

Mr. Melton stated that the spillway repair project is still underway, with bids scheduled to open on August 1st. The Vida II project is progressing, with completion expected in late fall or early winter, though timelines have shifted previously. Regarding the Rogers Lake Road bridge, it was noted that girders placed over Ridge Avenue were recently removed with speculation that they were incorrectly sized and did not properly span the required distance, possibly requiring remanufacturing. Mr. Melton acknowledged that he was unsure of the exact reason but will investigate the issue further and provide an update to Council.

Mayor Pro tem Berry inquired about a tenant for Metro 63. Mayor Hinnant confirmed there is an interested tenant, but due to confidentiality agreements, the company’s name cannot be disclosed until they are ready for a formal announcement and assured Council that the deal is secure. Irene Wong, Director of Economic & Community Development, who has been in direct contact with the party, also confirmed this.

Councilmember Dixon expressed gratitude on behalf of the Juneteenth Committee for the city's collaboration with various partners, including DKI, Rowan Cabarrus Community College, and the Cabarrus Health Alliance, to make the event a success. She also thanked the police chief and the Cabarrus County Deputy Sheriffs for their support and presence at the event. She acknowledged the role of Parks and Recreation and other city departments in making the event memorable. Additionally,

1 Ms. Dixon echoed Mark Spitzer's comments about Velvet Berlin [homeless senior helped by resident
2 Donna Taylor], noting that media coverage of her situation had garnered significant community
3 support, and thanked Renaldo McCray for bringing Council's attention to it.
4

5 Councilmember Dayvault expressed his support for recognizing Barry Lentz, calling it a well-
6 deserved honor and hoping the Parks and Recreation Commission could expedite the decision. He
7 also took a moment to reflect on the passing of David Murdock, acknowledging his crucial role in the
8 city's revitalization. Mr. Dayvault credited Mr. Murdock's demolition of the mill as a key turning
9 point that enabled the redevelopment of the city's center, a feat few others would have had the vision
10 or courage to undertake.
11

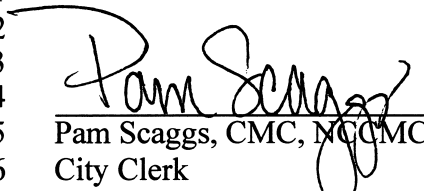
12 **MOTION TO ADJOURN**

13 There being no further business, Councilmember Wilson made motion to adjourn, second by
14 Councilmember Dayvault, and the motion was unanimously approved.
15

16 The meeting adjourned at 8:06 PM on Monday, June 23, 2025.
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M. Darrell Hinnant, Mayor
City of Kannapolis


Pam Scaggs, CMC, MCCMC
City Clerk



Kannapolis City Council

City Council Agenda Staff Report

June 23, 2025

To: Mayor and City Council
From: Terry Spry, Chief of Police
Subject: Kannapolis Police Department Citizens Academy Graduates

Recommended Action Requested by City Council

Presentation Only

Required Votes to Pass Required Action

Presentation Only. No Action Required

Background

Mayor, Members of Council. It's my pleasure to come before you tonight to recognize an outstanding group of individuals who attended and completed the department's Citizen's Police Academy.

The Citizen's Police Academy is designed to foster closer and meaningful relationships between the police department and the citizens we serve. We want these graduates to be ambassadors, not only for our department but for the entire law enforcement profession. This academy gives students insight into all aspects of our operations that people outside the law enforcement community usually don't get the opportunity to see or experience. It's also a great way to promote the department's commitment to transparency to the community. I am happy to stand before you this evening and honor a great bunch of people who are the members of our 10th Police Citizen's Academy. This academy started on March 13th and wrapped up the last session on May 22nd. I want to commend them for their enthusiasm, interest, and patience during each class. We covered a lot of topic areas and tried to do so in a way to provide them with a real-life perspective of the profession and our department, while at the same time making it fun and interesting. We tried to keep them involved, active, and give them practical hands-on segments to improve the learning experience. I'm proud to present to you the 2025 graduating class of the Kannapolis Police Department's Citizen's Police Academy.

April Anthony
Deonna Bobbitt
Tiffany Carroll
Dylan Fortson
Joshua Matute
Samantha Merchak
Bel Ray
John Reeves
Theron Smoutherson
Jim Stavros
Elisabeth Strillacci
Beryl Torrence
Meaghan Wade

Fiscal Implications

N/A

Alternate Courses of Action

Presentation Only

Attachments

None



Kannapolis City Council

City Council Agenda Staff Report

June 23, 2025

To: Mayor and City Council
From: Gary Mills, Parks & Recreation Director
Subject: **BUDGET AMENDMENT #25-46** - Appropriating funds from NC Amateur Sports for youth athletic equipment **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

Approve Budget Amendment #25-46 for appropriating \$5,250 in grant funds to the Parks and Recreation Dept.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The Parks and Recreation Department applied for funds from the NC Amateur Sports organization for a Youth Sports Grant to assist with our youth athletic program needs. Our program needs were recognized with a grant in the amount of \$5,250. This is the second grant we have received in the past 8 months from NC Amateur Sports; the previous grant was for \$5,000. Our youth sports programs have grown substantially year after year; we had 2,550 youth register for our athletic programs this past year in our fall/winter/spring sports programs. Budget amendment #25-46 is attached for review.

Fiscal Implications

Budget amendment #25-46 allocates \$5,250 in grant funds from NC Amateur Sports for youth athletic equipment.

Alternate Courses of Action

1. **Approve budget amendment allocating \$5,250 in grant funds to the Parks and Recreation Dept (Recommended)**
2. Reject the grant award and return the funds

Attachments

1. 2025-44 Ordinance Amending Budget #25-46 Appropriating funds for P&R equipment and facility upgrades for youth sports

**ORDINANCE AMENDING FISCAL YEAR 2025 BUDGET FOR THE
CITY OF KANNAPOLIS, NORTH CAROLINA
FOR YOUTH ATHLETIC EQUIPMENT AND FACILITY UPGRADES
Amendment # 25-46**

BE IT ORDAINED by City Council of the City of Kannapolis, North Carolina meeting in open session this 23rd day of June 2025, that the following amendment to the Budget for the City of Kannapolis, North Carolina for the Fiscal Year beginning July 1, 2024, and ending June 30, 2025, is hereby adopted:

Description: The Parks and Recreation Department applied for a grant through NC Amateur Sports (NCAS) for equipment and facility upgrades for youth sports. The City was previously awarded an NCAS grant for \$5,000. This award was for \$5,250. The \$5,250 will be used for youth baseball fields expenses.

SECTION I – GENERAL FUND

Revenue:	Increase: State Grant	\$5,250
	Revenue: 15060-34000	
Expenditure:	Increase: Program Supplies – Youth Sports	\$5,250
	Expenditure: 15060-46635	

This ordinance is approved and adopted on this 23rd day of June 2025.

ATTEST:


Pam Scaggs, CMC, NCCMC
City Clerk


M. Darrell Hinnant, Mayor
City of Kannapolis



Kannapolis City Council

City Council Agenda Staff Report

June 23, 2025

To: Mayor and City Council

From: Alex Anderson, Director of Water Resources, Brian Roberts, Finance Director

Subject: **BUDGET AMENDMENT #25-45** - Appropriating funds from the Water and Sewer Fund to be used for the Forrestbrook Lift Station improvements **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

Approve Budget Amendment #25-45.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

This budget amendment recognizes cash receipt of \$300,000 from the developer's required contribution for the Loop Yard Development per the existing City Council approved development agreement. The developer has made a payment to the City of \$300,000 and intends to deliver the remaining \$82,000 prior to the City executing the final state permits. This initial funding will be used to execute the contract for engineering and permitting for the upgrades at the Forrestbrook sewer lift station which is required for permitting of the Loop Yard Townhomes.

These Townhomes were previously granted Planning and Zoning approval and a Development Agreement authorizing wastewater capacity.

Fiscal Implications

This budget amendment is required for the City Manager and staff to create a Capital Project and execute a Purchase Order for the engineering and construction.

Alternate Courses of Action

1. Motion to **approve Budget Amendment #25-45, which appropriates funds in the Water and Sewer Fund to fund the Forrestbrook Lift Station improvements (Recommended)**
2. Table action to another meeting.
3. Take no action.

Attachments

1. 2025-45 Ordinance Amending Budget #25-45 - Forrestbrook Pump Station

**ORDINANCE AMENDING FISCAL YEAR 2025 BUDGET FOR THE
CITY OF KANNAPOLIS, NORTH CAROLINA FOR
WATER AND SEWER CAPITAL PROJECT – FORRESTBROOK PUMP STATION
Amendment # 25-45**

BE IT ORDAINED by the Governing Board of the City of Kannapolis, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section 1. The project authorized is for infrastructure construction of the Forrestbrook Pump Station improvements.

Section 2. The City Manager is hereby directed to proceed with the Capital Project in compliance with the North Carolina General Statutes and within the budget contained herein.

Section 3. The following revenues are anticipated to be available to complete this project.

Section 4. The following amounts are appropriated for this project.

Description: The purpose of this budget amendment is to budget developer contributions in the capital project fund project and appropriate funding for the Forrestbrook Pump Station improvements.

SECTION I – WATER AND SEWER CAPITAL PROJECT – REVENUE BONDS 2020 FUND

Revenues:	Increase – Developer Contribution	\$300,000
	Revenue: 34000-37400-BROOK	
Expenditure:	Increase – Capital - CIP	\$300,000
	Expenditure: 34000-59200-BROOK	

Section 5. The Finance Officer is hereby directed to maintain within the Capital Project. Fund sufficient specific detailed accounting records to provide for accounting to the City Council as required by North Carolina law.

Section 6. The Finance Officer is directed to report quarterly on the financial status of each project element in Section 4 and on total project revenue.

Section 7. The Finance Officer is directed to include a detailed analysis of past and future costs and revenues on this project in every budget submission presented to City Council.

Section 8. The City Manager is hereby authorized to transfer funds from one line item to another line item without further approval by the City Council.

Section 9. Copies of this Capital Project Ordinance shall be made available to the Finance Officer for direction in carrying out this project.

This ordinance is approved and adopted this 23rd day of June 2025.

ATTEST:


Pam Scaggs, CMC, NCCMC
City Clerk


M. Darrell Hinnant, Mayor
City of Kannapolis



Kannapolis City Council

City Council Agenda Staff Report

June 23, 2025

To: Mayor and City Council
From: Brian Roberts, Finance Director
Subject: **BUDGET AMENDMENT #25-47** - Appropriating fund balance for FY 25-Year End Administrative Adjustments **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

Approve Budget Amendment #25-47 to appropriate fund balance for year-end adjustments.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

This budget amendment appropriates fund balance for year-end adjustments to personnel and operational accounts in the General Fund, Water and Sewer Fund, Stormwater Fund, Environmental Fund, and Insurance and Risk Fund. Many adjustments are needed in the General Fund to account for personnel-related increases. Other increases are related to accounts that are over budget, such as annual maintenance in the IT department and various utility accounts City-wide.

In the Enterprise Funds, adjustments are needed to account for personnel-related increases, operational expenses including overages in utilities, and the annual bad debt expense write-off.

Fiscal Implications

An appropriation of fund balance is needed to adjust departmental budget prior to fiscal year-end 2025.

Alternate Courses of Action

1. **Motion to approve a budget amendment related to year-end fund balance adjustments (Recommended)**
2. Do not approve budget amendment.

Attachments

1. 2025-46 Ordinance Amending Budget 25-47 for Year-End Administrative Adjustments

**ORDINANCE AMENDING FISCAL YEAR 2025 BUDGET FOR THE
CITY OF KANNAPOLIS, NORTH CAROLINA
FOR YEAR-END ADMINISTRATIVE ADJUSTMENTS
Amendment # 25-47**

BE IT ORDAINED by the City Council of the City of Kannapolis, North Carolina meeting in open session this 23rd day of June 2025, that the following amendment to the Budget Ordinance for the City of Kannapolis, North Carolina for the Fiscal Year beginning July 1, 2024, and ending June 30, 2025, is hereby adopted:

Description: This budget amendment appropriates fund balance for year-end adjustments to personnel and operational accounts in the General Fund, Water and Sewer Fund, Stormwater Fund, Environmental Fund, and Insurance and Risk Fund. Many adjustments are needed in the General Fund to account for personnel-related increases. Other increases are related to accounts that are over budget, such as annual maintenance in the IT department and various utility accounts City-wide.

In the Enterprise Funds, adjustments are needed to account for personnel-related increases, operational expenses including overages in utilities, and the annual bad debt expense write-off.

SECTION I – GENERAL FUND

Revenue:	Increase: Appropriated Fund Balance Revenue: 19900-39900	\$1,142,050
Expenditure:	Increase: Salaries-Regular Expenditure: 11200-41000	\$11,000
	Increase: Salaries-Regular Expenditure: 11300-41000	\$2,550
	Increase: Salaries-Regular Expenditure: 11400-41000	\$14,200
	Increase: Salaries-Regular Expenditure: 12010-41000	\$12,200
	Increase: Salaries-Regular Expenditure: 12510-41000	\$2,700
	Increase: Salaries-Regular Expenditure: 12540-41000	\$96,000

Increase: Salaries-Regular Expenditure: 13500-41000	\$3,200
Increase: Salaries-Regular Expenditure: 15010-41000	\$75,500
Increase: Special Expenses Expenditure: 10000-51300	\$100,000
Increase: Special Expenses Expenditure: 11000-51300	\$5,000
Increase: Unemployment Insurance Expenditure: 10000-42700	\$7,100
Increase: Water & Sewer Expenditure: 10000-45230	\$6,600
Increase: Consultants Expenditure: 10000-48430	\$19,000
Increase: Life Insurance Expenditure: 11100-42400	\$2,600
Increase: Telephone Expenditure: 11100-45250	\$8,000
Increase: Motor Fuel Expenditure: 11100-45610	\$100
Increase: Meetings Expenditure: 11100-51800	\$2,000
Increase: Contracted Services Expenditure: 11115-48000	\$1,000
Increase: Small Equipment and Tools Expenditure: 11120-46200	\$2,500
Increase: Life Insurance Expenditure: 11200-42400	\$800
Increase: Telephone Expenditure: 11200-45250	\$2,000

Increase: Vehicle Allowance Expenditure: 11300-41600	\$2,500
Increase: Life Insurance Expenditure: 11400-42400	\$1,200
Increase: Contracted Services Expenditure: 11400-48000	\$4,400
Increase: Life Insurance Expenditure: 11500-42400	\$800
Increase: Telephone Expenditure: 11500-45250	\$20,000
Increase: Small Equipment and Tools Expenditure: 11500-46200	\$46,000
Increase: Annual Maintenance Expenditure: 11500-48530	\$20,000
Increase: Life Insurance Expenditure: 11600-42400	\$1,300
Increase: Credit Card Fees Expenditure: 11600-43800	\$1,600
Increase: Transaction Fees-Active Net Expenditure: 11600-43810	\$9,500
Increase: Water & Sewer Expenditure: 11600-45230	\$700
Increase: Telephone Expenditure: 11600-45250	\$20,000
Increase: Small Equipment and Tools Expenditure: 11600-46200-FS1	\$11,600
Increase: Capital-Improvements Expenditure: 11600-59400	\$100
Increase: Longevity Pay Expenditure: 12010-41300	\$1,900

Increase: Life Insurance Expenditure: 12010-42400	\$1,500
Increase: Postage Expenditure: 12010-43300	\$2,000
Increase: Longevity Pay Expenditure: 12030-41300	\$300
Increase: Life Insurance Expenditure: 12030-42400	\$3,100
Increase: Longevity Pay Expenditure: 12030-43100	\$700
Increase: Telephone Expenditure: 12030-45250	\$27,000
Increase: Longevity Pay Expenditure: 12070-41300	\$800
Increase: Life Insurance Expenditure: 12070-42400	\$500
Increase: Life Insurance Expenditure: 12510-42400	\$500
Increase: Capital-Machinery and Equipment Expenditure: 12510-59500	\$1,000
Increase: Life Insurance Expenditure: 12540-42400	\$20,000
Increase: Telephone Expenditure: 12540-45250	\$5,000
Increase: Small Equipment and Tools Expenditure: 12540-46200	\$12,000
Increase: Travel and Training Expenditure: 12540-51100	\$100
Increase: Capital – Improvements Expenditure: 12540-59500	\$17,000

Increase: Life Insurance Expenditure: 12545-42400	\$700
Increase: Travel and Training Expenditure: 12545-51100	\$100
Increase: Capital - Improvements Expenditure: 12545-59500	\$200
Increase: Electricity Expenditure: 13100-45220	\$225,000
Increase: Gas Utilities Expenditure: 13200-45240	\$4,500
Increase: Longevity Pay Expenditure: 13500-41300	\$800
Increase: Electricity Expenditure: 13500-42400	\$1,300
Increase: Water & Sewer Expenditure: 13500-45410	\$200
Increase: Life Insurance Expenditure: 14000-42400	\$1,400
Increase: Telephone Expenditure: 14000-45250	\$4,000
Increase: Longevity Pay Expenditure: 15010-41300	\$200
Increase: Life Insurance Expenditure: 15010-42400	\$2,900
Increase: Postage Expenditure: 15010-43300-GEM	\$100
Increase: Credit Card Fees Expenditure: 15010-43800	\$10,000
Increase: R&M: Buildings & Grounds Expenditure: 15010-44300-BCPK	\$9,000

Increase: Electricity Expenditure: 15010-45220-GEM	\$14,000
Increase: Electricity Expenditure: 15010-45220-SWANE	\$16,000
Increase: Water & Sewer Expenditure: 15010-45230	\$190,000
Increase: Telephone Expenditure: 15010-45250	\$30,000
Increase: Telephone Expenditure: 15010-45250-GEM	\$8,000
Increase: Small Equipment and Tools Expenditure: 15010-46200	\$2,000
Increase: Program Supplies Expenditure: 15060-46630-JIGGY	\$8,000
Increase: Summer Event Series Expenditure: 15060-51441	\$3,000
Increase: Gas Utilities Expenditure: 15200-45240	\$3,500

SECTION II – WATER AND SEWER FUND

Revenue:	Increase: Appropriated Fund Balance Revenue: 39900-39900	\$525,900
Expenditure:	Increase: Bad Debt Expense - Water Expenditure: 30000-56011	\$68,000
	Increase: Bad Debt Expense - Sewer Expenditure: 30000-56012	\$38,000
	Increase: Telephone Expenditure: 36000-45250	\$1,000
	Increase: Office Supplies Expenditure: 36000-46100	\$1,000

Increase: Banking Fees Expenditure: 36000-48430	\$40,000
Increase: R&M: Vehicles Expenditure: 36100-44200	\$2,000
Increase: R&M: Streets Expenditure: 36100-44900	\$1,000
Increase: Electricity Expenditure: 36100-45220	\$12,000
Increase: Water & Sewer Expenditure: 36100-45230	\$4,000
Increase: Gas Utilities Expenditure: 36100-45240	\$300
Increase: Telephone Expenditure: 36100-45250	\$35,000
Increase: Motor Fuel Expenditure: 36100-45610	\$9,000
Increase: Postage Expenditure: 36200-43300	\$100
Increase: Electricity Expenditure: 36200-45220	\$20,000
Increase: Telephone Expenditure: 36200-45250	\$2,000
Increase: Motor Fuel Expenditure: 36200-45610	\$1,000
Increase: Dues and Subscriptions Expenditure: 36200-46300	\$500
Increase: Raw Water Purchases Expenditure: 36200-46840	\$10,000
Increase: Sewage Treat/Interceptor Variable Expenditure: 36400-49020	\$279,000

Increase: Treatment Fixed Rate	\$2,000
Expenditure: 36400-49030	

SECTION III – STORMWATER FUND

Revenue:	Increase: Appropriated Fund Balance	\$12,200
	Revenue: 49900-39900	

Expenditure:	Increase: Salaries-Regular	\$500
	Expenditure: 40000-41000	

Increase: Life Insurance	\$200
Expenditure: 40000-42400	

Increase: R&M: Equipment	\$1,000
Expenditure: 40000-44400	

Increase: Uniforms	\$1,000
Expenditure: 40000-47100	

Increase: Bad Debt Expense	\$9,500
Expenditure: 40000-56010	

SECTION IV – ENVIRONMENTAL FUND

Revenue:	Increase: Appropriated Fund Balance	\$152,000
	Revenue: 59900-39900	

Expenditure:	Increase: Longevity Pay	\$1,100
	Expenditure: 50000-41300	

Increase: Life Insurance	\$400
Expenditure: 50000-42400	

Increase: R&M: Vehicles	\$60,000
Expenditure: 50000-44200	

Increase: R&M: Equipment	\$5,000
Expenditure: 50000-44400	

Increase: R&M Streets	\$1,000
Expenditure: 50000-44900	

Increase: Motor Fuel Expenditure: 50000-45610	\$8,000
Increase: Small Equipment and Tools Expenditure: 50000-46200	\$500
Increase: Landfill Expenditure: 50000-48930	\$50,000
Increase: Bad Debt Expense Expenditure: 50000-56010	\$26,000

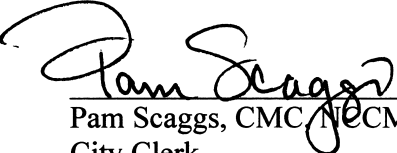
SECTION V – INSURANCE AND RISK FUND

Revenue:	Increase: Appropriated Fund Balance Revenue: 90000-39900	\$250,000
Expenditure:	Increase: Insurance Claims Expenditure: 90000-51640	\$100,000
	Increase: Workers' Comp Insurance Expenditure: 90000-42100	\$100,000
	Increase: WC Insurance Claims Expenditure: 90100-51641	\$50,000

This ordinance is approved and adopted on this 23rd day of June 2025.


M. Darrell Hinnant, Mayor

ATTEST:


Pam Scaggs, CMC, NECMC
City Clerk



Kannapolis City Council

City Council Agenda Staff Report

June 23, 2025

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **RESOLUTION** - To consider withdrawal from dedication a portion of the right-of-way of Charles Babbage Lane **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

Motion to approve the Resolution stating the intent of the City to consider withdrawal from dedication a portion of the Right-of-Way (ROW) of Charles Babbage Lane.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The City received a request from Cambridge Properties, Inc. to abandon a portion of the right-of-way of Charles Babbage Lane. This request has been made in order to accommodate the design of their proposed Millstone townhomes project that will abut Charles Babbage Lane. This area of Charles Babbage Lane, when constructed and extended by the developer, will include a slight curve in the design that will serve as a traffic-calming measure for this public street. This proposed curve warrants the release of this right-of-way area since it will not be needed in the overall street extension design.

Fiscal Implications

None.

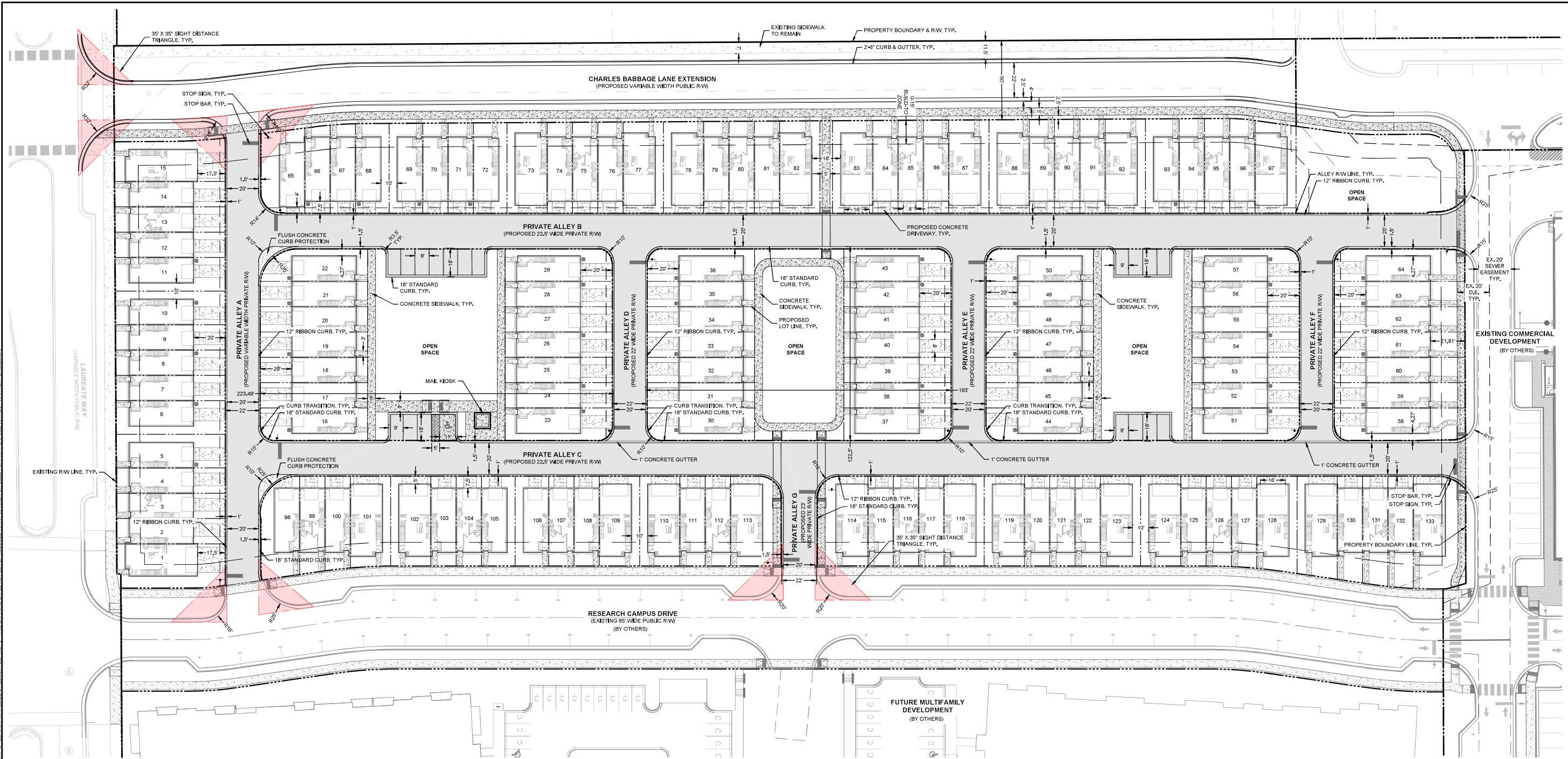
Alternate Courses of Action

1. **Approve the Resolution stating the intent of the City to consider withdrawal from dedication a portion of the ROW of Charles Babbage Lane and to establish the Public Hearing date for July 28, 2025 (Recommended).**
2. Table action to a future meeting.
3. Take no action.

Attachments

1. Millstone Townhomes
2. 240747.001 Charles Babbage RW Abandonment - 06-06-2025
3. Legal Description Charles Babbage Lane RW Abandonment 06-06-2025
4. Road Closure Map 2025-06-11
5. 2025-48 Resolution of Intent to Consider closing portion of Charles Babbage Lane

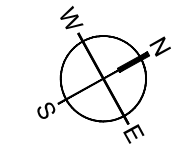
501 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29564 | JUDSON HILLS BUILDING 0000, 701 EASTLY PROPOSED, SUITE 000, GREENVILLE, SC 29611 | 201 PETERSON DR., CHARLOTTE, NC 28211 | 101 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
COPYRIGHT © SEAMON WHITESIDE & ASSOCIATES, INC. | THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.



- SITE PLAN NOTES:**
1. CONTRACTOR TO ENSURE THAT ADA ACCESSIBLE ROUTE MEET THE ADA STANDARDS FOR ACCESSIBLE DESIGN (LATEST ADDITION) AND LOCAL ACCESSIBILITY REGULATIONS.
 2. ALL ROADWAY AND DRIVEWAY DIMENSIONS ARE SHOWN TO FACE OF CURB WHERE APPLICABLE, WHERE CURB AND GUTTER IS NOT SHOWN, DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT.
 3. PAVEMENT SECTION DESIGNS SHALL BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. CONCRETE JOINT LAYOUTS SHALL BE SUBMITTED TO GEOTECHNICAL ENGINEER FOR REVIEW AND APPROVAL.
 4. ALL STRIPING WITHIN PUBLIC RIGHT OF WAY BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION REQUIREMENTS.



Know what's below.
Call before you dig.



0 15 30 60
SCALE: 1" = 30'



MOUNT PLEASANT, SC
843.884.1687
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
RALEIGH, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM



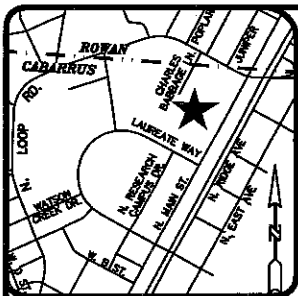
MILLSTONE VILLAGE TOWNHOMES
CAMBRIDGE PROPERTIES, INC.
KANNAPOLIS, NC

PERMIT SET
(NOT FOR CONSTRUCTION)
SW+ PROJECT: 12154
DATE: 4/22/2025
DRAWN BY: COF
CHECKED BY: FTY

REVISION HISTORY

NO.	DESCRIPTION

SITE PLAN



VICINITY MAP
NOT TO SCALE

- EXISTING MONUMENTATION (AS DESCRIBED)
○ SET MONUMENTATION (#5 REBAR)
⊗ NO POINT SET (NPS)

LEGEND

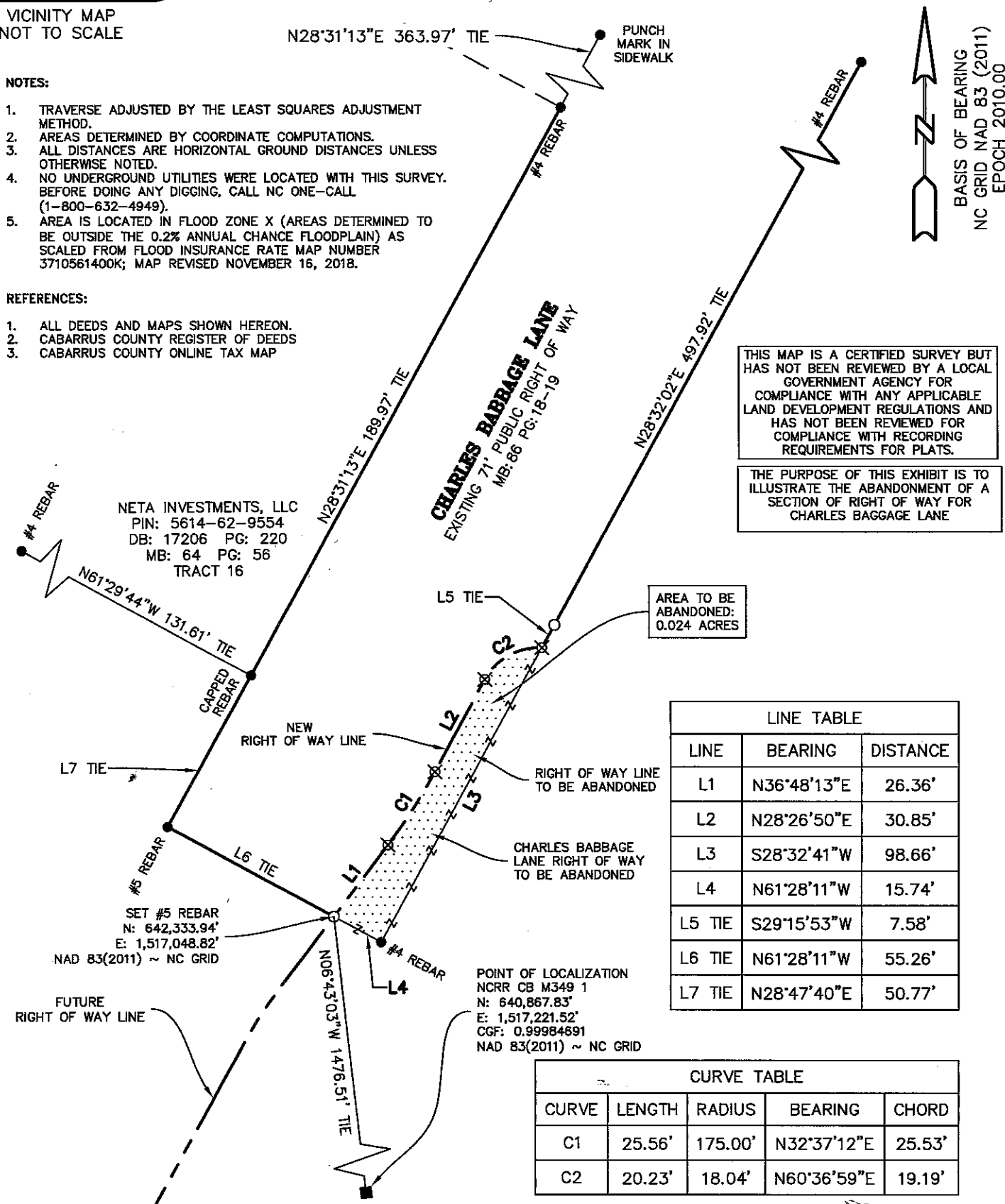
- BOUNDARY LINE (AS SURVEYED)
- - - BOUNDARY LINE (BY DEED OR PLAT)
- - - RIGHT-OF-WAY LINE
- Z - Z - Z - LINE TO BE ABANDONED
— TIE LINE

NOTES:

1. TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD.
2. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
4. NO UNDERGROUND UTILITIES WERE LOCATED WITH THIS SURVEY. BEFORE DOING ANY DIGGING, CALL NC ONE-CALL (1-800-632-4949).
5. AREA IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 3710561400K; MAP REVISED NOVEMBER 16, 2018.

REFERENCES:

1. ALL DEEDS AND MAPS SHOWN HEREON.
2. CABARRUS COUNTY REGISTER OF DEEDS
3. CABARRUS COUNTY ONLINE TAX MAP



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N36°48'13"E	26.36'
L2	N28°26'50"E	30.85'
L3	S28°32'41"W	98.66'
L4	N61°28'11"W	15.74'
L5 TIE	S29°15'53"W	7.58'
L6 TIE	N61°28'11"W	55.26'
L7 TIE	N28°47'40"E	50.77'

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	25.56'	175.00'	N32°37'12"E	25.53'
C2	20.23'	18.04'	N60°36'59"E	19.19'

PLAT CERTIFICATION

I, NICHOLAS J. BARNES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN REFERENCES AS SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN HEREON; THAT THE MATHEMATICAL PRECISION AS CALCULATED IS 1:10,000+; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); AND THAT:

☒ D. THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS SIXTH DAY OF JUNE, 2025 A.D.


PROFESSIONAL LAND SURVEYOR LICENSE NO. L-5336

RIGHT OF WAY ABANDONMENT SURVEY

OF: **CHARLES BAGGAGE LANE**
NUMBER 4 TOWNSHIP, CABARRUS CO., NC
ADDRESS: CHARLES BAGGAGE LANE, KANNAPOLIS, NC
LOT —, BLOCK —
PLAT RECORDED IN MB. 86, PG. 18-19, DEED RECORDED IN DB. —, PG. —
FOR CLIENT: **CAMBRIDGE PROPERTIES, INC.**
SCALE: 1 IN. = 40 FT. DATE: JUNE 6th, 20 25



CIVIL - GEOTECHNICAL - SURVEYING
N.C. FIRM LICENSE NO. C-0263
45 SPRING STREET SW CONCORD (704) 786-5404
CONCORD, NC 28025 FAX (704) 786-7454
ACAD FILE: 240747-001.DWG

CHARLES BAGGAGE LANE RIGHT OF WAY ABANDONMENT LEGAL DESCRIPTION

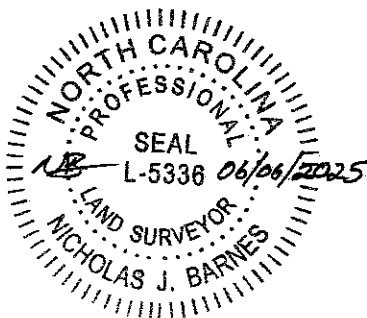
LYING AND BEING WITHIN THE NUMBER 4 TOWNSHIP, CITY OF KANNAPOLIS, CABARRUS COUNTY, NORTH CAROLINA AND LOCATED AT THE SOUTHEASTERN CORNER OF CHARLES BAGGAGE LANE (AS PER MAP BOOK: 86, PAGE: 18 & 19), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM NCGS MONUMENT NCRR CB M349 1 (HAVING A NORTH CAROLINA GRID NAD 83 (2011) OF N: 640,867.83', E: 1,517,221.52', COMBINED GRID FACTOR OF 0.99984691) THENCE N 06°43'03" W 1476.51' (GRID DISTANCE OF 1476.28') TO A SET #5 REBAR, SAID #5 REBAR IS LOCATED ON THE SOUTHERN SIDE OF THE CHARLES BAGGAGE LANE RIGHT OF WAY AND IS THE **TRUE POINT AND PLACE OF BEGINNING**;

THENCE FROM THE **TRUE POINT AND PLACE OF BEGINNING** FOLLOWING THE PERIMETER OF A PORTION OF CHARLES BAGGAGE LANE'S RIGHT OF WAY TO BE ABANDONED, VIA THE SIX (6) FOLLOWING COURSES AND DISTANCES:

1. LEAVING THE AFOREMENTIONED EXISTING RIGHT OF WAY LINE, N 36°48'13" E 26.36' TO A COMPUTED POINT WITHIN RIGHT OF WAY;
2. THENCE A CIRCULAR CURVE TO THE LEFT HAVING AN ARC LENGTH OF 25.56', A RADIUS OF 175.00', AND A CHORD BEARING AND DISTANCE OF N 32°37'12" E 25.53' TO A COMPUTED POINT;
3. N 28°26'50" E 30.85' TO A COMPUTED POINT;
4. THENCE A CIRCULAR CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 20.23', A RADIUS OF 18.04', AND A CHORD BEARING AND DISTANCE OF N 60°36'59" E 19.19' TO A COMPUTED POINT ON THE EXISTING SOUTHEASTERLY RIGHT OF WAY LINE;
5. THENCE WITH THE EXISTING RIGHT OF WAY AND ALONG THE LINE TO BE ABANDONED, S 28°32'41" W 98.66' TO AN EXISTING #4 REBAR, SAID REBAR BEING THE SOUTHEASTERN CORNER OF THE EXISTING RIGHT OF WAY;
6. N 61°28'11" W, 15.74 TO A SET #5 REBAR, SAID REBAR BEING THE **TRUE POINT AND PLACE OF BEGINNING**.

CONTAINING 0.024+/- ACRES AS PER SURVEY TITLED "RIGHT OF WAY ABANDONMENT SURVEY OF CHARLES BAGGAGE LANE" BY NICHOLAS J. BARNES, PLS OF CESI, DATED JUNE 6th, 2025. CESI JOB # 240747.001.



Charles Babbage Ln ROW Closure

 ROW to close

0 12.5 25 50 Feet



Charles Babbage Ln

**A RESOLUTION STATING THE INTENT OF THE
CITY OF KANNAPOLIS TO CONSIDER CLOSING
A PORTION OF CHARLES BABBAGE LANE AS DESCRIBED HEREIN
AND FIXING THE DATE OF PUBLIC HEARING ON THE
QUESTION OF SUCH CLOSING**

BE IT RESOLVED by City Council of the City of Kannapolis:

Section 1. That it is the intent of City Council of the City of Kannapolis to consider closing a portion of the following described Public Street or alley pursuant to Section 160A-299 of the General Statutes of North Carolina.

LYING AND BEING WITHIN THE NUMBER 4 TOWNSHIP, CITY OF KANNAPOLIS, CABARRUS COUNTY, NORTH CAROLINA AND LOCATED AT THE SOUTHEASTERN CORNER OF CHARLES BAGGAGE LANE (AS PER MAP BOOK: 86, PAGE: 18 & 19), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM NCGS MONUMENT NCRR CB M349 1 (HAVING A NORTH CAROLINA GRID NAD 83 (2011) OF N: 640,867.83', E: 1,517,221.52', COMBINED GRID FACTOR OF 0.99984691) THENCE N 06°43'03" W 1476.51' (GRID DISTANCE OF 1476.28') TO A SET #5 REBAR, SAID #5 REBAR IS LOCATED ON THE SOUTHERN SIDE OF THE CHARLES BABBAGE LANE RIGHT OF WAY AND IS THE **TRUE POINT AND PLACE OF BEGINNING**:

THENCE FROM THE **TRUE POINT AND PLACE OF BEGINNING** FOLLOWING THE PERIMETER OF A PORTION OF CHARLES BAGGAGE LANE'S RIGHT OF WAY TO BE ABANDONED, VIA THE SIX (6) FOLLOWING COURSES AND DISTANCES:

1. LEAVING THE AFOREMENTIONED EXISTING RIGHT OF WAY LINE, N 36°48'13" E 26.36' TO A COMPUTED POINT WITHIN RIGHT OF WAY;
2. THENCE A CIRCULAR CURVE TO THE LEFT HAVING AN ARC LENGTH OF 25.56', A RADIUS OF 175.00', AND A CHORD BEARING AND DISTANCE OF N 32°37'12" E 25.53' TO A COMPUTED POINT;
3. N 28°26'50" E 30.85' TO A COMPUTED POINT;
4. THENCE A CIRCULAR CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 20.23', A RADIUS OF 18.04', AND A CHORD BEARING AND DISTANCE OF N 60°36'59" E 19.19' TO A COMPUTED POINT ON THE EXISTING SOUTHEASTERLY RIGHT OF WAY LINE;
5. THENCE WITH THE EXISTING RIGHT OF WAY AND ALONG THE LINE TO BE ABANDONED, S 28°32'41" W 98.66' TO AN EXISTING #4 REBAR, SAID REBAR BEING THE SOUTHEASTERN CORNER OF THE EXISTING RIGHT OF WAY;
6. N 61°28'11" W, 15.74 TO A SET #5 REBAR, SAID REBAR BEING THE **TRUE POINT AND PLACE OF BEGINNING**.

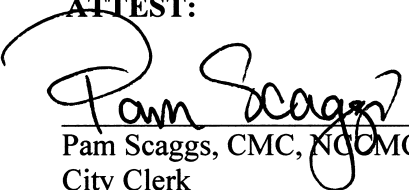
CONTAINING 0.024 +/- ACRES AS PER SURVEY TITLED "RIGHT OF WAY ABANDONMENT SURVEY OF CHARLES BAGGAGE LANE" BY NICHOLAS J. BARNES, PLS OF CESI, DATED JUNE 6th, 2025. CESI JOB# 240747.001.

Section 2. That a public hearing on the question of closing the above-described right-of-way will be held at 401 Laureate Way, Kannapolis, North Carolina, at 6:00 P.M. on the 28th day of July 2025, at which time plans for such closing will be explained and all persons will be given an opportunity to be heard.

Section 3. That notice of said closing and public hearing shall be given by publication, mailing and posting as required by law.

Adopted this 23rd day of June 2025

ATTEST:


Pam Scaggs, CMC, NC CMC
City Clerk


M. Darrell Hinnant, Mayor
City of Kannapolis



Kannapolis City Council

City Council Agenda Staff Report

June 23, 2025

To: Mayor and City Council
From: Elizabeth Hassenfritz, Director of Engineering
Subject: **RESOLUTION** - Acceptance of Streets for Powell Bill Allocations Fiscal Year 2025-2026 **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

Motion to adopt the Resolution adding the following City Maintained Paved Streets to the City of Kannapolis Street Maintenance System for Powell Bill Allocations Fiscal Year 2025-2026.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

Streets to be added or deleted to the City Street System must be accepted by City Council by June 30, 2025, for Fiscal Year 2025-2026 Powell Bill funding.

Listed below are the streets to be added to the Powell Bill System for Fiscal Year 2025-2026:

Paved Streets to be added to the Powell Bill System for Fiscal Year 2025-2026:

Adair Woods Drive – Shiloh Church Road to Cullen Meadows Drive - 422 total length in feet
Alabama Street – existing terminal point to new terminal point - 898 total length in feet
Backwater Street – Evening Trail to Fallen Acorn Lane – 1,056 total length in feet
Brailey Circle – County Down to the cul-de-sac – 1,901 total length in feet
Childers Avenue – Orphanage Road to Old Rivers Road - 317 total length in feet
Claystone Drive – Cullen Meadows Drive to Tuff Lane - 528 total length in feet
Copes Court – Nunnery Lane to Nunnery Lane - 739 total length in feet
County Down Avenue – existing terminal point to Dogwood Boulevard – 1,003 total length in feet
Cullen Meadows Drive – Adair Woods Drive to Claystone Drive - 792 total length in feet
Evening Trail – Childers Avenue to the cul-de-sac - 581 total length in feet
Fallen Acorn Lane – Backwater Street to the cul-de-sac – 1,478 total length in feet
Fraternity Row – existing terminal point to Cope Court - 211 total length in feet
Mahogany Oak – Kannapolis Parkway to Milestone Avenue - 845 total length in feet
Milestone Avenue – dead end to dead end - 106 total length in feet
Mt. Olivet Road – Concord Lake Road to dead end – 1,320 total length in feet
No Mans Avenue – southern terminal point of existing No Mans Avenue to the terminal point – 1,848 total length in feet
Nunnery Lane – existing terminal point to dead end – 2,006 total length in feet
Oak Crest Drive – Lake Concord Road to roundabout - 739 total length in feet
Old Rivers Road – cul-de-sac to the clean water bypass crossing - 634 total length in feet
Outcrop Drive – Adair Woods Drive to cul-de-sac - 264 total length in feet
Parkette Street – Backwater Street to Evening Trail - 370 total length in feet

Senita Lane – Organ Pipe Drive to dead end - 475 total length in feet

Shider Lane – County Down to Brailey Circle – 1,426 total length in feet

Tuff Lane – Shiloh Church Road to Cullen Meadows Drive – 2,006 total length in feet

Worrell Way – Shider Lane to Dogwood Boulevard – 1,109 total length in feet

Fiscal Implications

Additional Powell Bill funds should be adequate for maintenance.

Alternate Courses of Action

1. **Adopt the Resolution accepting the additions of the listed streets to the City system for Powell Bill Allocations Fiscal Year 2025-2026. (Recommended)**
2. Take no action to adopt the Resolution accepting the additions of the listed streets to the City system. If not accepted, no Powell Bill funding would be allocated for these streets.
3. Table to future meeting.

Attachments

1. 2025 Powell Add Delete Sheet
2. Location Maps of Added and Deleted Streets
3. 2025 Powell Bill Map - Sealed
4. 2025-49 Resolution adding public streets eligible for FY 26 Powell Bill allocation

2025 Powell Bill Streets Added/Deleted List

City of Kannapolis

DATE	
From:	To:
7/1/2024	6/30/2025

STREET NAME (ADDED)	MILEAGE
ADAIR WOODS DR	0.35
ALABAMA ST	0.04
BACKWATER ST	0.38
BRAILEY CIR	0.14
CHILDERS AVE	0.19
CLAYSTONE DR	0.36
COPE CT	0.27
COUNTY DOWN AVE	0.21
CULLEN MEADOWS DR	0.25
EVENING TRAIL	0.20
FALLEN ACORN LANE	0.11
FRATERNITY ROW	0.06
MILESONE AVE	0.12
MT OLIVET RD	0.05
NO MANS AVE	0.02
NUNNERY LN	0.16
OAK CREST DR	0.09
OLD RIVERS RD	0.14
OUTCROP DR	0.17
PARKETTE ST	0.08
SENITA LN	0.15
SHIDER LN	0.10
TUFF LN	0.38
WORRELL WAY	0.05
TOTAL ADDED	4.07

STREET NAME (DELETED)	MILEAGE
0	0.00
TOTAL DELETED	0.00

TOTAL STREETS ADDED AND DELETED	MILEAGE
Total Streets Added (+)	4.07
Total Streets Deleted (-)	0.00
TOTAL CHANGES	4.07



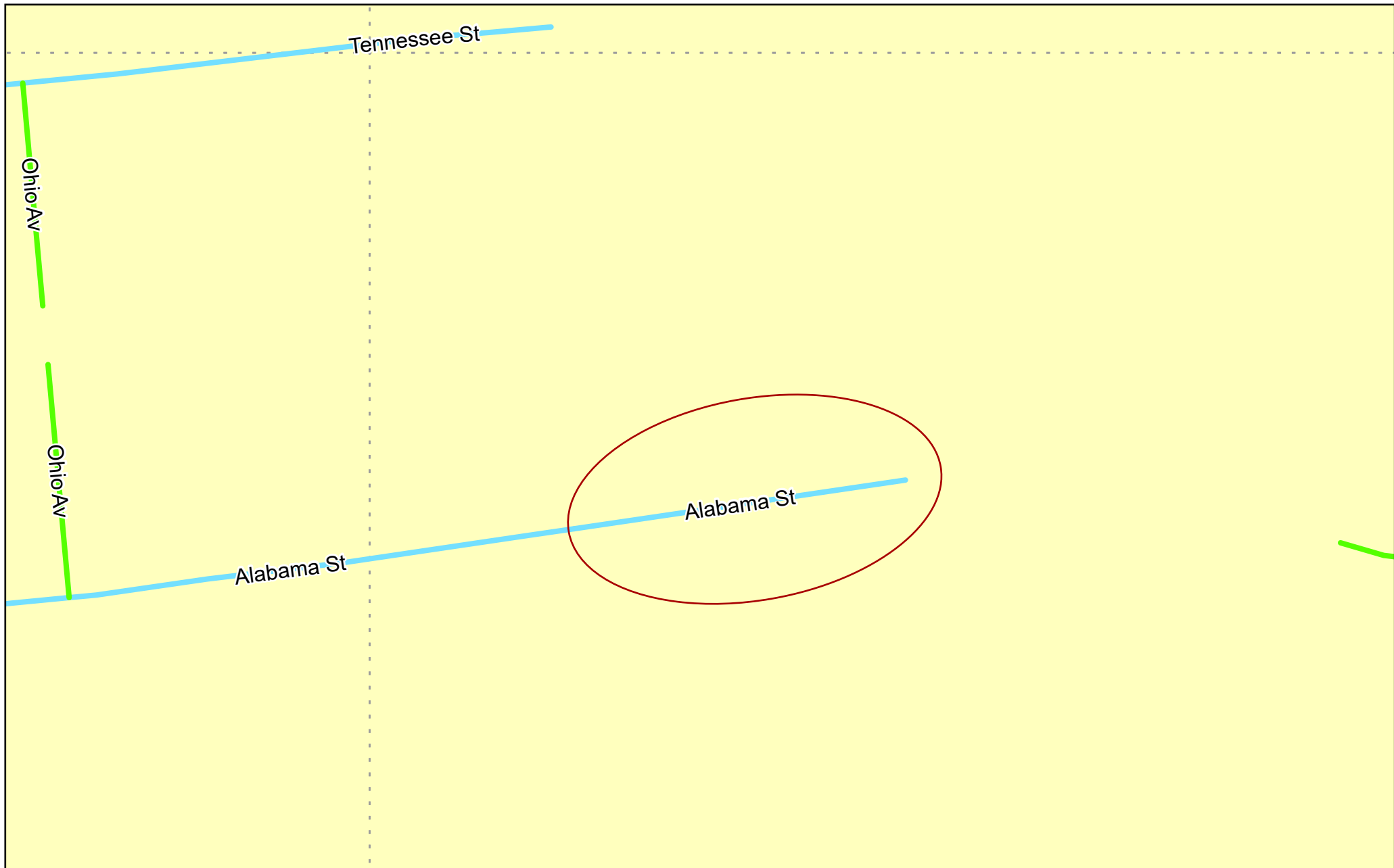
0 380 760 Feet

1 inch equals 237 Feet

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Added:
Alabama St

0 135 270 Feet

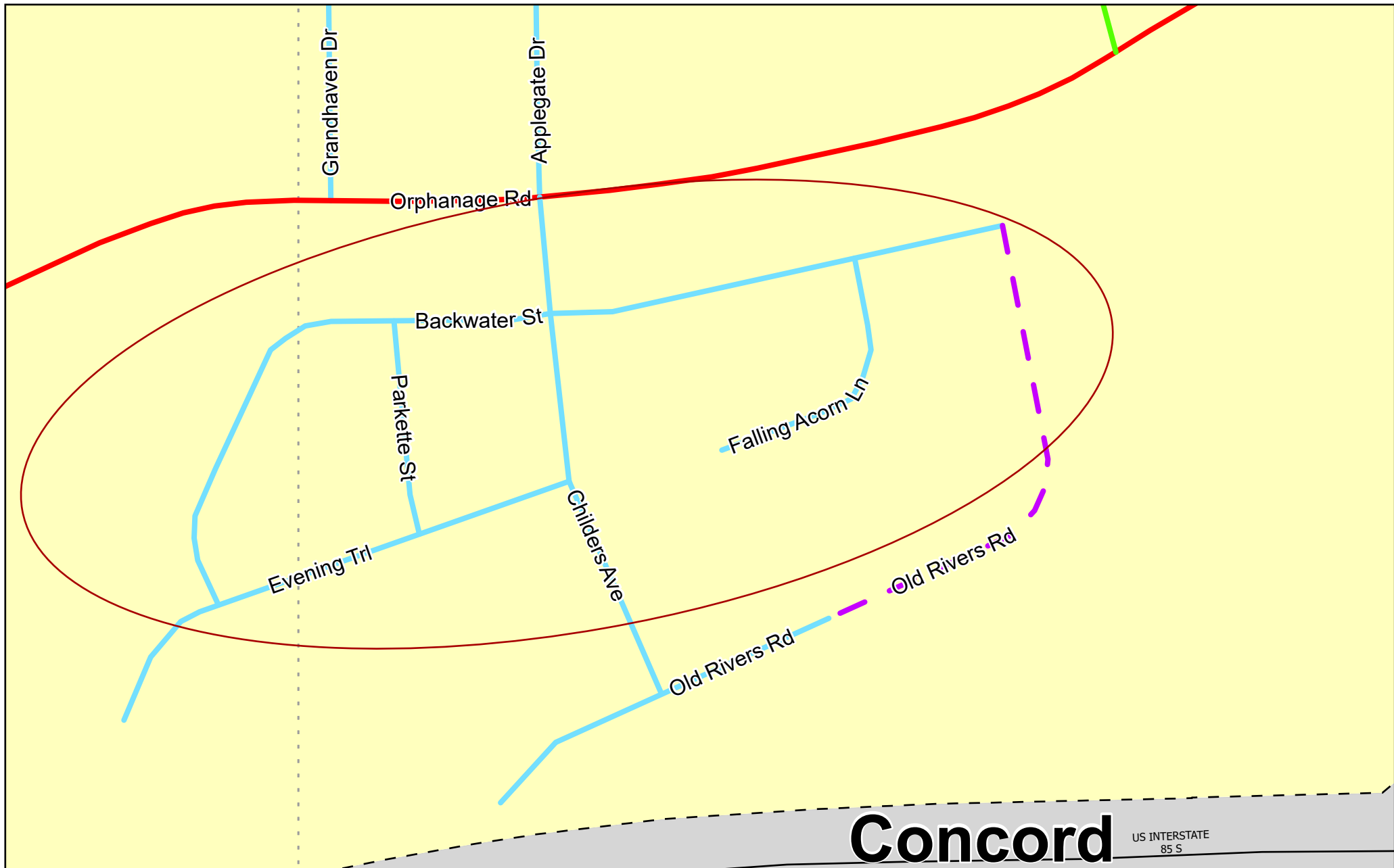
1 inch equals 84 Feet



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Added:
Backwater St

0 410 820 Feet

1 inch equals 254 Feet

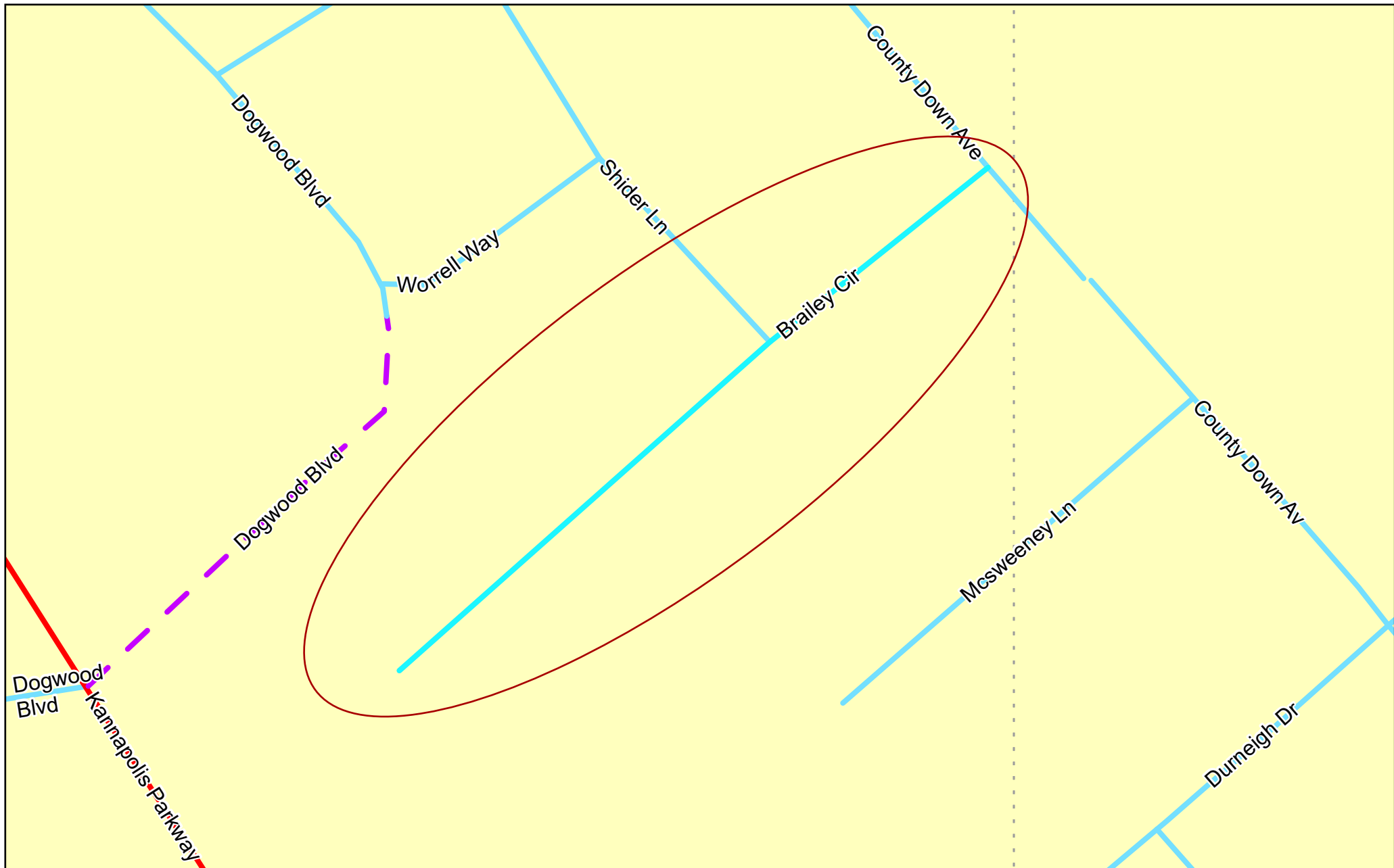


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Added: Brailey Cr

0 205 410 Feet

1 inch equals 128 Feet

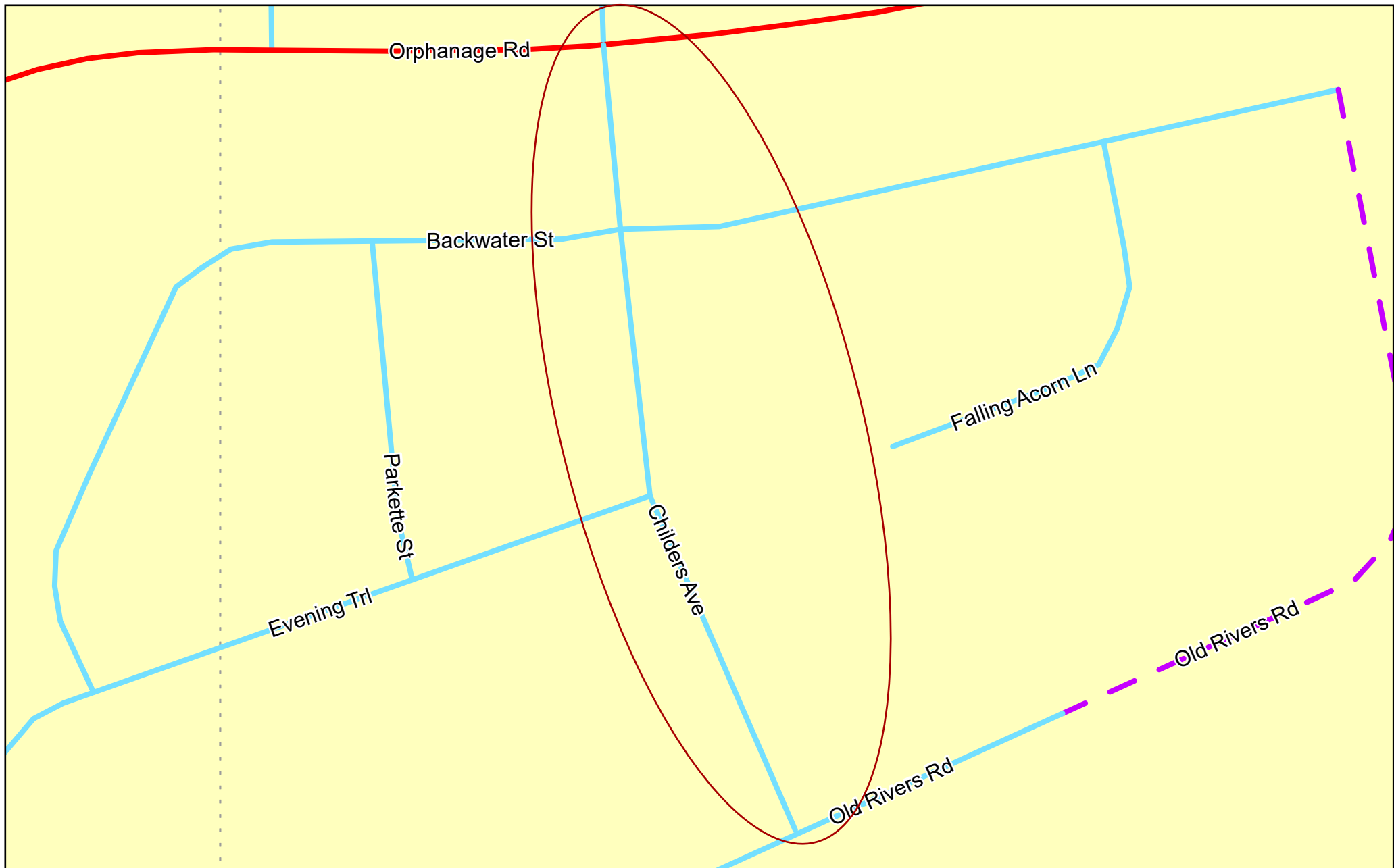
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Added: Childers Ave

0 255 510 Feet

1 inch equals 160 Feet

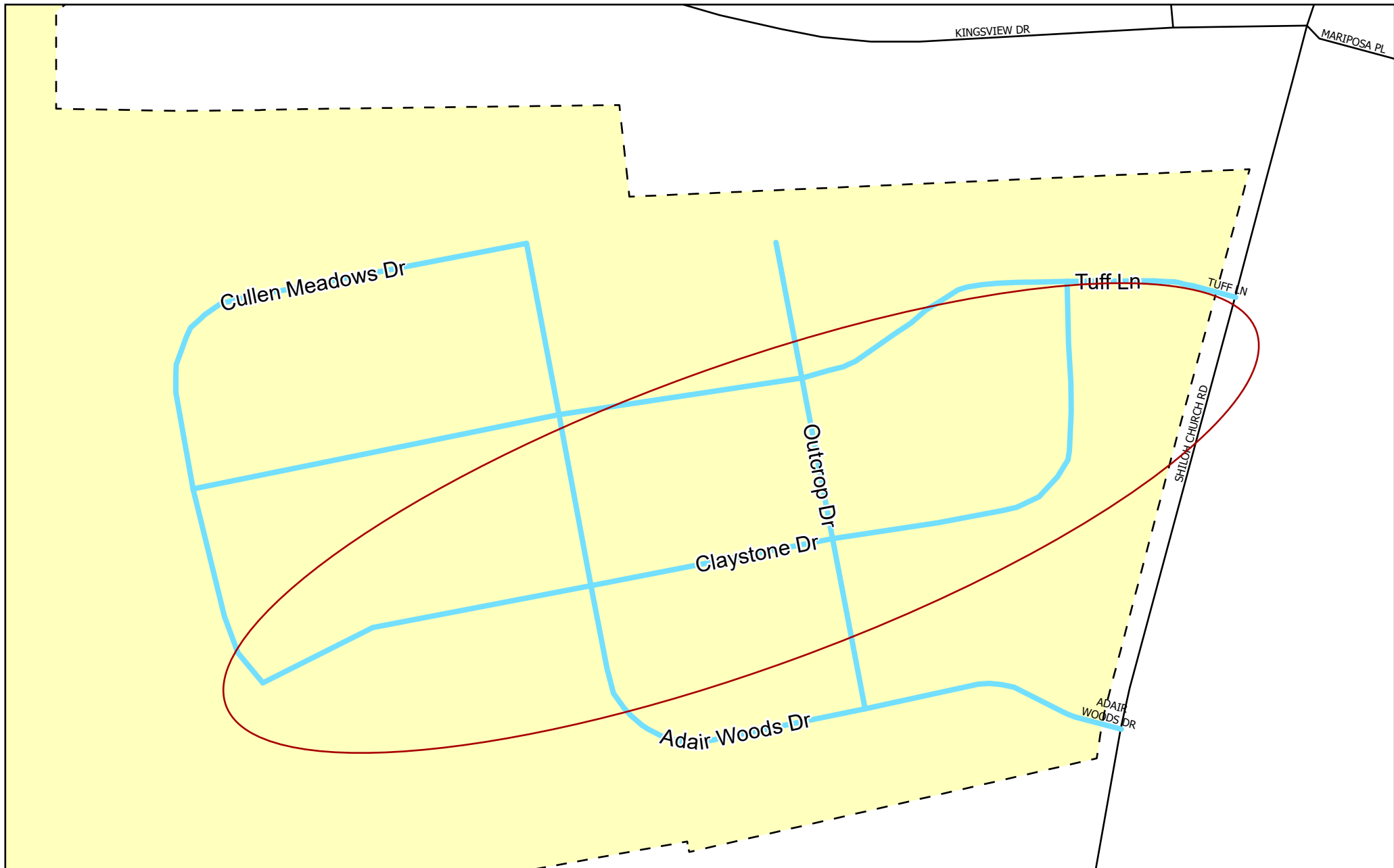


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Added: Claystone Dr

0 385 770 Feet

1 inch equals 239 Feet

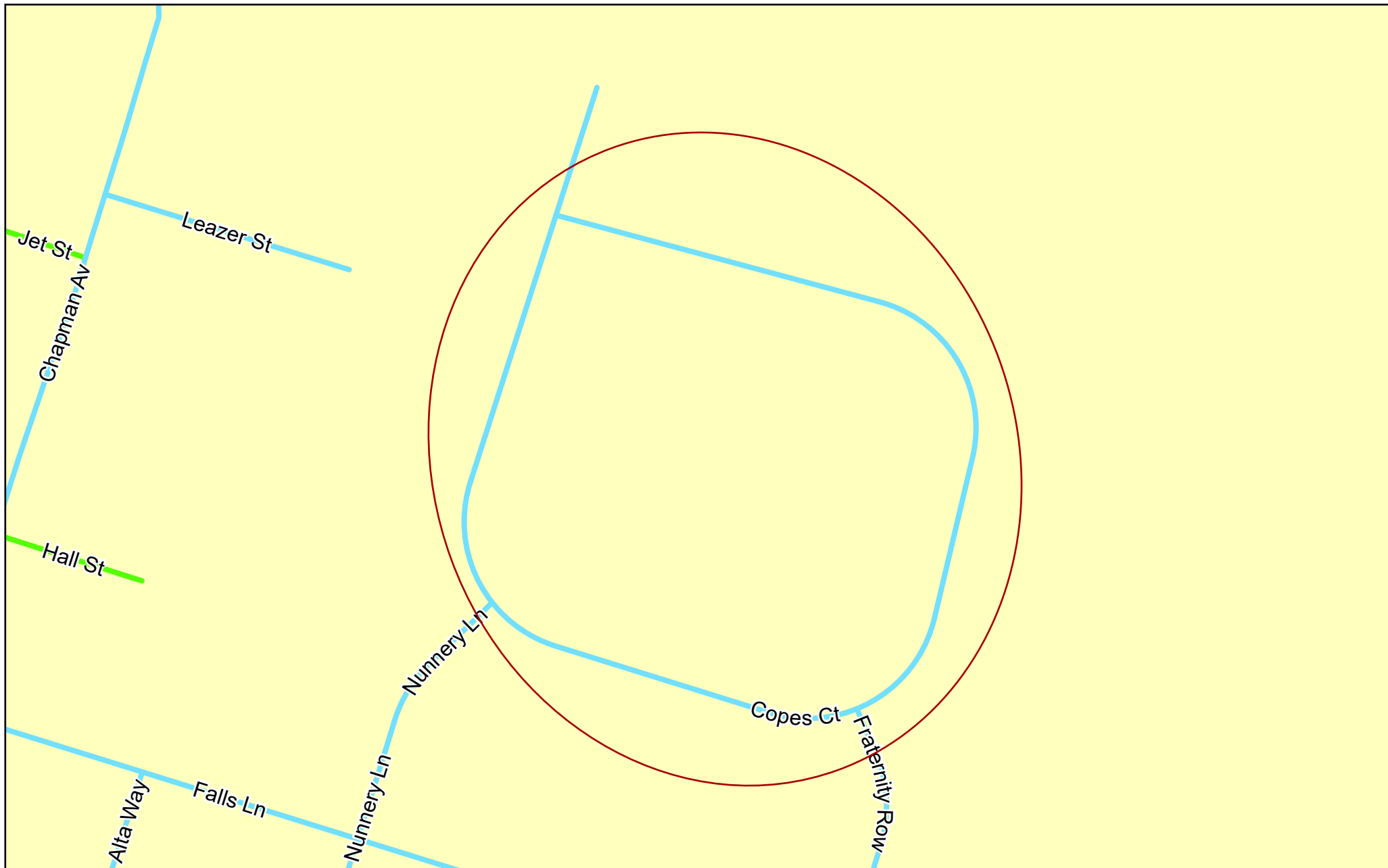


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Added: Copes Ct

0 240 480 Feet

1 inch equals 150 Feet

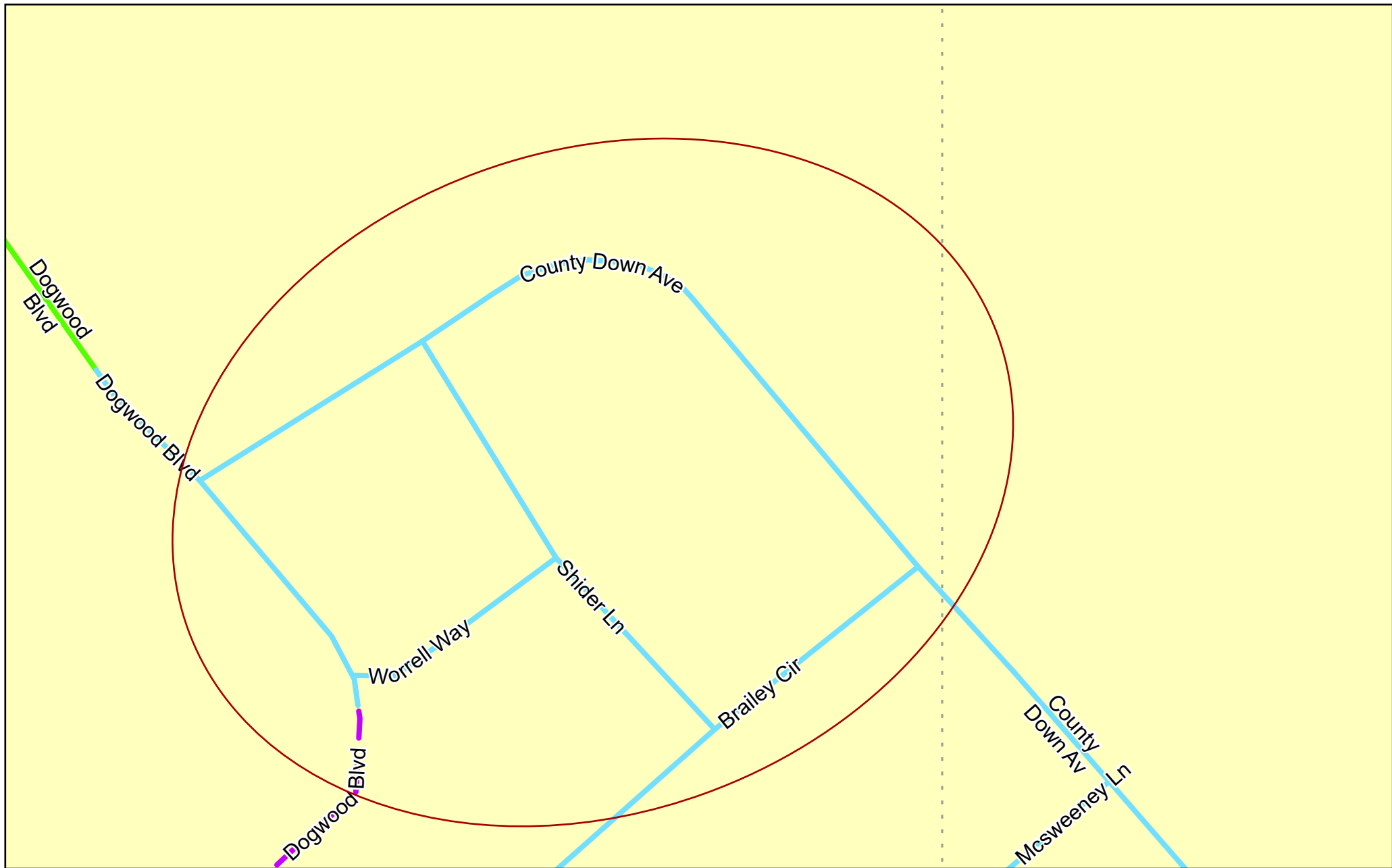


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Added: County Down Ave

0 220 440 Feet

1 inch equals 137 Feet

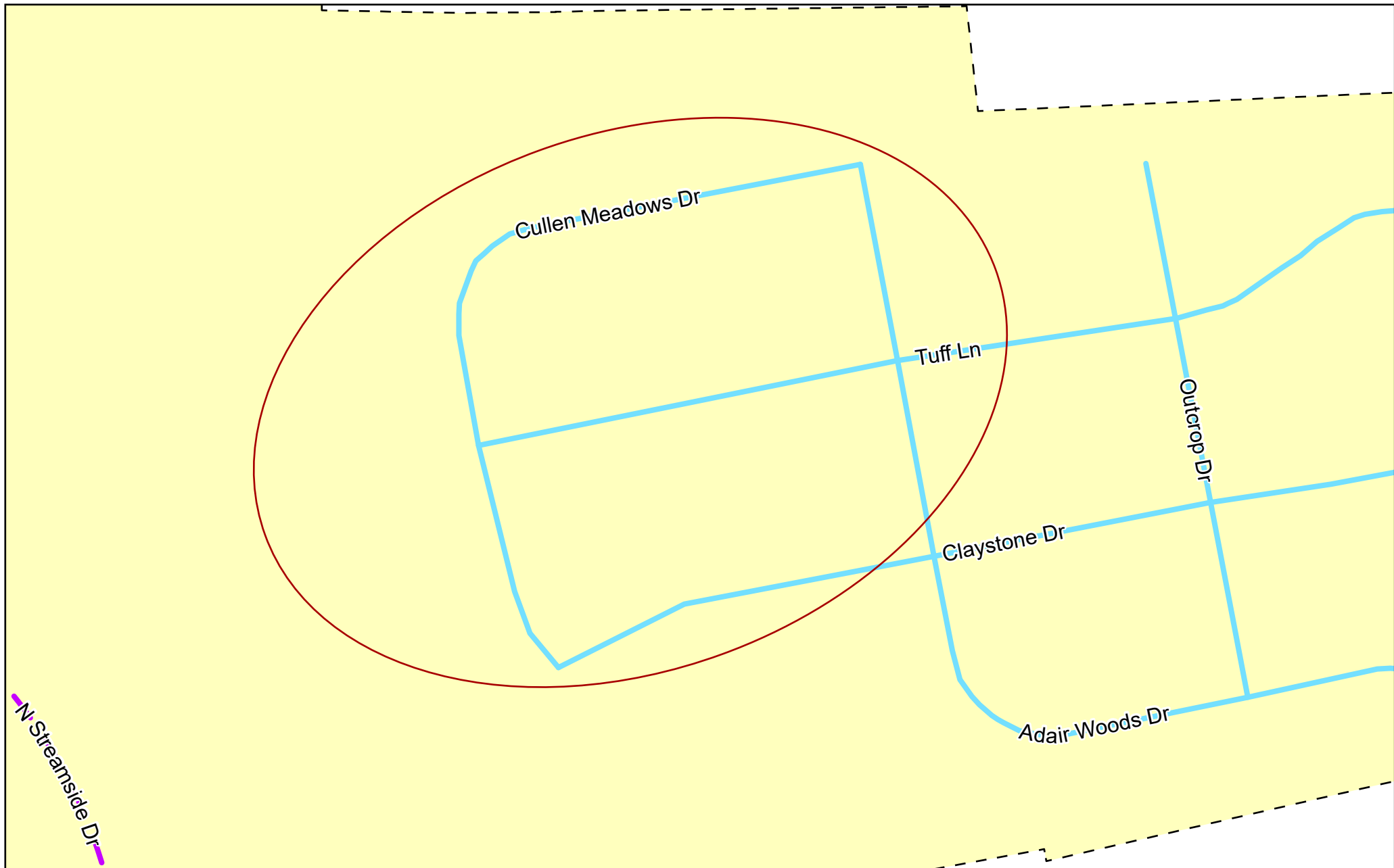
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Added: Cullen Meadows Dr

0 335 670 Feet

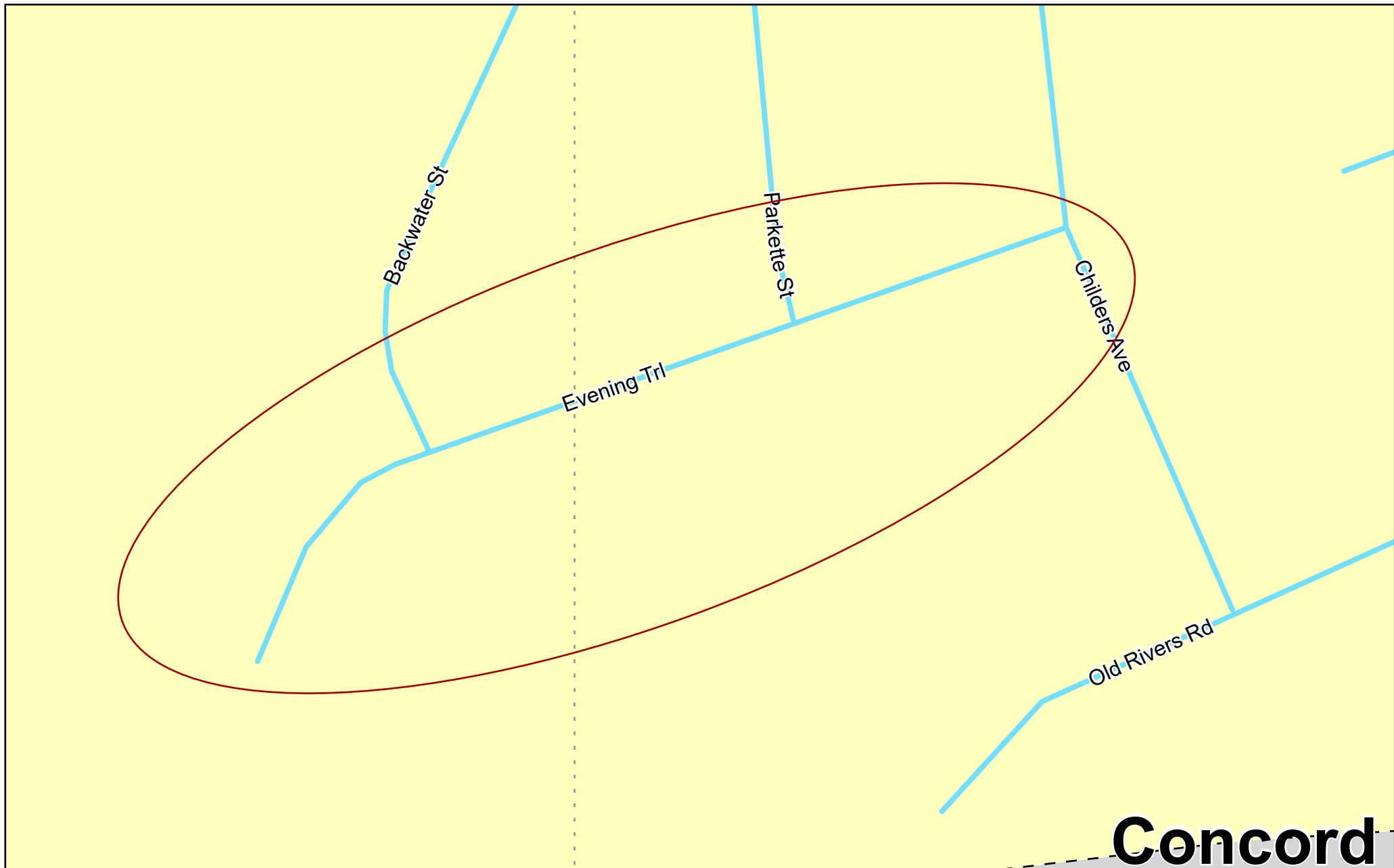
1 inch equals 209 Feet

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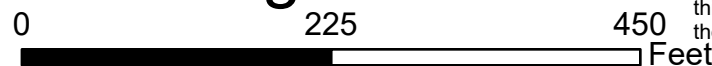


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Added:
Evening Trl



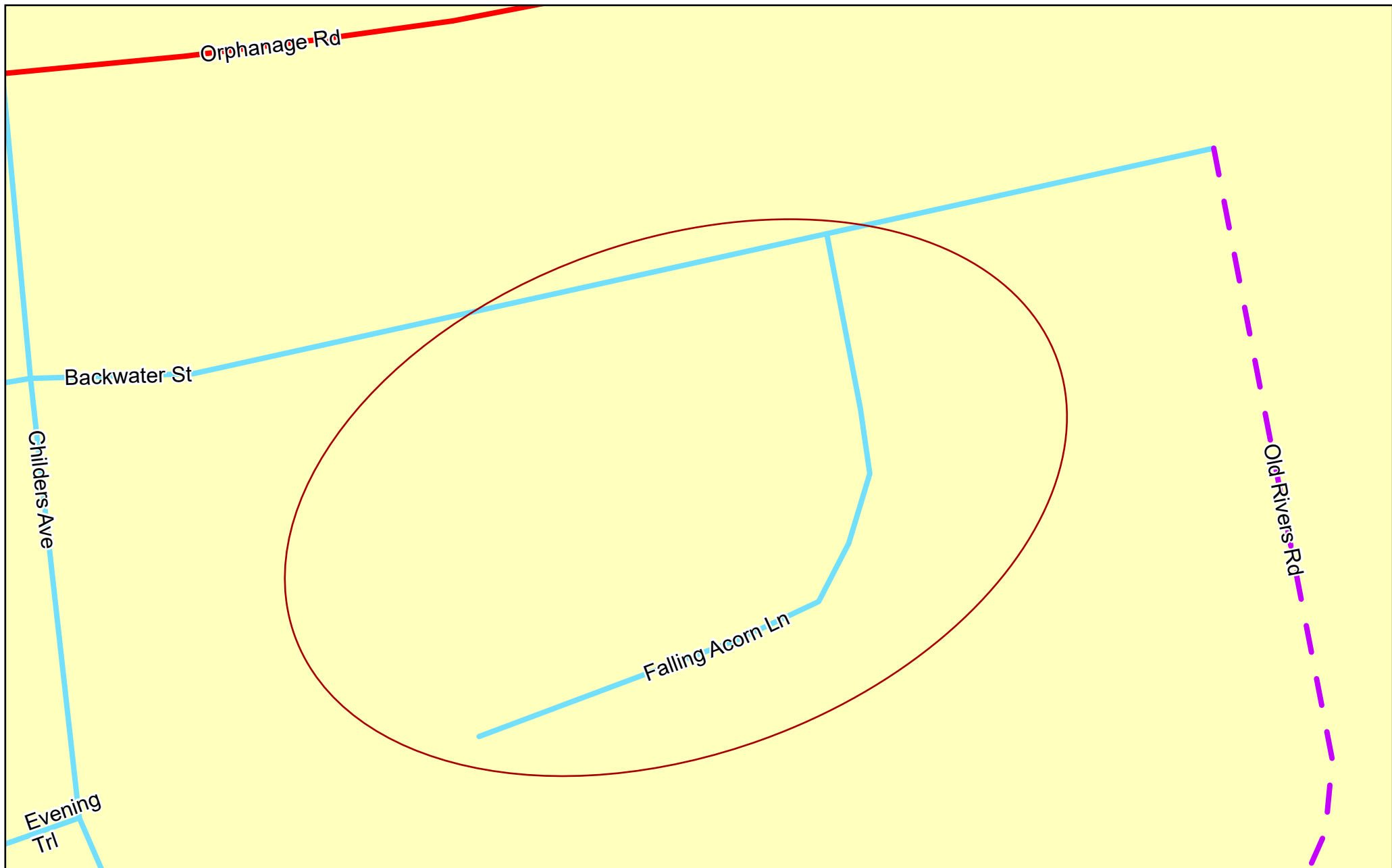
1 inch equals 140 Feet

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Added: Falling Acorn Ln

0 155 310 Feet

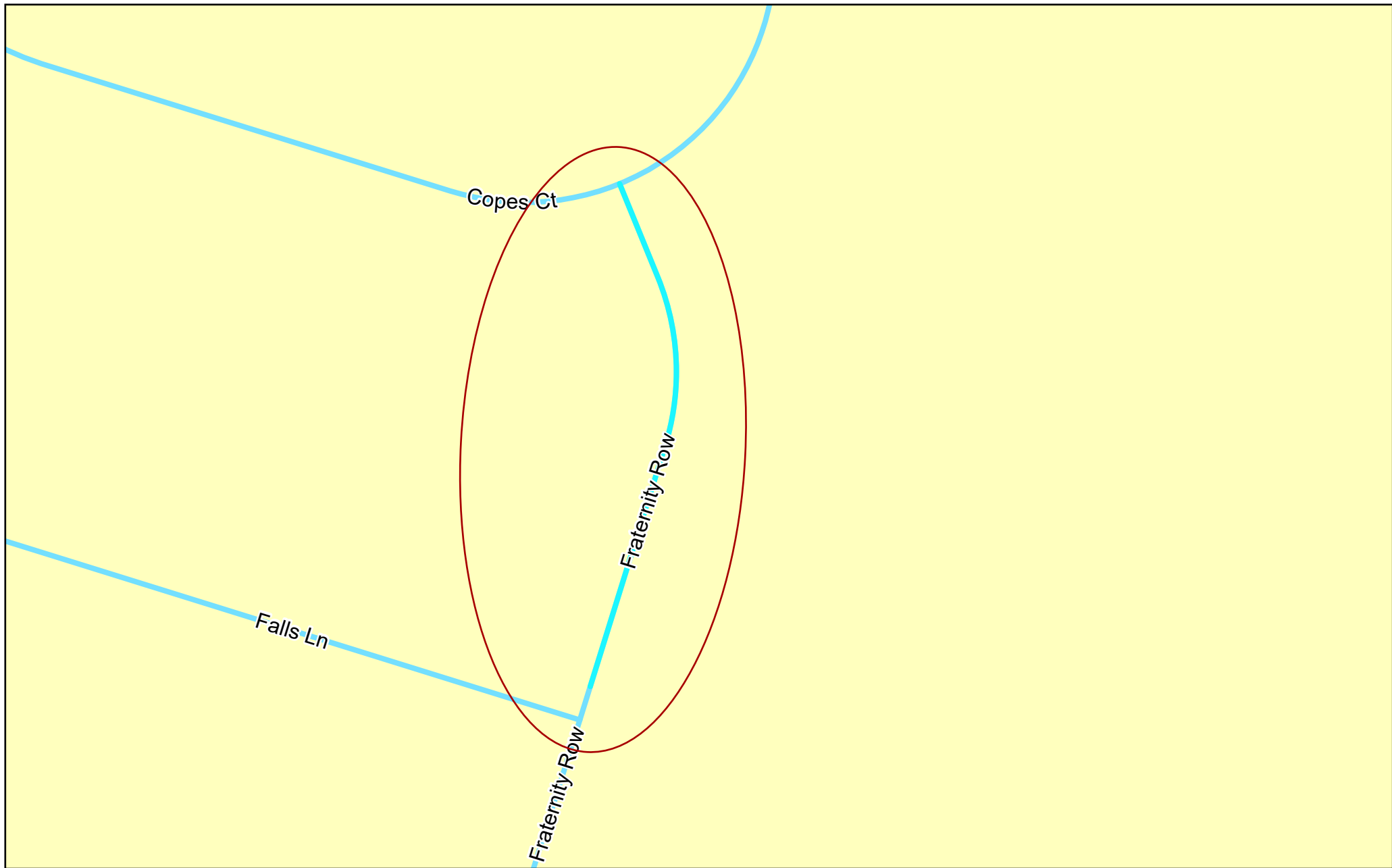
1 inch equals 97 Feet



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Added:
Fraternity Row

0 125 250 Feet

1 inch equals 78 Feet

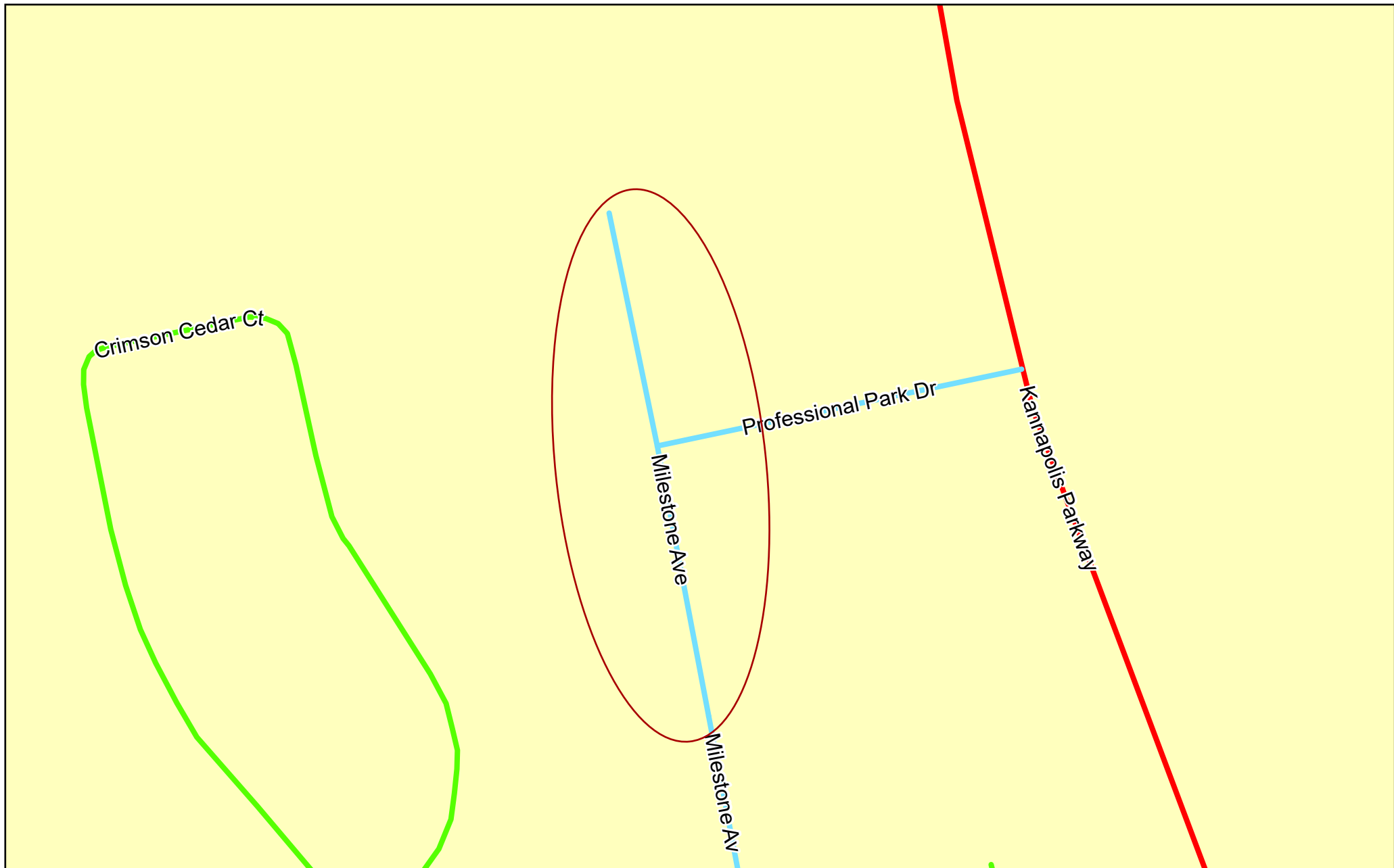
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Added:
Milestone Ave

0 255 510 Feet

1 inch equals 160 Feet

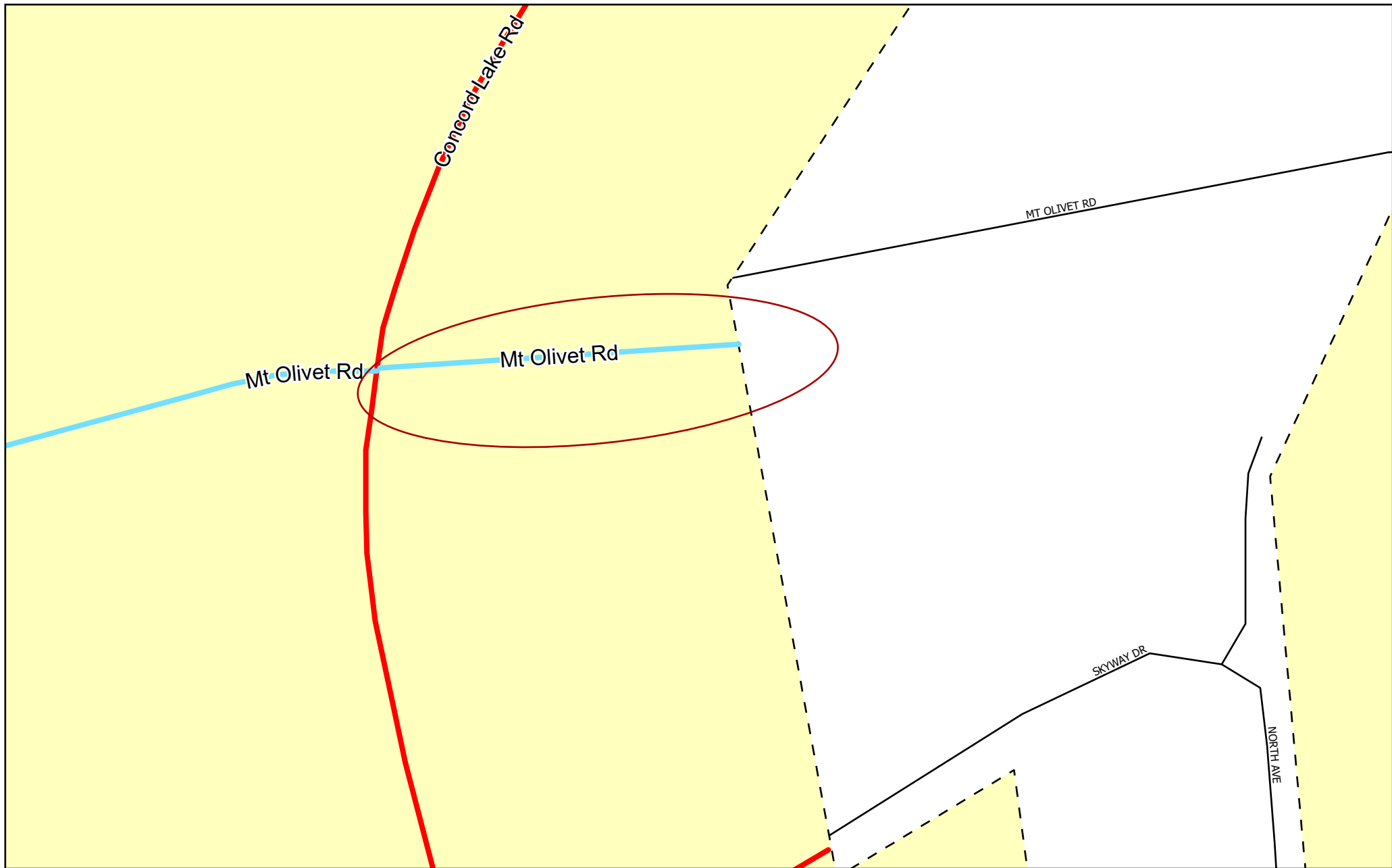
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Added:
Mt Olivet Rd

0 150 300 Feet

1 inch equals 93 Feet

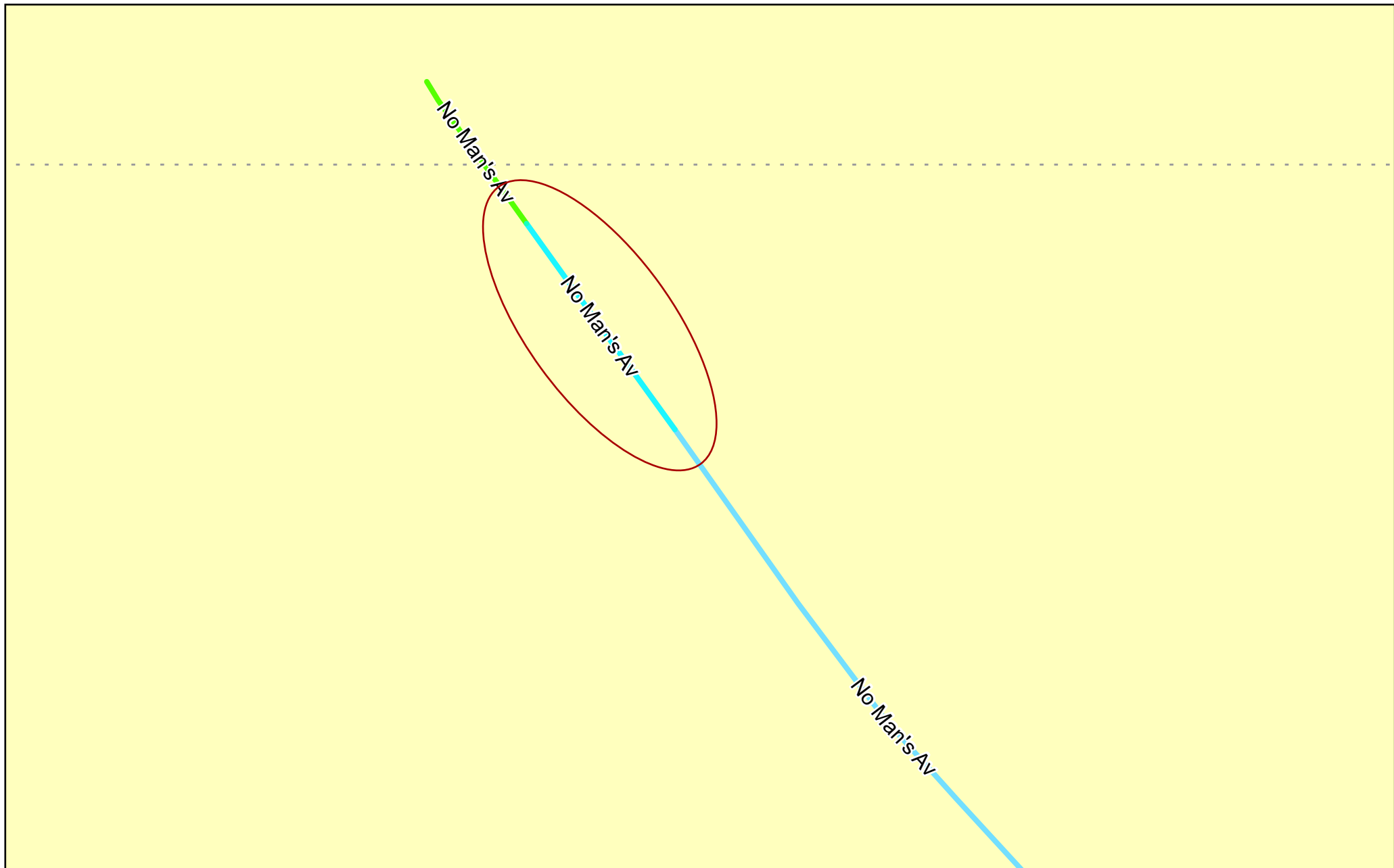
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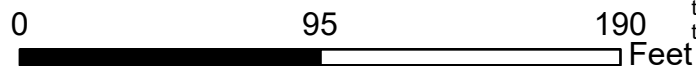
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Added:
No Man's Ave



1 inch equals 61 Feet

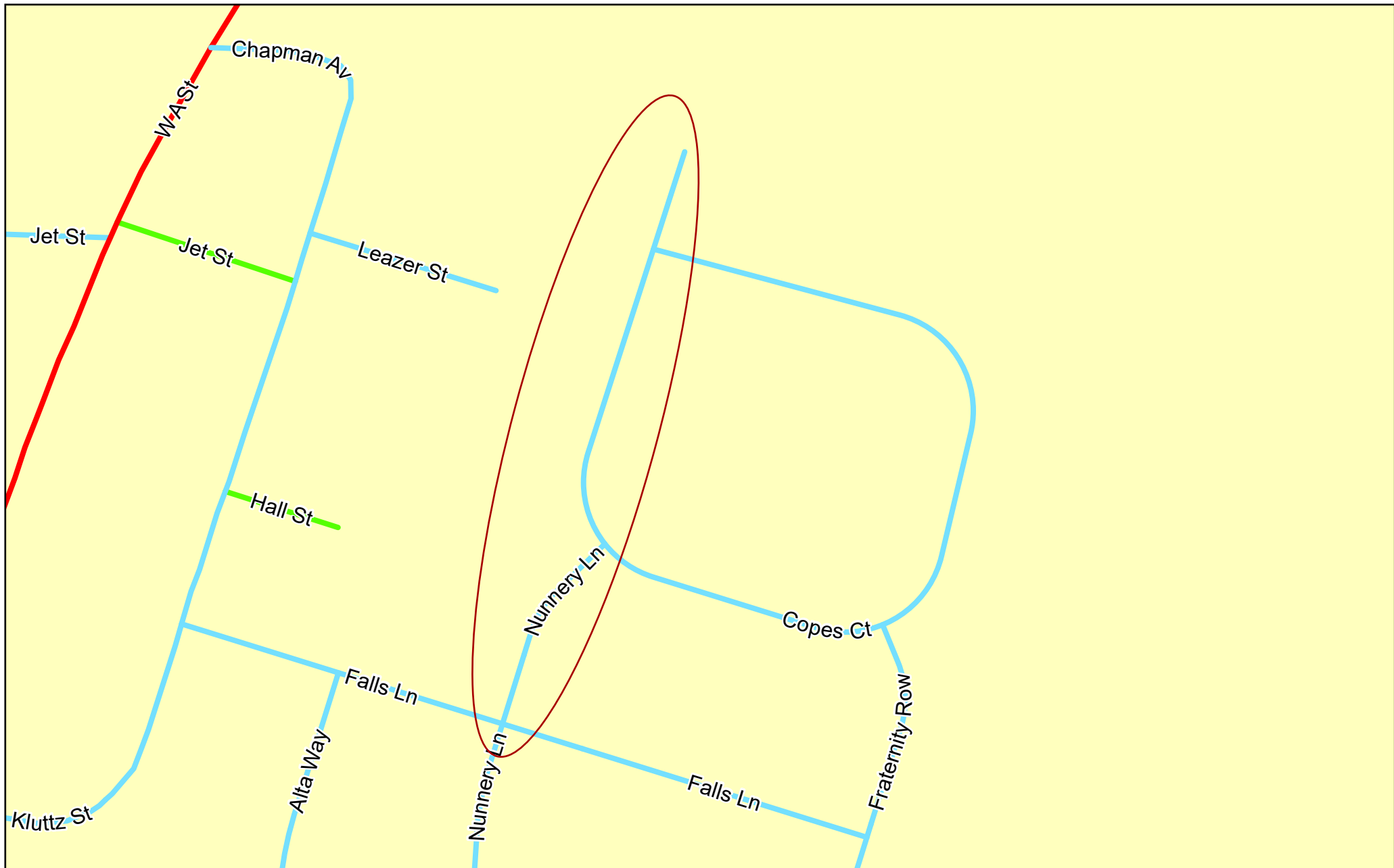
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Added: Nunnery Ln

0 315 630 Feet

1 inch equals 196 Feet

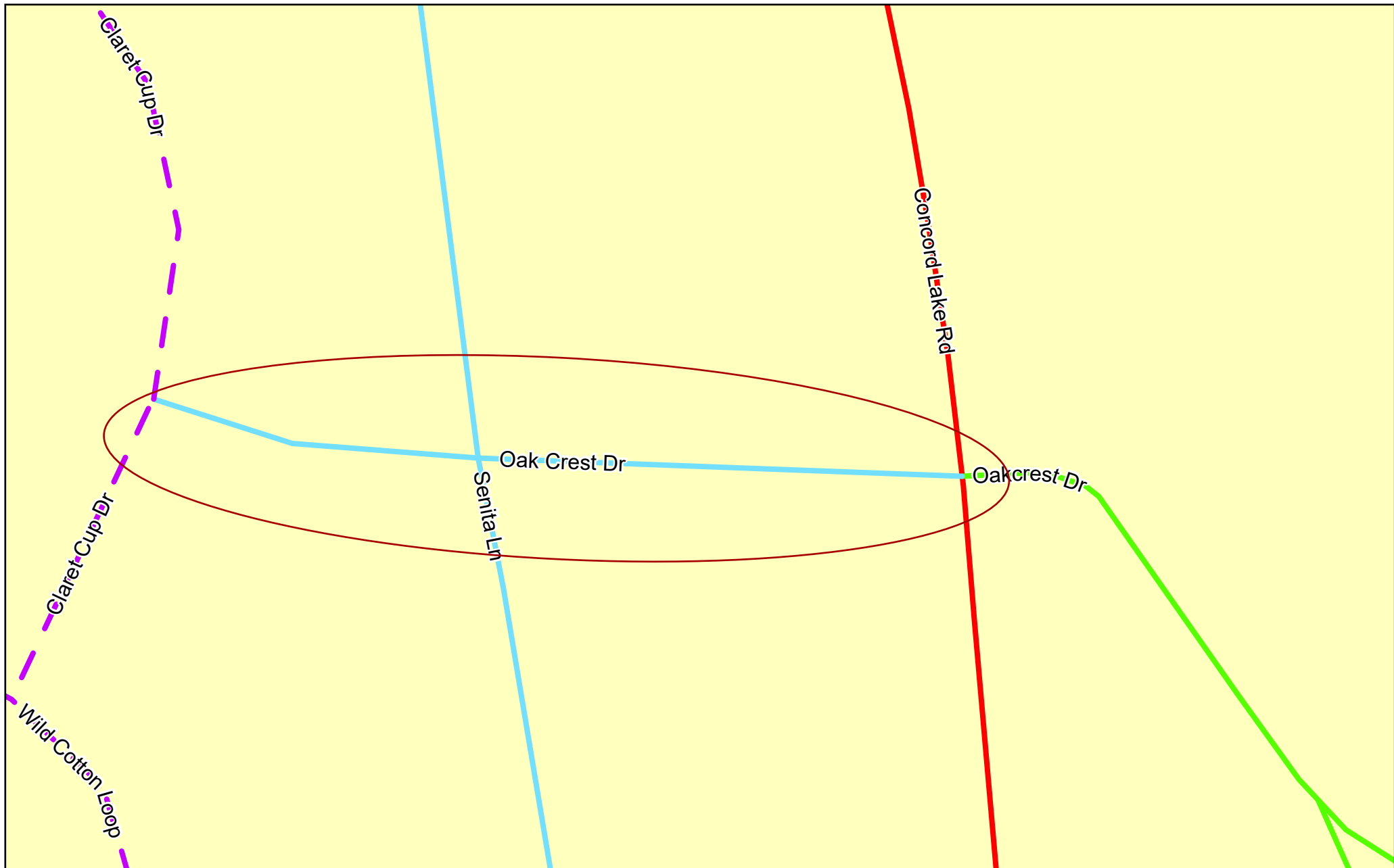
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Added: Oak Crest Dr

0 120 240 Feet

1 inch equals 76 Feet

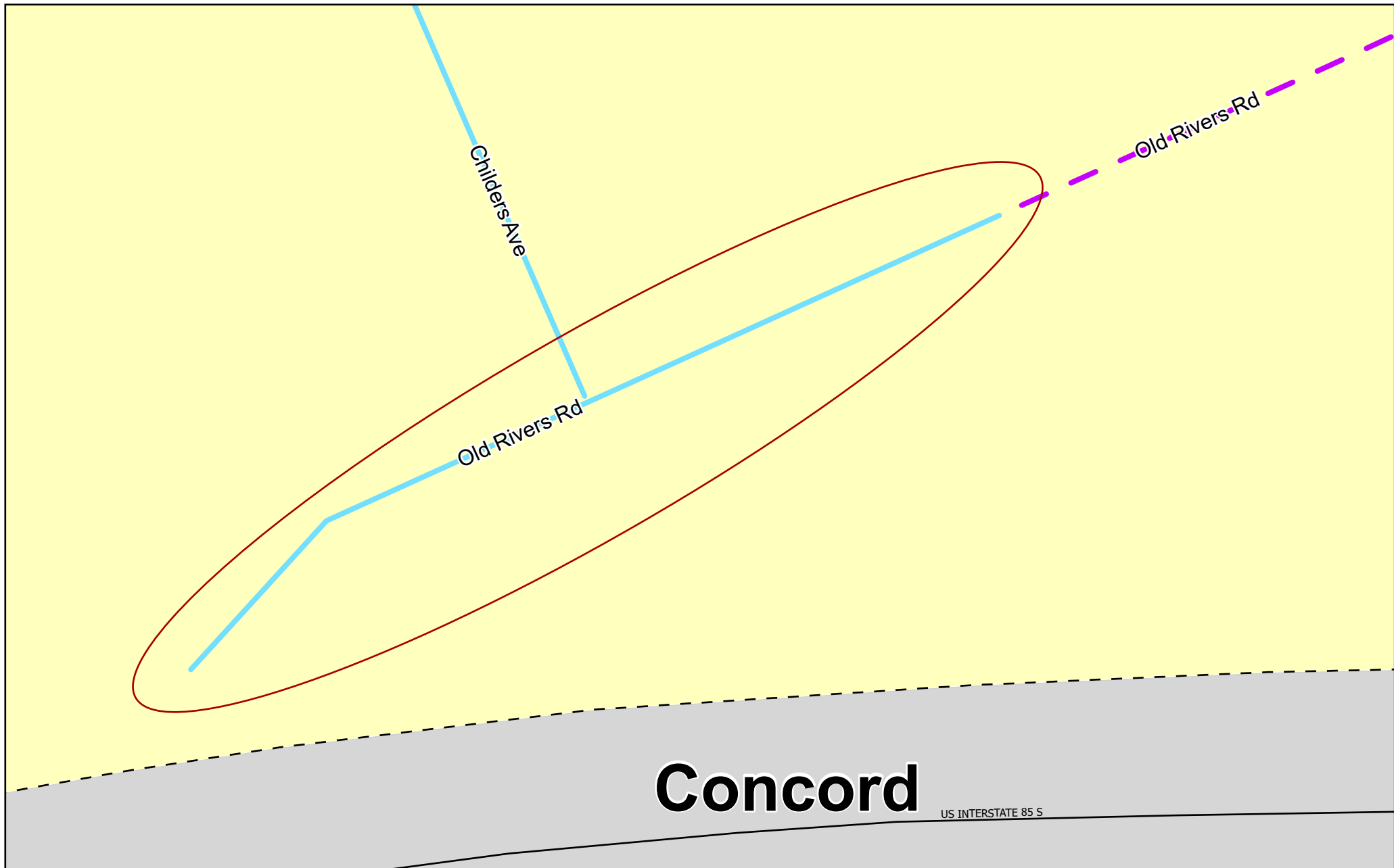
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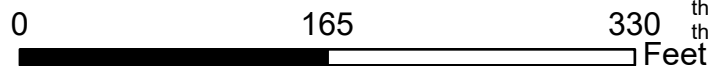
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Added:
Old Rivers Rd



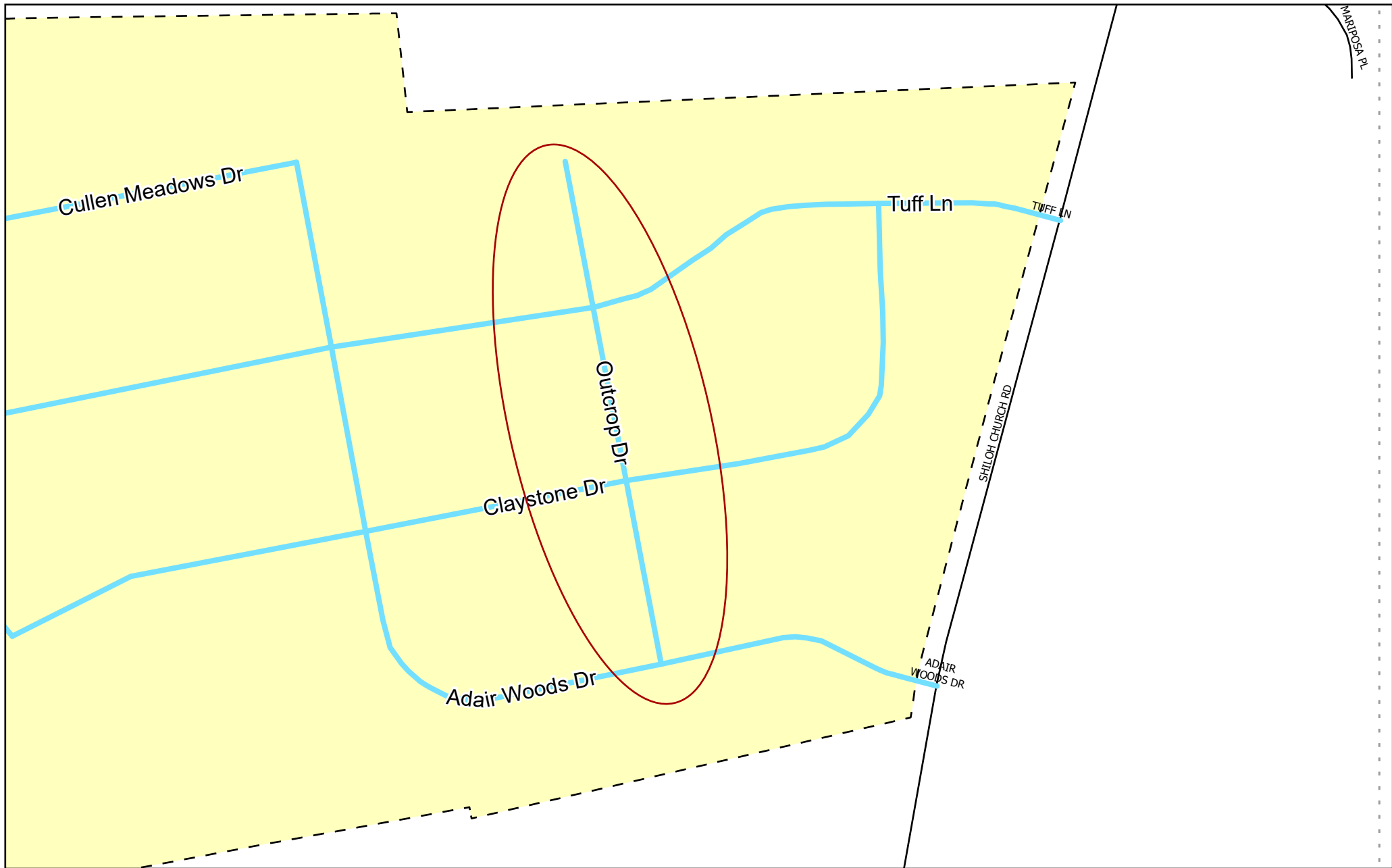
1 inch equals 103 Feet

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Added: Outcrop Dr

0 355 710 Feet

1 inch equals 222 Feet

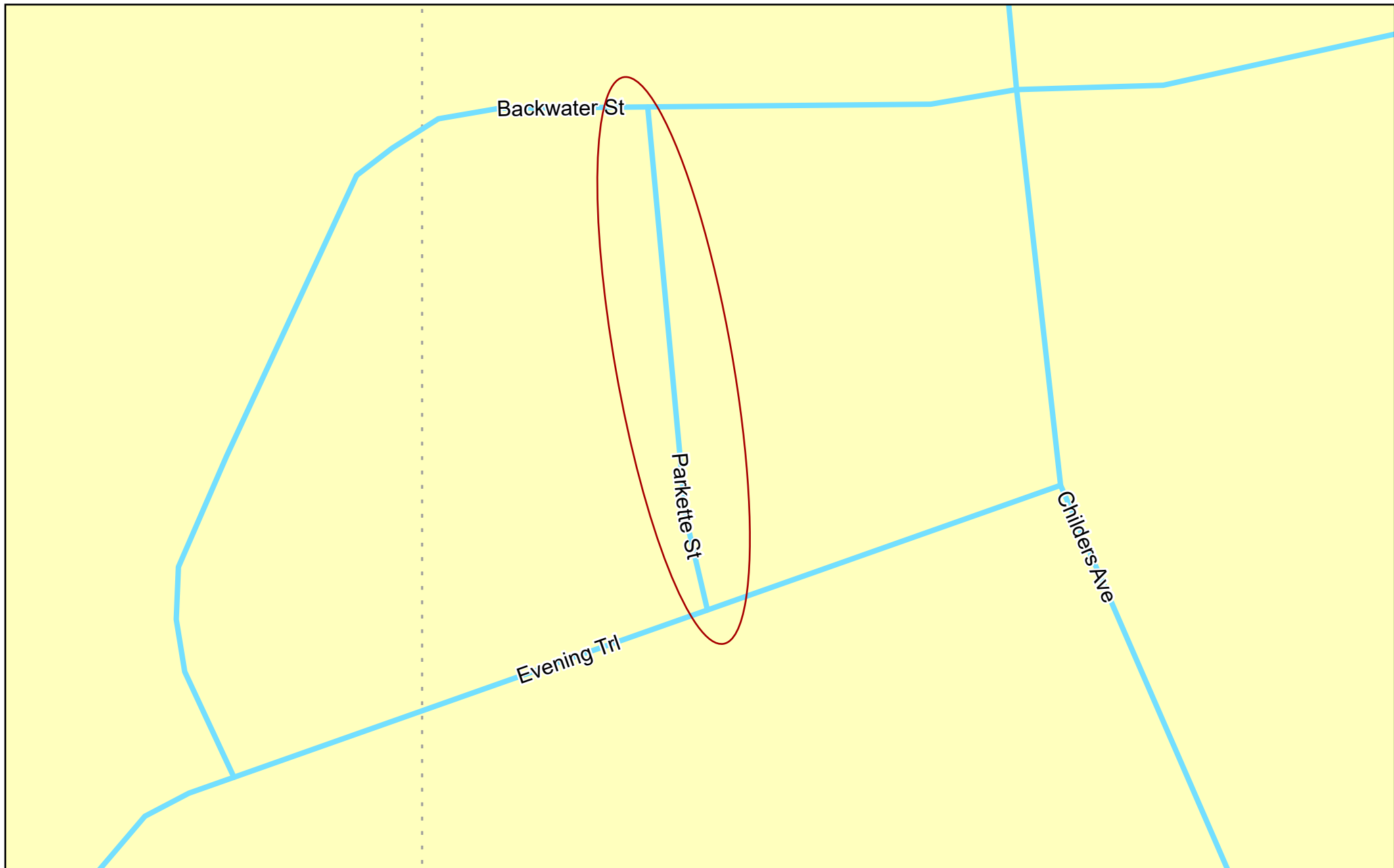


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Added:
Parkette St

0 170 340 Feet

1 inch equals 108 Feet

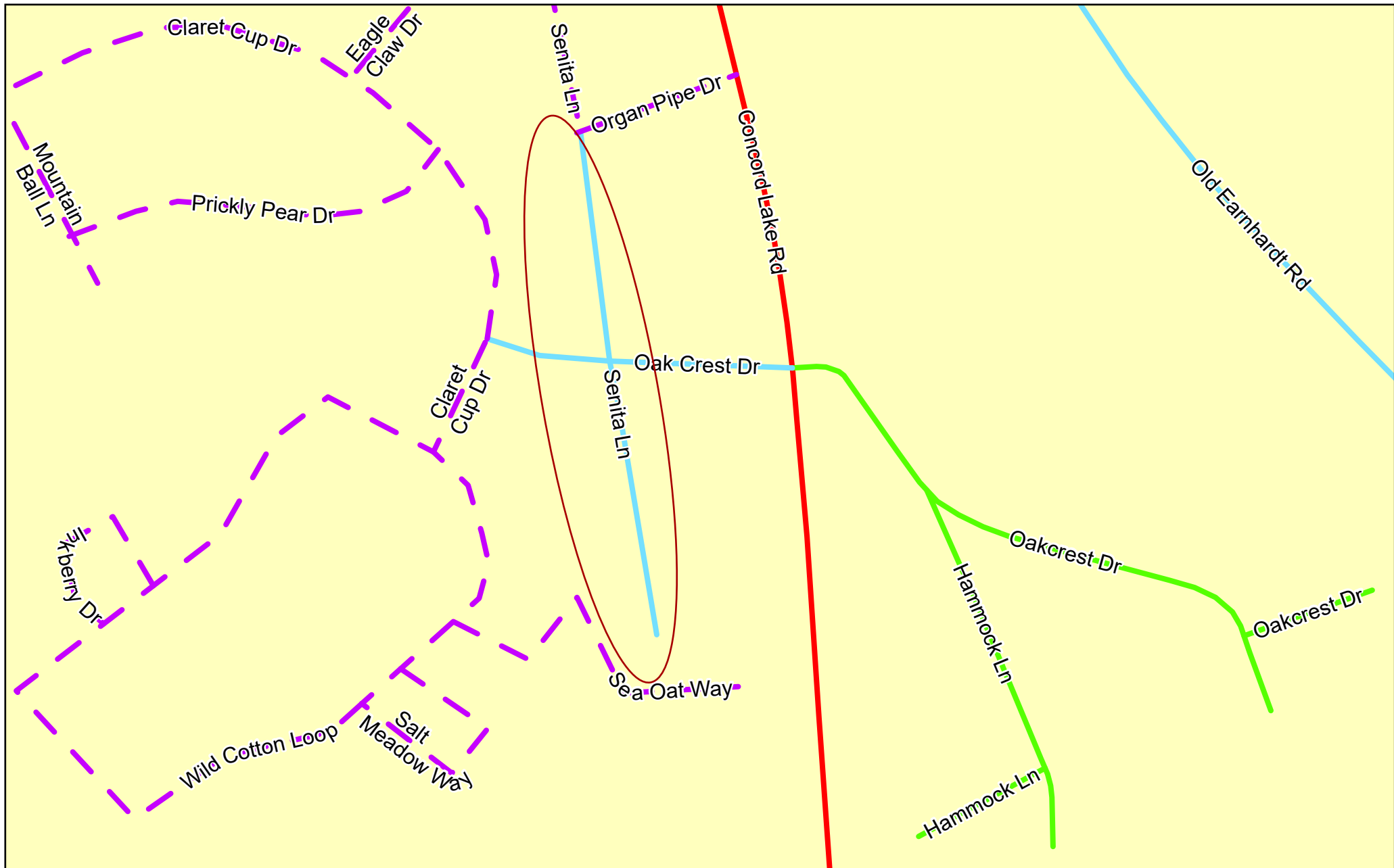
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Added: Senita Ln

0 325 650 Feet

1 inch equals 203 Feet

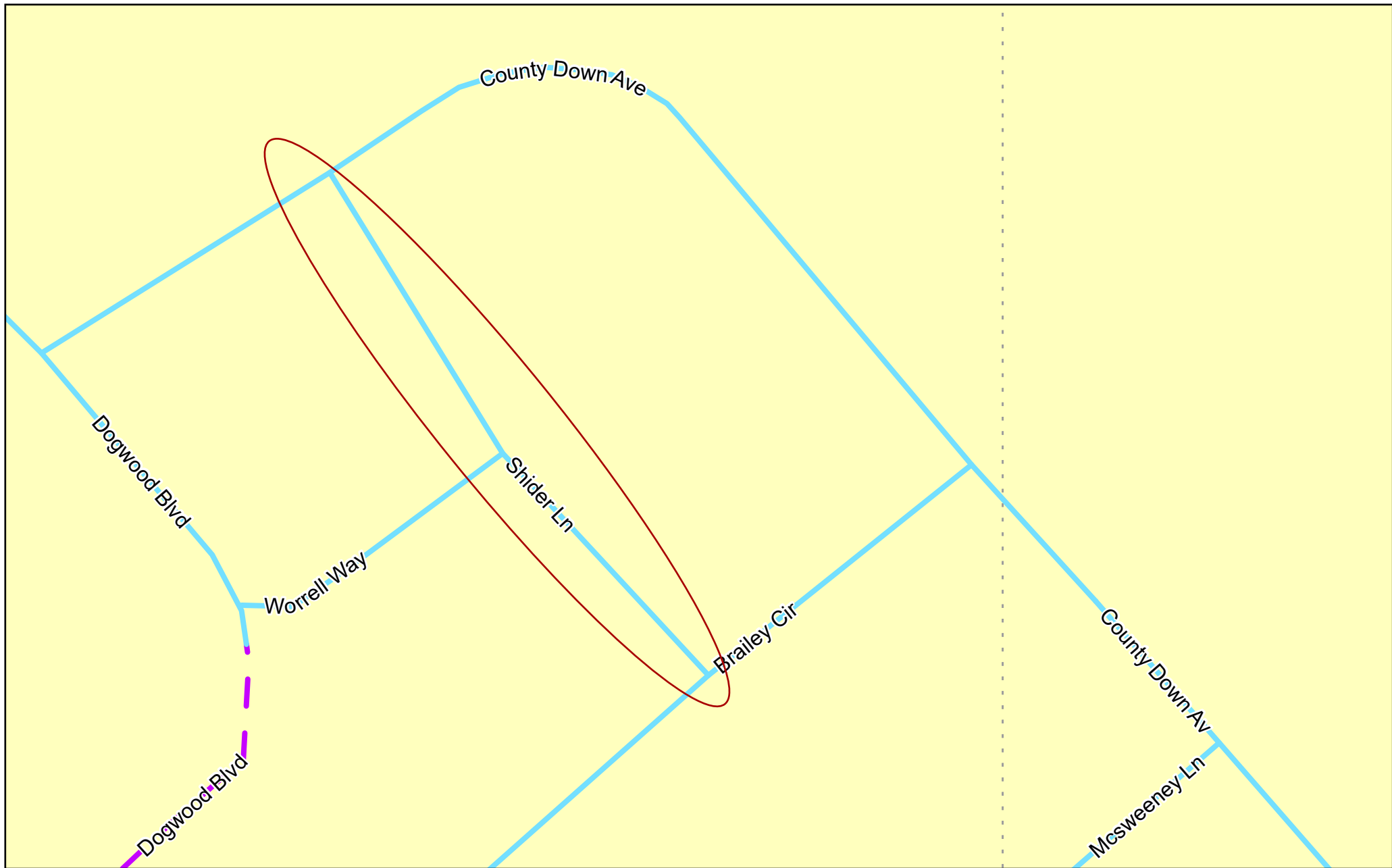


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Added:
Shider Ln

0 170 340 Feet

1 inch equals 106 Feet

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Added:
Tuff Ln

0 495 990 Feet

1 inch equals 308 Feet

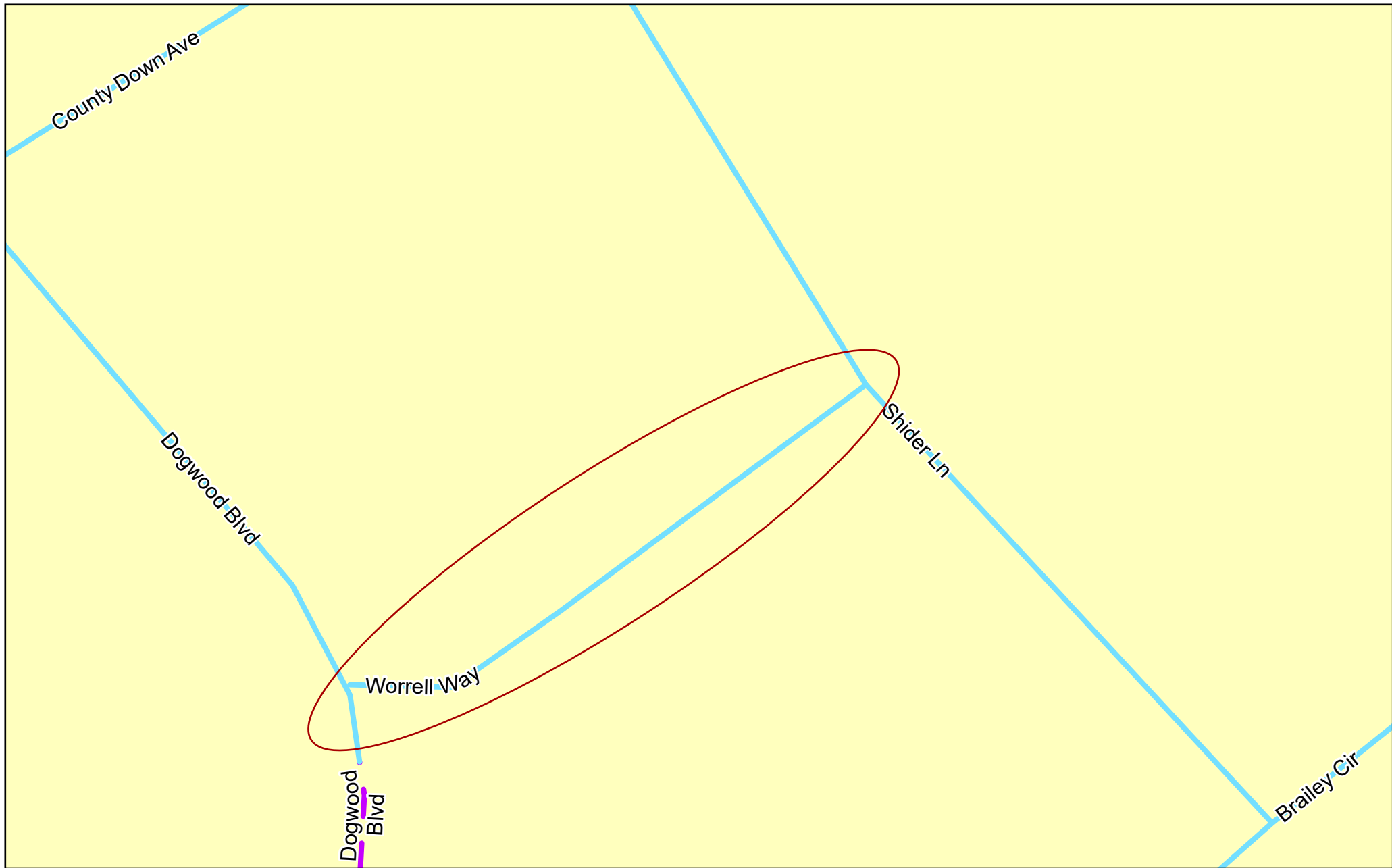


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Added:
Worrell Way

0 85 170 Feet

1 inch equals 54 Feet

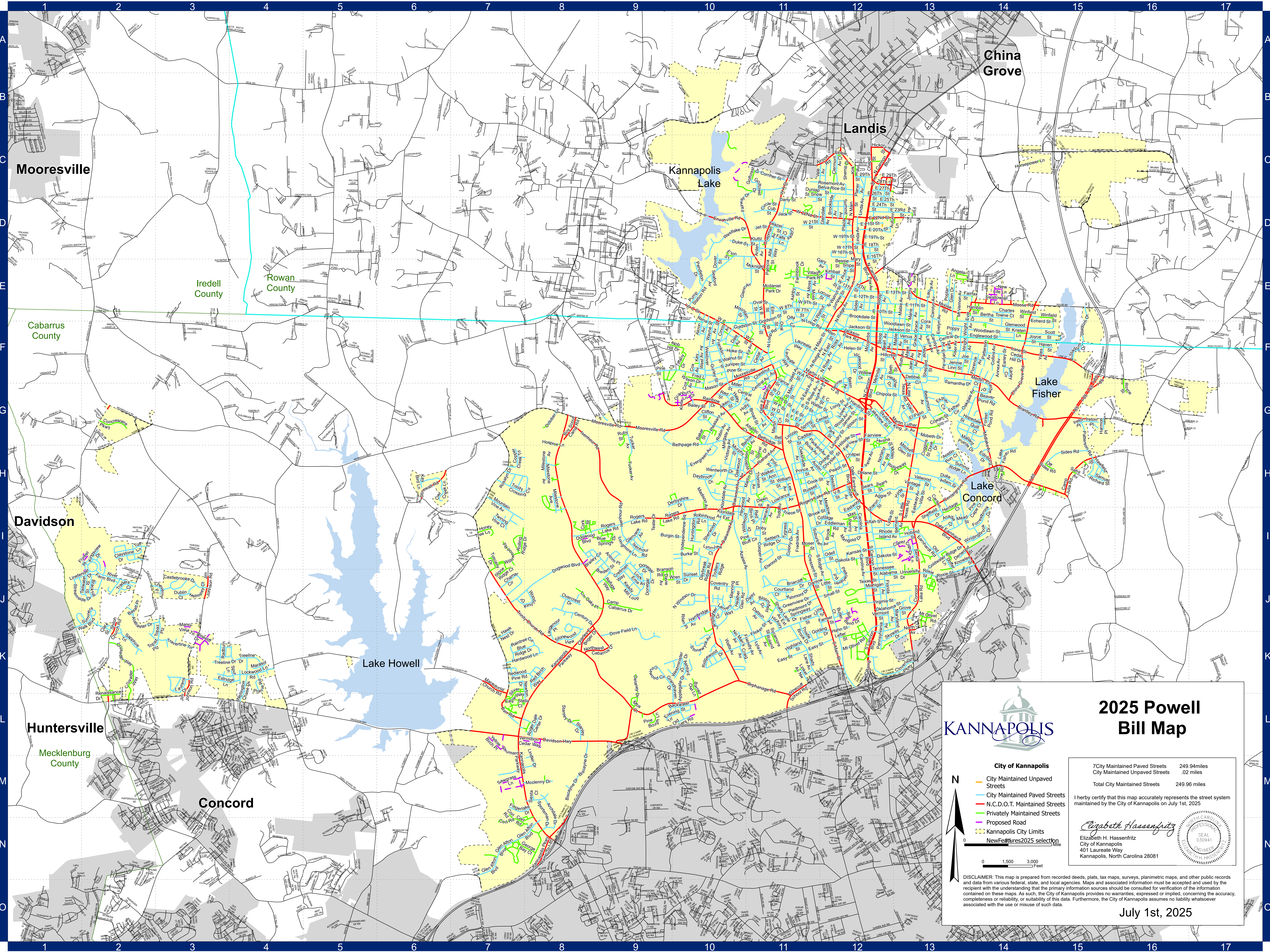
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2025 Powell Bill Map

City of Kannapolis

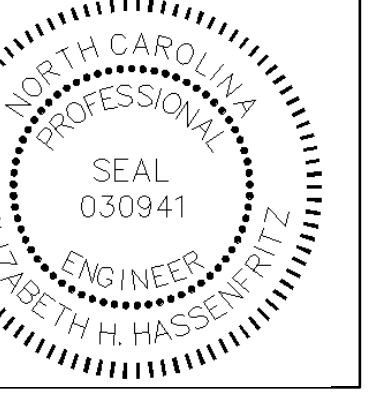
- City Maintained Unpaved Streets
- City Maintained Paved Streets
- N.C.D.O.T. Maintained Streets
- Privately Maintained Streets
- Proposed Road
- Kannapolis City Limits

7City Maintained Paved Streets 249.94miles
City Maintained Unpaved Streets .02 miles
Total City Maintained Streets 249.96 miles

I hereby certify that this map accurately represents the street system maintained by the City of Kannapolis on July 1st, 2025



Elizabeth H. Hassenfritz
City of Kannapolis
401 Laureate Way
Kannapolis, North Carolina 28081



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July 1st, 2025

**RESOLUTION ADDING STREETS ELIGIBLE FOR
FISCAL YEAR 2025-2026 POWELL BILL ALLOCATION
FOR THE CITY OF KANNAPOLIS, NORTH CAROLINA**

BE IT RESOLVED, that the Public Street Schedule for the City of Kannapolis is hereby amended to add the following streets to the Kannapolis Public Street System and for designation as streets eligible for Powell Bill Allocations beginning for the Fiscal Year 2025-2026:

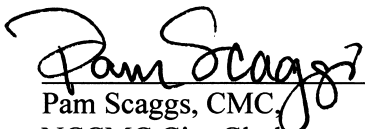
Addition of the following City Maintained Paved Streets:

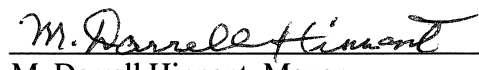
Adair Woods Drive – Shiloh Church Road to Cullen Meadows Drive (422 feet)
Alabama Street – existing terminal point to new terminal point (898 feet)
Backwater Street – Evening Trail to Fallen Acorn Lane (1056 feet)
Brailey Circle – County Down to the cul-de-sac (1901 feet)
Childers Avenue – Orphanage Road to Old Rivers Road (317 feet)
Claystone Drive – Cullen Meadows Drive to Tuff Lane (528 feet)
Copes Court – Nunnery Lane to Nunnery Lane (739 feet)
County Down Avenue – existing terminal point to Dogwood Boulevard (1003 feet)
Cullen Meadows Drive – Adair Woods Drive to Claystone Drive (792 feet)
Evening Trail – Childers Avenue to the cul-de-sac (581 feet)
Fallen Acorn Lane – Backwater Street to the cul-de-sac (1478 feet)
Fraternity Row – existing terminal point to Cope Court (211 feet)
Mahogany Oak – Kannapolis Parkway to Milestone Avenue (845 feet)
Milestone Avenue – dead end to dead end (106 feet)
Mt. Olivet Road – Concord Lake Road to dead end (1320 feet)
No Mans Avenue – southern terminal point of existing No Mans Ave. to the terminal point (1848 feet)
Nunnery Lane – existing terminal point to dead end (2006 feet)
Oak Crest Drive – Lake Concord Road to roundabout (739 feet)
Old Rivers Road – cul-de-sac to the clean water bypass crossing (634 feet)
Outcrop Drive – Adair Woods Drive to cul-de-sac (264 feet)
Parkette Street – Backwater Street to Evening Trail (370 feet)
Senita Lane – Organ Pipe Drive to dead end (475 feet)
Shider Lane – County Down to Brailey Circle (1426 feet)
Tuff Lane – Shiloh Church Road to Cullen Meadows Drive (2006 feet)
Worrell Way – Shider Lane to Dogwood Boulevard (1109 feet)

BE IT FURTHER RESOLVED, that this Resolution shall be effective from its date of adoption.

Adopted this 23rd day of June 2025.

ATTEST


Pam Scaggs, CMC,
NCCMC City Clerk


M. Darrell Hinnant, Mayor
City of Kannapolis



Kannapolis City Council

City Council Agenda Staff Report

June 23, 2025

To: Mayor and City Council
From: Pam Scaggs, City Clerk
Subject: **MINUTES:** June 9, 2025 Business Meeting **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

Required Votes to Pass Required Action

Background

Fiscal Implications

Alternate Courses of Action

Attachments

1. 2025.06.09 Work Session Minutes 1

**CITY OF KANNAPOLIS
CITY COUNCIL
BUSINESS MEETING MINUTES
June 9, 2025**

A business meeting of City Council of the City of Kannapolis, North Carolina was held on Monday, June 9, 2025, at 6:00 P.M., at Kannapolis City Hall located at 401 Laureate Way, Kannapolis, NC.

CITY COUNCIL MEMBERS PRESENT:

Mayor: Milton D. Hinnant

Council Members: Doug Wilson
Jeanne Dixon
Dianne Berry, Mayor Pro tem
Tom Kincaid
Darrell Jackson
Ryan Dayvault

Council Members Absent: None

City Manager: Mike Legg

Deputy City Manager: Eddie Smith

Assistant City Manager: Tina Cline

Assistant City Manager: Wilmer Melton

City Attorney: Andrew Kelly

City Clerk: Pam Scaggs

Staff Present:	Michael Dodge	Terry Spry
	Kristin Jones	Kirk Beard
	Alex Andeson	Richard Smith
	Carson Purvis	TJ Cook
	Jennifer Clarke	Cody McSwain
	Albaro Reyes Martinez	Gary Mills
	Curtis Plyler	Irene Wong
	Annette Privette-Keller	Tracy Winecoff

Visitors Present:	Jayne Williams	Sophia Wilkerson
	Moiria Hunter	Joe Hatley
	Richard Griggs	Demetra Grigley
	Rashad Goins	Tonda Childers
	Pam Smith	Mark Spitzer
	Grady Hardeman	Ken Lingafelt
	Phil Goodman	Dr. Leonard Williams

Sweta Chokshi
Justin Mooder

Zach Erwin

CALL TO ORDER AND WELCOME

Mayor Hinnant called the meeting to order and welcomed all in attendance. He led a moment of silent prayer, followed by the Pledge of Allegiance by Councilmember Dixon.

RECOGNITIONS

Director of Communications, Annette Privette-Keller introduced Youth Council Co-Chairs, Sweta Chokshi and Moira Hunter, who shared highlights from the 2024–2025 program year. The Youth Council, composed of local high school students, held monthly meetings at various City facilities, including City Hall, the Fire Department, the Gem Theater, the Water Treatment Plant, and Atrium Health Ballpark. Key activities and initiatives included:

- Attending the State Youth Council Conference
- Launching a legacy project: painting Kannapolis-themed rocking chairs for public display
- Job shadowing across multiple City departments (e.g., Police, Fire, City Manager’s Office, Legal, Engineering, Parks & Recreation)
- Volunteering at City events such as shred days, Run Kannapolis, Celebration of Lights, and the summer concert series
- Coordinating a toiletry drive for the local children’s home and partnering with CCM to adopt a family for the holidays
- Creating Valentine’s cards for a retirement home and assisting with the annual Daddy-Daughter Dance
- Participating in the Christmas parade, overnight “lock-in” events, and other social activities

They concluded by thanking Council for their support and funding and expressed excitement for the Youth Council’s future.

ADOPTION OF AGENDA

Mayor Hinnant asked for a motion regarding the Agenda. Councilmember Jackson made motion to approve the agenda, second by Councilmember Wilson and the motion was unanimously approved.

PROCLAMATIONS

Mayor Hinnant presented a proclamation honoring Dr. Leonard Williams, Professor and Director at North Carolina Agricultural and Technical State University, in recognition of his achievement as *Researcher of the Year*. Additional proclamations recognizing June 19, 2025, as Juneteenth National Independence Day was presented to Demetra Grigley, as well as establishing May 18–24, 2025, as Public Works Week, which was accepted by several Public Works employees.

BOARD AND COMMISSION UPDATES

City Manager Mike Legg highlighted recent activities from City and area boards and commissions. He noted that Parks and Recreation Director Gary Mills presented a three-year strategic plan for the Swanee Theater, focused on enhancing programming, patron experience, and financial operations. Mr. Legg offered to share the plan with Council upon request. He also reported that the Water and Sewer Authority of Cabarrus County (WSACC) has begun work sessions to determine next steps for

wastewater capacity planning, following completion of the second expansion at the Rocky River Regional Wastewater Treatment Plant. Potential options include further expansion at the Pre-Treatment Plant and county-wide solutions to support continued growth. Mr. Legg will keep Council informed as discussions progress. He added that minutes from all boards and commissions could be made available at Council's request.

CONSENT AGENDA

Mayor Hinnant called for a motion on the Consent Agenda. Councilmember Dixon moved to approve, second by Councilmember Dayvault and unanimously approved.

Resolution to rescind the Ordinance for Budget Amendment #25-39 related to the planned Capital Reserve Fund (Brian Roberts, Director of Finance) (Copy included as Exhibit A)

Budget Amendment #25-42 establishing the budget for the City's portion of the Cabarrus/Iredell/Rowan HOME Consortium ARP Program Funds (Irene Wong, Economic & Community Development Director) (Copy included as Exhibit B)

Award the contract bid to Garmon Mechanical Services, Inc. for replacement of HVAC unit at the Public Works Operation Center and authorize the City Manager to execute the contract. (Jerome Blakeney, Director of General Services) (Copy included as Exhibit C)

Budget Amendment #25-43 Appropriating Community Development Block Grant (CDBG) Program Income to be used for urgent repairs. (Sherry Gordon, Community Development Program Administrator) (Copy included as Exhibit D)

Resolution to consider withdrawal from dedication a portion of right-of-way known as Vance Street between 304 and 310 Vance Street (Richard Smith, Planning Director) (Copy included as Exhibit E)

Budget Amendment #25-44 Appropriating funds to provide assistance to the Town of Landis for street sign replacements (Michael Rattler, Director of Transportation & Environmental Services) (Copy included as Exhibit F)

Resolution Directing the Clerk to Investigate and Certify the Petition; adopt a Resolution of Intent to Annex and Fix the Date of the Public Hearing on approximately 0.26 +/- acres located at 5056 Wig Street (Richard Smith, Planning Director) (Copy included as Exhibit G)

Monthly wastewater allocation update (Alex Anderson, Director of Water Resources; Elizabeth Hassenfritz, Director of Engineering) (Copy included as Exhibit H)

April 28, 2025 Business Meeting Minutes (Pam Scaggs, City Clerk) (Copy included as Exhibit I)

May 12, 2025 Business Meeting Minutes (Pam Scaggs, City Clerk) (Copy included as Exhibit J)

BUSINESS AGENDA

Public Hearing – Proposed Budget for FY 2025-2026 (Mike Legg, City Manager) (Copy included as Exhibit K)

1 Mr. Legg provided an overview of the proposed FY2026 budget, highlighting how the City's
2 continued growth, in both residential and non-residential development, has expanded the tax base
3 through increased private investment. He acknowledged a temporary slowdown in development
4 activity, possibly linked to national economic conditions and financing trends, noting that a half-
5 billion dollars in new development remains ready to proceed once the market activity resumes. Mr.
6 Legg stated that the budget reflects cautious planning, with conservative revenue estimates and a
7 focus on infrastructure, service delivery, and employee support. It includes a 5% salary increase for
8 all employees, pauses the pay-for-performance evaluation system for two years based on employee
9 feedback, and no new full-time positions or capital outlay beyond critical infrastructure needs. He
10 emphasized that the City has "right-sized" departmental budgets to eliminate excess buffering and
11 ensure alignment with actual spending trends.

12
13 Mr. Legg noted that while the FY2026 budget includes no change to the property tax rate, it does
14 recommend moderate increases to fixed water and sewer charges as well as environmental fees to
15 support ongoing operational needs. He also highlighted the inclusion of new debt service for the \$8.4
16 million Kannapolis Lake Dam spillway repair project, which is required for safety reasons. At the
17 same time, he reminded Council that overall debt service is trending downward across several funds
18 due to the retirement of longstanding obligations, including \$4.7 million in General Fund debt
19 associated with the North Carolina Research Campus, which is scheduled to be fully paid off within
20 the next five years.

21
22 Mr. Legg stated that cash reserves remain strong, with about \$7.1 million available for one-time
23 investments. He recommended allocating funds for a new fire training tower; matching funds for a
24 new public safety communications tower and logistics building (both with federal support);
25 enhancements to downtown spaces (e.g., seating, lighting, signage); \$324,000 in match funding for
26 the Little Texas sidewalk project; and under \$400,000 for a new parking lot and pocket park near the
27 train station. He reminded Council that several topics they added for further discussion included:
28 YMCA funding; funding for the North Carolina Music Hall of Fame (NCMHF); the Federal lobbying
29 contract; the recycling subsidy provided for Kannapolis and Cabarrus County Schools; City facility
30 rental fees and the public art master plan.

31
32 There being no questions for Mr. Legg at this time, Mayor Hinnant opened the public hearing.

33
34 Justin Mooder noted a discrepancy between the City's projected and actual budget revenues and
35 requested clarification regarding the cause of that gap.

36
37 Sophia Wilkerson expressed appreciation that Council agreed to review rental fees and asked them to
38 consider approving a discount for residents.

39
40 Zack Erwin expressed regret that funding for the Jiggy Festival had been cut without input from the
41 community. He described the festival as a major attraction and questioned the elimination when
42 employee compensation was increasing. Mr. Erwin urged greater transparency, public engagement
43 and consideration of community sentiment in future decisions.

44
45 Mark Spitzer, a longtime board member of the NCMHF, expressed continued support for the City's
46 contribution to the institution but recommended that future funding be contingent upon locally hosted
47 events in Kannapolis. He shared disappointment that the Gem Theater is no longer utilized for

1 NCMHF events and encouraged renewed collaboration to bring programming back to the city,
2 emphasizing that even smaller-scale events could uphold the NCMHF's mission and strengthen its
3 connection to the community.

4
5 There being no further comment, Mayor Hinnant closed the public hearing.

6
7 Councilmember Wilson commented on previous discussions regarding the transportation system,
8 suggesting that a hybrid approach may be more appropriate and that further review is needed. He also
9 noted that Downtown Kannapolis Inc. (DKI) is not yet fully established and cautioned against
10 premature involvement until greater alignment and support from downtown retailers is achieved.
11 Regarding the NCMHF, Mr. Wilson recommended scheduling future discussions to more thoroughly
12 consider funding and budget allocations.

13
14 Mayor Pro tem Berry questioned the City's continued funding of employee YMCA memberships,
15 noting 68% participation and suggested that funding levels should better reflect actual usage. She
16 voiced support for eliminating funding to the NCMHF and recommended suspending the City's
17 federal lobbying contract. Mrs. Berry requested more information on funding the recycling containers
18 at area schools, referencing the importance of understanding its historical context and expressed
19 support regarding street paving noting ongoing community concerns. She suggested placing the
20 public arts master plan on hold and supported discussion and resolution regarding rental fee policies
21 for City facilities.

22
23 Councilmember Dixon thanked Mr. Legg and staff for their work on the budget and directed attention
24 to page 58 of the proposed Budget book and asked for clarification of the 144% increase in *Contracted*
25 *Services*. Mr. Legg clarified that although there was an increase in this particular line item, it was
26 offset by a corresponding decrease in the line item for *Contract – Resurfacing*. As a result, the overall
27 budget did not experience a significant net increase and the adjustment ensures that the total
28 expenditure remains balanced without causing any substantial impact on the budget. Mrs. Dixon
29 asked for an explanation regarding the 25% increase in the *Dues/Subscriptions* line item on page 18
30 of the City Council Budget. Mr. Legg explained that this increase is primarily due to higher dues paid
31 to various organizations, such as the League of Municipalities and similar entities. Mrs. Dixon
32 stressed the importance of maintaining a vibrant and appealing city that enhances quality of life for
33 both residents and visitors but cautioned against compromising essential infrastructure funding, such
34 as for streets. She questioned the long-term value of continued financial support for the NC Music
35 Hall of Fame and raised concerns about whether the Public Arts Master Plan would directly contribute
36 to community well-being. Mrs. Dixon supports offering rental fee discounts to residents.

37
38 Councilmember Jackson referred to Mr. Wilson's comment regarding transportation and noted that
39 as budgets grow, so do the City's responsibilities, particularly in areas like public transportation. Mr.
40 Jackson added that many residents rely on transit services and, based on his experience serving on
41 the board, hybrid and on-demand systems have proven more expensive to operate than fixed-route
42 buses. Regarding the NCMHF, Mr. Jackson recommended maintaining funding for now, while
43 strongly encouraging the organization to resume hosting events locally and reevaluating the City's
44 financial support if events do not resume.

45
46 Councilmember Dayvault expressed support for the right-sizing approach with the budget and aligned
47 with Mr. Jackson's view that continued funding for the NCMHF should be contingent upon

1 Kannapolis hosted events. Mr. Dayvault noted that while federal lobbying contracts can be effective
2 during periods of available funding, current uncertainty warrants short-term agreements. Regarding
3 supporting the school system recycling containers, he contrasted funding for athletic programs and
4 gymnasium use with the City's role in providing container services. He acknowledged that many
5 sidewalks are older and require ADA standards, but emphasized that street maintenance should
6 remain the higher priority, particularly in a year of fiscal restraint. Mr. Dayvault cautioned against
7 supporting new cultural initiatives, such as the public art master plan, in a year when core investments
8 like the sewer outfall must be maintained and raised concern about the communication surrounding
9 compensation changes, noting that recent emails about benefit adjustments impacted take-home pay
10 and underscored the difficulty of standardizing evaluations across departments. He suggested a better
11 dialogue with employees regarding these impacts moving forward. Mr. Dayvault supported a resident
12 discount for facility rentals and addressed Mr. Erwin concern regarding the cancellation of the Jiggy
13 festival stating that operational costs neared \$700,000 versus \$250,000 as cited by Mr. Erwin. He
14 questioned the environmental fee increase and proposed considering whether the recycling program
15 remains cost effective. Mr. Dayvault agreed with Mr. Wilson regarding funding for DKI until internal
16 support materializes.

17
18 Councilmember Wilson expressed agreement with Mr. Jackson and Mr. Dayvault that continued
19 funding for the NCMHF should be contingent on hosting events in Kannapolis. He supported placing
20 the City's federal lobbying contract on hold and encouraged a clear agreement with local school
21 systems regarding the shared use of athletic fields and gymnasiums. Mr. Wilson emphasized that
22 street maintenance should be a top priority and stated his opposition to advancing the public art master
23 plan at this time. Additionally, he voiced support for incorporating rental fee discounts for City
24 residents.

25
26 Councilmember Kincaid expressed appreciation for hearing the perspectives of fellow council
27 members. Regarding YMCA support, he favored continuing to assist the program through employee
28 funding rather than direct financial contributions. He agreed that funding for the NCMHF should be
29 tied to its presence and event activity in Kannapolis, suggesting that funding be reduced or eliminated
30 if not locally active. On education-related support, he advocated assisting the school system through
31 in-kind services rather than direct financial aid. Mr. Kincaid described street paving as a clear priority
32 and expressed uncertainty regarding continued investment in the public arts master plan. Addressing
33 employee compensation, he supported efforts to rebuild staff trust and morale following delays and
34 changes in pay evaluation systems. Mr. Kincaid emphasized that City-owned spaces should serve the
35 public, suggesting rates be reduced for residents while still covering maintenance costs without
36 becoming a source of profit.

37
38 Councilmember Jackson expressed support in continuing to receive briefing from the City's federal
39 lobbyist regarding potential upcoming funding opportunities and policy developments. He referred to
40 Mr. Mooder's concerns about the variance between projected and actual revenues for property and
41 sales taxes and asked for clarification. Mr. Legg responded that while projections had been highly
42 accurate for the past seven years, this year's shortfall appears to be an anomaly, influenced in part by
43 timing and county-level factors. He emphasized that the City took a conservative approach in its
44 estimates and that actual revenues may still exceed current projections. Mr. Legg added that many
45 other jurisdictions are facing similar forecasting challenges, particularly with volatile sales tax trends,
46 and that flexibility remains in place to adjust if additional revenues materialize.

1 Mayor Hinnant agreed that Council should review and discuss rental discounts for residents. He also
2 acknowledged the need for further discussion on funding for the YMCA, NCMHF, and a public art
3 master plan. However, he supported continuing the contract with the federal lobbyist, noting the direct
4 financial benefit to Kannapolis and suggested that it was in the City's best interest to maintain this
5 relationship. He expressed regret over canceling the Jiggy festival, emphasizing that it cost the City
6 significantly more than \$250,000, as mentioned by Mr. Erwin. Additionally, Mayor Hinnant
7 supported reallocating funds from sidewalk repairs to street repairs to avoid increasing overall
8 spending.

10 Mayor Hinnant referred to a previous meeting where Council approved a Development Agreement
11 with Dale Earnhardt Boulevard Partners, LLC., who proposed demolishing 23 existing homes to build
12 88 new townhomes. After that meeting, he discussed with Mr. Legg the possibility of saving the
13 homes rather than demolishing them. A staff group, including Wilmer Melton, Andrew Kelly, Alex
14 Anderson, Richard Smith, and Irene Wong, was created to explore this possibility. A contractor
15 determined that 20 of the 23 homes could be salvaged, and a moving company agreed to relocate the
16 homes within a one-mile radius for approximately \$1,000,000. Mayor Hinnant indicated that the
17 homes could possibly be moved and renovated for \$100,000 each and would be used as affordable
18 housing leased at below-market rates, with first choice given to police, fire, and teachers.

20 Mayor Hinnant noted that they are actively working with churches and schools to see if they have
21 property that could be donated for the use and acknowledged the tight timeframe to secure the land
22 and move the homes before the September 1, 2025 deadline. In addition to about \$700,000 in CDBG
23 funds that could be used to facilitate this project the City also has fund balance and savings to be used.
24 He asked Council for approval to direct staff to continue the search for available lots within the City.

26 Councilmember Dayvault recalled a similar failed project and the mayor suggested that the failure
27 may have been due to utility connection issues. While Mayor Pro Tem Berry expressed frustration
28 over lack of knowledge of the project and additional expenditure amidst budget cuts, Councilmember
29 Dixon supported the idea, suggesting outreach for property donations. Councilmember Wilson
30 estimated the cost to be closer to \$2.1 million to move all the homes and Councilmember Jackson
31 supported further discovery but Mayor Pro Tem Berry questioned how Council could approve the
32 budget without knowing the exact costs of the additional expense. Mr. Legg reminded Council that
33 there are available funds for one-time projects as well as CDBG funds. Councilmember Dayvault
34 indicated that he would like more information on the increased environmental fees and
35 Councilmember Kincaid asked about land purchase versus donation. There was general consensus
36 for further staff review of this proposed project.

38 **CLOSED SESSION**

39 **NCGS 143-318.11 (a) (3) to consult with an attorney in order to preserve the attorney client**
40 **privilege and G.S. 143.3189.11 (a) (4) for discussing matters relating to the location or expansion**
41 **of industries or businesses in the area. (Mayor Pro tem Berry)**

42 Mayor Pro tem Berry made the motion to go into closed session pursuant to NCGS 143-318 (a) (3)
43 to consult with an Attorney in order to preserve the Attorney client privilege. The motion was
44 seconded by Councilmember Dayvault and unanimously approved.

46 Council went into closed session at 8:00 PM.

1 There being no further business, Councilmember Wilson made a motion to come out of closed
2 session, second by Councilmember Dayvault, and the motion was unanimously approved.

3
4 Council resumed regular session at 8:54 PM.

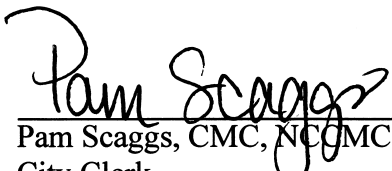
5
6 Councilmember Jackson made the motion to approve the Resolution authorizing the City Attorney to
7 institute proceedings against Monteith Construction Corporation. The motion was seconded by
8 Councilmember Dixon and unanimously approved.

9
10 **MOTION TO ADJOURN**

11 There being no further business, Councilmember Dayvault made motion to adjourn, second by
12 Councilmember Dixon, and the motion was unanimously approved.

13
14 The meeting adjourned at 8:55 PM on Monday, June 9, 2025.

15
16
17
18 
19 M. Darrell Hinnant, Mayor
20 City of Kannapolis

21
22 
23 Pam Scaggs, CMC, NCCMC
24 City Clerk



Kannapolis City Council

City Council Agenda Staff Report

June 23, 2025

To: Mayor and City Council

From: Elizabeth McCarty, Assistant Planning Director, Richard Smith, Planning Director

Subject: **PUBLIC HEARING** - Conditional Rezoning Case #CZ-2025-01 - 3397 Camp Julia Road **APPROVED 5 TO 2**

Recommended Action Requested by City Council

1. Hold a Public Hearing on request for conditional rezoning for Case #CZ-2025-01
2. Consider a motion to adopt a Statement of Consistency for Case #CZ-2025-01
3. Consider a motion to approve a Resolution to Zone for Case #CZ-2025-01

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The applicant, QTR Development Partners LLC, is proposing to conditionally rezone approximately 53.181+/- combined acres of property from Cabarrus County Low Density Residential (LDR) zoning district and City of Kannapolis Residential 4 (R4) zoning district to City of Kannapolis Residential 8-Conditional Zoning (R8-CZ) zoning district. The subject property is located at 3397 Camp Julia Road and further identified as Cabarrus County Parcel Identification Number (PIN) 56334589390000.

An approximately 50.569+/- acre portion of the existing 53.181+/- acre tract of contiguous property was voluntarily annexed into the City of Kannapolis on February 24, 2025. The remaining 2.61+/- acres fronting Patterson Road are within the City of Kannapolis and are presently zoned Residential 4 (R4). The applicant is requesting that both portions, the existing R4 and the recently annexed property, be conditionally rezoned to R8-CZ.

The applicant is proposing to construct a 317-unit townhouse development. The required neighborhood meeting for a conditional zoning application was held on February 5, 2025, at 6 p.m. at the Laureate Center, 401 Laureate Way. A summary of the neighborhood meeting is included as an attachment.

The Planning and Zoning Commission denied the rezoning request (4-1) at their meeting on April 15, 2025. The Commission cited the following reasons for the denial: inconsistency with the goals and policies of the *Move Kannapolis Forward: 2030 Comprehensive Plan*; unreasonable with adjoining neighborhoods; and not in the public interest because of the current state of the NCDOT roadways.

Fiscal Implications

None

Alternate Courses of Action

City Council may take one of the following actions on this rezoning:

APPROVAL (Recommended)

Approve with conditions and consistency: City Council finds that the proposed rezoning is consistent with the "Complete Neighborhood 1" and "Complete Neighborhood 2" Character Areas as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. (A separate Statement of Consistency is provided as an attachment.)

Motion 1 - Move to adopt the Statement of Consistency

Motion 2 - Move to adopt a Resolution to Zone for Case #CZ-2025-01 with the following conditions:

1. The permitted uses allowed by this rezoning shall be limited to those uses and accessory uses allowed by-right in the Residential 8 (R8) District. The intent of this rezoning submittal is to provide for a residential community.
2. The number of single-family units shall not exceed 317.
3. An eight-foot (8') Type B landscape buffer shall be provided along the perimeter of the proposed development where it abuts existing residential properties.
4. At such time that wastewater capacity is available for the proposed townhouse development, an updated Traffic Impact Analysis (TIA) shall be required prior to the execution of a Development Agreement for wastewater allocation approval.
5. The development depicted on the Rezoning Plan is schematic in nature and is intended to depict the general arrangement of such uses and improvements on the site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations, and they may be altered or modified in accordance with the City of Kannapolis Development Ordinance.
6. A final site plan, in compliance with the applicable Kannapolis Development Ordinance standards, shall be submitted to and approved by City Staff prior to issuance of a Zoning Clearance permit.

APPROVAL with no conditions

Approve with no conditions and deem consistent: City Council finds that the proposed rezoning is consistent with the "Complete Neighborhood 1" and "Complete Neighborhood 2" Character Areas as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. (A separate Statement of Consistency is provided as an attachment.)

Motion 1 - Move to adopt the Statement of Consistency

Motion 2 - Move to adopt a Resolution to Zone for Case #CZ-2025-01 with no conditions

DENIAL

Deny and not consistent: City Council finds that the proposed rezoning is not consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan* and does not consider the action to be reasonable and in the public interest.

Motion 1 - Move to adopt the Statement of Inconsistency

Motion 2 - Move to deny rezoning Case #CZ-2025-01

Attachments

1. 1 CZ-2025-01 Application
2. 2-4 Maps

3. 5-6 Rezoning Plans
4. 7 Neighborhood Meeting Summary
5. 8 Public Notice Ad
6. 9 List of Notified Addresses
7. 10 CZ-2025-01 Notification Letter
8. 2025-50 Resolution for Statement of Consistency for CZ-2025-01 3397 Camp Julia Road
9. 2025-51 Resolution to Zone for CZ-2025-01 3397 Camp Julia Road



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

Conditional Zoning Map Amendment Checklist

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. Please either bring this application to the address above or email to bbarcroft@kannapolisnc.gov. The fees may also be paid online with a link provided by staff.

CONDITIONAL REZONING REQUEST

Conditional Rezoning – Request for an amendment to the Kannapolis Zoning Map.

Approval authority – Planning and Zoning Commission.

Requested Rezoning Property Address: 3397 Camp Julia Road, Kannapolis, NC 28083

Applicant: QTR Development Partners LLC

Proposed development: R8-CZ

Up to three hundred twenty-four (324) townhouse dwelling units together with accessory uses as allowed in the Residential 8 (R8) zoning district.

SUBMITTAL CHECKLIST

- ☒ Pre-Application Meeting
- ☒ Neighborhood Meeting
- ☒ Zoning Map Amendment Checklist and Application – Complete with all required signatures
- ☒ Plot/Site Plan
- ☒ Please mark this box to authorize aerial drone photography of the site
- ☒ Fee: \$950.00 (\$600 Application Fee, \$300 Legal Notices and notification fee, & \$50 for letter/sign public notice[see Fee Schedule])

PROCESS INFORMATION

Public Notification: This is a legislative process that requires a public hearing and public notification including newspaper notice, first-class mailed notice to adjacent property owners and a sign posted prominently on the property (Table 2.4.F(2) of the Kannapolis Development Ordinance [KDO]).

Review Process: All applications will be reviewed for compliance and then forwarded to the Planning and Zoning Commission for consideration at a public hearing which is held monthly on the 3rd Tuesday at 6:00pm in City Hall Laureate Center. The pre-application meeting, neighborhood meeting, submittal of application and site plan, and payment of fees, must be completed prior to scheduling the public hearing. Please review Section 2.4.D. of the KDO.

Action by Planning and Zoning Commission: After conducting a public hearing, the Commission may: deny the application; conduct an additional public hearing on the application; or approve the application with conditions.

Scope of Approval: An affirmative vote of three-fourths of the members present and not excused from voting, shall be necessary to approve a conditional rezoning request. The approval of a rezoning does not authorize development activity, but does authorize the application to apply for a final major site plan. Any final decision rendered by the Commission may be appealed within fifteen (15) days to the City Council.

By signing below I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if incomplete.

Applicant's Signature: _____

Date: _____

2/10/25



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

CONDITIONAL ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

Applicant Contact Information

Name: Dan Lacz
Address: 120 Village Road
Green Village, NJ 07935
Phone: 973-634-1214
Email: dan.lacz@qtrdevelopment.com

Property Owner Contact Information ☐ same as applicant

Name: C.W. McHargue
Address: 3397 Camp Julia Road
Kannapolis NC 28083
Phone: _____
Email: _____

Project Information

Project Address: 3397 Camp Julia Road

Parcel: 56334589390000 # of parcels: 1 Approx. size of parcels: 53.18
(attach separate list if necessary) → 2.612 acres - R4 Kannapolis and 50.569 acres - LDR, Cabarrus County

Current Zoning Designation: R4 Requested Zoning Designation: R8-CZ

Reason for map amendment: _____
to allow for a residential community with up to three hundred twenty-four (324) townhouses

Condition(s) proposed by the applicant (attach separate sheet if necessary): see technical data sheet

By signing below, it is understood and acknowledged that if the property is conditionally rezoned as requested, the property involved in this request will be perpetually bound to the use(s) authorized and subject to such condition(s) as imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

Applicant Signature

Date

Property Owner Signature

Date



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

CONDITIONAL ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

Applicant Contact Information

Name: Dan Lacz
Address: 120 Village Road
Green Village, NJ 07935
Phone: 973-634-1214
Email: dan.lacz@qtrdevelopment.com

Property Owner Contact Information ☐ same as applicant

Name: C.W. McHargue
Address: 3397 Camp Julia Road
Kannapolis NC 28083
Phone: _____
Email: _____

Project Information

Project Address: 3397 Camp Julia Road
Parcel: 56334589390000 # of parcels: 1 Approx. size of parcels: 53.18
(attach separate list if necessary) 2.612 acres - R4 Kannapolis and 50.569 acres - LDR, Cabarrus County
Current Zoning Designation: R4 Requested Zoning Designation: R8-CZ

Reason for map amendment: _____
to allow for a residential community with up to three hundred twenty-four (324) townhouses

Condition(s) proposed by the applicant (attach separate sheet if necessary): see technical data sheet

By signing below, it is understood and acknowledged that if the property is conditionally rezoned as requested, the property involved in this request will be perpetually bound to the use(s) authorized and subject to such condition(s) as imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

[Signature]
Applicant Signature

2/10/25
Date

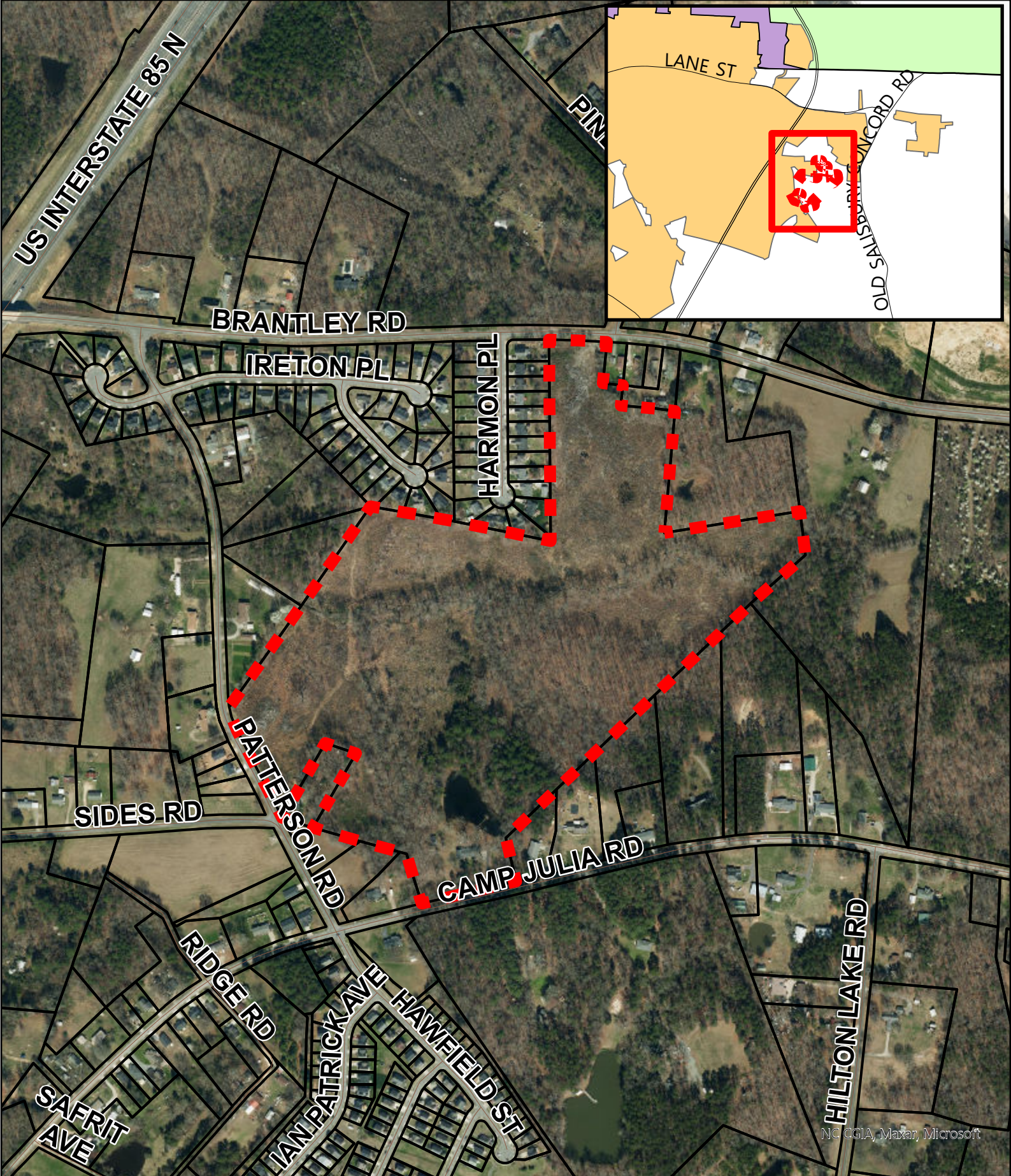
Property Owner Signature

Date



Vicinity Map

Case Number: CZ-2025-01
Applicant: QTR Development Partners LLC
3397 Camp Julia Rd

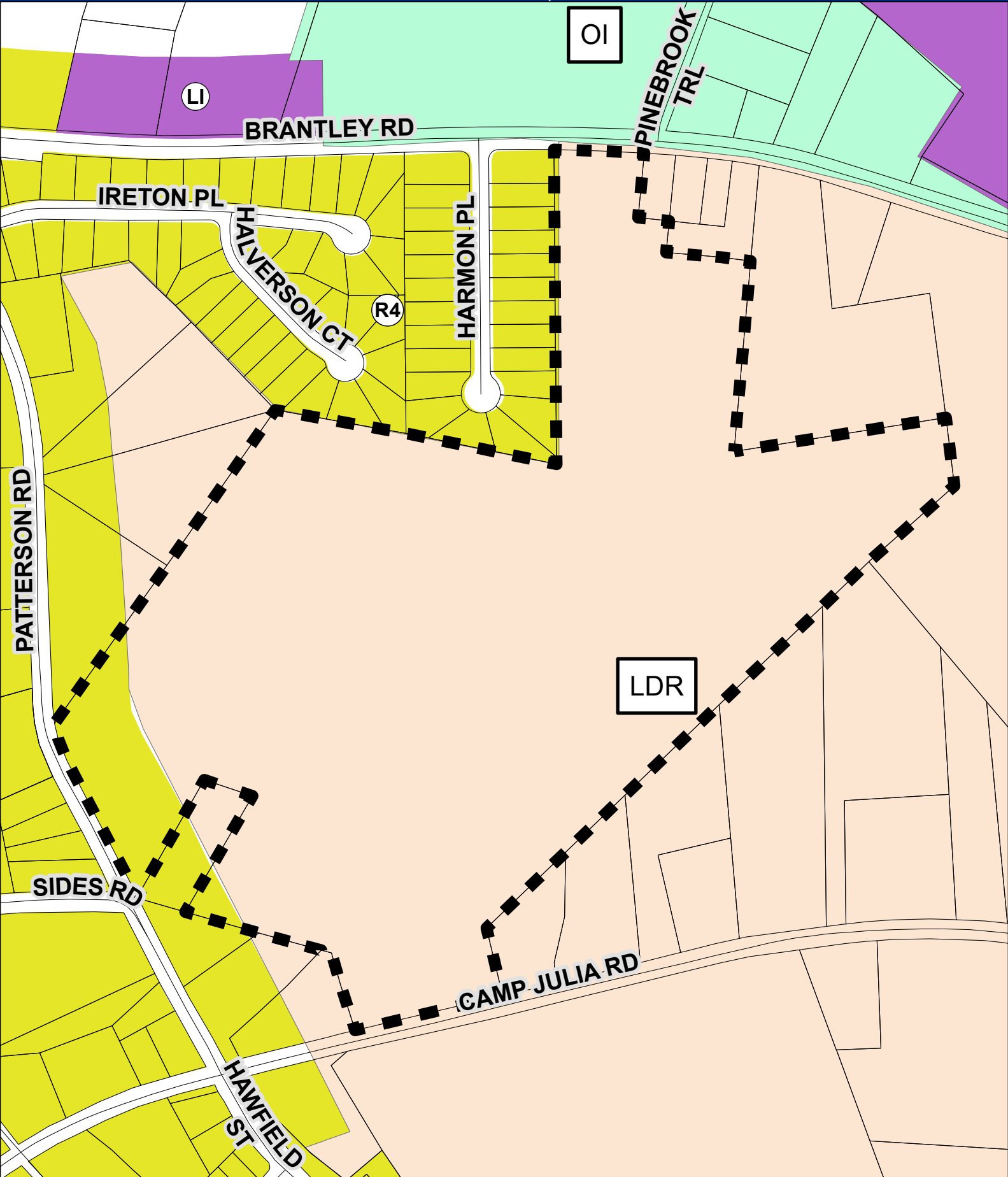




Kannapolis Current Zoning



Case Number: CZ-2025-01
Applicant: QTR Development Partners LLC
3397 Camp Julia Rd



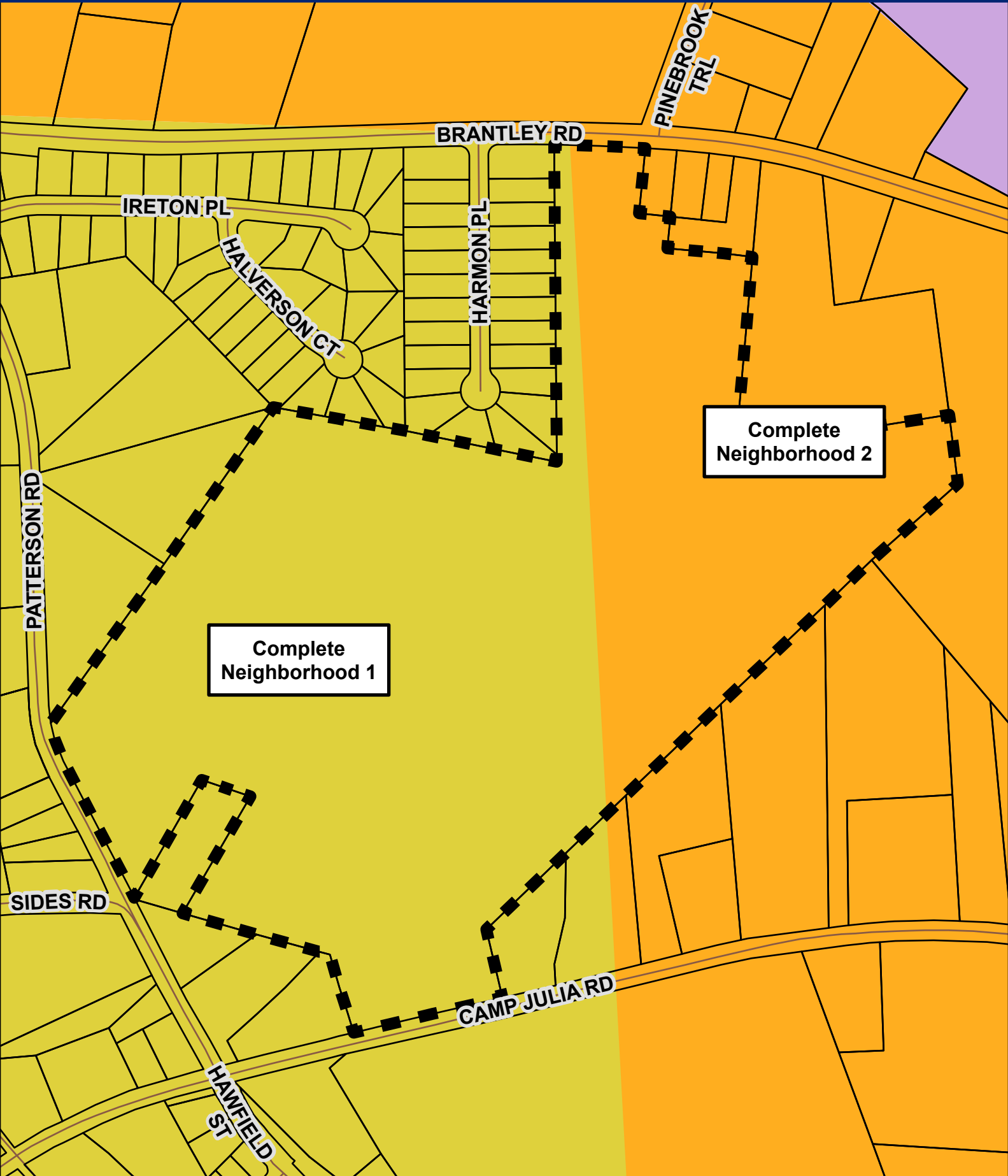


Kannapolis 2030 Future Land Use Map

Case Number: CZ-2025-01

Applicant: QTR Development Partners LLC

3397 Camp Julia Rd



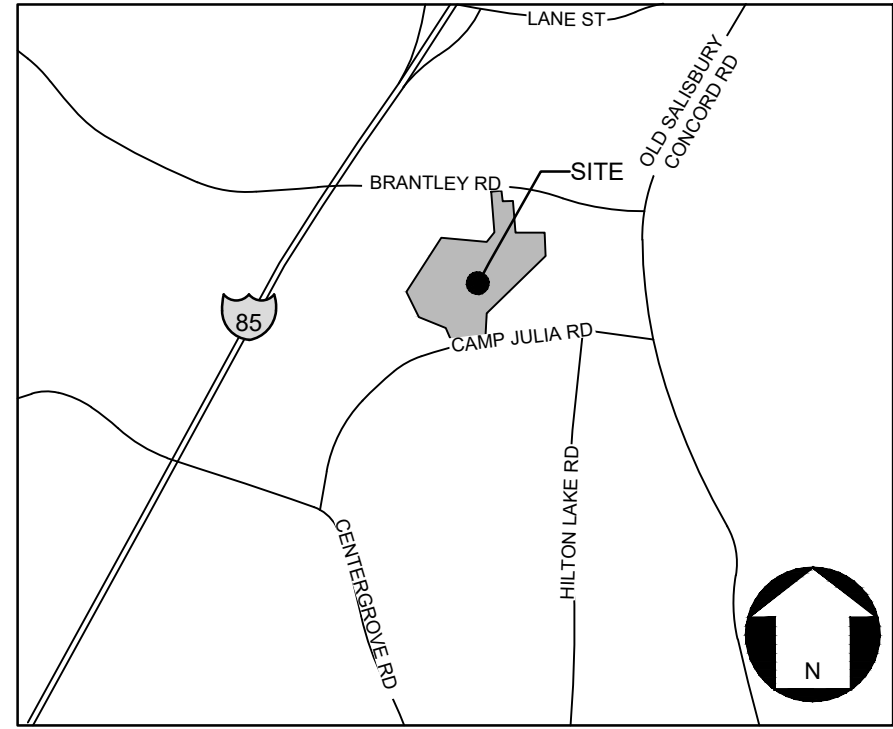
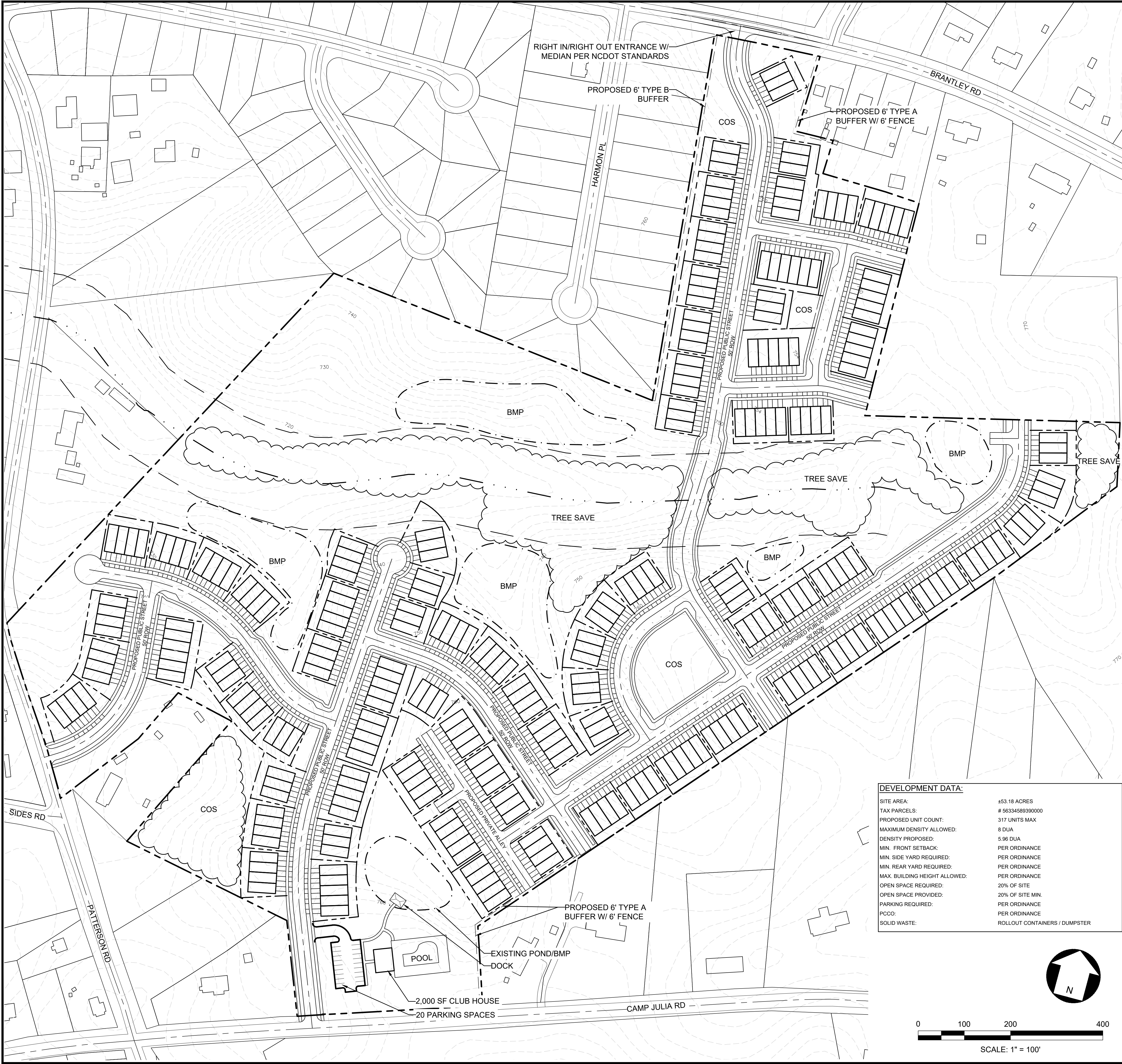


CAMP JULIA SITE
KANNAPOLIS, NC
QTR DEVELOPMENT

REZONING
SITE PLAN

Project Manager: MDL
Drawn By: LJP
Checked By:
Date: 04/11/25
Project Number: 24054
Sheet Number:

P:\2024 Jobs\24054 - Camp Julia Site-QTR\CAD\Sketch Planning\24054 - SKETCH BASE_recover.dwg



Site Development Data:

- Acreage: ± 53.18 acres
- Tax Parcel #: # 56334589390000
- Existing Zoning: LDR - Cabarrus County and R4 - Kannapolis
- Proposed Zoning: RS-CZ
- Existing Uses: one single family home
- Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses as allowed in the Residential 8 (R8) zoning district.
- Maximum Gross Square Feet/ Units of Development: Up to three hundred and seventeen (317) townhouse dwelling units together with accessory uses as allowed in the Residential 8 (R8) zoning district.
- Maximum Building Height: As permitted by Ordinance.
- Parking: Two (2) parking spaces per unit and one (1) on-street guest parking space per five (5) units.

1. General Provisions:

a. Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan, and related graphics form the Rezoning Plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by QTR Development Partners, LLC (together the "Petitioner") to accommodate development of a residential community on the approximately 53.18 acre site located at 3397 Camp Julia Road, Kannapolis, North Carolina (the "Site").

b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Kannapolis Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes different standards, the regulations established under the Ordinance for the Residential 8 (R8) zoning classification shall govern all development taking place on the Site, subject to the provisions provided below.

c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, open space areas and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 2.5.A(3)b.8.(c)2. of the Ordinance. There may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 2.5.A(3)b.8.(c)2. of the Ordinance. These instances would include changes to graphics if they are:

i. expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or

ii. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner may ask the Planning Director to review and approve the proposed change as allowed in Section 2.5.A(3)b.8.(c) of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

2. Permitted Uses, Development Area Limitations, and Transfer & Conversion Rights:

a. The Site may be developed with up to three hundred and seventeen (317) townhouse dwelling units, as allowed by right and under prescribed conditions.

3. Transportation Improvements and Access:

a. Applicable Standards. All of public roadway improvements will be subject to the standards and criteria of the City of Kannapolis (as it relates to the roadway improvements within its road system authority) and the North Carolina Department of Transportation.

b. Phasing. Phasing of the roadway improvements may occur, as necessary, with the mutual written consent of Petitioner, the City of Kannapolis, and the North Carolina Department of Transportation, as applicable.

c. Right-of-Way Dedication. Subject to the qualifications set forth herein, right-of-way to be dedicated for the required roadway improvements will be dedicated via fee simple as required by the phasing tied to the identified roadway improvements.

d. Substantial Completion. Reference to "substantial completion" or "substantially completed" for certain improvements shall mean completion of the roadway improvements in accordance with the standards set forth above provided, however, in the event certain non-essential roadway improvements (as reasonably determined by City of Kannapolis Transportation and Environmental Services Department) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the Transportation and Environmental Services Department will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, Petitioner continues to exercise good faith efforts to complete the applicable roadway improvements; in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

e. Fee in Lieu. If a fee in lieu has been paid by the Petitioner for a proposed improvement the improvement will be deemed to be completed for the purposes of the issuance of a certificate of occupancy and as a result will not require the posting of a bond or letter of credit if the improvement has not been completed by others.

f. Right-of-way Availability. ONLY TO THE EXTENT APPLICABLE, it is understood that some public roadway improvements may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts over a minimum of a 60-day period, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then the Transportation and Environmental Services Department or other applicable agency, department or governmental body may agree to proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings. Furthermore, in the event public roadways or improvements are delayed because of delays in the acquisition of additional right-of-way as contemplated herein and such delay extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing, then the Transportation and Environmental Services Department will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, Petitioner continues to exercise good faith efforts to complete the applicable roadway improvements; in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

g. Alternate Improvements. In addition to the foregoing, in the event the right of way is not available for any reason after the good faith efforts of the Petitioner, the Petitioner will work with the City of Kannapolis or NCDOT as applicable to either (i) identify alternative improvements to implement traffic mitigation in lieu of the improvements impacted by the lack of right of way as described in subsection g. below; or (ii) contribute to the City of Kannapolis or NCDOT as applicable, an amount equal to the estimated cost of the road improvements not completed due to the lack of available right of way, such funds to be used to complete such alternative roadway improvements in the general area of the Site in a manner reasonable agreeable to the Petitioner, the city of Kannapolis or NCDOT as applicable.

h. Access. Access to the Site will be from Camp Julia Road, Patterson Road and Brantley Road as generally depicted on Sheet L-SK. The specific number and location of access points internal to the Site and to from the proposed Public Roads and internal driveways will be determined during the building permit process and thereafter additional or fewer driveways and/or additional roads may be installed or removed with approval from appropriate governmental authorities subject to applicable statutes, ordinances and regulations.

i. Modifications. Modifications to the alignment of the vehicular circulation and driveways may be made by the Petitioner, with the approval of the Planning Administrator, the Transportation and Environmental Services Department, and the North Carolina Department of Transportation, to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval in accordance with published standards.

4. Architectural Standards:

a. The principal buildings and accessory structures constructed on the Site, including all Development Areas, shall adhere to the architectural requirements and standards of the Ordinance.

5. Streetscape, Landscaping and Buffer, Open Space and other Amenities:

a. The Site will comply with Section 5.3 Landscaping and Buffer Standards and 5.3 J Tree Protection Standards and Section 5.4 Open Space Set-Aside Standards of the Ordinance unless indicated below or on the proposed Rezoning Plan.

b. Street trees will be installed along the new interior public streets within the planting strip within the street right of way.

c. Final open space and tree preservation areas, percentage, type and location shall be determined during the construction document phase.

d. Amenity areas may include pool, cabana, docks and other amenity features. The specific features and layout shall be determined during the construction document / permitting phase.

8. Environmental Features

a. Post Construction Ordinance. The Petitioner shall comply with all Environmental Control Regulations contained in the Ordinance and the Kannapolis Land Development Standards Manual.

b. Storm Water Approval. The location, size, and type of storm water management system depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

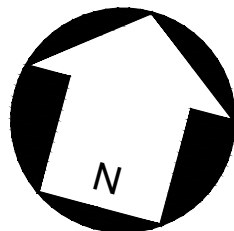
9. Amendments to the Rezoning Plan:

Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area or portion of the Site affected by such amendment in accordance with the provisions herein and of Section 2.5.A(3)b.8.(c) of the Ordinance.

10. Binding Effect of the Rezoning Application:

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

DEVELOPMENT DATA:	
SITE AREA:	±53.18 ACRES
TAX PARCELS:	# 56334589390000
PROPOSED UNIT COUNT:	317 UNITS MAX
MAXIMUM DENSITY ALLOWED:	8 DUA
DENSITY PROPOSED:	5.96 DUA
MIN. FRONT SETBACK:	PER ORDINANCE
MIN. SIDE YARD REQUIRED:	PER ORDINANCE
MIN. REAR YARD REQUIRED:	PER ORDINANCE
MAX. BUILDING HEIGHT ALLOWED:	PER ORDINANCE
OPEN SPACE REQUIRED:	20% OF SITE
OPEN SPACE PROVIDED:	20% OF SITE MIN.
PARKING REQUIRED:	PER ORDINANCE
PCCO:	PER ORDINANCE
SOLID WASTE:	ROLLOUT CONTAINERS / DUMPSTER



CAMP JULIA SITE KANNAPOLIS, NC QTR DEVELOPMENT

REZONING SITE PLAN

Project Manager: MDL

Drawn By: LJP

Checked By:

Date: 04/10/25

Project Number: 24054

Sheet Number:

RZ-2

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. TBD

Petitioner: QTR Development Partners
Rezoning Petition No.: TBD
Property: ±53.18 acres located at 3397 Camp Julia Rd.

This Community Meeting Report is being filed with the City of Kannapolis pursuant to Section 2.4.B. of the Kannapolis Development Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and details of the Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 1/22/2025 and a corrected copy on 1/27/2025. A copy of the final corrected written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held on Wednesday, February 5, 2025, at 6:00 p.m. The meeting location was the Laureate Center in the Kannapolis City Hall & Police Headquarters, 401 Laureate Way, Kannapolis, North Carolina, 28081.

PERSONS IN ATTENDANCE AT MEETING:

The list of attendees from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Curtis Trenkelbach, Dan Lacz with QTR Development Partners, and Matt Langston with Landworks Design Group, PA. Also in attendance were Bridget Grant and Lisa Thompson with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Ms. Grant with Moore & Van Allen welcomed and thanked the participants for their interest in Rezoning Petition.

Ms. Grant and the petitioner's representatives provided the following information during the presentation:

The subject site is located at 3397 Camp Julia Rd., east of I-85 and west of Old Salisbury-Concord Rd., south of Brantley Rd. The site is approximately 53.18 acres and is zoned LDR within Cabarrus County. The applicant is seeking to annex and zone to R8 CZ; to construct a new residential townhome community. The Kannapolis 2030 plan designates the site as Complete Neighborhood 1 and 2 and is nearby a primary activity center and employment center.

Ms. Thompson reviewed the site plan and layout of roads/access, open space, amenities, and tree save areas. She highlighted over 44% of the site is open space which is double the city's requirement. Ms. Thompson also reviewed the intersections proposed to be studied with the pending traffic impact analysis, reviewed the benefits of conditional rezoning and a tentative schedule for the project through the rezoning process.

II. Summary of Questions/Comments and Responses:

Questions were raised about overall process and timing of the project and whether sewer was available. Ms. Grant responded that sewer allocation isn't available for a few years. Residents asked if they would be forced to connect to the sewer. Ms. Grant stated that sewer won't affect their existing well and septic systems. It was also confirmed that the annexation is limited to the subject site.

Residents were concerned about noise and the proximity of townhomes to their existing homes. An adjacent neighbor raised concerns with protecting the animals on her property. Ms. Grant stated that fencing or vegetation can be considered to help with these concerns.

Questions were asked about the history of tree clearing on the site. The development team stated the site may be part of a tree program.

Questions were asked about why there were stub roads adjacent to their property. Ms. Grant explained the connectivity requirements per Kannapolis' development ordinance. Roadway stubs are built to the property line to allow for future roadway extensions with future development.

Residents asked why the petitioner is proposing a townhome product versus single family homes and why the city would allow this type of density. Ms. Grant explained the land use patterns, adopted land use plan and range of housing options anticipated with the Land Use Plan. She noted this area is expected to have higher density due to the proximity to neighborhood services, commercial uses, and employment opportunities. She continued to explain that the townhome product allows the petitioner to provide larger swaths of protected open space to be held in common ownership.

Questions were asked about whether this was for sale or for rent and if it would be sold to a builder. The petitioner explained that it will be sold to a builder, and they weren't sure whether it would be a for sale or a rental community at this time. Regardless of the product type, the conditions of the rezoning will run with the land. An additional question was asked if it could be restricted to a percentage of rentals. Ms. Grant explained that is up to the management company and HOA at the time the covenants and restrictions are written.

Concerns were raised about the location of the access off Patterson Road along the curve. Mr. Langston explained that the city and NCDOT will require the development to meet site distance requirements which is done during the construction plan phase of the project.

A resident asked if there were any public parks as part of this development or in the area. Ms. Grant explained that the amenities of this site would be private.

Questions were asked about traffic and if the study would take in the trips from the new industrial building that is under construction. Ms. Grant explained that the study would take in those trips and all approved developments in the area.

A resident mentioned there are existing drainage issues coming from this property. Mr. Langston explained the stormwater areas and how they would treat the water before it's released into the existing stream.

The participants were thanked for their time and interest in the development. (Note: Registered attendees were sent a copy of the presentation.)

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to coordinate efforts with City Staff. The revised plan will include references to buffers and potential fencing in specific areas.

cc: Richard Smith, Director of Planning, City of Kannapolis
Dan Lacz, QTR Development Partners
Bridget Grant, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

AcctName1	AcctName2	MailAddr1	MailAddr2	MailCity	Mail	MailZi
BRINEGAR MICHAEL PAUL		5165 PATTERSON RD		KANNAPOLIS	NC	28083
FKH SFR C1 L P		C/O FIRSTKEY HOMES LLC	600 GALLERIA PKWY SE STE 300	ATLANTA	GA	30339
GOODMAN TOM G CO-TRUSTEE	GOODMAN MILDRED S CO-TRUSTEE	5250 PATTERSON RD		KANNAPOLIS	NC	28083
GREENE VANCE ARTHUR III	GREENE TANYA LATREECE WF	3443 CAMP JULIA RD		KANNAPOLIS	NC	28083
LEFLER BEVERLY PATTERSON	BRAYBOY REBECCA PATTERSON	C/O BECKY BRAYBOY	2900 CAMP JULIA RD	KANNAPOLIS	NC	28083
FROHE CAROLE E		228 SOUTHAVEN CT		KANNAPOLIS	NC	28083
TROUTMAN HASKEL B TRUSTEE	TROUTMAN LINDA L TRUSTEE	5245 PATTERSON RD		KANNAPOLIS	NC	28083
GOODMAN TOM G CO-TRUSTEE	GOODMAN MILDRED S CO-TRUSTEE	5250 PATTERSON RD		KANNAPOLIS	NC	28083
WILLIAMS RAMONA C		5175 PATTERSON RD		KANNAPOLIS	NC	28083
DELLINGER WILLIAM	DELLINGER BRENDA WF	5210 HARMON PL		KANNAPOLIS	NC	28083
TURNER DERRAIL D		2550 PENNINGER RD		CONCORD	NC	28025
TROUTMAN KENNETH BROWN		5191 PATTERSON RD		KANNAPOLIS	NC	28083
TROUTMAN KENNETH BROWN		5191 PATTERSON RD		KANNAPOLIS	NC	28083
GOODMAN TOM G CO-TRUSTEE	GOODMAN MILDRED S CO-TRUSTEE	5250 PATTERSON RD		KANNAPOLIS	NC	28083
LAWS CORA MAE MOORE	LAWS CORA MAE ESTATE	5100 PATTERSON RD		KANNAPOLIS	NC	28083
NAVARRO STEPHANIE		5215 HALVERSON CT		KANNAPOLIS	NC	28083
PROGRESS RESIDENTIAL BORROWER 19 LLC		PO BOX 4090		SCOTTSDALE	AZ	85261
GIBBS JERAMIAH J		4319 HILTON LAKE RD		KANNAPOLIS	NC	28083
TROUTMAN KENNETH BROWN		5191 PATTERSON RD		KANNAPOLIS	NC	28083
MCGLYNN MICHAEL		4988 IRISH POTATO RD		KANNAPOLIS	NC	28083
CHOMIAK NADYA MARIKA		2920 BRANTLEY RD		KANNAPOLIS	NC	28083
CONEJO URIEL HERNANDEZ	MORALES FANY LIZETH MARTINEZ	367 CARLYLE RD		TROUTMAN	NC	28166
THORPE HUGH M	THORPE MURIEL WF	5242 HARMON PL		KANNAPOLIS	NC	28083
GREENE VANCE ARTHUR III	GREENE TANYA LATREECE WF	3443 CAMP JULIA RD		KANNAPOLIS	NC	28083
BENSON DONNA ALICIA		5210 HALVERSON CT		KANNAPOLIS	NC	28083
GRAHAM BENJAMIN TODD		5206 HARMON PL		KANNAPOLIS	NC	28083
LAWS MARK W		523 LOCUST ST		KANNAPOLIS	NC	28081
JITER CORPORATION		PO BOX 286		ELKTON	FL	32033
GREENE VANCE ARTHUR III	GREENE TANYA LATREECE WF	3443 CAMP JULIA RD		KANNAPOLIS	NC	28083
BATTINELLI JOSEPH	BATTINELLI KATE E WF	3525 CAMP JULIA RD		KANNAPOLIS	NC	28083
BYNUM MELISSA M	BYNUM DOUGLAS N HSB	3487 CAMP JULIA RD		KANNAPOLIS	NC	28083
BUCK CLINTON M		5205 HARMON PL		KANNAPOLIS	NC	28083
KAMEN MAGDALENE		5223 HARMON PL		KANNAPOLIS	NC	28083
MCHARGUE C W	MCHARGUE CHARLES WILLIAM	3397 CAMP JULIA RD		KANNAPOLIS	NC	28083
CLARK WILLIAM JACK JR	CLARK ANGIE RACHAEL /WIFE	2916 BRANTLEY RD		KANNAPOLIS	NC	28083
SWARTZ JAMES O	SWARTZ CAROLYN M/WIFE	2877 BRANTLEY ROAD		KANNAPOLIS	NC	28083
CEDAR GROVE RETREAT INC		8410 PIT STOP CT STE 140		CONCORD	NC	28027
ROSEMAN KAY C LF EST	ROSEMAN GAROLD L	635 ROGERS RD		CHINA GROVE	NC	28023
ROZANKA MORDECHAI	ROZANKA REGINA WF					
BRANTLEY AMY R		30 SEVIER DR		HENDERSONVILLE	NC	28791
2018-2 IH BORROWER LP		C/O INVITATION HOMES	1717 MAIN ST STE 2000	DALLAS	TX	75201
SANCHEZ NOEMY DEL CARMEN	GARCIA ANGEL FERNANDO SPOUSE	903 BUICK AVE		KANNAPOLIS	NC	28083
BOWDEN MARY S		3320 CAMP JULIA RD		KANNAPOLIS	NC	28083
HARRIS KEISHA JLUANE		5203 HALVERSON CT		KANNAPOLIS	NC	28083
RICE B PAUL III		5218 HARMON PLACE		KANNAPOLIS	NC	28083
GALLEGOS REYNALDO ALEMAN	ALEMAN REINALDA GUEVARA WIFE	5308 HARMON PLACE		KANNAPOLIS	NC	28083
HAYES JOSEPH E	HAYES CHRISTY LYNN WF	3465 CAMP JULIA RD		KANNAPOLIS	NC	28083
RUMMAGE WALTER BOYCE	RUMMAGE DELORES H WF	5227 HALVERSON CT		KANNAPOLIS	NC	28083
FOSTER JOSEPH W	FOSTER CHRISTY G/WIFE	5209 HALVERSON COURT		KANNAPOLIS	NC	28083
BETHEL PILGRIM HOLINESS CHURCH		4036 OLD SALISBURY CONCORD RD		KANNAPOLIS	NC	28083
HUNTLEY REBECCA L		5224 HALVERSON CT		KANNAPOLIS	NC	28083
CLARKE PAYTON ELIZABETH	COFFEY MIKALIA SPOUSE	5216 HALVERSON CT		KANNAPOLIS	NC	28083
SFR JV-1 2021-1 BORROWER LLC		C/O TRICON AMERICAN HOMES LLC	15771 RED HILL AVE STE 100	TUSTIN	CA	92780
AMH 2015-2 BORROWER LLC		C/O AMERICAN HOMES 4 RENT	23975 PARK SORRENTO STE 300	CALABASAS	CA	91302
CLARK WILLIAM JACK JR	CLARK ANGIE RACHAEL /WIFE	2916 BRANTLEY RD		KANNAPOLIS	NC	28083
WETTER JAMES PAUL		5224 HARMON PL		KANNAPOLIS	NC	28083
GOODMAN TOM G CO-TRUSTEE	GOODMAN MILDRED S CO-TRUSTEE	5250 PATTERSON RD		KANNAPOLIS	NC	28083
ROSS SHIRLEY E		5221 HALVERSON CT		KANNAPOLIS	NC	28083
TRICON SFR 2024-4 BORROWER LLC		C/O TRICON AMERICAN HOMES LLC	15771 RED HILL AVE STE 100	TUSTIN	CA	92780
2018-3 IH BORROWER LP		1717 MAIN ST STE 2000		DALLAS	TX	75201
FREEMAN JIMMY JR	FREEMAN BRENDA WF	2904 BRANTLEY RD		KANNAPOLIS	NC	28083
LAWS CORA MAE MOORE	LAWS CORA MAE ESTATE	5100 PATTERSON RD		KANNAPOLIS	NC	28083

EXHIBIT B

--CORRECTED--*

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION QTR DEVELOPMENT – PETITION # TBD – CAMP JULIA RD.

Subject: Rezoning Petition No. TBD

Petitioner/Developer: QTR Development Partners LLC

Current Land Use: Residential & Vacant

Existing Zoning: LDR – Low Density Residential (County)
R-4 – Residential – 4 (City)

Rezoning Requested: R8 - CZ (Residential – 8, Conditional)

Date and Time of Meeting: ***Wednesday, February 5, 2025, at 6:00 p.m.***

Meeting Location: ***Kannapolis City Hall & Police Headquarters
Laureate Center
401 Laureate Way
Kannapolis, NC 28081***

RSVP: CommunityMeeting@mvalaw.com before February 3, 2025, and reference the Camp Julia Road petition.

Date of Notice: 1/27/2025

Moore & Van Allen is assisting QTR Development Partners (the “Petitioner”) on a recently filed request to rezone an approximately ±53.18-acre site located at 3397 Camp Julia Road, in Kannapolis, North Carolina from LDR & R4 to R8-CZ. The site lies on the north side of Camp Julia Road and east of I-85, and south of Brantley Road. The request is to allow the development of the site with a residential community. Access to the site will be from three separate points: Camp Julia Road, Patterson Road and Brantley Road.

The Petitioner will hold an **In-Person Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The City of Kannapolis Mapping Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the site. Please contact CommunityMeeting@mvalaw.com to RSVP and reference the Camp Julia Road petition.

Accordingly, we are extending an invitation to participate in the upcoming Community Meeting to be held in the Laureate Center of the Kannapolis City Hall & Police Headquarters, 401 Laureate Center, Kannapolis, NC, 28081, on Wednesday, February 5, 2025, at 6:00 p.m. Please contact CommunityMeeting@mvalaw.com to RSVP and reference the Camp Julia Road petition.

Residents who expect they will be unable to attend the community meeting or have questions about this matter are asked to email CommunityMeeting@mvalaw.com to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting. Thank you.

cc: Richard Smith, Director of Planning, City of Kannapolis, NC
Dan Lacz, QTR Development Partners, Inc.
Bridget Grant, Moore & Van Allen, PLLC
***RSVP date and Kannapolis staff contact corrected.**

13952395v2

Exhibit B (Cont.)

Site location:



Exhibit C

Community Meeting Attendance Sheet

** This sign in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. **

Petitioner: QTR DEVELOPMENT PARTNERS LLC

Rezoning petition Number: TBD

Date: February 5, 2025

Location: Kannapolis City Hall & Police Headquarters

Laureate Center, 401 Laureate Way

Kannapolis, NC 28081

	Name	Address	Phone	Email
1	Ramona Williams	5175 Patterson Rd		
2	Tom Goodman	5250 PATTERSON RD	704.933.0019	
3	Haskell Shortman			
4	Pat Delores Rummage	5227 Halverson Ct.	980-234-1110	
5	Brenda + Jimmy Freeman			
6	Wendell Rummage	5227 Halverson Ct	704 7912475	wendell.rummage@gmail.com
7	Becky Huntley			
8	Paul Rice			
9	April Rice			
10	Benjamin J. Graham			
	Brenda Dugg	5210 Halmon PO	704 6991317	Brenda Dugg 1945 (a) Gma. &
	Raymond Dugg			
	ANISHA HARRIS			
	TANYA HARRIS			
	ANISHA HARRIS			
	Vance Green	3443 Camp Julie Rd		



Order Confirmation

Order# 0000892044

PO Box 27283
Richmond, VA 23261-7283

Client: CITY OF KANNAPOLIS
Phone: 7049204300

Pavor : CITY OF KANNAPOLIS
Phone: 7049204300

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

Sales Rep **Accnt Rep** **Ordered By**
crpboana crpboana Pam Scaggs

Fax: 7049337463
Email: pscaggs@kannapolisnc.gov

Total Amount \$375.96

Payment Amount \$375.96

Amount Due \$0.00

Tax Amount: 0.00

Payment Meth: Credit - Debit Card

Tear Sheets

0

Proofs

0

Affidavits

1

PO Number:

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000892044-01	CLS Legal	2 X 38 li	\$0.00

Production Method

AdBooker (liner)

Production Notes

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

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

Run Dates 6/12/2025, 6/19/2025

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

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

Run Dates 6/12/2025, 6/13/2025, 6/14/2025, 6/15/2025, 6/16/2025, 6/17/2025, 6/18/2025

TagLine: NOTICEOFPUBLICHEARING401LAUREATEWAYKANNAPOLISNCCITYCOUNCILMEETINGMONDAYJUNE23
2025AT600PMCONDITIONALZONINGMAPAMENDMENTCZ202501



NOTICE OF PUBLIC HEARING
401 Laureate Way, Kannapolis, NC

City Council Meeting
Monday, June 23, 2025 at 6:00 pm

Conditional Zoning Map Amendment - CZ-2025-01 - Public Hearing to consider request to rezone property located at 3397 Camp Julia Road from Cabarrus County Low Density Residential (LDR) zoning district and City of Kannapolis Residential 4 (R4) zoning district to City of Kannapolis Residential 8-Conditional Zoning (R8-CZ) zoning district to allow for a 317-unit townhouse development. The subject property is approximately 53.18 +/- acres and further identified as Cabarrus County Parcel Identification Number 56334589390000

In accordance with Title II of the Americans with Disabilities Act (ADA), any person requiring an accommodation to participate in a function or program of the City of Kannapolis, should contact Daniel Jenkins, Assistant Human Resource Director & ADA Coordinator, by phone at 704-920-4312, email adacoordinator@kannapolisnc.gov, or in person at Kannapolis City Hall as soon as possible but not later than 48 hours before the scheduled event.

Publish: June 12, June 19, 2025.

MailAddr1	name	MailCity	MailState	MailZipCod
1717 MAIN ST STE 2000	2018-2 IH BORROWER LP and C/O INVITATION HOMES	DALLAS	TX	75201
1717 MAIN ST STE 2000	2018-3 IH BORROWER LP	DALLAS	TX	75201
23975 PARK SORRENTO STE 300	AMH 2015-2 BORROWER LLC and C/O AMERICAN HOMES 4 RENT ATTN: PROPERTY	CALABASAS	CA	91302
5315 HARMON PL	ANGELES DIANA LAZARO	KANNAPOLIS	NC	28083
5253 HARMON PL	AYERS RICHARD EUGENE	KANNAPOLIS	NC	28083
5307 HARMON PLACE	BASS ROGER W	KANNAPOLIS	NC	28083
3525 CAMP JULIA RD	BATTINELLI JOSEPH and BATTINELLI KATE E WF	KANNAPOLIS	NC	28083
2908 BRANTLEY RD	BAXTER THOMPSON	KANNAPOLIS	NC	28083
2550 PENNINGER RD	BDM BUILDERS LLC	CONCORD	NC	28025
5210 HALVERSON CT	BENSON DONNA ALICIA	KANNAPOLIS	NC	28083
4036 OLD SALISBURY CONCORD RD	BETHEL PILGRIM HOLINESS CHURCH	KANNAPOLIS	NC	28083
3320 CAMP JULIA RD	BOWDEN MARY S	KANNAPOLIS	NC	28083
30 SEVIER DR	BRANTLEY AMY R	HENDERSONVILLE	NC	28791
5205 HARMON PL	BUCK CLINTON M	KANNAPOLIS	NC	28083
3487 CAMP JULIA RD	BYNUM MELISSA M and BYNUM DOUGLAS N HSB	KANNAPOLIS	NC	28083
5245 HALVERSON CT	CARSON ANTHONY RAY and PARKS KELANA C	KANNAPOLIS	NC	28083
8410 PIT STOP CT STE 140	CEDAR GROVE RETREAT INC	CONCORD	NC	28027
2920 BRANTLEY RD	CHOMIAK NADYA MARIKA	KANNAPOLIS	NC	28083
2916 BRANTLEY RD	CLARK WILLIAM JACK JR and CLARK ANGIE RACHAEL /WIFE	KANNAPOLIS	NC	28083
2915 BRANTLEY RD	COLGIN JANA L	KANNAPOLIS	NC	28083
444 COUNTRYWOOD PL SE	CONEJO URIEL HERNANDEZ and MORALES FANY LIZETH MARTINEZ	CONCORD	NC	28025
5210 HARMON PL	DELLINGER WILLIAM and DELLINGER BRENDA WF	KANNAPOLIS	NC	28083
1850 PARKWAY PL SE STE 900	FKH SFR C1 L P and C/O FIRST KEY HOMES LLC	MARIETTA	GA	30067
5209 HALVERSON COURT	FOSTER JOSEPH W and FOSTER CHRISTY G/WIFE	KANNAPOLIS	NC	28083
2904 BRANTLEY RD	FREEMAN JIMMY JR and FREEMAN BRENDA WF	KANNAPOLIS	NC	28083
5209 HARMON PL	FRITZ ROBERT R SR and FRITZ FABIENE WF	KANNAPOLIS	NC	28083
228 SOUTHAVEN CT	FROHE CAROLE E	KANNAPOLIS	NC	28083
5308 HARMON PLACE	GALLEGOS REYNALDO ALEMAN and ALEMAN REINALDA GUEVARA WIFE	KANNAPOLIS	NC	28083
5250 PATTERSON RD	GOODMAN TOM G CO-TRUSTEE and GOODMAN MILDRED S CO-TRUSTEE	KANNAPOLIS	NC	28083
5206 HARMON PL	GRAHAM BENJAMIN TODD	KANNAPOLIS	NC	28083
3443 CAMP JULIA RD	GREENE VANCE ARTHUR III and GREENE TANYA LATREECE WF	KANNAPOLIS	NC	28083
5203 HALVERSON CT	HARRIS KEISHA JLUANE	KANNAPOLIS	NC	28083
3465 CAMP JULIA RD	HAYES JOSEPH E and HAYES CHRISTY LYNN WF	KANNAPOLIS	NC	28083
5224 HALVERSON CT	HUNTLEY REBECCA L	KANNAPOLIS	NC	28083
PO BOX 286	JITER CORPORATION	ELKTON	FL	32033
5247 HARMON PL	JONES MARK ANTHONY	KANNAPOLIS	NC	28083
5223 HARMON PL	KAMEN MAGDALENE	KANNAPOLIS	NC	28083
2940 BRANTLEY RD	KETNER LLOYD E	KANNAPOLIS	NC	28083
5100 PATTERSON RD	LAWS CORA MAE MOORE and LAWS CORA MAE ESTATE	KANNAPOLIS	NC	28083
523 LOCUST ST	LAWS MARK W	KANNAPOLIS	NC	28081
2900 CAMP JULIA RD	LEFLER BEVERLY PATTERSON and C/O BECKY BRAYBOY	KANNAPOLIS	NC	28083
5235 HARMON PL	MARTIN JESSE R and CULVER KATLYN N	KANNAPOLIS	NC	28083
3246 CAMP JULIA RD	MARTIN REID LEWIS and MARTIN GINA MICHELLE WF	KANNAPOLIS	NC	28083
3397 CAMP JULIA RD	MCHARGUE C W and MCHARGUE CHARLES WILLIAM	KANNAPOLIS	NC	28083
5215 HALVERSON CT	NAVARRO STEPHANIE	KANNAPOLIS	NC	28083
5216 HALVERSON CT	PACE JEREMY T and PACE JADA WF	KANNAPOLIS	NC	28083
PO BOX 4090	PROGRESS RESIDENTIAL BORROWER 19 LLC	SCOTTSDALE	AZ	85261
5236 HALVERSON COURT	RANDALL JOHNNNA H	KANNAPOLIS	NC	28083
5218 HARMON PLACE	RICE B PAUL III	KANNAPOLIS	NC	28083
635 ROGERS RD	ROSEMAN KAY C LF EST and ROSEMAN GAROLD L	CHINA GROVE	NC	28023
5221 HALVERSON CT	ROSS SHIRLEY E	KANNAPOLIS	NC	28083
5233 HALVERSON CT	ROZANKA MORDECHAI and ROZANKA REGINA WF	KANNAPOLIS	NC	28082
5227 HALVERSON CT	RUMMAGE WALTER BOYCE and RUMMAGE DELORES H WF	KANNAPOLIS	NC	28083
5303 HARMON PLACE	RYERSON ERIC DAVID and RYERSON JENNY SUE CURLEE	KANNAPOLIS	NC	28083
1508 BROOKHOLLOW DR	SFR JV-1 2019-1 BORROWER LLC and C/O TRICON AMERICAN HOMES LLC	SANTA ANA	CA	92705
1508 BROOKHOLLOW DR	SFR JV-1 2021-1 BORROWER LLC and C/O TRICON AMERICAN HOMES LLC	SANTA ANA	CA	92705
5175 PATTERSON RD	SULLIVAN RAMONA W	KANNAPOLIS	NC	28083
1508 BROOKHOLLOW DR	TAH MS-2 BORROWER LLC and C/O TRICON AMERICAN HOMES LLC	SANTA ANA	CA	92705
5242 HARMON PL	THORPE HUGH M and THORPE MURIEL WF	KANNAPOLIS	NC	28083
5245 PATTERSON RD	TROUTMAN HASKEL B and TROUTMAN LINDA L WF	KANNAPOLIS	NC	28083
5245 PATTERSON RD	TROUTMAN KENNETH BROWN	KANNAPOLIS	NC	28083
5224 HARMON PL	WETTER JAMES PAUL	KANNAPOLIS	NC	28083
2877 BRANTLEY ROAD	SWART JAMES O and CAROLYN M	KANNAPOLIS	NC	28083



KANNAPOLIS

Planning

June 9, 2025

Dear Property Owner:

Please be advised that the City of Kannapolis City Council will conduct a Public Hearing on Monday, June 23, 2025, at 6:00 PM, at 401 Laureate Way, Kannapolis, NC for the following case:

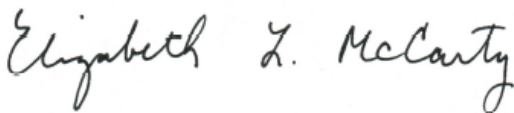
CZ-2025-01 – Conditional Zoning Map Amendment – 3397 Camp Julia Road

The purpose of this Public Hearing is to consider a request to rezone property located at 3397 Camp Julia Road from Cabarrus County Low Density Residential (LDR) zoning district and City of Kannapolis Residential 4 (R4) zoning district to City of Kannapolis Residential 8-Conditional Zoning (R8-CZ) zoning district to allow for a 317-unit townhouse development. The subject property is approximately 53.18 +/- acres and further identified as Cabarrus County Parcel Identification Number 56334589390000 (see reverse side of this letter for a map showing the location of this property).

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

If you have any questions about the public hearing or request, please do not hesitate to call the Planning Department at 704.920.4362 or emccarty@kannapolisnc.gov.

Sincerely,



Elizabeth L. McCarty, AICP
Assistant Planning Director

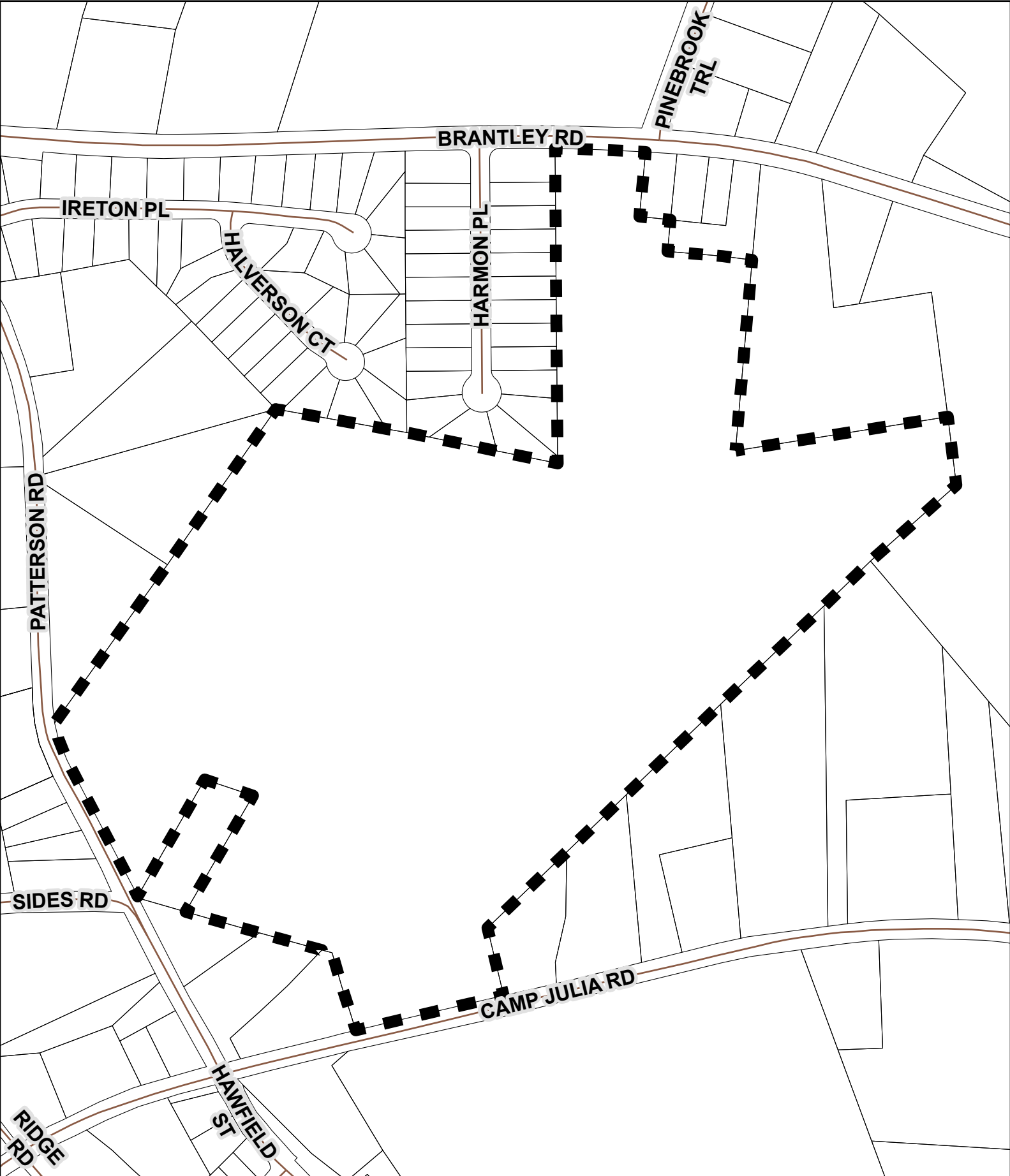
Enclosure

In accordance with Title II of the Americans with Disabilities Act (AD), any person requiring an accommodation to participate in a function or program of the City of Kannapolis should contact Daniel Jenkins, Assistant Human Resource Director & ADA Coordinator, by phone at 704-920-4312, email adacoordinator@kannapolisnc.gov, or in person at Kannapolis City Hall as soon as possible, but not later than forty-eight (48) hours prior.



Conditional Rezoning

Case Number: CZ-2025-01
Applicant: QTR Development Partners LLC
3397 Camp Julia Rd



**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY
FOR THE CITY OF KANNAPOLIS, NORTH CAROLINA WITH
REGARD TO CASE #CZ-2025-01
3397 CAMP JULIA ROAD**

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

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

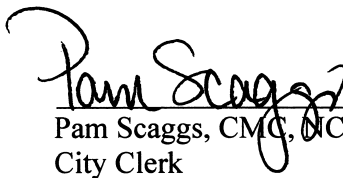
WHEREAS, since the Planning and Zoning Commission conducted a Public Hearing on March 18, 2025, and April 15, 2025, and denied the request to rezone, City Council shall have the authority to make a final decision on the requested rezoning; and

WHEREAS, on June 23, 2025, City Council conducted a Public Hearing to consider a request to rezone approximately 53.18 +/- acres of property located at 3397 Camp Julia Road, (Cabarrus County Parcel Identification Number 56334589390000), as petitioned by QTR Development Partners LLC and owned by C.W. McHargue, from Cabarrus County Low Density (LDR) and City of Kannapolis Residential 4 (R4) to City of Kannapolis Residential 8-Conditional Zoning (R8-CZ) zoning district.

NOW, THEREFORE BE IT RESOLVED *that City Council finds this rezoning consistent with the goals and policies of the Move Kannapolis Forward 2030 Comprehensive Plan ("2030 Plan"), adopted by City Council, which designates the subject property as located within the "Complete Neighborhood 1" and "Complete Neighborhood 2" Character Areas in the 2030 Plan. City Council finds the request for rezoning compatible with the surrounding zoning, and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.*

Adopted this the 23rd day of June 2025:

Attest:


Pam Scaggs, CMC, NCCMC
City Clerk


M. Darrell Hinnant, Mayor
City of Kannapolis

**RESOLUTION TO ZONE
FOR THE CITY OF KANNAPOLIS, NORTH CAROLINA
WITH REGARD TO CASE #CZ-2025-01
3397 CAMP JULIA ROAD**

**From Cabarrus County Low Density (LDR) and City of Kannapolis Residential 4 (R4) to
City of Kannapolis Residential 8-Conditional Zoning (R8-CZ) Zoning Designation**

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

WHEREAS, the Planning and Zoning Commission conducted a public hearing on March 18, 2025, and April 15, 2025, and denied the request to rezone; and

WHEREAS, City Council has the authority to make a final decision on the requested rezoning; and

WHEREAS, on June 23, 2025, City Council conducted a public hearing to consider the request to rezone approximately 53.18 +/- acres of property located at 3397 Camp Julia Road, (Cabarrus County Parcel Identification Number 56334589390000), as petitioned by QTR Development Partners LLC and owned by C.W. McHargue, from Cabarrus County Low Density (LDR) and City of Kannapolis Residential 4 (R4) to City of Kannapolis Residential 8-Conditional Zoning (R8-CZ) zoning district, and

WHEREAS, City Council has approved the request for rezoning and found it to be consistent with the City of Kannapolis *Move Kannapolis Forward, 2030 Comprehensive Plan*, reasonable and in the public interest; and

WHEREAS, per Section 2.5.A.(2).c of the Kannapolis Development Ordinance, City Council makes the following findings in support of and in analysis of the rezoning:

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

The subject property is within the Complete Neighborhood 1 Character Area and the Complete Neighborhood 2 Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. Single-family attached residential is identified as a primary use in both Character Areas. The desired density in Complete Neighborhood 1 is 2-8 units/acre, and it is 4-18 units/acre in Complete Neighborhood 2. Therefore, the proposed development is consistent with the goals and objectives of the Plan.

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

No, the proposed rezoning is not in conflict with any ordinances.

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

No, the property was voluntarily annexed into the City of Kannapolis on February 24, 2025.

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 rezoning and use of the property for a townhouse development is generally consistent with existing surrounding land uses, primarily single-family detached dwellings. The subject property abuts City of Kannapolis Residential 4 (R4) properties along Patterson Road and Brantley Road. The adjoining properties to the south and east are zoned Cabarrus County Low Density Residential (LDR).

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, this property is a suitable use allowed under the requested zoning. The applicant has initiated a Traffic Impact Assessment (TIA) to determine the proposed development's impact on roads and any necessary mitigation improvements. The development will be required to meet all City and NCDOT road requirements. On-street parking is shown on the rezoning plan. Presently, wastewater allocation is not available for this project.

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 property is within the growth area for the City of Kannapolis, and the proposed development of townhouses is consistent with surrounding zoning and existing 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?

No, there are no anticipated significant environmental impacts from rezoning this property. There is an unnamed tributary and an existing pond on the property. The development will be required to conform to all applicable local, state, and federal environmental regulations.

NOW, THEREFORE BE IT RESOLVED by City Council that the above referenced property as shown on the site plan submitted to the City, be rezoned from Cabarrus County Low Density (LDR) and City of Kannapolis Residential 4 (R4) to City of Kannapolis Residential 8-Conditional Zoning (R8-CZ) Zoning Designation, subject to the following conditions:

1. The permitted uses allowed by this rezoning shall be limited to those uses and accessory uses allowed by-right in the Residential 8 (R8) District. The intent of this rezoning submittal is to provide for a residential community.
2. The number of single-family units shall not exceed 317.
3. An eight-foot (8') Type B landscape buffer shall be provided along the perimeter of the proposed development where it abuts existing residential properties.
4. At such time that wastewater capacity is available for the proposed townhouse development, an updated Traffic Impact Analysis (TIA) shall be required prior to the execution of a Development Agreement for wastewater allocation approval.

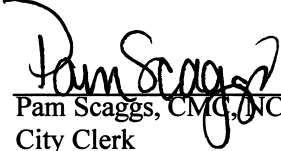
RESOLUTION TO ZONE (Case #CZ-2025-01)

Cabarrus County Low Density Residential (LDR) and City of Kannapolis Residential 4 (R4) to
City of Kannapolis Residential 8-Conditional Zoning (R8-CZ)

5. The development depicted on the Rezoning Plan is schematic in nature and is intended to depict the general arrangement of such uses and improvements on the site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations, and they may be altered or modified in accordance with the City of Kannapolis Development Ordinance.
6. A final site plan, in compliance with the applicable Kannapolis Development Ordinance standards, shall be submitted to and approved by City Staff prior to issuance of a Zoning Clearance permit.

Adopted this the 23rd day of June 2025:

ATTEST:



Pam Scaggs, CMC, NCCMC
City Clerk



M. Darrell Hinnant, Mayor
City of Kannapolis



Kannapolis City Council

City Council Agenda Staff Report

June 23, 2025

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **PUBLIC HEARING & RESOLUTION - DEVELOPMENT AGREEMENT #2025-10 - PX MPC Concord, LLC UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

1. Conduct a Public Hearing.
2. Motion to approve the Resolution approving the Ordinance to execute the Development Agreement.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

On December 12, 2021, City Council adopted the Wastewater Allocation Policy to "provide for the judicious allocation" of the City's limited wastewater treatment capacity. To do so, City Council adopted a fair and reasonable method for strategic allocation of this resource to qualifying public and private land development interests. The allocation process is administered by issuing permits to projects which meet specified City interests and goals. In the case of private commercial permit recipients, it has become clear that once allocation is determined to be available, it is necessary to require the developer to guarantee completion of the project, as presented, within a specified time period. In the event of failure to meet these requirements, the allocation could be rescinded and awarded to another qualified project.

The method of acquiring the contractual guarantee is accomplished by a Development Agreement, a form of which is presented to City Council at its meeting for consideration, public comment, and approval. The project for consideration of the above-described development agreement is approximately 70.84 +/- acres of combined properties consisting of three parcels further identified as Cabarrus County Parcel Identification Numbers 56011989530000, 56012857440000 and 56011989540000. This property is the remaining out parcels nearby the Stanley-Black and Decker facility located on Stanley Drive. Approval of this agreement will allow for construction of an industrial/distribution project (see attached).

Fiscal Implications

None

Alternate Courses of Action

1. **Motion to approve the Resolution approving the Ordinance to execute the Development Agreement with PX MPC Concord, LLC. (Recommended).**
2. Amend and then approve the Resolution.

3. Table action to a future meeting.
4. Take no action.

Attachments

1. Davidson 85 Brochure (4)
2. Davidson 85 - Rendering and Photos_5.20.25
3. 2025-0513 Stanley Drive Concept Plans-Sewer Flow_Part3
4. Zoning Stanley Dr Updated
5. Vicinity Stanley Dr Updated
6. Notice Map Stanley Dr Updated
7. FLU Stanley Dr Updated
8. 0012ALTA_6-17-25
9. RECORDED Stanley DA
10. 2025-52 Resolution Approving Ordinance for DA-2025-10 PX MPC Concord
11. 2025-47 Ordinance Dev Agmt DA-2025-10 PX MPC Concord

FOR LEASE - GREATER CHARLOTTE MARKET



05
DAVIDSON

17,825 SF UP TO 146,628 SF AVAILABLE



FERMIN DEOCA
+1 704 335 4436
fermin.deoca@cushwake.com

MATT TREBLE
+1 704 335 4430
matt.treble@cushwake.com

DREW COHOLAN
+1 704 620 6124
drew.coholan@cushwake.com

PROPERTY HIGHLIGHTS



±146,628
SQUARE FEET



32'
CLEAR HEIGHT



36 - 9'X10'
DOCK HIGH DOORS



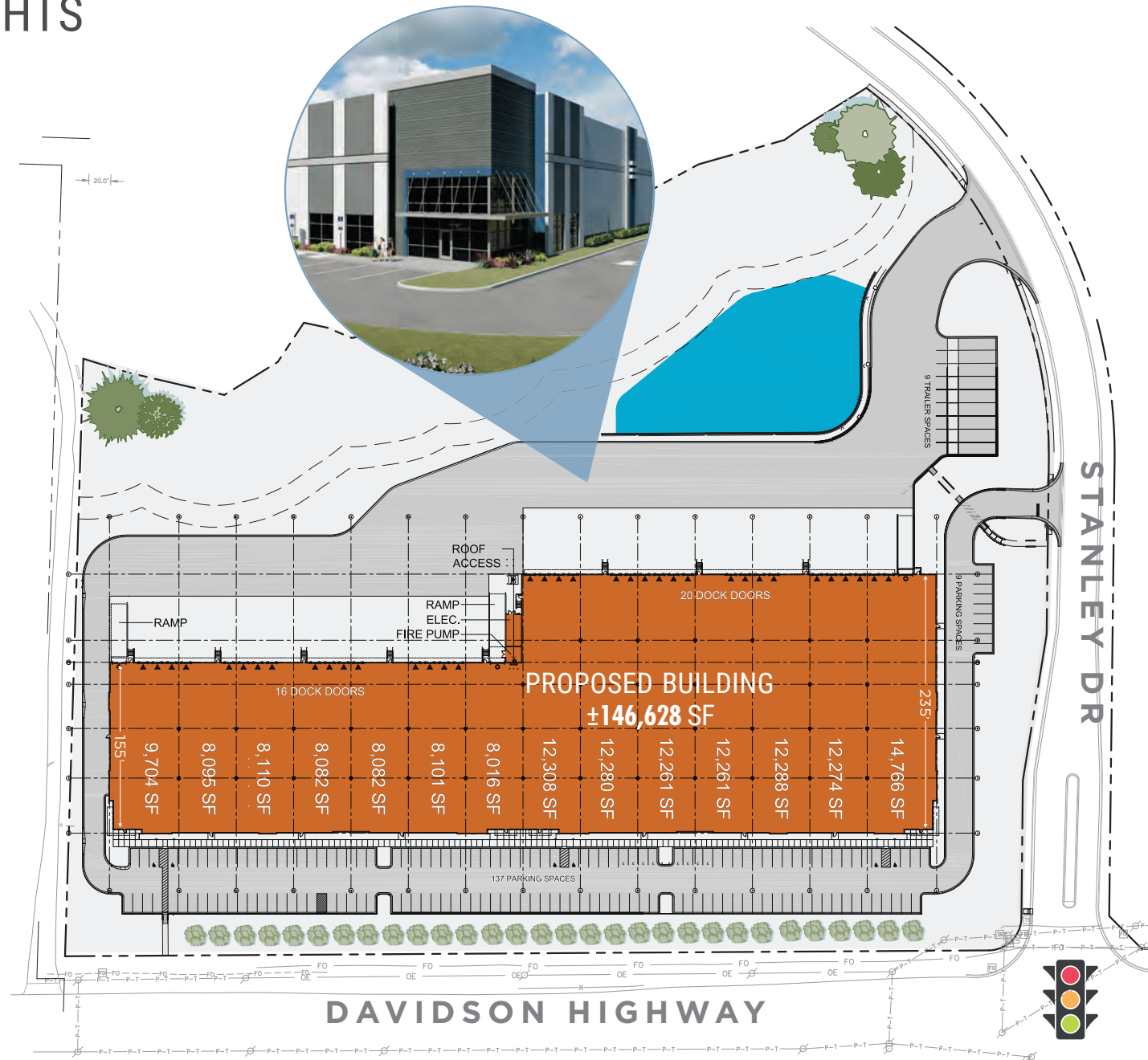
3 - 12'X14'
DRIVE IN DOORS



146
AUTO PARKS



9
TRAILER PARKS



PIN DROP: LOCAL INFORMATION



11.0 MILES
15 MINUTES



0.5 MILES
2 MINUTES



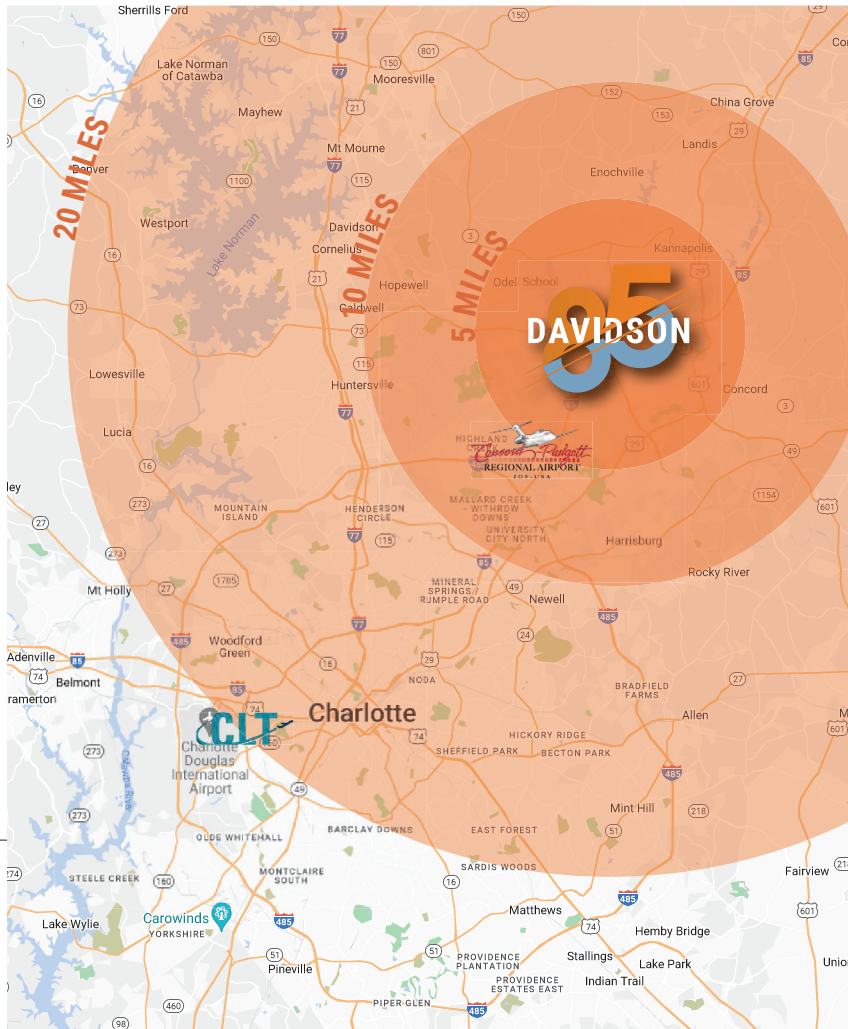
7.5 MILES
10 MINUTES



29.5 MILES
30 MINUTES



6.8 MILES
12 MINUTES

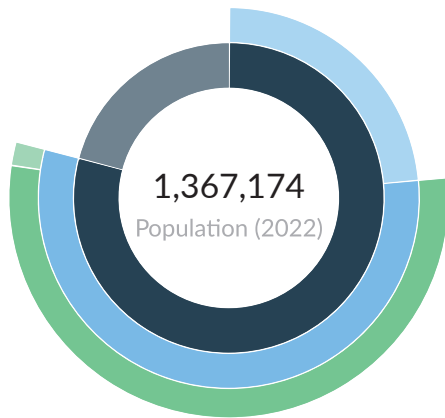


DAVIDSON 85

5418 DAVIDSON HIGHWAY, KANNAPOLIS, NC

PIN DROP: LABOR BREAKDOWN

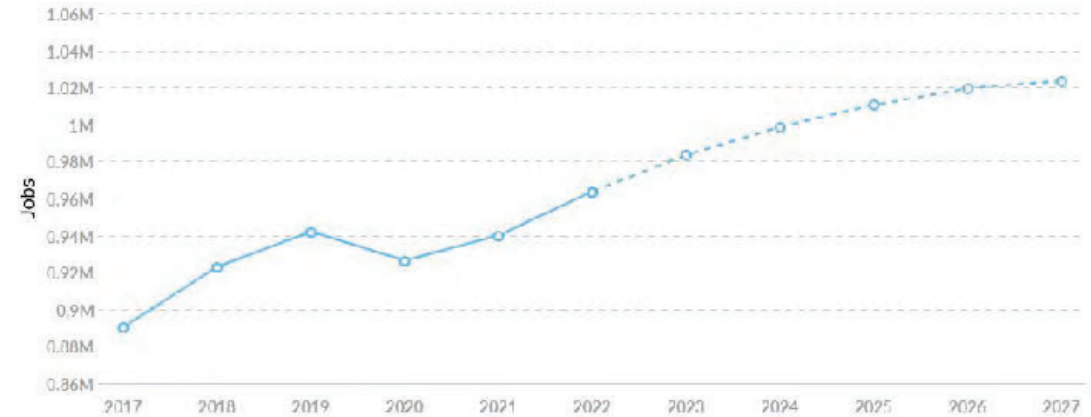
LABOR FORCE BREAKDOWN



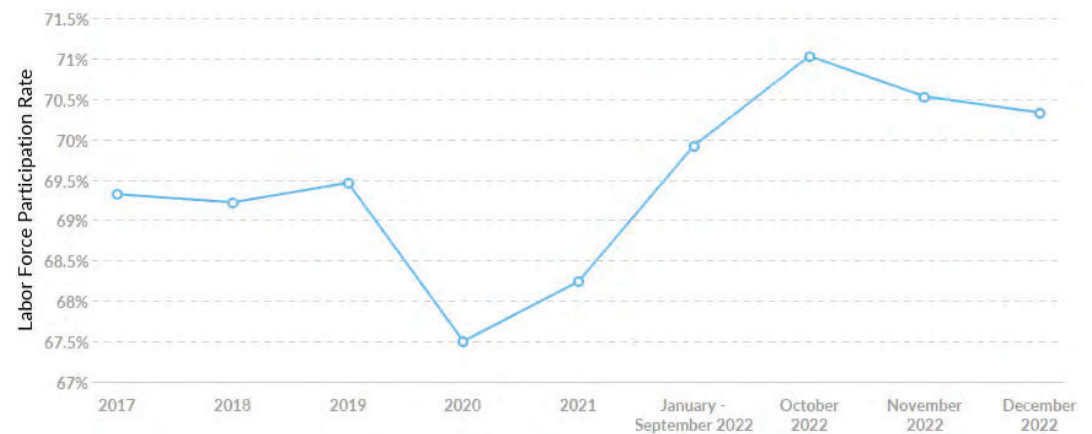
	Population
16+ Civilian Non-Institutionalized Population	1,080,699
Not in Labor Force (16+)	320,626
Labor Force	760,073
Employed	736,174
Unemployed	23,899
Under 16, Military, and institutionalized Population	286,475

JOB TRENDS

From 2017 to 2022, jobs increased by 8.2% from 890,363 to 963,696. This change outpaced the national growth rate of 2.4% by 5.8%.



LABOR FORCE PARTICIPATION



DAVIDSON

McCRANEY
PROPERTY COMPANY



**CUSHMAN &
WAKEFIELD**

FERMIN DEOCA
+1 704 335 4436
fermin.deoca@cushwake.com

MATT TREBLE
+1 704 335 4430
matt.treble@cushwake.com

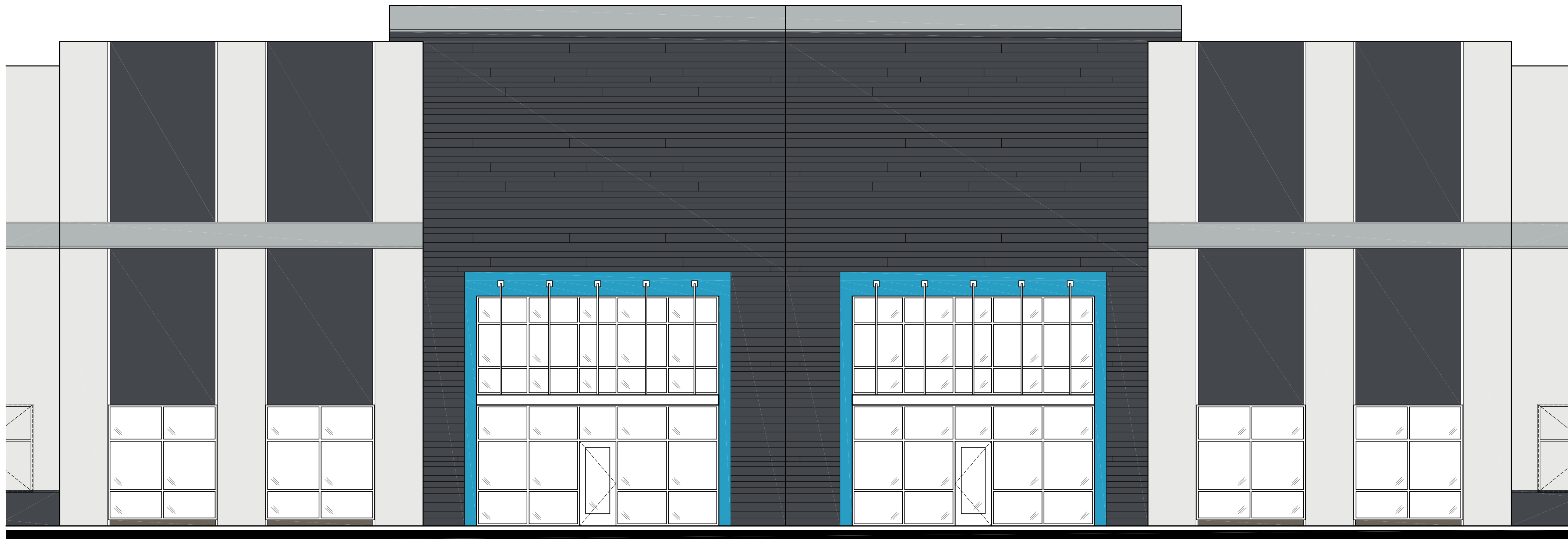
DREW COHOLAN
+1 704 620 6124
drew.coholan@cushwake.com

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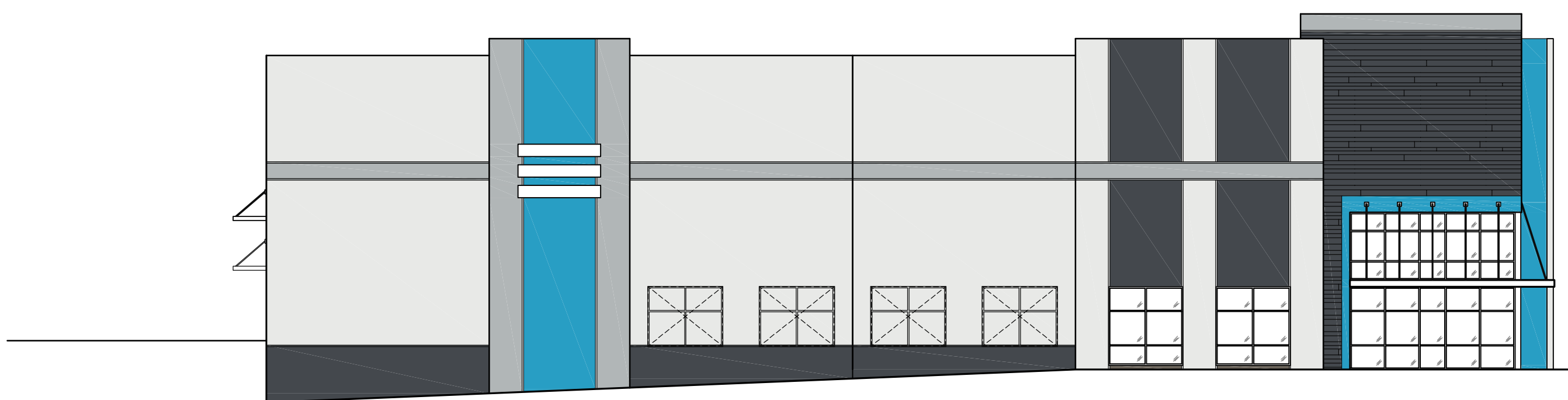
FRONT ELEVATION



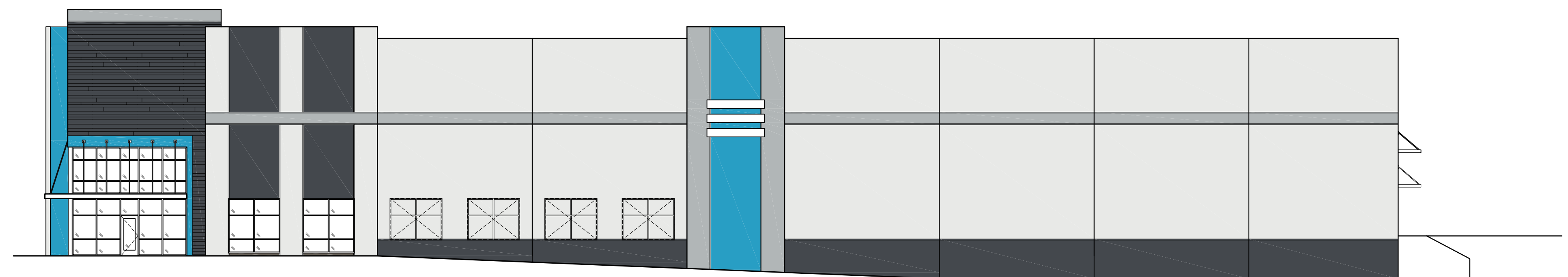
ENLARGED FRONT ELEVATION



ENLARGED FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

A200

5·4·1·8 D·A·V·I·D·S·O·N H·I·G·H·W·A·Y

BUILDING 100

KANNAPOLIS , NORTH CAROLINA

PROJECT #23052





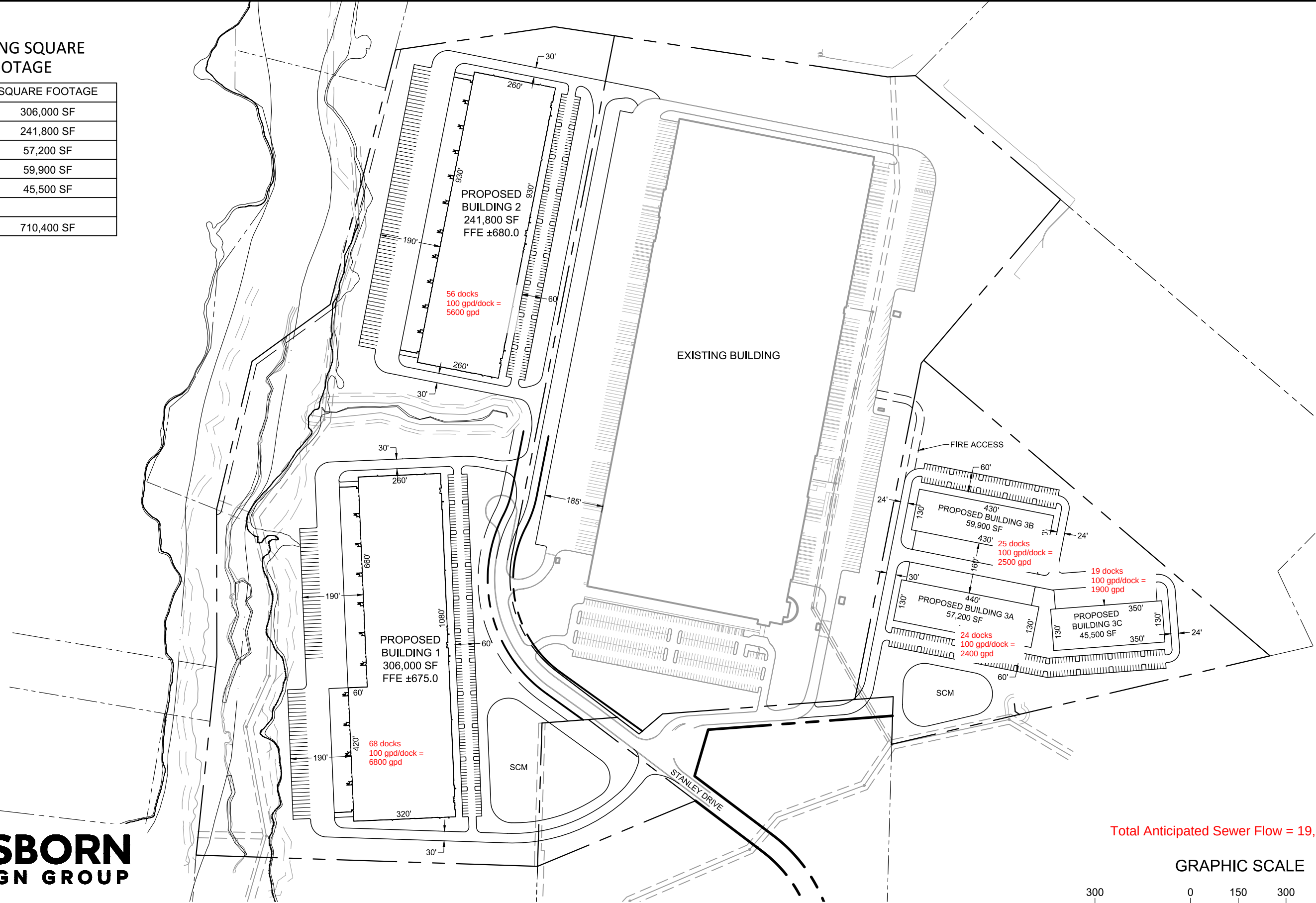






BUILDING SQUARE
FOOTAGE

BLDG #	SQUARE FOOTAGE
1	306,000 SF
2	241,800 SF
3A	57,200 SF
3B	59,900 SF
3C	45,500 SF
TOTAL	710,400 SF



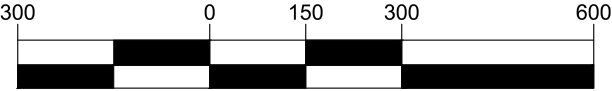
605 LEXINGTON AVENUE, SUITE 301
CHARLOTTE, NC 28203
704-749-1432
NCBELS C-3139 NCBLA AUTHORIZED
www.orsborndesign.com

STANLEY DRIVE - OPTION B2
KANNAPOLIS, NORTH CAROLINA

05/13/25

Total Anticipated Sewer Flow = 19,200 gpd

GRAPHIC SCALE



(IN FEET)

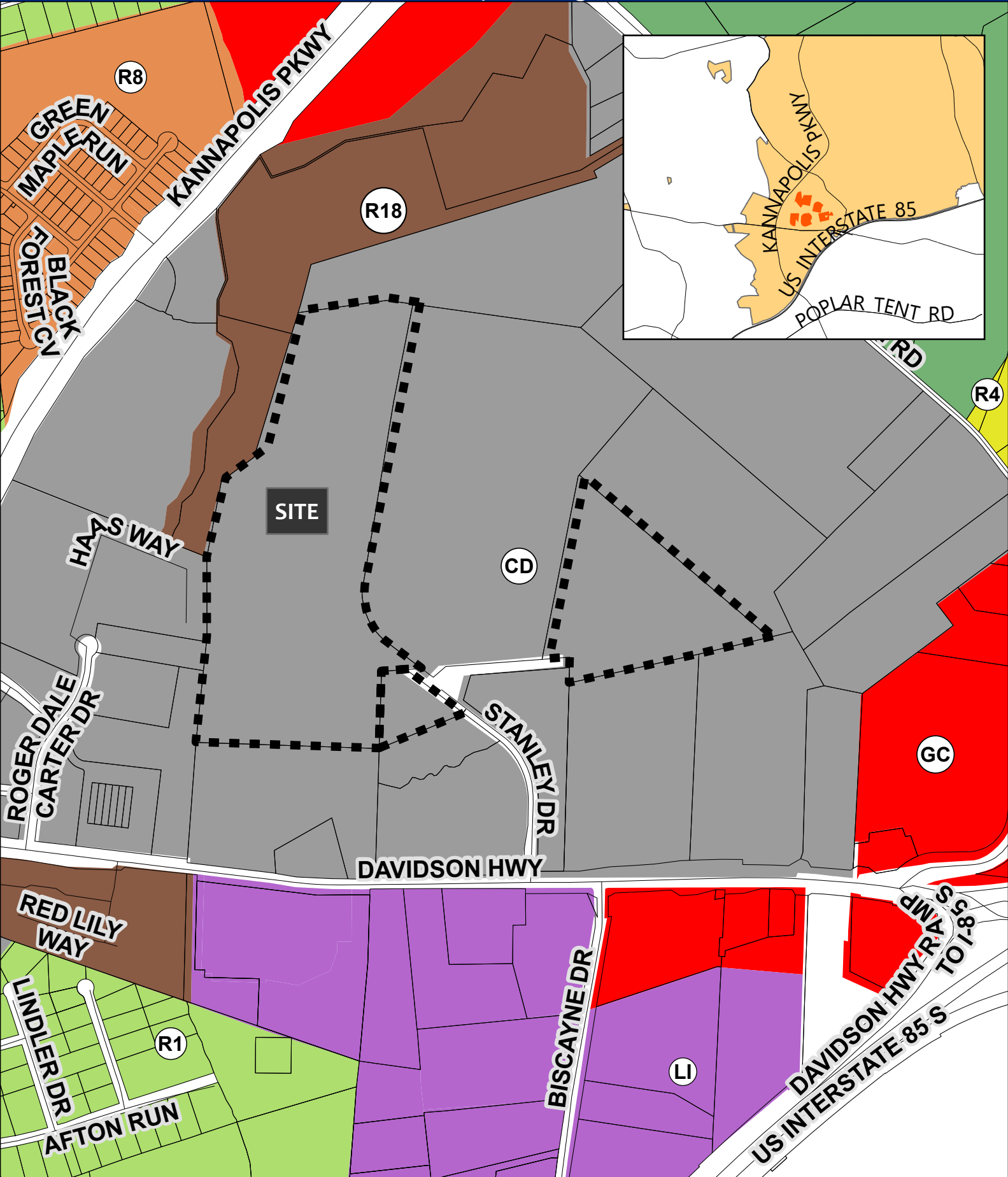
1 inch = 300 ft.



Kannapolis Current Zoning



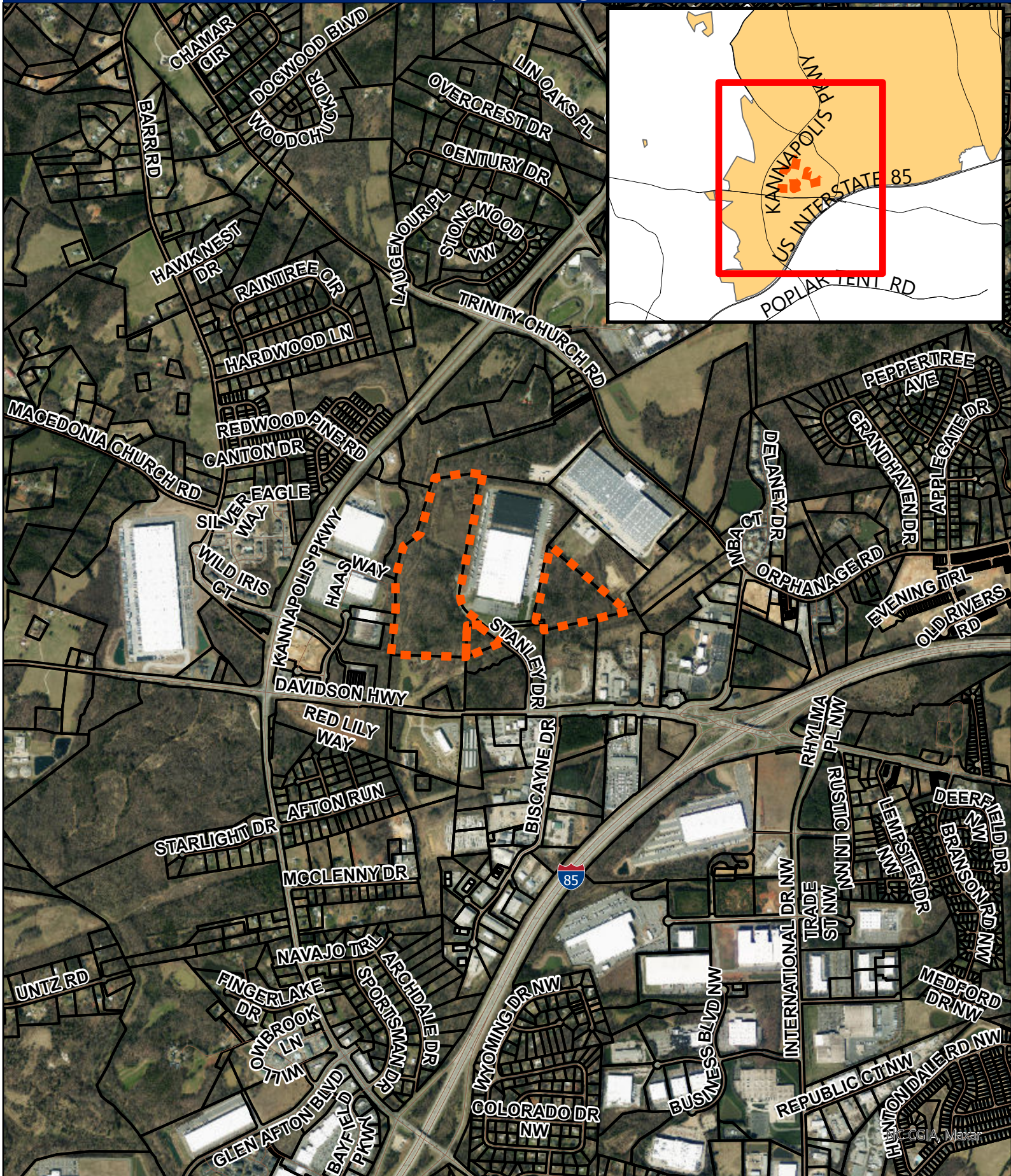
Stanley Dr
Development Agreement





Vicinity Map

Stanley Dr
Development Agreement





Development Agreement

Stanley Dr

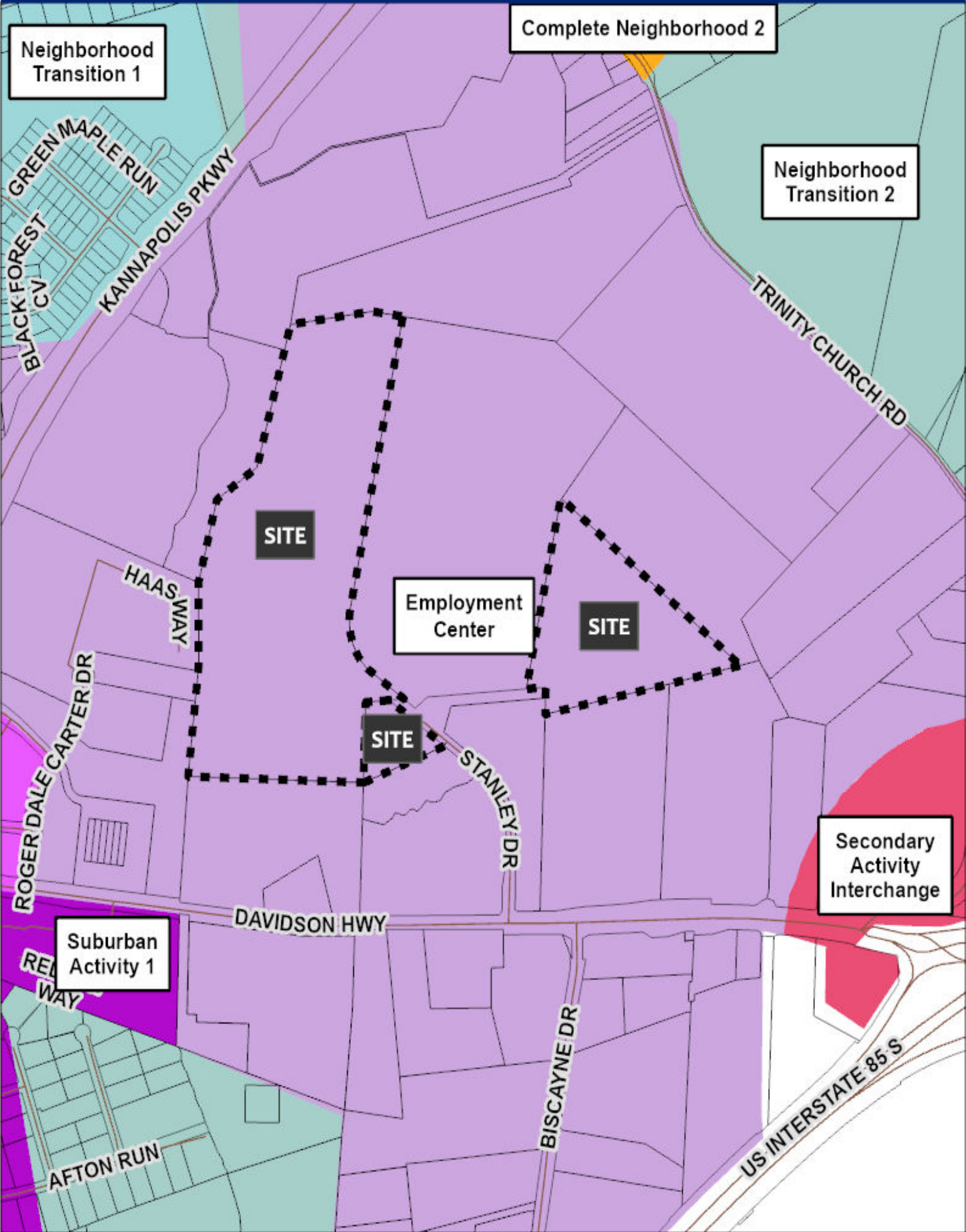




Kannapolis 2030 Future Land Use Map



Stanley Dr
Development Agreement

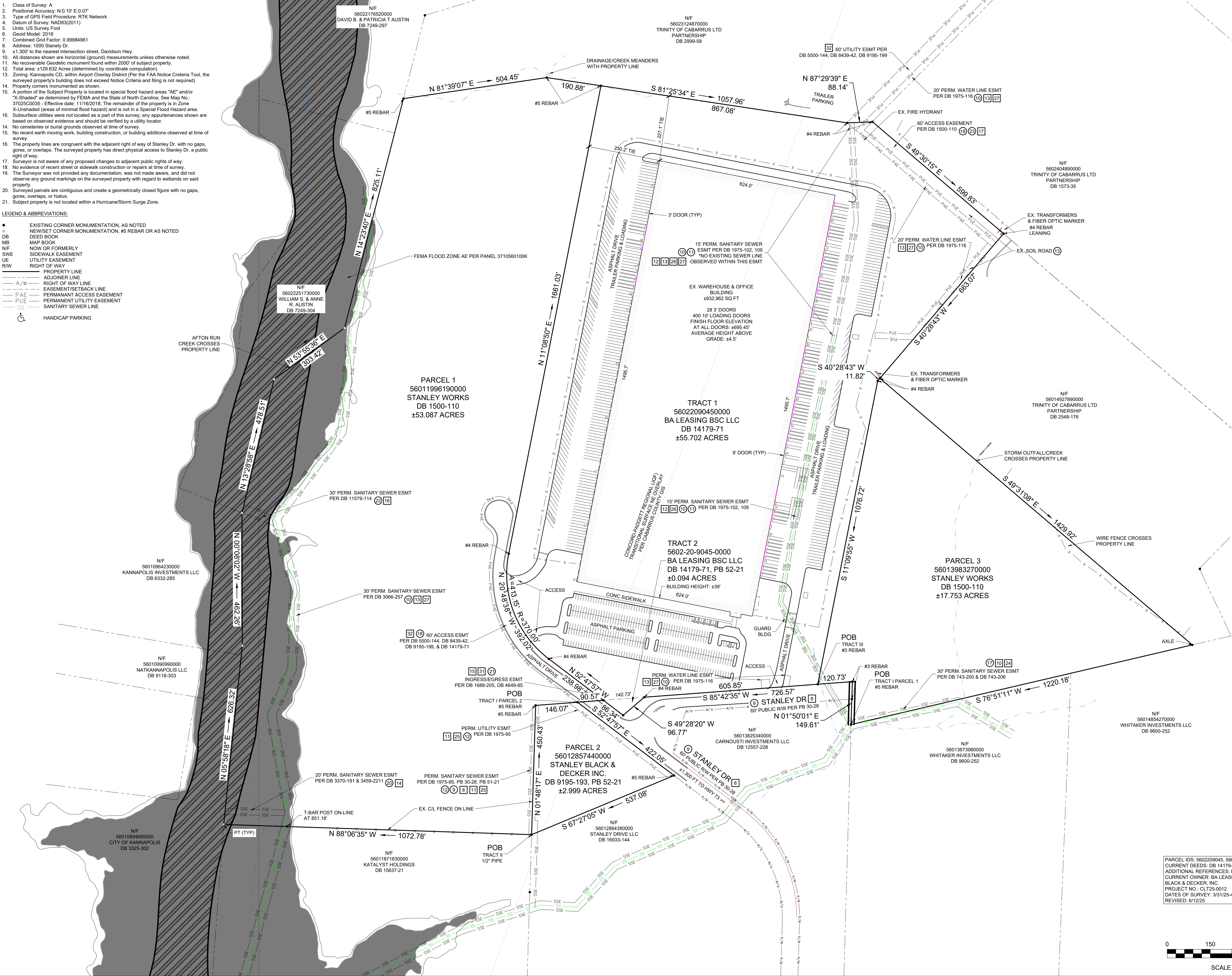


GENERAL NOTES:

1. Class of Survey: A
2. Positional Accuracy: N:0.10' E:0.07'
3. Type of GPS Field Procedure: RTK Network
4. Datum of Survey: NAD83(2011)
5. Units: US Survey Foot
6. Geoid Model: 2018
7. Combined Grid Factor: 0.99984961
8. Address: 1000 Stanley Dr.
9. ±1,300' to the nearest intersection street, Davidson Hwy.
10. All distances shown are horizontal (ground) measurements unless otherwise noted.
11. No recoverable Geodetic monument found within 200' of subject property.
12. Total area: ±129.632 Acres (determined by coordinate computation)
13. Zoning: Kannapolis CD, within Airport Overlay District (Per the FAA Notice Criteria Tool, the surveyed property's building does not exceed Notice Criteria and filing is not required)
14. Property corners monumented as shown.
15. A portion of the Subject Property is located in special flood hazard areas "AE" and/or "X-Shaded" as determined by FEMA and the State of North Carolina; See Map No.: 37025C0035 - Effective date: 11/16/2018; The remainder of the property is in Zone X-Unshaded (areas of minimal flood hazard) and is not in a Special Flood Hazard area.
16. Subsurface utilities were not located as a part of this survey; any appearances shown are based on observed evidence and should be verified by a utility locator.
17. No cemeteries or burial grounds observed at time of survey.
18. No recent earth moving work, building construction, or building additions observed at time of survey.
19. The property lines are congruent with the adjacent right of way of Stanley Dr. with no gaps, gores, or overlaps. The surveyed property has direct physical access to Stanley Dr., a public right of way.
20. Surveyor is not aware of any proposed changes to adjacent public rights of way.
21. No evidence of recent street or sidewalk construction or repairs at time of survey.
22. The Surveyor was not provided any documentation, was not made aware, and did not observe any ground markings on the surveyed property with regard to wetlands on said property.
23. Surveyed parcels are contiguous and create a geometrically closed figure with no gaps, gores, overlaps, or hiatus.
24. Subject property is not located within a Hurricane/Storm Surge Zone.

LEGEND & ABBREVIATIONS:

- EXISTING CORNER MONUMENTATION, AS NOTED
- DB DEED BOOK
- MB MAP BOOK
- NIF NOW OR FORMERLY
- SWE SIDEWALK EASEMENT
- UE UTILITY EASEMENT
- R/W RIGHT OF WAY
- PROPERTY LINE
- ADJOINER LINE
- R/W RIGHT OF WAY LINE
- EASEMENT/SETBACK LINE
- P/AE PERMANENT ACCESS EASEMENT
- P/UE PERMANENT UTILITY EASEMENT
- SS SANITARY SEWER LINE
- HANDICAP PARKING



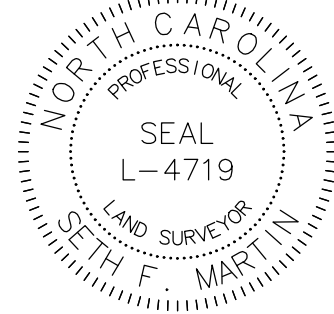
ALTANSPS CERTIFICATION:

To: McCraney Property Company, PX Stanley Concord Owner, LP, PX MPC Concord, LLC, & First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4(a), 6(b), 7(a), 7(b), 7(c), 8-9, 13-14, 16-19, 20a, 20b, 20c, and 20d of Table A thereof. The field work was completed on April 1, 2025

Seth F. Martin

Seth F Martin, NC PLS L-4719
Dated: May 12, 2025
Revised: June 12, 2025
To update parcel numbers.



SETBACKS PER DECLARATIONS OF RESTRICTIONS (DB 1975, PAGE 38)

- 50' FRONT SETBACK
- 12' SIDE YARD SETBACK
- MIN 40' SEPARATION BETWEEN BUILDINGS
- 15' REAR YARD SETBACK
- 15' RAILROAD SETBACK

SETBACKS & REQUIREMENTS PER CD ZONING W/IN AIRPORT OVERLAY REFERENCE: PRZ SITE NUMBER 179278-1, DATED 4/14/2025

- 30' FRONT SETBACK
- N/A SIDE YARD SETBACK
- BUILDING SEPARATION
- 20' + 1' FOR EACH 1' >30' HEIGHT
- N/A REAR YARD SETBACK
- MIN. SUBDIVISION AREA: 20 CONTIGUOUS ACRES
- MIN. CONTIGUOUS DISTRICT AREA: 5 CONTIGUOUS ACRES
- MIN. STREET FRONTAGE: 30'
- MIN. LOT WIDTH: 100'
- MIN. LOT DEPTH: 100'
- MAX. BUILDING HEIGHT: 72'
- MAX. IMPERVIOUS SURFACE: 0.8
- EX. IMPERVIOUS SURFACE: 0.3
- MIN. OPEN SPACE: 8% OF GROSS PROJECT AREA
- EX. % OPEN SPACE: 70%
- REQUIRED PARKING: 1448 TOTAL SPACES
- 24 HANDICAP SPACES (4 VAN ACCESSIBLE)
- PROVIDED PARKING: 337 STANDARD SPACES OBSERVED
- 10 ACCESSIBLE SPACES OBSERVED
- 0 VAN ACCESSIBLE SPACES OBSERVED
- 400 TRAILER SPACES OBSERVED
- 747 TOTAL SPACES OBSERVED

ALTA/NSPS
LAND TITLE SURVEY of
SBD PARCELS

1000 STANLEY DR.,
CITY OF CONCORD,
CABARRUS COUNTY,
NORTH CAROLINA
OWNERS: BA LEASING BSC, LLC (PARCEL 1)
& STANLEY BLACK & DECKER, INC. (PARCELS 2 & 3)
BY



933 LOUISE AVE #101, CHARLOTTE, NC 28204
PH: 704.400.7268 | WEB: WWW.FORRESTGEO.COM | LIC: P-2932



SCALE 1"=150'

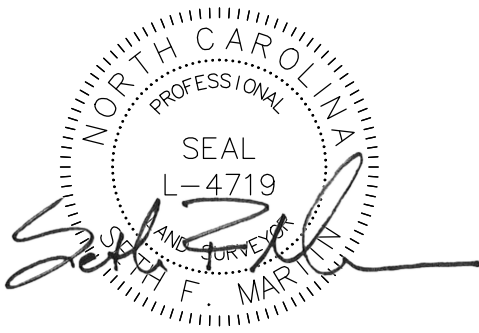
PARCEL IDS: 5602209045, 5601198953, 5601285744
CURRENT DEEDS: DB 14179-71, 9195-193
ADDITIONAL REFERENCES: PB 51-21, PB 28-10, PB 30-28
CURRENT OWNER: BA LEASING BSC, LLC & STANLEY BLACK & DECKER, INC.
PROJECT NO.: CLT25-0012
DATES OF SURVEY: 3/31/25-4/1/25
REVISED: 6/12/25

RECORD DESCRIPTION: All that certain lot or parcel of land situate in the County of Cabarrus, State of North Carolina, and being more particularly described as follows: PARCEL 1 Lying and being in No. 4 Township, Cabarrus County, North Carolina, and being more particularly described as follows: Beginning at a point on an existing manhole in a 30 foot sanitary sewer easement, said Beginning point also marking the northwesterly corner of the Rea Construction Company property (see Deed Book 554, page 11 in the Cabarrus County Registry); thence from said Beginning point N. 01-38-02 E. 150.00 feet to a new iron pin; thence S. 85-42-24 W. 1105.94 feet to a new iron pin; thence S. 1-46-15 W. 450.00 feet to an existing iron pin; thence with the Lee Roy Moore line (now or formerly) N. 88-06-54 W. 1072.18 feet to an existing iron pin; thence with five (5) lines of Barbee and Austin (now or formerly) as follows: (1) N. 5-58-18 E. 626.32 feet to an existing iron pine; (2) N. 0-08-02 W. 462.26 feet to an existing iron pin; (3) N. 13-28-58 E. 478.51 feet to an existing iron pin; (5) N. 14-23-40 E. 825.11 feet to a new iron pin; thence three (3) new lines as follows: (1) N. 81-39-07 E. 504.45 feet to a new iron pin; (2) thence S. 81-26-20 E. 1057.37 feet to a new iron pin; and (3) N. 87-33-30 E. 88.10 feet to an existing iron pin marking the most westerly corner of the Shoe Show Property (see Deed recorded in Deed Book 1244 at page 324 in the Cabarrus County Registry); thence with a line of Shoe Show, Inc., S. 49-30-52 E. 600 feet to anew iron pin; thence with two (2) new lines as follows: (1) S. 40-29-08 W. 663.28 feet to a new iron pin; (2) thence S. 49-30-52 E. 1430.73 feet to a point; thence S. 76-51-01 W. 1220.53 feet to the point or place of Beginning, and containing 126.538 acres, more or less, all as shown by Mel G. Thompson, NCRLS, dated September 11, 1995 (revised October 3, 1995) to which survey reference is hereby made for a more particular description of the property. Less and except from the foregoing tract that property conveyed at Book 5107, Page 48, and corrected at Book 5500, Page 144. PARCEL 2 Lying and being in the City of Kannapolis, No. 4 Township, Cabarrus County, North Carolina in the west side of the public right of way now known as Stanley Drive, and being Lot 1, containing 3.00 acres, as shown on the Minor Subdivision Plat of the Property of Dogwood Partners I, which is recorded in Map Book 51, Page 21, Cabarrus County Registry. TRACT 1 Beginning at a point, said point of beginning being located in the northern boundary of that certain property entitled Dogwood Partners 1 and Mast Enterprises, Inc. shown on a map thereof recorded in Map Book 28, Page 100 in the Cabarrus County Registry (hereinafter called "record map") said beginning point also located South 85-42-24 West 120.51 feet from the northeasterly corner of said property shown on the said record map; thence from said beginning point and with said northern boundary of the property shown on the record map South 85-42-24 West 748.51 feet to an existing iron rod marking the intersection of the northeasterly margin of the right-of-way of that certain dedicated 60 foot right-of-way entitled Stanley Drive as shown on the said record map (hereinafter called "Stanley Drive") and the northern boundary of property shown on the recorded map, passing an existing iron rod at 605.95 feet; thence with three (3) lines of the Stanley Works property, now or formerly (see Deed Book 1975 Page 95 of the Cabarrus County Registry) as follows: (1) North 52-50-31 West 238.98 feet to a new iron rod; (2) with the arc of a circular curve to the right having a radius of 370.00 feet an arc length of 413.15 feet (chord; North 20-51-12 West 392.02 feet) to a new iron rod; (3) North 11-08-08 East 1062.35 feet to a point; thence a new line, North 11-08-08 East 599.11 feet to a new iron rod situated on the southern line of the property of Trinity of Cabarrus Ltd. (see Deed Book 2999, Page 58 of the Cabarrus County Registry); thence with the two (2) lines of said Trinity of Cabarrus Ltd. Property, (1) South 81-26-20 East, 867.08 feet to a new iron rod; (2) North 87-33-14 East, 88.11 feet to an existing iron rod; thence with the Trinity of Cabarrus Ltd. Property, now or formerly (see Deed Book 1573 Page 35 of the Cabarrus County Registry) South 49-30-52 East 600.00 feet to a new iron rod; thence with the Trinity of Cabarrus Ltd. Property, now or formerly (see Deed Book 2548, Page 176 of the Cabarrus County Registry) South 40-29-08 West 675.05 feet to a new iron rod, passing an existing iron rod at 663.28 feet; thence with the Stanley Works property, now or formerly (see Deed Book 1975, Page 95 of the Cabarrus County Registry) South 11-08-08 West, 1076.81 feet to the point and place of beginning; containing 2,426,759 square feet or 55.7105 acres of land as shown on a survey prepared by R..B. Pharr & Associates, P.A. dated June 30, 2004 (Map File G-D-38). TRACT 2 All of Lot 2, containing 0.094 acre, as shown on the Minor Subdivision Plat of the Property of Dogwood Partners 1, which is recorded in Map Book 51, Page 21, Cabarrus County Registry.	MEASURED DESCRIPTION: All that certain lot or parcel of land situate in the County of Cabarrus, State of North Carolina, and being more particularly described as follows: PARCEL 1A BEGINNING at an existing #5 rebar marking the northwestern corner of Whitaker Investments LLC (now or formerly) as described in Deed Book 9600, page 252 of the Cabarrus County Register of Deeds, also being a point on the eastern line of Carnousti Investments LLC (now or formerly) as described in Deed Book 12557, page 228; THENCE with the lines of Carnousti Investments and the right of way of Stanley Drive, as shown on Plat Book 30, page 28, the following two (2) courses and distances: 1) North 01 degrees 50 minutes 01 seconds East a distance of 149.61 feet to an existing #3 rebar; 2) THENCE South 85 degrees 42 minutes 35 seconds West a distance of 120.73 feet to an existing #3 rebar, being the southeastern corner of BA Leasing BSC, LLC (now or formerly) as described in Deed Book 14179, page 71; THENCE with the lines of BA Leasing BSC, LLC the following two (2) courses and distances: 1) North 11 degrees 09 minutes 55 seconds East a distance of 1076.72 feet to an existing #4 rebar; 2) THENCE North 40 degrees 28 minutes 43 seconds East a distance of 11.82 feet to an existing #4 rebar marking the westerly corner of Trinity of Cabarrus Ltd Partnership (now or formerly) as described in Deed Book 2548, page 176; THENCE with the line of Trinity of Cabarrus Ltd Partnership South 49 degrees 31 minutes 08 seconds East a distance of 1429.92 feet to an existing axle marking the northerly line of the aforementioned Whitaker Investments LLC; THENCE with Whitaker's northerly line South 76 degrees 51 minutes 11 seconds West a distance of 1220.18 feet to the POINT OF BEGINNING, having an area of 17.753 acres, more or less. PARCEL 1B COMMENCING at an existing #5 rebar marking the northwestern corner of Whitaker Investments LLC (now or formerly) as described in Deed Book 9600, page 252 of the Cabarrus County Register of Deeds, also being a point on the eastern line of Carnousti Investments LLC (now or formerly) as described in Deed Book 12557, page 228; THENCE with the lines of Carnousti Investments and the right of way of Stanley Drive, as shown on Plat Book 30, page 28, the following five (5) courses and distances: 1) North 01 degrees 50 minutes 01 seconds East a distance of 149.61 feet to an existing #3 rebar; 2) THENCE South 85 degrees 42 minutes 35 seconds West a total distance of 726.57 feet to an existing #4 rebar, passing an existing #3 rebar, the southeastern corner of BA Leasing BSC, LLC (now or formerly) as described in Deed Book 14179, page 71, at 120.73 feet; 3) THENCE South 49 degrees 28 minutes 20 seconds West a distance of 96.77 feet to an existing #4 rebar; 4) THENCE North 52 degrees 47 minutes 57 seconds West a distance of 86.34 feet to an existing #4 rebar; 5) THENCE South 85 degrees 42 minutes 35 seconds West a distance of 90.57 feet to an existing #4 rebar marking the northeastern corner of Stanley Black & Decker, Inc. (now or formerly) as described in Deed Book 9195, page 193, the POINT OF BEGINNING; THENCE with the lines of Stanley Black & Decker, Inc. the following two (2) courses and distances: 1) South 85 degrees 42 minutes 35 seconds West a distance of 146.07 feet to an existing #5 rebar; 2) THENCE South 01 degrees 48 minutes 17 seconds West a distance of 450.43 feet to an existing ½" pipe marking the common corner of Stanley Drive LLC (now or formerly) as described in Deed Book 16933, page 144 and Katalyst Holdings (now or formerly) as described in Deed Book 15637, page 21; THENCE with the northern line of Katalyst Holdings North 88 degrees 06 minutes 35 seconds West a distance of 1072.78 feet to a calculated point within the floodway of Afton Run, passing a T-post set on line at 851.18 feet; THENCE generally following the meanders of Afton Run and with the eastern lines of City of Kannapolis (now or formerly), as described in Deed Book 3325, page 302, Natkannapolis LLC (now or formerly), as described in Deed Book 9118, page 303, and Kannapolis Investments LLC (now or formerly), as described in Deed Book 6332, page 285, the following two courses and distances: 1) North 05 degrees 58 minutes 18 seconds East a distance of 626.32 feet to a point; 2) THENCE North 00 degrees 08 minutes 02 seconds West a distance of 462.26 feet to a point marking the southeasterly corner of William & Anne Austin (now or formerly) as described in Deed Book 7249, page 304; THENCE with the eastern line of Austin the following three (3) courses and distances: 1) North 13 degrees 28 minutes 58 seconds East a distance of 478.51 feet to a point; 2) THENCE North 53 degrees 55 minutes 36 seconds East a distance of 303.42 feet to a point; 3) THENCE North 14 degrees 23 minutes 40 seconds East a distance of 825.11 feet to an existing #5 rebar marking the eastern line of David & Patricia Austin (now or formerly) and the southwestern corner of Trinity of Cabarrus Ltd Partnership (now or formerly) as described in Deed Book 2999, page 58; THENCE with Trinity's southern line the following two (2) courses and distances: 1) North 81 degrees 39 minutes 07 seconds East a distance of 504.45 feet to an existing #5 rebar; 2) THENCE South 81 degrees 25 minutes 34 seconds East a distance of 190.88 feet to an existing #5 rebar marking the northwestern corner of BA Leasing BSC, LLC; THENCE with the lines of BA Leasing BSC, LLC the following three (3) courses and distances: 1) South 11 degrees 08 minutes 50 seconds West a distance of 1661.03 feet to an existing #4 rebar; 2) THENCE along a curve to the left having an arc length of 413.15 feet, and a radius of 370.00 feet, being subtended by a chord bearing of South 20 degrees 48 minutes 38 seconds East, a distance of 392.02 feet to an existing #4 rebar; 3) THENCE South 52 degrees 47 minutes 57 seconds East a distance of 238.98 feet to a #4 rebar marking the aforementioned right of way of Stanley Drive; THENCE with the northerly boundary of Stanley Drive, as shown on Plat Book 30, page 28, South 85 degrees 42 minutes 35 seconds West a distance of 90.57 feet to the POINT OF BEGINNING, having an area of 53.087 acres, more or less. TRACT 1 BEGINNING at an existing #3 rebar marking the northern right of way of Stanley Drive of as shown on Plat Book 30, page 28 of the Cabarrus County Register of Deeds, also being the 2nd surveying call in the legal description of Stanley Works (now or formerly) as described in Deed Book 1500, page 110; THENCE with the northern right of way of Stanley Drive the following three (3) courses and distances: 1) South 85 degrees 42 minutes 35 seconds West a distance of 605.85 feet to an existing #4 rebar; 2) THENCE South 49 degrees 28 minutes 20 Seconds West a distance of 96.77 feet to an existing #4 rebar; 3) THENCE North 52 degrees 47 minutes 57 seconds West a distance of 86.34 feet to an existing #4 rebar; THENCE leaving the right of way of Stanley Drive the following three (3) courses and distances: 1) North 52 degrees 47 minutes 57 seconds West a distance of 238.98 feet to an existing #4 rebar; 2) THENCE along a curve to the right having an arc length of 413.15 feet, and a radius of 370.00 feet, being subtended by a chord bearing of North 20 degrees 48 minutes 38 seconds West, a distance of 392.02 feet to an existing #4 rebar; 3) THENCE North 11 degrees 08 minutes 50 seconds East a distance of 1661.03 feet to an existing #5 rebar marking the southern line of Trinity of Cabarrus Ltd Partnership (now or formerly) as described in Deed Book 2999, page 58, Deed Book 1573, page 35, and Deed Book 2548, page 176; THENCE with the lines of Trinity of Cabarrus Ltd Partnership the following four (4) courses and distances: 1) South 81 degrees 25 minutes 34 seconds East a distance of 867.08 feet to an existing #4 rebar; 2) THENCE North 87 degrees 29 minutes 39 seconds East a distance of 88.14 feet to an existing #4 rebar; 3) THENCE South 49 degrees 30 minutes 15 seconds East a distance of 599.83 feet to an existing #4 rebar; 4) THENCE South 40 degrees 28 minutes 43 seconds West a distance of 674.89 feet to an existing #4 rebar, said point being 11.82 feet past an existing #4 rebar (Trinity's corner) at a distance of 663.07 feet; THENCE South 11 degrees 09 minutes 55 seconds West a distance of 1076.72 feet to the POINT OF BEGINNING, having an area of 55.796 acres, more or less. TRACT 2 BEGINNING at an existing ½" pipe marking the common corner of Stanley Drive LLC (now or formerly) as described in Deed Book 16933, page 144 of the Cabarrus County Register of Deeds and Katalyst Holdings (now or formerly) as described in Deed Book 15637, page 21, also being the southeastern corner of Stanley Works (now or formerly) as described in Deed Book 1500, page 110; THENCE with the lines of Stanley Works the following two (2) courses and distances: 1) North 01 degrees 48 minutes 17 seconds East a distance of 450.43 feet to an existing #4 rebar; 2) THENCE North 85 degrees 42 minutes 35 seconds East a distance of 146.07 feet to an existing #4 rebar marking the southwesterly right of way of Stanley Drive, as shown on Plat Book 30, page 28; THENCE with said right of way South 52 degrees 47 minutes 57 seconds East a distance of 422.05 feet to an existing #5 rebar marking the northeastern corner of Stanley Drive LLC; THENCE with the northerly line of Stanley Drive LLC South 67 degrees 27 minutes 05 seconds West a distance of 537.08 feet to the POINT OF BEGINNING, having an area of 2.999 acres, more or less.	TRACTS 1&2 SCHEDULE B SECTION II - EXCEPTIONS: Title Commitlnt No.: 5235772-F-NC-CP-RRP-A, Dated April 1, 2025 8. Declaration of Covenants, Conditions and Restrictions recorded in Book 1500, page 105; Declaration of Covenants, Conditions and Restrictions for Dogwood Business Park recorded in Book 1975, Page 38; as affected by First Amendment to Declaration of Covenants, Conditions and Restrictions for Dogwood Business Park recorded in Book 12547, at Page 196. [TABLE OF SETBACKS SHOWN ON SURVEY] 9. Easements, setback lines and any other matters shown on plat recorded in Map Book 51, page 21; Plat Book 30, page 28; Plat Book 28, page 100. [AS SHOWN ON SURVEY] 10. Easement(s), Right(s) of way, and/or Permit(s) to the City of Kannapolis as recorded in Book 1975, page 109, Book 1975, page 116 and Book 3066, page 257. [AS SHOWN ON SURVEY] 11. Duties and obligations of the Insured, and rights of others, if any, for the maintenance and upkeep of easements(s) under Sewer Line Agreement, benefiting the Land, recorded in Book 1975, page 102. [AS SHOWN ON SURVEY] 12. Duties and obligations of the Insured, and rights of others, if any, for the maintenance and upkeep of easement(s) under Permanent Easement Agreement, benefiting the Land, recorded in Book 1975, page 95. [AS SHOWN ON SURVEY] 13. Title to the existing soil road and rights of others in and to its use. [AS SHOWN ON SURVEY] 14. Unrecorded LEASE by and between BNP Paribas Leasing Corporation ("Landlord") and Stanley Logistics, L.L.C. ("Tenant"), as evidenced by Memorandum of Lease Agreement recorded in Book 9917, page 159; as affected by Assignment of Memorandum of Lease Agreement recorded in Book 9930, page 273; as further affected by First Amendment to Memorandum of Lease Agreement recorded in Book 9930, page 140; as further affected by Second Amendment to Memorandum of Lease Agreement recorded in Book 11006, page 140; as further affected by Third Amendment to Memorandum of Lease Agreement recorded in Book 13741, page 186; as further affected by Assignment of Memorandum of Lease Agreement recorded in Book 14178, page 292; as further affected by Substitution of Trustee recorded in Book 14179, page 80; as further affected by Modification recorded in Book 17805, page 128. [NOT A MATTER OF SURVEY] 15. Lease Agreement and Deed of Trust by and between Citicorp North America, Inc., Lessor, and Stanley Logistics, Inc., Lessee, recorded in Book 4980, Page 87; as affected by Amendment and Restated Lease Agreement and Deed of Trust recorded in Book 5500, Page 192; as further affected by Assignment recorded in Book 8439, Page 42; as further affected by Substitution of Trustee recorded in Book 9931, Page 30; as further affected by Assignment of Lease Agreement and Deed of Trust recorded in Book 9930, Page 267; as further affected by Assignment of Lease Agreement and Deed of Trust recorded in Book 14178, Page 300; as further affected by Substitution of Trustee recorded in Book 14179, Page 80. [NOT A MATTER OF SURVEY] 16. UCC Financing Statement in favor of Wachovia Development Corporation, recorded in Book 13741, Page 200. UCC Assignment in favor of BA Leasing BSC, LLC recorded in Book 14178, Page 308. UCC Continuation in favor of Stanley Logistics, L.L.C. recorded in Book 17010, Page 24. [NOT A MATTER OF SURVEY] 17. Easement(s), Right(s) of way, and/or Permit(s) to Cabarrus County recorded in Book 743, Page 200 and Book 743, Page 206. [AS SHOWN ON SURVEY] 18. Duties and obligations of the Insured, and rights of others, if any, for the maintenance and upkeep of easement(s) contained in deeds recorded in Book 1500, Page 110 and Book 8439, Page 42, as affected by that Release of Right of Way recorded in Book 9195, Page 199, and rights of others in and to its use. [AS SHOWN ON SURVEY] 19. Terms and provisions of Ground Lease by and between The Stanley Works and Wachovia Capital Markets, Inc. recorded in Book 1688, Page 199. [NOT A MATTER OF SURVEY] 20. Memorandum of Actions recorded in Book 3370, Page 191. Consent Judgment recorded in Book 3459, Page 211. [AS SHOWN ON SURVEY] 21. Rights of others in and to the use of the non-exclusive access easement contained in that deed recorded in Book 4649, Page 85. [AS SHOWN ON SURVEY] 22. Sanitary Sewer Easement recorded in Book 11579, Page 114. [AS SHOWN ON SURVEY] 23. Easement reserved in deed recorded in Book 1500, Page 110. [AS SHOWN ON SURVEY] PARCELS 1&2 SCHEDULE B SECTION II - EXCEPTIONS: Title Commitlnt No.: 5235772-F-NC-CP-RRP-B, Dated April 1, 2025 8. Easements, setback lines and any other matters shown on plat recorded in Map Book 28, Page 100; Map Book 30, Page 28 and Map Book 51, Page 21. [AS SHOWN ON SRUVEY] AS TO PARCEL 1 9. Covenants, conditions, restrictions and easements contained in Book 1500, Page 105; Declaration of Covenants, Conditions and Restrictions for Dogwood Business Park recorded in Book 1975, Page 38; as affected by First Amendment to Declaration of Covenants, Conditions and Restrictions for Dogwood Business Park recorded in Book 12547, Page 196, and any amendments thereto, if any, and any related maps, plans, bylaws and other document(s) and amendment(s). [TABLE OF SETBACKS SHOWN ON SURVEY] 10. Easement(s), Right(s) of way, and/or Permit(s) to Cabarrus County recorded in Book 743, Page 200 and Book 743, Page 206. [AS SHOWN ON SURVEY] 11. Permanent Easement Agreement recorded in Book 1975, Page 95. [AS SHOWN ON SURVEY] 12. Sewer Line Agreement recorded in Book 1975, Page 102. [AS SHOWN ON SURVEY] 13. Easement(s), Right(s) of way, and/or Permit(s) to the City of Kannapolis recorded in Book 1975, Page 109; Book 1975, Page 116 and Book 3066, Page 257. [AS SHOWN ON SURVEY] 14. Memorandum of Action recorded in Book 3370, Page 191. Consent Judgment recorded in Book 3459, Page 211. [AS SHOWN ON SURVEY] 15. Right of others in and to the non-exclusive access easement as contained in instrument recorded in Book 4649, Page 85. [AS SHOWN ON SURVEY] 16. Sanitary Sewer Easement recorded in Book 11579, Page 114. [AS SHOWN ON SURVEY] 17. Duties and obligations of the Insured, and rights of others, if any, for the maintenance and upkeep of easement(s), benefiting the Land, as reserved in instrument recorded in Book 1500, Page 110, and rights of others in and to its use. [DOES NOT AFFECT SUBJECT PARCEL] 18. Unrecorded lease by and between The Stanley Works and Wachovia Capital Markets, Inc. as evidenced by Memorandum of Ground Lease recorded in Book 1688, Page 199. [NOT A MATTER OF SURVEY] AS TO PARCEL 2 19. Covenants, conditions, restrictions and easements contained in Declaration of Covenants, Conditions and Restrictions for Dogwood Business Park recorded in Book 1975, Page 38; as affected by First Amendment to Declaration of Covenants, Conditions and Restrictions for Dogwood Business Park recorded in Book 12547, Page 196, and any amendments thereto, if any, and any related maps, plans, bylaws and other document(s) and amendment(s). [TABLE OF SETBACKS SHOWN ON SURVEY] 20. Easement(s), Right(s) of way, and/or Permit(s) to Concord Telephone Company, Inc. recorded in Book 194, Page 579; Book 194, Page 580; Book 209, Page 570; Book 214, Page 133; Book 214, Page 134; Book 379, Page 206 and Book 439, Page 177. [DOES NOT AFFECT SUBJECT PROPERTY] 21. Easement(s), Right(s) of way, and/or Permit(s) to Duke Power Company recorded in Book 237, Page 54 and Book 353, Page 449. [DOES NOT AFFECT SUBJECT PROPERTY] 22. Easement(s), Right(s) of way, and/or Permit(s) to the North Carolina State Highway Commission recorded in Book 350, Page 349 and Book 373, Page 574. [DOES NOT AFFECT SUBJECT PROPERTY] 23. Easement(s), Right(s) of way, and/or Permit(s) to the Board of Light and Water Commissioners recorded in Book 392, Page 96. [DOES NOT AFFECT SUBJECT PROPERTY] 24. Easement(s), Right(s) of way, and/or Permiit(s) to Cabarrus County recorded in Book 743, Page 200 and Book 743, Page 206. [AS SHOWN ON SURVEY] 25. Permanent Easement Agreement recorded in Book 1975, Page 95. [AS SHOWN ON SURVEY] 26. Sewer Line Agreement recorded in Book 1975, Page 102. [AS SHOWN ON SURVEY] 27. Easement(s), Right(s) of way, and/or Permit(s) to the City of Kannapolis recorded in Book 1975, Page 109 [AS SHOWN ON SURVEY], and Book 5337, Page 86 [DOES NOT AFFECT SUBJECT PROPERTY]. AS TO PARCEL 1B 28. Rights of others entitled thereto in and to the drainage/creek located on the Land. 29. Claims to land created or lost by accretion, reliction or avulsion resulting from the movement of water forming part of the boundary of the Land. 30. Riparian rights incident to, nor title to, any branches, creeks, streams, or other waters coursing the Land. 31. Easement granted in Book 1688, Page 205. [AS SHOWN ON SURVEY] 32. Easement granted in Book 5500, Page 144. [AS SHOWN ON SURVEY]
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ALTANSPS LAND
TITLE SURVEY of
SBD PARCELS

1000 STANLEY DR.,
CITY OF CONCORD,
CABARRUS COUNTY,
NORTH CAROLINA
OWNERS: BA LEASING BSC, LLC (PARCEL 1)
& STANLEY BLACK & DECKER, INC. (PARCELS 2 & 3)
BY


933 LOUISE AVE #101, CHARLOTTE, NC 28204
PH: 704.400.7268 | WEB: WWW.FORRESTGEO.COM | LIC: P-2932



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FILED ELECTRONICALLY
CABARRUS COUNTY NC
M. WAYNE NIXON

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EXCISE TAX	\$0.00

**WASTEWATER ALLOCATION
DEVELOPMENT AGREEMENT**

BY AND BETWEEN

THE CITY OF KANNAPOLIS, NORTH CAROLINA

AND

BA LEASING BSC, LLC AND STANLEY LOGISTICS, LLC

March 24, 2025

(Stanley Black & Decker Facility, 1000 Stanley Drive)

Submitted electronically by "Moretz Law Group, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the Memorandum of Understanding with
the Office of the Register of Deeds of Cabarrus County. NCGS 47-14(a1)(5).

WASTEWATER ALLOCATION DEVELOPMENT AGREEMENT

THIS WASTEWATER ALLOCATION DEVELOPMENT AGREEMENT (together with the Exhibits attached hereto, the "Agreement") is entered into effective as of the 24th day of March, 2025 (the "Effective Date"), by and between the City of Kannapolis, a municipal corporation of the State of North Carolina (the "City") and BA LEASING BSC, LLC, a Delaware limited liability company ("Owner"), and STANLEY LOGISTICS, LLC, a Delaware limited liability company ("Stanley") (Owner and Stanley, together with each of their successors in interest and assigns, being referred to herein as the "Developer"). The Project is known as the existing Stanley Black & Decker Facility located at 1000 Stanley Drive (the "Facility"). The City and the Developer are sometimes separately referred to in this Agreement as a "Party" or jointly referred to as the "Parties".

LEGAL FRAMEWORK

The North Carolina General Statutes ("N.C.G.S." §160D-1001 through §160D-1012), as they exist on the Effective Date of this Agreement (the "Development Agreement Act"), enable cities to enter into binding development agreements with entities intending to develop real property under certain conditions set forth in the Development Agreement Act.

N.C.G.S. 160D-1001(a)(1) provides that "Development projects often occur in multiple phases over several years, requiring a long-term commitment of both public and private resources."

N.C.G.S. 160D-1001(a)(3) provides that "Because of their scale and duration, such projects often require careful coordination of public capital facilities planning, financing, and construction schedules and phasing of the private development."

N.C.G.S. 160D-1001(a)(4) provides that "Such projects involve substantial commitments of private capital, which developers are usually unwilling to risk without sufficient assurances that development standards will remain stable through the extended period of development."

N.C.G.S. 160D-1001(a)(5) provides that "Such developments often permit communities and developers to experiment with different or nontraditional types of development concepts and standards, while still managing impacts on the surrounding areas."

N.C.G.S. 160D-1001(a)(6) provides that "To better structure and manage development approvals for such developments and ensure their proper integration into local capital facilities programs, local governments need flexibility to negotiate such developments."

In view of the foregoing, N.C.G.S. §160D-1001 through §160D-1012 expressly authorize local governments and agencies to enter into development agreements with developers pursuant to the procedures and requirements of N.C.G.S. 160D-1001 through 1012, which procedures and requirements include approval of the development agreement by the governing body of the local government by ordinance after a duly noticed public hearing.

N.C.G.S. 160D-1004 provides that "a local government may enter into a development agreement with a developer for the development of property as provided in this Article for developable property of any size," and that "development agreements shall be of a reasonable term specified in the agreement."

In addition to any force of law conferred upon this Agreement by North Carolina law related to local governments, the terms of this Agreement are also contractual in nature, are a significant inducement and consideration to enter into this Agreement and may be enforced as contractual terms.

The City's Development Ordinance (the "KDO") or the Unified Development Ordinance ("UDO") if in effect upon the Effective Date and /or the City Wastewater Allocation Policy authorize the use of development agreements and provides additional requirements for such agreements.

RECITALS

- A. Developer and the City desire to enter into this Agreement for the development of certain real property containing approximately 55.8 acres and consisting of one (1) parcel denoted by Cabarrus County parcel ID number 5602-20-9045 (together with the Facility located on the real property as defined above, the "Property") and more particularly described and depicted on Exhibit B attached hereto.
- B. The purpose of this Agreement is to facilitate the Development (as defined herein) of the Property in a way that best realizes the benefits to the Parties. The Development of the Property requires a major investment by the Developer and substantial commitment of resources to achieve the benefits of the Development for the Parties. The Developer will be unable to make and realize the benefits from such commitments without the assurances of the City as provided by this Agreement.
- C. The Facility and the Property which are covered by this Agreement is an existing established approximately 932,962 square foot Stanley Black & Decker industrial facility which has for many years been a significant employer, taxpayer and contributor to the economic growth and vitality of the City. The Developer currently is winding down Stanley's operations at the Facility and preparing the Facility for one or more replacement industrial users.
 1. The winding down of the current operations and upfit for one or more new users of the Facility may involve substantial time periods when less-than-normal operations are occurring at the Facility. In order invest the necessary substantial funds and other efforts necessary to upfit the Facility to make it attractive for future users, Developer requires assurances from the City as to the wastewater allocation and other vested rights applicable to the Facility.
 2. No new construction or material development of the Facility or on the Property (other than routine interior and exterior upfits to accommodate the needs of the future user(s)) is involved or addressed by this Agreement. The Parties are entering into this Agreement in order to establish the Developer's right to continue the existing industrial uses of the Facility in the future including but not limited to the wastewater allocation applicable to the Property.
 3. Therefore, for purposes of this Agreement, "Development" means the continued use of the Property for industrial and commercial uses as permitted by its current zoning, and the wastewater allocation granted hereby.
 4. Developer shall comply with the requirements of Section VI. "General Conditions" Subsection B, of the City Wastewater Allocation Policy, to the extent the same is not in conflict with the terms and conditions of this Agreement, and if so, this Agreement shall control.
- D. The Development of the Property is consistent with the City's ordinances and is reasonable and in the public interest for the following reasons, each of which serve as a benefit to the City:

1. Continued operation of an existing facility which serves as a significant contributor to the tax and employment bases of the City; and
 2. Provision of an efficient, effective, and practical overall plan for addressing the Development of the Property.
- E. The general benefits to be received by the Developer from the Development of the Property include, without limitation:
1. Development rights for the occupancy of the Facility by one or more new industrial or commercial users; and
 2. Issuance of a Sewer Allocation Permit as set out in Paragraph 9 of this Agreement below.
- F. The general benefits to be received by the City from the Development of the Property include, without limitation:
1. Continued employment of citizens of the City at the Facility;
 2. Continued investment by Developer in the improvement of the Facility; and
 3. Enhancement of the tax base of the City with regard to the ad valorem value of the Property and of the equipment, fixtures, machinery and upfits related to the occupancy of the Facility by its future user(s).
- G. This Agreement was not required to be considered by the Kannapolis Planning Commission since no new development is involved and this Agreement solely pertains to wastewater allocation.
- H. Pursuant to N.C.G.S. 160D-1005, a public hearing regarding this Agreement was held at the February 24, 2025 meeting of the Kannapolis City Council. The notice of public hearing specified, among other things, the location of the Property subject to this Agreement, the development uses proposed on the Property in accordance with the Development Plan, and a place where a copy of the proposed Agreement could be obtained. The Agreement was available for public inspection on the City's website and at City Hall.
- I. The City Council adopted an ordinance approving this Agreement (the "Ordinance") at its meeting on March 24, 2025. A draft of the Ordinance is attached hereto as Exhibit A.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing Recitals and Legal Framework, the premises of this Agreement, and the mutual benefits to the Parties, the Parties agree as follows:

- 1) The Property. The Property to be developed pursuant to this Agreement is described and depicted on Exhibit B attached hereto.
- 2) Definitions. Capitalized terms in the Agreement shall have the meanings assigned to them below or elsewhere herein:
 - a) "Applicable Law" means all federal, state, and local statutes, ordinances, regulations, and requirements governing the Project, including, without limitation, the Current Regulations.

- b) "Current Regulations" means all ordinances, resolutions, regulations, and comprehensive plans adopted by the City on or before the Effective Date affecting the Development of the Property and includes, without limitation, laws governing permitted uses of the Property, density, design, and improvements, subject to Section 6 below.
 - c) "Development" shall have the same meaning as it does in KDO Article 10 *Definitions* or UDO Appendix A *Definitions*, but as further clarified as described in Section C of the above Recitals.
 - d) "Zoning Permit" or "Development Permit" means any building permit, site plan approval, subdivision approval, rezoning certification, variance, certificate of occupancy, wastewater allocation, zoning compliance permit, and any other official action of Local Government having the effect of permitting the Development for the use of the Property contemplated in this Agreement, and includes such of the same as are currently issued and are in effect applicable to the Property at the time of this Agreement.
 - e) "Development Plan" means Developer's plans for the Property as described in Section C of the Recitals above.
 - f) Intentionally omitted.
 - g) "Infrastructure" means major capital or community developments including, but not limited to, transportation, sanitary sewer, solid waste, drainage, and potable water.
 - h) "Local Government" means any municipality or governmental entity of the State of North Carolina established pursuant to Applicable Law which exercises regulatory authority over, and grants Development Permits for land Development or which provides public Infrastructure.
 - i) "Parcel" means any lot of record on which Development may occur in accordance with the Development Plan.
 - j) "Project" means the Development that will occur within and upon the Property pursuant to this Agreement and in accordance with the Development Plan described in Section C of the Recitals above.
 - k) "Property Owner" means (i) any person or entity, other than the City, which shall have acquired any portion of the fee interest in the Property from and after the Effective Date, and (ii) any successor in interest to such person or entity.
- 3) Relationship of the Parties. This Agreement creates a contractual relationship between the Parties. This Agreement shall not be interpreted or construed to create the relationship of master/servant, principal/agent, association, partnership, joint venture, or any other relationship where one Party may be held responsible for acts of the other Party. This Agreement does not impose any partnership obligation or liability upon either Party. Further, this Agreement is not intended to create, nor does it create, a relationship whereby the conduct of Developer constitutes "state action" for any purposes.
- 4) Legislative Act. Any material change in the Development Standards established by this Agreement shall require the approval of City Council, subject to compliance with applicable statutory procedures and consistent with Section 6(a). This Agreement constitutes a legislative act of City Council. City Council adopted this Agreement only after following procedures required by Applicable Law.

- 5) Covenants Running with the Property. The conditions, covenants, and benefits set forth in this Agreement shall run with the Property, and every purchaser, assignee or transferee of an interest in the Property or any portion thereof, shall be obligated and bound by the terms and conditions of this Agreement, and shall be entitled to the benefits of this Agreement for a duration of five (5) years in accordance with the terms of this Agreement. In addition, even after the term of this Agreement shall have expired, the zoning and sewer allocation for the Property as described in the Development Plan shall survive and shall apply to future development of the Property, unless the Property is subsequently rezoned or the Facility has been demolished at such time.
- 6) Applicable Regulations.
 - a) Applicable Law and Development Standards. Except as otherwise provided by this Agreement and in accordance with N.C.G.S. § 160D-1007, Development of the Property, including, without limitation, approval procedures and impact fees applicable thereto, shall be in conformance with the Current Regulations and all other Applicable Law.
 - b) Vested Rights. Pursuant to the authority granted therefor in N.C.G.S. § 160D-1001 through 1012 and subject to the provisions of subparagraph (a) above, all rights and prerogative accorded the Developer by this Agreement, including, without limitation, application of the Current Regulations, shall constitute vested rights for the Development of the Property throughout the term of this Agreement.
 - c) Building Codes and Laws Other Than Land Use Regulations. Developer, notwithstanding any provision which may be construed to the contrary in this Agreement, must comply with any building, housing, electrical, mechanical, plumbing and gas codes subsequently adopted by the City or other governmental entity. This Agreement shall not be construed to supersede or contravene the requirements of any building, housing, electrical, mechanical, plumbing and gas codes subsequently adopted by the City or other governmental entity.
 - d) Updates to City Ordinances. Where any City ordinance, fee structure, resolution, or regulation adopted after the date hereof (a "New Ordinance"), differs from the Current Regulations, Developer may, at any time after adoption of such New Ordinance, request that such New Ordinance, or any portion thereof, be incorporated into the Current Regulations. The Parties recognize that this section shall not apply to any commitments reflected in the Development Plan or this Agreement. Developer shall submit such request in writing to the City, and the City shall review and respond to such request within sixty (60) days. Incorporation of a New Ordinance, or any portion thereof, into the Current Regulations shall be a non-material change to the Agreement.
- 7) Local Development Permits and Other Permits Needed. The Parties anticipate that no other local Development Permits and other regulatory permits will be needed to complete the Development of the Project. The failure of this Agreement to address a particular permit, condition, term, or restriction does not relieve the Developer of the necessity of complying with all laws governing permit requirements, conditions, terms, or restrictions.
- 8) Project Development.
 - a) Project Development. The Development Plan is as set forth in Section C of the Recitals above.

- (i) Material Changes. Material changes to the Development Plan or the Development Agreement, which is incorporated into the Development Plan as a text commitment, shall be considered in accordance with the procedures set forth in the KDO/UDO and State law.

9) City Obligations.

- a) In accordance with the City Wastewater Allocation Policy, Developer is hereby issued an Allocation Permit to supply public water, and for sewer treatment in the amount of 8,700 gallons of wastewater flow per day.
- b) The foregoing wastewater allocation shall be deemed a vested right extending for five (5) years or the maximum amount allowed by law, whichever is longer.
- c) It is agreed by the parties that the Facility is in current use and currently has vested rights (including but not limited to with regard to its sewer allocation) to continue to operate in the same and similar industrial capacities as it has historically operated, and that such rights shall not be affected by any period of diminished use related to the decommissioning of the current use or by the upfitting necessary to prepare the Property for new users. Only if the Facility is vacant and unused for a period in excess of the five (5) year vesting period from the date of this Agreement, or substantial demolition of the Facility, would the 8,700 gallons of wastewater flow per day allocated by this Agreement, along with commensurate public water supply allocation, expire or terminate.

- 10) Other Approvals. To the extent that any county or other Local Government, state or federal approvals are required in connection with the Development of the Project, the City shall use reasonable efforts to assist Developer in obtaining such approvals.

11) Developer Obligations.

- a) Developer shall develop the Property in accordance with the Development Plan.

12) Default.

- a) Developer Default. Developer shall substantially comply with the Development Plan. If the Developer commits a material breach of the terms or conditions of this Agreement, City shall serve notice in writing upon the Developer setting forth with reasonable particularity the nature of the breach and the evidence supporting the finding and determination, and the Developer shall have sixty (60) days to cure such breach, provided that if such breach cannot be cured within sixty (60) days using commercially reasonable efforts, the Developer shall be permitted such time as reasonably necessary to effect such cure so long as the Developer shall use commercially reasonable efforts to diligently prosecute such cure.
- b) City Default. If the City commits a material breach of the terms or conditions of this Agreement, Developer shall serve notice in writing upon the City setting forth with reasonable particularity the nature of the breach and the evidence supporting the finding and determination, and the City shall have sixty (60) days to cure such breach, provided that if such breach cannot be cured within sixty (60) days using commercially reasonable efforts, the City shall be permitted such time as reasonably necessary to effect such cure so long as the City shall use commercially reasonable efforts to diligently prosecute such cure.

13) Remedies.

- a) City Remedies for Developer Default. In the event of a Developer material breach of this Agreement and Developer fails to cure such breach within the above-described 60-day period following notice period, City may exercise any or all of the following remedies (subject to Developer's right of appeal to the Board of Adjustment):
 - i) Refuse to issue certificates of compliance for the Development Project; or
 - ii) Rescind any sewer allocation permit.
 - iii) Terminate this Agreement.
 - iv) Pursue an action for specific performance.
- b) Developer Remedies. If the City fails to cure any material breach within a 60-day period following notice, then such breach shall be a "City Default" hereunder, and Developer may be entitled to reimbursement of actual damages suffered by Developer to the extent such amounts have been reasonably documented and such documentation delivered to the City, and/or without limitation pursue an action for specific performance.

14) General Provisions.

- a) Term. The term of this Agreement shall commence only upon the full execution of this Agreement. This Agreement shall terminate five (5) years thereafter (the end of the term of this Agreement, as may be extended from time to time by the Parties or earlier terminated in accordance with the provisions of this Agreement (the "Termination Date").
- b) Amendment. As required by N.C.G.S. § 160D-1006(e), major modifications or significant changes to this Agreement shall follow the same notice, public hearing, and approval procedures as were followed initially when the Parties formed this Agreement. A major modification or significant change of this Agreement shall include any change not agreed to by both Parties hereto. Except as otherwise set forth herein, this Agreement may be amended only by written mutual consent of the Parties or by their successors in interest. Wherever said consent or approval is required, the same shall not be unreasonably withheld. In the event state or federal laws or regulations prevent or preclude compliance with one or more provisions of this Agreement, the pertinent provisions of this Agreement shall be modified or suspended as may be necessary to comply with the state or federal laws or regulations. In such event, compliance with all other provisions of this Agreement shall remain unaffected and unmodified.
- c) Severability. If any word, phrase, sentence, paragraph or provision of this Agreement shall be finally adjudicated to be invalid, void, or illegal, it shall be deleted and in no way affect, impair, or invalidate any other provision hereof.
- d) Merger. This Agreement, coupled with its Exhibits, which are incorporated herein by reference, state the final and complete expression of the Parties' intentions with respect to the subject matter hereof. The Legal Framework and the Recitals set forth at the beginning of this Agreement are integral parts of this Agreement and are not to be precatory or mere recitals.
- e) Further Assurances. The Parties hereto shall cooperate with each other to effectuate the provisions of this Agreement and to act reasonably and expeditiously in all obligations under the Agreement. In the event of any legal action instituted by a third Party or other governmental entity or official

challenging the validity of any provision of this Agreement, the Parties shall cooperate in defending such action.

- f) Governing Law and Venue. This Agreement shall be construed and enforced in accordance with the substantive laws of the State of North Carolina, without regard to principles of conflicts of laws. The only proper venue and court for litigation related to, arising out of, or connected with this Agreement or the relationships between the Parties established by this Agreement shall be Cabarrus County Superior Court.
- g) Successors in Interest and Recordation. The burdens of this Agreement are binding upon, and the benefits of this Agreement shall inure to, all assignees or successors in interest of the Parties to this Agreement. The term "Developer" as used herein, shall denote (i) the named Developer herein, and (ii) any successor or assignee of Developer, or either of them, hereunder, and (iii) any and all future owners and occupants of the Property. This Agreement shall be recorded against the Property by Developer within fourteen (14) days after the execution of the Agreement by the Parties. The rights and obligations of the Parties contained herein shall run with the land.
- h) Third Parties. Notwithstanding any provision herein to the contrary, this Agreement shall not be binding and shall have no force or effect as to persons or entities not Parties or successors and assigns to this Agreement.
- i) Estoppel. Each Party agrees, from time to time, within thirty (30) days after request of another Party, to deliver to the requesting Party or such Party's designee, an estoppel certificate stating that this Agreement is in full force and effect, the unexpired term of this Agreement, and whether or not, to such Party's knowledge, there are any existing defaults or matter which, with the passage of time, would become defaults under this Agreement. It is understood and agreed that the Party's obligations to furnish such estoppel certificates in a timely fashion is a material inducement for execution of this Agreement.
- j) Representations and Warranties of the Developer. The Developer represents and warrants to the City that:
 - i) It is an entity duly organized, existing, and in good standing under the laws of its state of organization as set forth in the first paragraph of this Agreement; and
 - ii) It has the full right, power, and authority to enter into this Agreement and to perform its obligations hereunder.
- k) Force Majeure. In addition to specific provisions of this Agreement, no Party shall be responsible for any default, delay or failure to perform if such default, delay or failure to perform is due to causes beyond such Party's reasonable control, including, but not limited to, strikes, lockouts, actions or inactions of governmental authorities, epidemics, pandemic, wars, embargoes, fires, hurricanes, adverse weather, acts of God, interference duly caused by any other Party, or the default of a common carrier. In the event of a default, delay or failure to perform due to causes beyond such Party's reasonable control or due to interference by another Party, any date or times by which the Parties are otherwise scheduled to perform, if any, shall be extended for a period of time equal in duration to the time lost by reason of the cause beyond the reasonable control of such Party. Written notice of such alleged delay shall be given to the other Party within thirty days of the commencement of such delay. An extension of time, if any, for such cause shall be mutually agreed upon in writing by the Parties. The Parties agree that such consent to an extension of time shall not be unreasonably withheld.

- l) Construction of Agreement. Both Parties hereto have been represented by counsel in the negotiation of this Agreement, and neither this Agreement nor any provision hereof shall be construed against a Party hereto because such Party drafted it or caused it to be drafted.
- m) No Waiver. Failure of a Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such Party to exercise at some future time said right or any other right it may have hereunder. Unless this Agreement is amended by vote of the City Council taken with the same formality as the vote approving this Agreement, no officer, official or agent of the City has the power to amend, modify or alter this Agreement or waive any of its conditions except as set forth herein.
- n) E-Verify Requirements. (A) If this contract is awarded pursuant to North Carolina General Statutes (NCGS) 143-129 – (i) the contractor represents and covenants that the contractor and its subcontractors comply with the requirements of Article 2 of Chapter 64 of the NCGS; (ii) the words “contractor”, “contractor’s subcontractors,” and “comply” as used in this subsection (A) shall have the meanings intended by NCGS 143-129(j); and (iii) the City is relying on this subsection (A) in entering into this contract. (B) If this contract is subject to NCGS 143-133.3, the contractor and its subcontractors shall comply with the requirements of Article 2 of Chapter 64 of the NCGS.
- o) Notices. All notices hereunder shall be given in writing by certified mail, postage prepaid, or by delivery through a nationally recognized overnight carrier, delivery confirmation required, provided that such notices may be delivered via electronic mail if such notice shall also be delivered by one of the other methods described in this section. Delivery shall be deemed effective as of the date of the delivery receipt, or, for notices delivered electronically, on the date such notice was sent via electronic mail without automatic notification of any delivery error. Notices shall be delivered to the following addresses:

To the City:

City Manager’s Office
 City of Kannapolis
 401 Laureate Way
 Kannapolis, North Carolina 28081
 Email: mlegg@kannapolisnc.gov

With copies to:

City Attorney
 City of Kannapolis
 401 Laureate Way
 Kannapolis, North Carolina 28081
 Email: akelly@kannapolisnc.gov

To the Developer:

Stanley Logistics, LLC
 c/o Stanley Black & Decker, Inc.
 1000 Stanley Drive
 New Britain, CT 06053
 Attn: Real Estate Department

With copies to:

Zachary M. Moretz
Moretz Law Group, PA
P.O. Box 446
Concord, NC 28026
Email: zac@moretzlaw.com

And copies to:

William Crowe
Rogin Nassau LLC
CityPlace I - 22nd Floor
185 Asylum Street
Hartford, CT 06103-3460
Email: wcrowe@roginlaw.com

- p) Execution of Agreement. This Agreement may be executed in multiple parts as originals or by facsimile or scanned copies of executed originals and may further be executed by counterpart signature pages.
- q) Time for Performance. Any reference to “day” or “days” herein shall mean calendar day(s) unless otherwise specified, and any deadline or outside date set forth herein falling on a Saturday, Sunday, or holiday on which banks are closed for business in Kannapolis, North Carolina shall be automatically extended to the following business day.
- r) Conflicting Terms; Conflicting Requirements. In the event of a conflict between the requirements of this Agreement and the requirements of any Exhibits or any of the Related Agreements, the more stringent requirements shall apply.

[Separate Signature Page To Follow]

IN WITNESS WHEREOF, this Development Agreement has been executed by the Parties on the day and year first above written.

CITY OF KANNAPOLIS

By: _____

Michael B. Legg
City Manager

Attest: _____

Pam Scaggs, CMC, NCCMC
City Clerk

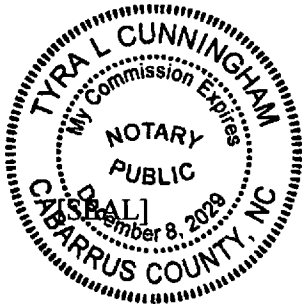
STATE OF NORTH CAROLINA

COUNTY OF Cabarrus

I, Tyra L Cunningham, a Notary Public of the County and State aforesaid, certify that Pam Scaggs personally came before me this day and acknowledged that she is City Clerk of the City of Kannapolis, a North Carolina municipal corporation, and that by authority duly given and as the act of the City of Kannapolis, the foregoing instrument was signed in its name by Michael B. Legg, City Manager, sealed with its municipal seal and attested by her as its City Clerk.

Witness my hand and notarial seal, this 22nd day of April, 2025.

Notary Public



My commission expires: 12/8/2029

STANLEY LOGISTICS, LLC, a Delaware limited liability company

By: 

Title: VP, Real Estate & Performance

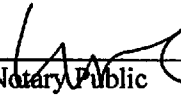
Name: Scott Kosswig

STATE OF CONNECTICUT

COUNTY OF HARTFORD

I, WR Crowe, a Notary Public of the County and State aforesaid, certify that Scott Kosswig personally came before me this day and acknowledged that he is the Vice President, Real Estate & Performance of Stanley Logistics, LLC, and that by authority duly given and as the act of said entity, the foregoing instrument was signed in its name.

Witness my hand and notarial seal, this 11th day of April, 2025.


Notary Public

[SEAL]



My commission expires. _____

BA LEASING BSC, LLC, a Delaware limited liability company

By: John P. White, Sr.
 Title: John P. White, Sr.
 Name: Vice President

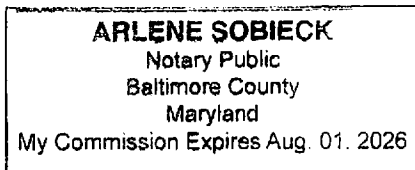
STATE OF Maryland

COUNTY OF Baltimore

I, Arlene Sobieck, a Notary Public of the County and State aforesaid, certify that John P. White Sr personally came before me this day and acknowledged that (s)he is Vice President of BA Leasing BSC, LLC, and that by authority duly given and as the act of said entity, the foregoing instrument was signed in its name .

Witness my hand and notarial seal, this 22 day of April, 2025.

[SEAL]



[Signature]
 Notary Public

My commission expires: 8/1/2026

**AN ORDINANCE TO ADOPT THE DEVELOPMENT AGREEMENT
BY AND AMONG**

THE CITY OF KANNAPOLIS, NORTH CAROLINA

AND

**BA LEASING, LLC. and STANLEY LOGISTICS, LLC
A DELAWARE LIMITED LIABILITY COMPANY'S**

WHEREAS, N.C.G.S. §160D-1001 through §160D-1012 (the "Act"), authorizes municipalities to enter into development agreements with developers under the terms and conditions stated in the statutes; and

WHEREAS, the City of Kannapolis ("City") and BA Leasing BSC, LLC., A Delaware limited liability company ("Owner") and Stanley Logistics, LLC., a Delaware limited liability company ("Stanley") (Owner and Stanley together with each of their successors in interest and assigns, herein being referred to as the "Developer"), have negotiated an agreement in accord with and under the authority of the cited statutes; and

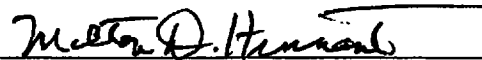
WHEREAS, a public hearing was held on March 24, 2025, as set forth in N.C.G.S. §160D-1003 providing public review of the Development Agreement, as defined below; and

WHEREAS, the City finds that the Development Agreement is consistent with the Act, the City's adopted policy guidance, and the Current Regulations, as defined in the Development Agreement, and is reasonable and in the public interest for the reasons set forth in the Development Agreement.

NOW, THEREFORE, BE IT ORDAINED, by the Kannapolis City Council that:

1. Pursuant to the authority granted to the City by Article 10 of Chapter 160D of the North Carolina General Statutes, the City hereby adopts the Development Agreement by and among the City and the Developer, attached hereto (the "Development Agreement"), and authorize the City Manager to execute the Development Agreement.
2. This Ordinance is effective upon adoption.

Adopted this 24th day of March 2025.


Milton D. Hinnant, Mayor

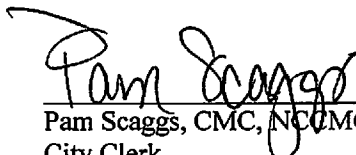

Pam Scaggs, CMC, NCCMC
City Clerk

EXHIBIT B**Property**

Lying and being in Township Number 4, Cabarrus County, State of North Carolina, and being more particularly described as follows:

PARCEL 1:**Tract 1:**

Beginning at a point, said point of beginning being located in the northern boundary of that certain property entitled Dogwood Partners 1 and Mast Enterprises, Inc. shown on a map thereof recorded in Map Book 28, Page 100 in the Cabarrus County Registry (hereinafter called "record map") said beginning point also located South 85-42-24 West 120.51 feet from the northeasterly corner of said property shown on the said record map; thence from said beginning point and with said northern boundary of the property shown on the record map South 85-42-24 West 748.51 feet to an existing iron rod marking the intersection of the northeasterly margin of the right-of-way of that certain dedicated 60 foot right-of-way entitled Stanley Drive as shown on the said record map (hereinafter called "Stanley Drive") and the northern boundary of property shown on the recorded map, passing an existing iron rod at 605.95 feet; thence with three (3) lines of the Stanley Works property, now or formerly (see Deed Book 1975 Page 95 of the Cabarrus County Registry) as follows: (1) North 52-50-31 West 238.98 feet to a new iron rod; (2) with the arc of a circular curve to the right having a radius of 370.00 feet an arc length of 413.15 feet (chord; North 20-51-12 West 392.02 feet) to a new iron rod; (3) North 11-08-08 East 1062.35 feet to a point; thence a new line, North 11-08-08 East 599.11 feet to a new iron rod situated on the southern line of the property of Trinity of Cabarrus Ltd. (see Deed Book 2999-58 of the Cabarrus County Registry); thence with the two (2) lines of said Trinity of Cabarrus Ltd. Property, (1) South 81-26-20 East, 867.08 feet to a new iron rod; (2) North 87-33-14 East, 88.11 feet to an existing iron rod; thence with the Trinity of Cabarrus Ltd. Property, now or formerly (see Deed Book 1573 Page 35 of the Cabarrus County Registry) South 49-30-52 East 600.00 feet to a new iron rod; thence with the Trinity of Cabarrus Ltd. Property, now or formerly (see Deed Book 2548 Page 176 of the Cabarrus County Registry) South 40-29-08 West, 675.05 feet to a new iron rod, passing an existing iron rod at 663.28 feet; thence with the Stanley Works property, now or formerly (see Deed Book 1975 Page 95 of the Cabarrus County Registry) South 11-08-08 West, 1076.81 feet to the point and place of beginning; containing 2,426,759 square feet or 55,7105 acres of land as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated June 30th, 2004 (Map File G-D-38).

Tract 2:

BEING all of Lot 2, containing 0.094 acre, as shown on the Minor Subdivision Plat of the Property of Dogwood Partners I, which is recorded in Map Book 51, at Page 21, Cabarrus County Registry.

**CITY OF KANNAPOLIS
RESOLUTION APPROVING AN ORDINANCE
TO ADOPT THE DEVELOPMENT AGREEMENT
BY AND AMONG**

**THE CITY OF KANNAPOLIS,
AND
BA LEASING, LLC AND STANLEY LOGISTICS, LLC**

WHEREAS, N.C.G.S. §160D-1001 through §160D-1012 (the “Act”), authorizes municipalities to enter into development agreements with developers under the terms and conditions stated in the statutes; and

WHEREAS, the City of Kannapolis (“City”) and BA Leasing BSC, LLC., A Delaware limited liability company (“Owner”) and Stanley Logistics, LLC., a Delaware limited liability company (“Stanley”) (Owner and Stanley together with each of their successors in interest and assigns, being referred to as the “Developer”), have negotiated an agreement in accord with and under the authority of the cited statutes; and

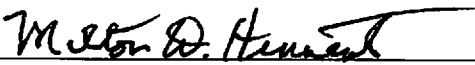
WHEREAS, a public hearing was held on March 24, 2025, as set forth in N.C.G.S. §160D-1003 providing public review of the Development Agreement, as defined below; and

WHEREAS, the City finds that the Development Agreement is consistent with the Act, the City’s adopted policy guidance, and the Current Regulations, as defined in the Development Agreement, and is reasonable and in the public interest for the reasons set forth in the Development Agreement.

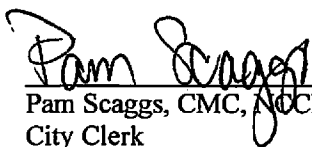
NOW, THEREFORE, BE IT RESOLVED, by the Kannapolis City Council that:

1. Pursuant to the authority granted to the City by Article 10 of Chapter 160D of the North Carolina General Statutes, the City hereby adopts the Development Agreement by the attached Ordinance.
2. The City approves the Development Agreement and hereby authorize the City Manager to execute and deliver the Agreement, including any and all necessary documents to effectuate the intent of the aforementioned Agreement. The City Manager, or his designee, in accordance with his assigned responsibilities is hereby authorized to deliver, publish, file and record such documents, instruments, notices and records, and to take such other actions that shall be necessary or desirable to accomplish the purposes of this Resolution. Further, the City Manager is allowed to make minor modifications, corrections and clerical revisions as may be necessary and consistent with the intent of this Resolution.
3. This Resolution is effective upon adoption.

Adopted this 24th day of March 2025.


Milton D. Hinnant, Mayor

ATTEST:


Pam Scaggs, CMC, NCCMC
City Clerk

**A RESOLUTION APPROVING AN ORDINANCE
TO ADOPT THE DEVELOPMENT AGREEMENT
BY AND AMONG**

THE CITY OF KANNAPOLIS

AND

**PX MPC CONCORD, LLC
A DELAWARE LIMITED LIABILITY COMPANY**

WHEREAS, N.C.G.S. §160D-1001 through §160D-1012 (the “Act”), authorizes municipalities to enter into development agreements with developers under the terms and conditions stated in the statutes; and

WHEREAS, the City of Kannapolis (“City”) and PX MPC Concord, LLC., A Delaware limited liability company (“Developer”), have negotiated an agreement in accord with and under the authority of the cited statutes; and

WHEREAS, a public hearing was held on June 23, 2025, as set forth in N.C.G.S. §160D-1003 providing public review of the Development Agreement, as defined below; and

WHEREAS, the City finds that the Development Agreement is consistent with the Act, the City’s adopted policy guidance, and the Current Regulations, as defined in the Development Agreement, and is reasonable and in the public interest for the reasons set forth in the Development Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Kannapolis City Council that:

1. Pursuant to the authority granted to the City by Article 10 of Chapter 160D of the North Carolina General Statutes, the City hereby adopts the Development Agreement by the attached Ordinance.
2. The City approves the Development Agreement and hereby authorize the City Manager to execute and deliver the Agreement, including any and all necessary documents to effectuate the intent of the aforementioned Agreement. The City Manager, or his designee, in accordance with his assigned responsibilities is hereby authorized to deliver, publish, file and record such documents, instruments, notices and records, and to take such other actions that shall be necessary or desirable to accomplish the purposes of this Resolution. Further, the City Manager is allowed to make minor modifications, corrections and clerical revisions as may be necessary and consistent with the intent of this Resolution.
3. This Resolution is effective upon adoption.

Adopted this 23rd day of June 2025.



M. Darrell Hinnant, Mayor
City of Kannapolis

ATTEST:



Pam Scaggs, CMC, NCCMC
City Clerk

**AN ORDINANCE TO ADOPT THE DEVELOPMENT AGREEMENT
BY AND AMONG**

THE CITY OF KANNAPOLIS, NORTH CAROLINA

AND

**PX MPC CONCORD, LLC.
A DELAWARE LIMITED LIABILITY COMPANY**

WHEREAS, N.C.G.S. §160D-1001 through §160D-1012 (the “Act”), authorizes municipalities to enter into development agreements with developers under the terms and conditions stated in the statutes; and

WHEREAS, the City of Kannapolis (“City”) and PX MPC Concord, LLC., A Delaware limited liability company, or assigns, with its successors in interest, (the “Developer”), have negotiated an agreement in accord with and under the authority of the cited statutes; and

WHEREAS, a public hearing was held on June 23, 2025, as set forth in N.C.G.S. §160D-1003 providing public review of the Development Agreement, as defined below; and

WHEREAS, the City finds that the Development Agreement is consistent with the Act, the City’s adopted policy guidance, and the Current Regulations, as defined in the Development Agreement, and is reasonable and in the public interest for the reasons set forth in the Development Agreement.

NOW, THEREFORE, BE IT ORDAINED, by the Kannapolis City Council that:

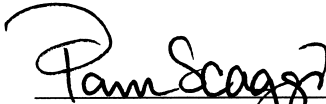
1. Pursuant to the authority granted to the City by Article 10 of Chapter 160D of the North Carolina General Statutes, the City hereby adopts the Development Agreement by and among the City and the Developer, attached hereto (the “Development Agreement”), and authorize the City Manager to execute the Development Agreement.
2. This Ordinance is effective upon adoption.

Adopted this 23rd day of June 2025.



M. Darrell Hinnant, Mayor
City of Kannapolis

ATTEST:



Pam Scaggs, CMC/NECMC
City Clerk



Kannapolis City Council

City Council Agenda Staff Report

June 23, 2025

To: Mayor and City Council

From: Richard Smith, Planning Director

Subject: **PUBLIC HEARING** - Voluntary Annexation (A-2025-08) of approximately 0.26 +/- acres located at 5056 Wig Street, further identified as Cabarrus County Parcel Identification Number 56034954710000, and consider a motion to extend the Corporate Limits of the City of Kannapolis **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

1. Hold a Public Hearing for Annexation Case A-2025-08 to consider the voluntary annexation of approximately 0.26 +/- acres of noncontiguous property located at 5056 Wig Street, further identified as Cabarrus County Parcel Identification Number 56034954710000; and
2. Motion to adopt an Ordinance extending the Corporate Limits of the City of Kannapolis.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The applicant, Melissa Walter, has submitted an application for voluntary noncontiguous annexation of approximately 0.26 +/- acres located at 5056 Wig Street.

On June 9, 2025, City Council adopted a Resolution of Intent to Annex the subject property; authorized the Clerk to Investigate the Intent to Annex; Certify the Sufficiency of the Petition; and established a public hearing date of June 23, 2025.

The property is further identified as Cabarrus County Parcel Identification Number 56034954710000 and is located in an unincorporated area of Cabarrus County.

Fiscal Implications

None

Alternate Courses of Action

1. **Motion to adopt an Ordinance extending the Corporate Limits of the City of Kannapolis to approximately 0.26 +/- acres of property located at 5056 Wig St, further identified as Cabarrus County Parcel Identification Number 56034954710000 (Recommended)**
2. Table actions to a future meeting.
3. Take no action.

Attachments

1. Annexation application
2. Vicinity A-2025-08
3. Vicinity Color A-2025-08

4. Black and White A-2025-08
5. Public Notice
6. Certificate of Sufficiency A-2025-08
7. 2025-45 Resolution Directing the Clerk to investigate an intent to annex 5056 Wig St
8. 2025-46 Resolution of Intent to Annex and to set a public hearing 5056 Wig St
9. 2025-48 Ordinance to Extend Corporate Limits for Annexation 2025-01 5056 Wig Street



Petition for Non-Contiguous Annexation

So that we may efficiently review your request in a timely manner, it is important that all required documents are submitted with your application. Submit digitals and 1 hard copy of applications and accompanying documents to the Planning Department at the address above.

ANNEXATION REQUEST

Approval authority – City Council.

Property Address: 5056 Wig St. Kannapolis, NC 28081

Applicant: Melissa Walter

Address: PO Box 651 City: Harrisburg State: NC Zip: 28075

Contact number: 607-242-5546 Email: melissa@gmail.com

SUBMITTAL CHECKLIST

- ☒ Pre-Application Meeting – send an email to planreviewappointment@kannapolisnc.gov
- ☒ Annexation Checklist and Application – Complete with all required property owner signatures
- ☒ Stamped, signed black and white 18 x 24" survey of subject property prepared by a registered engineer or surveyor (not preliminary)
- ☒ Metes and Bounds description of subject property

PROCESS INFORMATION

Annexation involves two (2) separate City Council meetings:

First meeting: The City Clerk will certify the sufficiency of the annexation and City Council will set a date for the public meeting.

Second meeting: City Council will review the petition and either approve or decline the annexation request:

1. Newspaper notification at least ten (10) days prior to the second Council meeting
2. Notification to the County or municipality from which the subject property is being annexed
3. Public Hearing
4. State recordation of the Resolution to Extend the Corporate City Limits, the signed/stamped 18X24" survey (can not be stamped as preliminary) and the Metes and Bounds Description.

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if incomplete.

Applicant's Signature: Melissa Walter Date: 5/8/2025



PETITION REQUESTING A NON-CONTIGUOUS ANNEXATION

Approval authority – City of Kannapolis City Council

DATE: 5/8/2025

To the City Council of the City of Kannapolis, North Carolina:

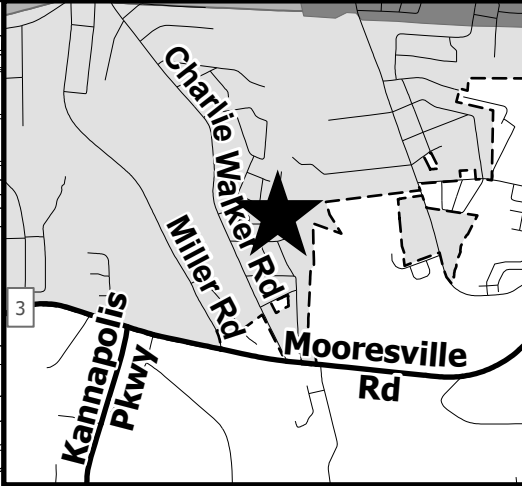
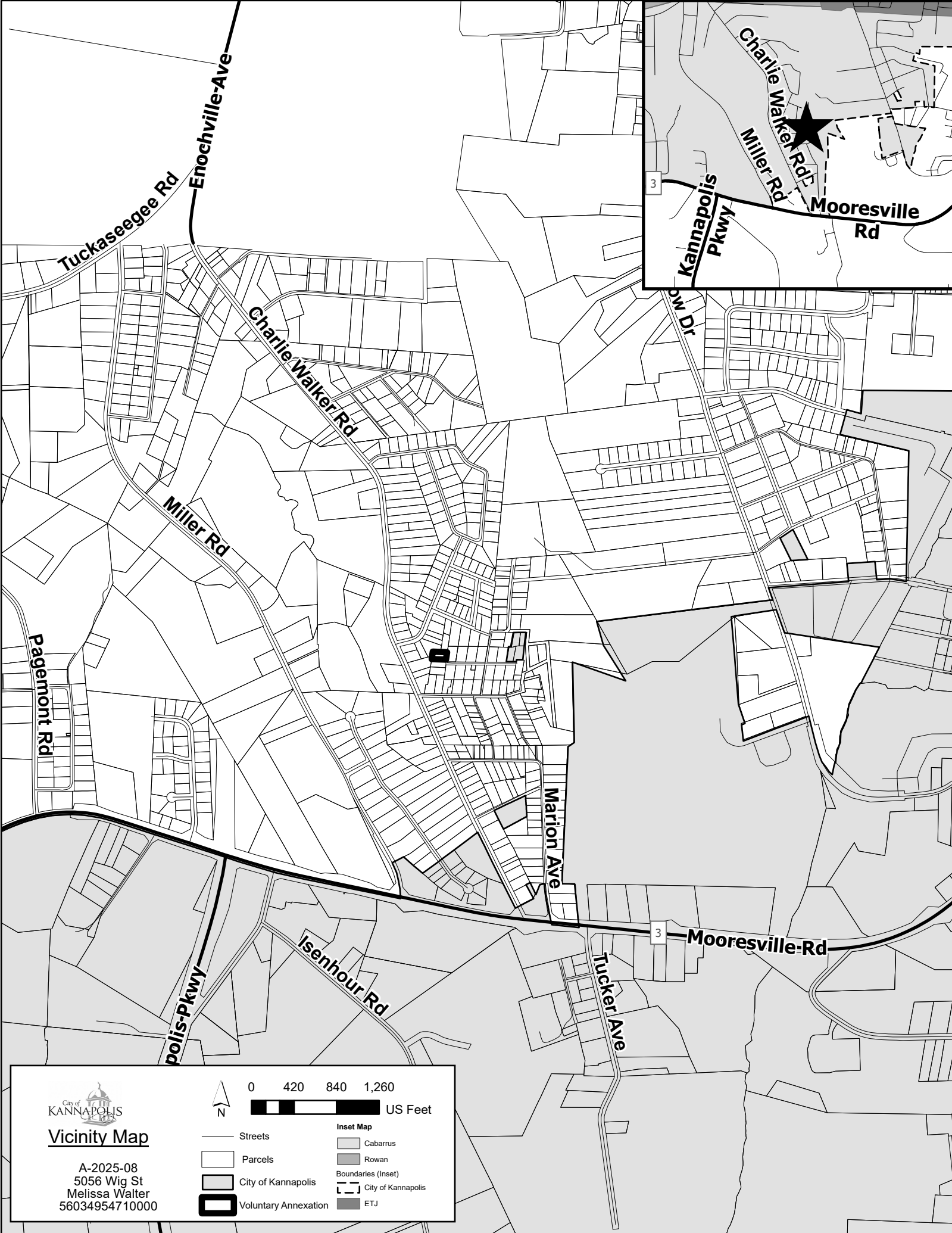
1. We, the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed to the City of Kannapolis.
2. The area to be annexed, located at 5056 Wig St. Kannapolis, NC 280, further identified as _____ County Parcel Identification Number 56034954710000, is non-contiguous to the primary limits of the City of Kannapolis, is approximately 0.26 acres, and the boundaries of such territory are as follows:

See Attached Signed, Stamped Survey Map and Metes and Bounds Description

3. This petition is signed by all property owners of the area to be annexed.
4. ☐ The undersigned owners acknowledge that the following City service(s) is (are) not presently available for immediate taps upon annexation: water ☐ sewer ☐; and, subsequently agree that the City shall not provide water and sewer service to the area to be annexed except in accordance with the City's standard water and sewer policy.
5. Please check ONE box below:
☐ The undersigned owners declare that zoning vested rights have been established on the area to be annexed under G.S. 160D-108 or G.S. 160D-108.1 and provide proof of such rights by attachment hereto.
☒ The undersigned owners hereby declare that no such vested rights have been established and that any vested rights previously acquired are hereby terminated.

<u>Name</u> (print or type)	<u>Address</u>	<u>Signature*</u>
1. <u>Jason Gaddis</u>	<u>PO Box 651 Harrisburg, NC 28075</u>	<u>Jason Gaddis</u>
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____

**Family members (e.g., husbands and wives) need to sign separately. Signatures for corporations, institutions, etc., are by those with the authority to sign legal documents.*





Vicinity Map

A-2025-08
5056 Wig St
Melissa Walter
56034954710000



0 420 840 1,260
US Feet

Streets

Parcels

City of Kannapolis

Voluntary Annexation

Inset Map

Cabarrus

Rowan

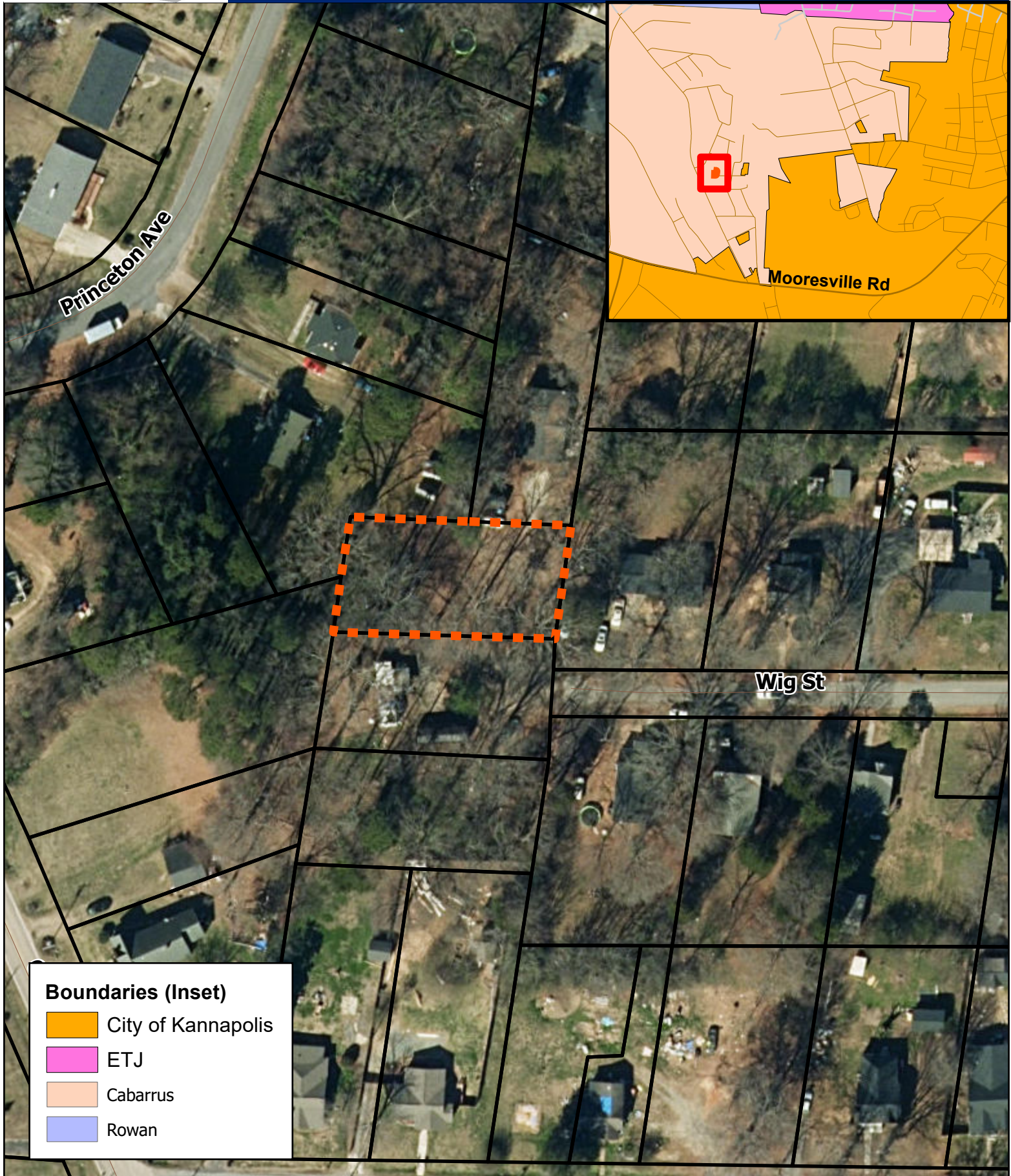
Boundaries (Inset)

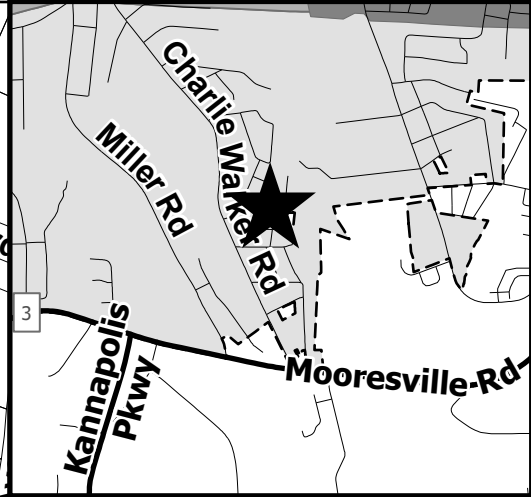
City of Kannapolis

ETJ

Vicinity Map

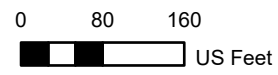
5056 Wig St
Melissa Walter
56034954710000





Vicinity Map

A-2025-08
5056 Wig St
Melissa Walter
56034954710000



- Streets
- Parcels
- City of Kannapolis
- Voluntary Annexation

- Inset Map
- Cabarrus
 - Rowan
 - Boundaries (Inset)
 - City of Kannapolis
 - ETJ



PO Box 27283
Richmond, VA 23261-7283

Order Confirmation

Order# 0000892110

Client: CITY OF KANNAPOLIS
Phone: 7049204300

Pavor : CITY OF KANNAPOLIS
Phone: 7049204300

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

Sales Rep **Accnt Rep** **Ordered By**
crpboana crpboana Pam

Fax: 7049337463
Email: pscaggs@kannapolisnc.gov

Total Amount \$343.40

Payment Amount \$343.40

Amount Due \$0.00

Tax Amount: 0.00

Payment Meth: Credit - Debit Card

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

0

0

1

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000892110-01	CLS Legal	2 X 34 li	\$0.00

Production Method

AdBooker (liner)

Production Notes

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

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

Run Dates 6/14/2025, 6/19/2025

<u>Product and Zone</u>	<u>Placement</u>	<u>Position</u>	<u># Inserts</u>
NCC Online	C-Legal Ads	Legal Notices	6

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

Run Dates 6/14/2025, 6/15/2025, 6/16/2025, 6/17/2025, 6/18/2025, 6/19/2025

TagLine: NOTICEOFPUBLICHEARING401LAUREATEWAYKANNAPOLISNCCITYCOUNCILMEETINGMONDAYJUNE23
2025AT600PMVOLUNTARYANNEXATIONA202508PUBLICHEAR



NOTICE OF PUBLIC HEARING
401 Laureate Way, Kannapolis, NC

City Council Meeting
Monday June 23, 2025 at 6:00 pm

Voluntary Annexation A-2025-08 - Public Hearing to consider the voluntary noncontiguous annexation of approximately 0.26 +/- acres of property located at 5056 Wig Street. and further identified as Cabarrus County Parcel Identification Number 56034954710000.

In accordance with Title II of the Americans with Disabilities Act (AD), any person requiring an accommodation to participate in a function or program of the City of Kannapolis, should contact Daniel Jenkins, Assistant Human Resource Director & ADA Coordinator, by phone at 704-920-4312, email adacoordinator@kannapolisnc.gov, or in person at Kannapolis City Hall as soon as possible but not later than 48 hours before the scheduled event.

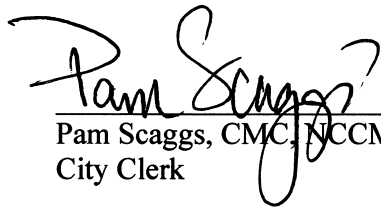
Publish: June 14, June 19, 2025.

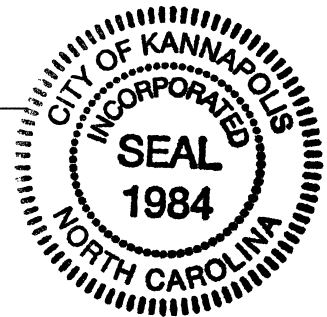
CERTIFICATE OF SUFFICIENCY
A-2025-08

To City Council of the City of Kannapolis, North Carolina.

I, Pam Scaggs, City Clerk, do hereby certify that pursuant to NCGS Chapter 160A-58 *et seq.*, I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the City of Kannapolis, North Carolina, this the 9th day of June 2025.


Pam Scaggs, CMC, NCCMC
City Clerk



**RESOLUTION DIRECTING THE CLERK TO
INVESTIGATE AN INTENT TO ANNEX**

A-2025-08 – 5056 Wig Street

WHEREAS, City Council may initiate annexation of noncontiguous property owned by the petitioners by adopting a resolution stating its intent to annex the property of the area described herein; and

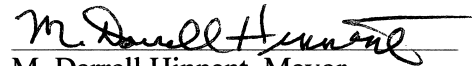
WHEREAS, N.C.G.S Chapter 160A-58 *et seq*, provide that the sufficiency of the petition shall be investigated by the City Clerk of the City of Kannapolis, North Carolina before further annexation proceedings consistent within the intent to annex can take place; and

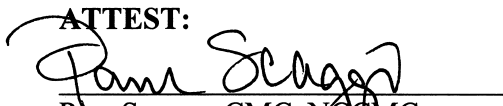
WHEREAS, City Council of the City of Kannapolis, North Carolina deems it advisable to direct the City Clerk to investigate the sufficiency of the intent to annex.

NOW, THEREFORE, BE IT RESOLVED by City Council of the City of Kannapolis, North Carolina that:

The City Clerk is hereby directed to investigate the sufficiency of the above-described intent to annex under N.C.G.S. Chapter 160A-58 *et seq* and to certify as soon as possible to the City Council the result of the investigation.

ADOPTED this the 9th day of June 2025.


M. Darrell Hinnant, Mayor
City of Kannapolis

ATTEST:

Pam Scaggs, CMC, NCCMC
City Clerk

**RESOLUTION OF INTENT TO ANNEX AND FIX DATE OF PUBLIC HEARING
ON QUESTION OF ANNEXATION**

A-2025-08 – 5056 Wig Street

WHEREAS, pursuant to N.C.G.S Chapter 160A-58 *et seq.*, City Council may initiate annexation of real property noncontiguous to the City's boundary pursuant to a Petition for Annexation by all property owners located therein by adopting a Resolution stating its intent to annex the property described.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Kannapolis, North Carolina that:

- Section 1. A public hearing on the question of annexation of the area described herein will be held at the Laureate Center, 401 Laureate Way, Kannapolis, NC at 6:00 PM on the 23th day of June 2025.
- Section 2. The area proposed for annexation is described as follows:

See attached Metes and Bounds Description and Annexation Survey.
- Section 3. Notice of public hearing shall be published in the Independent Tribune on Thursday, June 12th and Thursday, June 19, 2025

ADOPTED this the 9th day of June 2025.


M. Darrell Hinnant, Mayor
City of Kannapolis

ATTEST:


Pam Scaggs, CMC, NCCMC
City Clerk

Exhibit "A"

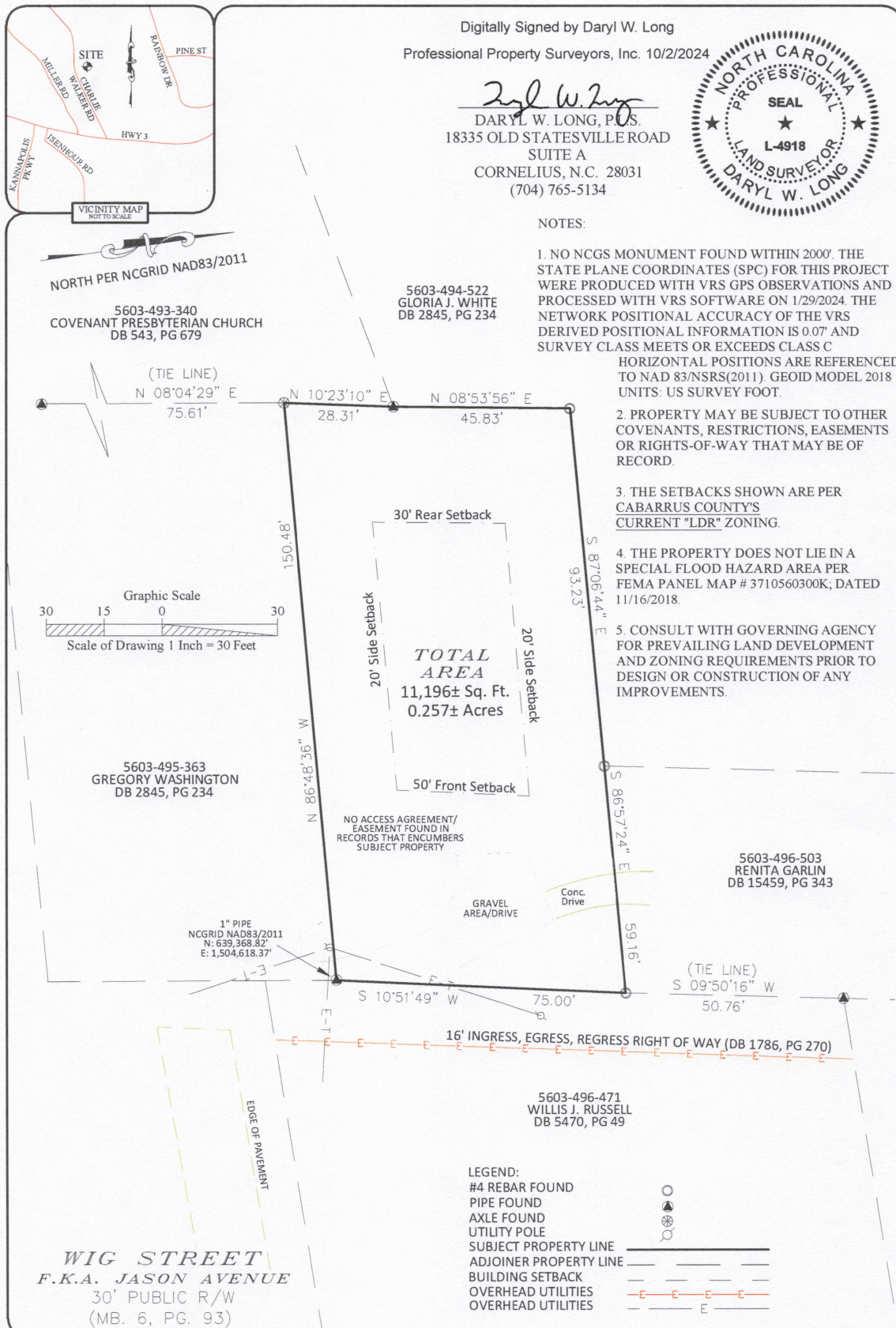
Lying and being in Number Four (4) Township, Cabarrus County, North Carolina, being northwest of but not adjoining Wig Street and being a 0.26 acre tract for particularly described as follows:

BEGINNING at an iron pipe at the northeast corner of J.L. McCullough (now or formerly, Book 1466, Page 196), said iron being North 71-02-04 West 92.55 feet from a manhole on the northern side of Wig Street and runs thence from the point of Beginning with the line of J.L. McCullough North 84-06-47 West 151.53 feet to an axle at cog in the line of Covenant Presbyterian Church (now or formerly, Book 747 Page 14), thence with the line of Covenant Presbyterian Church North 11-53-35 East 28.60 feet to an open pipe, corner of Gloria White (now or formerly, Book 2845, Page 234), thence with the line of White North 11-53-35 East 46.00 feet to a new iron pin, thence continuing with the line of White South 84-06-47 East 93.08 feet to a rebar, corner of ME Williamson (now or formerly, Book 1786, Page 270), thence with the line of Williamson South 84-06-47 East 59.35 feet to a rebar in the line of L.R. Stewart (now or formerly, Book 502, Page 168), thence with the line of Stewart South 12-30-00 West 74.79 feet to the point of BEGINNING, containing 0.26 acres, more or less, as surveyed by James T. West, P.L.S., dated December 16, 2009.

Tax Parcel Number: 56034954710000

Property Address: 000 Wig Street, Kannapolis, NC 28081

THIS SURVEY HAS BEEN SCALED FROM THE ORIGINAL VERSION.



Physical Survey of Parcel ID #5603-495-471

 Professional Property Surveyors, Inc. 18335 Old Statesville Road Ste. A Cornelius, N.C. 28031 704-765-5134 Phone/Fax Firm License: C-3666		Property of: Covenant Presbyterian Church Kannapolis	As Recorded in: Deed Book 12103, Pg 67	Site Address: #0 Wig Street Kannapolis, NC 28081 Cabarrus County	
092624-01 Job No.	JML Prepared By	≥ 1:10,000 Error of Closure	1"=30' Drawing Scale	5603-496-503 Tax Parcel Number	GREER Drawing File Name
1 of 1 Sheet Number		10/02/2024 Date			

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE CITY OF KANNAPOLIS, NORTH CAROLINA**

Annexation 2025-08 – 5056 WIG STREET

WHEREAS, pursuant to Chapter 160A-58 *et seq*, City Council has stated its intent to annex property as described below; and

WHEREAS, City Council has by resolution set and held a public hearing on the question of this annexation at Kannapolis City Hall, located at 401 Laureate Way at 6:00 PM on the 23rd day of June 2025, after due notice by the Independent Tribune newspaper on the 14th and 19th days of June 2025; and

WHEREAS, the City Council finds that the public health, safety and welfare of the City of Kannapolis, North Carolina and of the area proposed for annexation will be best served by annexing the area described.

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Kannapolis, North Carolina that:

Section 1. By virtue of the authority granted pursuant to N.C.G.S. Chapter 160A-58 *et seq*, the following described territory is hereby annexed and made part of the City of Kannapolis, North Carolina as of the 23rd day of June 2025, and being more particularly described as Cabarrus County Parcel Identification Number 56034954710000.

SEE EXHIBIT A – METES AND BOUNDS DESCRIPTON and SURVEY

Section 2. Upon and after the 23rd day of June 2025, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Kannapolis, North Carolina and shall be entitled to the same privileges and benefits as other parts of the City of Kannapolis, North Carolina. Said territory shall be subject to municipal taxes according to G.S. 160A-58.3.

Section 3. The Mayor of the City of Kannapolis, North Carolina shall cause to be recorded in the office of the Register of Deeds of Cabarrus County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Board of Elections, as required by G.S. 163-288.1.

Adopted this 23rd day of June 2025:


M. Darrell Hinnant, Mayor
City of Kannapolis

ATTEST:


Pam Scaggs, CMC, NECMC
City Clerk

APPROVED AS TO FORM:


W. Andrew Kelly, City Attorney



Kannapolis City Council

City Council Agenda Staff Report

June 23, 2025

To: Mayor and City Council

From: Sherry Gordon, Community Development Program Administrator

Subject: **PUBLIC HEARING** - Use of FY 2025-26 CDBG & HOME funds (July 1, 2025 - June 30, 2026) **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

1. Conduct a public hearing to receive citizen input on the use of FY2025-26 CDBG & HOME funds
2. Motion to approve the use of FY2025-26 CDBG & HOME funds

Required Votes to Pass Required Action

Majority Present at Meeting

Background

Each year the City must present within its Annual Action Plan submittal to HUD a defined work program. The City will submit its action plan along with our 5-year Consolidated Plan to HUD by July 12. The plan has been made available to the public for a 30-day period which will end on July 7, 2025. The City is a member of the Cabarrus/Rowan/Iredell HOME Consortium and is required to submit an Annual Action Plan to the City of Concord, the Consortium Lead Entity. The City anticipates receiving \$380,894 in CDBG funds and \$202,192.69 in HOME funds for FY2025-26.

This public hearing allows the City to receive citizens' comments or questions on the use of FY 2025-26 Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds. The CIC reviewed the summary of the Action Plan at its May 20th meeting. The CIC had comments and questions regarding cuts to federal programs and the city's plan to continue assisting residents if funding is eliminated.

Fiscal Implications

The City expects to receive \$380,894 in CDBG funds and \$202,192.69 in HOME funds from the Cabarrus/Iredell/Rowan HOME Consortium in FY2025-26 (July 1, 2025 - June 30, 2026)

It is recommended that the following activities be undertaken with the FY2025-26 funds:

CDBG Proposed Expenditures

Housing Repairs	\$ 248,716.00
Non-profit Partnerships	56,000.00
General Administration/Fair Housing	<u>76,178.00</u>
	\$ 380,894.00

HOME Proposed Expenditures

Homeowner Rehab	\$ 170,747.82
-----------------	---------------

New construction	20,000.00
General Administration	<u>11,444.87</u>
	\$ 202,192.69

Alternate Courses of Action

1. Approve the use of funds for FY2025-26 CDBG & HOME funds
2. Use the funds for alternative activities as directed by City Council
3. Table the action to a future meeting.
4. Take no action.

Attachments

1. Notice of Public Hearing



NOTICE OF PUBLIC HEARING

The Kannapolis City Council will hold a public hearing on Monday, June 23, 2025 at 6:00 p.m. in the Kannapolis City Hall/Police Headquarters, 401 Laureate Way, Kannapolis, NC. The purpose of this hearing is to receive citizens comments and questions on the use of FY2025-2026 Community Development Block Grant (CDBG), and FY2025-2026 HOME funds from the U.S. Department of Housing and Urban Development (HUD).

Each year the City must develop an Annual Action Plan and budget for submission to HUD for CDBG & HOME funds. The City expects to receive approximately \$380,894 in CDBG funds and approximately \$202,192 in HOME funds. All HUD funds must benefit low and moderate income persons, households or neighborhoods. All specific expenditures are detailed in the FY2025-2026 Annual Action Plan, available for public inspection at the following locations: City of Kannapolis Administrative Offices, 401 Laureate Way, Kannapolis, NC and from the City's website: www.kannapolisnc.gov

CDBG Proposed Expenditures

Housing Repairs	\$ 248,716.00
Non-profit Partnerships	56,000.00
General Administration/Fair Housing	<u>76,178.00</u>
	\$ 380,894.00

HOME Proposed Expenditures

Homeowner Rehab	\$ 170,747.82
New construction	20,000.00
General Administration	<u>11,444.87</u>
	\$ 202,192.69

In accordance with Title II of the Americans with Disabilities Act (AD), any person requiring an accommodation to participate in a function or program of the City of Kannapolis, should contact Daniel Jenkins, Assistant Human Resource Director & ADA Coordinator, by phone at 704-920-4312, email adacoordinator@kannapolisnc.gov, or in person at Kannapolis City Hall as soon as possible but not later than 48 hours before the scheduled event.

Questions can be directed to Kannapolis Community Development at 704-920-4332



PUBLICATION DIRECTIONS

Publish in Non-Legal section only with black border.

Please use all logos!

Please publish on or before June 2, 2025

Mail affidavit of publication to the following address:

City of Kannapolis
CDBG Program
401 Laureate Way
Kannapolis, NC 28081
Attn: Sherry Gordon
(704) 920-4332



Kannapolis City Council

City Council Agenda Staff Report

June 23, 2025

To: Mayor and City Council
From: Mike Legg, City Manager
Subject: **ORDINANCE** - Motion to approve the FY 2025-2026 Budget **APPROVED 6 TO 1**

Recommended Action Requested by City Council

Adopt the Budget Ordinance for FY 2025-2026

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The City Manager has delivered multiple presentations on the upcoming [Fiscal Year 2025-2026 budget](#). In accordance with North Carolina General Statute §159-12(b), a public hearing on the recommended budget was held on June 9, 2025.

Fiscal Implications

The Budget Ordinance hereby establishes the FY2026 budget for the City's seven annual funds.

Alternate Courses of Action

1. **Motion to adopt the Budget Ordinance for FY 2025-2026 (Recommended).**
2. Table to a future meeting (Must be adopted by June 30, 2025).

Attachments

1. 2025-49 Ordinance Adopting FY2025-2026 Budget

**AN ORDINANCE ADOPTING A BUDGET FOR THE
CITY OF KANNAPOLIS, NORTH CAROLINA FOR THE
FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026**

BE IT ORDAINED by City Council of the City of Kannapolis, North Carolina, meeting in open session this 23rd day of June 2025, that the following fund revenues and expenditures, together with certain restrictions and authorizations are hereby adopted.

SECTION I – GENERAL FUND: The City Council does estimate that the following revenues will be available during the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Ad Valorem taxes	\$ 51,446,045
Sales taxes	17,134,463
Intergovernmental	7,966,275
Other Revenues	<u>9,436,598</u>
TOTAL	<u>\$ 85,983,381</u>

SECTION II - WATER AND SEWER FUND: The City Council does estimate that the following revenues will be available during the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Charges for Services	\$ 24,320,553
Other Revenues	<u>4,104,463</u>
TOTAL	<u>\$ 28,425,016</u>

SECTION III – STORM WATER FUND: The City Council does estimate that the following revenues will be available during the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Charges for Services	\$ 3,567,348
Other Revenues	<u>70,000</u>
TOTAL	<u>\$ 3,637,348</u>

SECTION IV – ENVIRONMENTAL FUND: The City Council does estimate that the following revenues will be available during the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Solid Waste Disposal Tax	\$ 44,000
Charges for Services	5,604,193
Other Revenues	201,000
Transfer In / General Fund	<u>1,832,669</u>
TOTAL	<u>\$ 7,681,862</u>

SECTION V – SEPARATION PAY FUND: The City Council does estimate that the following revenues will be available during the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Transfer In / General Fund	<u>\$ 721,500</u>
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TOTAL	<u>\$ 721,500</u>
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SECTION VI – TRANSIT FUND: The City Council does estimate that the following revenues will be available during the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Motor Vehicle Privilege Tax	\$ 434,000
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Transfer In / General Fund	<u>968,698</u>
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TOTAL	<u>\$ 1,402,698</u>
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SECTION VII – INSURANCE AND RISK FUND: The City Council does estimate that the following revenues will be available during the fiscal year beginning July 1, 2025 and ending June 30, 2026:

Health Insurance Premiums	\$ 6,578,904
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Workers Compensation Premiums	840,000
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Retiree Premiums (Health Ins)	<u>200,000</u>
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TOTAL	<u>\$ 7,618,904</u>
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SECTION VIII - GENERAL FUND: A total of \$85,983,381 is hereby authorized to be expended from the General Fund as follows:

General Government Services	\$ 14,315,886
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Planning	1,534,126
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Public Safety	32,111,129
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Parks and Recreation	9,773,803
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Public Works	6,565,534
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Other	7,756,754
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General Debt Service	<u>13,926,149</u>
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TOTAL	<u>\$ 85,983,381</u>
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SECTION IX - WATER AND SEWER FUND: A total of \$28,425,016 is hereby authorized to be expended from the Water and Sewer Fund as follows:

General Management Services Fee	\$ 2,192,230
Billing and Collections – Water and Sewer	1,815,401
Distribution - Water and Sewer	6,362,613
WSACC – Sewage Treatment	6,520,775
Water Treatment Plant	5,460,678
Debt Service	<u>6,073,319</u>
TOTAL	<u>\$28,425,016</u>

SECTION X – STORM WATER FUND: A total of \$3,637,348 is hereby authorized to be expended from the Storm Water Fund as follows:

Personnel	\$ 1,791,414
Operations	722,600
Debt Service	532,966
General Management Services Fee	<u>590,368</u>
TOTAL	<u>\$ 3,637,348</u>

SECTION XI – ENVIRONMENTAL FUND: A total of \$7,681,862 is hereby authorized to be expended from the Environmental Fund as follows:

Personnel	\$ 1,144,262
Operations	<u>6,537,600</u>
TOTAL	<u>\$ 7,681,862</u>

SECTION XII - SEPARATION PAY FUND: A total of \$721,500 is hereby authorized to be expended from the Separation Pay Fund as follows:

Personnel	\$ <u>721,500</u>
TOTAL	<u>\$ 721,500</u>

SECTION XIII – PUBLIC TRANSIT SYSTEM FUND: A total of \$1,402,698 is hereby authorized to be expended from the Public Transit System Fund as follows:

Contracted Services	<u>\$ 1,402,698</u>
TOTAL	<u>\$ 1,402,698</u>

SECTION XIV – INSURANCE AND RISK FUND: A total of \$7,618,904 is hereby authorized to be expended from the Insurance and Risk Fund as follows:

Health Insurance	\$ 6,773,904
Workers Compensation	<u>845,000</u>
TOTAL	<u>\$ 7,618,904</u>

SECTION XV - TAX RATE ESTABLISHED: An Ad Valorem Tax Rate of \$.5595 per \$100 property valuation is hereby established as the official tax rate for the City of Kannapolis for the fiscal year 2025-2026. This rate is based on an estimated valuation of \$9,222,187,096 and an estimated 99.08 percent collection rate, the audited FY 24 collection rate. Allocation of the 2025-2026 tax rate will be as follows:

GENERAL FUND	\$.5595
TOTAL TAX RATE	\$.5595

SECTION XVI - SPECIAL AUTHORIZATION - CITY MANAGER OR DESIGNEE:

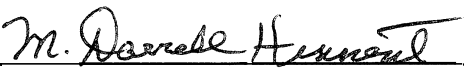
- a. The City Manager or designee is hereby authorized to transfer funds within or between funds, or modify revenue and expenditure projections, as contained under the following conditions:
 1. The City Manager or designee may transfer amounts between expenditures and revenues within a fund without limitation.
 2. The City Manager may not transfer from any contingency within a fund. Utilization of any contingency appropriation shall only be accomplished with City Council approval.
 3. Additional authority is granted to the City Manager or designee to transfer amounts within and between funds for the sole purpose of funding salary and benefit adjustments consistent with the City of Kannapolis Personnel Policy and City of Kannapolis Personnel Ordinance.
 4. Upon notification of funding increases or decreases to existing grants or revenues, or the award of grants or revenues, the City Manager or designee may adjust budgets to match, including grants that require a City match for which funds are available. If a local match is included, this requires City Council approval.
 5. The City Manager or designee can create debt financing amendments from estimated projections upon approval by City Council of the debt financing and adjust as needed upon closing.
 6. The City Manager may execute contracts which are not required to be bid or which NCGS §143-131 allows as informal bids so long as the annual budget or appropriate capital project ordinance contains sufficient appropriated but unencumbered funds.
 7. The City Manager may reject formal bids for the purchase of apparatus, supplies, materials and equipment when deemed appropriate and in the best interest of the City of Kannapolis pursuant to NCGS §143-129 (a). Formal bids for construction or repair contract must be awarded by City Council.

- b. Authorization is hereby given to the City Manager to withhold or postpone the expenditure of any funds appropriated in this ordinance when it appears to the City Manager that it would be in the best interest of the City for such expenditure to be withheld. This provision shall not in any way limit or restrict the right of City Council to direct immediate disbursement of any appropriated funds when City Council is of the opinion that the funds should be expended regardless of the position taken by the City Manager.

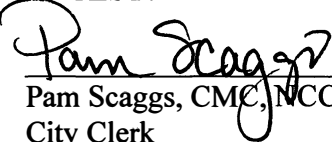
SECTION XVI - SPECIAL AUTHORIZATION – STAFFING AUTHORIZATION:

Funds allocated in this budget ordinance are meant to fund the employment of 448 Full Time positions for fiscal year 2026.

This Ordinance is approved and adopted this 23rd day of June 2025.


M. Darrell Hinnant, Mayor
City of Kannapolis

ATTEST:


Pam Scaggs, CMC, NCCMC
City Clerk



Kannapolis City Council

City Council Agenda Staff Report

June 23, 2025

To: Mayor and City Council
From: Mike Legg, City Manager, Brian Roberts, Finance Director
Subject: **FEE SCHEDULE** - Establishing fees and charges for Fiscal Year 2025-2026
APPROVED 5 TO 2

Recommended Action Requested by City Council

Motion to adopt the Fiscal Year 2025-2026 Fee Schedule

Required Votes to Pass Required Action

Majority Present at Meeting

Background

As part of the annual budget process, City Council approves a user fee schedule for the upcoming fiscal year. This fee schedule implements the fees and charges for various City services necessary to implement the Budget Ordinance.

There are several smaller fees changes that will be discussed by City Council again in July.

Fiscal Implications

Most of the fees remained unchanged for the upcoming fiscal year. There are only a few changes identified and highlighted in the fee schedule attached. A brief summary of the related fee increases are explained below:

1. The proposed Water and Sewer fee updates and explanations that are in the FY26 budget:
 - a. Monthly base charges are increased for both water and sewer:
 - i. Water base is increased from \$6.95 to \$8.30 for Inside City and from \$8.15 to \$9.96 Outside City
 - ii. Sewer base is increased from \$5.24 to \$7.20 Inside City and from \$5.24 to \$8.64 Outside City
 - b. The fee increases are necessary for the following reasons:
 - i. To remain in compliance with current rate covenants tied to existing debt service obligations.
 - ii. The City's financial obligations to the Water and Sewer Authority of Cabarrus County (WSACC) for the fixed costs of the Rocky River Regional Wastewater Treatment Plant (RRRWWTP)
 - iii. WSACC RRRWWTP expansion
 - iv. Upcoming debt service on the Kannapolis Lake Dam Spillway Replacement Project (estimated at \$8.44 million)

c. The debt service coverage calculation is a core statistic in assessing the financial health of a utility revenue system. The magnitude by which net revenues are sufficient to cover debt services shows the utility system's ability to tolerate business risks or declines in demand while assuring repayment of debt.

2. The proposed Environmental fee updates and explanations that are in the FY26 budget:

a. Monthly charges are increased for:

- i. Residential and commercial recycling/solid waste fee is increased from \$18.10 to \$23.10
- ii. Additional trash bin and recycling fees are increased from \$2.50 each to \$4.00 and \$7.12, respectively
- iii. Commercial fee increases for bulk pickup, business, and recycling are based upon annual increased costs from the contractor

b. The fee increases are necessary for the following reasons:

- i. A long-standing effort for the Fund to be self-sustaining
- ii. A reduction in the transfer from the General Fund
- iii. Increased costs for recycling disposal costs, increased landfill costs, supplemental funding to address service delivery lapses, and increased costs for the solid waste collection contract

Alternate Courses of Action

1. **Motion to adopt the Fiscal Year 2025-2026 Fee Schedule (Recommended).**
2. Table action to a future meeting.

Attachments

1. FY 26 Proposed Fee Schedule



Proposed Fiscal Year 2026 Fee Schedule

Revised: June 23rd, 2025

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Admin

Table 1.1 Public Records

Public Records	Fees
Copies of Documents (per sheet)	\$0.10 cents
Copies of Ordinances (each)	\$10.00
Thumb Drive with Data	\$5.00

Table 1.2 Legal Notices

Legal Notices	Fees
Legal advertisement & Newspaper Ads.	\$300 or actual cost, Whichever is greater
Returned Check Fee	\$25.00

Table 1.3 Human Resources

Employee Notice	Fees
Wage Garnishment Notice (each)	\$14.35
Employee ID Badge Replacement	\$10.00 for first loss \$20.00 for repeat losses

Table 1.4 Police

Police Permits & Service	Fees
Fingerprinting In-Town Residents	\$15.00
Out-of-Town Residents	\$25.00
Sound Permits	\$25.00
Pawn Brokers Permits	\$275.00

Table 1.5 Transportation

Types	Fees
Vehicle License Fee	\$30.00 (annually)
Street Clouser	\$300.00

Table 1.6 Filing Fees For Elected City Office

Elected Office	Fee
Mayor of the City of Kannapolis	\$60.00
Council Member of the City of Kannapolis	\$30.00

Downtown Parking

Table 2.1 Parking Deck

Types	1 st Vehicle	2 nd Vehicle	3 rd Vehicle
Guaranteed Parking Permit (Vida Deck)	Vida Issued	\$30.00 (Monthly)	\$60.00 (Monthly)
Non-Guaranteed Parking Permits (Surface Lots Only)	Vida Issued	\$15.00 (Monthly)	\$30.00 (Monthly)
Lost Permits Replacement	\$5.00 (Each)	\$5.00 (Each)	\$5.00 (Each)

Table 2.2 Hourly & Daily Parking Fees

Types	Time Allotted	Fee
Grace Period	30 minutes	No Charge
Non-Peak Rate	Everyday 1:00 am to 4:00 pm	\$1.00 (Hourly)
Peak Rate	\$5.00 (Each)	\$3.00 (Each)
Daily Rate	Starts after 5 hours	\$25.00
Multi-Day Rate	For resident guest	\$10.00 (Day)
“Pass Back” Penalty		\$100.00

Electric Vehicle (EV) Parking

- **Fee for power** - \$0.10/kWh (per kilowatt-hour).
- **Fee for parking** - grace period of 30 minutes after the vehicle has been fully charged. There is a charge of \$2 for the first hour, after the time expires, a max charge of \$10.
- **Transaction Fees** - are transferred to the drive at \$0.50 + 5% of the total transaction. (This is a fee paid by the driver, not one that the City won't have to recover).

Engineering

- For infill lots the Engineering Department provides services for driveways, storm drainage pipe, grading/drainage, sidewalk, & water & sewer connections. There is no fee for the initial inspection.
 - \$50.00 re-inspection fee

Planning & Zoning

Table 4.1 Zoning & Land Use Applications

Application Type	Base Fee
KDO Text Amendment	\$400.00
Conditional Zoning Map Amendment	\$600.00 *plus applicable Legal Ad & Mailed notification fees
Zoning Map Amendment	\$500.00 *plus applicable Legal Ad & Mailed notification fees
Special Use Permit	\$600.00 *plus applicable Legal Ad & Mailed notification fees
Variance, Appeal, Special Intensity Allocation, Nonconformity Adjustment	\$300.00 *plus applicable Legal Ad & Mailed notification fees
Mailed Notification	\$50.00 Per notification batch

Table 4.2 Residential

Application Type	Base Fee
Single-Family (1F)	\$25.00
Two-Family (2F)	\$25.00
Multi-family (5 units or less)	\$250.00
Multi-family(more than 5 units)	\$300.00 or \$0.04/SF (Whichever is greater)

Table 4.3 Structures & Accessory Uses

Application Type	Base Fee
Accessory Structure (Residential -Non-Residential)	\$25.00
Driveway Permit	\$25.00
Temporary Construction Trailer	\$50.00
Temporary Use	\$50.00
Signs	\$40.00

Table 4.4 Use & Occupancy

Application Type	Base Fee
Non-Residential	\$30.00
Home Occupation	\$50.00
Change of Use Permits	\$30.00
Certification Letter *Zoning, Watershed, Floodplain, Demo, etc.	\$25.00

Table 4.5 Grading and Site Work Fees

Application Type	Base Fee
Grading Permit (without Site Plan)	\$50.00 <i>Plus \$25.00 per additional acre</i>
Temporary Construction Trailer Permit	\$50.00
Site Plan Review (Multi-Family Residential & Non-Residential)	\$200.00 <i>*plus \$100.00 per additional acre</i>

Table 4.6 Structures & Accessory Uses

Application Type	Base Fee
Accessory Structure (Residential -Non-Residential)	\$25.00
Driveway Permit	\$25.00
Temporary Construction Trailer	\$50.00
Temporary Use	\$50.00
Signs	\$50.00

Table 4.7 Plat Reviews Fees

Type of Review	Base Fee
Plat Exception	No Charge
Minor Subdivision Plat Review	\$50.00
Minor Subdivision Plat Revision	\$40.00
Preliminary Major Subdivision Plat Review	\$400.00 (<i>plus \$30.00 per lot</i>)
Preliminary Major Subdivision Revision	\$50.00 (<i>Minor Amendment</i>)
Final Subdivision Plat Review	\$200.00
Final Subdivision Plat Revision	\$40.00

Table 4.9 Publication Fees

Publication Item	Fees
Land Use Plan	\$25.00
Kannapolis Development Ordinance	\$50.00
Map – Extra Large (36’’ x 48’')	\$20.00
Map – Large (24’’ x 36’')	\$15.00
Map – Medium (18’’ x 24’')	\$10.00
Map – Small (8.5’’ x 11’')	\$5.00

** All fees established are due & payable at the time of product delivery or upon initial submittal of any item or items to be reviewed, processed or approved. All fees are non-refundable with the following exception: 75% of processing & notification fees for map amendments listed in Part 1 of this ordinance may be refunded if an application is withdrawn within seven (7) days following a pre-hearing neighborhood meeting.

** There will be a \$25.00 returned check fee for any check received by the City.

Fire

Table 5.1 Required Certificate of Compliance

Certificate Type	Fees
Certificate of Compliance (1–1,000 SF)	\$20.00
Certificate of Compliance (1,001–20,000 SF)	\$50.00
Certificate of Compliance (20,001–50,000 SF)	\$100.00
Certificate of Compliance (50,001–70,000 SF)	\$200.00
Additional per 20,000 SF over 70,000 SF	+ \$50.00
Certificate of Compliance Re-inspections	\$50.00

Table 5.2 Plan Review & Inspection Fees

Types of Review	Fees
Plan Review – Construction	\$50.00 + .025 /sf
Plan Review – Up-Fit	\$50.00 + .025 /sf
Plan Review – Site Plan	\$50.00
Re-review Fee (<i>* applied on third submittal & each re-submittal thereafter</i>)	\$50.00
Hydrant Flow Test (per hydrant)	\$150.00
Temporary Power Inspection	\$50.00
Load Merchandise Inspection	\$50.00

NOTE: Specification on Load Merchandise Inspections

1. For a multi-tenant building, fees are per tenant.
2. For multiple buildings owned by the same owner(s), fees are per building as defined by the NC Building Code, Vol. 1.

3. Individuals or companies that have not secured permits or Certificates of Compliance prior to beginning work or occupying the structure shall be charged double the listed amount.
4. Re-inspections of the sprinkler system, fire alarm system, or building for Certificate of Compliance will result in an additional fee per inspection.

Table 5.3 Required Construction Permits

Types of Permits	Permit Fee	Test Fee
Automatic Fire Extinguishing Systems (Ansul/Sprinkler)	\$150.00	\$150.00**
Compressed Gases	\$150.00	\$150.00
Fire Alarm & Detection Systems	\$150.00	\$150.00**
Fire Pumps	\$150.00	\$150.00
Flammable & Combustible liquids	\$150.00	\$150.00
Hazardous Materials	\$150.00	\$150.00
Industrial Ovens	\$150.00	\$150.00
Spraying or Dipping Operations	\$150.00	\$150.00
Standpipe Systems	\$150.00	\$150.00

NOTE: Any system installation prior to plan review and/or a permit being issues will incur a double fee.

Any structure over 70,000 SF x .002 + \$150 **

(DOES NOT INCLUDE HOOD SYSTEM/ANSUL)

Table 5.4 Required Operation Permits

Types of Permits	Fees
Amusement Building	\$150.00
Carnivals & Fairs	\$300.00
Covered Mall Building	\$150.00
Exhibits & Trade Buildings	\$2,500/yr or \$300/90-days
Explosives (blasting)	\$100/1-day or \$300/90-days
Liquids Use, Dispensing, Storage, Transportation	\$150.00
UGST/AGST Install, Alter, Remove, Abandon	\$250.00
Change in Liquid in Tanks	\$150.00
Liquid Dispensing – AGST/UGST to Vehicles	\$150.00
Liquid Dispensing – Tankers to Vehicles	\$150.00
Pyrotechnic Special Effects Material (Fireworks)	\$300.00/day & site
Spraying or Dipping	\$150.00
Tents & Canopies	\$50.00/tent

Table 5.5 Required Other Charges/Fee

Types of Charges	Fees
Environmental Site Assessment Research	\$25.00 per hour (<i>one hour minimum</i>)
Fire Flow request/Special Request (fee per hydrant)	\$150.00/hydrant
Stand-by firefighters <i>*when required by fire official or requested by occupant</i>	\$20.00/hr per firefighter
After Hours Inspection – Special Requested	\$35.00/hr (<i>minimum of 2 hours</i>)
After Hours Plan Review – Special Request	\$150.00/submittal
Other inspection by request	\$100.00
Knox/Lock Box Maintenance (Found with incorrect key)	\$100.00
Re-Inspection (Third visit or additional inspection)	\$50.00
State License Inspection Fee (ABC, State Bar, etc.)	\$100.00
Daycare & Nursing Home License Inspection Fee	\$75.00
Group Home License Inspection Fee (annually)	\$75.00
Foster License Inspection Fee (annually)	\$20.00 (<i>second visit \$50.00</i>)
Fire Incident Report Copy(s)	\$1.00 (<i>per report</i>)
Fire Extinguisher Recharge use for class	Current Market Rate per Ext.
Fire Extinguisher Program (Training Class)	\$ 50.00/On-site (Fire Station/City Hall)
Fire Extinguisher Program (Training Class)	\$75.00/Off-site at Requested Business

Table 5.6 Annual Fire Inspection Program

Fire Inspection Programs	Fees
First Inspection (initial)	\$0.00
Second Visit Re-inspection	\$0.00
Third Visit Re-inspection	\$50.00
Fourth Visit Re-inspection	\$100.00

Additional Re-inspections will increase at \$50 per inspection until violations are corrected.

Table 5.7 Hazardous Materials Fees

Solids (lbs)	Liquids (gals)	Gases (SCF)	Fee
< 501	< 56	< 201	\$50.00
501 – 5,000	56 – 550	201 - 2000	\$150.00
5,001 – 25,000	551 – 2,750	2,001 – 10,000	\$200.00
25,001 – 50,000	2751 – 5500	10,001 – 20,000	\$250.00
50,001 – 75,000	5501 – 10,000	20,001 – 40,000	\$300.00
>75,000	> 10,000	>40,000	\$300.00

pound *** (plus .01/per gallon//scf in excess of listed amount)*

NOTE: Excluding LPG/Medical gases

Table 5.8 LPG/Medical gases

Specific Hazardous Materials	Fees
LPG (Excludes LPG used ONLY for heating and cooking)	\$150.00/tank
Medical Gasses	150.00/tank
Radioactive Material any amount	\$125.00

Table 5.9 Stand-by Personnel/Equipment

Equipment	Fee (work hrs.)	Fee (Overtime)
Ladder/Hazmat	\$125.00/\$95.00	
Engine/Tanker	\$95.00	
Crash Truck/ Heavy Rescue	\$95.00	
Rescue Units	\$95.00	
Mobile Command Unit/Bus	\$30.00	
USAR	\$28.00	
Light Vehicles (Cars/Pick-ups)	\$17.00/\$27.00	
Trailers	\$10.25	
Mules/ATV	\$8.00	
Assistant Chief/Division Chief	\$35.87	\$53.81
Battalion Chief	\$23.39	\$35.08
Fire Captain	\$21.21	\$31.82`
Engineer	\$17.45	\$26.18
Firefighter	\$15.07	\$22.61
Risk Reduction Personnel <i>Based on Stand-by per quarter hour, minimum 2 hours.</i>	\$25.49	\$38.24

Table 5.10 Hazmat Supplies

Level "A" (enclosed, splash, & vapor protection)	Rate
Large-XLarge	\$1775.00
2XLarge	\$1975.00

Level "A" Suits (Flash protection)	Rate
Large – XLarge	\$2495.00
XXLarge	\$2695.00

Level B Suits (Splash protection)	Rate
S- XLarge	\$170.50
2XL to 4XL	\$207.00

Table 5.11 Hazardous Materials Spill Response Equipment

Equipment	Rate
Tyvek Disposable Coveralls	\$17.00
Butyl Gloves	\$76.25 pair
Silver Shield Gloves	\$10.95 pair
Nitrile Gloves	\$5.30 pair
Rain fair Latex Nuke Boots (yellow over boots)	\$6.00 pair
Chem-Tape (for sealing gaps in suits at sleeve, ankle, hood & storm flap)	\$42.00
Pipettes	\$1.00 each
Boom 8 x 10	\$72.64
Boom 3 x 10	\$10.77
Boom 3 x 4	\$6.40
Absorbent	\$15.00/bag
Absorbent pads 17"x19" (Universal, oil only & Haz-Mat)	\$0.75 each
Absorbent Pillows 16"	\$5.07 each
Absorbent Padding Roll (Universal) 30"x150'	\$105.00 roll
Pail of Acid Neutralizer 40 lb.	\$132.95
Pail of Base Neutralizer 40 lb.	\$360.00
Soda Ash 50lb. bag	\$45.25
55-gallon drums	\$99.00
Overpack Drum	\$189.00
20-gallon containment Pool	\$82.00
66-gallon containment Pool	\$120.00
100-gallon containment Pool	\$193.95
150-gallon containment Pool	\$206.95
Drain seal/inlet guard	\$78.40
3'x2' Magnet Drain Cover	\$95.60
2'x2' Magnet Drain Cover	\$63.80
Large Wooden Cone Plug	\$10.00
Small Wooden Cone Plug	\$5.00
Plug N Dike	\$28.00
Flow Stop Football	8\$8.00
Flow Stop Golfball	\$46.00
Foam Class B (Thunderstorm)	\$37.00/gallon
Foam Class A	\$12.75/gallon

Table 5.12 Drager CMS Chips

Equipment	Rate
Acetic Acid 2 -50 ppm	\$77.95
Acetone 40-600 ppm	\$81.25
Ammonia 2-50 ppm	\$55.31
Ammonia 10-150 ppm	\$55.31
Benzene 10-250 ppm	\$147.91
Benzene 0.2-10 ppm	\$144.65
Carbon Dioxide 200-3000ppm	\$55.52
Carbon Dioxide 1000-25000ppm	\$55.52
Carbon Monoxide 5-150ppm	\$53.70
Chlorine 0.2-10 ppm	\$55.31
Formaldehyde 0.2-5 ppm	\$75.85
Hydrochloric Acid 1-25 ppm	\$70.17
Hydrogen Peroxide .2-2 ppm	\$79.49
Hydrogen Sulfide 2-50 ppm	\$55.31
Methanol 20-500 ppm	\$89.20
Nitrogen Dioxide .5-25 ppm	\$55.24
Nitrous Fumes (NO + NO2) 0.5-15ppm	\$53.70
Perchloroethylene 5-500 ppm	\$64.74
Petroleum Hydrocarbons 100 – 3000ppm	\$78.53
Petroleum Hydrocarbons 20-500ppm	\$79.42
Phosgene .05-2.0ppm	\$89.20
Phosphine 1-25 ppm	\$66.91
Sulfur Dioxide 0.4-10 ppm	\$55.24
Trichloroethylene 5 – 100 ppm	\$64.00
Vinyl Chloride 0.3-10 ppm	\$70.87

Table 5.13 Hazmat Supplies

Drager & GasTec Detector Tubes	Rate
Acetaldehyde 100-1000ppm	\$66.71
Acetic Acid 5-80ppm	\$62.81
Ammonia 5-700ppm	\$55.75
Carbon Dioxide 0.5-20% Vol	\$88.30
Chlorine 0.3 – 5ppm	\$66.03
Chlorine 50-500ppm	\$63.97
Chlorobenzene 5-200ppm	\$63.97
Clan Lab Simultaneous Test Set	\$75.92
Cyanogen Chloride .25-5ppm	\$85.03
Haz-Mat Simultaneous Test Set 1 (inorganic)	\$127.16
Haz-Mat Simultaneous Test Set 2 (inorganic)	\$127.16
Haz-Mat Simultaneous Test Set 3 (organic)	\$127.16

Hydrocyanic Acid 2-150ppm	\$58.26
Hydrogen Cyanide 0.36-120 ppm	\$78.51
Hydrogen Fluoride .5-90ppm	\$67.44
Nitrogen Dioxide 0.1-30ppm	\$80.12
Nitrogen Dioxide 0.5-125 ppm	\$52.97
Organic Arsenic Qualitative	\$80.26
Organic Basic Nitrogen Comp 1mg/ m3	\$85.73
Phenol 0.4-187 ppm	\$80.97
Phosphoric Acids Esters Up to .05ppm	\$104.94
Thioether 1mg/ m3	\$86.08
Vinyl Chloride 0.25-54 ppm	\$80.26
Decon Pools/Burms	\$360.00 ea
Chemical Classifiers Strips	\$10.00 ea
PH Papers	\$10.00 roll
Chemical Agent Detection Paper/Tape	\$50.00 ea
35-gallon trash can	\$30.00
Drum Sampler Tube	\$7.00 ea
Decon Solution	\$88.00/gallon
Tarp	\$57.00 ea
Mercury Spill Kit	\$24.00 ea
1 lb of 8p nails	\$3.47
1 lb of 16p nails	\$4.20
1 lb of 3" deck screws	\$9.94
4' x 8' 7/16" OSB Sheathing	\$7.25
4" x 6" x 12' Lumber	\$22.00
4" x 4" x 16' Lumber	\$21.00
2" x 4" x 16' Lumber	\$7.00

Water & Sewer Fees

WATER RATES

Table 6.1 Individual Water Service: (less than 2 inch) (Note 1)

Size	Inside City	Outside City
- Tier 1 per 1,000 gallons (0-7,000 gals)	\$7.31	\$8.46
- Tier 2 per 1,000 gallons (over 7,000 gals)	\$7.60	\$8.81
- Irrigation per 1,000 gallons	\$7.60	\$8.81
* Base monthly charge (Note 2)	\$8.30	\$9.96
* Monthly rate for unmetered service – residential only (Note 3)	\$47.60	\$55.65

Table 6.2 Private Water Systems (more than one user)

Size	Inside City	Outside City
- Tier 1 per 1,000 gallons (0-7,000 gals)	\$7.31	\$8.46
- Tier 2 per 1,000 gallons (over 7,000 gals)	\$7.60	\$8.81
- Irrigation per 1,000 gallons	\$7.60	\$8.81
* Base monthly charge per user as determined by number of dwelling units or commercial spaces on site, occupied or vacant	\$8.30	\$9.96

Table 6.3 Commercial Water Service

Size	Inside City	Outside City
- Tier 1 per 1,000 gallons (0-7,000 gals)	\$7.31	\$8.46
- Tier 2 per 1,000 gallons (over 7,000 gals)	\$7.31	\$8.46
- Irrigation per 1,000 gallons	\$7.60	\$8.81
*Base monthly charge	\$8.30	\$9.96

Fire Line Service: (incremental charge based on size of line)

Size	Inside City	Outside City
Monthly service rate (4 inch or less) *no increase	\$47.60	\$55.65
Monthly service rate (6 inch) \$16.00 increase	\$63.60	\$71.65
Monthly service rate (8 inch) \$24.00 increase	\$71.60	\$79.65
Monthly service rate (10 inch) \$42.00 increase	\$89.60	\$97.65
Monthly service rate (12 inch) \$73.00 increase	\$120.60	\$128.65

Sewer Rates

Table 6.4 Individual Sewer Service

Size	Inside City	Outside City
* per 1,000 gallons water used	\$7.45	\$7.45
* base monthly charge	\$7.20	\$8.64
* monthly rate for unmetered service – residential only	\$46.90	\$46.90

Table 6.5 Private Sewer Systems (more than one user)

Size	Inside City	Outside City
* per 1,000 gallons based on master meter	\$ 7.45	\$7.45
* base monthly charge per user as determined by number of dwelling units or commercial spaces on site, occupied or vacant (Note 2)	\$7.20	\$8.64

(Note 1) Water rates for customers with 2-inch meters or larger should pay inside City rates.

(Note 2) All City customers will pay the base charge in addition to the per 1,000-gallon charge. Master metered customers will pay the base charge times the number of units served in addition to the per 1,000-gallon charge. Residential water customers using metered service for irrigation purposes only, shall not (during periods when level II or higher water restrictions are in effect) be billed a minimum bill for zero (-0-) usage.

(Note 3) Unmetered service is based upon an average of 7,000 gallons usage within a given month.

Water Tap & Connection Fees

Table 6.6 Individual Water Tap Fees

Size	Inside City	Outside City
3/4" service (installation by City)	\$3,250.00	\$3,250.00
1" service (installation by City)	\$3,450.00	\$3,450.00
1-1/2" service (installation by City)	\$3,750.00	\$3,750.00
2" service (installation by City)	\$4,050.00	\$4,050.00
Larger than 2" (installation by customer or City)	All Cost Borne By Customer	All Cost Borne By Customer

Individual Water connection fees: These fees were derived from meter factors as developed in the American Water Works Association Standards Manual. (See Note A)

Table 6.7 Water Meter Size

Size	Inside City	Outside City
* 3/4" service	\$ 1,350.00	\$ 1,350.00
* 1" service	\$ 3,000.00	\$ 3,000.00
* 1-1/2" service	\$ 6,000.00	\$ 6,000.00
* 2" service	\$ 9,600.00	\$ 9,600.00
* 3" service	\$ 18,000.00	\$ 18,000.00
* 4" service	\$ 30,000.00	\$ 30,000.00
* 6" service	\$ 60,000.00	\$ 60,000.00
* 8" service	\$ 96,000.00	\$ 96,000.00
* 10" service	\$ 138,000.00	\$ 138,000.00

(Note A)

- (1) Tap fee & connection fee shall be per lot or per unit to be served. Commercial Customers shall be all cost borne by customer & the tap fee is waived.
- (2) Master metered developments shall pay a connection fee for each lot or individual unit served or fee for meter size whichever is greater
- (3) Connection fee due from residential developers shall be paid before issuance of the zoning clearance permit. (Tap fees are waived where developer has installed water systems in accordance with City Ordinance.)
- (4) Connection fee is due from commercial & industrial developers before zoning permits can be issued by the City.
- (5) Connection fee for residential customers where a tap fee is also due shall be paid before tap is installed by the City.
- (6) Residential & commercial developers who have preliminary plats approved by the City before December 18, 2000 shall be exempt from paying the connection fee.
- (7) Commercial & industrial developers who are not required to obtain plat approval shall be exempt from paying the connection fee if zoning permits have been issued by the City prior to December 18, 2000. (Manufactured home parks & multi-family apartment complexes are included as commercial developers).
- (8) All applicable fees must be paid before receiving City water service.

- (9) All new or modified services in NCDOT owned rights-of-way shall be at cost, All Cost Borne By Customer.

SEWER TAP & CONNECTION FEES

Table 6.8 Individual Sewer Service Tap Fees

Size	Inside City	Outside City
* 4" service (installation by the City) (includes any size pumped by customer)	\$4,250.00	\$4,250
* 6" or larger or where utility encasement may be required (installation by customer or City)	All Cost Borne By Customer	All Cost Borne By Customer

Table 6.9 Tap on a New Sewer Line to Existing

Size	Inside City	Outside City
* All sizes (installation by the customer)	All Cost Borne By Customer	All Cost Borne By Customer

Individual Sewer Connection Fees: These fees were derived from meter factors as developed in the American Water Works Association Standards Manual. (See Note B)

Table 6.10 Water Meter Size

Size	Inside City	Outside City
* 3/4" service	\$1,000.00	\$1,000.00
* 1" service	\$1,625.00	\$1,625.00
* 1-1/2" service	\$3,250.00	\$3,250.00
* 2" service	\$5,200.00	\$5,200.00
* 3" service	\$9,750.00	\$9,750.00
* 4" service	\$16,250.00	\$16,250.00
* 6" service	\$32,500.00	\$32,500.00
* 8" service	\$52,000.00	\$52,000.00
* 10" service	\$74,000.00	\$74,750.00

(Note B)

(1) Tap fee and connection fee shall be per lot or per unit to be served. Commercial Customers shall be all cost borne by customer and the tap fee is waived.

(2) Master metered developments shall pay a connection fee for each lot or individual unit served or fee for meter size whichever is greater.

- (3) Connection fee due from residential developers shall be paid before issuance of the zoning clearance permit. (Tap fees are waived where developer has installed sewer systems in accordance with City Ordinance.)
- (4) Connection fee is due from commercial and industrial developers at the time of application for service.
- (5) Connection fee for residential customers where a tap fee is also due shall be paid before tap is installed by the City.
- (6) Residential and commercial developers who have preliminary plats approved by the City before December 18, 2000, shall be exempt from paying the connection fee.
- (7) Commercial and industrial developers who are not required to obtain plat approval shall be exempt from paying the connection fee if zoning permits have been issued by the City prior to December 18, 2000. (Manufactured home parks and multi-family apartment complexes are included as commercial developers).
- (8) All applicable fees must be paid before receiving City sewer service.
- (9) All new or modified services in NCDOT owned rights-of-way shall be at cost, All Cost Borne By Customer
- (10) No new sewer only tap shall be sold or installed. Connection to City water is required for sewer service.

WATER & SEWER SYSTEM ADMINISTRATIVE FEES

Table 6.11

Administrative Services	Fees
Non-payment administrative service disconnect fee	\$ 30.00
Returned Check Fee	\$ 25.00
Re-connection Fee (after normal business hours)	\$100.00
Physical notification of non-payment bill	\$ 0.00
Unauthorized / illegal connection or re-connection	\$300.00
Locking Devices cut or damaged	\$300.00
Meter Yokes damaged	\$300.00
Tampering, altering, removing, or replacing meter	\$400.00
Water meter bypass	\$300.00
Re-read / No Error	\$ 50.00
Meter Test Fee (<i>1 inch or less</i>)	\$100.00

WATER & SEWER SYSTEM ADMINISTRATIVE FEES

Table 6.12

Administrative Services	Fees
Repeat trip fee (starting with trip #3)	\$ 50.00
Inspection Fee for New or Modified Service (if not installed by City Staff)	\$ 50.00

MUNICIPAL WATER & SEWER RATES

Table 6.13

Municipalities	Fees
City of Concord (<i>Water & Sewer Services</i>)	Per Contract
City of Landis (<i>Water & Sewer Service</i>)	Per Contract

WATER & SEWER SERVICE RELOCATION & DAMAGE

Any relocation of service and/or apparatus, adjustment of grade or elevation, and/or damage to City equipment or infrastructure shall be performed at cost (All Cost Borne By Customer). This will include the cost of labor, equipment, & materials.

Environmental

Table 7.1 Residential Environmental Fees (*per occupied dwelling*)

Administrative Services	Fees
Recycling/ Solid Waste	\$23.10
Additional Trash Bin Fee	\$4.00
Additional Recycle Cart	\$7.12
Garbage Ordinance Violation	\$50.00

Table 7.2 Commercial Environmental Fees (*per occupied dwelling*)

Administrative Services	Fees
Garbage/Recycle	\$23.10
96 Gallon Recycle X2	\$10.25
96 Gallon MSW X2	\$7.12

Table 7.2 Commercial Environment Fees

Commercial (City Bulk Pick Up)	1X per Wk	2X per Wk	3X Per Wk	4X per Wk	5X per W
4 Yd	\$120.00	\$239.00	\$358.00	\$454.00	\$596.00
6 Yd	\$151.00	\$289.00	\$431.00	\$575.00	\$719.00
8 Yd	\$184.00	\$368.00	\$525.00	\$735.00	\$875.00
Commercial (Business)	1X per Wk	2X per Wk	3X per Wk	4X per Wk	5X per Wk
4 Yd	\$140.00	\$280.00	\$420.00	\$560.00	\$700.00
6 Yd	\$175.00	\$250.00	\$525.00	\$700.00	\$875.00
8 Yd	\$190.00	\$380.00	\$551.00	\$735.00	\$1,837.00

Container Size (Recycle)	1X per Wk	2X per Wk
4 Yd	\$147.00	\$294.00
6 Yd	\$175.00	
8 Yd	\$200.00	

Stormwater

Table 8.1 Stormwater Rate Tier Schedule

Impervious Area Size (<i>per Equivalent Residential Unit</i>)	Fee
Tier 1 – < 1,200 square feet	\$5.75
Tier 2 – 1,200 – 3,250 square feet	\$7.25
Tier 3 - > 3,250 square feet	\$8.75
Commercial – Per 3,250 square feet	\$7.25

Parks

Table 9.1 Village Park Shelter

Shelter Type	½ Day Rental Fee	Full Day Rental Fee
Shelter A		
Resident	\$25.00	\$40.00
Non-Residential	\$32.00	\$55.00
Shelter B		
Resident	\$45.00	\$80.00
Non-Residential	\$55.00	\$100.00
Shelter C		
Resident	\$25.00	\$40.00
Non-Residential	\$32.00	\$55.00
Shelter C- Saturday – 2 Hour		
Resident	\$15.00	
Non-Residential	\$20.00	
Shelter D		
Resident	\$35.00	\$60.00

Non-Residential	\$45.00	\$80.00
Shelter E		
Resident	\$25.00	\$40.00
Non-Residential	\$32.00	\$55.00
Rental of all 4 Shelter		
Resident	\$110.00	\$144.00
Non-Residential	\$200.00	\$270.00

Descriptions of Shelter Areas:

Village Park Shelter A – use by reservation only

Shelters A & C hold approximately 36 people & have 6 picnic tables. These shelters offer power receptacles & grills. They are located close to the splash pad, carousel, train & playground. Cost for a resident to reserve Shelter A is \$25 for a half day (9 – 2:30pm or 3 – 8:30pm). Cost for a full day (9 – 8:30pm) is \$40. Half day reservations may be made on-line; to make a full-day reservation, please call our office at 704-920-4343.

Village Park Shelter B – use by reservation only

Shelter B holds approximately 96 people & has 16 picnic tables. Shelter B offers power receptacles & a grill. This shelter is close to the splash pad, carousel, train & playground. Cost for a resident to reserve Shelter B is \$45 for a half day (9 – 2:30pm or 3 – 8:30pm). Cost for a full day (9 – 8:30pm) is \$80. Half day reservations may be made on-line; to make a full-day reservation, please call our office at 704-920-4343.

Village Park Shelter C – use by reservation only

Shelters A & C hold approximately 36 people & have 6 picnic tables. These shelters offer power receptacles & grills. They are located close to the splash pad, carousel, train & playground. Cost for a resident to reserve Shelter C is \$25 for a half day (9 – 2:30pm or 3 – 8:30pm). Cost for a full day (9 – 8:30pm) is \$40.
 BIRTHDAY PARTY TIME BLOCKS: On Saturdays, Shelter C may be reserved in 2-hour time blocks. (9:30 – 11:30, 12:00 – 2:00, 2:30 – 4:30, 5:00 – 7:00). Cost for residents to reserve a 2-hour time block is \$15.00. Two Hour time blocks & half day reservations may be made on-line; to make a full-day reservation, please call our office at 704-920-4343.

Village Park Shelter D – use by reservation only

Shelter D holds approximately 60 people & has 10 picnic tables. Shelter D offers power receptacles & a grill. This shelter is close to the splash pad, carousel, train & playground. Cost for a resident to reserve Shelter D is \$35 for a half day (9 – 2:30pm or 3 – 8:30pm). Cost for a full day (9 – 8:30pm) is \$60. Half day reservations may be made on-line; to make a full-day reservation, please call our office at 704-920-4343.

Village Park Shelter E – use by reservation only

Shelter E holds approximately 24 people & has 4 picnic tables. Shelter E offers power receptacles & a grill. This shelter is located adjacent to the playground & close to the splash pad, carousel & train. Cost for a resident to reserve Shelter E is \$25 for a half day (9 – 2:30pm or 3 – 8:30pm). Cost for a full day (9 – 8:30pm) is \$40. Half day reservations may be made on-line; to make a full-day reservation, please call our office at 704-920-4343.

Table 9.2 Bakers Creek Park Shelter

Shelter Type	½ Day Rental Fee	Full Day Rental Fee
Shelter 1,2 & 3		
Resident	\$40.00	\$65.00
Non-Residential	\$47.00	\$72.00

Shelter 4		
Resident	\$25.00	\$45.00
Non-Residential	\$32.00	\$52.00
Shelter (930 West 8 th Street)	\$50.00	

Table 9.3 Individual Picnic Sites

Shelter Type	½ Day Rental Fee	Full Day Rental Fee
Site A (3 Tables, 1 grill, seats 20 – 24)	\$15.00	\$30.00
Site B (2 Tables, 1 grill, seats 12-15)	\$10.00	\$20.00
Site C (2 Tables, 1 grill, seats 12-15)	\$10.00	\$20.00
Site D (1 Tables, 1 grill, seats 8-10)	\$5.00	\$10.00

Descriptions of Shelter Areas:

Bakers Creek Park Large Picnic Shelters – use by reservation only

Shelters 1 & 2 hold up to 90 people & Shelter 3 holds up to 125 people. These large picnic shelters offer water, lights, receptacles, grills & horseshoe pits.

Bakers Creek Small Shelter Picnic Site (Shelter #4) – use by reservation only

This one covered picnic site is available that holds up to 30 people. Four large picnic tables & a grill are included. No power, water or horseshoe pits are available. Located adjacent to playground.

Mountain Street Park (Bakers Creek Park Expansion) Shelter – use by reservation only

The Expansion Park, located at the corner of **930 West 8th St. & Mountain St.**, offers four picnic tables, a grill, playground, two sand volleyball courts, horseshoe pits & restrooms. Limited parking is available. Good for small groups under 30 people. For use only daily, no half-day rentals.

OTHER FEES

- Excessive Cleaning (see policy): \$30/hr.
- Police Officer: If required, rate will be provided during application submission

HOURS

- Business Hours: 8:00AM – 5:00PM (Mon – Fri)
- After Business Hours: Nights & Weekends
- Holidays: Any designated City holiday

Table 9.4 Village Park Amphitheater

Rental	Fee
Resident for-profit:	\$550
Resident non-profit :	\$350
Non-Resident for-profit :	\$1,050
Non-Resident non-profit	\$800
Staffing (2 staff required)	\$30/per hour (3hr minimum)

Parking	\$15/per hour per person
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Refundable Security Deposit	\$500
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Add-Ons	Fee
Use of Green Room	\$200.00 /Flat Rate
Setup	\$200.00
Clean-Up	\$300.00

**Each additional hour after 5 hours is \$50/hour*

**Must be reserved through the special event process*

Table 9.5 Village Park Amenities

Amenity	Fee
Splash Pad	\$1.50 /per person per day Children 1 year of age & under are free
Train	\$1.50 /per person per ride Children 1 year of age & under are free
Carousel	\$1.50 /per person per ride Children 1 year of age & under are free

**10% off for the purchase of 10 tickets or more for the train/carousel; or 10% off the purchase of 10 wristbands or more for the splashpad*

Table 9.6 Special Admission

Type	Cost
Fast Pass	\$5.00

Table 9.7 Facility Rentals and Special Use

Facility	Fee
Carousel/Train Photo Shoots <i>*Only permitted during non-operational hours for both</i> <i>*No earlier than 8 am & not later than 9 pm</i>	\$30.00/ hour (1-hour minimum)
Gym Rentals (<i>KMS city schools</i>)	
Residential	\$30.00 /per hour
Non-Residential	\$40.00/ per hour

Table 9.8 Programs & Activities

Program	Fee
Youth Athletics Residential	\$45.00 Residential

Non-Residential	\$65.00 Non-Residential
Senior Trips	Variable (Based on destination and activity)

Table 9.9 Cemetery Fees

Transfers	Fee
Transfer of burial rights within a family	\$25.00
Transfer of burial rights outside of immediate family members	\$200.00/per plot
Transfer of vacant plots to the City	No Charge
Burial Fee (must be paid prior to burial)	\$150.00/per plot
Security deposit to ensure marker (must be paid prior to burial)	\$280.00

Table 9.10 Gem Theater

Product / Service	Fee
Movie Tickets	Before 6pm: \$4.00 (<i>all tickets</i>) After 6pm: Children & Seniors: \$4.00, Adults: \$5.00
Photo Shoots inside theatre	\$30/hr. (1 hour minimum) <i>*Only permitted during non-operational hours</i> <i>*No earlier than 8 am and not later than 6 pm (M-F only)</i>
Special Event Room:	Business Hours: \$40.00 per hour Evenings & Weekends: \$50.00 per hour Refundable Security Deposit: \$250-\$500
Special Events for whole theater: <i>Example: Graduation ceremony/private non-movie event (prior to show times)</i>	\$1,000 minimum <i>includes 5 hours; each additional hour \$200.00</i>
Special Events for whole theater: <i>Example: Private event during a normal show time</i>	\$3,000 minimum <i>includes 5 hours; each additional hour \$200.00</i>
Theater for special movie showings (outside normal hours):	\$240 <i>minimum (\$4.00 per person afterwards) + applicable licensing fees</i>
School Groups for special movie showing:	\$200 <i>minimum (\$2.00 per person afterwards) + applicable licensing fees</i> Group Rate Concessions: \$1.50 small drink \$1.50 small popcorn
Special Message on the Marquee	\$50.00 (<i>3 hours for one side</i>)
Birthday Party Packages	\$200.00 includes:

	• Admission, small popcorn, & medium drinks for 15 guests for the current movie showing at one of the already scheduled movie times. • One hour of use of the party room either before or after the movie. • Use of our fountain drink machine in the party room during that time. • Each additional guest is \$7.75 after the first fifteen. Parents/Chaperones ratio must be 1:10 for anyone under the age of 18.
Bulk Ticket Pricing: (<i>valid during any showtime</i>)	\$3.50 per child/senior ticket (25 tickets or more) \$4.50 per adult ticket (25 tickets or more)

Table 9.11 Gem Theater Static Slide Advertising

Advertising	Fee
Static Slide (13-week contract)	\$650.00
Static Slide (26-week contract)	\$1,134.00
Static Slide (52-week contract)	\$2,040.00

Table 9.12 Gem Theater Video Advertising

Advertising	Fee
Video (13-week contract)	15 second video: \$912.00 30 second video: \$1,824.00
Video (26-week contract)	15 second video: \$1,723.00 30 second video: \$3,468.00
Video (52-week contract)	15 second video: \$3,285.00 30 second video: \$6,570.00

SWANEE THEATER RENTAL

Table 9.14 Swanee Theater Standard Rental

Application Type	Base Fee
Standard Rental Rate	\$500.00/ Hour (<i>all inclusive; tables, chairs, linens</i>)
Prime Time Rate (Friday & Saturday)	\$800.00/Hour (<i>Minimum of 8 hours</i>)

Table 9.15 Additional Staffing

Application Type	Base Fee
Sound Staff	\$50.00/Hour (<i>Required</i>)
Bartending Staff	\$20.00/Hour (<i>Required if bar service is requested</i>) <i>*Gratuity/ 20% of alcohol service (Required if open bar or drink tickets are being used) This fee goes directly to the bartenders.</i>
Event Staff	\$15.00/Hour (<i>Required if changes to room setup occur during the event</i>)

Table 9.16 Swanee Theater Rental

Application Type	Base Fee
Upstairs Meeting Room	\$200.00/flat rate
Green Room	\$200.00/flat rate
Kitchen	\$100.00/flat rate
Use of Outside Catering Company	\$100.00/flat rate (<i>other than preferred catering list; must provide health department & insurance information</i>)
Marquee price	\$50.00 for 3 hours

*** Deposits/minimum required hours: \$250.00 for professional events; \$500.00 for social events; \$150 alcohol fee (Flat Rate); 4 hours min for social, 2 hours min for business events except Friday & Saturdays.

Table 9.17

Application Type	Kannapolis Based Organization (Resident)	Non-Kannapolis Based Organization (Non-Resident)
Softball field without lights	\$10.00 per hour per field	\$15.00 per hour per field
Softball field with lights	\$20.00 per hour per field	\$30.00 per hour per field
<i>*There will also be \$15.00 per field/per time that fields are lined & dragged.</i>		
Soccer field without lights	\$15.00 per hour per field	\$20.00 per hour per field
Soccer field with lights	\$26.00 per hour per field	\$35.00 per hour per field

Table 9.18

Fields available for reservations			
Fields	Fence distance Field size	Base distance options	Pitching distance options
Bakers Creek Park softball field (1 available)	285 ft	65'	50'

Safrit Park softball fields (2 available) 1415 Bethpage Road	300 ft	60', 65', or 90'	46' or 54'
Safrit Park soccer field (1 available) 1415 Bethpage Road	225 x 360	N/A	N/A
Kannapolis Middle School (baseball field) 1445 Oakwood Avenue	305 ft	90'	mound
Kannapolis Middle School (softball field) 1445 Oakwood Avenue	225 ft	65'	
Kannapolis Middle School (football & soccer field) 1445 Oakwood Avenue			

Rainout Hotline & Program Information number: 704-920-4344

In cases of inclement weather, the Kannapolis Parks & Recreation Department reserves the right to close any athletic field for safety or maintenance concerns. The hotline will be updated at 4:00 p.m. on each questionable day. Please call the number above to see if your games are being played or not.

Table 9.19

Rate	Lining	Turf	Additional Fees	Lights	Deposit
\$150.00/day per field	one free lining then \$15.00/prep	\$12.00/bag	\$75.00 gate, 100% concession	\$15.00/hr. per field	\$100.00

Tournament Cancellations:

A tournament that is cancelled after 5:00 PM on Wednesday (non-weather related) will be charged \$100 for the first cancellation, \$100 for a second cancellation & \$100 for a third cancellation. Aside from the \$100 cancellation fee, all remaining tournaments will be removed if the user has canceled a tournament for a third time.

A tournament that is cancelled after 5:00 PM on Wednesday (weather-related) will be credited with the rental fee for a future date. Please note all weather-related cancellation will be subject to approval.

If the tournament is cancelled by the Parks & Recreation department due to weather after it has begun, the following format will be used to determine the amount of credit for future field rentals:

Less than ½ of the tournament has been played, 100% of remaining tournament fees will be credited

More than ½ of the tournament has been played, 50 % of remaining tournament fees will be credited

Application Type	Kannapolis Based Organization (Resident)Base Fee	Non-Kannapolis Based Organization (Non-Resident)
Tennis court	\$3.00 per hour per court	\$5.00 per hour per court
Tennis court lights	\$4.00 per hour	\$4.00 per hour
*Light fee covers all lights at tennis complex.		

Special Event Fees

Police: The Special Events Committee, in consultation with the Kannapolis Police Department, shall determine the number of police officers required to appropriately manage street closures & for internal security, as well as the time when such services shall commence & end. Applicants will be invoiced before the event at the rate of \$50.00 per hour per police officer assigned to the event. These fees are due one (1) week before the event.

Fire & EMS: The Special Events Committee, in consultation with the Kannapolis Fire Department, will determine the number of Emergency Medical Personnel required as well as the time when such services shall commence & end. Applicants will be invoiced before the event at the rate of \$35.00 per hour per firefighter/EMS assigned to the event. These fees are due one (1) week before the event.

Street Closure Equipment: The Special Events Committee, in consultation with the Kannapolis Public Works Department, shall determine the need for traffic control equipment to appropriately manage street closures. Applicants will be notified of the recommended controls. The applicant may rent the equipment at the rate of \$175.00 per event. These fees are due one (1) week before the event.

Greenway Event Usage: For events held on a Kannapolis Parks & Recreation maintained Greenway usage must be pre-approved by the Special Events Committee.

Insurance: If an event requires a street or sidewalk closure then Comprehensive General Public Liability Insurance is required: \$1,000,000 per person per occurrence with a \$2,000,000 aggregate naming the City of Kannapolis as additionally insured. **Certificate should be specifically worded: “The City of Kannapolis, its officers, employees, & agents are additionally insured”. If alcohol is being served at the event, Liquor Liability is required to be included in the Certificate of Insurance. Proof of insurance is required at least 30 days before the event.

Current Special Events Permit Fee Schedule: Fees for special events & neighborhood block parties will utilize the below fee schedule.

Permit fees are non-refundable & are subject to change.

Parade, Walk, or Run:	\$125
Festival/Exhibition Shows:	
Non-Profit without Sales	\$100
For- Profit Organizations	\$200

Neighborhood Block Parties: \$50

Fees are not applicable if the event is contained to private property & requires no City resources.

Table 9.20

Horseshoe Property	Special Event Fees
Refundable Security Deposit	\$500.00
Resident for-profit	\$500.00 per day
Resident non-profit	\$350.00 per day

Non-Resident for-profit	\$1,050.00 per day
Non-Resident non-profit	\$800.00 per day
*Must be reserved through the special event process.	

Event Space Rentals

- A \$250.00 security deposit is required for all meetings
- A \$500.00 security deposit for all parties, receptions, & banquets
- Events serving alcohol will be assessed a venue service charge of \$150.00

Table 10.1

Event Space	Professional Events	Social Events	Security Fee <i>Refundable</i>	Other Conditions
Kitchen*	\$100.00 flat rate			
Council Conference	\$ 50.00/hour	\$ 60.00/hour	\$ 250.00 - \$ 500.00	
The Gallery*	\$100.00 flat rate			
Outside Terrace **	\$100.00flat rate			
Train Station – Event Room	\$ 75.00/hour	\$ 100.00/hour	\$ 250.00 - \$ 500.00	Alcohol Deposit if applicable
Village Park Event Room	\$ 75.00/hour	\$ 100.00/hour	\$ 250.00 - \$ 500.00	Alcohol Deposit if applicable
Village Park Patio	\$ 50.00 /per day	\$100.00 / per day	\$ 250.00 - \$ 500.00	
Public Works Training Room	\$ 45.00	n/a	\$ 250.00 - \$ 500.00	
Gem Theatre Event Room	\$ 40.00 /hour	\$ 50.00/hour	\$250.00 - \$ 500.00	Alcohol Deposit if applicable
Veterans Park Gazebo	\$ 50.00/hour	\$ 75.00/hour	\$ 250.00 - \$ 500.00	Alcohol Deposit if applicable
Dale Earnhardt Plaza	\$ 20.00/hour	\$ 25.00/hour	\$ 250.00 - \$ 500.00	
West Avenue Reading Room***	\$ 20.00/hour	\$ 25.00/hour	\$ 100.00	
West Avenue Reading Room Terrace	\$ 20.00/hour	\$ 25.00/hour	\$ 100.00	

West Avenue Event Lawn	\$ 25.00/hour	\$ 30/hour	\$ 100.00	
West Avenue Platform 1 "L-shaped"***	\$ 25.00/hour	\$ 30.00/hour	\$ 100.00	
West Avenue Platform 2 "3 Decks"	\$ 30.00/hour	\$ 35.00/hour	\$ 100.00	
West Avenue Pergola	\$ 20.00/hour	\$ 25.00/hour	\$ 100.00	
West Avenue Pump House Patio	\$ 25.00/hour	\$ 30.00/hour	\$ 100.00	
West Avenue Putting Green	\$ 20.00/hour	\$ 25.00/hour	\$ 100.00	

* Kitchen & Gallery areas cannot be rented unless space in the Laureate Center is rented.

* A venue service charge of \$150.00 will be assessed for all groups serving alcohol.

** Outside terrace / Patio Areas cannot be rented unless inside space is rented.

*** West Avenue Platform 1 cannot be rented unless West Avenue Event Lawn is rented.

*** West Avenue Reading Room cannot be rented unless West Avenue Reading Room Terrace is rented.

- Professional Event Rental Minimum – 2 hours
- Social Event Rental Minimum – 4 hours

• **Professional Events** are considered gatherings where business professionals carry out business related activities. This includes but is not limited to conferences, training, meetings, religious services, networking, political party gatherings, & corporate dinners.

• **Social Events** are considered an occasion that involves social interactions & behaviors. This includes but is not limited to galas, weddings, birthdays, class reunions, & fundraising or celebratory banquets.

Table 10.2

Organization Type	Potential Discount
Extended Time Rental	15%
City Partner	100%
Employee Hosted	50%
Extended Stay	15%
Government-Affiliated Organization	100%
High Tourism Impact	50%
Kannapolis City Schools	100%
Low Tourism Impact	33%
NCRC Partner	100%
Non-Profit Donation	50%
Dance Floor	\$450
Stage	\$50 per 3'x6' section; (\$450 for complete unit)

* For more information on discount qualifications, please refer to the City of Kannapolis Facilities Use Policy or contact the Parks and Recreation Depart

Table 10.3 Laureate Center Rental Of Section Charges

Rates are Per Hour	Professional Events	Social Events	Security Fee	Other Conditions
Laureate Center – One Section	\$ 100.00/hour *\$50.00 Flat Rate per Day	\$125.00/hour *\$100.00 Flat Rate per Day	\$ 250.00 - \$ 500.00	Alcohol Deposit if applicable
Laureate Center – Two Sections	\$ 200.00/hour *\$50.00 Flat Rate per Day	\$ 250.00/hour *\$100.00 Flat Rate per Day	\$ 250.00 - \$ 500.00	Event Liability Insurance if applicable
Laureate Center – Three Sections	\$ 300d.00/hour *\$50.00 Flat Rate per Day	\$ 350.00/hour *\$100.00 Flat Rate per Day	\$ 250.00 - \$ 500.00	Event Liability Insurance if applicable

Table 10.5 Potential Charges

Charges	Fee
Damages/Claim Fee	\$0.00 (Per expenses incurred)
NSF	\$25.00 (Per returned Item)
Excessive Cleaning	\$30.00 Per Hour

Private Use Zones

Table 11.1

Private Use Zone ID	Hourly Rate	After Hours Hourly Rate	Annual License Fee
1A	\$10.00	\$15.00	\$181
1B	\$5.00	\$10.00	\$77
1C	\$10.00	\$15.00	\$189
1D	\$5.00	\$10.00	\$77
1E	\$10.00	\$15.00	\$210
1F	\$5.00	\$10.00	\$32
1G	\$10.00	\$15.00	\$308
2A	\$5.00	\$10.00	\$66
2B	\$5.00	\$10.00	\$65
2C	\$5.00	\$10.00	\$86
2D	\$5.00	\$10.00	\$24
2E	\$10.00	\$15.00	\$204
3A	\$5.00	\$10.00	\$12

3B	\$5.00	\$10.00	\$24
3C	\$5.00	\$10.00	\$63
Private Use Zone ID	Hourly Rate	After Hours Hourly Rate	Annual License Fee
3D	\$10.00	\$15.00	\$140
3E	\$5.00	\$10.00	\$68
3F	\$5.00	\$10.00	\$88
3G	\$10.00	\$15.00	\$175
3H	\$5.00	\$10.00	\$59
3I	\$5.00	\$10.00	\$63
3J	\$5.00	\$10.00	\$63
3K	\$5.00	\$10.00	\$99
6B	\$5.00	\$10.00	\$30
6C	\$5.00	\$10.00	\$88
7A	\$20.00	\$25.00	\$425
7B	\$5.00	\$10.00	\$61
7C	\$5.00	\$10.00	\$11
7D	\$10.00	\$15.00	\$263
7E	\$5.00	\$10.00	\$88
8A	NA	NA	\$1,013
Reserved Parking Space (1)	\$5.00	NA	\$162
Reading Room	\$20.00	\$25.00	NA
Event Lawn	\$25.00	\$30.00	NA
Platform 1	\$25.00	\$30.00	NA
Platform 2	\$30.00	\$35.00	NA
Pergola	\$20.00	\$25.00	NA
Pump House Patio	\$25.00	\$30.00	NA
Reading Room Terrace	\$20.00	\$25.00	NA
Putting Green	\$20.00	\$25.00	NA

NOTES:

1. Annual License Fees (except reserved parking) are based on \$0.25 per square foot of space. The actual square footage calculation will be included as part of the license issuance.
2. All hourly rentals require a 50% reservation deposit & refundable security deposit of \$100.
3. Hourly Rates are Monday Through Friday 7:00 AM to 6:00 PM.
All other times will be subject to the After Hours Rate.

*See Private Use Zone Ordinance for map of Zone ID designations



Kannapolis City Council

City Council Agenda Staff Report

June 23, 2025

To: Mayor and City Council
From: Gary Mills, Parks & Recreation Director
Subject: **APPOINTMENTS - Parks and Recreation Commission UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

Reappoint current members and appoint new members to the Parks and Recreation Commission

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The Parks and Recreation Commission will have three openings due to expiring terms for Michael Whitney, Eric Purvis and EB Lentz. The P&R Commission reviewed applications at their May and June meetings and recommended reappointing Michael Whitney, Eric Purvis and EB Lentz.

Staff recommends reappointing Michael Whitney, Eric Purvis and EB Lentz to new three-year terms.

Fiscal Implications

None

Alternate Courses of Action

1. **Motion to reappoint current Parks and Recreation Commission members Michael Whitney, Eric Purvis and EB Lentz to new three-year terms (Recommended).**
2. Appoint others to these seats.
3. Take no action.
4. Table to a future meeting.

Attachments

1. Boards & Commissions Applications as of 5.30.2025

Date Applied: 5/8/2025 2:25 PM

Name: Gloria Talbert

Address: 1430 El Paso St. Apt. 215
Kannapolis, NC 28083

Daytime Phone: Home- (704) 2227484 Work/Cell- (704) 2227484

Email: gtalbert51@gmail.com

County of Residence: Cabarrus

Current Employer: Self Employed

Occupation/Professional Background: Human Resources

Educational Background: Some College

Civic Background: Community & Civic Involvement: Bridge Project

Other Boards, Commissions, or Committees on which you are currently serving: Bridge Project Pearls of Wisdom)

List three people who are not related to you: Ronald Flanders, Paula McNair, Laverne Thornton

Boards/Commissions applied for:

PLANNING & ZONING COMMISSION (Choice - 6)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

BOARD OF ADJUSTMENT (Choice - 4)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

PARKS AND RECREATION COMMISSION (Choice - 4)

Please explain why you want to be a member of this commission.

Why do you believe parks and recreation is important to the City of Kannapolis?

What are three parks and recreation priorities you believe the City should address?

COMMUNITY DEVELOPMENT COMMISSION (Choice - 1)

Please explain why you want to be a member of this commission. I want to be involved in community improvement in any way possible because I strongly believe that there are issues that need to be addressed especially with the elder care and making sure that things are accessible to them as well as other areas of concern. I'm involved also with the community watch program.

This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you bring to serve the Commission in these roles? I've worked with the underprivileged community before in another state and would like to render decisions and ideas that meet the needs of the greater Kannapolis community. I also ran a homeless shelter for women and children that in Ramsey County in St Paul, MN. I feel that I have a lot to offer this committee.

What do you consider to be three major neighborhood or housing issues for our City? 1) Affordable Housing 2) Access to good quality healthcare 3) Good Quality food and nutrition

PERSONNEL ADVISORY BOARD (Choice -)

Please explain why you want to be a member of this Board.

What experience or education have you had relative to this Board?

ABC BOARD (Choice -)

Other Questions:

Boards/Commissions applied for ratings:

Planning & Zoning - 6

Board of Adjustment - 4

Parks & Recreation Commission - 4

Personnel Advisory Board -

Community Improvement Commission - 1

ABC Board -
ETJ Seat -

Do you reside within the City limits of Kannapolis? - Yes

Are you within the City's Extraterritorial Jurisdiction? (ETJ - Rowan Only) - No

References:

1. Ronald Flanders , Adult Care Specialist , Kannapolis NC , (508) 6120828
2. Paula McNair, Child Care Specialist , 1430 El Paso Street, Apt 312, (804) 2737323
3. Laverne Thornton , Retired Administrative Assistant , 1430 El Paso Street, Apt 212, (804) 8407161

Date Applied: 5/29/2025 3:36 PM

Name: Nonya Brown-Chesney

Address: 1304 Browdis Avenue
Kannapolis , NC 28083

Daytime Phone: Home- (919) 7752725 Work/Cell- (919) 3566321

Email: nonya.brown@gmail.com

County of Residence: Cabarrus

Current Employer: I currently work for Harnett County Schools but I will be moving to Kannapolis in July 2025 and I will work at Cabarrus county schools.

Occupation/Professional Background: Teacher

Educational Background: Masters in Middle Grades Education

Civic Background: Community & Civic Involvement: I served on the board of Appearances in Sanford NC for one year, I would like to serve on a board in Kannapolis and be involved in my new community. We have purchased a home in Kannapolis and we look forward to becoming a part of this community.

Other Boards, Commissions, or Committees on which you are currently serving: N/A

List three people who are not related to you: Debra Bradley , Valentina Cubillos , Rebecca Wells

Boards/Commissions applied for:

PLANNING & ZONING COMMISSION (Choice - 6)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

BOARD OF ADJUSTMENT (Choice - 6)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

PARKS AND RECREATION COMMISSION (Choice - 1)

Please explain why you want to be a member of this commission. One of the things that sold us on Kannapolis was the beautiful and diverse parks systems. On our first visit to the city we went to Village Park and we quickly fell in love with the area.

Why do you believe parks and recreation is important to the City of Kannapolis? The parks are the eyes of a community. They show how invested a town is in the lives of its citizens because these are areas that are free and open to all citizens. I think it would be fantastic to serve on this board and learn more about my new community in the process.

What are three parks and recreation priorities you believe the City should address? 1. Holiday celebrations involving the parks and recreation department 2. Senior citizens activities 3. Field trips for area school children.

COMMUNITY DEVELOPMENT COMMISSION (Choice - 6)

Please explain why you want to be a member of this commission.

This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you bring to serve the Commission in these roles?

What do you consider to be three major neighborhood or housing issues for our City?

PERSONNEL ADVISORY BOARD (Choice -)

Please explain why you want to be a member of this Board.

What experience or education have you had relative to this Board?

ABC BOARD (Choice -)

Other Questions:

Boards/Commissions applied for ratings:

Planning & Zoning - 6

Board of Adjustment - 6

Parks & Recreation Commission - 1

Personnel Advisory Board -

Community Improvement Commission - 6

ABC Board -
ETJ Seat -

Do you reside within the City limits of Kannapolis? - Yes

Are you within the City's Extraterritorial Jurisdiction? (ETJ - Rowan Only) - No

References:

1. Debra Bradley , Retired Teacher , 140 Kerr Lake road Aberdeen NC 28315, (912) 6590997
2. Valentina Cubillos , Teacher , 302 Jackson street Jamestown NC 27282, (919) 5971662
3. Rebecca Wells , Teacher , 368 Chatham Forest Drive Pittsboro NC 27312, (910) 3227905

Date Applied: 5/29/2025 4:38 PM

Name: Michelle Steeley

Address: 2607 Lane Street

KANNAPOLIS, NC 28083

Daytime Phone: Home- (704) 7913974 Work/Cell- (704) 7913974

Email: michellesteeley@gmail.com

County of Residence: Cabarrus

Current Employer: Premier Real Estate Team

Occupation/Professional Background: REALTOR

Educational Background: some college

Civic Background: Community & Civic Involvement: BOD for Habitat Cabarrus, Previous BOD for Central Carolina Association of Realtors

Other Boards, Commissions, or Committees on which you are currently serving: none for the city

List three people who are not related to you: Chris Puckett, Lori Allerton, Morgan Harper

Boards/Commissions applied for:

PLANNING & ZONING COMMISSION (Choice - 1)

Please explain why you want to be a member of this commission. I would like to be involved in my local community and city and have an impact on the decision being made

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue. Affordable housing Infrastructure parking for the downtown area

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision? Kannapolis is my hometown. Born, raised and lived all of my life. I want to see our City grow and be the very best that it can be. With growth comes growing pains and I believe that with the right plan of actions some of those pains can be minimal

BOARD OF ADJUSTMENT (Choice - 6)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

PARKS AND RECREATION COMMISSION (Choice - 3)

Please explain why you want to be a member of this commission.

Why do you believe parks and recreation is important to the City of Kannapolis?

What are three parks and recreation priorities you believe the City should address?

COMMUNITY DEVELOPMENT COMMISSION (Choice - 3)

Please explain why you want to be a member of this commission.

This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you bring to serve the Commission in these roles?

What do you consider to be three major neighborhood or housing issues for our City?

PERSONNEL ADVISORY BOARD (Choice -)

Please explain why you want to be a member of this Board.

What experience or education have you had relative to this Board?

ABC BOARD (Choice -)

Other Questions:

Boards/Commissions applied for ratings:

Planning & Zoning - 1

Board of Adjustment - 6

Parks & Recreation Commission - 3

Personnel Advisory Board -

Community Improvement Commission - 3

ABC Board -

ETJ Seat -

Do you reside within the City limits of Kannapolis? - Yes

Are you within the City's Extraterritorial Jurisdiction? (ETJ - Rowan Only) - No

References:

1. Chris Puckett, Realtor, 122 S Main St Kannapolis, NC 28081, (704) 2985872
2. Lori Allerton, Mortgage Lender, 1705 Kenton Dr Suite 207 C Cornelius, NC 28031, (704) 7541599
3. Morgan Harper, CFO Central Carolina Association of Realtors, 250 Branchview Dr NE Concord, NC 28025, (704) 7865512

Date Applied: 5/12/2025 12:01 PM

Name: Michael Whitney

Address: 603 Old Centergrove Rd
Kannapolis, NC 28083

Daytime Phone: Home- (704) 9607789 **Work/Cell-** (704) 9253000

Email: MWHITNEY2007@GMAIL.COM

County of Residence: Cabarrus

Current Employer: Whitney Automotive and Diagnosites

Occupation/Professional Background: ASE Certified Mechanic with over 28 years experience

Educational Background: Trade School

Civic Background: Community & Civic Involvement: Kannapolis Parks & Rec Committee Youth Sports Coach CCYA and City of Kannapolis (Former) PTO Support - Forest Park Elementary Cub Scout Leader Support - Pack 254 (Former) Connect Group Leader - Fusion City Church

Other Boards, Commissions, or Committees on which you are currently serving: Parks and Recreation

List three people who are not related to you: Quentin Long, Brian Duncan, Ryan French

Boards/Commissions applied for:

PLANNING & ZONING COMMISSION (Choice - 4)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

BOARD OF ADJUSTMENT (Choice - 3)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

PARKS AND RECREATION COMMISSION (Choice - 1)

Please explain why you want to be a member of this commission. I have thoroughly enjoyed my involvement in P&R over the past several years. Having my voice heard and being on the forefront of upcoming events and expansions to the City of Kannapolis has been a wonderfully eye-opening and thought-provoking experience of which I would like to continue.

Why do you believe parks and recreation is important to the City of Kannapolis? Providing spaces and events for people to come together and see and enjoy all that the City of Kannapolis has to offer is such an incredibly important part of keeping with the vision of a growing and welcoming Kannapolis City.

What are three parks and recreation priorities you believe the City should address? 1. Community Center 2. Community Theater 3. Outdoor festivals

COMMUNITY DEVELOPMENT COMMISSION (Choice - 2)

Please explain why you want to be a member of this commission. To help improve the visual and overall appeal of the City of Kannapolis. This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you bring to serve the Commission in these roles? As a resident of Kannapolis, residing in a 100+ year home and a business owner, currently situated in a 90+ year building, I feel the city has lots of history to preserve and also at the same time, move forward into the future. I feel both can be done if thoughtfully designed.

What do you consider to be three major neighborhood or housing issues for our City? 1. Too many new builds. 2. Midway area 3. North Kannapolis area 4. We need a Chick-fil-a in Kannapolis

PERSONNEL ADVISORY BOARD (Choice -)

Please explain why you want to be a member of this Board.

What experience or education have you had relative to this Board?

ABC BOARD (Choice -)

Other Questions:

Boards/Commissions applied for ratings:

Planning & Zoning - 4
Board of Adjustment - 3
Parks & Recreation Commission - 1
Personnel Advisory Board -
Community Improvement Commission - 2
ABC Board -
ETJ Seat - Board of Adjustment

Do you reside within the City limits of Kannapolis? - Yes

Are you within the City's Extraterritorial Jurisdiction? (ETJ - Rowan Only) - No

References:

1. Quentin Long, Pastor, Salisbury, NC, (704) 9189885
2. Brian Duncan, Pastor, Enochville, NC, (980) 5218997
3. Ryan French, Owner - French Express Coffee, Kannapolis, NC, (252) 5217967

Eric Purvis

907 Lee Ave
Kannapolis, NC 28081
Home: (704) 773-9582
Work/Cell: (704) 773-9582
Email: eric.purvis@kcs.k12.nc.us

Submission Date:	5/7/2025 11:42 AM
Do you reside within the City limits of Kannapolis?	Yes
County Residence:	Cabarrus
Are you within the City's ETJ?	No
Current Employer:	Kannapolis City Schools
Occupation/Professional Background:	Teacher
Education Background:	BS Criminal Justice
Community and Civic Involvement:	Kannapolis Parks and Recreation Board Member.
Other Boards, Commissions, or Committees on which you are currently serving?	Mentoring through Kannapolis City Schools
To which Board are you applying (Rate 1-4):	Planning & Zoning: Board of Adjustment: Parks & Recreation Commission: 1 Community Improvement Commission:
Please explain why you want to be a part of the Parks & Recreation Commission:	I am currently a Board member and wish to continue to serve this community.
Why do you believe parks and recreation is important to the City of Kannapolis?	The growth of parks and rec continues to support the communities healthy lifestyle initiatives and provide great entertainment venues for it's citizens
What are three parks and recreation priorities you believe the City should address?	Extension of the Irish Creek Greenway Downtown Recreation Center Eastside Park
List 3 people not related to you:	Gary Andersen Teacher 415 Martin Luther Kin Jr. Ave., Kannapolis, NC (704) 932-6125 Richard Cheney Retired 1101 S Windsor Dr (704) 938-5479 Tom Cabaniss Pastor 101 N Main St. Kannapolis (704) 938-4697

Nytsa Saayfan

210 S Main St., Apt. 601
Kannapolis, NC 28081
Home: (904) 687-6706
Work/Cell: (813) 326-4121
Email: Nsaayfan@imagefirst.com

Submission Date: 4/27/2025 6:26:00 AM

Do you reside within the City limits of Kannapolis? Yes

County Residence: Cabarrus

Are you within the City's ETJ? No

Current Employer: ImageFIRST

Occupation/Professional Background: General Manager

Education Background: Bachelors degree in hospitality management, business and psychology

Community and Civic Involvement: Founder of KannapolisGirlsWhoWalk, a growing community with over 2,100 active members, including partnerships with 25+ local businesses in Kannapolis.

Other Boards, Commissions, or Committees on which you are currently serving? Big brothers Big sisters partner; Ronald McDonald partner; Atrium & Novant partner

To which Board are you applying (Rate 1-4):

Planning & Zoning:	1
Board of Adjustment:	2
Parks & Recreation Commission:	3
Community Improvement Commission:	4

List 3 people not related to you:

Kevin Ramaekers
Vice President
4411 Bankers Circle, STE E, Atlanta, GA 30360
(404) 938-3433

Cesar Acevedo
Regional VP of Sales Southeast & South-Central
7776 NW 73 Court Medley, FL 33166
(786) 774-0423

Jennifer Creech
CEO
2808 2nd St South
(617) 842-5390

Ronald D. Flanders

1675 Barbara Ann Circle
Kannapolis, NC 28083
Home: (508) 6120828
Work/Cell: (508) 6120828
Email: flamborff@aol.com

Submission Date:	12/3/2024 6:24:00 PM
Do you reside within the City limits of Kannapolis?	Yes
County Residence:	Cabarrus
Are you within the City's ETJ?	No
Current Employer:	Retired
Occupation/Professional Background:	Medical Health Customer Service
Education Background:	Business
Community and Civic Involvement:	Kannapolis 101 Academy Graduate 2024
Other Boards, Commissions, or Committees on which you are currently serving?	Little Texas Community Watch Group, The Community Bridge Project of Kannapolis, Senior Games Ambassador and Silver Arts
To which Board are you applying (Rate 1-4):	Planning & Zoning: 1 Board of Adjustment: 4 Parks & Recreation Commission: 2 Community Improvement Commission: 3
Please explain why you want to be a part of the Planning & Zoning Commission:	To learn more about my city government inter working on how they do planning and analyzing for growth for companies and community.
Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue:	Housing cost, Infrastructure roads planning, Cost of Living 1. Tackling housing cost on national, state and local governments can implement strategies like increasing affordable housing developments through funding and zoning, providing house assistance programs for low income programs, foster public -private partnership and incentivizing constructions. 2.Need to work on traffic from out dated roads and growth with city and NCDOT Widening ,Kannapolis Parkway to Dale Earnhardt Boulevard. 3.Cost of living and paying for taxes, food , gas with the stressed assistance Programs pushed to the max.
What is your vision for the City of Kannapolis and what do you consider this commissions role to be in accomplishing that vision?	The City of Kannapolis have an array of great programs and a good vision plan for the growth and just need to follow and make adjustment when they come up.
Please explain why you want to be a part of the Parks & Recreation Commission:	The city of Kannapolis have a excellent Park and recreation facilities available for their residency. I am a runner and have enjoyed the number of trails and bike lanes , Veterans Park, Village Park, and the new Pickleball courts at Baker Creek, and last but not least the open Kannapolis Middle School Track that I use to train for Senior Games Track and Fields events.
Why do you believe parks and recreation is important to the City of Kannapolis?	I believe that a city that is healthy is a city that is fun. The world is full of stress and just doing a walk in the park can help with Body, Mind, and Soul.

What are three parks and recreation priorities you believe the City should address?

I have no suggestion on that except more people need to take more advantage of the facilities that City, and Gray Mills provide for our health and well-being.

List 3 people not related to you:

Jeanne A. Dixon
City Councilwoman
1840 Enochville Rd, Kannapolis, NC 28081-8343
(704) 699-6016

Kenneth Geather
Retired
1545 Steepleton Dr, Kannapolis, NC, 28083
(704) 224-7959

Gloria Talbert
Retired
1430 El Paso Street Kannapolis NC 28083
(704) 222-7484

Tanya Greene

3443 Camp Julia Rd **(NOT LOCATED WITHIN CITY LIMITS)**

Kannapolis, NC 28083

Home: 919-600-9938

Work/Cell: 980-616-3498

Email: tanyagreene@gmail.com

Submission Date: 1/27/2025 9:06:00 PM

Do you reside within the City limits of Kannapolis? Yes

County Residence: Cabarrus

Are you within the City's ETJ? No

Current Employer: BHC

Occupation/Professional Background: Senior Director of Sales

Education Background: 4 year degree – Business Administration

Community and Civic Involvement: I have children in the community visit for free to spend therapeutic time with our goats. We also have some adult groups who visit with special needs. Children with autism, homeschoolers, you name it, they are here! I donate vegetable plants every year and teach children in the community how to grow their own. I also harp on the fact that you don't need a home to grow your lettuce because many of the kids are inner city and could be living in an apartment. I work with other farmers and small businesses to collect donations for my backpack drive. I hope to expand in 2025 and make an even bigger community impact.

Other Boards, Commissions, or Committees on which you are currently serving? Piedmont Farmers Market board in Concord

To which Board are you applying (Rate 1-4):

Planning & Zoning:	2
Board of Adjustment:	3
Parks & Recreation Commission:	4
Community Improvement Commission:	1

Please explain why you want to be a member of the Community Improvement Commission: I care about the community. I want to give back to the community. I want to make a difference in our community. I do it on a much smaller scale right now and it is very fulfilling.

This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you bring to serve the Commission in these roles?

Currently I am the treasurer of the board at the Piedmont Farmers Market. The reason I was elected is because I am very meticulous about spending, I pay attention to detail and I always participate in fair decision making with my fellow board members. We all get along, we respect one another's feedback and we enforce rules. Some of the decisions are tougher because I am also a vendor so having a board that has vendors and non-vendors is helpful. On your board, I would be fair and also give input that I believe would bring value.

What do you consider to be three major neighborhood or housing issues for our City?

Affordability and availability are the first two things that come to mind. The third challenge would be infrastructure. I am seeing a lot of building but we have less resources in schools. We also have more congested traffic. While I can't fix all of those things, I can definitely do my best to help with being on the committee/board.

List 3 people not related to you:

Alicia Hammel
Realtor
142 Spencer Dr. Concord, NC
704-699-7843

Robert Miller
Farmer & Owner of Miller Farms
2198 Miller Rd., China Grove, NC
704-433-6376

Charlene Bright
Legal Assistant
4082 NC HWY 43 N Greenville, NC
(704) 701-0093

Jeffrey D. Gray II, CC, CSC, CEC, CMC, CPC

416 N Ridge Ave.
Kannapolis, NC 28083
Home: 704-787-0484
Work/Cell: 704-932-2215
Email: Jeffgray4729@yahoo.com

Submission Date:	2/16/2025 2:24:00 AM
Do you reside within the City limits of Kannapolis?	Yes
County Residence:	Cabarrus
Are you within the City's ETJ?	No
Current Employer:	Classic Design
Occupation/Professional Background:	Draftsman/Architect (Residential & Commercial)
Education Background:	HS Grad. 2007 (AL Brown), AS Culinary Arts 2009 (Johnson & Wales), Certificate BA 2010/Certificate PA 2011 (RCCC/CPCC), BA Business/Communications 2012 (Johnson & Wales), MBA 2015 (Strayer), Currently in a PhD Program (2027)
Community and Civic Involvement:	(Political participation) Voting, contributing to campaigns via donations / promotions. (Community service) Volunteering, helping others, food drives (2006 - 2024) and rebuilding after our recent Western NC disasters. (Advocacy) Organizing protests, raising awareness, and advocating for legislation. (Education) Helping students build reading skills and educating others about government and history (history is my favorite subject). (Social responsibility) Filling needs in the community when and where needed. Promoting the quality of life in a community where no one was helping and ensuring wheelchair access was installed. In addition to community gardening, tutoring, donating blood, environmentalism and more from 2004 - present.
Other Boards, Commissions, or Committees on which you are currently serving?	Not currently serving. I was a weekly visitor in the Rotary Club for 3 years, in which I became a member of Rotary int. for a period of time, until my work forced me to quit. I continued to help at events when time permitted.
To which Board are you applying (Rate 1-4):	Planning & Zoning: 2 Board of Adjustment: 1 Parks & Recreation Commission: 4 Community Improvement Commission: 3
Please explain why you want to be a member of the Board of Adjustment:	I am passionate about contributing to the positive development of our community and believe my experience in urban planning, environmental sustainability, community outreach would be valuable in helping this commission make informed decisions that address the needs of our residents, particularly regarding specific area of focus, revitalizing downtown, promoting green initiatives, improving public safety. I am eager to collaborate with other commission members to identify key issues, develop effective strategies, and implement solutions that create a more vibrant and inclusive community for all.
Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue:	The three most critical issues facing our community currently are, economic disparity, infrastructure concerns, and environmental sustainability. This commission can address these by facilitating targeted economic development initiatives, advocating for infrastructure improvements, and promoting environmentally conscious policies and community projects.
What is your vision for the City of Kannapolis and what do you	A vision for Kannapolis could be a vibrant, health-focused community with a more thriving downtown, excellent quality of life, and a strong emphasis on outdoor recreation, where the commission's role would be to actively guide development

**consider this commissions role to be
in accomplishing that vision?**

plans, prioritize infrastructure improvements that support walkability and green spaces, and advocate for initiatives promoting wellness and community engagement, all while ensuring responsible economic growth and diverse housing options.

List 3 people not related to you:

Jim Bowen, CC, CSC, CED, CMC
Program Chair of Culinary Arts, CPCC
1201 Elizabeth Ave., Charlotte, NC 28204
704-330-2722

Jordan E. Binder, PhD
Director of Physics
1505 Fairwood Ave., Gastonia, NC
704-591-4857

Dr. Darlington Heart, MD
Medical Director
7704 England St., Charlotte, NC 28273
(704) 551-4151

Melissa Pierre-Louis

2225 Silver Pine St.
Concord, NC 28027
Home: 973-951-9437
Work/Cell: 973-951-9437
Email: pierrelouis.mel@gmail.com

Submission Date: 3/19/2025 1:34:00 PM

Do you reside within the City limits of Kannapolis? Yes

County Residence: Cabarrus

Are you within the City's ETJ? No

Current Employer: Raven Percision Group, LLC

Occupation/Professional Background: My background in marketing, strategic planning, business development, and community engagement, which has given me the skills necessary to contribute meaningfully to the the board in various ways. Throughout my career, I have worked at the intersection of marketing, policy and growth strategy, which has required me to analyze complex challenges, collaborate with stakeholders, and develop data-driven solutions that support both short-term objectives and long-term sustainability.

Education Background: Diversity, Equity & Inclusion in Healthcare Certification, Harvard University
Diversity, Equity & Inclusion Certification, Cornell University
Master of Business Administration, Fairleigh Dickinson University
Bachelor of Arts in Communications, Kean University

Community and Civic Involvement: I have been actively engaged in PTO volunteering at my children's local elementary and middle schools, supporting educational efforts that directly impact students and families. I have participated in canvassing and phone banking for the recent national election, ensuring that residents are informed and engaged in the democratic process. Beyond education and civic engagement, I have also attended and volunteered at local health fairs, helping to connect community members with valuable resources that promote well-being.

Other Boards, Commissions, or Committees on which you are currently serving? North Carolina Division of Public Health Youth Wellness Community of Practice and Education,

To which Board are you applying (Rate 1-4):

Planning & Zoning:	1
Board of Adjustment:	
Parks & Recreation Commission:	3
Community Improvement Commission:	2

Please explain why you want to be a part of the Planning & Zoning Commission: I am seeking appointment to the Planning and Zoning Commission of Kannapolis because I believe in thoughtful, responsible, and sustainable community development that aligns with the city's vision for smart growth. With Kannapolis experiencing rapid transformation driven by residential expansion, economic development, and infrastructure improvements I see a great opportunity to lend my strategic expertise and planning acumen to ensure that growth benefits both current and future residents while maintaining the towns unique character.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue: After conducting some research, I believe the three most important issues facing Kannapolis at this time are rapid population growth and housing availability, infrastructure and transportation development, and balanced economic expansion. The Planning and Zoning Commission plays a critical role in addressing these challenges by ensuring that development aligns with the city's long-term vision and meets the needs of both residents and businesses. In terms of Managing Population Growth and Housing Availability “ with an increasing population there's an

opportunity to ensure adequate, high-quality housing options, which appears to be essential in the growth of the town. The commission has the ability to guide zoning decisions and residential planning to ensure that housing growth is balanced, sustainable, and does not compromise the character of existing neighborhoods. As for Infrastructure and Transportation Development “as more residents and businesses move into Kannapolis, road capacity, public utilities, and overall infrastructure has to keep up with the pace. The commission can evaluate land use planning, traffic impact studies, and zoning adjustments to support well-planned growth while minimizing congestion and strain on public resources. And lastly, Balanced Economic Expansion “like most towns, business growth is vital to Kannapolis, but it must be strategic and complementary to the areas in which residents live in. The commission can play a role in attracting the right mix of businesses, ensuring that commercial development fits within zoning guidelines and supports long-term economic vitality while maintaining the city's small-town charm. By applying data-driven decision-making, strategic planning expertise, and an understanding of real estate and zoning laws, I am committed to ensuring that Kannapolis grows in a way that is sustainable, well-planned, and beneficial for all its residents.

What is your vision for the City of Kannapolis and what do you consider this commissions role to be in accomplishing that vision?

My vision for Kannapolis is a city that thrives by building strong, connected communities where people feel seen, valued, respected, and protected. I envision a city where thoughtful planning, responsible growth, and strategic development create opportunities for residents to live, work, and prosper. As Kannapolis continues to evolve, it is essential that businesses not only succeed but also give back to the community, fostering long-term economic vitality and a shared commitment to growth. The Planning and Zoning Commission plays a key role in shaping this vision by ensuring that development is intentional, sustainable, and community-driven. Through zoning regulations, land use planning, and infrastructure oversight, the commission helps guide residential and commercial expansion in ways that enhance quality of life, preserve the city’s character, and support economic opportunity. By fostering a balanced mix of housing, business, and public spaces, the commission ensures that Kannapolis remains a vibrant and welcoming place for generations to come. By serving on this commission, I would bring a strategic, community-focused perspective to decision-making, ensuring that Kannapolis grows in a way that is thoughtful, well-planned, and aligned with the needs of its residents and businesses.

Please explain why you want to be a member of the Community Improvement Commission:

I want to serve on the Community Improvement Committee because I am deeply committed to ensuring that Kannapolis continues to grow as a thriving, connected, and well-planned community. My passion for community engagement, strategic planning, and smart development aligns with the committees mission to enhance the quality of life for residents, support local businesses, and create welcoming spaces that reflect the city's values. Through my experience in strategic planning, marketing, and real estate studies, I have developed a strong understanding of community development, infrastructure planning, and business growth strategies. I have also been actively involved in the community through PTO volunteering, election canvassing, and local health fairs, which has given me insight into the needs and priorities of residents. I see this as an opportunity to lend my time and expertise to ensure that Kannapolis remains a place where people feel seen, valued, respected, and protected. By contributing to the committee, I hope to help guide improvements, support sustainable initiatives, and foster a strong sense of community that benefits both current and future generations.

This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you

I bring a community-focused and strategic perspective to the Community Improvement Committee, particularly in understanding how housing stability, economic opportunities, and social determinants of health shape the well-being of residents. My experience in community engagement and strategic planning has given me insight into the challenges that low-to-moderate income households face, as well as the importance of ensuring that resources are allocated to projects that have a meaningful and lasting impact. Regarding the allocation of HUD funding, I understand how housing access, economic opportunity, healthcare, and neighborhood conditions are interconnected. My experience in engaging with communities and assessing social needs allows me to evaluate how funding

bring to serve the Commission in these roles?

decisions can support stability, drive local improvements, and enhance quality of life for residents. When addressing code enforcement and the removal of dilapidated structures, I recognize the impact that neglected or unsafe properties have on both individual and community health. However, I also understand the importance of preserving the character of neighborhoods and ensuring that redevelopment efforts align with community needs. My approach would be to balance revitalization efforts with long-term community interests, ensuring that decisions made by the committee contribute to a safer, healthier, and more vibrant Kannapolis.

What do you consider to be three major neighborhood or housing issues for our City?

From what I've observed and through research, Kannapolis has been addressing several housing-related challenges in recent years, including affordable housing shortages, homelessness, and neighborhood revitalization efforts.

What experience or education have you had relative to this Board?

List 3 people not related to you:

Chris Puckett
Planning and Zoning Board Member and Real Estate Educator
Kannapolis/Concord
704-298-5872

Selena Frink
Sales and Operations Professional
3604 Courage Ct. SW, Concord, NC
336-254-4328

Karla Anderson
Attorney and Inclusion Professional
14404 Seigle Ave., Charlotte, NC
205-566-5073

Nicholas Schwertfager

3586 Coleraine Ave.
Kannapolis, NC 28081
Home: 716-401-9177
Work/Cell: 716-401-9177
Email: Nschwertfager@me.com

Submission Date:	3/20/2025 1:52:00 PM
Do you reside within the City limits of Kannapolis?	Yes
County Residence:	Cabarrus
Are you within the City's ETJ?	No
Current Employer:	Disabled
Occupation/Professional Background:	Veteran/ Highway Patrol Communications/Jail Guard
Education Background:	Associates in General Studies
Community and Civic Involvement:	Was a Volunteer Firefighter for several years starting when I was 14
Other Boards, Commissions, or Committees on which you are currently serving?	None
To which Board are you applying (Rate 1-4):	Planning & Zoning: Board of Adjustment: 1 Parks & Recreation Commission: Community Improvement Commission:
Please explain why you want to be a member of the Board of Adjustment:	To be able to assist the City of Kannapolis
Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue:	Expansion, crime, and infrastructure Able to assist the city with voices from the communities that live in them
What is your vision for the City of Kannapolis and what do you consider this commissions role to be in accomplishing that vision?	A safe, family oriented community that assists the needs of the residents as best as possible
List 3 people not related to you:	Dr. James Litaker Chiropractor S. Main St. 704-467-4808 Jim Kelly Retired 3572 Coleraine Ave., Kannapolis 704-262-1554 Catherine Doberstein Daycare Owner 320 Russel St., Kannapolis 704-775-2121

E.B. Lentz

310 Cook St.
Kannapolis, NC 28083
Home: 704-425-5105
Work/Cell: 704-425-5105
Email: ebrentzjr@gmail.com

Submission Date:	4/9/2025 2:53:00 PM
Do you reside within the City limits of Kannapolis?	Yes
County Residence:	Cabarrus
Are you within the City's ETJ?	No
Current Employer:	Retired - Previous Employer Habitat for Humanity Cabarrus County
Occupation/Professional Background:	Finance Manager/Accountant
Education Background:	BSBA UNC-Chapel Hill 1976
Community and Civic Involvement:	Currently serving on Parks and Recreation Committee.
Other Boards, Commissions, or Committees on which you are currently serving?	Chair of Finance Committee Mt. Olivet UMC, Member of Church Council Mt. Olivet UMC, Member of Finance Committee CCM
To which Board are you applying (Rate 1-4):	Planning & Zoning: 3 Board of Adjustment: 4 Parks & Recreation Commission: 1 Community Improvement Commission: 2
Please explain why you want to be a part of the Parks & Recreation Commission:	Interested in continuing my work on this committee. There are many projects in the works that I would like to offer my input/guidance.
Why do you believe parks and recreation is important to the City of Kannapolis?	As a lifelong resident of the city, I am excited about the improvements that have been made in the city. All of these improvements contribute to the quality of life. The main driver of this quality of life is parks and recreation through their facilities and program.
What are three parks and recreation priorities you believe the City should address?	Development of East Side Park. Continue the renovation/programs at the Gem and Swanee theaters. Continue the expansion of youth sports.
Please explain why you want to be a member of the Community Improvement Commission:	Affordable housing is an issue for many citizens of the city. I believe this committee is instrumental in efficiently allocating resources for affordable housing projects.
This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you bring to serve the Commission in these roles?	I have over 20 years of experience in non-profit/affordable housing through my work with Habitat Cabarrus.

What do you consider to be three major neighborhood or housing issues for our City?

Affordable housing. Demolition of dilapidated homes/structures. Continue to secure HUD funding for various housing projects.

What experience or education have you had relative to this Board?

List 3 people not related to you:

Kimberly Jones
Retired – Habitat for Humanity Cabarrus Co.
695 Spring St. SW., Concord, NC 28025
704-618-2460

Heather Kincel
Executive Director Rufty-Holms Senior Center
3512 Stockton Ave. NW, Concord, NC 28027
704-756-6168

Zack Erwin
Teacher – A.L. Brown High School
415 Martin Luther King Jr. Ave., Kannapolis, NC 28083
704-449-4250



Kannapolis City Council

City Council Agenda Staff Report

June 23, 2025

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **APPOINTMENTS** - Planning and Zoning Commission **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

Reappoint a current member and appoint a new member to the Planning and Zoning Commission

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The Planning and Zoning Commission will have two openings due to expiring terms for Jamie Richardson and Scott Trott. Ms. Richardson served a previous partial term after being appointed to fill an incomplete term of a previous board member that relocated outside the city. Ms. Richardson has expressed interest in serving on the commission for a full term.

Mr. Trott has served three terms on the Planning Commission, so per policy, he is scheduled to rotate off of the Commission. Council will need to appoint a new member to fill Mr. Trott's position on the Commission. Nytsa Saayfan has completed an application of interest in serving on city boards and has discussed this particular position with city staff and confirmed her interest.

Staff recommends reappointing Jamie Richardson to a full three-year term and appointing Nytsa Saayfan to a new three-year term.

Fiscal Implications

None

Alternate Courses of Action

1. **Motion to reappoint current Planning and Zoning Commission member Jamie Richardson to a full three-year term, and to appoint Nytsa Saayfan to a new three-year term (Recommended).**
2. Appoint others to these seats.
3. Take no action.
4. Table to a future meeting.

Attachments

1. Boards & Commissions Applications as of 5.30.2025

Date Applied: 5/8/2025 2:25 PM

Name: Gloria Talbert

Address: 1430 El Paso St. Apt. 215
Kannapolis, NC 28083

Daytime Phone: Home- (704) 2227484 Work/Cell- (704) 2227484

Email: gtalbert51@gmail.com

County of Residence: Cabarrus

Current Employer: Self Employed

Occupation/Professional Background: Human Resources

Educational Background: Some College

Civic Background: Community & Civic Involvement: Bridge Project

Other Boards, Commissions, or Committees on which you are currently serving: Bridge Project Pearls of Wisdom)

List three people who are not related to you: Ronald Flanders, Paula McNair, Laverne Thornton

Boards/Commissions applied for:

PLANNING & ZONING COMMISSION (Choice - 6)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

BOARD OF ADJUSTMENT (Choice - 4)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

PARKS AND RECREATION COMMISSION (Choice - 4)

Please explain why you want to be a member of this commission.

Why do you believe parks and recreation is important to the City of Kannapolis?

What are three parks and recreation priorities you believe the City should address?

COMMUNITY DEVELOPMENT COMMISSION (Choice - 1)

Please explain why you want to be a member of this commission. I want to be involved in community improvement in any way possible because I strongly believe that there are issues that need to be addressed especially with the elder care and making sure that things are accessible to them as well as other areas of concern. I'm involved also with the community watch program.

This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you bring to serve the Commission in these roles? I've worked with the underprivileged community before in another state and would like to render decisions and ideas that meet the needs of the greater Kannapolis community. I also ran a homeless shelter for women and children that in Ramsey County in St Paul, MN. I feel that I have a lot to offer this committee.

What do you consider to be three major neighborhood or housing issues for our City? 1) Affordable Housing 2) Access to good quality healthcare 3) Good Quality food and nutrition

PERSONNEL ADVISORY BOARD (Choice -)

Please explain why you want to be a member of this Board.

What experience or education have you had relative to this Board?

ABC BOARD (Choice -)

Other Questions:

Boards/Commissions applied for ratings:

Planning & Zoning - 6

Board of Adjustment - 4

Parks & Recreation Commission - 4

Personnel Advisory Board -

Community Improvement Commission - 1

ABC Board -
ETJ Seat -

Do you reside within the City limits of Kannapolis? - Yes

Are you within the City's Extraterritorial Jurisdiction? (ETJ - Rowan Only) - No

References:

1. Ronald Flanders , Adult Care Specialist , Kannapolis NC , (508) 6120828
2. Paula McNair, Child Care Specialist , 1430 El Paso Street, Apt 312, (804) 2737323
3. Laverne Thornton , Retired Administrative Assistant , 1430 El Paso Street, Apt 212, (804) 8407161

Date Applied: 5/29/2025 3:36 PM

Name: Nonya Brown-Chesney

Address: 1304 Browdis Avenue
Kannapolis , NC 28083

Daytime Phone: Home- (919) 7752725 Work/Cell- (919) 3566321

Email: nonya.brown@gmail.com

County of Residence: Cabarrus

Current Employer: I currently work for Harnett County Schools but I will be moving to Kannapolis in July 2025 and I will work at Cabarrus county schools.

Occupation/Professional Background: Teacher

Educational Background: Masters in Middle Grades Education

Civic Background: Community & Civic Involvement: I served on the board of Appearances in Sanford NC for one year, I would like to serve on a board in Kannapolis and be involved in my new community. We have purchased a home in Kannapolis and we look forward to becoming a part of this community.

Other Boards, Commissions, or Committees on which you are currently serving: N/A

List three people who are not related to you: Debra Bradley , Valentina Cubillos , Rebecca Wells

Boards/Commissions applied for:

PLANNING & ZONING COMMISSION (Choice - 6)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

BOARD OF ADJUSTMENT (Choice - 6)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

PARKS AND RECREATION COMMISSION (Choice - 1)

Please explain why you want to be a member of this commission. One of the things that sold us on Kannapolis was the beautiful and diverse parks systems. On our first visit to the city we went to Village Park and we quickly fell in love with the area.

Why do you believe parks and recreation is important to the City of Kannapolis? The parks are the eyes of a community. They show how invested a town is in the lives of its citizens because these are areas that are free and open to all citizens. I think it would be fantastic to serve on this board and learn more about my new community in the process.

What are three parks and recreation priorities you believe the City should address? 1. Holiday celebrations involving the parks and recreation department 2. Senior citizens activities 3. Field trips for area school children.

COMMUNITY DEVELOPMENT COMMISSION (Choice - 6)

Please explain why you want to be a member of this commission.

This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you bring to serve the Commission in these roles?

What do you consider to be three major neighborhood or housing issues for our City?

PERSONNEL ADVISORY BOARD (Choice -)

Please explain why you want to be a member of this Board.

What experience or education have you had relative to this Board?

ABC BOARD (Choice -)

Other Questions:

Boards/Commissions applied for ratings:

Planning & Zoning - 6

Board of Adjustment - 6

Parks & Recreation Commission - 1

Personnel Advisory Board -

Community Improvement Commission - 6

ABC Board -
ETJ Seat -

Do you reside within the City limits of Kannapolis? - Yes

Are you within the City's Extraterritorial Jurisdiction? (ETJ - Rowan Only) - No

References:

1. Debra Bradley , Retired Teacher , 140 Kerr Lake road Aberdeen NC 28315, (912) 6590997
2. Valentina Cubillos , Teacher , 302 Jackson street Jamestown NC 27282, (919) 5971662
3. Rebecca Wells , Teacher , 368 Chatham Forest Drive Pittsboro NC 27312, (910) 3227905

Date Applied: 5/29/2025 4:38 PM

Name: Michelle Steeley

Address: 2607 Lane Street

KANNAPOLIS, NC 28083

Daytime Phone: Home- (704) 7913974 Work/Cell- (704) 7913974

Email: michellesteeley@gmail.com

County of Residence: Cabarrus

Current Employer: Premier Real Estate Team

Occupation/Professional Background: REALTOR

Educational Background: some college

Civic Background: Community & Civic Involvement: BOD for Habitat Cabarrus, Previous BOD for Central Carolina Association of Realtors

Other Boards, Commissions, or Committees on which you are currently serving: none for the city

List three people who are not related to you: Chris Puckett, Lori Allerton, Morgan Harper

Boards/Commissions applied for:

PLANNING & ZONING COMMISSION (Choice - 1)

Please explain why you want to be a member of this commission. I would like to be involved in my local community and city and have an impact on the decision being made

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue. Affordable housing Infrastructure parking for the downtown area

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision? Kannapolis is my hometown. Born, raised and lived all of my life. I want to see our City grow and be the very best that it can be. With growth comes growing pains and I believe that with the right plan of actions some of those pains can be minimal

BOARD OF ADJUSTMENT (Choice - 6)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

PARKS AND RECREATION COMMISSION (Choice - 3)

Please explain why you want to be a member of this commission.

Why do you believe parks and recreation is important to the City of Kannapolis?

What are three parks and recreation priorities you believe the City should address?

COMMUNITY DEVELOPMENT COMMISSION (Choice - 3)

Please explain why you want to be a member of this commission.

This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you bring to serve the Commission in these roles?

What do you consider to be three major neighborhood or housing issues for our City?

PERSONNEL ADVISORY BOARD (Choice -)

Please explain why you want to be a member of this Board.

What experience or education have you had relative to this Board?

ABC BOARD (Choice -)

Other Questions:

Boards/Commissions applied for ratings:

Planning & Zoning - 1

Board of Adjustment - 6

Parks & Recreation Commission - 3

Personnel Advisory Board -

Community Improvement Commission - 3

ABC Board -

ETJ Seat -

Do you reside within the City limits of Kannapolis? - Yes

Are you within the City's Extraterritorial Jurisdiction? (ETJ - Rowan Only) - No

References:

1. Chris Puckett, Realtor, 122 S Main St Kannapolis, NC 28081, (704) 2985872
2. Lori Allerton, Mortgage Lender, 1705 Kenton Dr Suite 207 C Cornelius, NC 28031, (704) 7541599
3. Morgan Harper, CFO Central Carolina Association of Realtors, 250 Branchview Dr NE Concord, NC 28025, (704) 7865512

Date Applied: 5/12/2025 12:01 PM

Name: Michael Whitney

Address: 603 Old Centergrove Rd
Kannapolis, NC 28083

Daytime Phone: Home- (704) 9607789 **Work/Cell-** (704) 9253000

Email: MWHITNEY2007@GMAIL.COM

County of Residence: Cabarrus

Current Employer: Whitney Automotive and Diagnosites

Occupation/Professional Background: ASE Certified Mechanic with over 28 years experience

Educational Background: Trade School

Civic Background: Community & Civic Involvement: Kannapolis Parks & Rec Committee Youth Sports Coach CCYA and City of Kannapolis (Former) PTO Support - Forest Park Elementary Cub Scout Leader Support - Pack 254 (Former) Connect Group Leader - Fusion City Church

Other Boards, Commissions, or Committees on which you are currently serving: Parks and Recreation

List three people who are not related to you: Quentin Long, Brian Duncan, Ryan French

Boards/Commissions applied for:

PLANNING & ZONING COMMISSION (Choice - 4)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

BOARD OF ADJUSTMENT (Choice - 3)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

PARKS AND RECREATION COMMISSION (Choice - 1)

Please explain why you want to be a member of this commission. I have thoroughly enjoyed my involvement in P&R over the past several years. Having my voice heard and being on the forefront of upcoming events and expansions to the City of Kannapolis has been a wonderfully eye-opening and thought-provoking experience of which I would like to continue.

Why do you believe parks and recreation is important to the City of Kannapolis? Providing spaces and events for people to come together and see and enjoy all that the City of Kannapolis has to offer is such an incredibly important part of keeping with the vision of a growing and welcoming Kannapolis City.

What are three parks and recreation priorities you believe the City should address? 1. Community Center 2. Community Theater 3. Outdoor festivals

COMMUNITY DEVELOPMENT COMMISSION (Choice - 2)

Please explain why you want to be a member of this commission. To help improve the visual and overall appeal of the City of Kannapolis. This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you bring to serve the Commission in these roles? As a resident of Kannapolis, residing in a 100+ year home and a business owner, currently situated in a 90+ year building, I feel the city has lots of history to preserve and also at the same time, move forward into the future. I feel both can be done if thoughtfully designed.

What do you consider to be three major neighborhood or housing issues for our City? 1. Too many new builds. 2. Midway area 3. North Kannapolis area 4. We need a Chick-fil-a in Kannapolis

PERSONNEL ADVISORY BOARD (Choice -)

Please explain why you want to be a member of this Board.

What experience or education have you had relative to this Board?

ABC BOARD (Choice -)

Other Questions:

Boards/Commissions applied for ratings:

Planning & Zoning - 4
Board of Adjustment - 3
Parks & Recreation Commission - 1
Personnel Advisory Board -
Community Improvement Commission - 2
ABC Board -
ETJ Seat - Board of Adjustment

Do you reside within the City limits of Kannapolis? - Yes

Are you within the City's Extraterritorial Jurisdiction? (ETJ - Rowan Only) - No

References:

1. Quentin Long, Pastor, Salisbury, NC, (704) 9189885
2. Brian Duncan, Pastor, Enochville, NC, (980) 5218997
3. Ryan French, Owner - French Express Coffee, Kannapolis, NC, (252) 5217967

Eric Purvis

907 Lee Ave
Kannapolis, NC 28081
Home: (704) 773-9582
Work/Cell: (704) 773-9582
Email: eric.purvis@kcs.k12.nc.us

Submission Date:	5/7/2025 11:42 AM
Do you reside within the City limits of Kannapolis?	Yes
County Residence:	Cabarrus
Are you within the City's ETJ?	No
Current Employer:	Kannapolis City Schools
Occupation/Professional Background:	Teacher
Education Background:	BS Criminal Justice
Community and Civic Involvement:	Kannapolis Parks and Recreation Board Member.
Other Boards, Commissions, or Committees on which you are currently serving?	Mentoring through Kannapolis City Schools
To which Board are you applying (Rate 1-4):	Planning & Zoning: Board of Adjustment: Parks & Recreation Commission: 1 Community Improvement Commission:
Please explain why you want to be a part of the Parks & Recreation Commission:	I am currently a Board member and wish to continue to serve this community.
Why do you believe parks and recreation is important to the City of Kannapolis?	The growth of parks and rec continues to support the communities healthy lifestyle initiatives and provide great entertainment venues for it's citizens
What are three parks and recreation priorities you believe the City should address?	Extension of the Irish Creek Greenway Downtown Recreation Center Eastside Park
List 3 people not related to you:	Gary Andersen Teacher 415 Martin Luther Kin Jr. Ave., Kannapolis, NC (704) 932-6125 Richard Cheney Retired 1101 S Windsor Dr (704) 938-5479 Tom Cabaniss Pastor 101 N Main St. Kannapolis (704) 938-4697

Nytsa Saayfan

210 S Main St., Apt. 601
Kannapolis, NC 28081
Home: (904) 687-6706
Work/Cell: (813) 326-4121
Email: Nsaayfan@imagefirst.com

Submission Date: 4/27/2025 6:26:00 AM

Do you reside within the City limits of Kannapolis? Yes

County Residence: Cabarrus

Are you within the City's ETJ? No

Current Employer: ImageFIRST

Occupation/Professional Background: General Manager

Education Background: Bachelors degree in hospitality management, business and psychology

Community and Civic Involvement: Founder of KannapolisGirlsWhoWalk, a growing community with over 2,100 active members, including partnerships with 25+ local businesses in Kannapolis.

Other Boards, Commissions, or Committees on which you are currently serving? Big brothers Big sisters partner; Ronald McDonald partner; Atrium & Novant partner

To which Board are you applying (Rate 1-4):

Planning & Zoning:	1
Board of Adjustment:	2
Parks & Recreation Commission:	3
Community Improvement Commission:	4

List 3 people not related to you:

Kevin Ramaekers
Vice President
4411 Bankers Circle, STE E, Atlanta, GA 30360
(404) 938-3433

Cesar Acevedo
Regional VP of Sales Southeast & South-Central
7776 NW 73 Court Medley, FL 33166
(786) 774-0423

Jennifer Creech
CEO
2808 2nd St South
(617) 842-5390

Ronald D. Flanders

1675 Barbara Ann Circle
Kannapolis, NC 28083
Home: (508) 6120828
Work/Cell: (508) 6120828
Email: flamborff@aol.com

Submission Date:	12/3/2024 6:24:00 PM
Do you reside within the City limits of Kannapolis?	Yes
County Residence:	Cabarrus
Are you within the City's ETJ?	No
Current Employer:	Retired
Occupation/Professional Background:	Medical Health Customer Service
Education Background:	Business
Community and Civic Involvement:	Kannapolis 101 Academy Graduate 2024
Other Boards, Commissions, or Committees on which you are currently serving?	Little Texas Community Watch Group, The Community Bridge Project of Kannapolis, Senior Games Ambassador and Silver Arts
To which Board are you applying (Rate 1-4):	Planning & Zoning: 1 Board of Adjustment: 4 Parks & Recreation Commission: 2 Community Improvement Commission: 3
Please explain why you want to be a part of the Planning & Zoning Commission:	To learn more about my city government inter working on how they do planning and analyzing for growth for companies and community.
Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue:	Housing cost, Infrastructure roads planning, Cost of Living 1. Tackling housing cost on national, state and local governments can implement strategies like increasing affordable housing developments through funding and zoning, providing house assistance programs for low income programs, foster public -private partnership and incentivizing constructions. 2.Need to work on traffic from out dated roads and growth with city and NCDOT Widening ,Kannapolis Parkway to Dale Earnhardt Boulevard. 3.Cost of living and paying for taxes, food , gas with the stressed assistance Programs pushed to the max.
What is your vision for the City of Kannapolis and what do you consider this commissions role to be in accomplishing that vision?	The City of Kannapolis have an array of great programs and a good vision plan for the growth and just need to follow and make adjustment when they come up.
Please explain why you want to be a part of the Parks & Recreation Commission:	The city of Kannapolis have a excellent Park and recreation facilities available for their residency. I am a runner and have enjoyed the number of trails and bike lanes , Veterans Park, Village Park, and the new Pickleball courts at Baker Creek, and last but not least the open Kannapolis Middle School Track that I use to train for Senior Games Track and Fields events.
Why do you believe parks and recreation is important to the City of Kannapolis?	I believe that a city that is healthy is a city that is fun. The world is full of stress and just doing a walk in the park can help with Body, Mind, and Soul.

What are three parks and recreation priorities you believe the City should address?

I have no suggestion on that except more people need to take more advantage of the facilities that City, and Gray Mills provide for our health and well-being.

List 3 people not related to you:

Jeanne A. Dixon
City Councilwoman
1840 Enochville Rd, Kannapolis, NC 28081-8343
(704) 699-6016

Kenneth Geather
Retired
1545 Steepleton Dr, Kannapolis, NC, 28083
(704) 224-7959

Gloria Talbert
Retired
1430 El Paso Street Kannapolis NC 28083
(704) 222-7484

Tanya Greene

3443 Camp Julia Rd **(NOT LOCATED WITHIN CITY LIMITS)**

Kannapolis, NC 28083

Home: 919-600-9938

Work/Cell: 980-616-3498

Email: tanyagreene@gmail.com

Submission Date: 1/27/2025 9:06:00 PM

Do you reside within the City limits of Kannapolis? Yes

County Residence: Cabarrus

Are you within the City's ETJ? No

Current Employer: BHC

Occupation/Professional Background: Senior Director of Sales

Education Background: 4 year degree – Business Administration

Community and Civic Involvement: I have children in the community visit for free to spend therapeutic time with our goats. We also have some adult groups who visit with special needs. Children with autism, homeschoolers, you name it, they are here! I donate vegetable plants every year and teach children in the community how to grow their own. I also harp on the fact that you don't need a home to grow your lettuce because many of the kids are inner city and could be living in an apartment. I work with other farmers and small businesses to collect donations for my backpack drive. I hope to expand in 2025 and make an even bigger community impact.

Other Boards, Commissions, or Committees on which you are currently serving? Piedmont Farmers Market board in Concord

To which Board are you applying (Rate 1-4):

Planning & Zoning:	2
Board of Adjustment:	3
Parks & Recreation Commission:	4
Community Improvement Commission:	1

Please explain why you want to be a member of the Community Improvement Commission: I care about the community. I want to give back to the community. I want to make a difference in our community. I do it on a much smaller scale right now and it is very fulfilling.

This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you bring to serve the Commission in these roles?

Currently I am the treasurer of the board at the Piedmont Farmers Market. The reason I was elected is because I am very meticulous about spending, I pay attention to detail and I always participate in fair decision making with my fellow board members. We all get along, we respect one another's feedback and we enforce rules. Some of the decisions are tougher because I am also a vendor so having a board that has vendors and non-vendors is helpful. On your board, I would be fair and also give input that I believe would bring value.

What do you consider to be three major neighborhood or housing issues for our City?

Affordability and availability are the first two things that come to mind. The third challenge would be infrastructure. I am seeing a lot of building but we have less resources in schools. We also have more congested traffic. While I can't fix all of those things, I can definitely do my best to help with being on the committee/board.

List 3 people not related to you:

Alicia Hammel
Realtor
142 Spencer Dr. Concord, NC
704-699-7843

Robert Miller
Farmer & Owner of Miller Farms
2198 Miller Rd., China Grove, NC
704-433-6376

Charlene Bright
Legal Assistant
4082 NC HWY 43 N Greenville, NC
(704) 701-0093

Jeffrey D. Gray II, CC, CSC, CEC, CMC, CPC

416 N Ridge Ave.
Kannapolis, NC 28083
Home: 704-787-0484
Work/Cell: 704-932-2215
Email: Jeffgray4729@yahoo.com

Submission Date:	2/16/2025 2:24:00 AM
Do you reside within the City limits of Kannapolis?	Yes
County Residence:	Cabarrus
Are you within the City's ETJ?	No
Current Employer:	Classic Design
Occupation/Professional Background:	Draftsman/Architect (Residential & Commercial)
Education Background:	HS Grad. 2007 (AL Brown), AS Culinary Arts 2009 (Johnson & Wales), Certificate BA 2010/Certificate PA 2011 (RCCC/CPCC), BA Business/Communications 2012 (Johnson & Wales), MBA 2015 (Strayer), Currently in a PhD Program (2027)
Community and Civic Involvement:	(Political participation) Voting, contributing to campaigns via donations / promotions. (Community service) Volunteering, helping others, food drives (2006 - 2024) and rebuilding after our recent Western NC disasters. (Advocacy) Organizing protests, raising awareness, and advocating for legislation. (Education) Helping students build reading skills and educating others about government and history (history is my favorite subject). (Social responsibility) Filling needs in the community when and where needed. Promoting the quality of life in a community where no one was helping and ensuring wheelchair access was installed. In addition to community gardening, tutoring, donating blood, environmentalism and more from 2004 - present.
Other Boards, Commissions, or Committees on which you are currently serving?	Not currently serving. I was a weekly visitor in the Rotary Club for 3 years, in which I became a member of Rotary int. for a period of time, until my work forced me to quit. I continued to help at events when time permitted.
To which Board are you applying (Rate 1-4):	Planning & Zoning: 2 Board of Adjustment: 1 Parks & Recreation Commission: 4 Community Improvement Commission: 3
Please explain why you want to be a member of the Board of Adjustment:	I am passionate about contributing to the positive development of our community and believe my experience in urban planning, environmental sustainability, community outreach would be valuable in helping this commission make informed decisions that address the needs of our residents, particularly regarding specific area of focus, revitalizing downtown, promoting green initiatives, improving public safety. I am eager to collaborate with other commission members to identify key issues, develop effective strategies, and implement solutions that create a more vibrant and inclusive community for all.
Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue:	The three most critical issues facing our community currently are, economic disparity, infrastructure concerns, and environmental sustainability. This commission can address these by facilitating targeted economic development initiatives, advocating for infrastructure improvements, and promoting environmentally conscious policies and community projects.
What is your vision for the City of Kannapolis and what do you	A vision for Kannapolis could be a vibrant, health-focused community with a more thriving downtown, excellent quality of life, and a strong emphasis on outdoor recreation, where the commission's role would be to actively guide development

**consider this commissions role to be
in accomplishing that vision?**

plans, prioritize infrastructure improvements that support walkability and green spaces, and advocate for initiatives promoting wellness and community engagement, all while ensuring responsible economic growth and diverse housing options.

List 3 people not related to you:

Jim Bowen, CC, CSC, CED, CMC
Program Chair of Culinary Arts, CPCC
1201 Elizabeth Ave., Charlotte, NC 28204
704-330-2722

Jordan E. Binder, PhD
Director of Physics
1505 Fairwood Ave., Gastonia, NC
704-591-4857

Dr. Darlington Heart, MD
Medical Director
7704 England St., Charlotte, NC 28273
(704) 551-4151

Melissa Pierre-Louis

2225 Silver Pine St.
Concord, NC 28027
Home: 973-951-9437
Work/Cell: 973-951-9437
Email: pierrelouis.mel@gmail.com

Submission Date: 3/19/2025 1:34:00 PM

Do you reside within the City limits of Kannapolis? Yes

County Residence: Cabarrus

Are you within the City's ETJ? No

Current Employer: Raven Percision Group, LLC

Occupation/Professional Background: My background in marketing, strategic planning, business development, and community engagement, which has given me the skills necessary to contribute meaningfully to the the board in various ways. Throughout my career, I have worked at the intersection of marketing, policy and growth strategy, which has required me to analyze complex challenges, collaborate with stakeholders, and develop data-driven solutions that support both short-term objectives and long-term sustainability.

Education Background: Diversity, Equity & Inclusion in Healthcare Certification, Harvard University
Diversity, Equity & Inclusion Certification, Cornell University
Master of Business Administration, Fairleigh Dickinson University
Bachelor of Arts in Communications, Kean University

Community and Civic Involvement: I have been actively engaged in PTO volunteering at my children's local elementary and middle schools, supporting educational efforts that directly impact students and families. I have participated in canvassing and phone banking for the recent national election, ensuring that residents are informed and engaged in the democratic process. Beyond education and civic engagement, I have also attended and volunteered at local health fairs, helping to connect community members with valuable resources that promote well-being.

Other Boards, Commissions, or Committees on which you are currently serving? North Carolina Division of Public Health Youth Wellness Community of Practice and Education,

To which Board are you applying (Rate 1-4):

Planning & Zoning:	1
Board of Adjustment:	
Parks & Recreation Commission:	3
Community Improvement Commission:	2

Please explain why you want to be a part of the Planning & Zoning Commission: I am seeking appointment to the Planning and Zoning Commission of Kannapolis because I believe in thoughtful, responsible, and sustainable community development that aligns with the city's vision for smart growth. With Kannapolis experiencing rapid transformation driven by residential expansion, economic development, and infrastructure improvements I see a great opportunity to lend my strategic expertise and planning acumen to ensure that growth benefits both current and future residents while maintaining the towns unique character.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue: After conducting some research, I believe the three most important issues facing Kannapolis at this time are rapid population growth and housing availability, infrastructure and transportation development, and balanced economic expansion. The Planning and Zoning Commission plays a critical role in addressing these challenges by ensuring that development aligns with the city's long-term vision and meets the needs of both residents and businesses. In terms of Managing Population Growth and Housing Availability “ with an increasing population there's an

opportunity to ensure adequate, high-quality housing options, which appears to be essential in the growth of the town. The commission has the ability to guide zoning decisions and residential planning to ensure that housing growth is balanced, sustainable, and does not compromise the character of existing neighborhoods. As for Infrastructure and Transportation Development “as more residents and businesses move into Kannapolis, road capacity, public utilities, and overall infrastructure has to keep up with the pace. The commission can evaluate land use planning, traffic impact studies, and zoning adjustments to support well-planned growth while minimizing congestion and strain on public resources. And lastly, Balanced Economic Expansion “like most towns, business growth is vital to Kannapolis, but it must be strategic and complementary to the areas in which residents live in. The commission can play a role in attracting the right mix of businesses, ensuring that commercial development fits within zoning guidelines and supports long-term economic vitality while maintaining the city's small-town charm. By applying data-driven decision-making, strategic planning expertise, and an understanding of real estate and zoning laws, I am committed to ensuring that Kannapolis grows in a way that is sustainable, well-planned, and beneficial for all its residents.

What is your vision for the City of Kannapolis and what do you consider this commissions role to be in accomplishing that vision?

My vision for Kannapolis is a city that thrives by building strong, connected communities where people feel seen, valued, respected, and protected. I envision a city where thoughtful planning, responsible growth, and strategic development create opportunities for residents to live, work, and prosper. As Kannapolis continues to evolve, it is essential that businesses not only succeed but also give back to the community, fostering long-term economic vitality and a shared commitment to growth. The Planning and Zoning Commission plays a key role in shaping this vision by ensuring that development is intentional, sustainable, and community-driven. Through zoning regulations, land use planning, and infrastructure oversight, the commission helps guide residential and commercial expansion in ways that enhance quality of life, preserve the city’s character, and support economic opportunity. By fostering a balanced mix of housing, business, and public spaces, the commission ensures that Kannapolis remains a vibrant and welcoming place for generations to come. By serving on this commission, I would bring a strategic, community-focused perspective to decision-making, ensuring that Kannapolis grows in a way that is thoughtful, well-planned, and aligned with the needs of its residents and businesses.

Please explain why you want to be a member of the Community Improvement Commission:

I want to serve on the Community Improvement Committee because I am deeply committed to ensuring that Kannapolis continues to grow as a thriving, connected, and well-planned community. My passion for community engagement, strategic planning, and smart development aligns with the committees mission to enhance the quality of life for residents, support local businesses, and create welcoming spaces that reflect the city's values. Through my experience in strategic planning, marketing, and real estate studies, I have developed a strong understanding of community development, infrastructure planning, and business growth strategies. I have also been actively involved in the community through PTO volunteering, election canvassing, and local health fairs, which has given me insight into the needs and priorities of residents. I see this as an opportunity to lend my time and expertise to ensure that Kannapolis remains a place where people feel seen, valued, respected, and protected. By contributing to the committee, I hope to help guide improvements, support sustainable initiatives, and foster a strong sense of community that benefits both current and future generations.

This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you

I bring a community-focused and strategic perspective to the Community Improvement Committee, particularly in understanding how housing stability, economic opportunities, and social determinants of health shape the well-being of residents. My experience in community engagement and strategic planning has given me insight into the challenges that low-to-moderate income households face, as well as the importance of ensuring that resources are allocated to projects that have a meaningful and lasting impact. Regarding the allocation of HUD funding, I understand how housing access, economic opportunity, healthcare, and neighborhood conditions are interconnected. My experience in engaging with communities and assessing social needs allows me to evaluate how funding

bring to serve the Commission in these roles?

decisions can support stability, drive local improvements, and enhance quality of life for residents. When addressing code enforcement and the removal of dilapidated structures, I recognize the impact that neglected or unsafe properties have on both individual and community health. However, I also understand the importance of preserving the character of neighborhoods and ensuring that redevelopment efforts align with community needs. My approach would be to balance revitalization efforts with long-term community interests, ensuring that decisions made by the committee contribute to a safer, healthier, and more vibrant Kannapolis.

What do you consider to be three major neighborhood or housing issues for our City?

From what I've observed and through research, Kannapolis has been addressing several housing-related challenges in recent years, including affordable housing shortages, homelessness, and neighborhood revitalization efforts.

What experience or education have you had relative to this Board?

List 3 people not related to you:

Chris Puckett
Planning and Zoning Board Member and Real Estate Educator
Kannapolis/Concord
704-298-5872

Selena Frink
Sales and Operations Professional
3604 Courage Ct. SW, Concord, NC
336-254-4328

Karla Anderson
Attorney and Inclusion Professional
14404 Seigle Ave., Charlotte, NC
205-566-5073

Nicholas Schwertfager

3586 Coleraine Ave.
Kannapolis, NC 28081
Home: 716-401-9177
Work/Cell: 716-401-9177
Email: Nschwertfager@me.com

Submission Date:	3/20/2025 1:52:00 PM
Do you reside within the City limits of Kannapolis?	Yes
County Residence:	Cabarrus
Are you within the City's ETJ?	No
Current Employer:	Disabled
Occupation/Professional Background:	Veteran/ Highway Patrol Communications/Jail Guard
Education Background:	Associates in General Studies
Community and Civic Involvement:	Was a Volunteer Firefighter for several years starting when I was 14
Other Boards, Commissions, or Committees on which you are currently serving?	None
To which Board are you applying (Rate 1-4):	Planning & Zoning: Board of Adjustment: 1 Parks & Recreation Commission: Community Improvement Commission:
Please explain why you want to be a member of the Board of Adjustment:	To be able to assist the City of Kannapolis
Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue:	Expansion, crime, and infrastructure Able to assist the city with voices from the communities that live in them
What is your vision for the City of Kannapolis and what do you consider this commissions role to be in accomplishing that vision?	A safe, family oriented community that assists the needs of the residents as best as possible
List 3 people not related to you:	Dr. James Litaker Chiropractor S. Main St. 704-467-4808 Jim Kelly Retired 3572 Coleraine Ave., Kannapolis 704-262-1554 Catherine Doberstein Daycare Owner 320 Russel St., Kannapolis 704-775-2121

E.B. Lentz

310 Cook St.
Kannapolis, NC 28083
Home: 704-425-5105
Work/Cell: 704-425-5105
Email: ebrentzjr@gmail.com

Submission Date:	4/9/2025 2:53:00 PM
Do you reside within the City limits of Kannapolis?	Yes
County Residence:	Cabarrus
Are you within the City's ETJ?	No
Current Employer:	Retired - Previous Employer Habitat for Humanity Cabarrus County
Occupation/Professional Background:	Finance Manager/Accountant
Education Background:	BSBA UNC-Chapel Hill 1976
Community and Civic Involvement:	Currently serving on Parks and Recreation Committee.
Other Boards, Commissions, or Committees on which you are currently serving?	Chair of Finance Committee Mt. Olivet UMC, Member of Church Council Mt. Olivet UMC, Member of Finance Committee CCM
To which Board are you applying (Rate 1-4):	Planning & Zoning: 3 Board of Adjustment: 4 Parks & Recreation Commission: 1 Community Improvement Commission: 2
Please explain why you want to be a part of the Parks & Recreation Commission:	Interested in continuing my work on this committee. There are many projects in the works that I would like to offer my input/guidance.
Why do you believe parks and recreation is important to the City of Kannapolis?	As a lifelong resident of the city, I am excited about the improvements that have been made in the city. All of these improvements contribute to the quality of life. The main driver of this quality of life is parks and recreation through their facilities and program.
What are three parks and recreation priorities you believe the City should address?	Development of East Side Park. Continue the renovation/programs at the Gem and Swanee theaters. Continue the expansion of youth sports.
Please explain why you want to be a member of the Community Improvement Commission:	Affordable housing is an issue for many citizens of the city. I believe this committee is instrumental in efficiently allocating resources for affordable housing projects.
This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you bring to serve the Commission in these roles?	I have over 20 years of experience in non-profit/affordable housing through my work with Habitat Cabarrus.

What do you consider to be three major neighborhood or housing issues for our City?

Affordable housing. Demolition of dilapidated homes/structures. Continue to secure HUD funding for various housing projects.

What experience or education have you had relative to this Board?

List 3 people not related to you:

Kimberly Jones
Retired – Habitat for Humanity Cabarrus Co.
695 Spring St. SW., Concord, NC 28025
704-618-2460

Heather Kincel
Executive Director Rufty-Holms Senior Center
3512 Stockton Ave. NW, Concord, NC 28027
704-756-6168

Zack Erwin
Teacher – A.L. Brown High School
415 Martin Luther King Jr. Ave., Kannapolis, NC 28083
704-449-4250



Kannapolis City Council

City Council Agenda Staff Report

June 23, 2025

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **APPOINTMENTS - Board of Adjustment UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

Appoint new alternate member to the Board of Adjustment

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The Board of Adjustment has a vacancy for the alternate position. Ronald Flanders has completed an application for interest in serving on a city board or commission. Further, Mr. Flanders has discussed this position with city staff and attended a previous Board of Adjustment meeting to confirm his interest.

Fiscal Implications

None

Alternate Courses of Action

1. **Motion to appoint Ronald Flanders as the new alternate member of the Board of Adjustment (Recommended).**
2. Appoint others to these seats.
3. Take no action.
4. Table to a future meeting.

Attachments

1. Boards & Commissions Applications as of 5.30.2025

Date Applied: 5/8/2025 2:25 PM

Name: Gloria Talbert

Address: 1430 El Paso St. Apt. 215
Kannapolis, NC 28083

Daytime Phone: Home- (704) 2227484 Work/Cell- (704) 2227484

Email: gtalbert51@gmail.com

County of Residence: Cabarrus

Current Employer: Self Employed

Occupation/Professional Background: Human Resources

Educational Background: Some College

Civic Background: Community & Civic Involvement: Bridge Project

Other Boards, Commissions, or Committees on which you are currently serving: Bridge Project Pearls of Wisdom)

List three people who are not related to you: Ronald Flanders, Paula McNair, Laverne Thornton

Boards/Commissions applied for:

PLANNING & ZONING COMMISSION (Choice - 6)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

BOARD OF ADJUSTMENT (Choice - 4)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

PARKS AND RECREATION COMMISSION (Choice - 4)

Please explain why you want to be a member of this commission.

Why do you believe parks and recreation is important to the City of Kannapolis?

What are three parks and recreation priorities you believe the City should address?

COMMUNITY DEVELOPMENT COMMISSION (Choice - 1)

Please explain why you want to be a member of this commission. I want to be involved in community improvement in any way possible because I strongly believe that there are issues that need to be addressed especially with the elder care and making sure that things are accessible to them as well as other areas of concern. I'm involved also with the community watch program.

This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you bring to serve the Commission in these roles? I've worked with the underprivileged community before in another state and would like to render decisions and ideas that meet the needs of the greater Kannapolis community. I also ran a homeless shelter for women and children that in Ramsey County in St Paul, MN. I feel that I have a lot to offer this committee.

What do you consider to be three major neighborhood or housing issues for our City? 1) Affordable Housing 2) Access to good quality healthcare 3) Good Quality food and nutrition

PERSONNEL ADVISORY BOARD (Choice -)

Please explain why you want to be a member of this Board.

What experience or education have you had relative to this Board?

ABC BOARD (Choice -)

Other Questions:

Boards/Commissions applied for ratings:

Planning & Zoning - 6

Board of Adjustment - 4

Parks & Recreation Commission - 4

Personnel Advisory Board -

Community Improvement Commission - 1

ABC Board -
ETJ Seat -

Do you reside within the City limits of Kannapolis? - Yes

Are you within the City's Extraterritorial Jurisdiction? (ETJ - Rowan Only) - No

References:

1. Ronald Flanders , Adult Care Specialist , Kannapolis NC , (508) 6120828
2. Paula McNair, Child Care Specialist , 1430 El Paso Street, Apt 312, (804) 2737323
3. Laverne Thornton , Retired Administrative Assistant , 1430 El Paso Street, Apt 212, (804) 8407161

Date Applied: 5/29/2025 3:36 PM

Name: Nonya Brown-Chesney

Address: 1304 Browdis Avenue
Kannapolis , NC 28083

Daytime Phone: Home- (919) 7752725 Work/Cell- (919) 3566321

Email: nonya.brown@gmail.com

County of Residence: Cabarrus

Current Employer: I currently work for Harnett County Schools but I will be moving to Kannapolis in July 2025 and I will work at Cabarrus county schools.

Occupation/Professional Background: Teacher

Educational Background: Masters in Middle Grades Education

Civic Background: Community & Civic Involvement: I served on the board of Appearances in Sanford NC for one year, I would like to serve on a board in Kannapolis and be involved in my new community. We have purchased a home in Kannapolis and we look forward to becoming a part of this community.

Other Boards, Commissions, or Committees on which you are currently serving: N/A

List three people who are not related to you: Debra Bradley , Valentina Cubillos , Rebecca Wells

Boards/Commissions applied for:

PLANNING & ZONING COMMISSION (Choice - 6)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

BOARD OF ADJUSTMENT (Choice - 6)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

PARKS AND RECREATION COMMISSION (Choice - 1)

Please explain why you want to be a member of this commission. One of the things that sold us on Kannapolis was the beautiful and diverse parks systems. On our first visit to the city we went to Village Park and we quickly fell in love with the area.

Why do you believe parks and recreation is important to the City of Kannapolis? The parks are the eyes of a community. They show how invested a town is in the lives of its citizens because these are areas that are free and open to all citizens. I think it would be fantastic to serve on this board and learn more about my new community in the process.

What are three parks and recreation priorities you believe the City should address? 1. Holiday celebrations involving the parks and recreation department 2. Senior citizens activities 3. Field trips for area school children.

COMMUNITY DEVELOPMENT COMMISSION (Choice - 6)

Please explain why you want to be a member of this commission.

This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you bring to serve the Commission in these roles?

What do you consider to be three major neighborhood or housing issues for our City?

PERSONNEL ADVISORY BOARD (Choice -)

Please explain why you want to be a member of this Board.

What experience or education have you had relative to this Board?

ABC BOARD (Choice -)

Other Questions:

Boards/Commissions applied for ratings:

Planning & Zoning - 6

Board of Adjustment - 6

Parks & Recreation Commission - 1

Personnel Advisory Board -

Community Improvement Commission - 6

ABC Board -
ETJ Seat -

Do you reside within the City limits of Kannapolis? - Yes

Are you within the City's Extraterritorial Jurisdiction? (ETJ - Rowan Only) - No

References:

1. Debra Bradley , Retired Teacher , 140 Kerr Lake road Aberdeen NC 28315, (912) 6590997
2. Valentina Cubillos , Teacher , 302 Jackson street Jamestown NC 27282, (919) 5971662
3. Rebecca Wells , Teacher , 368 Chatham Forest Drive Pittsboro NC 27312, (910) 3227905

Date Applied: 5/29/2025 4:38 PM

Name: Michelle Steeley

Address: 2607 Lane Street

KANNAPOLIS, NC 28083

Daytime Phone: Home- (704) 7913974 Work/Cell- (704) 7913974

Email: michellesteeley@gmail.com

County of Residence: Cabarrus

Current Employer: Premier Real Estate Team

Occupation/Professional Background: REALTOR

Educational Background: some college

Civic Background: Community & Civic Involvement: BOD for Habitat Cabarrus, Previous BOD for Central Carolina Association of Realtors

Other Boards, Commissions, or Committees on which you are currently serving: none for the city

List three people who are not related to you: Chris Puckett, Lori Allerton, Morgan Harper

Boards/Commissions applied for:

PLANNING & ZONING COMMISSION (Choice - 1)

Please explain why you want to be a member of this commission. I would like to be involved in my local community and city and have an impact on the decision being made

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue. Affordable housing Infrastructure parking for the downtown area

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision? Kannapolis is my hometown. Born, raised and lived all of my life. I want to see our City grow and be the very best that it can be. With growth comes growing pains and I believe that with the right plan of actions some of those pains can be minimal

BOARD OF ADJUSTMENT (Choice - 6)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

PARKS AND RECREATION COMMISSION (Choice - 3)

Please explain why you want to be a member of this commission.

Why do you believe parks and recreation is important to the City of Kannapolis?

What are three parks and recreation priorities you believe the City should address?

COMMUNITY DEVELOPMENT COMMISSION (Choice - 3)

Please explain why you want to be a member of this commission.

This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you bring to serve the Commission in these roles?

What do you consider to be three major neighborhood or housing issues for our City?

PERSONNEL ADVISORY BOARD (Choice -)

Please explain why you want to be a member of this Board.

What experience or education have you had relative to this Board?

ABC BOARD (Choice -)

Other Questions:

Boards/Commissions applied for ratings:

Planning & Zoning - 1

Board of Adjustment - 6

Parks & Recreation Commission - 3

Personnel Advisory Board -

Community Improvement Commission - 3

ABC Board -

ETJ Seat -

Do you reside within the City limits of Kannapolis? - Yes

Are you within the City's Extraterritorial Jurisdiction? (ETJ - Rowan Only) - No

References:

1. Chris Puckett, Realtor, 122 S Main St Kannapolis, NC 28081, (704) 2985872
2. Lori Allerton, Mortgage Lender, 1705 Kenton Dr Suite 207 C Cornelius, NC 28031, (704) 7541599
3. Morgan Harper, CFO Central Carolina Association of Realtors, 250 Branchview Dr NE Concord, NC 28025, (704) 7865512

Date Applied: 5/12/2025 12:01 PM

Name: Michael Whitney

Address: 603 Old Centergrove Rd
Kannapolis, NC 28083

Daytime Phone: Home- (704) 9607789 **Work/Cell-** (704) 9253000

Email: MWHITNEY2007@GMAIL.COM

County of Residence: Cabarrus

Current Employer: Whitney Automotive and Diagnostics

Occupation/Professional Background: ASE Certified Mechanic with over 28 years experience

Educational Background: Trade School

Civic Background: Community & Civic Involvement: Kannapolis Parks & Rec Committee Youth Sports Coach CCYA and City of Kannapolis (Former) PTO Support - Forest Park Elementary Cub Scout Leader Support - Pack 254 (Former) Connect Group Leader - Fusion City Church

Other Boards, Commissions, or Committees on which you are currently serving: Parks and Recreation

List three people who are not related to you: Quentin Long, Brian Duncan, Ryan French

Boards/Commissions applied for:

PLANNING & ZONING COMMISSION (Choice - 4)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

BOARD OF ADJUSTMENT (Choice - 3)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

PARKS AND RECREATION COMMISSION (Choice - 1)

Please explain why you want to be a member of this commission. I have thoroughly enjoyed my involvement in P&R over the past several years. Having my voice heard and being on the forefront of upcoming events and expansions to the City of Kannapolis has been a wonderfully eye-opening and thought-provoking experience of which I would like to continue.

Why do you believe parks and recreation is important to the City of Kannapolis? Providing spaces and events for people to come together and see and enjoy all that the City of Kannapolis has to offer is such an incredibly important part of keeping with the vision of a growing and welcoming Kannapolis City.

What are three parks and recreation priorities you believe the City should address? 1. Community Center 2. Community Theater 3. Outdoor festivals

COMMUNITY DEVELOPMENT COMMISSION (Choice - 2)

Please explain why you want to be a member of this commission. To help improve the visual and overall appeal of the City of Kannapolis. This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you bring to serve the Commission in these roles? As a resident of Kannapolis, residing in a 100+ year home and a business owner, currently situated in a 90+ year building, I feel the city has lots of history to preserve and also at the same time, move forward into the future. I feel both can be done if thoughtfully designed.

What do you consider to be three major neighborhood or housing issues for our City? 1. Too many new builds. 2. Midway area 3. North Kannapolis area 4. We need a Chick-fil-a in Kannapolis

PERSONNEL ADVISORY BOARD (Choice -)

Please explain why you want to be a member of this Board.

What experience or education have you had relative to this Board?

ABC BOARD (Choice -)

Other Questions:

Boards/Commissions applied for ratings:

Planning & Zoning - 4
Board of Adjustment - 3
Parks & Recreation Commission - 1
Personnel Advisory Board -
Community Improvement Commission - 2
ABC Board -
ETJ Seat - Board of Adjustment

Do you reside within the City limits of Kannapolis? - Yes

Are you within the City's Extraterritorial Jurisdiction? (ETJ - Rowan Only) - No

References:

1. Quentin Long, Pastor, Salisbury, NC, (704) 9189885
2. Brian Duncan, Pastor, Enochville, NC, (980) 5218997
3. Ryan French, Owner - French Express Coffee, Kannapolis, NC, (252) 5217967

Eric Purvis

907 Lee Ave
Kannapolis, NC 28081
Home: (704) 773-9582
Work/Cell: (704) 773-9582
Email: eric.purvis@kcs.k12.nc.us

Submission Date:	5/7/2025 11:42 AM
Do you reside within the City limits of Kannapolis?	Yes
County Residence:	Cabarrus
Are you within the City's ETJ?	No
Current Employer:	Kannapolis City Schools
Occupation/Professional Background:	Teacher
Education Background:	BS Criminal Justice
Community and Civic Involvement:	Kannapolis Parks and Recreation Board Member.
Other Boards, Commissions, or Committees on which you are currently serving?	Mentoring through Kannapolis City Schools
To which Board are you applying (Rate 1-4):	Planning & Zoning: Board of Adjustment: Parks & Recreation Commission: 1 Community Improvement Commission:
Please explain why you want to be a part of the Parks & Recreation Commission:	I am currently a Board member and wish to continue to serve this community.
Why do you believe parks and recreation is important to the City of Kannapolis?	The growth of parks and rec continues to support the communities healthy lifestyle initiatives and provide great entertainment venues for it's citizens
What are three parks and recreation priorities you believe the City should address?	Extension of the Irish Creek Greenway Downtown Recreation Center Eastside Park
List 3 people not related to you:	Gary Andersen Teacher 415 Martin Luther Kin Jr. Ave., Kannapolis, NC (704) 932-6125 Richard Cheney Retired 1101 S Windsor Dr (704) 938-5479 Tom Cabaniss Pastor 101 N Main St. Kannapolis (704) 938-4697

Nytsa Saayfan

210 S Main St., Apt. 601
Kannapolis, NC 28081
Home: (904) 687-6706
Work/Cell: (813) 326-4121
Email: Nsaayfan@imagefirst.com

Submission Date: 4/27/2025 6:26:00 AM

Do you reside within the City limits of Kannapolis? Yes

County Residence: Cabarrus

Are you within the City's ETJ? No

Current Employer: ImageFIRST

Occupation/Professional Background: General Manager

Education Background: Bachelors degree in hospitality management, business and psychology

Community and Civic Involvement: Founder of KannapolisGirlsWhoWalk, a growing community with over 2,100 active members, including partnerships with 25+ local businesses in Kannapolis.

Other Boards, Commissions, or Committees on which you are currently serving? Big brothers Big sisters partner; Ronald McDonald partner; Atrium & Novant partner

To which Board are you applying (Rate 1-4):

Planning & Zoning:	1
Board of Adjustment:	2
Parks & Recreation Commission:	3
Community Improvement Commission:	4

List 3 people not related to you:

Kevin Ramaekers
Vice President
4411 Bankers Circle, STE E, Atlanta, GA 30360
(404) 938-3433

Cesar Acevedo
Regional VP of Sales Southeast & South-Central
7776 NW 73 Court Medley, FL 33166
(786) 774-0423

Jennifer Creech
CEO
2808 2nd St South
(617) 842-5390

Ronald D. Flanders

1675 Barbara Ann Circle
Kannapolis, NC 28083
Home: (508) 6120828
Work/Cell: (508) 6120828
Email: flamborff@aol.com

Submission Date:	12/3/2024 6:24:00 PM
Do you reside within the City limits of Kannapolis?	Yes
County Residence:	Cabarrus
Are you within the City's ETJ?	No
Current Employer:	Retired
Occupation/Professional Background:	Medical Health Customer Service
Education Background:	Business
Community and Civic Involvement:	Kannapolis 101 Academy Graduate 2024
Other Boards, Commissions, or Committees on which you are currently serving?	Little Texas Community Watch Group, The Community Bridge Project of Kannapolis, Senior Games Ambassador and Silver Arts
To which Board are you applying (Rate 1-4):	Planning & Zoning: 1 Board of Adjustment: 4 Parks & Recreation Commission: 2 Community Improvement Commission: 3
Please explain why you want to be a part of the Planning & Zoning Commission:	To learn more about my city government inter working on how they do planning and analyzing for growth for companies and community.
Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue:	Housing cost, Infrastructure roads planning, Cost of Living 1. Tackling housing cost on national, state and local governments can implement strategies like increasing affordable housing developments through funding and zoning, providing house assistance programs for low income programs, foster public -private partnership and incentivizing constructions. 2.Need to work on traffic from out dated roads and growth with city and NCDOT Widening ,Kannapolis Parkway to Dale Earnhardt Boulevard. 3.Cost of living and paying for taxes, food , gas with the stressed assistance Programs pushed to the max.
What is your vision for the City of Kannapolis and what do you consider this commissions role to be in accomplishing that vision?	The City of Kannapolis have an array of great programs and a good vision plan for the growth and just need to follow and make adjustment when they come up.
Please explain why you want to be a part of the Parks & Recreation Commission:	The city of Kannapolis have a excellent Park and recreation facilities available for their residency. I am a runner and have enjoyed the number of trails and bike lanes , Veterans Park, Village Park, and the new Pickleball courts at Baker Creek, and last but not least the open Kannapolis Middle School Track that I use to train for Senior Games Track and Fields events.
Why do you believe parks and recreation is important to the City of Kannapolis?	I believe that a city that is healthy is a city that is fun. The world is full of stress and just doing a walk in the park can help with Body, Mind, and Soul.

What are three parks and recreation priorities you believe the City should address?

I have no suggestion on that except more people need to take more advantage of the facilities that City, and Gray Mills provide for our health and well-being.

List 3 people not related to you:

Jeanne A. Dixon
City Councilwoman
1840 Enochville Rd, Kannapolis, NC 28081-8343
(704) 699-6016

Kenneth Geather
Retired
1545 Steepleton Dr, Kannapolis, NC, 28083
(704) 224-7959

Gloria Talbert
Retired
1430 El Paso Street Kannapolis NC 28083
(704) 222-7484

Tanya Greene

3443 Camp Julia Rd **(NOT LOCATED WITHIN CITY LIMITS)**

Kannapolis, NC 28083

Home: 919-600-9938

Work/Cell: 980-616-3498

Email: tanyagreene@gmail.com

Submission Date: 1/27/2025 9:06:00 PM

Do you reside within the City limits of Kannapolis? Yes

County Residence: Cabarrus

Are you within the City's ETJ? No

Current Employer: BHC

Occupation/Professional Background: Senior Director of Sales

Education Background: 4 year degree – Business Administration

Community and Civic Involvement: I have children in the community visit for free to spend therapeutic time with our goats. We also have some adult groups who visit with special needs. Children with autism, homeschoolers, you name it, they are here! I donate vegetable plants every year and teach children in the community how to grow their own. I also harp on the fact that you don't need a home to grow your lettuce because many of the kids are inner city and could be living in an apartment. I work with other farmers and small businesses to collect donations for my backpack drive. I hope to expand in 2025 and make an even bigger community impact.

Other Boards, Commissions, or Committees on which you are currently serving? Piedmont Farmers Market board in Concord

To which Board are you applying (Rate 1-4):	Planning & Zoning:	2
	Board of Adjustment:	3
	Parks & Recreation Commission:	4
	Community Improvement Commission:	1

Please explain why you want to be a member of the Community Improvement Commission: I care about the community. I want to give back to the community. I want to make a difference in our community. I do it on a much smaller scale right now and it is very fulfilling.

This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you bring to serve the Commission in these roles?

Currently I am the treasurer of the board at the Piedmont Farmers Market. The reason I was elected is because I am very meticulous about spending, I pay attention to detail and I always participate in fair decision making with my fellow board members. We all get along, we respect one another's feedback and we enforce rules. Some of the decisions are tougher because I am also a vendor so having a board that has vendors and non-vendors is helpful. On your board, I would be fair and also give input that I believe would bring value.

What do you consider to be three major neighborhood or housing issues for our City?

Affordability and availability are the first two things that come to mind. The third challenge would be infrastructure. I am seeing a lot of building but we have less resources in schools. We also have more congested traffic. While I can't fix all of those things, I can definitely do my best to help with being on the committee/board.

List 3 people not related to you:

Alicia Hammel
Realtor
142 Spencer Dr. Concord, NC
704-699-7843

Robert Miller
Farmer & Owner of Miller Farms
2198 Miller Rd., China Grove, NC
704-433-6376

Charlene Bright
Legal Assistant
4082 NC HWY 43 N Greenville, NC
(704) 701-0093

Jeffrey D. Gray II, CC, CSC, CEC, CMC, CPC

416 N Ridge Ave.
Kannapolis, NC 28083
Home: 704-787-0484
Work/Cell: 704-932-2215
Email: Jeffgray4729@yahoo.com

Submission Date:	2/16/2025 2:24:00 AM
Do you reside within the City limits of Kannapolis?	Yes
County Residence:	Cabarrus
Are you within the City's ETJ?	No
Current Employer:	Classic Design
Occupation/Professional Background:	Draftsman/Architect (Residential & Commercial)
Education Background:	HS Grad. 2007 (AL Brown), AS Culinary Arts 2009 (Johnson & Wales), Certificate BA 2010/Certificate PA 2011 (RCCC/CPCC), BA Business/Communications 2012 (Johnson & Wales), MBA 2015 (Strayer), Currently in a PhD Program (2027)
Community and Civic Involvement:	(Political participation) Voting, contributing to campaigns via donations / promotions. (Community service) Volunteering, helping others, food drives (2006 - 2024) and rebuilding after our recent Western NC disasters. (Advocacy) Organizing protests, raising awareness, and advocating for legislation. (Education) Helping students build reading skills and educating others about government and history (history is my favorite subject). (Social responsibility) Filling needs in the community when and where needed. Promoting the quality of life in a community where no one was helping and ensuring wheelchair access was installed. In addition to community gardening, tutoring, donating blood, environmentalism and more from 2004 - present.
Other Boards, Commissions, or Committees on which you are currently serving?	Not currently serving. I was a weekly visitor in the Rotary Club for 3 years, in which I became a member of Rotary int. for a period of time, until my work forced me to quit. I continued to help at events when time permitted.
To which Board are you applying (Rate 1-4):	Planning & Zoning: 2 Board of Adjustment: 1 Parks & Recreation Commission: 4 Community Improvement Commission: 3
Please explain why you want to be a member of the Board of Adjustment:	I am passionate about contributing to the positive development of our community and believe my experience in urban planning, environmental sustainability, community outreach would be valuable in helping this commission make informed decisions that address the needs of our residents, particularly regarding specific area of focus, revitalizing downtown, promoting green initiatives, improving public safety. I am eager to collaborate with other commission members to identify key issues, develop effective strategies, and implement solutions that create a more vibrant and inclusive community for all.
Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue:	The three most critical issues facing our community currently are, economic disparity, infrastructure concerns, and environmental sustainability. This commission can address these by facilitating targeted economic development initiatives, advocating for infrastructure improvements, and promoting environmentally conscious policies and community projects.
What is your vision for the City of Kannapolis and what do you	A vision for Kannapolis could be a vibrant, health-focused community with a more thriving downtown, excellent quality of life, and a strong emphasis on outdoor recreation, where the commission's role would be to actively guide development

**consider this commissions role to be
in accomplishing that vision?**

plans, prioritize infrastructure improvements that support walkability and green spaces, and advocate for initiatives promoting wellness and community engagement, all while ensuring responsible economic growth and diverse housing options.

List 3 people not related to you:

Jim Bowen, CC, CSC, CED, CMC
Program Chair of Culinary Arts, CPCC
1201 Elizabeth Ave., Charlotte, NC 28204
704-330-2722

Jordan E. Binder, PhD
Director of Physics
1505 Fairwood Ave., Gastonia, NC
704-591-4857

Dr. Darlington Heart, MD
Medical Director
7704 England St., Charlotte, NC 28273
(704) 551-4151

Melissa Pierre-Louis

2225 Silver Pine St.
Concord, NC 28027
Home: 973-951-9437
Work/Cell: 973-951-9437
Email: pierrelouis.mel@gmail.com

Submission Date: 3/19/2025 1:34:00 PM

Do you reside within the City limits of Kannapolis? Yes

County Residence: Cabarrus

Are you within the City's ETJ? No

Current Employer: Raven Percision Group, LLC

Occupation/Professional Background: My background in marketing, strategic planning, business development, and community engagement, which has given me the skills necessary to contribute meaningfully to the the board in various ways. Throughout my career, I have worked at the intersection of marketing, policy and growth strategy, which has required me to analyze complex challenges, collaborate with stakeholders, and develop data-driven solutions that support both short-term objectives and long-term sustainability.

Education Background: Diversity, Equity & Inclusion in Healthcare Certification, Harvard University
Diversity, Equity & Inclusion Certification, Cornell University
Master of Business Administration, Fairleigh Dickinson University
Bachelor of Arts in Communications, Kean University

Community and Civic Involvement: I have been actively engaged in PTO volunteering at my children's local elementary and middle schools, supporting educational efforts that directly impact students and families. I have participated in canvassing and phone banking for the recent national election, ensuring that residents are informed and engaged in the democratic process. Beyond education and civic engagement, I have also attended and volunteered at local health fairs, helping to connect community members with valuable resources that promote well-being.

Other Boards, Commissions, or Committees on which you are currently serving? North Carolina Division of Public Health Youth Wellness Community of Practice and Education,

To which Board are you applying (Rate 1-4):

Planning & Zoning:	1
Board of Adjustment:	
Parks & Recreation Commission:	3
Community Improvement Commission:	2

Please explain why you want to be a part of the Planning & Zoning Commission: I am seeking appointment to the Planning and Zoning Commission of Kannapolis because I believe in thoughtful, responsible, and sustainable community development that aligns with the city's vision for smart growth. With Kannapolis experiencing rapid transformation driven by residential expansion, economic development, and infrastructure improvements I see a great opportunity to lend my strategic expertise and planning acumen to ensure that growth benefits both current and future residents while maintaining the towns unique character.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue: After conducting some research, I believe the three most important issues facing Kannapolis at this time are rapid population growth and housing availability, infrastructure and transportation development, and balanced economic expansion. The Planning and Zoning Commission plays a critical role in addressing these challenges by ensuring that development aligns with the city's long-term vision and meets the needs of both residents and businesses. In terms of Managing Population Growth and Housing Availability “ with an increasing population there's an

opportunity to ensure adequate, high-quality housing options, which appears to be essential in the growth of the town. The commission has the ability to guide zoning decisions and residential planning to ensure that housing growth is balanced, sustainable, and does not compromise the character of existing neighborhoods. As for Infrastructure and Transportation Development “as more residents and businesses move into Kannapolis, road capacity, public utilities, and overall infrastructure has to keep up with the pace. The commission can evaluate land use planning, traffic impact studies, and zoning adjustments to support well-planned growth while minimizing congestion and strain on public resources. And lastly, Balanced Economic Expansion “like most towns, business growth is vital to Kannapolis, but it must be strategic and complementary to the areas in which residents live in. The commission can play a role in attracting the right mix of businesses, ensuring that commercial development fits within zoning guidelines and supports long-term economic vitality while maintaining the city's small-town charm. By applying data-driven decision-making, strategic planning expertise, and an understanding of real estate and zoning laws, I am committed to ensuring that Kannapolis grows in a way that is sustainable, well-planned, and beneficial for all its residents.

What is your vision for the City of Kannapolis and what do you consider this commissions role to be in accomplishing that vision?

My vision for Kannapolis is a city that thrives by building strong, connected communities where people feel seen, valued, respected, and protected. I envision a city where thoughtful planning, responsible growth, and strategic development create opportunities for residents to live, work, and prosper. As Kannapolis continues to evolve, it is essential that businesses not only succeed but also give back to the community, fostering long-term economic vitality and a shared commitment to growth. The Planning and Zoning Commission plays a key role in shaping this vision by ensuring that development is intentional, sustainable, and community-driven. Through zoning regulations, land use planning, and infrastructure oversight, the commission helps guide residential and commercial expansion in ways that enhance quality of life, preserve the city’s character, and support economic opportunity. By fostering a balanced mix of housing, business, and public spaces, the commission ensures that Kannapolis remains a vibrant and welcoming place for generations to come. By serving on this commission, I would bring a strategic, community-focused perspective to decision-making, ensuring that Kannapolis grows in a way that is thoughtful, well-planned, and aligned with the needs of its residents and businesses.

Please explain why you want to be a member of the Community Improvement Commission:

I want to serve on the Community Improvement Committee because I am deeply committed to ensuring that Kannapolis continues to grow as a thriving, connected, and well-planned community. My passion for community engagement, strategic planning, and smart development aligns with the committees mission to enhance the quality of life for residents, support local businesses, and create welcoming spaces that reflect the city's values. Through my experience in strategic planning, marketing, and real estate studies, I have developed a strong understanding of community development, infrastructure planning, and business growth strategies. I have also been actively involved in the community through PTO volunteering, election canvassing, and local health fairs, which has given me insight into the needs and priorities of residents. I see this as an opportunity to lend my time and expertise to ensure that Kannapolis remains a place where people feel seen, valued, respected, and protected. By contributing to the committee, I hope to help guide improvements, support sustainable initiatives, and foster a strong sense of community that benefits both current and future generations.

This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you

I bring a community-focused and strategic perspective to the Community Improvement Committee, particularly in understanding how housing stability, economic opportunities, and social determinants of health shape the well-being of residents. My experience in community engagement and strategic planning has given me insight into the challenges that low-to-moderate income households face, as well as the importance of ensuring that resources are allocated to projects that have a meaningful and lasting impact. Regarding the allocation of HUD funding, I understand how housing access, economic opportunity, healthcare, and neighborhood conditions are interconnected. My experience in engaging with communities and assessing social needs allows me to evaluate how funding

bring to serve the Commission in these roles?

decisions can support stability, drive local improvements, and enhance quality of life for residents. When addressing code enforcement and the removal of dilapidated structures, I recognize the impact that neglected or unsafe properties have on both individual and community health. However, I also understand the importance of preserving the character of neighborhoods and ensuring that redevelopment efforts align with community needs. My approach would be to balance revitalization efforts with long-term community interests, ensuring that decisions made by the committee contribute to a safer, healthier, and more vibrant Kannapolis.

What do you consider to be three major neighborhood or housing issues for our City?

From what I've observed and through research, Kannapolis has been addressing several housing-related challenges in recent years, including affordable housing shortages, homelessness, and neighborhood revitalization efforts.

What experience or education have you had relative to this Board?

List 3 people not related to you:

Chris Puckett
Planning and Zoning Board Member and Real Estate Educator
Kannapolis/Concord
704-298-5872

Selena Frink
Sales and Operations Professional
3604 Courage Ct. SW, Concord, NC
336-254-4328

Karla Anderson
Attorney and Inclusion Professional
14404 Seigle Ave., Charlotte, NC
205-566-5073

Nicholas Schwertfager

3586 Coleraine Ave.
Kannapolis, NC 28081
Home: 716-401-9177
Work/Cell: 716-401-9177
Email: Nschwertfager@me.com

Submission Date:	3/20/2025 1:52:00 PM
Do you reside within the City limits of Kannapolis?	Yes
County Residence:	Cabarrus
Are you within the City's ETJ?	No
Current Employer:	Disabled
Occupation/Professional Background:	Veteran/ Highway Patrol Communications/Jail Guard
Education Background:	Associates in General Studies
Community and Civic Involvement:	Was a Volunteer Firefighter for several years starting when I was 14
Other Boards, Commissions, or Committees on which you are currently serving?	None
To which Board are you applying (Rate 1-4):	Planning & Zoning: Board of Adjustment: 1 Parks & Recreation Commission: Community Improvement Commission:
Please explain why you want to be a member of the Board of Adjustment:	To be able to assist the City of Kannapolis
Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue:	Expansion, crime, and infrastructure Able to assist the city with voices from the communities that live in them
What is your vision for the City of Kannapolis and what do you consider this commissions role to be in accomplishing that vision?	A safe, family oriented community that assists the needs of the residents as best as possible
List 3 people not related to you:	Dr. James Litaker Chiropractor S. Main St. 704-467-4808 Jim Kelly Retired 3572 Coleraine Ave., Kannapolis 704-262-1554 Catherine Doberstein Daycare Owner 320 Russel St., Kannapolis 704-775-2121

E.B. Lentz

310 Cook St.
Kannapolis, NC 28083
Home: 704-425-5105
Work/Cell: 704-425-5105
Email: ebLentzjr@gmail.com

Submission Date:	4/9/2025 2:53:00 PM
Do you reside within the City limits of Kannapolis?	Yes
County Residence:	Cabarrus
Are you within the City's ETJ?	No
Current Employer:	Retired - Previous Employer Habitat for Humanity Cabarrus County
Occupation/Professional Background:	Finance Manager/Accountant
Education Background:	BSBA UNC-Chapel Hill 1976
Community and Civic Involvement:	Currently serving on Parks and Recreation Committee.
Other Boards, Commissions, or Committees on which you are currently serving?	Chair of Finance Committee Mt. Olivet UMC, Member of Church Council Mt. Olivet UMC, Member of Finance Committee CCM
To which Board are you applying (Rate 1-4):	Planning & Zoning: 3 Board of Adjustment: 4 Parks & Recreation Commission: 1 Community Improvement Commission: 2
Please explain why you want to be a part of the Parks & Recreation Commission:	Interested in continuing my work on this committee. There are many projects in the works that I would like to offer my input/guidance.
Why do you believe parks and recreation is important to the City of Kannapolis?	As a lifelong resident of the city, I am excited about the improvements that have been made in the city. All of these improvements contribute to the quality of life. The main driver of this quality of life is parks and recreation through their facilities and program.
What are three parks and recreation priorities you believe the City should address?	Development of East Side Park. Continue the renovation/programs at the Gem and Swanee theaters. Continue the expansion of youth sports.
Please explain why you want to be a member of the Community Improvement Commission:	Affordable housing is an issue for many citizens of the city. I believe this committee is instrumental in efficiently allocating resources for affordable housing projects.
This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you bring to serve the Commission in these roles?	I have over 20 years of experience in non-profit/affordable housing through my work with Habitat Cabarrus.

What do you consider to be three major neighborhood or housing issues for our City?

Affordable housing. Demolition of dilapidated homes/structures. Continue to secure HUD funding for various housing projects.

What experience or education have you had relative to this Board?

List 3 people not related to you:

Kimberly Jones
Retired – Habitat for Humanity Cabarrus Co.
695 Spring St. SW., Concord, NC 28025
704-618-2460

Heather Kincel
Executive Director Rufty-Holms Senior Center
3512 Stockton Ave. NW, Concord, NC 28027
704-756-6168

Zack Erwin
Teacher – A.L. Brown High School
415 Martin Luther King Jr. Ave., Kannapolis, NC 28083
704-449-4250



Kannapolis City Council

City Council Agenda Staff Report

June 23, 2025

To: Mayor and City Council
From: Sherry Gordon, Community Development Program Administrator
Subject: **APPOINTMENTS - Community Improvement Commission (CIC) UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

Motion to reappoint current members and appoint new members to the Community Improvement Commission (CIC)

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The Community Improvement Commission (CIC) will have four member openings, three due to expiring terms for Theron Smoutherson, Yolanda Thompson, and Mark Goodnight, and one due to Patricia Ware who is no longer available to continue serving on the Commission.

Staff recommends reappointing Theron Smoutherson, Yolanda Thompson, and Mark Goodnight to new three-year terms and appointing Gloria Talbert to complete Patricia Ware's unexpired term, which extends until June 30, 2027.

Established by City Council, the CIC is tasked with addressing the community's current and future needs to promote sustainable growth. It serves as an advisory body on HUD grants and community development initiatives, as well as reviewing orders to vacate, remove, or demolish dwellings under housing inspector directives.

Fiscal Implications

None

Alternate Courses of Action

1. **Motion to reappoint current CIC members Theron Smoutherson, Yolanda Thompson and Mark Goodnight to new three-year terms; and appoint Gloria Talbert to fill the unexpired term of Patricia Ware. (Recommended)**
2. Appoint others to these seats.
3. Table to a future meeting.
4. Take no action.

Attachments

1. Boards & Commissions Applications as of 5.30.2025

Date Applied: 5/8/2025 2:25 PM

Name: Gloria Talbert

Address: 1430 El Paso St. Apt. 215
Kannapolis, NC 28083

Daytime Phone: Home- (704) 2227484 Work/Cell- (704) 2227484

Email: gtalbert51@gmail.com

County of Residence: Cabarrus

Current Employer: Self Employed

Occupation/Professional Background: Human Resources

Educational Background: Some College

Civic Background: Community & Civic Involvement: Bridge Project

Other Boards, Commissions, or Committees on which you are currently serving: Bridge Project Pearls of Wisdom)

List three people who are not related to you: Ronald Flanders, Paula McNair, Laverne Thornton

Boards/Commissions applied for:

PLANNING & ZONING COMMISSION (Choice - 6)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

BOARD OF ADJUSTMENT (Choice - 4)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

PARKS AND RECREATION COMMISSION (Choice - 4)

Please explain why you want to be a member of this commission.

Why do you believe parks and recreation is important to the City of Kannapolis?

What are three parks and recreation priorities you believe the City should address?

COMMUNITY DEVELOPMENT COMMISSION (Choice - 1)

Please explain why you want to be a member of this commission. I want to be involved in community improvement in any way possible because I strongly believe that there are issues that need to be addressed especially with the elder care and making sure that things are accessible to them as well as other areas of concern. I'm involved also with the community watch program.

This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you bring to serve the Commission in these roles? I've worked with the underprivileged community before in another state and would like to render decisions and ideas that meet the needs of the greater Kannapolis community. I also ran a homeless shelter for women and children that in Ramsey County in St Paul, MN. I feel that I have a lot to offer this committee.

What do you consider to be three major neighborhood or housing issues for our City? 1) Affordable Housing 2) Access to good quality healthcare 3) Good Quality food and nutrition

PERSONNEL ADVISORY BOARD (Choice -)

Please explain why you want to be a member of this Board.

What experience or education have you had relative to this Board?

ABC BOARD (Choice -)

Other Questions:

Boards/Commissions applied for ratings:

Planning & Zoning - 6

Board of Adjustment - 4

Parks & Recreation Commission - 4

Personnel Advisory Board -

Community Improvement Commission - 1

ABC Board -
ETJ Seat -

Do you reside within the City limits of Kannapolis? - Yes

Are you within the City's Extraterritorial Jurisdiction? (ETJ - Rowan Only) - No

References:

1. Ronald Flanders , Adult Care Specialist , Kannapolis NC , (508) 6120828
2. Paula McNair, Child Care Specialist , 1430 El Paso Street, Apt 312, (804) 2737323
3. Laverne Thornton , Retired Administrative Assistant , 1430 El Paso Street, Apt 212, (804) 8407161

Date Applied: 5/29/2025 3:36 PM

Name: Nonya Brown-Chesney

Address: 1304 Browdis Avenue
Kannapolis , NC 28083

Daytime Phone: Home- (919) 7752725 Work/Cell- (919) 3566321

Email: nonya.brown@gmail.com

County of Residence: Cabarrus

Current Employer: I currently work for Harnett County Schools but I will be moving to Kannapolis in July 2025 and I will work at Cabarrus county schools.

Occupation/Professional Background: Teacher

Educational Background: Masters in Middle Grades Education

Civic Background: Community & Civic Involvement: I served on the board of Appearances in Sanford NC for one year, I would like to serve on a board in Kannapolis and be involved in my new community. We have purchased a home in Kannapolis and we look forward to becoming a part of this community.

Other Boards, Commissions, or Committees on which you are currently serving: N/A

List three people who are not related to you: Debra Bradley , Valentina Cubillos , Rebecca Wells

Boards/Commissions applied for:

PLANNING & ZONING COMMISSION (Choice - 6)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

BOARD OF ADJUSTMENT (Choice - 6)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

PARKS AND RECREATION COMMISSION (Choice - 1)

Please explain why you want to be a member of this commission. One of the things that sold us on Kannapolis was the beautiful and diverse parks systems. On our first visit to the city we went to Village Park and we quickly fell in love with the area.

Why do you believe parks and recreation is important to the City of Kannapolis? The parks are the eyes of a community. They show how invested a town is in the lives of its citizens because these are areas that are free and open to all citizens. I think it would be fantastic to serve on this board and learn more about my new community in the process.

What are three parks and recreation priorities you believe the City should address? 1. Holiday celebrations involving the parks and recreation department 2. Senior citizens activities 3. Field trips for area school children.

COMMUNITY DEVELOPMENT COMMISSION (Choice - 6)

Please explain why you want to be a member of this commission.

This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you bring to serve the Commission in these roles?

What do you consider to be three major neighborhood or housing issues for our City?

PERSONNEL ADVISORY BOARD (Choice -)

Please explain why you want to be a member of this Board.

What experience or education have you had relative to this Board?

ABC BOARD (Choice -)

Other Questions:

Boards/Commissions applied for ratings:

Planning & Zoning - 6

Board of Adjustment - 6

Parks & Recreation Commission - 1

Personnel Advisory Board -

Community Improvement Commission - 6

ABC Board -
ETJ Seat -

Do you reside within the City limits of Kannapolis? - Yes

Are you within the City's Extraterritorial Jurisdiction? (ETJ - Rowan Only) - No

References:

1. Debra Bradley , Retired Teacher , 140 Kerr Lake road Aberdeen NC 28315, (912) 6590997
2. Valentina Cubillos , Teacher , 302 Jackson street Jamestown NC 27282, (919) 5971662
3. Rebecca Wells , Teacher , 368 Chatham Forest Drive Pittsboro NC 27312, (910) 3227905

Date Applied: 5/29/2025 4:38 PM

Name: Michelle Steeley

Address: 2607 Lane Street

KANNAPOLIS, NC 28083

Daytime Phone: Home- (704) 7913974 Work/Cell- (704) 7913974

Email: michellesteeley@gmail.com

County of Residence: Cabarrus

Current Employer: Premier Real Estate Team

Occupation/Professional Background: REALTOR

Educational Background: some college

Civic Background: Community & Civic Involvement: BOD for Habitat Cabarrus, Previous BOD for Central Carolina Association of Realtors

Other Boards, Commissions, or Committees on which you are currently serving: none for the city

List three people who are not related to you: Chris Puckett, Lori Allerton, Morgan Harper

Boards/Commissions applied for:

PLANNING & ZONING COMMISSION (Choice - 1)

Please explain why you want to be a member of this commission. I would like to be involved in my local community and city and have an impact on the decision being made

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue. Affordable housing Infrastructure parking for the downtown area

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision? Kannapolis is my hometown. Born, raised and lived all of my life. I want to see our City grow and be the very best that it can be. With growth comes growing pains and I believe that with the right plan of actions some of those pains can be minimal

BOARD OF ADJUSTMENT (Choice - 6)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

PARKS AND RECREATION COMMISSION (Choice - 3)

Please explain why you want to be a member of this commission.

Why do you believe parks and recreation is important to the City of Kannapolis?

What are three parks and recreation priorities you believe the City should address?

COMMUNITY DEVELOPMENT COMMISSION (Choice - 3)

Please explain why you want to be a member of this commission.

This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you bring to serve the Commission in these roles?

What do you consider to be three major neighborhood or housing issues for our City?

PERSONNEL ADVISORY BOARD (Choice -)

Please explain why you want to be a member of this Board.

What experience or education have you had relative to this Board?

ABC BOARD (Choice -)

Other Questions:

Boards/Commissions applied for ratings:

Planning & Zoning - 1

Board of Adjustment - 6

Parks & Recreation Commission - 3

Personnel Advisory Board -

Community Improvement Commission - 3

ABC Board -

ETJ Seat -

Do you reside within the City limits of Kannapolis? - Yes

Are you within the City's Extraterritorial Jurisdiction? (ETJ - Rowan Only) - No

References:

1. Chris Puckett, Realtor, 122 S Main St Kannapolis, NC 28081, (704) 2985872
2. Lori Allerton, Mortgage Lender, 1705 Kenton Dr Suite 207 C Cornelius, NC 28031, (704) 7541599
3. Morgan Harper, CFO Central Carolina Association of Realtors, 250 Branchview Dr NE Concord, NC 28025, (704) 7865512

Date Applied: 5/12/2025 12:01 PM

Name: Michael Whitney

Address: 603 Old Centergrove Rd
Kannapolis, NC 28083

Daytime Phone: Home- (704) 9607789 **Work/Cell-** (704) 9253000

Email: MWHITNEY2007@GMAIL.COM

County of Residence: Cabarrus

Current Employer: Whitney Automotive and Diagnosites

Occupation/Professional Background: ASE Certified Mechanic with over 28 years experience

Educational Background: Trade School

Civic Background: Community & Civic Involvement: Kannapolis Parks & Rec Committee Youth Sports Coach CCYA and City of Kannapolis (Former) PTO Support - Forest Park Elementary Cub Scout Leader Support - Pack 254 (Former) Connect Group Leader - Fusion City Church

Other Boards, Commissions, or Committees on which you are currently serving: Parks and Recreation

List three people who are not related to you: Quentin Long, Brian Duncan, Ryan French

Boards/Commissions applied for:

PLANNING & ZONING COMMISSION (Choice - 4)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

BOARD OF ADJUSTMENT (Choice - 3)

Please explain why you want to be a member of this commission.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue.

What is your vision for the City of Kannapolis and what do you consider this commission's role to be in accomplishing that vision?

PARKS AND RECREATION COMMISSION (Choice - 1)

Please explain why you want to be a member of this commission. I have thoroughly enjoyed my involvement in P&R over the past several years. Having my voice heard and being on the forefront of upcoming events and expansions to the City of Kannapolis has been a wonderfully eye-opening and thought-provoking experience of which I would like to continue.

Why do you believe parks and recreation is important to the City of Kannapolis? Providing spaces and events for people to come together and see and enjoy all that the City of Kannapolis has to offer is such an incredibly important part of keeping with the vision of a growing and welcoming Kannapolis City.

What are three parks and recreation priorities you believe the City should address? 1. Community Center 2. Community Theater 3. Outdoor festivals

COMMUNITY DEVELOPMENT COMMISSION (Choice - 2)

Please explain why you want to be a member of this commission. To help improve the visual and overall appeal of the City of Kannapolis. This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you bring to serve the Commission in these roles? As a resident of Kannapolis, residing in a 100+ year home and a business owner, currently situated in a 90+ year building, I feel the city has lots of history to preserve and also at the same time, move forward into the future. I feel both can be done if thoughtfully designed.

What do you consider to be three major neighborhood or housing issues for our City? 1. Too many new builds. 2. Midway area 3. North Kannapolis area 4. We need a Chick-fil-a in Kannapolis

PERSONNEL ADVISORY BOARD (Choice -)

Please explain why you want to be a member of this Board.

What experience or education have you had relative to this Board?

ABC BOARD (Choice -)

Other Questions:

Boards/Commissions applied for ratings:

Planning & Zoning - 4
Board of Adjustment - 3
Parks & Recreation Commission - 1
Personnel Advisory Board -
Community Improvement Commission - 2
ABC Board -
ETJ Seat - Board of Adjustment

Do you reside within the City limits of Kannapolis? - Yes

Are you within the City's Extraterritorial Jurisdiction? (ETJ - Rowan Only) - No

References:

1. Quentin Long, Pastor, Salisbury, NC, (704) 9189885
2. Brian Duncan, Pastor, Enochville, NC, (980) 5218997
3. Ryan French, Owner - French Express Coffee, Kannapolis, NC, (252) 5217967

Eric Purvis

907 Lee Ave
Kannapolis, NC 28081
Home: (704) 773-9582
Work/Cell: (704) 773-9582
Email: eric.purvis@kcs.k12.nc.us

Submission Date:	5/7/2025 11:42 AM
Do you reside within the City limits of Kannapolis?	Yes
County Residence:	Cabarrus
Are you within the City's ETJ?	No
Current Employer:	Kannapolis City Schools
Occupation/Professional Background:	Teacher
Education Background:	BS Criminal Justice
Community and Civic Involvement:	Kannapolis Parks and Recreation Board Member.
Other Boards, Commissions, or Committees on which you are currently serving?	Mentoring through Kannapolis City Schools
To which Board are you applying (Rate 1-4):	Planning & Zoning: Board of Adjustment: Parks & Recreation Commission: 1 Community Improvement Commission:
Please explain why you want to be a part of the Parks & Recreation Commission:	I am currently a Board member and wish to continue to serve this community.
Why do you believe parks and recreation is important to the City of Kannapolis?	The growth of parks and rec continues to support the communities healthy lifestyle initiatives and provide great entertainment venues for it's citizens
What are three parks and recreation priorities you believe the City should address?	Extension of the Irish Creek Greenway Downtown Recreation Center Eastside Park
List 3 people not related to you:	Gary Andersen Teacher 415 Martin Luther Kin Jr. Ave., Kannapolis, NC (704) 932-6125 Richard Cheney Retired 1101 S Windsor Dr (704) 938-5479 Tom Cabaniss Pastor 101 N Main St. Kannapolis (704) 938-4697

Nytsa Saayfan

210 S Main St., Apt. 601
Kannapolis, NC 28081
Home: (904) 687-6706
Work/Cell: (813) 326-4121
Email: Nsaayfan@imagefirst.com

Submission Date: 4/27/2025 6:26:00 AM

Do you reside within the City limits of Kannapolis? Yes

County Residence: Cabarrus

Are you within the City's ETJ? No

Current Employer: ImageFIRST

Occupation/Professional Background: General Manager

Education Background: Bachelors degree in hospitality management, business and psychology

Community and Civic Involvement: Founder of KannapolisGirlsWhoWalk, a growing community with over 2,100 active members, including partnerships with 25+ local businesses in Kannapolis.

Other Boards, Commissions, or Committees on which you are currently serving? Big brothers Big sisters partner; Ronald McDonald partner; Atrium & Novant partner

To which Board are you applying (Rate 1-4):

Planning & Zoning:	1
Board of Adjustment:	2
Parks & Recreation Commission:	3
Community Improvement Commission:	4

List 3 people not related to you:

Kevin Ramaekers
Vice President
4411 Bankers Circle, STE E, Atlanta, GA 30360
(404) 938-3433

Cesar Acevedo
Regional VP of Sales Southeast & South-Central
7776 NW 73 Court Medley, FL 33166
(786) 774-0423

Jennifer Creech
CEO
2808 2nd St South
(617) 842-5390

Ronald D. Flanders

1675 Barbara Ann Circle
Kannapolis, NC 28083
Home: (508) 6120828
Work/Cell: (508) 6120828
Email: flamborff@aol.com

Submission Date:	12/3/2024 6:24:00 PM
Do you reside within the City limits of Kannapolis?	Yes
County Residence:	Cabarrus
Are you within the City's ETJ?	No
Current Employer:	Retired
Occupation/Professional Background:	Medical Health Customer Service
Education Background:	Business
Community and Civic Involvement:	Kannapolis 101 Academy Graduate 2024
Other Boards, Commissions, or Committees on which you are currently serving?	Little Texas Community Watch Group, The Community Bridge Project of Kannapolis, Senior Games Ambassador and Silver Arts
To which Board are you applying (Rate 1-4):	Planning & Zoning: 1 Board of Adjustment: 4 Parks & Recreation Commission: 2 Community Improvement Commission: 3
Please explain why you want to be a part of the Planning & Zoning Commission:	To learn more about my city government inter working on how they do planning and analyzing for growth for companies and community.
Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue:	Housing cost, Infrastructure roads planning, Cost of Living 1. Tackling housing cost on national, state and local governments can implement strategies like increasing affordable housing developments through funding and zoning, providing house assistance programs for low income programs, foster public -private partnership and incentivizing constructions. 2.Need to work on traffic from out dated roads and growth with city and NCDOT Widening ,Kannapolis Parkway to Dale Earnhardt Boulevard. 3.Cost of living and paying for taxes, food , gas with the stressed assistance Programs pushed to the max.
What is your vision for the City of Kannapolis and what do you consider this commissions role to be in accomplishing that vision?	The City of Kannapolis have an array of great programs and a good vision plan for the growth and just need to follow and make adjustment when they come up.
Please explain why you want to be a part of the Parks & Recreation Commission:	The city of Kannapolis have a excellent Park and recreation facilities available for their residency. I am a runner and have enjoyed the number of trails and bike lanes , Veterans Park, Village Park, and the new Pickleball courts at Baker Creek, and last but not least the open Kannapolis Middle School Track that I use to train for Senior Games Track and Fields events.
Why do you believe parks and recreation is important to the City of Kannapolis?	I believe that a city that is healthy is a city that is fun. The world is full of stress and just doing a walk in the park can help with Body, Mind, and Soul.

What are three parks and recreation priorities you believe the City should address?

I have no suggestion on that except more people need to take more advantage of the facilities that City, and Gray Mills provide for our health and well-being.

List 3 people not related to you:

Jeanne A. Dixon
City Councilwoman
1840 Enochville Rd, Kannapolis, NC 28081-8343
(704) 699-6016

Kenneth Geather
Retired
1545 Steepleton Dr, Kannapolis, NC, 28083
(704) 224-7959

Gloria Talbert
Retired
1430 El Paso Street Kannapolis NC 28083
(704) 222-7484

Tanya Greene

3443 Camp Julia Rd **(NOT LOCATED WITHIN CITY LIMITS)**

Kannapolis, NC 28083

Home: 919-600-9938

Work/Cell: 980-616-3498

Email: tanyagreene@gmail.com

Submission Date: 1/27/2025 9:06:00 PM

Do you reside within the City limits of Kannapolis? Yes

County Residence: Cabarrus

Are you within the City's ETJ? No

Current Employer: BHC

Occupation/Professional Background: Senior Director of Sales

Education Background: 4 year degree – Business Administration

Community and Civic Involvement: I have children in the community visit for free to spend therapeutic time with our goats. We also have some adult groups who visit with special needs. Children with autism, homeschoolers, you name it, they are here! I donate vegetable plants every year and teach children in the community how to grow their own. I also harp on the fact that you don't need a home to grow your lettuce because many of the kids are inner city and could be living in an apartment. I work with other farmers and small businesses to collect donations for my backpack drive. I hope to expand in 2025 and make an even bigger community impact.

Other Boards, Commissions, or Committees on which you are currently serving? Piedmont Farmers Market board in Concord

To which Board are you applying (Rate 1-4):

Planning & Zoning:	2
Board of Adjustment:	3
Parks & Recreation Commission:	4
Community Improvement Commission:	1

Please explain why you want to be a member of the Community Improvement Commission: I care about the community. I want to give back to the community. I want to make a difference in our community. I do it on a much smaller scale right now and it is very fulfilling.

This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you bring to serve the Commission in these roles?

Currently I am the treasurer of the board at the Piedmont Farmers Market. The reason I was elected is because I am very meticulous about spending, I pay attention to detail and I always participate in fair decision making with my fellow board members. We all get along, we respect one another's feedback and we enforce rules. Some of the decisions are tougher because I am also a vendor so having a board that has vendors and non-vendors is helpful. On your board, I would be fair and also give input that I believe would bring value.

What do you consider to be three major neighborhood or housing issues for our City?

Affordability and availability are the first two things that come to mind. The third challenge would be infrastructure. I am seeing a lot of building but we have less resources in schools. We also have more congested traffic. While I can't fix all of those things, I can definitely do my best to help with being on the committee/board.

List 3 people not related to you:

Alicia Hammel
Realtor
142 Spencer Dr. Concord, NC
704-699-7843

Robert Miller
Farmer & Owner of Miller Farms
2198 Miller Rd., China Grove, NC
704-433-6376

Charlene Bright
Legal Assistant
4082 NC HWY 43 N Greenville, NC
(704) 701-0093

Jeffrey D. Gray II, CC, CSC, CEC, CMC, CPC

416 N Ridge Ave.
Kannapolis, NC 28083
Home: 704-787-0484
Work/Cell: 704-932-2215
Email: Jeffgray4729@yahoo.com

Submission Date:	2/16/2025 2:24:00 AM
Do you reside within the City limits of Kannapolis?	Yes
County Residence:	Cabarrus
Are you within the City's ETJ?	No
Current Employer:	Classic Design
Occupation/Professional Background:	Draftsman/Architect (Residential & Commercial)
Education Background:	HS Grad. 2007 (AL Brown), AS Culinary Arts 2009 (Johnson & Wales), Certificate BA 2010/Certificate PA 2011 (RCCC/CPCC), BA Business/Communications 2012 (Johnson & Wales), MBA 2015 (Strayer), Currently in a PhD Program (2027)
Community and Civic Involvement:	(Political participation) Voting, contributing to campaigns via donations / promotions. (Community service) Volunteering, helping others, food drives (2006 - 2024) and rebuilding after our recent Western NC disasters. (Advocacy) Organizing protests, raising awareness, and advocating for legislation. (Education) Helping students build reading skills and educating others about government and history (history is my favorite subject). (Social responsibility) Filling needs in the community when and where needed. Promoting the quality of life in a community where no one was helping and ensuring wheelchair access was installed. In addition to community gardening, tutoring, donating blood, environmentalism and more from 2004 - present.
Other Boards, Commissions, or Committees on which you are currently serving?	Not currently serving. I was a weekly visitor in the Rotary Club for 3 years, in which I became a member of Rotary int. for a period of time, until my work forced me to quit. I continued to help at events when time permitted.
To which Board are you applying (Rate 1-4):	Planning & Zoning: 2 Board of Adjustment: 1 Parks & Recreation Commission: 4 Community Improvement Commission: 3
Please explain why you want to be a member of the Board of Adjustment:	I am passionate about contributing to the positive development of our community and believe my experience in urban planning, environmental sustainability, community outreach would be valuable in helping this commission make informed decisions that address the needs of our residents, particularly regarding specific area of focus, revitalizing downtown, promoting green initiatives, improving public safety. I am eager to collaborate with other commission members to identify key issues, develop effective strategies, and implement solutions that create a more vibrant and inclusive community for all.
Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue:	The three most critical issues facing our community currently are, economic disparity, infrastructure concerns, and environmental sustainability. This commission can address these by facilitating targeted economic development initiatives, advocating for infrastructure improvements, and promoting environmentally conscious policies and community projects.
What is your vision for the City of Kannapolis and what do you	A vision for Kannapolis could be a vibrant, health-focused community with a more thriving downtown, excellent quality of life, and a strong emphasis on outdoor recreation, where the commission's role would be to actively guide development

**consider this commissions role to be
in accomplishing that vision?**

plans, prioritize infrastructure improvements that support walkability and green spaces, and advocate for initiatives promoting wellness and community engagement, all while ensuring responsible economic growth and diverse housing options.

List 3 people not related to you:

Jim Bowen, CC, CSC, CED, CMC
Program Chair of Culinary Arts, CPCC
1201 Elizabeth Ave., Charlotte, NC 28204
704-330-2722

Jordan E. Binder, PhD
Director of Physics
1505 Fairwood Ave., Gastonia, NC
704-591-4857

Dr. Darlington Heart, MD
Medical Director
7704 England St., Charlotte, NC 28273
(704) 551-4151

Melissa Pierre-Louis

2225 Silver Pine St.
Concord, NC 28027
Home: 973-951-9437
Work/Cell: 973-951-9437
Email: pierrelouis.mel@gmail.com

Submission Date: 3/19/2025 1:34:00 PM

Do you reside within the City limits of Kannapolis? Yes

County Residence: Cabarrus

Are you within the City's ETJ? No

Current Employer: Raven Percision Group, LLC

Occupation/Professional Background: My background in marketing, strategic planning, business development, and community engagement, which has given me the skills necessary to contribute meaningfully to the the board in various ways. Throughout my career, I have worked at the intersection of marketing, policy and growth strategy, which has required me to analyze complex challenges, collaborate with stakeholders, and develop data-driven solutions that support both short-term objectives and long-term sustainability.

Education Background: Diversity, Equity & Inclusion in Healthcare Certification, Harvard University
Diversity, Equity & Inclusion Certification, Cornell University
Master of Business Administration, Fairleigh Dickinson University
Bachelor of Arts in Communications, Kean University

Community and Civic Involvement: I have been actively engaged in PTO volunteering at my children's local elementary and middle schools, supporting educational efforts that directly impact students and families. I have participated in canvassing and phone banking for the recent national election, ensuring that residents are informed and engaged in the democratic process. Beyond education and civic engagement, I have also attended and volunteered at local health fairs, helping to connect community members with valuable resources that promote well-being.

Other Boards, Commissions, or Committees on which you are currently serving? North Carolina Division of Public Health Youth Wellness Community of Practice and Education,

To which Board are you applying (Rate 1-4):

Planning & Zoning:	1
Board of Adjustment:	
Parks & Recreation Commission:	3
Community Improvement Commission:	2

Please explain why you want to be a part of the Planning & Zoning Commission: I am seeking appointment to the Planning and Zoning Commission of Kannapolis because I believe in thoughtful, responsible, and sustainable community development that aligns with the city's vision for smart growth. With Kannapolis experiencing rapid transformation driven by residential expansion, economic development, and infrastructure improvements I see a great opportunity to lend my strategic expertise and planning acumen to ensure that growth benefits both current and future residents while maintaining the towns unique character.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue: After conducting some research, I believe the three most important issues facing Kannapolis at this time are rapid population growth and housing availability, infrastructure and transportation development, and balanced economic expansion. The Planning and Zoning Commission plays a critical role in addressing these challenges by ensuring that development aligns with the city's long-term vision and meets the needs of both residents and businesses. In terms of Managing Population Growth and Housing Availability “ with an increasing population there's an

opportunity to ensure adequate, high-quality housing options, which appears to be essential in the growth of the town. The commission has the ability to guide zoning decisions and residential planning to ensure that housing growth is balanced, sustainable, and does not compromise the character of existing neighborhoods. As for Infrastructure and Transportation Development “as more residents and businesses move into Kannapolis, road capacity, public utilities, and overall infrastructure has to keep up with the pace. The commission can evaluate land use planning, traffic impact studies, and zoning adjustments to support well-planned growth while minimizing congestion and strain on public resources. And lastly, Balanced Economic Expansion “like most towns, business growth is vital to Kannapolis, but it must be strategic and complementary to the areas in which residents live in. The commission can play a role in attracting the right mix of businesses, ensuring that commercial development fits within zoning guidelines and supports long-term economic vitality while maintaining the city's small-town charm. By applying data-driven decision-making, strategic planning expertise, and an understanding of real estate and zoning laws, I am committed to ensuring that Kannapolis grows in a way that is sustainable, well-planned, and beneficial for all its residents.

What is your vision for the City of Kannapolis and what do you consider this commissions role to be in accomplishing that vision?

My vision for Kannapolis is a city that thrives by building strong, connected communities where people feel seen, valued, respected, and protected. I envision a city where thoughtful planning, responsible growth, and strategic development create opportunities for residents to live, work, and prosper. As Kannapolis continues to evolve, it is essential that businesses not only succeed but also give back to the community, fostering long-term economic vitality and a shared commitment to growth. The Planning and Zoning Commission plays a key role in shaping this vision by ensuring that development is intentional, sustainable, and community-driven. Through zoning regulations, land use planning, and infrastructure oversight, the commission helps guide residential and commercial expansion in ways that enhance quality of life, preserve the city’s character, and support economic opportunity. By fostering a balanced mix of housing, business, and public spaces, the commission ensures that Kannapolis remains a vibrant and welcoming place for generations to come. By serving on this commission, I would bring a strategic, community-focused perspective to decision-making, ensuring that Kannapolis grows in a way that is thoughtful, well-planned, and aligned with the needs of its residents and businesses.

Please explain why you want to be a member of the Community Improvement Commission:

I want to serve on the Community Improvement Committee because I am deeply committed to ensuring that Kannapolis continues to grow as a thriving, connected, and well-planned community. My passion for community engagement, strategic planning, and smart development aligns with the committees mission to enhance the quality of life for residents, support local businesses, and create welcoming spaces that reflect the city's values. Through my experience in strategic planning, marketing, and real estate studies, I have developed a strong understanding of community development, infrastructure planning, and business growth strategies. I have also been actively involved in the community through PTO volunteering, election canvassing, and local health fairs, which has given me insight into the needs and priorities of residents. I see this as an opportunity to lend my time and expertise to ensure that Kannapolis remains a place where people feel seen, valued, respected, and protected. By contributing to the committee, I hope to help guide improvements, support sustainable initiatives, and foster a strong sense of community that benefits both current and future generations.

This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you

I bring a community-focused and strategic perspective to the Community Improvement Committee, particularly in understanding how housing stability, economic opportunities, and social determinants of health shape the well-being of residents. My experience in community engagement and strategic planning has given me insight into the challenges that low-to-moderate income households face, as well as the importance of ensuring that resources are allocated to projects that have a meaningful and lasting impact. Regarding the allocation of HUD funding, I understand how housing access, economic opportunity, healthcare, and neighborhood conditions are interconnected. My experience in engaging with communities and assessing social needs allows me to evaluate how funding

bring to serve the Commission in these roles?

decisions can support stability, drive local improvements, and enhance quality of life for residents. When addressing code enforcement and the removal of dilapidated structures, I recognize the impact that neglected or unsafe properties have on both individual and community health. However, I also understand the importance of preserving the character of neighborhoods and ensuring that redevelopment efforts align with community needs. My approach would be to balance revitalization efforts with long-term community interests, ensuring that decisions made by the committee contribute to a safer, healthier, and more vibrant Kannapolis.

What do you consider to be three major neighborhood or housing issues for our City?

From what I've observed and through research, Kannapolis has been addressing several housing-related challenges in recent years, including affordable housing shortages, homelessness, and neighborhood revitalization efforts.

What experience or education have you had relative to this Board?

List 3 people not related to you:

Chris Puckett
Planning and Zoning Board Member and Real Estate Educator
Kannapolis/Concord
704-298-5872

Selena Frink
Sales and Operations Professional
3604 Courage Ct. SW, Concord, NC
336-254-4328

Karla Anderson
Attorney and Inclusion Professional
14404 Seigle Ave., Charlotte, NC
205-566-5073

Nicholas Schwertfager

3586 Coleraine Ave.
Kannapolis, NC 28081
Home: 716-401-9177
Work/Cell: 716-401-9177
Email: Nschwertfager@me.com

Submission Date:	3/20/2025 1:52:00 PM
Do you reside within the City limits of Kannapolis?	Yes
County Residence:	Cabarrus
Are you within the City's ETJ?	No
Current Employer:	Disabled
Occupation/Professional Background:	Veteran/ Highway Patrol Communications/Jail Guard
Education Background:	Associates in General Studies
Community and Civic Involvement:	Was a Volunteer Firefighter for several years starting when I was 14
Other Boards, Commissions, or Committees on which you are currently serving?	None
To which Board are you applying (Rate 1-4):	Planning & Zoning: Board of Adjustment: 1 Parks & Recreation Commission: Community Improvement Commission:
Please explain why you want to be a member of the Board of Adjustment:	To be able to assist the City of Kannapolis
Briefly explain what you believe are the three most important issues facing our community at this time and how you believe this commission can play a role in addressing each issue:	Expansion, crime, and infrastructure Able to assist the city with voices from the communities that live in them
What is your vision for the City of Kannapolis and what do you consider this commissions role to be in accomplishing that vision?	A safe, family oriented community that assists the needs of the residents as best as possible
List 3 people not related to you:	Dr. James Litaker Chiropractor S. Main St. 704-467-4808 Jim Kelly Retired 3572 Coleraine Ave., Kannapolis 704-262-1554 Catherine Doberstein Daycare Owner 320 Russel St., Kannapolis 704-775-2121

E.B. Lentz

310 Cook St.
Kannapolis, NC 28083
Home: 704-425-5105
Work/Cell: 704-425-5105
Email: ebrentzjr@gmail.com

Submission Date:	4/9/2025 2:53:00 PM
Do you reside within the City limits of Kannapolis?	Yes
County Residence:	Cabarrus
Are you within the City's ETJ?	No
Current Employer:	Retired - Previous Employer Habitat for Humanity Cabarrus County
Occupation/Professional Background:	Finance Manager/Accountant
Education Background:	BSBA UNC-Chapel Hill 1976
Community and Civic Involvement:	Currently serving on Parks and Recreation Committee.
Other Boards, Commissions, or Committees on which you are currently serving?	Chair of Finance Committee Mt. Olivet UMC, Member of Church Council Mt. Olivet UMC, Member of Finance Committee CCM
To which Board are you applying (Rate 1-4):	Planning & Zoning: 3 Board of Adjustment: 4 Parks & Recreation Commission: 1 Community Improvement Commission: 2
Please explain why you want to be a part of the Parks & Recreation Commission:	Interested in continuing my work on this committee. There are many projects in the works that I would like to offer my input/guidance.
Why do you believe parks and recreation is important to the City of Kannapolis?	As a lifelong resident of the city, I am excited about the improvements that have been made in the city. All of these improvements contribute to the quality of life. The main driver of this quality of life is parks and recreation through their facilities and program.
What are three parks and recreation priorities you believe the City should address?	Development of East Side Park. Continue the renovation/programs at the Gem and Swanee theaters. Continue the expansion of youth sports.
Please explain why you want to be a member of the Community Improvement Commission:	Affordable housing is an issue for many citizens of the city. I believe this committee is instrumental in efficiently allocating resources for affordable housing projects.
This Commission will primarily deal with two areas: 1) allocation of HUD funding to projects and organizations that support low-to-moderate income households, and 2) review and recommendation of code enforcement cases to demolish or remove dilapidated structures. What experience or perspective do you bring to serve the Commission in these roles?	I have over 20 years of experience in non-profit/affordable housing through my work with Habitat Cabarrus.

What do you consider to be three major neighborhood or housing issues for our City?

Affordable housing. Demolition of dilapidated homes/structures. Continue to secure HUD funding for various housing projects.

What experience or education have you had relative to this Board?

List 3 people not related to you:

Kimberly Jones
Retired – Habitat for Humanity Cabarrus Co.
695 Spring St. SW., Concord, NC 28025
704-618-2460

Heather Kincel
Executive Director Rufty-Holms Senior Center
3512 Stockton Ave. NW, Concord, NC 28027
704-756-6168

Zack Erwin
Teacher – A.L. Brown High School
415 Martin Luther King Jr. Ave., Kannapolis, NC 28083
704-449-4250