



**CITY COUNCIL
ORGANIZATIONAL MEETING
KANNAPOLIS CITY HALL
401 LAUREATE WAY, KANNAPOLIS, NC
DECEMBER 8, 2025
6:00 PM**

Please Turn off Cell Phones or Place on Silent Mode.

MINUTES

- A. December 8, 2025
December 11, 2025 (Pam Scaggs, City Clerk)

CALL TO ORDER AND WELCOME

MOMENT OF SILENT PRAYER AND PLEDGE OF ALLEGIANCE

INSTALLATION CEREMONY

- A. **OATH OF OFFICE** - Newly Elected Mayor and City Council Members (Darrell Hinnant, Mayor, Doug Wilson, Mayor)
- B. **ELECTION** - Mayor Pro Tempore (Pam Scaggs, City Clerk, Andrew Kelly, City Attorney)
- C. **OATH OF OFFICE** - Newly elected Mayor Pro Tempore (Pam Scaggs, City Clerk)

ADOPTION OF AGENDA - Motion to Adopt Agenda or make revisions

CONSENT AGENDA - Motion to Adopt Consent Agenda or make revisions

- A. **MINUTES** - October 13, 2025 Work Session Minutes and October 27, 2025 Business Meeting Minutes - **UNANIMOUSLY APPROVED** (Pam Scaggs, City Clerk)

BUSINESS AGENDA

- A. **PUBLIC HEARING** - Voluntary Annexation (A-2025-11) of 0.35 +/- acres of noncontiguous property located at 5516 Randolph Road - **UNANIMOUSLY APPROVED** (Richard Smith, Planning Director)
- B. **PUBLIC HEARING** - Voluntary Annexation (A-2025-12) 4.11 +/- acres of noncontiguous property located at 9172 Davidson Highway - **UNANIMOUSLY APPROVED** (Richard Smith, Planning Director)
- C. **PUBLIC HEARING** - Text Amendment (TA-2025-07) to the Kannapolis Development Ordinance (KDO) Text Amendment to Article 4, Table 4.2.B(3), and

Section 4.3.D(8), Standards Specific to a drive-through facility as an accessory use in the Center City (CC) Zoning District - **UNANIMOUSLY APPROVED** (Richard Smith, Planning Director)

CITY MANAGER REPORT

CITY COUNCIL COMMENTS

SPEAKERS FROM THE FLOOR

MOTION TO CONTINUE MEETING TO 6:00 PM ON DECEMBER 11, 2025 AT KANNAPOLIS CITY HALL

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
ORGANIZATIONAL MEETING MINUTES
December 8, 2025**

The Organizational Meeting of the Kannapolis City Council was held on Monday, December 8, 2025, at 6:00 P.M., Kannapolis City Hall at 401 Laureate Way, Kannapolis, NC.

CITY COUNCIL MEMBERS PRESENT:

Council Members: Darrell Hinnant, Mayor
 Doug Wilson, Mayor Elect
 Ryan Dayvault
 Darrell Jackson
 Dianne Berry
 Isaiah Payne
 Jeanne Dixon
 Naomi Hatchell

Council Members Absent: None

City Manager: Mike Legg

Deputy City Manager: Eddie Smith

Assistant City Manager: Wilmer Melton

Assistant City Manager: Tina Cline

City Attorney: Andrew Kelly

City Clerk: Pam Scaggs

Staff Present:	Richard Smith	Michael Rattler
	Irene Wong	Kristin Jones
	Terry Spry	Greg Summitt
	Kirk Beard	Alex Anderson
	Elizabeth McCarty	Daniel Jenkins
	Tracy Winecoff	Tony Eury
	David Jordan	

Visitors Present:	Raymon Eudy	Brenda McCombs
	Amos McClorey	Mark Spitzer
	Kent Gregory	Ken Lingafelt
	Wes Fidler	Asha Lewis
	Josh Teague	Pam Smith
	Bob Doty	Grant Rader
	Debbie Funderburk	William Meyers

Joe Hatley	Judy Hammett
Richard Chaney	John Huffstettler
Gail Huffstettler	Milton Smith
Robert Richardson	Melinda Richardson
Russell Clayton	Harry Mills
Sasha Fidler	Ruby Badger
Grey Clarke	Demetra Grigley
Georgia Forbes	Norma Vanderberg
Beryl Torrence	Nate Buhler
Zach Erwin	Brad Erwin
Aaron Sloan	Michael Foess
Patrick Suster	Pam Lambert
Greg Lambert	Cate Davis
Janet Briggs	Verna Witherspoon
Leonard Chapman	Baiylen Hudson
Marc Meeuwissen	Pat Maddox

CALL TO ORDER

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 Jackson.

INSTALLATION CEREMONY

Mayor Hinnant called for the Honorable Martin McGee to administer the Oath of Office to Mayor Elect George Douglas Wilson.

Mayor Wilson called for the Honorable Martin McGee to administer the Oath of Office to Council Member elect Dianne Berry

Mayor Wilson called Mr. Vernon Russell, Esq. to administer the Oath of Office to Council Member elect Jeanne Dixon.

Mayor Wilson called for the Honorable Grant Campbell to administer the Oath of Office to Council Member elect Isaiah Payne.

Mayor Wilson called for the Honorable Beth Street to administer the Oath of Office to Council Member elect Naomi Hatchell.

Mayor Wilson asked for nominations for Mayor Pro Tem. Councilmember Jackson made the motion to nominate Councilmember Dixon. The motion failed due to lack of a second. Councilmember Payne made the motion to nominate Councilmember Dayvault, second by Councilmember Berry and the motion was approved 5 to 2 with Councilmembers Jackson and Dixon dissenting. The Honorable Martin McGee administered the Oath of Office to Mayor Pro Tem Dayvault.

1 City Council presented a Poinsettia plant to City Clerk, Pam Scaggs, in recognition of her one-year
2 anniversary as Clerk.

3
4 Mayor Wilson called for a 30-minute recess.

5
6 **ADOPTION OF AGENDA**

7 Council resumed regular session at 6:35 PM. Mayor Wilson called for a motion regarding the Agenda.
8 Councilmember Jackson made the motion to approve, second by Councilmember Dixon and the
9 motion was unanimously approved.

10
11 **CONSENT AGENDA**

12 Mayor Wilson called for a motion on the Consent Agenda. Mayor Pro Tem Dayvault made a motion
13 to approve, second by Councilmember Berry and the motion was unanimously approved.

14
15 Minutes – October 13, 2025 Work Session Minutes and October 27, 2025 Business Meeting Minutes
16 (Pam Scaggs, City Clerk) (Copy included as Agenda Item: E.A.).

17
18 **BUSINESS AGENDA**

19 **Public Hearing – Voluntary Annexation A-2025-11 – 0.35 +/- acres of noncontiguous property**
20 **located at 5516 Randolph Road (Richard Smith, Planning Director) (Copy included as Agenda**
21 **Item F.A.).**

22 Mr. Smith presented details of the proposed annexation, which involves an existing parcel containing a
23 City water tank. He noted that this is the only Kannapolis water tank not currently located within City
24 limits. He directed Council's attention to the annexation survey and accompanying maps showing the
25 parcels location and access to the water tank, and he offered to answer any questions.

26
27 Mayor Pro Tem Dayvault asked the benefit of annexing the property at this time rather than years ago.
28 Mr. Smith responded that the intent is to ensure all City operations are located within City limits.

29
30 Mayor Wilson opened the Public Hearing which was then closed with no public comment. He then
31 asked for a motion regarding the Ordinance to extend the City's Corporate limits. Councilmember
32 Dixon made the motion to approve, second by Councilmember Payne and unanimously approved.

33
34 **Public Hearing - Voluntary Annexation A-2025-12 – 4.11 +/- acres of noncontiguous property**
35 **located at 9172 Davidson Highway (Richard Smith, Planning Director) (Copy included as**
36 **Agenda Item F.B.).**

37 Mr. Smith explained that the property owner successfully annexed a portion of the property in October
38 but has since decided to annex the entire parcel into the City. He presented the annexation survey and
39 maps to illustrate the property's location and offered to answer any questions.

40
41 There being no comments or questions for staff, Mayor Wilson opened the Public Hearing which was
42 subsequently closed with no public comment. He then asked for a motion regarding the Ordinance to
43 extend the City's Corporate limits. Mayor Pro Tem Dayvault made the motion to approve, second by
44 Councilmember Jackson and the motion was unanimously approved.

Public Hearing - Voluntary Annexation A-2025-13 – 109.166 +/- acres of noncontiguous property located at 6304 and 6320 Mooresville Road, and 6165 Pagemont Road (Copy included as Agenda Item F.C.).

Mr. Smith stated that the annexation request includes three existing parcels and provided the annexation survey and accompanying maps to illustrate the properties' locations. He added that the intended use is a future three-par golf course with practice facilities and a clubhouse. Mr. Smith further explained that the property owner was unable to attend the meeting and has requested that the annexation request be continued to the January Council meeting.

There being no questions or comments for staff, Mayor Wilson opened the Public Hearing and requested a motion to continue the matter to the January 26, 2026 Council meeting. The motion was made by Councilmember Hatchell, second by Councilmember Dixon, and was unanimously approved.

Public Hearing - Text Amendments to Article 4, Table 4.2.B(3), and Section 4.3.D(8), Standards Specific to a drive-through facility in the Center City (CC) Zoning District (Richard Smith, Planning Director) (Copy included as Agenda Item F.D.).

Mr. Smith presented details of a proposed text amendment to Article 4, Table 4.2(B)(3) and Section 4.3(D)(8) of the Kannapolis Development Ordinance (KDO) to establish standards for drive-through facilities as an accessory use within the Center City zoning district. He explained that when Center City zoning was adopted in 2000 under the former Unified Development Ordinance, fast-food establishments were not permitted in the downtown area, and that restriction remains in effect. Mr. Smith further explained that drive-throughs would be allowed only by Special Use Permit, requiring review by the Board of Adjustment and compliance with additional site-specific standards, as shown in Exhibit A of Agenda Item F.D. The amendment would accommodate uses such as pharmacies or banks, where a drive-through is functionally necessary, while continuing to prohibit traditional fast-food drive-through restaurants. He emphasized that the ordinance language explicitly prohibits remote menu boards and noted that the Planning Commission unanimously recommended approval of the amendment at its November meeting.

There being no questions or comments for staff, Mayor Wilson opened the Public Hearing.

Nate Buhler, representative for the applicant, Cambridge Properties, LLC., stated that approval of the proposed text amendment will allow for critical services in connection with the Millstone Village project of a drive-through pharmacy and branch bank.

There being no additional questions or comments, Mayor Wilson closed the Public Hearing and asked for a motion regarding the Resolution to adopt an Ordinance to amend the KDO. Mayor Pro Tem Dayvault made the motion to approve the Resolution, second by Councilmember Berry and was unanimously approved.

Councilmember Dixon made the motion to approve the Ordinance to amend the KDO, second by Councilmember Jackson and was unanimously approved.

CITY MANAGER REPORT

1 Mr. Legg reminded Council and the audience of the Christmas Parade scheduled for the following
2 Saturday at 6:00 PM.

5 **COUNCIL COMMENTS**

6 Councilmember Hatchell expressed her gratitude for being elected and requested that a discussion
7 regarding the Public Comment section of the agenda be added to the next Council meeting. She
8 suggested that moving Public Comment to the beginning of the agenda and including it at both
9 monthly Council meetings would help promote transparency and improve communication.

10
11 Councilmember Dixon also expressed gratitude for being re-elected and reiterated her commitment
12 to work diligently for the citizens of Kannapolis. She echoed Ms. Hatchell's sentiments for
13 transparency as well as collaboration to foster a strong, more unified community.

14
15 Mayor Wilson agreed that transparency should be a priority.

16
17 Mayor Pro Tem Dayvault congratulated the re-elected and newly elected Council members. He also
18 expressed interest in having Council explore and discuss the possibility of transitioning the current
19 "Moment of Silence" to a prayer at the start of meetings. Mayor Pro Tem Dayvault noted that Rowan
20 County has successfully implemented prayers before its meetings and suggested that Council consider
21 a similar approach. He added that he provided a copy of Rowan County's current policy to the City
22 Attorney for review.

23 24 **SPEAKERS FROM THE FLOOR**

25 Amos McClorey questioned the Council's appointment process for Mayor Pro Tem, noting that the
26 position is typically awarded to the councilmember who received the second-highest number of votes,
27 which, in this case, would have been Councilmember Dixon. Mr. McClorey requested a follow-up
28 explanation regarding the decision.

29
30 Raymond Eudy congratulated the re-elected and newly elected Council members and expressed
31 concerns about public safety. He asked whether the City has surveillance cameras throughout town to
32 assist in identifying and apprehending individuals committing crimes. While praising the Kannapolis
33 Police Department for their efforts, he encouraged Council to consider expanding the use of cameras
34 across the city.

35
36 Grant Rader also offered congratulations to Council members and emphasized the importance of
37 teamwork, open communication, and service to the community. Mr. Rader suggested that the current
38 Council is the most diverse he has seen and viewed it as a positive step for Kannapolis and encouraged
39 members to work collaboratively. He also expressed high praise for Mr. Legg, calling him the best City
40 Manager the City has had, and noted the challenge of replacing him before urging continued
41 cooperation to move the city forward in a positive direction.

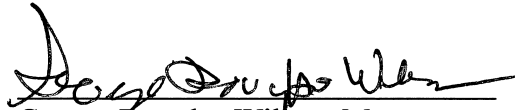
42
43 Marc Meeuwissen also expressed congratulations to Council members and expressed interest in
44 community involvement. Mr. Meeuwissen encouraged Council to revisit earlier discussions about a

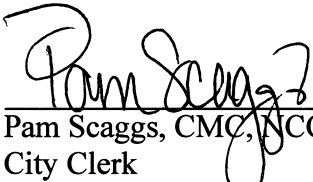
1 skate park in Kannapolis, noting that it could provide a fun and active space for residents, and welcomed
2 further conversation on the topic.
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6 **MOTION TO CONTINUE MEETING**

7 There being no further business, Councilmember Payne made motion to continue the meeting to
8 December 11, 2025, at 6:00 PM, City Hall Executive Conference Room for purpose of conducting
9 Closed Session. The motion received a second by Councilmember Dayvault and was unanimously
10 approved.
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12 The meeting adjourned at 6:57 P.M. on Monday, December 8, 2025.
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18 George Douglas Wilson, Mayor
19 City of Kannapolis
20

21 
22 Pam Scaggs, CMC, NCCMC
City Clerk

**CITY OF KANNAPOLIS
CITY COUNCIL MEETING MINUTES
Continued Meeting from December 8, 2025
December 11, 2025**

A continuation of the December 8, 2025 Business Meeting of the Kannapolis City Council was held on Thursday, December 11, 2025, at 6:00 PM, Kannapolis City Hall Executive Conference Room located at 401 Laureate Way, Kannapolis, NC.

CITY COUNCIL MEMBERS PRESENT:

Council Members: Doug Wilson, Mayor
Ryan Dayvault, Mayor Pro Tem
Darrell Jackson
Dianne Berry
Isaiah Payne
Jeanne Dixon
Naomi Hatchell

Council Members Absent: None

City Manager: Mike Legg

Deputy City Manager: Eddie Smith

Assistant City Manager: Wilmer Melton

City Attorney: Andrew Kelly

City Clerk: Pam Scaggs

Staff Present: Richard Smith
Irene Wong

Visitors: None

CLOSED SESSION

Mayor Pro tem Dayvault made the motion to enter into closed session in accordance with G.S. 143-318.11 (a) (3) to consult with an attorney in order to preserve the attorney-client privilege; G.S. 143.318.11 (a) (4) for discussing matters relating to the location or expansion of industries or businesses in the area; and G.S. 143-318-.11 (a) (6) for the purpose of discussing personnel matters. Second by Councilmember and unanimously approved.

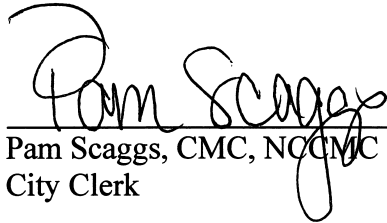
There being no additional discussion, Councilmember Dixon made the motion to come out of closed session, second by Mayor Pro Tem Dayvault.

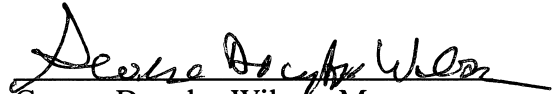
Council resumed regular session at 8:49 PM.

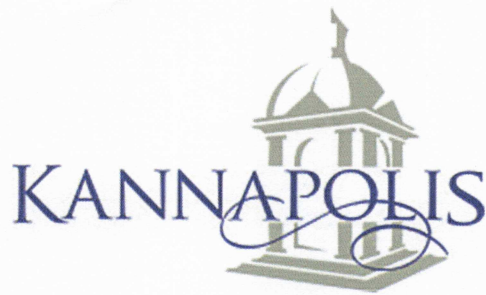
1 **MOTION TO ADJOURN**

2 There being no further business, Councilmember Payne made motion to adjourn, second by
3 Councilmember Hatchell and the motion was unanimously approved.
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5 The meeting adjourned at 8:50 P.M. on Monday, December 11, 2025.
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Pam Scaggs, CMC, NCCMC
City Clerk

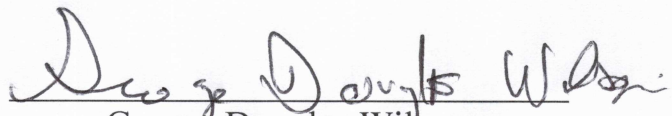

George Douglas Wilson, Mayor
City of Kannapolis



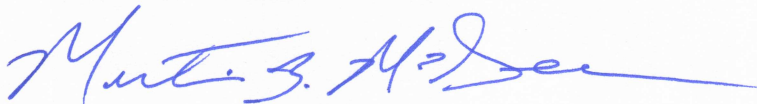
OATH

I, George Douglas Wilson, do solemnly and sincerely swear (or affirm) that I will support the Constitution and laws of the United States; that I will be faithful and bear true allegiance to the State of North Carolina, and to the constitutional powers and authorities which are or may be established for the government thereof; that I will endeavor to support, maintain and defend the Constitution and laws of said State, not inconsistent with the Constitution of the United States, to the best of my knowledge and ability; and that I will faithfully discharge the duties of my office as Mayor, so help me God.

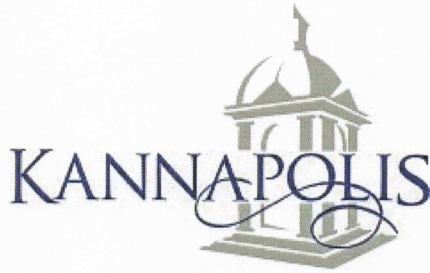
This 8th day of December 2025.


George Douglas Wilson

Sworn to and subscribed before me,
this 8th day of December 2025:



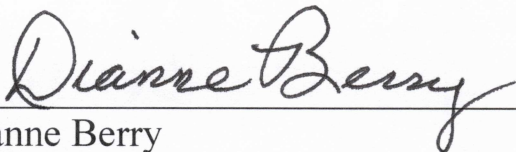
The Honorable Martin B. McGee
Superior Court Judge



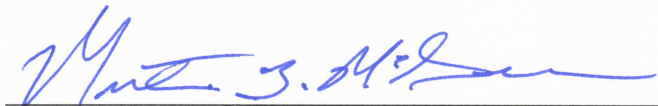
OATH

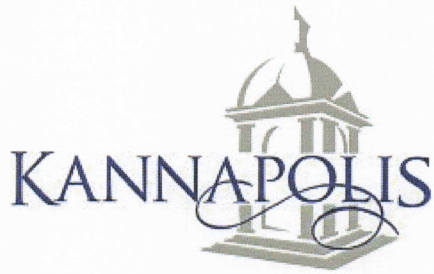
I, Dianne Berry, do solemnly swear (or affirm) that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as a Member of the Kannapolis City Council of the City of Kannapolis, so help me God.

This 8th day of December 2025.


Dianne Berry

Sworn to and subscribed before me,
this 8th day of December 2025:


The Honorable Martin B. McGee
Superior Court Judge



OATH

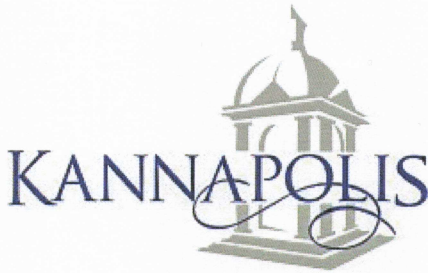
I, Isaiah Payne, do solemnly swear (or affirm) that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as a Member of the Kannapolis City Council of the City of Kannapolis, so help me God.

This 8th day of December 2025.

Isaiah Payne

Sworn to and subscribed before me,
this 8th day of December 2025

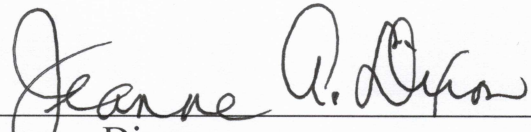
The Honorable Grant L. Campbell
North Carolina State Representative



OATH

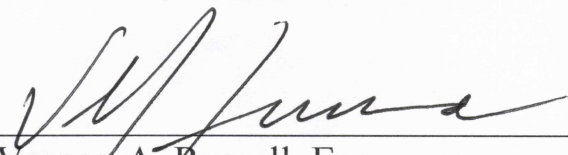
I, Jeanne Dixon, do solemnly swear (or affirm) that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as a Member of the Kannapolis City Council of the City of Kannapolis, so help me God.

This 8th day of December 2025.

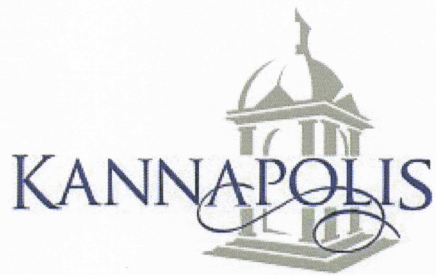


Jeanne Dixon

Sworn to and subscribed before me,
this 8th day of December 2025:



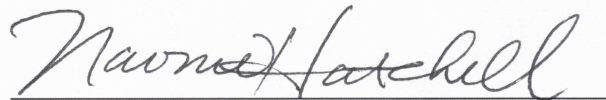
Vernon A. Russell, Esq.
Notary Public



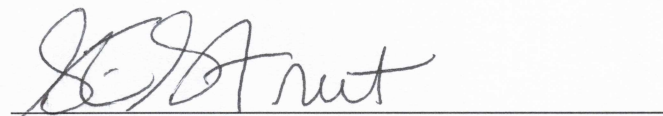
OATH

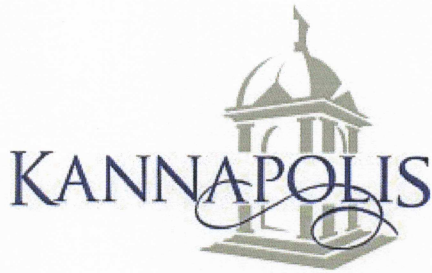
I, Naomi Hatchell, do solemnly swear (or affirm) that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as a Member of the Kannapolis City Council of the City of Kannapolis, so help me God.

This 8th day of December 2025.


Naomi Hatchell

Sworn to and subscribed before me,
this 8th day of December 2025:


The Honorable Beth Street
District Court Judge



OATH

I, Ryan Dyer, do solemnly swear (or affirm) that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as Mayor Pro tem of the City of Kannapolis, so help me God.

This 8th day of December 2025.

B. Dyer

Sworn to and subscribed before me,
this 8th day of December 2025:

M. B. McGee

The Honorable Martin B. McGee
Superior Court Judge

**CITY OF KANNAPOLIS
CITY COUNCIL
BUSINESS MEETING MINUTES
October 13, 2025**

A work session meeting of the Kannapolis City Council was held on Monday, October 13, 2025, at 4:30 P.M., Kannapolis City Hall located at 401 Laureate Way, Kannapolis, NC.

CITY COUNCIL MEMBERS PRESENT:

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

Council Members Absent: Jeanne Dixon

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:	Tracy Winecoff	Richard Smith
	Michael Dodge	Gerald Faulkner
	Alex Anderson	Oscar Hopkins
	Michael Rattler	Kristin Jones
	TJ Cook	Tyra Cunningham
	Gary Mills	Travis Barnhardt
	Terry Spry	Irene Wong
	Elizabeth McCarty	

Visitors Present:	K Wilkerson	Joe Hatley
	Michael Baonet	Phil Goodman
	Avery Whitaker	Grant Rader
	Judy Hammett	Sophia Wilkerson
	Zach Erwin	Susan Barr
	Janet Briggs	Jamier Kirkey
	Joyce Gibson	

1 **CALL TO ORDER AND WELCOME**

2 Mayor Hinnant called the meeting to order and welcomed all in attendance. He led a moment of silent
3 prayer, followed by the Pledge of Allegiance by Mayor Pro tem Berry.
4

5 **ADOPTION OF AGENDA**

6 Mayor Hinnant called for a motion regarding the Agenda. Councilmember Jackson made the motion
7 to approve, second by Councilmember Dayvault and the motion was unanimously approved.
8

9 **PROCLAMATIONS AND RECOGNITIONS**

10 Mayor Hinnant read Proclamations recognizing Fire Prevention Week, Customer Service Week and
11 Community Planning Month and presented to each respective department Director.
12

13 **CONSENT AGENDA**

14 Mayor Hinnant called for a motion on the Consent Agenda. Councilmember Wilson made the motion
15 to approve all items on the Consent Agenda, second by Councilmember Kincaid and the motion was
16 unanimously approved.
17

18 First Reading TA-2025-03 for Kannapolis Development Ordinance (KDO) Text Amendment to Table
19 4.2.B(5) and Section 4.2.D(5)d. (Richard Smith, Planning Director) (Copy included as Agenda Item:
20 E.A.).
21

22 First Reading TA-2025-05 for Kannapolis Development Ordinance (KDO) Text Amendment to
23 Section 3.8.F(4)b.3 (Richard Smith, Planning Director (Copy included as Agenda Item: E.B.).
24

25 First Reading TA-2025-06 for Kannapolis Development Ordinance (KDO) Text Amendment to
26 several sections (Richard Smith, Planning Director) (Copy included as Agenda Item E.C.).
27

28 Ordinance for Budget Amendment #26-18 appropriating CDBG program income for urgent repairs
29 (Sherry Gordon, Community Development Program Administrator; Kristin Jones, Budget and
30 Strategy Director) (Copy included as Agenda Item E.D.).
31

32 Ordinance for Budget Amendment #26-19 appropriating insurance proceeds for train repairs at
33 Village Park (Kristin Jones, Budget and Strategy Director; Gary Mills, Parks & Recreation Director)
34 (Copy included as Agenda Item E.E.).
35

36 Ordinance for Budget Amendment #26-20 appropriates funding for the Building Integrated
37 Communities Agreement between the City and UNC (Kristin Jones, Budget and Strategy Director;
38 Irene Wong, Economic & Community Development Director) (Copy included as Agenda Item E.F.).
39

40 Ordinance for Budget Amendment #26-21 appropriating funds to establish a special revenue fund for
41 State and Federal Asset Forfeiture funds (Kristin Jones, Budget and Strategy Director; Brian Roberts,
42 Finance Director) (Copy included as Agenda Item E.G.)
43

44 Ordinance for Budget Amendment #26-22 appropriating funds to establish a special revenue fund for
45 Kannapolis Youth Development Programs (Kristin Jones, Budget and Strategy Director) (Copy
46 included as Agenda Item E.H.)
47

1 Ordinance for Budget Amendment #26-23 decreases budgets in the General Fund for Special Revenue
2 Funds in the Police Department (Kristin Jones, Budget and Strategy Director) (Copy included as
3 Agenda Item E.I.)
4

5 Monthly Wastewater Allocations Report (Alex Anderson, Director of Water Resources; Gerald
6 Faulkner, Water Treatment Manager) (Copy included as Agenda Item E.J.)
7

8 **BUSINESS AGENDA**

9 **Discussion – New City of Kannapolis Personnel Policy (Heather James, Human Resources** 10 **Director) (Copy included as Agenda Item F.A.).**

11 Ms. James recognized HR Consultant Susan Nunn for her significant assistance in the personnel policy
12 rewrite. She noted that the current policy was originally adopted in 1995, when the City had fewer than
13 200 employees, and that this is the first comprehensive review since then. The City has since grown to
14 440 full-time and more than 200 part-time positions. Ms. James also provided an overview of current
15 workforce demographics.
16

17 Ms. James stated that high-level updates include at-will employment language and clarification of the
18 City Manager's hiring/termination authority, with delegation to the Deputy City Manager. Other
19 changes include updated language for Americans with Disabilities (ADA), Equal Employment
20 Opportunity (EEO), workplace violence, and harassment and retaliation. Standards for workplace
21 conduct, recruitment and performance have also been updated. Ms. James added that employee
22 feedback continues to show that pay and benefits are top priorities, reflected in Council's ongoing
23 investments and the City's low vacancy rate.
24

25 Ms. James continued by outlining several enhancements, including expanded benefits for part-time
26 employees and recent improvements for full-time staff such as day-one benefits and paid caregiver
27 leave. She noted additional updates such as flexible holidays, well-being leave, expanded bereavement
28 and military leave, and a streamlined shared leave bank. Part-time and temporary employees will also
29 receive double holiday pay, higher on-call pay, and increased tuition reimbursement.
30

31 Mayor Pro-tem Berry asked for clarification on the flexibility to transfer unused sick and vacation to
32 other local government entities. Ms. James responded that the City currently allows employees to
33 transfer up to 80 hours and that the new policy expands that option so that if the time is active, it is
34 transferable.
35

36 Under the new policy, retiree health insurance will no longer be offered to new hires, though current
37 eligible employees remain covered. The long-standing separation allowance will be retained for current
38 staff but replaced with a retention bonus for future hires, based on years of service with Kannapolis and
39 deposited into a 457(b). Additional retention incentives are proposed for employees aged 62–67 to help
40 bridge the gap to Social Security.
41

42 Councilmember Dayvault asked for clarification regarding on-call pay as well as the converted
43 separation allowance to retention bonus. Ms. James explained that on-call employees receive one
44 hour of pay for each day they are on-call plus an additional two (2) hours of pay if they are called
45 back to work. Under the proposed policy, the on-call pay would increase to 1.5 hours per day on
46 weekends and 2 hours per day on holidays with the call-back pay remaining the same. The proposed
47 policy improves competitiveness with other local governments, provides stronger incentive for

1 employees to be available and supports operational reliability for essential services. Ms. James
2 explained that employees hired after January 1, 2026, will still be eligible for a retention bonus, but
3 that it would strictly be based on years of service with Kannapolis.

4
5 Councilmember Wilson asked how the information is being communicated to employees. Ms. James
6 responded that HR would support employee communication and training through recorded
7 overviews, department meetings, and required acknowledgments, with opportunities for anonymous
8 feedback as needed. City Manager, Mike Legg, added that information and links were provided to
9 employees in a newsletter as well as a follow-up email. He acknowledged the volume of information
10 and stated that Council will have a month to review the proposed changes before considering
11 adoption.

12
13 Councilmember Dayvault expressed several concerns regarding the proposed policy changes. He
14 noted the impact of eliminating retiree health insurance for future hires, emphasizing that such
15 benefits are important for maintaining the City's competitive vacancy rate. He also raised concerns
16 about the provision preventing family members from working in the same department, noting the
17 City's long history of multigenerational employees and the value that tradition brings.
18 Councilmember Dayvault questioned the policy allowing searches of personal property and vehicles
19 and asked for clarification on its intent and legal basis. Additionally, he highlighted the requirement
20 for part-time employees to work at least 200 hours per year to maintain employment status, noting
21 that the City had previously lost a high-performing Parks employee due to this rule. Finally, he
22 requested further clarification on the proposed separation allowance and retention pay changes.

23
24 Councilmember Jackson requested a report detailing employee ages, and Ms. James confirmed she
25 would provide that information.

26
27 Mayor Pro tem Berry asked about pension eligibility for employees who leave and return and echoed
28 Mr. Dayvault's concerns about the discontinuation of retiree health insurance. Ms. James explained
29 that eligibility depends on the hire date and five years of continuous service and noted that the
30 insurance change reflects significant City costs and loyalty-based tiers.

31
32 Councilmembers Dayvault and Wilson emphasized the importance of employee feedback. Mr. Legg
33 agreed, noting the challenges of soliciting feedback directly, and stated that staff will track and
34 compile input to provide Council with feedback for the public hearing. He added that ultimately,
35 employees are responsible for speaking up.

36
37 **Discussion – Public Speakers Policy Revisions (Andrew Kelly, City Attorney) (Copy included**
38 **as Agenda Item F.B.).**

39 Mr. Kelly provided an overview of the proposed changes to the Public Speakers Policy, noting that
40 several clarifications were made to align terminology with state statutes, including identifying the
41 presiding officer as the Mayor or Mayor Pro Tem and specifying that public hearings also encompass
42 legislative hearings. The section previously titled "Standards" has been renamed "Rules of Procedure
43 and Decorum." Council was asked to consider whether the public comment period should remain at
44 the end of the agenda or be moved, and whether a defined sign-up deadline should be implemented
45 for both public comment and public hearings to improve efficiency and support the requirements of
46 legislative hearings.

1 The discussion also addressed whether speaker time limits should remain fixed at four minutes or be
2 adjusted based on the number of speakers. Several Council members expressed opposition to
3 modifying time limits, emphasizing that the recent increase from three to four minutes was driven by
4 public feedback and should remain consistent. Legislative hearings would continue to allow
5 applicants ten minutes, with the option to reserve a portion of that time for rebuttal. For public
6 comment, only printed materials would be accepted, while applicants in legislative hearings could
7 use visual presentations such as PowerPoints, subject to IT approval.

8
9 Mr. Kelly explained that the rules of decorum had been expanded to provide clearer guidance for both
10 the presiding officer and the public. The updated rules outline expectations for civility, prohibit
11 disruptive audience behavior, clarify parameters for signs, and require speakers to address Council
12 from the podium microphone unless accommodations are necessary. Restrictions governing the
13 content of speech were removed due to legal concerns. The policy continues to allow groups of four
14 or more to voluntarily select a spokesperson who may speak for ten minutes. Speakers may address
15 Council once during the public comment period but may also speak separately at public hearings on
16 specific items.

17
18 Mr. Kelly concluded by stating that he would revise the draft policy based on Council's feedback and
19 prepare a PowerPoint presentation identifying which provisions are required by statute for the benefit
20 of both Council and the public.

21
22 **Discussion – City Facility Rentals and Fees (Mike Legg, City Manager) (Copy included as**
23 **Agenda Item F.D.).**

24 Mr. Legg thanks the Parks and Recreation staff as well as Budget and Strategy Director, Kristin Jones,
25 for their work in completing a comparative analysis of facility usage, fee competitiveness and cost
26 recovery regarding City facility rentals and fees. He reported that the demand for facility usage during
27 weekends is extremely high across all facilities but especially so of the Laureate Center and Train
28 Station. The current rental rates fall on the low-to-mid end of the market compared to similar public
29 and private facilities with the overall pricing being competitive and appropriate.

30
31 Mr. Legg also reported that while the smaller social and professional events typically run at a deficit,
32 the larger events tend to generate revenue, helping to subsidize the smaller events. The expenses
33 associated with facility rentals include staffing for setup, cleanup and event coordination, utilities,
34 supplies and capital replacement such as tables, chairs, and equipment. He talked about the reciprocal
35 relationship the City has with Kannapolis City schools where the City uses many of their fields and
36 gym facilities in exchange for free access to City facilities which results in a public benefit beyond
37 revenue.

38
39 Based on the analysis, and the current resident discount, staff does not recommend any changes to the
40 fee schedule, but if Council wants to adjust fees, suggested increasing weekend rental rates while
41 reducing weekday rates to increase usage during lower-demand times, and consider offering optional,
42 chargeable services such as décor support and coordination assistance.

43
44 Councilmember Wilson questioned whether facility rentals generate a net positive revenue. Mr. Legg
45 explained that expenses are spread across multiple departments, making it difficult to determine
46 profitability without creating a dedicated business unit. Revenue can be provided, but fully isolating
47 expenses will take additional work. Councilmember Wilson also asked whether the Swanee and park

1 shelters are being effectively marketed. Mr. Legg noted that shelters stay consistently booked, while
2 the Swanee has unused daytime capacity and that marketing is difficult because of fluctuating event
3 schedules. He acknowledged that increasing outreach, especially for weekday corporate use, is
4 possible.

5
6 Councilmember Dayvault suggested potential fee adjustments for the Laureate Center could include
7 lowering weekday rates for residents to incentivize weekday usage, while keeping non-resident and
8 private rates the same. Both he and Councilmember Jackson agreed that there is a significant need to
9 increase awareness, attendance, and revenue by improving marketing.

10
11 **CLOSED SESSION**

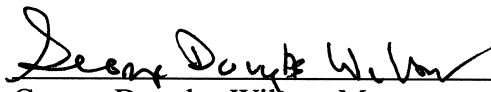
12 Mayor Pro tem Berry made the motion to enter into Closed Session pursuant to G.S. 143-318.11 (a)
13 (3) to consult with an attorney in order to preserve the attorney-client privilege; G.S. 143.318.11 (a)
14 (4) for discussing matters relating to the location or expansion of industries or businesses in the area;
15 and G.S. 143-318.11 (a)(6) for the purpose of discussing personnel matters. Second by
16 Councilmember Wilson and unanimously approved.

17
18 Council went into Closed Session at 6:08 PM.

19
20 **MOTION TO ADJOURN**

21 There being no further business, Councilmember Dayvault made motion to adjourn, second by
22 Councilmember Wilson, and unanimously approved.

23
24 The meeting adjourned at 8:25 P.M. on Monday, October 13, 2025.

25
26
27
28 
29 George Douglas Wilson, Mayor
30 City of Kannapolis

31
32 
33 Pam Scaggs, CMC, NCCMC
34 City Clerk

**CITY OF KANNAPOLIS
CITY COUNCIL
BUSINESS MEETING MINUTES
October 27, 2025**

A Business Meeting of the Kannapolis City Council was held on Monday, October 27, 2025, at 6:00 P.M., Kannapolis City Hall located at 401 Laureate Way, Kannapolis, NC.

CITY COUNCIL MEMBERS PRESENT:

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

Council Members Absent: None

City Manager: Mike Legg

Assistant City Manager: Wilmer Melton

City Attorney: Andrew Kelly

City Clerk: Pam Scaggs

Staff Present:	Kirk Beard	Kristin Jones
	Brian Roberts	Gerald Faulkner
	Elizabeth McCarty	Greg Summitt
	Jeremy Brown	Matthew Callan
	TJ Cook	Chris Morris
	Chase Abernathy	Billy Winecoff
	Irene Wong	Alex Anderson
	Richard Smith	Gary Mills

Visitors Present:	Zach Erwin	Judy Mannett
	Phil Goodman	Joe Hatley
	Robert Pinkston	Sara Newell
	Jamie Richardson	Tom Richardson
	Craig Crew	Josh Teague
	Claudia Teague	Pam Smith
	Tonda Childers	Justin Lewter
	Naomi Hatchell	Chenoa Fernandez
	Zada Jones	Mark Spitzer
	David Winecoff	Tammy Winecoff
	Kristen Roseman	Britney Thomas
	Joseph Deal	Phillip Aldlete

1 Jim Quick
2 Angela Hale
3 Ryan Griffin
4

James Moon
Andrea Griffin
Tracy McGinnis

5 **CALL TO ORDER AND WELCOME**

6 Mayor Hinnant called the meeting to order and welcomed all in attendance. He led a moment of silent
7 prayer, followed by the Pledge of Allegiance by Councilmember Kincaid.
8

9 **ADOPTION OF AGENDA**

10 Mayor Hinnant called for a motion regarding the Agenda. Councilmember Jackson made the motion
11 to approve, second by Councilmember Dixon and the motion was unanimously approved.
12

13 **PROCLAMATIONS AND RECOGNITIONS**

14 Mayor Hinnant issued two proclamations in recognition of Veterans Day and Breast Cancer
15 Awareness Month, presenting the Veterans Day proclamation to resident and veteran Phil Goodman.
16

17 Chief Winecoff recognized firefighters Billy Winecoff and Matthew Callan for their recent
18 promotions. Mr. Callan was pinned by his Captain, Jeremy Brown and was promoted to Firefighter.
19 Mr. Winecoff was pinned by his wife and promoted to Fire Captain. Council members congratulated
20 both on their well-deserved promotions.
21

22 **CONSENT AGENDA**

23 Mayor Hinnant called for a motion on the Consent Agenda. Councilmember Dayvault made the
24 motion to approve, second by Councilmember Kincaid and the motion was unanimously approved.
25

26 Ordinance – Budget Amendment #26-24 appropriates CDBG program income to be used for urgent
27 repairs. (Kristin Jones, Budget and Strategy Director; Irene Wong, Economic & Community
28 Development Director) (Copy included as Agenda Item: E.A.).
29

30 **BUSINESS AGENDA**

31 **Public Hearing & Resolution – Development Agreement #2025-11 STKR Cannon, LLC**
32 **(Cannon Manor Amendment) (Richard Smith, Planning Director) (Copy included as Agenda**
33 **Item F.A.).**

34 Mr. Smith directed Council's attention to the site plan and talked about the previously approved
35 Development Agreement with STKR Cannon, LLC (the "developer") which consisted of 70 single
36 family residential detached units with two and three-bedroom units. He explained that the existing
37 Development Agreement did not define the gallons per day (GPD) and was specific to the number of
38 overall units, not the number of bedrooms. Mr. Smith added that half of the project has been constructed
39 but the developer is seeing a demand for 4-bedroom units. The proposed amendment would increase
40 the sewer allocation by 2,625 GPD to allow for an additional 35 bedrooms.
41

42 Councilmembers Dixon and Jackson expressed concern regarding impacting other projects by
43 approving the amendment and the possibility that approving the amendment could cause legal issues.
44

45 Mr. Smith responded that some sewer allocation is held in reserve for situations like this and that the
46 requested has been reviewed by City Attorney, Andrew Kelly.

1 There being no additional questions or comments, Mayor Hinnant opened the Public Hearing which
2 was closed without public comment.

3
4 Mayor Hinnant asked for a motion to approve the Resolution adopting the Ordinance approving
5 execution of the amendment to the Development Agreement. Motion to approve was made by
6 Councilmember Dixon, second by Councilmember Dayvault and approved 6-1 with Pro tem Berry
7 dissenting.

8
9 **Public Hearing & Resolution – Development Agreement #2025-12 Lennar Carolinas, LLC**
10 **(Summerlyn Village Amendment) (Richard Smith, Planning Director) (Copy included as**
11 **Agenda Item F.B.).**

12 Mr. Smith stated that the proposed amendment to the Development Agreement with Lennar
13 Carolinas, LLC is similar to the previous request in that the developer has seen a demand for 4-
14 bedroom units and is requesting an increase of sewer allocation by 14,720 GDP to allow for 196
15 additional bedrooms. He directed Council's attention to the site plan and stated that the project was
16 approved for 220 single family detached and 152 single family attached units.

17
18 There being no additional questions or comments, Mayor Hinnant opened the Public Hearing which
19 was closed without public comment.

20
21 Mayor Hinnant asked for a motion to approve the Resolution adopting the Ordinance approving
22 execution of the amendment to the Development Agreement. Motion to approve was made by
23 Councilmember Wilson, second by Councilmember Dayvault and approved 6 to 1 with Mayor Pro tem
24 Berry dissenting.

25
26 **Public Hearing TA-2025-05 – Kannapolis Development Ordinance (KDO) Text Amendment to**
27 **Section 3.8.F(4)b.3 (Richard Smith, Planning Director) (Copy included as Agenda Item F.C.).**

28 Mr. Smith stated that the proposed text amendment is to allow vehicle sales and service use within
29 the Thoroughfare Protection Overlay (TPO) of Dale Earnhardt Boulevard. He provided a map
30 depicting location of the TPO and explained that the TPO extends from Interstate 85 to Cannon
31 Boulevard (Highway 29). Mr. Smith added that the Planning and Zoning Commission unanimously
32 recommended approval of the proposed amendment with conditions that the site must have frontage
33 on an arterial or major collector road; the site is within 500 feet of an intersection with an access ramp
34 to Interstate 85; and no vehicles are displayed or stored on site.

35
36 Councilmember Dayvault asked for the location of the proposed use. Mr. Smith responded that the
37 proposed location would be the corner of Roxie Street and Dale Earnhardt Boulevard.
38 Councilmember Jackson asked about the square footage of the proposed building. Mr. Smith
39 explained that there is no site plan associated with the proposed amendment at this time and that the
40 property owner requested the text amendment for future use.

41
42 There being no additional questions or comments, Mayor Hinnant opened the Public Hearing which
43 was closed without public comment.

44
45 Mayor Hinnant asked for a motion to approve the Resolution adopting a Statement of Consistency.
46 Motion to approve was made by Councilmember Dayvault, second by Mayor Pro tem Berry and
47 unanimously approved.

1
2 Mayor Hinnant asked for a motion to approve the proposed text amendments. Motion to approve
3 was made by Councilmember Kincaid, second by Councilmember Wilson and unanimously
4 approved.
5

6 **Public Hearing TA-2025-06 – Kannapolis Development Ordinance (KDO) Text Amendments**
7 **to several sections (Elizabeth McCarty, Assistant Planning Director; Richard Smith, Planning**
8 **Director) (Copy included as Agenda Item F.D.).**

9 Ms. McCarty presented Text Amendment TA-2025-06, explaining that staff regularly reviews the
10 KDO and identified 14 amendments for Council consideration. These 14 amendments were reviewed
11 by the Planning & Zoning Commission in August who recommended approval. She summarized the
12 changes, beginning with the need to establish a parking requirement for event centers, one space per
13 three guests. Ms. McCarty also explained amendments related to accessory dwelling units (ADUs),
14 noting that ADUs are permitted where single-family detached homes are allowed and because the
15 Mixed-Use Neighborhood (MUN) zoning district has a zero side setback that conflicts with ADU
16 standards, staff proposes a 10-foot side setback to match other accessory uses. Several amendments
17 address mobile modular classrooms, including adding them to the temporary use table, allowing them
18 in districts where schools or places of worship are permitted, establishing a two-year limit, requiring
19 landscaping and façade considerations when visible from the street, and adding a formal definition.
20

21 Ms. McCarty continued with a set of amendments with regard to mobile food vendors in the Midway
22 area. Staff proposes allowing food vendors on vacant commercial lots, permitting overnight parking,
23 and allowing drive-through service with Planning Director approval, with temporary permits
24 remaining valid as long as all requirements are met. She also reviewed proposed updates to the vehicle
25 sales and service category, including allowing commercial vehicle sales and rentals in the Light
26 Industrial district. This amendment caused a split vote with the Planning and Zoning Commission
27 and raised concerns from Councilmember Dayvault about impacts on Highway 73 and the history of
28 allowances in the former C-2 (General Commercial) district. Ms. McCarty also recommended
29 removing outdated references to commercial vehicle repair in the General Commercial (GC) district.
30

31 Ms. McCarty stated that additional changes include requiring invisible perimeter fences to be placed
32 outside the public right-of-way; removing references to a deleted subdivision access table; clarifying
33 buffer requirements in the landscaping section; and cleaning up outdated symbols in Appendix 2.
34

35 Councilmembers Dixon and Dayvault asked questions regarding publication requirements for
36 invisible fences and impacts to existing commercial vehicle repair businesses. Ms. McCarty
37 responded that the invisible fence amendment aligns with all other fence requirements and that
38 existing commercial vehicle repair businesses would be considered legally nonconforming and
39 allowed to continue. Mayor Pro tem Barry asked about the applicability to current Midway food
40 vendors and Ms. McCarty confirmed that current vendors also continue. After discussion,
41 Councilmember Dayvault made the motion to remove Amendment #9 from consideration, second by
42 Councilmember Wilson and unanimously approved.
43

44 There being no additional questions or comments, Mayor Hinnant opened the Public Hearing.
45

46 Zach Erwin stated that residents should have been given the opportunity to comment on all proposed
47 amendments before any were removed from consideration prior to the Public Hearing.

1
2 There being no additional questions or comments, Mayor Hinnant Closed the Public Hearing.
3

4 Mayor Hinnant asked for a motion to approve the Resolution adopting a Statement of Consistency.
5 Motion to approve was made by Councilmember Dayvault , second by Councilmember Wilson and
6 unanimously approved.
7

8 Mayor Hinnant asked for a motion to approve the proposed text amendments. Motion to approve
9 was made by Mayor Pro tem Berry, second by Councilmember Wilson and unanimously approved.
10

11 **CITY MANAGER REPORT**

12 Nothing to report
13

14 **CITY COUNCIL COMMENTS**

15 Councilmember Dayvault asked for an update on plans to display the Martin Luther King Jr. name
16 on the new bridge, noting previous back-and-forth discussions. Mr. Legg explained that NCDOT has
17 a policy allowing only one honorary designation statewide for an individual or group, and since a
18 section of NC 401 was dedicated to Dr. King in 1994, they will not approve an honorary naming of
19 the bridge itself. However, NCDOT indicated they can mark or stencil “Martin Luther King Jr.
20 Avenue” on the bridge structure because it reflects the name of the roadway crossing Highway 29.
21 Additional city-installed signage is not permitted, so this marking would be done by NCDOT. Mr.
22 Legg added that the request to name the Rogers Lake Road bridge in honor of late Representative
23 Linda Johnson is currently moving through the required submission process.
24

25 Councilmember Dixon requested an update on the previously discussed tribute for Ms. Corinne
26 Cannon. Mr. Legg explained that the effort is still in progress but emphasized that it will largely need
27 to be a grassroots initiative. He noted that while the City can support the project, it is not solely a
28 municipal function and will require coordination with the neighborhood and others to ensure they
29 stay informed and can help guide the effort.
30

31 **SPEAKERS FROM THE FLOOR**

32 Robert Pinkston asked Council to consider adding pickleball courts at the unused former softball field
33 in Centerview. He noted that pickleball is growing in popularity, the site already has parking, restrooms,
34 and a nearby play area, and the location is within walking distance of local schools. He asked the City
35 to conduct a cost analysis and consider the project as an opportunity to expand recreational options for
36 the community.
37

38 Justin Lewter asked for an update on the MLK Jr. Bridge, noting that construction has been inactive and
39 residents deserve an explanation, whether related to the state budget or another issue. He also expressed
40 concern that federal public assistance may end in five days, which would significantly affect many
41 citizens and local grocery stores. He urged the City to establish a plan to help residents if this occurs.
42

43 Zada Jones addressed the Council on accountability, compassion, and leadership, emphasizing the
44 importance of caring for the vulnerable. She highlighted animal welfare, noting overcrowding in local
45 shelters and the struggles of pets waiting for adoption, urging leaders to take action through stronger
46 laws and community support. She also spoke about the need for youth engagement and fair justice after

1 an incident in July where an autistic man was attacked downtown, stressing that communities should
2 act proactively to prevent harm. Drawing on her family's legacy of civic involvement, she called on
3 candidates and leaders to prioritize integrity, action, and compassion over appearances or connections.
4 She closed by urging the City to support families affected by potential government shutdowns,
5 reminding leaders to go beyond expectations to help those in need.

6
7 Chenoa Fernandez addressed Council on the importance of character and family values in leadership.
8 She emphasized that true leaders demonstrate integrity, compassion, and a commitment to community,
9 starting with nurturing and valuing their own families. She encouraged voters to consider how
10 candidates prioritize relationships, community engagement, and listening to the voices of citizens,
11 urging the selection of leaders who foster connection, accountability, and care for all generations in
12 Kannapolis.

13
14 Phil Goodman addressed the Council on public speaking procedures. He emphasized that citizens
15 should have the opportunity to speak before votes are cast, not after, and suggested public comment be
16 allowed at both monthly meetings to accommodate different schedules. He also noted the importance
17 of ensuring speakers are audible and advocated for flexibility in addressing either the full Council or
18 individual members when raising concerns, provided it is done respectfully.

19
20 Jim Quick, a Concord resident, addressed Council regarding the CK Rider system and comments made
21 on Facebook. While he does not pay property taxes in Kannapolis, he enjoys the city's amenities and is
22 concerned about transit efficiency. He noted that the reported 415,000 riders likely reflects annual rides,
23 not residents, and observed that buses often run nearly empty, even during early and late hours. Mr.
24 Quick encouraged exploring alternative transportation options, such as micro-transit systems, to better
25 serve citizens and employees, while emphasizing the importance of respectful dialogue among Council
26 members.

27
28 Angela Hale addressed concerns about the city's planning and code enforcement. She cited three
29 junkyards on Ridge Avenue that appear to be partially addressed despite repeated calls to the planning
30 department. Ms. Hale also criticized the appearance of a new convenience store and the approval
31 process for new homes, noting that recent constructions do not match the neighborhood's aesthetics.
32 She expressed frustration that the planning department seems to approve developments without regard
33 for established neighborhoods, while roads and infrastructure continue to deteriorate. She questioned
34 the department's effectiveness and emphasized the community's growing dissatisfaction with how
35 development and maintenance are handled.

36
37 Tracy McGinnis voiced his concerns regarding individual rights and government regulations. He
38 expressed frustration with fishing, hunting, marriage, and driver's license requirements as he believes
39 they infringe on constitutional freedoms. Mr. McGinnis shared that he returned his driver's license to
40 avoid being "under contract" with the state, citing Fourth Amendment concerns, and noted that he has
41 successfully defended himself in court despite this. He urged City Council or the City attorney to help
42 ensure his rights are recognized, possibly through a document he can carry to demonstrate his position.

43 44 **CLOSED SESSION**

45 Mayor Pro tem Berry made the motion to go into closed session pursuant to N.C.G.S. 143-318.11 (a)
46 (3) to consult with an attorney in order to preserve the attorney client privilege and N.C.G.S. 143.318.11

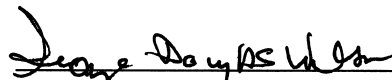
1 (a) (4) for discussing matters relating to the location or expansion of industries or businesses in the area.
2 Second by Councilmember Wilson and unanimously approved.

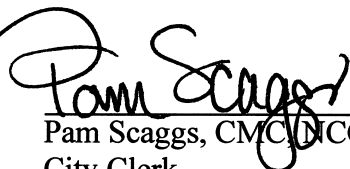
3
4 Council entered Closed Session at 7:20 PM.

5
6 **MOTION TO ADJOURN**

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

9
10 The meeting adjourned at 8:18 P.M. on Monday, October 27, 2025.

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George Douglas Wilson, Mayor
City of Kannapolis


Pam Scaggs, CMC, NCCMC
City Clerk



Kannapolis City Council

City Council Agenda Staff Report
December 8, 2025

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **PUBLIC HEARING** - Voluntary Annexation (A-2025-11) of 0.35 +/- acres of noncontiguous property located at 5516 Randolph Road - **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

1. Hold a Public Hearing for Annexation Case A-2025-11 to consider the voluntary annexation of approximately 0.35 +/- acres of noncontiguous property located at 5516 Randolph Road.
2. Motion to approve the Ordinance Extending the Corporate Limits of the City to include 5516 Randolph Road.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

With the City as the applicant and property owner, we have an application for voluntary annexation of approximately 0.35 +/- acres of noncontinuous property located at 5516 Randolph Road. The property is further identified as Cabarrus County Parcel Identification Number 56032836260000. This site is the location of an existing city water tank.

Prior to considering the Annexation Ordinance, pursuant to NCGS Chapter 160A-58 et seq., City Council must first direct the Clerk to Investigate the Intent to Annex and to Certify the Sufficiency of the Petition. City Council must also fix a Public Hearing date for consideration of the petition. At their November 24, 2025 meeting, City Council took action on all aforementioned items and set a Public Hearing for December 8, 2025.

Fiscal Implications

None

Alternate Courses of Action

1. Table actions to a future meeting.
2. Take no action.

Attachments

1. 2025-87 Ordinance to Extend Corporate Limits for Annexation 2025-11 5516 Randolph Road
2. Annexation Application
3. Certificate of Sufficiency
4. Resolution Directing Clerk to Investigate Intent to Annex
5. Resolution of Intent to Annex and Fix Date of PH
6. Black and White A-2025-11

7. Vicinity A-2025-11
8. Vicinity Color A-2025-11

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

Annexation 2025-11 – 5516 Randolph Road

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 8th day of December 2025, after due notice by the Salisbury Post on the 30th day of November and the 7th day of December as well as the Independent Tribune newspaper on the 2nd and 6th days of December 2025; and

WHEREAS, 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 City Council of the City of Kannapolis, North Carolina that:

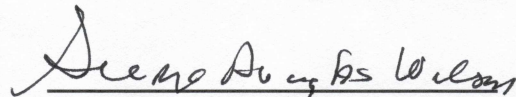
Section 1. By virtue of the authority granted pursuant to N.C.G.S. Chapter 160A-58 *et seq*, the following described territory is hereby annexed and made part of the City of Kannapolis, North Carolina as of the 8th day of December 2025, and being more particularly described as Cabarrus County Parcel Identification Number 56032836260000.

SEE EXHIBIT A – METES AND BOUNDS DESCRIPTON and SURVEY

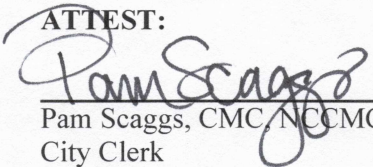
Section 2. Upon and after the 8th day of December 2025, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Kannapolis, North Carolina and shall be entitled to the same privileges and benefits as other parts 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 8th day of December 2025:


George Douglas Wilson, Mayor
City of Kannapolis

ATTEST:


Pam Scaggs, CMC, NCCMC
City Clerk

APPROVED AS TO FORM:

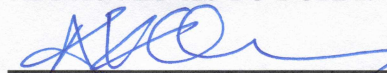
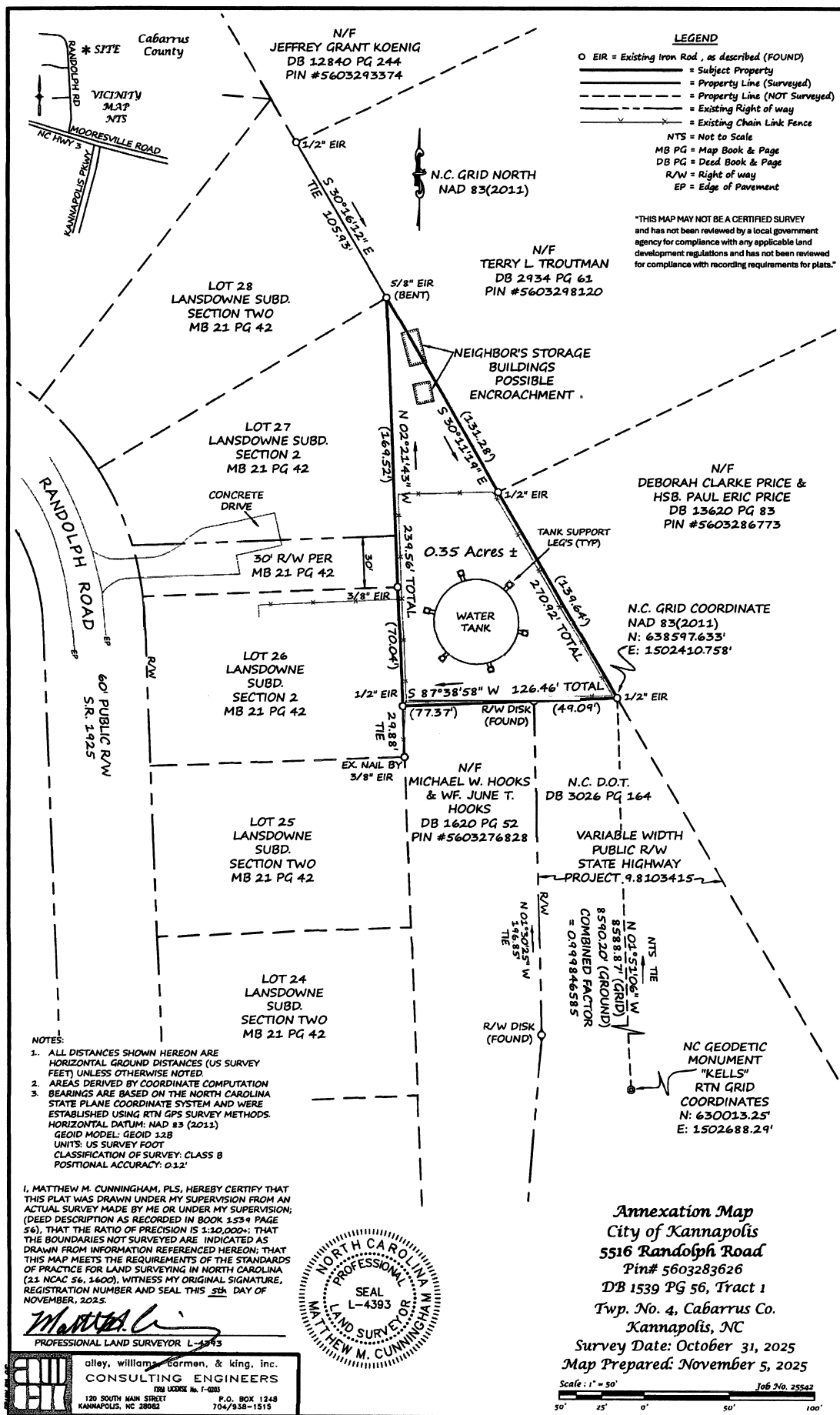

W. Andrew Kelly, City Attorney

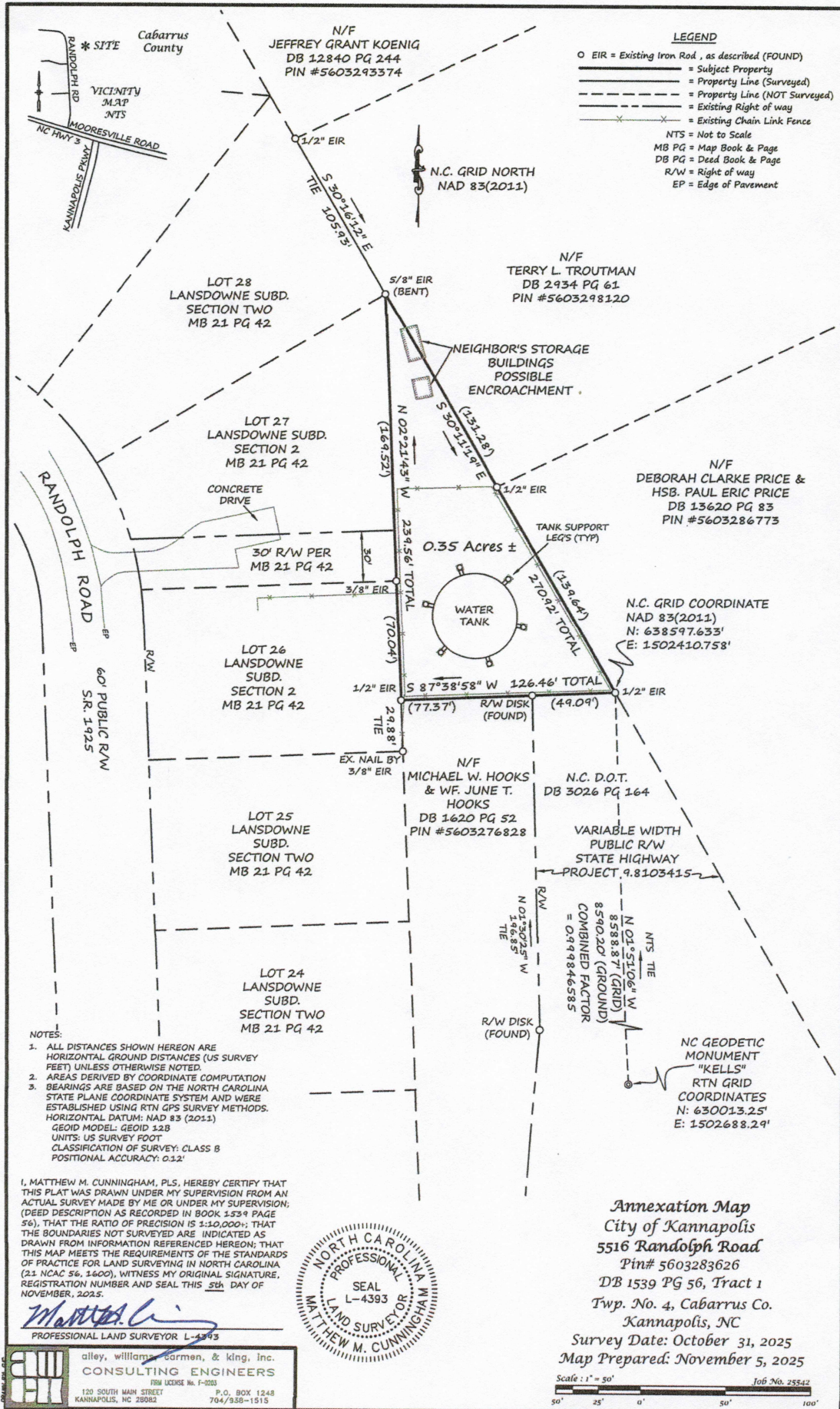
EXHIBIT A ANNEXATION

Lying and being in Number 4 Township, Cabarrus County, North Carolina being east of but not adjoining Randolph Road, S.R. 1925, said parcel having a parcel identification number of 5603 28 3626 and being more particularly described as follows:

Beginning at an existing ½" iron rod in the westerly line of Deborah Clark Price and Husband Paul Eric Price now or formerly, (Deed Book 13620, Page 83) said iron also being the northern line of North Carolina Department of Transportation variable width public right-of-way (Deed Book 3026, Page 164), State Highway Project 9.8103415, said iron having North Carolina Grid Coordinates, North American Datum of 1983 (NAD 83/2011) of N:638597.633' and E:1502410.758' and being N01°51'06"W a ground distance of 8590.20' and grid distance of 8588.87' and a combined factor of 0.999846585 from North Carolina Geodetic Monument "Kells" with North Carolina Grid Coordinates N: 630013.25' and E: 1502688.29'; **Thence** with the Northern line of North Carolina Department of Transportation and the northern line of Michael W. Hooks and Wife June T. Hooks, Now or Formerly (Deed Book 1620, Page 52) **S87°38'58"W** a total distance of **126.46'**, (passing a Right-of-way disk at 49.09') to an existing ½" iron rod in the line of Lot Number 26 of Lansdowne Subdivision, Section 2 (Map Book 21, Page 42), said Iron having a tie of 29.88' from Southeasterly corner of Lot Number 26 of the aforementioned subdivision; Thence from said iron runs along the line of Lot 26 and Lot 27 of Lansdowne Section Two **N02°21'43"W** a total distance of **239.56'** (passing a 3/8" existing Iron rod at 70.04' and being the common corner of Lots 26 and 27) to a 5/8" existing iron rod (bent) common corner of Lot's 27 and 28, in the line of Terry L. Troutman, Now or formerly (Deed Book 2934, Page 61) said iron also having a tie from Troutman's Northeasterly corner of S30°16'12"E at 105.93'; Thence along the line of Troutman and Price, **S30°11'19"E** a Total distance of **270.92'** (passing a ½" existing iron at 131.28') to the point of **Beginning**.

Containing 0.35 Acres, more or less as surveyed by Alley, Williams, Carmen and King, Inc. dated November 5, 2025. For Title reference see Deed Book 1539, Page 56 in the Office of the Register of Deeds of Cabarrus County, North Carolina. Property Address: 5516 Randolph Road Kannapolis, NC 28081







Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

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: 5516 Randolph Rd. Kannapolis, NC 28081

Applicant: City of Kannapolis

Address: 401 Laureate Way City: Kannapolis State: NC Zip: 28081

Contact number: 704-920-4249 Email: gfaulkner@kannapolisnc.gov

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:  Date: November 13, 2025



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

PETITION REQUESTING A NON-CONTIGUOUS ANNEXATION

Approval authority – City of Kannapolis City Council

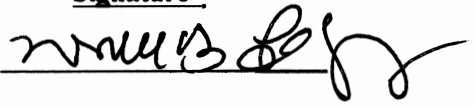
DATE: November 13, 2025

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 5516 Randolph Rd. Kannapolis, NC, further identified as Cabarrus County Parcel Identification Number 5603 28 3626 0000, is non-contiguous to the primary limits of the City of Kannapolis, is approximately 0.35 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>Michael B. Legg</u>	<u>401 Laureate Way, Kannapolis, NC 28081</u>	<u></u>
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____

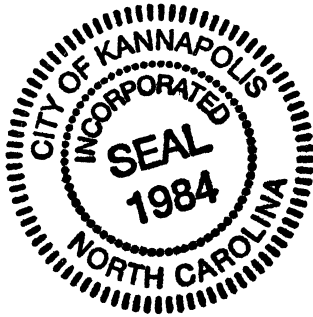
**Family members (e.g., husbands and wives) need to sign separately. Signatures for corporations, institutions, etc., are by those with the authority to sign legal documents.*

CERTIFICATE OF SUFFICIENCY
A-2025-11

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 24th day of November 2025.




Pam Scaggs, CMC, NCCMC
City Clerk

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

A-2025-11 – 5516 Randolph Road

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

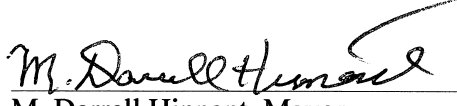
WHEREAS, N.C.G.S Chapter 160A-58 *et seq*, provide that the sufficiency of the petition shall be investigated by the City Clerk of the City of Kannapolis, North Carolina before further annexation proceedings consistent within the intent to annex can take place; and

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.

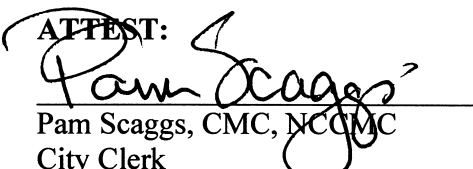
NOW, THEREFORE, BE IT RESOLVED by City Council of the City of Kannapolis, North Carolina that:

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 24th day of November 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-2025-11 – 5516 Randolph Road

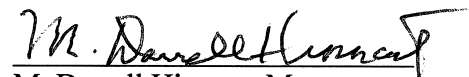
WHEREAS, pursuant to N.C.G.S Chapter 160A-58 *et seq.*, City Council may initiate annexation of real property noncontiguous to the City's boundary pursuant to a Petition for Annexation by all property owners located therein by adopting a Resolution stating its intent to annex the property described.

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

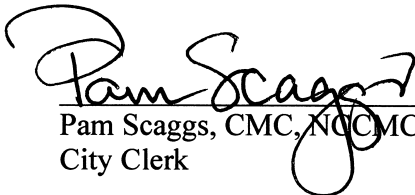
- Section 1. A public hearing on the question of annexation of the area described herein will be held at the Laureate Center, 401 Laureate Way, Kannapolis, NC at 6:00 PM on the 8th day of December 2025.
- Section 2. The area proposed for annexation is described as follows:

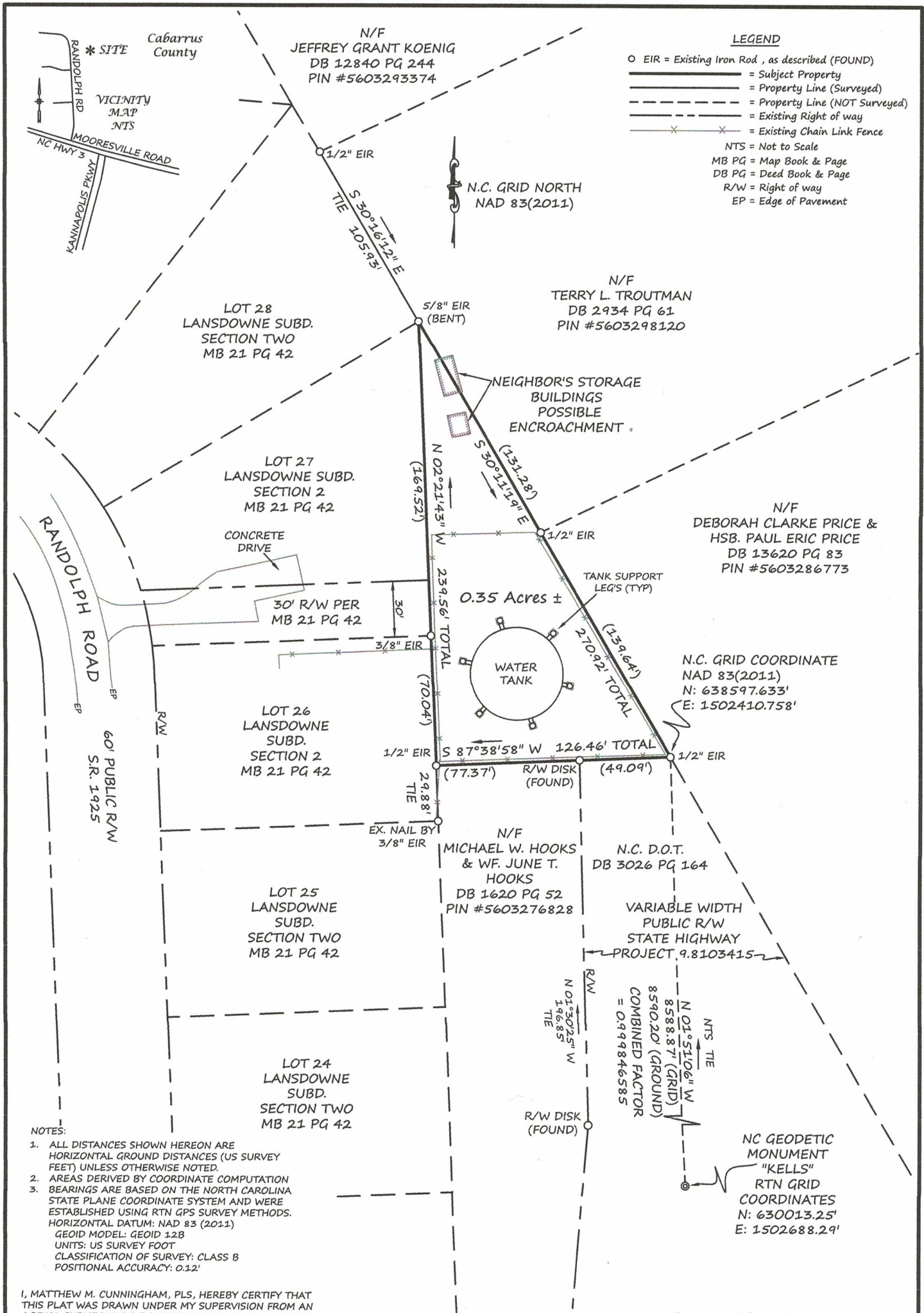
See attached Metes and Bounds Description and Annexation Survey.
- Section 3. Notice of public hearing shall be published in the Independent Tribune on Thursday, November 27th and Thursday, December 4th, 2025

ADOPTED this the 24th day of November 2025.


M. Darrell Hinnant, Mayor
City of Kannapolis

ATTEST:


Pam Scaggs, CMC, NCCMC
City Clerk



I, MATTHEW M. CUNNINGHAM, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION; (DEED DESCRIPTION AS RECORDED IN BOOK 1539 PAGE 56), THAT THE RATIO OF PRECISION IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION REFERENCED HEREON; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600), WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 5th DAY OF NOVEMBER, 2025.

Matthew M. Cunningham
PROFESSIONAL LAND SURVEYOR L-4393



alley, williams, carmen, & king, inc.
CONSULTING ENGINEERS
FIRM LICENSE No. F-0203
120 SOUTH MAIN STREET P.O. BOX 1248
KANNAPOLIS, NC 28082 704/938-1515

Annexation Map
City of Kannapolis
5516 Randolph Road
Pin# 5603283626
DB 1539 PG 56, Tract 1
Twp. No. 4, Cabarrus Co.
Kannapolis, NC
Survey Date: October 31, 2025
Map Prepared: November 5, 2025

Scale: 1" = 50'
Job No. 25542
50' 25' 0' 50' 100'

06561

* 23

CABARRUS COUNTY

RIGHT-OF-WAY EASEMENT

THIS RIGHT-OF-WAY EASEMENT, made and entered into this ____ day of _____, 198____, by and between J. R. FINGER AND COMPANY, INC., of Cabarrus County, North Carolina, hereinafter referred to as "GRANTOR" (whether singular or plural), and WATER AND SEWER DISTRICT OF CABARRUS COUNTY, NORTH CAROLINA, hereinafter referred to as "DISTRICT";

W I T N E S S E T H: that --

FOR AND IN CONSIDERATION of One Dollar (\$1.00) and other good and valuable consideration in hand paid by District to Grantor, receipt whereof is hereby acknowledged, Grantor does hereby give, grant and convey unto District, its successors and assigns, a perpetual Easement/Right-of-Way for public purposes ____ 30 ____ feet in width to go in and upon GRANTOR'S real property located in No. ____ 4 ____ Township, Cabarrus County, North Carolina, as more particularly described in a survey and map by Henningson, Durham and Richardson, Engineers, attached hereto as "Exhibit A" and incorporated herein by reference, together with a construction easement ____ feet in width on the ____ side of the permanent easement.

AND TO CONSTRUCT, MAINTAIN AND OPERATE in, upon and through said premises a utility line or lines (water, sewer or otherwise), with all necessary pipes and/or appurtenances, together with the right at all times of ingress, egress and regress thereon, and the right of entry upon said premises for the purpose of inspecting said line(s), making repairs or alterations thereon, and/or clearing obstructions that may, in the opinion of District, endanger or interfere with the proper maintenance and operation of same.

TO HAVE AND TO HOLD the aforesaid perpetual Right-of-Way Easement unto the District, its successors and assigns forever;

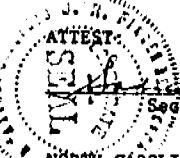
AND THE GRANTOR, for Grantor, Grantor's heirs, successors, personal representatives and assigns, does hereby covenant with District, its successors and assigns, that Grantor is seized of the premises in fee simple, that said premises are free from all encumbrances, that Grantor has good right and lawful authority to sell the same; and that Grantor will warrant and defend the said premises unto the District, its successors and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set his (its) hand and seal the day and year first above written.

GRANTOR:

J. R. FINGER AND COMPANY, INC.

By: John R. Finger

ATTEST:

Sandra W. Halbrook
 Secretary
 NORTH CAROLINA
 CABARRUS COUNTY

I, Sandra W. Halbrook, a Notary Public in and for said County and State, certify that John R. Finger personally came before me this day and acknowledged that she is ____ Secretary of J. R. Finger and Company, Inc., a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its ____ President, sealed with its corporate seal, and attested by herself as its ____ Secretary.

WITNESS my hand and notarial seal, this 16th day of April, 1985

 Notary Public

My commission expires February 12, 1990

NORTH CAROLINA
 CABARRUS COUNTY

The foregoing certificate of Sandra W. Halbrook, a Notary Public of Cabarrus County, is certified to be correct according to law.

Filed for registration on the 13th day of August, 1985, at 10:15 o'clock A.M., and duly recorded in the Office of the Register of Deeds for Cabarrus County, North Carolina.

Register of Deeds
 Cabarrus County, North Carolina
 By: Pauline C. Leigh, Asst.

BOOK 594 PAGE 761

R.C. MILLER
DB 131-66

J.R. FINGER COMPANY, INC.
DB 529-399

J.R. FINGER COMPANY, INC.
DB 529-399

DORIS K. SELLS
DB 424-315

R₁/W RANDOLPH ROAD

74725' TO MOORESVILLE ROAD

LOT 17 SECTION ONE
LANSLOWNE SUBDIVISION
MB 19-93

HDR Henningson, Durham & Richardson
Engineers - Architects - Planners
Charlotte, North Carolina

RIGHT OF WAY MAP
TOWNSHIP NO. 4
WATER AND SEWER DISTRICT OF
CABARRUS COUNTY

DESIGNED BY WSH

DATE AUG 84

DRAWN BY WSH

SCALE: 1" = 60'

JOB NC 187-07-39

DWG. NO: 6-2

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED Larry A. DeLoach
DISTRICT ENGINEER

DATE: 10-30-86

I HEREBY CERTIFY THAT I AM THE OWNER OF THE
PROPERTY SHOWN AND DESCRIBED HEREON AND THAT
I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY
FREE CONSENT, ESTABLISH THE MINIMUM BUILDING
LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS,
WALKS, AND PRIVATE USE AS NOTED. I ALSO CERTIFY
THAT THE LAND SHOWN ON THIS PLAN FALLS WITHIN
THE SUBDIVISION JURISDICTION OF CABARRUS COUNTY.

9-31-86, 1986.

OWNER

THE CABARRUS COUNTY PLANNING BOARD HEREBY APPROVES
THIS FINAL PLAN FOR THIS SUBDIVISION.

DATE: 12-8-86

CHAIRMAN, PLANNING BOARD

THE CABARRUS COUNTY BOARD OF COUNTY COMMISSIONERS
APPROVES THIS FINAL PLAN, PROVIDED THAT THIS PLAN
IS RECORDED WITH THE REGISTER OF DEEDS WITHIN
NINETY (90) DAYS OF APPROVAL.

DATE: 10-9-86

James W. LaRue
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

STATE OF NORTH CAROLINA
MECKLENBURG COUNTY

I, EDWARD R. BUCKNER, CERTIFY THAT THIS MAP WAS DRAWN
FROM AN ACTUAL SURVEY BY ME. DEED DESCRIPTION RECORDED
IN BOOK 122, PAGE 322, THAT THE RATIO OF PRECISION
AS REQUIRED BY G.S. 47-30, IS 1/10,000.
THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH
G.S. 47-30 AS AMENDED, WITNESS MY HAND AND SEAL
THIS 29TH DAY OF SEPTEMBER 1986.

Edward R. Buckner
REGISTERED SURVEYOR NO. 1915

NORTH CAROLINA
MECKLENBURG COUNTY

I, BETTY R. MCARTAN, A NOTARY PUBLIC, IN AND FOR SAID
COUNTY AND STATE, DO HEREBY CERTIFY THAT EDWARD R.
BUCKNER, SURVEYOR, APPEARED BEFORE ME THIS DAY AND
ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING
INSTRUMENT, WITNESS MY HAND AND SEAL THIS
29TH DAY OF SEPTEMBER 1986.

Betty R. McCartan
NOTARY PUBLIC

MY COMMISSION EXPIRES 2-07-87.

MAP
OF
SECTION TWO

LANSLOWNE

SUBDIVISION

J.R. FINGER AND COMPANY, INC. DEVELOPER

CABARRUS COUNTY

NO. 4 TOWNSHIP



SCALE: 1" = 60'

AUGUST

1986

E.R. BUCKNER RLS No. L 915

HARRISBURG, N.C.

- NOTES:
1. AREA DETERMINED BY COORDINATE COMPUTATION.
 2. SUBDIVISION IS NOT IN A FLOOD ZONE.
 3. ZONED R-30. REF. ZONING VARIANCE 0053-V.
 4. LOTS SERVED BY COUNTY WATER SYSTEM.
 5. SEWER BY INDIVIDUAL SEPTIC TANKS.
 6. BEARINGS ORIENTED TO DEED BEARING
S 28°-30'E ADJOINING R.C. MILLER, SR.,
DATE OF BEARING UNKNOWN.

Q. CURVE DATA

	Δ	R	D	L
CURVE A	20°	250.00'	22°55'06"	87.27'
CURVE B	20°	250.00'	22°55'06"	87.27'
CURVE C	82°43'	150.00'	38°11'50"	216.55'

DORIS K. SELLS
DB 424-315

PAGEMOUNT RD.
SR 1626

OCTOBER LN.
SR 1600

BOY SCOUT CAMP ROAD
SR 1624

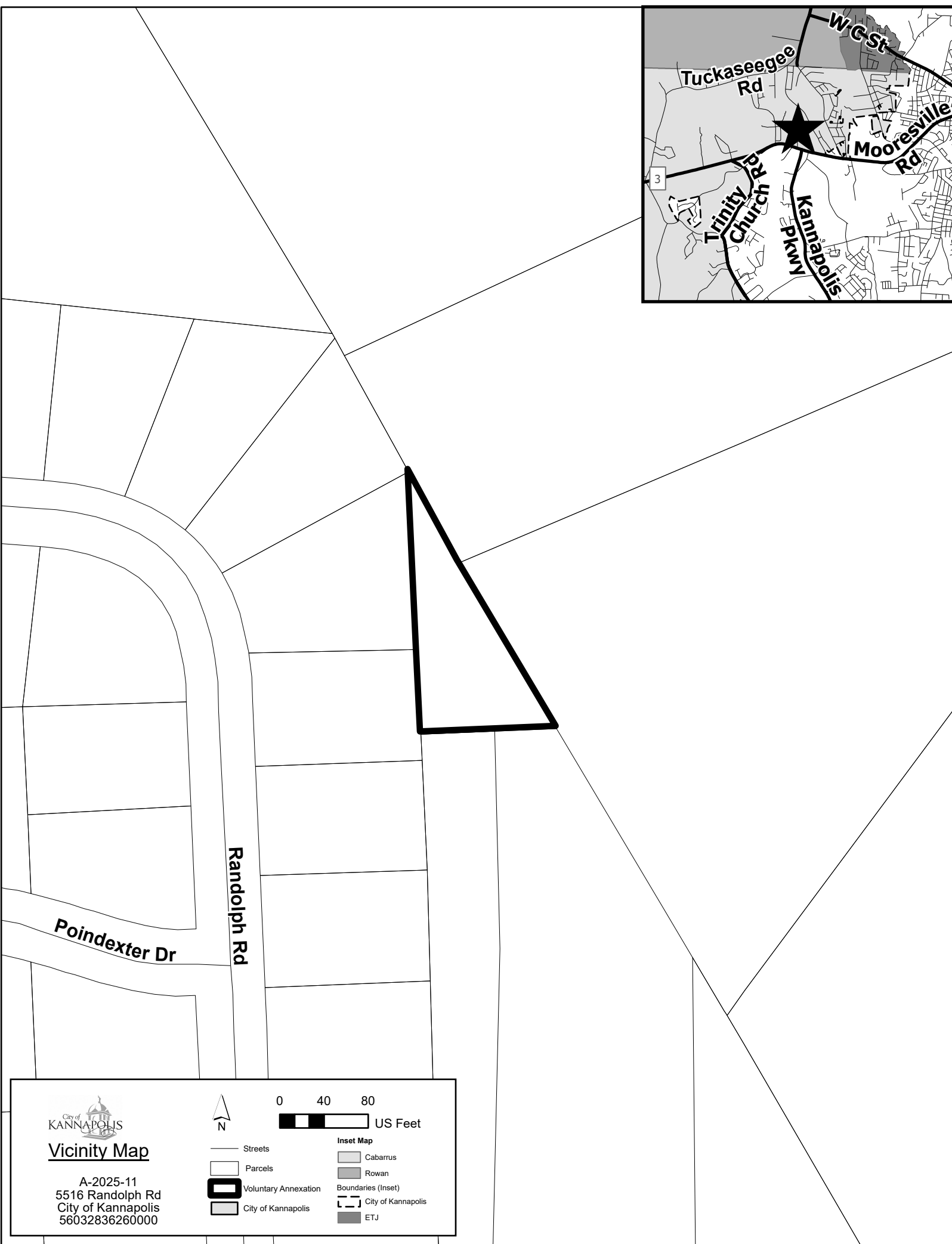
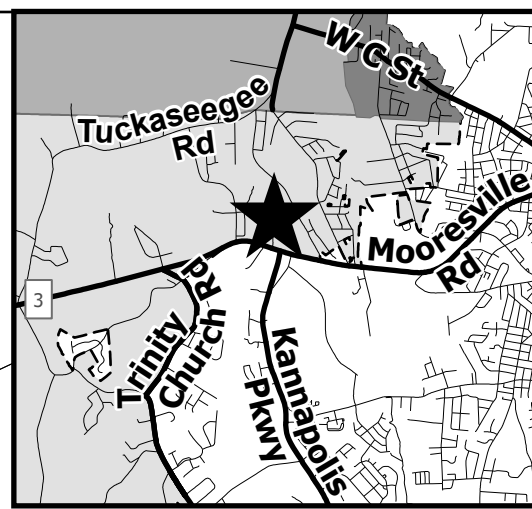
LAKE ROAD
SR 1625

MOOREVILLE
SR 1627

MILLER RD.
SR 1627

LOCATION MAP

CABARRUS COUNTY
PLANNING BOARD



Vicinity Map

A-2025-11
5516 Randolph Rd
City of Kannapolis
56032836260000



0 40 80



US Feet

Streets

Parcels

Voluntary Annexation

City of Kannapolis

Inset Map

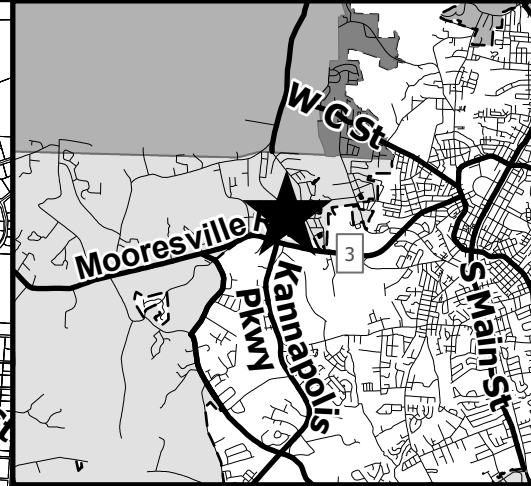
Cabarrus

Rowan

Boundaries (Inset)

City of Kannapolis

ETJ





Vicinity Map

A-2025-11
5516 Randolph Rd
City of Kannapolis
56032836260000



0 900 1,800 2,700
US Feet

Streets

Parcels

Voluntary Annexation

City of Kannapolis

Inset Map

Cabarrus

Rowan

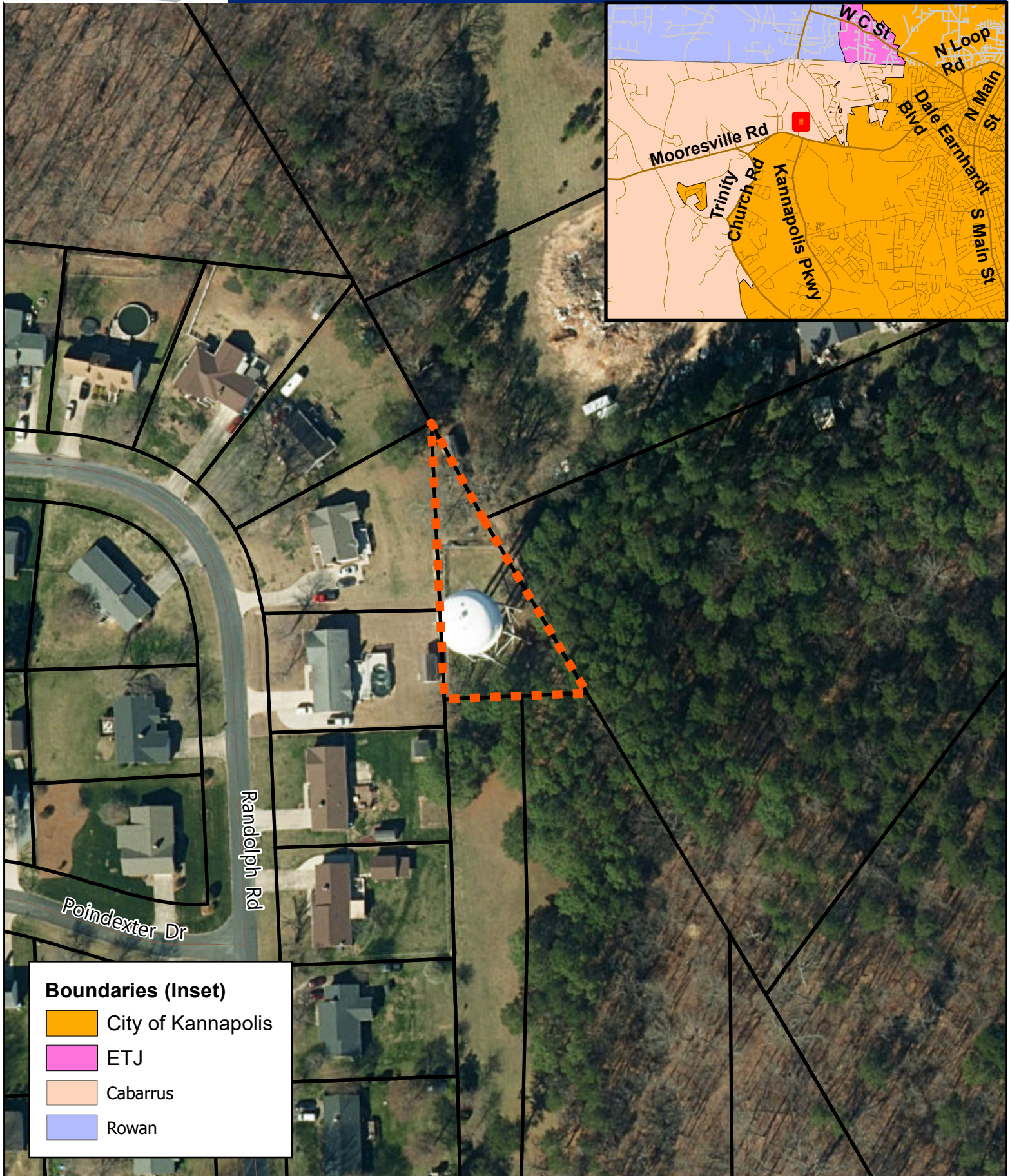
Boundaries (Inset)

City of Kannapolis

ETJ

Vicinity Map

A-2025-11
5516 Randolph Rd
City of Kannapolis



Boundaries (Inset)

-  City of Kannapolis
-  ETJ
-  Cabarrus
-  Rowan



Kannapolis City Council

City Council Agenda Staff Report
December 8, 2025

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **PUBLIC HEARING** - Voluntary Annexation (A-2025-12) 4.11 +/- acres of noncontiguous property located at 9172 Davidson Highway - **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

1. Hold a Public Hearing for Annexation Case A-2025-12 to consider the voluntary annexation of approximately 4.11 +/- acres of noncontiguous property located at 9172 Davidson Highway.
2. Motion to approve the Ordinance to Extend the Corporate Limits of the City to 9172 Davidson Highway.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The applicant, Sustar/Little, LLC, has submitted an application for voluntary annexation of approximately 4.11 +/- acres of noncontinuous property located at 9172 Davidson Highway. The property is further identified as Cabarrus County Parcel Identification Number 46823091760000. A veterinarian/animal hospital is located on the property.

Prior to considering the Annexation Ordinance, pursuant to NCGS Chapter 160A-58 et seq., City Council must first direct the Clerk to Investigate the Intent to Annex and to Certify the Sufficiency of the Petition. City Council must also fix a Public Hearing date for consideration of the petition. At their November 24, 2025 meeting, City Council took action on all aforementioned items and set a Public Hearing for December 8, 2025.

Fiscal Implications

None

Alternate Courses of Action

1. Table action to a future meeting.
2. Take no action.

Attachments

1. 2025-88 Ordinance to Extend the Corporate Limits for Annexation 2025-12 - 9172 Davidson Highway
2. Annexation Application
3. Certificate of Sufficiency
4. Resolution of Intent to Annex and fix date of PH
5. Resolution Directing Clerk to Investigate Intent to Annex
6. Vicinity Color A-2025-12
7. Vicinity A-2025-12

8. Black and White A-2025-12

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

Annexation 2025-12 – 9172 Davidson Highway

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 8th day of December 2025, after due notice by the Salisbury Post on the 30th day of November and the 7th day of December as well as the Independent Tribune newspaper on the 2nd and 6th days of December 2025; and

WHEREAS, 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 City Council of the City of Kannapolis, North Carolina that:

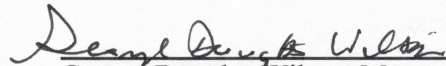
Section 1. By virtue of the authority granted pursuant to N.C.G.S. Chapter 160A-58 *et seq*, the following described territory is hereby annexed and made part of the City of Kannapolis, North Carolina as of the 8th day of December 2025, and being more particularly described as Cabarrus County Parcel Identification Number 46823091760000.

SEE EXHIBIT A – METES AND BOUNDS DESCRIPTON and SURVEY

Section 2. Upon and after the 8th day of December 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.

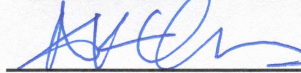
Adopted this 8th day of December 2025:


George Douglas Wilson, Mayor
City of Kannapolis

ATTEST:


Pam Scaggs, CMC, NCCMC
City Clerk

APPROVED AS TO FORM:


W. Andrew Kelly, City Attorney

**#9172 Davidson Highway
Cabarrus County, NC**

Parcel # 4682-30-9176-0000

Area of Annexation

BEGINNING at a Rebar along the Northern Right-of-Way margin of Davidson Highway (Highway 73, Variable Width Public R/W per Plat Book 87, Page 99), being the common front property corner of Rocky River Enterprises LLC, Parcel #4682-30-6300-0000 (Deed Book 2324 Page 112), and Sustar/Little LLC, Parcel # 4682-30-9176-0000 (Deed Book 1608 Page 161, and being the Subject Property) and **Point of BEGINNING;**

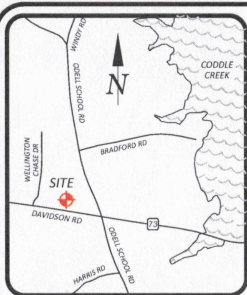
Thence, N 09°44'59" E, 668.39' to a Rebar, being a common property corner of Common Open Space of Wellington Chase Homeowners Association, Parcel # 4682-31-3190-0000, (Plat Book 70 Page 39, Deed Book 13888 Page 287), and being a point in the Jurisdiction Line of Cabarrus County and the City of Kannapolis;

Thence with said Jurisdiction Line, Three (3) courses as follows:

- 1) N 88°46'49" E, 107.35' to a Rebar, being a common property with Sustar/Little LLC, Parcel # 4682-40-2324-0000 (Deed Book 10291 Page 179),
- 2) S 16°25'39" E, 262.60' to a Rebar, and continuing 292.00' to a Rebar, being a common property with Sustar/Little LLC, Parcel # 4681-49-2903-0000 (Deed Book 10291 Page 179), and being a total distance of 554.60';
- 3) S 09°45'32" W, 191.54' to a Rebar along the Northern Right-of-Way margin of said Davidson Highway;

Thence with said Right-of-Way margin, N 80°10'38" W, 350.02' to the **Point of BEGINNING;**

Having an area of 179,235 SF, 4.12 Acres as surveyed by Metrolina Land Surveying, LLC, dated 11/14/25.

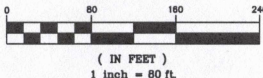


VICINITY MAP (Not to Scale)

NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM CABARRUS COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. IRON NAILS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF KANNAPOLIS AND CABARRUS COUNTY. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. PROPERTY ZONED GC (GENERAL COMMERCIAL), IN CITY OF KANNAPOLIS, AND LC (LIMITED COMMERCIAL), IN CABARRUS COUNTY.
10. PARCEL # 4682309176 MAY BE SUBJECT TO THE FOLLOWING:
EASEMENT TO DUKE POWER COMPANY per DB 115 PG 375 AND PG 376.
EASEMENT TO CONCORD TELEPHONE COMPANY per DB 496 PG 260.
11. SUBJECT PROPERTY IS NOT LOCATED IN A WATER SUPPLY WATERSHED per CABARRUS COUNTY GIS.
12. SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD ZONE.

GRAPHIC SCALE



GPS SURVEY

"I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

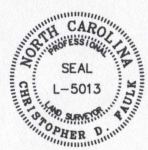
1. CLASS OF SURVEY: A
2. POSITIONAL ACCURACY: <0.75 PPM
3. TYPE OF GPS FIELD PROCEDURE: GNSS RTK NETWORK (NCVRS)
4. DATES OF SURVEY: 7/20/24
5. DATUM/EPOCH: NAD 83(2011)
6. PUBLISHED/FIELD CONTROL USE: RTK NETWORK
7. GRID MODEL USED: GEOID 18
8. COMBINED GRID FACTORS: 0.99984840
9. UNITS: US SURVEY FEET

REVISIONS:		
1)	2-12-25	COMMENTS ADDRESSED ART
2)	11-14-25	COMMENTS ADDRESSED ART

"I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1508, PAGE 161) THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 14th DAY OF NOVEMBER, A.D., 2025.

"PRELIMINARY PLAT NOT FOR RECORDATION, CONVEYANCE, OR OTHER PURPOSE"

PROFESSIONAL LAND SURVEYOR L-5013



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REVIEW OFFICER BLOCK

I, _____, REVIEW OFFICER OF THE COUNTY OF CABARRUS, N.C., CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

OWNER CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF KANNAPOLIS, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF KANNAPOLIS, AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTE BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

OWNER(S)

DATE

FINAL PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT IS EXEMPT FROM THE SUBDIVISION REGULATIONS OF THE CITY OF KANNAPOLIS DUE TO ITS EXCLUSION FROM THE DEFINITION OF A SUBDIVISION AS ESTABLISHED BY NCOS 1602-602(a).

PLANNING DIRECTOR

DATE

LEGEND

RF	REBAR FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FOOT
(T)	TOTAL
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD SETBACK
SY	SIDE YARD SETBACK
N	LAND HOOK
---	LINE SURVEYED
---	LINE NOT SURVEYED
---	BUILDING SETBACKS
---	RIGHT-OF-WAY
---	OVERHEAD POWER LINE
---	MUNICIPAL LINE
---	PROPOSED ANNEX AREA

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ANNEX THE HATCHED PARCEL AREA INTO THE CITY OF KANNAPOLIS AS SHOWN HEREON.

ANNEXATION PLAT

AT PROPERTY KNOWN AS
9172 DAVIDSON HIGHWAY
HARRY G. HARTSELL SUBDIVISION
PB 8 PG 7, DB 1608 PG 161
PARCEL # 4682-30-9176-0000
TOWNSHIP 3, ODELL, CABARRUS COUNTY, NC

SITE NOTES

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED GC (GENERAL COMMERCIAL), CITY OF KANNAPOLIS:

FRONT: 10' FEET
SIDE YARD: NONE
REAR YARD: NONE
LOT AREA: 10,000
LOT WIDTH: 50' FEET
BUILDING HEIGHT (MAX.): 48' FEET
DENSITY (MAX.): 18 UNITS PER ACRE
IMPERVIOUS RATIO (MAX.): 0.8

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED LC (LIMITED COMMERCIAL), CABARRUS COUNTY:

FRONT: 30' FEET
SIDE YARD: 10'
REAR YARD: 20'
LOT AREA: 10,000
LOT WIDTH: 50' FEET
BUILDING HEIGHT (MAX.): 40' FEET
IMPERVIOUS RATIO (MAX.): 75%

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SURVEYING • MAPPING • PLANNING

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CHARLOTTE, NC 28227

P (704) 741-1700
C (800) 721-2353
NC #C-4584 & SC #C-6106

Job No. 071-24-004

Date 11/14/25

Proj. Mgr. DCC

Drawn. ART

Checked. CDF

Sheet 1



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

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: 9172 Davidson HWY, Concord N.C. 28027
 Applicant: Montrose LLC
 Address: 15905 Brookway Dr City: Huntersville State: NC Zip: 28078
 Contact number: 704 828 6096 Email: asloan@themontroseteam.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

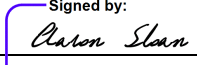
Annexation involves two (2) separate City Council meetings:

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:  Signed by: Aaron Sloan Date: 11/12/2025
BE8C44EC86C5425...



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

PETITION REQUESTING A NON-CONTIGUOUS ANNEXATION

Approval authority – City of Kannapolis City Council

DATE: 11/7/2025

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 9172 Davidson HWY, Concord N., further identified as _____ County Parcel Identification Number 4682-30-9176-0000, is non-contiguous to the primary limits of the City of Kannapolis, is approximately 4.11 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.

Name (print or type)	Address	Signature*
1. <u>Sustar/Little, LLC</u>	<u>PO Box 6600 Concord NC 28027</u>	Signed by: <u>Patrick Sustar</u> 07C3D3E75F3446F...
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.

CERTIFICATE OF SUFFICIENCY
A-2025-12

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 24th day of November 2025.




Pam Scaggs, CMC, NCCMC
City Clerk

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

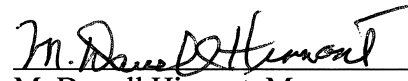
A-2025-12 – 9172 Davidson Highway

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.

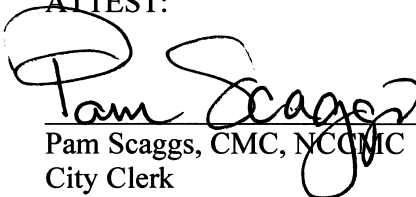
NOW, THEREFORE, BE IT RESOLVED by the City Council of Kannapolis, North Carolina that:

- 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 8th day of December 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, November 27th and Thursday, December 4th, 2025.

ADOPTED this the 24th day of November 2025.


M. Darrell Hinnant, Mayor
City of Kannapolis

ATTEST:


Pam Scaggs, CMC, NCCMC
City Clerk

**#9172 Davidson Highway
Cabarrus County, NC**

Parcel # 4682-30-9176-0000

Area of Annexation

BEGINNING at a Rebar along the Northern Right-of-Way margin of Davidson Highway (Highway 73, Variable Width Public R/W per Plat Book 87, Page 99), being the common front property corner of Rocky River Enterprises LLC, Parcel #4682-30-6300-0000 (Deed Book 2324 Page 112), and Sustar/Little LLC, Parcel # 4682-30-9176-0000 (Deed Book 1608 Page 161, and being the Subject Property) and **Point of BEGINNING;**

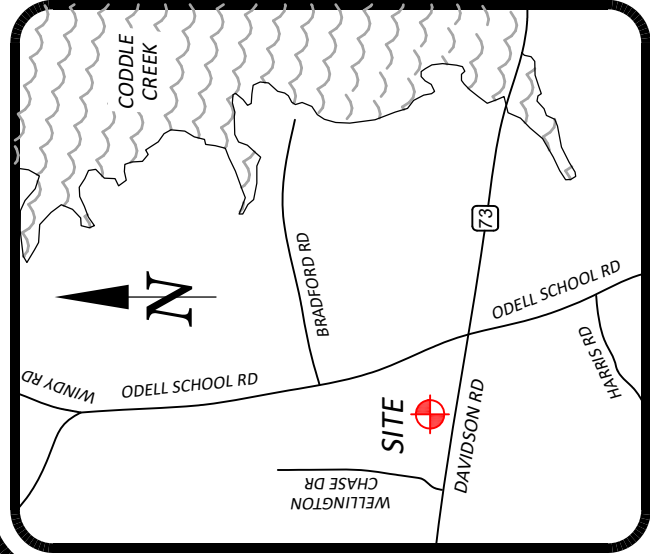
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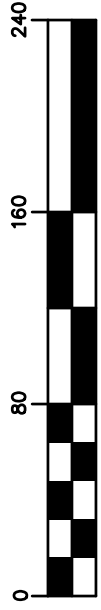


VICINITY MAP
(Not to Scale)

NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM CABARRUS COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
5. PRELIMINARY PLAN WHICH MAY BE OF RECORD.
6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
7. LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF KANNAPOLIS AND CABARRUS COUNTY.
8. BUILDING/OWNER MUST VERIFY THAT LOT IS IN CONFORMANCE WITH ALL CITY AND COUNTY ZONING ORDINANCES PRIOR TO ANY CONSTRUCTION.
9. LAND DISTURBANCE OR CONSTRUCTION.
10. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
11. NO NC/GS MONUMENT FOUND WITHIN 2000 FEET.
12. PROPERTY ZONED GC (GENERAL COMMERCIAL), IN CITY OF KANNAPOLIS, AND LC (LIMITED COMMERCIAL), IN CABARRUS COUNTY.
13. PARCEL # 4682309176 MAY BE SUBJECT TO THE FOLLOWING:
14. PASSENGER DUKE POWER COMPANY per DB 115 PG 25; ID PG 37.
15. EASEMENT TO CONCORD TELEPHONE COMPANY per DB 496 PG 260.
16. SUBJECT PROPERTY IS NOT LOCATED IN A WATER SUPPLY WATERSHED per CABARRUS COUNTY GIS.
17. SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD ZONE.

GRAPHIC SCALE



GPS SURVEY
"I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

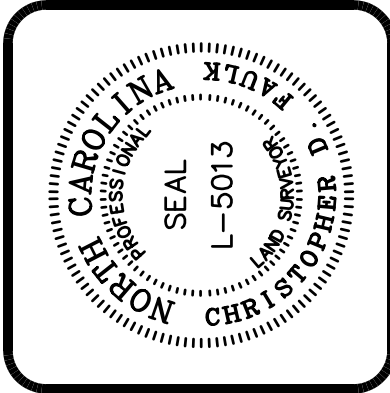
1. CLASS OF SURVEY: A
2. POSITIONAL ACCURACY: <0.7+50 PPM
3. TYPE OF GPS FIELD PROCEDURE: GNSS RTK NETWORK (NCVRS)
4. DATES OF SURVEY: 7/09/24
5. DATUM/EPOCH: NAD 83(2011)
6. PUBLISHED/FIXED CONTROL USE: RTK NETWORK
7. GEOD MODEL USED: GEOD 18
8. COMBINED GRID FACTORS: 0.99984840
9. UNITS: US SURVEY FEET

"I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1608, PAGE 161); THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 14TH DAY OF NOVEMBER, A.D., 2025.

"PRELIMINARY PLAT NOT FOR RECORDATION OR CONVEYANCES"

PROFESSIONAL LAND SURVEYOR

L-5013

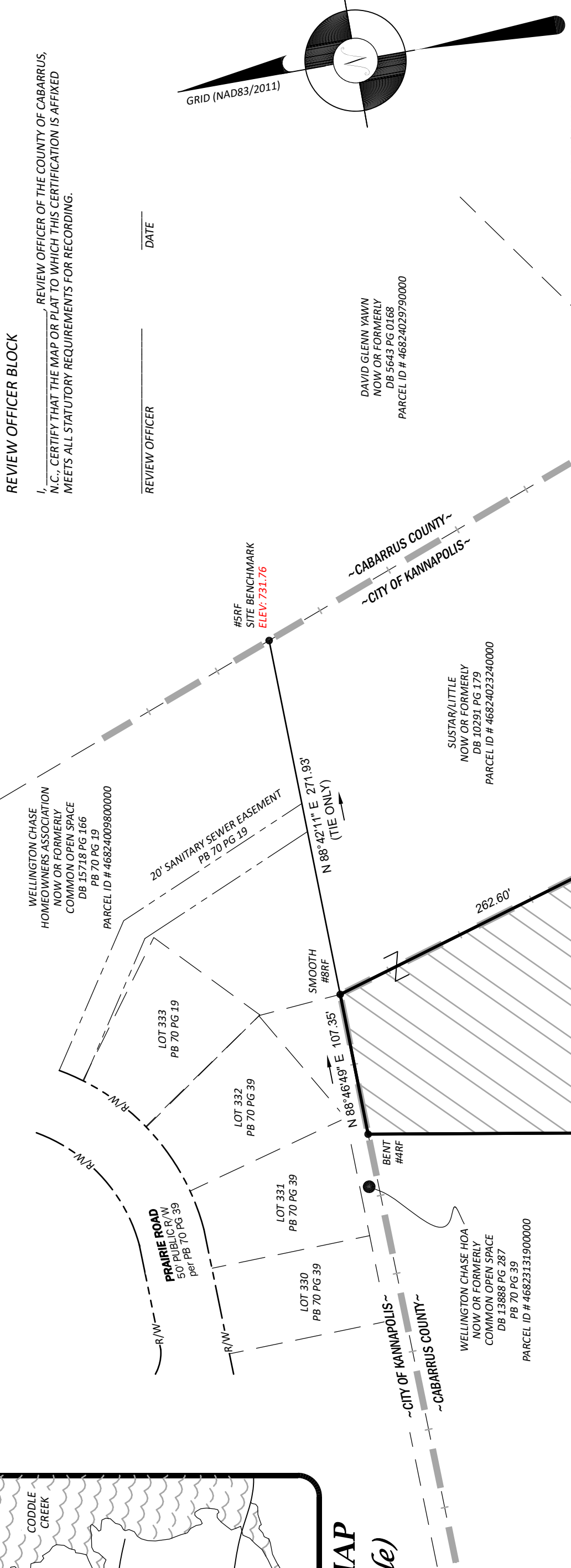


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REVIEW OFFICER BLOCK

I, _____, REVIEW OFFICER OF THE COUNTY OF CABARRUS, N.C., CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____



LEGEND

- RF REBAR FOUND
- RS REBAR SET
- RW RIGHT-OF-WAY
- ST SQUARE FOOT
- PLAT BOOK
- DB DEED BOOK
- PG PAGE
- FS FRONT SETBACK
- RY REAR YARD SETBACK
- SY SIDE YARD SETBACK
- N LAND HOOK
- LINES NOT SURVEYED
- BUILDING SETBACKS
- RIGHT-OF-WAY
- OF OVERHEAD POWER LINE
- MUNICIPAL LINE
- PROPOSED ANNEX AREA

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ANNEX THE HATCHED PARCEL AREA INTO THE CITY OF KANNAPOLIS AS SHOWN HEREON.

ANNEXATION PLAT

AT PROPERTY KNOWN AS
9172 DAVIDSON HIGHWAY
HARRY G. HARTSELL SUBDIVISION
PB 8 PG 7, DB 1608 PG 161
PARCEL # 4682-30-9176-0000
TOWNSHIP 3, ODELL, CABARRUS COUNTY, NC

METROLINA
LAND SURVEYING, INC.

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CHARLOTTE, NC 28227
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C (980) 721-2353
NC #C-4584 & SC #C-6106

SITE NOTES

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED GC (GENERAL COMMERCIAL), CITY OF KANNAPOLIS:	BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED LC (LIMITED COMMERCIAL), CABARRUS COUNTY:
FRONT: 10' FEET	FRONT: 30' FEET
SIDE YARD: NONE	SIDE YARD: 10'
REAR YARD: NONE	REAR YARD: 20'
LOT AREA: NONE	LOT AREA: 10,000
LOT WIDTH: 50' FEET	LOT WIDTH: 50' FEET
BUILDING HEIGHT (MAX.): 35' FEET	BUILDING HEIGHT (MAX.): 40' FEET
DENSITY (MAX.): 18 UNITS per ACRE	IMPERVIOUS RATIO (MAX): 75%

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

A-2025-12 – 9172 Davidson Highway

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

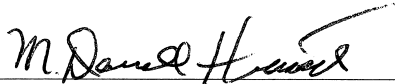
WHEREAS, N.C.G.S Chapter 160A-58 *et seq*, provides that the sufficiency of the petition shall be investigated by the City Clerk of the City of Kannapolis, North Carolina before further annexation proceedings consistent within the intent to annex can take place; and

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.

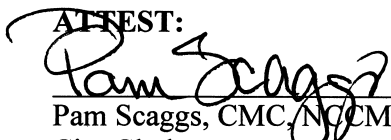
NOW, THEREFORE, BE IT RESOLVED by City Council of the City of Kannapolis, North Carolina that:

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 24th day of November 2025.



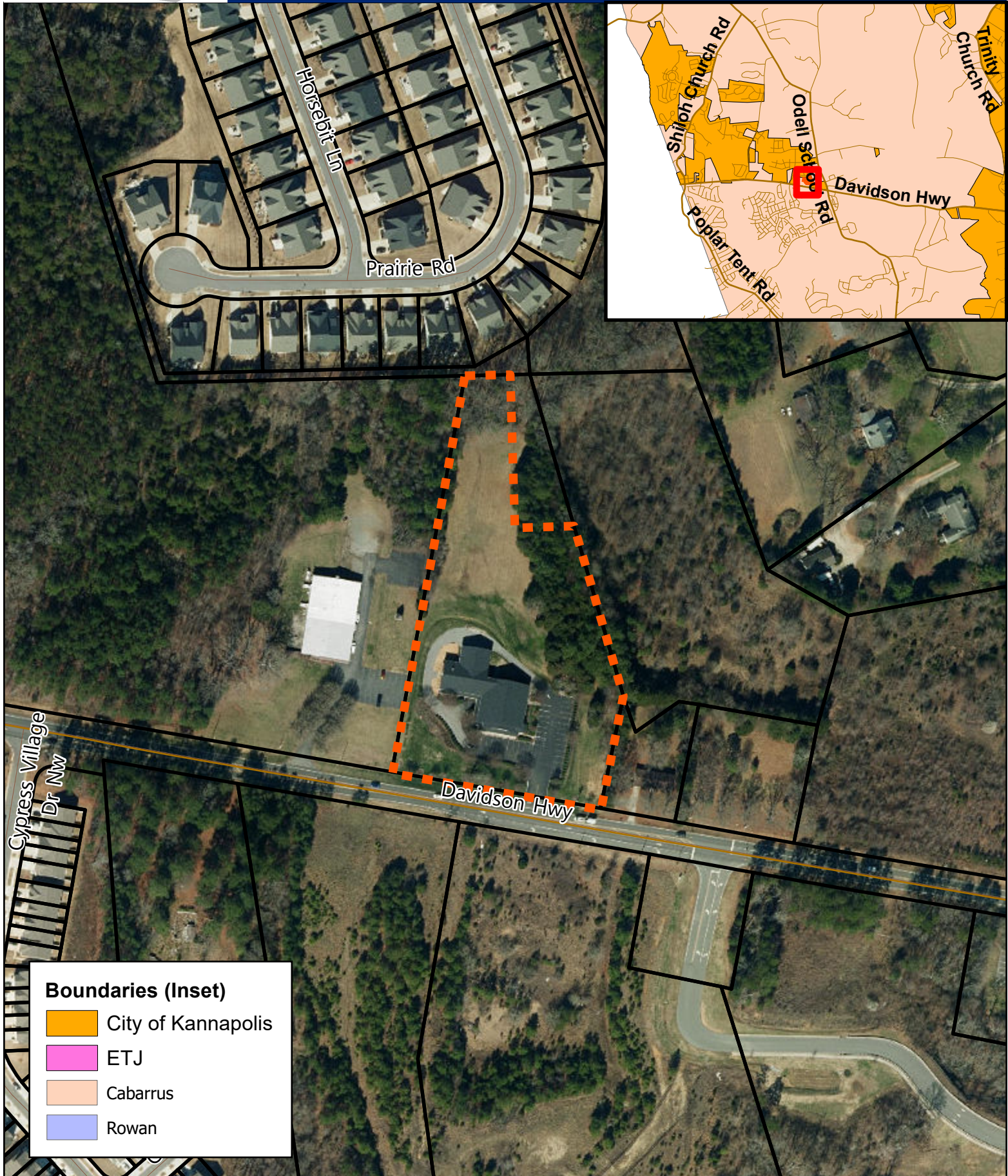
M. Darrell Hinnant, Mayor
City of Kannapolis

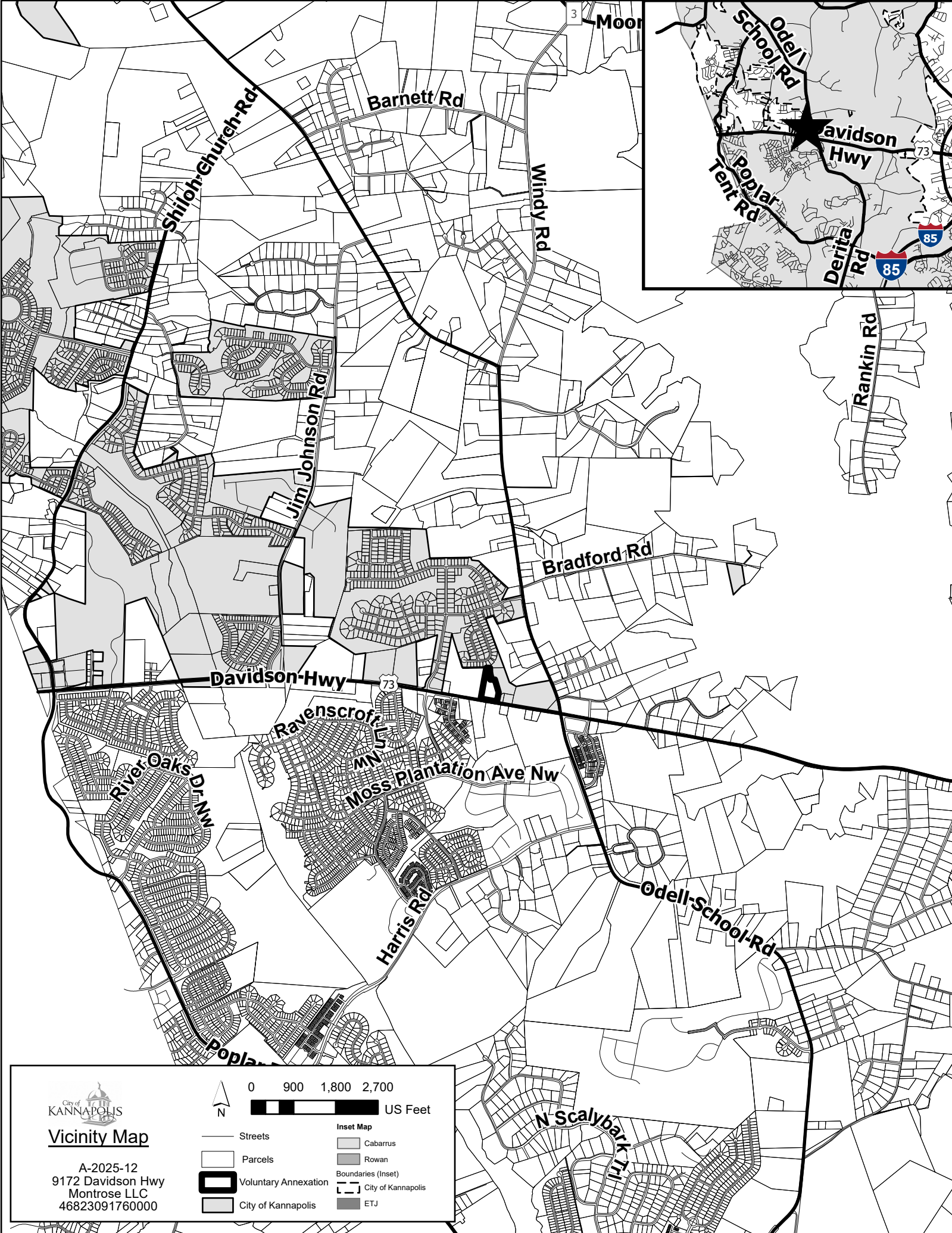
ATTEST:


Pam Scaggs, CMC, NCCMC
City Clerk

Vicinity Map

A-2025-12
9172 Davidson Hwy
Montrose LLC





Vicinity Map

A-2025-12
9172 Davidson Hwy
Montrose LLC
46823091760000

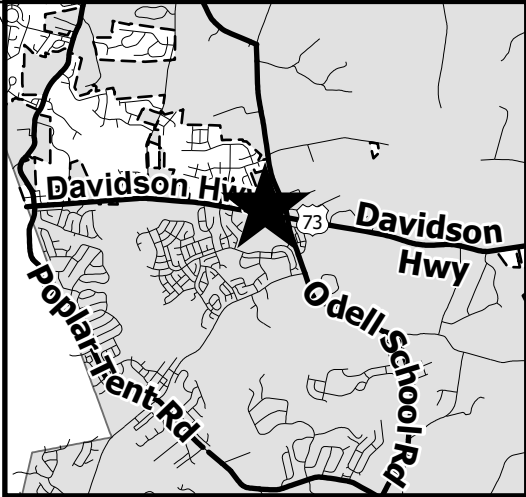
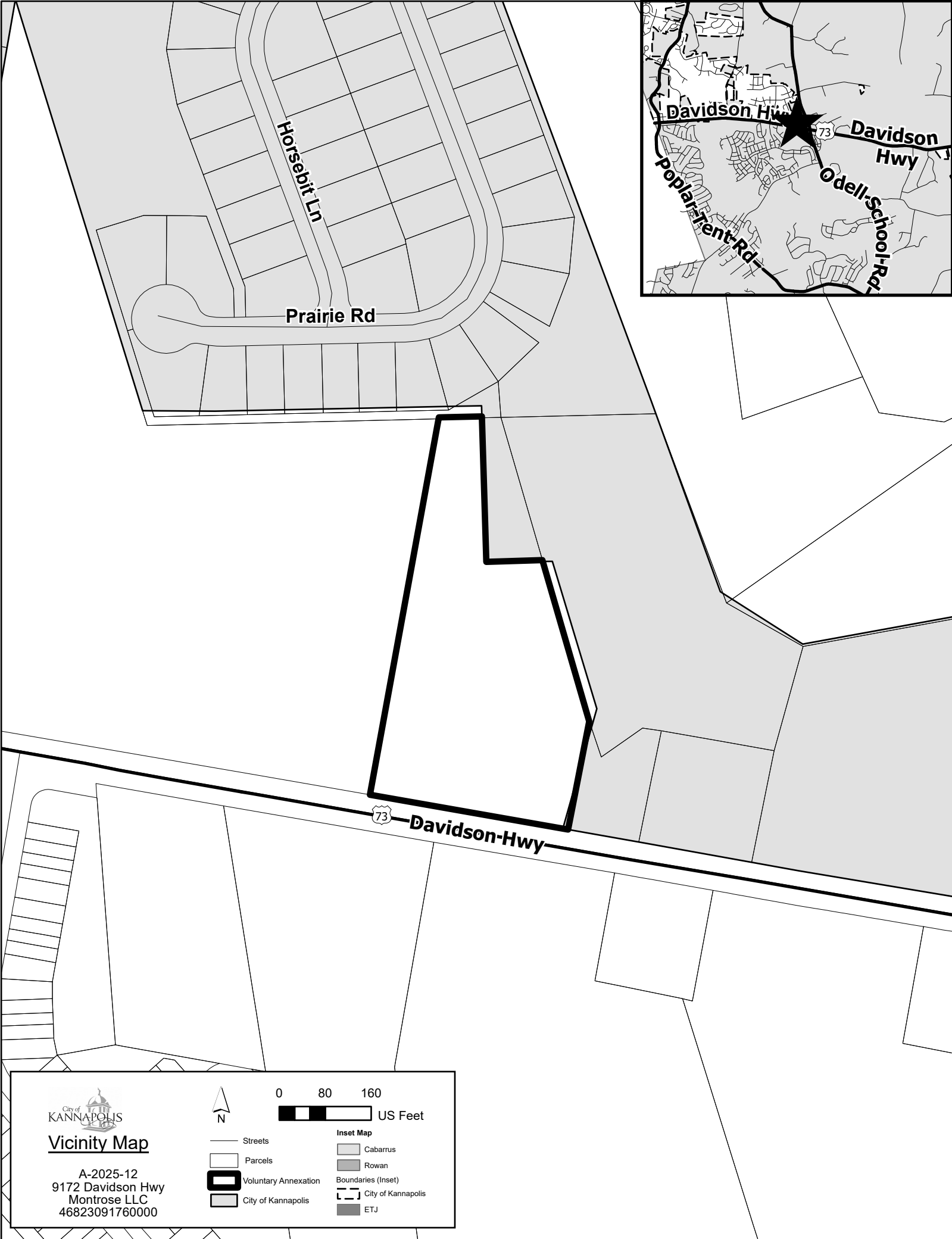


0 900 1,800 2,700
US Feet

- Streets
- Parcels
- Voluntary Annexation
- City of Kannapolis

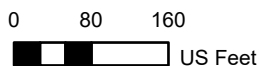
Inset Map

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



Vicinity Map

A-2025-12
9172 Davidson Hwy
Montrose LLC
46823091760000



- Streets
- Parcels
- Voluntary Annexation
- City of Kannapolis

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



Kannapolis City Council

City Council Agenda Staff Report
December 8, 2025

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **PUBLIC HEARING** - Text Amendment (TA-2025-07) to the Kannapolis Development Ordinance (KDO) Text Amendment to Article 4, Table 4.2.B(3), and Section 4.3.D(8), Standards Specific to a drive-through facility as an accessory use in the Center City (CC) Zoning District - **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

Motion to approve the Ordinance amending the KDO.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

Staff is proposing amending Article 4, Table 4.2.B(3) of the Kannapolis Development Ordinance (KDO) to add Drive-through Facility as a use permitted by issuance of a Special Use Permit (SUP) in the City Center (CC) Zoning District, subject to specific standards. Add a specific standard prohibiting remote menu boards within the CC Zoning District.

Allowing drive-through uses via SUP provides flexibility to review each proposal to ensure it fits the downtown character. To maintain the pedestrian-oriented design, the amendment includes a standard prohibiting remote menu boards in the CC Zoning District, minimizing visual clutter and preserving the character of the area.

The Planning and Zoning Commission reviewed this proposed amendment at their November 18, 2025 meeting. The Commission unanimously recommended for City Council to approve this text amendment.

Fiscal Implications

None

Alternate Courses of Action

1. Table to a future meeting.
2. Take no action.

Attachments

1. 2025-89 Ordinance for Text Amendment 2025-07 - to allow Drive-through facilities by SUP in CC
2. TA 2025-07 application
3. Use Specific Standards - Drive-through facility
4. 2025-84 Resolution to Adopt Statement of Consistency for TA-2025-07

**AN ORDINANCE TO AMEND TEXT OF THE
KANNAPOLIS DEVELOPMENT ORDINANCE
CASE # TA-2025-07**

WHEREAS, per Section 2.3.A(1)d. of the Kannapolis Development Ordinance (“KDO”), City Council has final authority on zoning text amendments; and

WHEREAS, per Section 2.3.B(1)b. of the KDO, the Planning and Zoning Commission, at its regular meeting on November 18, 2025, recommended approval of the below text amendments:

1. Amend Table 4.3.B(3), Accessory Use/Structure Table, to add Drive-through Facility as a use permitted by Special Use Permit (SUP) in the Center City (CC) Zoning District.
2. Amend Section 4.3.D(8), Standards Specific to a Drive-through Facility to prohibit remote menu boards with the Center City (CC) Zoning District.

and

WHEREAS, City Council conducted a public hearing on December 8, 2025, to consider amendments to the above-referenced Articles of the KDO; and

WHEREAS, the proposed text amendments are consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*, as well as state statutes, reasonable, and in the public interest, as detailed in the “Resolution to Adopt a Statement of Consistency” for Case #TA-2025-07.

NOW, THEREFORE, BE IT ORDAINED, by the Kannapolis City Council, that the above referenced Articles of the KDO be amended as follows:

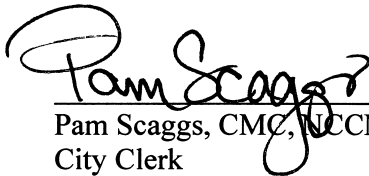
The proposed text amendments to the KDO are attached as Exhibit A and shown in bold green text.

ADOPTED this the 8th Day of December 2025:



George Douglas Wilson, Mayor
City of Kannapolis

ATTEST:



Pam Scaggs, CMC, NCCMC
City Clerk

[Type here]

EXHIBIT A
PROPOSED TEXT AMENDMENTS
TA-2025-07

1. Accessory Use/Structure Table - Amend Article 4, Table 4.2.B(3) of the Kannapolis Development Ordinance (KDO) to add Drive-through Facility as a use permitted by issuance of a Special Use Permit (SUP) in the City Center (CC) Zoning District in the City Center (CC) Zoning District t (SUP)

Table 4.3.B(3): Accessory Use/Structure Table

P = Permitted by right, or, in planned development district, if specified in PD Plan; S = Special use; – = Prohibited

ACCESSORY USE/STRUCTURE	AG	RESIDENTIAL							MIXED-USE						NONRESIDENTIAL				PD			LEGACY			USE-SPECIFIC STANDARDS
	AG	R1	R2	R4	R6	R7	R8	R18	MU-ND	MU-SC	MU-UC	MU-AC	TOD	CC	OI	GC	LI	HI	PD	PD-TND	PD-C	CD	CD-R	C-1	
Composting (small-scale)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Drive-through facility	-													S	P	P									4.3.D(8)
Electric vehicle (EV) level 1 or 2 charging station	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.3.D(9)

2. Standards Specific to a Drive-Through Facility Amend Section 4.3.D(8), Standards Specific to a Drive-through facility to prohibit remote menu boards within the City Center (CC) Zoning District.

(8) DRIVE-THROUGH FACILITY

A drive-through facility shall comply with the following standards:

- a. Canopies or other features installed over a drive through window shall maintain common roof lines and materials with the principal structure.
- b. Vehicular access to a drive-through facility shall be provided from a street having a functional classification of collector or higher.
- c. Each driveway providing access to the drive-through facility shall be at least 20 feet from any other driveway.
- d. Internal traffic circulation patterns on the site shall not cause vehicles to impede vehicular movement external to the site or block access to any required parking spaces located on the site. Stacking spaces and lanes shall be provided in accordance with Section 5.1.C(9), Vehicle Stacking Spaces and Lanes.
- e. Drive-through facilities shall not be located on the front façade of the building they serve.
- f. Drive-through facilities shall be designed so as not to obstruct the movement of pedestrians along sidewalks, through areas intended for public use, or between the building entrance and customer parking spaces.
- g. No portion of a drive-through facility shall be located within 50 feet of a residential zoning district or a lot containing a residential use.
- h. **In the CC Zoning District remote menu boards are prohibited.**



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

ZONING TEXT AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

Applicant Contact Information:

Name: Richard Smith

Planning Director

Phone: 704.920.4325

Address: 401 Laureate Way

Email: rsmith@kannaopolisnc.gov

Kannapolis, NC 28081

In the space provided below, or on a separate sheet, present your requested text for the Ordinance provisions in question:

Amend Article 4, Table 4.2.B(3) of the Kannapolis Development Ordinance (KDO) to add Drive-through Facility as a use permitted

by issuance of a Special Use Permit (SUP) in the City Center (CC) Zoning District, subject to specific standards.

Amend Section 4.3.D(8), Standards Specific to a Drive-through facility to prohibit remote menu boards within the City Center (CC) Zoning District.

State your reasons for amending the text of the Ordinance:

Allowing drive-throughs via SUP provides flexibility to review each proposal to ensure it fits the downtown character.

To maintain the pedestrian-oriented design, the amendment includes a standard prohibiting remote menu boards in the CC Zoning District, minimizing visual clutter and preserving the character of the area.

I certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.

Applicant Signature

November 11, 2025

Date

Property Owner Signature

Date



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

Zoning Text 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 emccarty@kannapolisnc.gov. The fees may also be paid online with a link provided by staff.

APPLICANT

Applicant: City of Kannapolis/staff

SUBMITTAL CHECKLIST

☐

Pre-Application Meeting

☒

Zoning Text Amendment Checklist and Application – Complete with all required signatures

☐

Fee: \$400.00

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 (Section 2.4.F of the 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 third Tuesday at 6:00pm in City Hall Laureate Center. **The pre-application meeting, submittal of application, 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: The Commission shall consider the text amendment request and make a recommendation to City Council in accordance with Section 2.4.G. of the KDO.

Scope of Approval: City Council may approve or deny the request in accordance with Section 2.5.A(1).

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: November 11, 2025

4.3.D(8)

(8) DRIVE-THROUGH FACILITY

A drive-through facility shall comply with the following standards:

- a. Canopies or other features installed over a drive through window shall maintain common roof lines and materials with the principal structure.
- b. Vehicular access to a drive-through facility shall be provided from a street having a functional classification of collector or higher.
- c. Each driveway providing access to the drive-through facility shall be at least 20 feet from any other driveway.
- d. Internal traffic circulation patterns on the site shall not cause vehicles to impede vehicular movement external to the site or block access to any required parking spaces located on the site. Stacking spaces and lanes shall be provided in accordance with Section 5.1.C(9), Vehicle Stacking Spaces and Lanes.
- e. Drive-through facilities shall not be located on the front façade of the building they serve.
- f. Drive-through facilities shall be designed so as not to obstruct the movement of pedestrians along sidewalks, through areas intended for public use, or between the building entrance and customer parking spaces.
- g. No portion of a drive-through facility shall be located within 50 feet of a residential zoning district or a lot containing a residential use.

h. In the CC Zoning District remote menu boards are prohibited.

**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY
WITH REGARD TO TEXT AMENDMENT - TA-2025-07**

WHEREAS, Section 160A-383 (2013) of the North Carolina General Statutes, modified in Section 160D- 605, specifies that the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive and any other officially adopted plan that is applicable; and

WHEREAS, the text amendments to:

1. Amend Table 4.3.B(3), Accessory Use/Structure Table, to add Drive-through Facility as a use permitted by Special Use Permit (SUP) in the Center City (CC) Zoning District.
2. Amend Section 4.3.D(8), Standards Specific to a Drive-through Facility to prohibit remote menu boards with the Center City (CC) Zoning District.

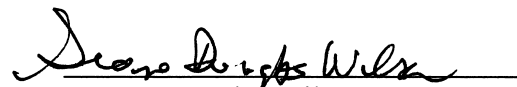
are consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*; and

WHEREAS, the Planning and Zoning Commission, after consideration at its November 18, 2025 meeting, recommended that City Council approve TA-2025-07; and

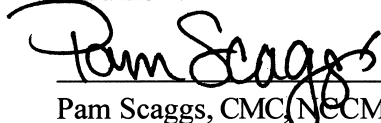
WHEREAS, City Council conducted a public hearing on December 8, 2025, to consider amendments to the above-referenced Articles of the KDO,

NOW, THEREFORE BE IT RESOLVED that City Council finds the text amendments as represented in Case TA-2025-07 consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*, as well as state statutes, reasonable, and in the public interest, and are approved by City Council based on consideration of the application materials, information presented at the Public Hearing, and the recommendation provided by the Planning and Zoning Commission.

Adopted this the 8th Day of December 2025:


George Douglas Wilson, Mayor
City of Kannapolis

ATTEST:


Pam Scaggs, CMC, NECMC
City Clerk