



**WORK SESSION
AGENDA
KANNAPOLIS CITY HALL
401 LAUREATE WAY, KANNAPOLIS, NC
FEBRUARY 9, 2026
4:30 PM**

Please Turn off Cell Phones or Place on Silent Mode.

APPROVED MINUTES

- A. February 9, 2026 Work Session Minutes ()

CALL TO ORDER AND WELCOME

MOMENT OF SILENT PRAYER AND PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA - Motion to Adopt Agenda or make revisions

PROCLAMATIONS AND RECOGNITIONS

- A. **CEREMONY** - New Firefighter Pinning- Sammy Webster (Tracy Winecoff, Fire Chief)
- B. **PROCLAMATION** - Black History Month (Dianne Berry, Council Member)

SPEAKERS FROM THE FLOOR

CONSENT AGENDA - Motion to Adopt Consent Agenda or make revisions

- A. **ORDINANCE** - Budget Amendment #2026- 26-30 Mid-year budget adjustment
UNANIMOUSLY APPROVED (Kristin Jones, Budget and Strategy Director)
- B. **FISCAL CONSIDERATION** - Adjust fee schedule to include updated cemetery marker deposit fee **UNANIMOUSLY APPROVED** (Gary Mills, Parks & Recreation Director)
- C. **VOLUNTARY ANNEXATION**- (A-2026-03) 0.344 +/- acres and 0.345 +/- acres of noncontiguous property located at 110 and 120 Homestead Avenue
UNANIMOUSLY APPROVED (Richard Smith, Planning Director)
- D. **REPORT** - Monthly Wastewater Allocations Report (Alex Anderson, Director of Water Resources, Gerald Faulkner, Water Treatment Manager)
- E. **MINUTES:** October 13, 2025 (Closed Session); October 27, 2025 (Closed Session); January 12, 2026 (Work Session); and January 12, 2026 (Closed Session)
REMOVED OCTOBER 13 AND 27 CLOSED SESSION; UNANIMOUSLY

**APPROVED JANUARY 12, 2026 WORK SESSION AND CLOSED SESSION
MINUTES** (Pam Scaggs, City Clerk)

BUSINESS AGENDA

- A. **PUBLIC HEARING** - Voluntary Annexation (A-2025-13) 109.166 +/- combined acres of noncontiguous property located at 6304 and 6320 Mooresville Road, and 6165 Pagemont Road **WITHDRAWN BY APPLICANT** (Richard Smith, Planning Director)
- B. **PUBLIC HEARING** - Voluntary Annexation (A-2026-01) 4.03 +/- acres of noncontiguous property located at 3050 Placid Road **UNANIMOUSLY APPROVED** (Richard Smith, Planning Director)
- C. **PUBLIC HEARING** - Voluntary Annexation (A-2026-02) 0.17 +/- acres of noncontiguous property located at 5963 Yale Avenue **UNANIMOUSLY APPROVED** (Richard Smith, Planning Director)
- D. **RESOLUTION** - Requesting the Honorary Designation of the Martin Luther King, Jr. Avenue bridge in honor of Mrs. Corine L. Cannon. **UNANIMOUSLY APPROVED** (Richard Smith, Planning Director)
- E. **PRESENTATION** - Water and Sewer Master Plan and CIP Update **RECEIVED** (Alex Anderson, Director of Water Resources)

CITY COUNCIL COMMENTS

CITY MANAGERS REPORT

CLOSED SESSION

N.C.G.S. 143-318.11 (a) (3) to consult with an attorney in order to preserve the attorney client privilege and G.S. 143.318.11 (a) (4) for discussing matters relating to the location or expansion of industries or businesses in the area (Mayor Pro tem Dayvault)

MOTION TO ADJOURN

ADA Notice

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

**CITY OF KANNAPOLIS
CITY COUNCIL MEETING MINUTES
Work Session
February 9, 2026**

A work session meeting of the Kannapolis City Council was held on Monday, February 9, 2026, at 4:30 PM, Kannapolis City Hall located at 401 Laureate Way, Kannapolis, NC.

CITY COUNCIL MEMBERS PRESENT:

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

Council Members Absent: Ryan Dayvault, Mayor Pro Tem

City Manager: Wilmer Melton

Deputy City Manager: Eddie Smith

Assistant City Manager: Tina Cline

Assistant City Manager: Kristin Jones

City Attorney: Andrew Kelly

Staff Present:	Mike Legg	Richard Smith
	Tracy Winecoff	Travis Barnhardt
	Alex Anderson	Elizabeth McCarty
	Sherry Gordon	Kirk Beard
	Michael Rattler	Irene Wong

Visitors Present:	Catrinia Sutton	Tracy Caldwell
	Priscilla Knox	Sylvester Fleming Jr.
	R. Dr. Wesley Harding	Rev. Roger Williamson
	Sylvia Wyan	Bridgette Cannon
	Corine Cannon	Tony Harris
	Carolyn Harris	Grace Joan Bryant
	Evelyn McClure	Kim Miller
	Bill Faggert	Margie Faggert
	Gwen Hinton	Betty White
	Cecelia McCullal	Jeremy McCullal
	Emanuele Fleming	Saraphina Joyner
	Katie Fleming	Violet Mitchell
	Pressley Torrence	Margaret Torrence
	Doris Ingram	Donald Gray

1	Kay Leeper McClorey	Connie Leeper
2	Glendale Hicks	Amos McClorey
3	Evelyn Russell	Bennie Russell
4	Glenda Smith	John Cannon
5	Linda Cannon	Bridgett Cannon
6	Pam Smith	Cedric Love
7	Betty Alston	Frankie Levy
8	Tommie Stafford	Catherine Richard
9	Betty White	Joe Hatley
10	Lesley Forney	Sophia Wilkerson
11	Veleria Levy	Nicole Cannon
12	Justin Lewter	Demetra Grigley
13	Sheila Pinkston	Robert Pinkston
14	David Lockhart	Maria Lockhart
15	Diane Faulk	Gwene Christe
16	Paul Johnson	Tonya Rivens
17	Ricky Cannon	Ronald Flanders
18	Melvin Haynie	Jania Haynie
19	Debora Jones	Davon Nichols
20	Phil Goodman	

21
22 **CALL TO ORDER AND WELCOME**

23 Mayor Wilson called the meeting to order and welcomed all in attendance. He led a moment of silent
24 prayer, followed by the Pledge of Allegiance by Councilmember Hatchell.
25

26 **ADOPTION OF AGENDA**

27 Mayor Wilson called for a motion regarding the Agenda. Councilmember Jackson made the motion
28 to approve, second by Councilmember Hatchell and unanimously approved.
29

30 **RECOGNITION & PROCLAMATIONS**

31 Fire Chief Tracy Winecoff recognized the department's newest firefighter, Sammy Webster, and
32 provided a brief overview of the training and dedication required to earn the title of Firefighter. Chief
33 Winecoff noted that Mr. Webster joined the City from a neighboring department and successfully
34 completed his probationary training at the end of 2025. He congratulated Mr. Webster on this
35 accomplishment. Mr. Webster was joined by his father, who had the honor of pinning his Firefighter
36 badge during the ceremony.
37

38 Councilmember Berry read a proclamation recognizing February as Black History Month and
39 announced that the proclamation will be displayed in the lobby of City Hall throughout the month of
40 February.
41

42 **SPEAKERS FROM THE FLOOR**

43 Amos McClory, State Representative for the NAACP, spoke about the generations of discrimination
44 under Jim Crow and the long struggle for fundamental rights, including the right to vote and to have
45 a meaningful voice in the community. He expressed concern that residents of Kannapolis worked
46 diligently to rename Martin Luther King Jr. Avenue, including the bridge, and that less than four years

1 later, there were discussions about renaming the bridge after a state representative. Referring to the
2 proposed resolution to designate the Martin Luther King Jr. Avenue bridge in honor of Mrs. Cannon,
3 Mr. McClory urged the City to remain committed to the decisions that have already been made.
4

5 Phil Goodman, who has been attending Council meetings since 2017, stated that he attended the recent
6 Council retreat on Saturday. He expressed pride in Council's ability to disagree while still working
7 cooperatively. Mr. Goodman commended Council for their thoughtful discussion and collaboration,
8 and concluded by affirming his continued support for Council.
9

10 Donald Gray opened his remarks with a quote from Earth, Wind & Fire and reflected on the
11 significance of honoring Ms. Corrine Lytle Cannon, a 106-year-old community member, emphasizing
12 that the moment is about her, not themselves. Mr. Gray shared personal connections with City staff
13 and community leaders and highlighted Ms. Cannon's remarkable life and legacy. Recounting recent
14 efforts, including discussions with the City Manager and a visit with Ms. Cannon, he praised the
15 widespread community support, noting that over 10,000 people viewed the tribute on Facebook. Mr.
16 Gray expressed gratitude to the City for considering naming the bridge and roundabout in her honor,
17 emphasizing that this recognition is a fitting tribute to a woman of faith and a treasured member of
18 the community.
19

20 Valeria Levy stated that she, along with Amos McClory and Don Gray, served on the committee that
21 worked to bring the proposal to dedicate the MLK Avenue bridge in honor of Ms. Cannon to fruition.
22 She also shared that she recently visited Ms. Betty Austin, the first African American elected to the
23 Cabarrus County Board of Education. Ms. Levy explained that Ms. Austin is a retired educator, a
24 KMAC inductee, and a lifetime achievement honoree, who voiced her support for recognizing Ms.
25 Cannon and is present in the audience. She emphasized the significance of honoring Ms. Cannon
26 during Black History Month and thanked the City and community for celebrating her through the
27 bridge and roundabout garden tribute. Ms. Levy then expressed concern over the recent City Council
28 decision not to appoint Councilmember Jeanne Dixon as Mayor Pro Tem citing that she received the
29 next highest votes in the last election and stated that departing from this historical precedent was
30 troubling.
31

32 **CONSENT AGENDA**

33 Mayor Wilson called for a motion regarding the Consent Agenda. Councilmember Dixon asked for
34 an amendment to the Consent agenda to remove the October 13, 2025 and October 27, 2025 Closed
35 Session Minutes since they were not provided for Council's review. Second my Councilmember
36 Payne and unanimously approved. Mayor Wilson then called for motion to approve the amended
37 Consent Agenda which was made by Councilmember Payne, second by Councilmember Hatchell and
38 unanimously approved.
39

40 Ordinance – Budget Amendment #26-26 for Mid-year budget adjustment (Kristin Jones, Assistant
41 City Manager) (Copy included as Agenda Item F.A.)
42

43 Fiscal Consideration – Adjustment to the fee schedule to include updated cemetery marker deposit
44 fee (Gary Mills, Parks and Recreation Director) (Copy included as Agenda Item F.B.).
45

1 Voluntary Annexation – (A-2026-03) 0.344 +/- acres and 0.345 +/- acres of noncontiguous property
2 located at 110 and 120 Homestead Avenue (Richard Smith, Planning Director) (Copy included as
3 Agenda Item F.C.).

5 Report – Monthly Wastewater Allocations Report (Alex Anderson, Director of Water Resources and
6 Gerald Faulkner, Water Treatment Manager) (Copy included as Agenda Item F.D.).

8 Minutes – January 12, 2026 (Work Session) and January 12, 2026 (Closed Session) (Pam Scaggs,
9 City Clerk) (Draft copies included)

11 BUSINESS AGENDA

12 **Public Hearing – Voluntary Annexation – (A-2025-13) 109.166 +/- combined acres of**
13 **noncontiguous property located at 6304 and 6320 Mooresville Road, and 6165 Pagemont Road**
14 **(Richard Smith, Planning Director) (Copy included as Agenda Item G.A.)**

15 Mr. Smith stated that the applicant for the annexation has withdrawn their request, so no further action
16 is required by City Council at this time. He added that once the new property owner assumes
17 possession of the land, they are expected to submit a new annexation application.

19 **Public Hearing – Voluntary Annexation – (A-2026-01) 4.03 +/- acres of noncontiguous property**
20 **located at 3050 Placid Road (Richard Smith, Planning Director) (Copy included as Agenda Item**
21 **G.B.)**

22 Mr. Smith stated that the requested annexation involves a single existing parcel of approximately 4.03
23 acres that will later be subdivided among family members. He added that the property is located in
24 the City's non-contiguous annexation area but lies within the future growth area and is adjacent to an
25 existing City parcel. He directed Council's attention to several maps as well as the annexation survey
26 to illustrate location of the property.

28 Councilmember Hatchell asked for confirmation that the annexation is voluntary and the expected
29 zoning designation. Mr. Smith responded that annexations cannot be involuntary and that while the
30 applicant can request a zoning designation of Residential 4 dependent on subdivision of the property,
31 expects to apply a Residential 8 zoning district. Councilmember Hatchell also asked about sewer
32 allocation and whether police and fire are made aware of the annexation request. Mr. Smith responded
33 that the applicant is subdividing the property for family members and that a large subdivision is not
34 being proposed. He confirmed that all departments are notified of annexation requests.

36 There being no further comments or questions, Mayor Wilson opened the Public Hearing which was
37 then closed with public comment. He then called for a motion regarding the Ordinance to extend the
38 Corporate Limits to 3050 Placid Road. Councilmember Dixon made the motion to approve, second
39 by Councilmember Berry and unanimously approved.

41 **Voluntary Annexation – (A-2026-02) 0.17 +/- acres of noncontiguous property located at 5963**
42 **Yale Avenue (Richard Smith, Planning Director) (Copy included as Agenda Item G.C.).**

43 Mr. Smith stated that the applicant requested annexation because she intends to build a single-family
44 structure and would like access to City utilities. He added that the property is located within the
45 Fishertown neighborhood. Site maps and the annexation survey were displayed to illustrate location
46 of the property.

1 There being no further comments or questions, Mayor Wilson opened the Public Hearing which was
2 then closed with public comment. He then called for a motion regarding the Ordinance to extend the
3 Corporate Limits to 5963 Yale Avenue. Councilmember Payne made the motion to approve, second
4 by Councilmember Dixon and unanimously approved.
5

6 **Resolution Requesting the Honorary Designation of the Martin Luther King, Jr. Avenue bridge**
7 **in honor of Mrs. Corine L. Cannon (Richard Smith, Planning Director) (Copy included as**
8 **Agenda Item G.D.)**

9 Mr. Smith stated that, pursuant to Council's direction at its January 12, 2026 meeting, staff prepared
10 a proposed Resolution to initiate the honorary designation of the bridge crossing Cannon Boulevard
11 and Highway 29 in honor of Mrs. Corine Lytle Cannon. He directed Council's attention to renderings
12 of the "Glass Window Bridge," noting that the City contributed funding for the bridge's upfit and
13 improvements. Mr. Smith clarified that name of the Martin Luther King Jr. Avenue bridge would
14 remain unchanged and that the bridge would receive a memorial designation. Upon adoption of the
15 Resolution, staff would forward the request to NCDOT for consideration.
16

17 There being no questions for staff, Councilmember Dixon made a motion to approve the Resolution,
18 second by Councilmember Payne and unanimously approved. Mayor Wilson then presented Mrs.
19 Cannon with a framed copy of the Resolution.
20

21 Mrs. Cannon shared remarks about her life, including memories of walking across the same bridge
22 during the Civil Rights Movement. She noted that February is a time to reflect on the contributions
23 of people of color and encouraged the community to continue moving forward beyond a single month
24 of recognition. She stated, "Bridges carry us far, but none of us travels alone. We are blessed by those
25 who walk with us, even when we don't realize it at the time." She added, "It would take more than a
26 minute to say thank you, so I'll simply say this: I've been traveling this road a long time. If you want
27 to hear the full story, come visit me—I'd love to share it." Mrs. Cannon thanked the Mayor and
28 Council and encouraged everyone to make thoughtful choices when voting.
29

30 Mayor Wilson commented that the occasion was one of the greatest moments the Council has
31 experienced.
32

33 **Presentation – Water & Sewer Master Plan and CIP Update (Alex Ander, Director of Water**
34 **Resource) (Copy included as Agenda Item G.A.)**

35 Mr. Anderson provided an update on the Water and Sewer Master Plan and Capital Improvement Plan
36 (CIP). He explained that the CIP is a multi-year planning document that outlines, prioritizes, and
37 funds major infrastructure initiatives, including pump station upgrades, water and sewer main
38 replacements, and treatment plant improvements. Projects address both aging infrastructure and the
39 need to expand water and wastewater capacity to accommodate future growth.
40

41 Mr. Anderson stated that the Master Plan and CIP are guided primarily by the City's adopted Land
42 Use Plan, which identifies projected growth areas and annexation areas. Staff applies water and
43 wastewater capacity calculations to these growth projections while also evaluating the age and
44 condition of existing assets. Additional considerations include available land supply, redevelopment
45 potential within current city limits, land suitability, and long-term growth forecasts. He added that the
46 CIP supports long-term capacity planning, rehabilitation, maintenance, and regulatory compliance

1 over a 20- to 25-year horizon. Personnel additions and routine vehicle replacements are not included,
2 as those are addressed through the annual operating budget.

3
4 Mr. Anderson reported that water demand projections indicate current usage of approximately 6.5
5 million gallons per day (MGD), increasing to an estimated 8.5 MGD by 2030 and up to 12–14 MGD
6 by 2050, effectively doubling demand over 25 years. Updated drought modeling and bathymetric
7 studies of Kannapolis Lake reduced the City's declared safe yield from 13.5 MGD to approximately
8 8.2 MGD due to revised drought-of-record data and sedimentation resulting in a loss of storage
9 capacity. He stated that staff plans to conduct a focused safe yield and alternatives analysis, evaluate
10 interconnections and reuse projects, and consider future connections to the Yadkin and Catawba River
11 systems to address long-term supply needs.

12
13 Mr. Anderson continued that wastewater flows are projected to increase from approximately 4.5–5
14 MGD currently to approximately 7 MGD by 2030 and more than 9 MGD by 2050, assuming adequate
15 treatment capacity is available. Hydraulic modeling indicates future system constraints in several
16 basins beginning as early as 2030 without planned improvements, reinforcing the need for phased
17 CIP projects to maintain service levels and accommodate growth. The CIP includes recurring
18 investments in lift station rehabilitation, sewer inspection and assessment, GIS updates, and other
19 system maintenance. Project sheets provided in the budget package will include maps, timelines, cost
20 estimates in current dollars, and descriptions outlining the purpose and justification for each project,
21 including major water main improvements designed to enhance system reliability and fire flow
22 capacity.

23
24 Councilmember Jackson inquired about Albemarle water line capacity and potential partnership with
25 Concord. Mr. Anderson explained that the pipeline is designed for 10 MGD, but current contracts
26 limit withdrawals to 5 MGD, shared with Concord. While the City holds certificates allowing up to
27 10 MGD each from the Yadkin and Catawba Rivers, the primary constraint is pipeline capacity, and
28 any expansion would require enlarging the treatment plant. Additional options, including Salisbury
29 capacity, will be discussed at the upcoming budget retreat.

30
31 Councilmember Dixon raised concerns about Kannapolis Lake being lowered for spillway repairs
32 and water availability during extreme drought. Mr. Anderson stated that the City's contract with
33 Coddle Creek allows transfers of up to 2.6 MGD; transfers are temporarily paused to maintain
34 construction levels but could resume immediately if needed. He added that the Second Creek pump
35 station in Rowan County, which requires rehabilitation, is authorized to pump up to 6 MGD into Irish
36 Buffalo Creek, though drought conditions could limit flows to historical averages of about 2.5 MGD.
37 With proper maintenance, he noted, water can be supplied from both sources as needed.

38
39 Councilmember Hatchell thanked Mr. Anderson for clearly explaining the complex issues and
40 confirmed that while additional water is available, pipeline improvements would be required to access
41 it. Mr. Anderson affirmed.

42
43 Councilmember Berry asked whether the plan must begin in 2027 or risk deferral. Mr. Anderson
44 responded that projects could be phased, with anticipated requests in FY27–29, including those
45 related to a Catawba River connection.

1 **CITY COUNCIL COMMENTS**

2 Councilmember Hatchell thanked the Kannapolis Streets, Police, and Fire departments for clearing
3 roads and keeping residents safe during the recent snowstorm. She also expressed appreciation to
4 citizens for staying home and checking on their neighbors.
5

6 Mayor Wilson echoed Councilmember Hatchell's comments.
7

8 Councilmember Dixon thanked City staff for their assistance during the Martin Luther King Jr. Day
9 parade. She also expressed appreciation to Lee Goodman of the Kannapolis Fire Department for
10 attending a community meeting and providing smoke alarms to residents in attendance. She suggested
11 that Mr. Goodman make a presentation to Council regarding the Fire Department's program to
12 provide free smoke detectors.
13

14 **CITY MANAGER REPORT**

15 City Manager Wilmer Melton echoed the appreciation for City staff's work during the back-to-back
16 ice and snow events. He stated that Police, Fire, Operations, Facilities, and Communications staff
17 worked around the clock to clear 14-1/2 inches of snow, maintain services, and keep residents safe.
18 Their coordination and dedication were truly commendable.
19

20 Mr. Melton also shared that the City secured \$1.5 million in NCDOT funding through Congressman
21 Addison McDowell's office to improve the intersection of Oakwood Avenue and Rogers Lake Road.
22 He stated that the project will add signalization, turn lane improvements, and widening to enhance
23 safety and build on prior improvements to Rogers Lake Road.
24

25 **CLOSED SESSION**

26 Councilmember Berry made the motion to go into Closed Session in accordance with G.S. 143-318.11
27 (a) (3) to consult with an attorney in order to preserve the attorney-client privilege and GS. 143-
28 318.11 (a) (4) for discussing matters relating to the location or expansion of industries or businesses
29 in the area. Second by Councilmember Payne and unanimously approved.
30

31 Council entered Closed Session at 5:41 P.M.
32

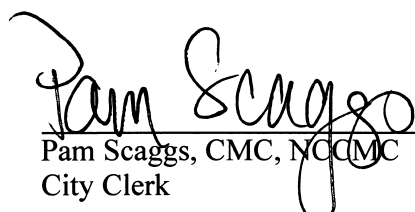
33 **MOTION TO ADJOURN**

34 There being no further business, Councilmember Dixon made motion to adjourn, second by
35 Councilmember Payne, and the motion was unanimously approved.
36

37 The meeting adjourned at 6:18 P.M. on Monday, February 9, 2026.
38
39

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46

George Douglas Wilson, Mayor
City of Kannapolis


Pam Scaggs, CMC, NCCMC
City Clerk



Kannapolis
Agenda Staff Report
February 9, 2026

To: Mayor and City Council
From: Tracy Winecoff, Fire Chief
Subject: **CEREMONY** - New Firefighter Pinning- Sammy Webster

Recommended Action Requested by City Council

None

Required Votes to Pass Required Action

Presentation Only. No Action Required

Background

The Kannapolis Fire Department is pleased to report the badge pinning of **Firefighter Sammy Webster**, marking the successful completion of his recruit training. Firefighter Webster has officially transitioned from recruit status to the role of firefighter, signifying his readiness to serve the community. This badge pinning represents a significant milestone in his career and reflects his dedication and commitment to the mission of the Kannapolis Fire Department.

Fiscal Implications

None

Alternate Courses of Action

None

Attachments

None



Office of City Council

**KANNAPOLIS, NORTH CAROLINA
P R O C L A M A T I O N
“BLACK HISTORY MONTH”**

WHEREAS, Black History Month is observed annually in February to recognize and celebrate the rich history, culture, and enduring contributions of African Americans to the United States and the world; and

WHEREAS, African Americans have played a vital role in shaping our nation’s history through leadership, innovation, creativity, resilience, and sacrifice, despite enduring centuries of enslavement, segregation, discrimination, and systemic injustice; and

WHEREAS, the achievements of African Americans in fields including education, science, medicine, government, arts, business, athletics, and civil rights continue to strengthen and enrich our communities; and

WHEREAS, Black History Month provides an opportunity for all people to deepen their understanding of the historical and contemporary experiences of African Americans, to honor those whose efforts advanced freedom and equality, and to reflect on the ongoing pursuit of justice and equity; and

WHEREAS, acknowledging Black history is essential to fostering unity, mutual respect, and a more inclusive future for generations to come.

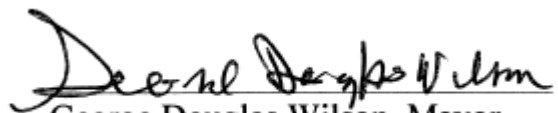
NOW, THEREFORE, the City Council of the City of Kannapolis, North Carolina does hereby proclaim the month of February as

Black History Month

and encourage all residents, students, employees, and community members to observe this month through education, reflection, dialogue, and participation in activities that honor the legacy and contributions of African Americans.

IN WITNESS WHEREOF, I, Mayor George Douglas Wilson, on behalf of Kannapolis City Council has caused the Great Seal of the City of Kannapolis to be affixed this 9th day of February 2026.




George Douglas Wilson, Mayor
City of Kannapolis



Kannapolis
Agenda Staff Report
February 9, 2026

To: Mayor and City Council
From: Kristin Jones, Budget and Strategy Director
Subject: **ORDINANCE** - Budget Amendment #2026- 26-30 Mid-year budget adjustment
UNANIMOUSLY APPROVED

Recommended Action Requested by City Council

Motion to approve ORDINANCE - Budget Amendment #2026- 26-30 Mid-year budget adjustment

Required Votes to Pass Required Action

Majority Present at Meeting

Background

This budget amendment cleans up personnel and operating accounts that are already over budget or are projected to go over budget by the end of the fiscal year. This could be due to position reclassifications throughout the year, trends in overtime, overall trends in spending, budget oversights, etc.

Fiscal Implications

A budget amendment is needed to appropriate fund balance or transfers across funds in order to clean up personnel and operating accounts ahead of the fiscal year.

Alternate Courses of Action

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

Attachments

1. 2026-03 Ordinance for Budge Amendment #26-30 Mid Year Budget Adjustment

**ORDINANCE AMENDING BUDGET FOR THE
CITY OF KANNAPOLIS, NORTH CAROLINA
FOR THE FISCAL YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026
Amendment # 26-30**

BE IT ORDAINED by the City Council of the City of Kannapolis, North Carolina meeting in open session this 9th day of February that the following amendment to the Budget Ordinance for the City of Kannapolis, North Carolina for the Fiscal Year beginning July 1, 2025, and ending June 30, 2026, is hereby adopted:

Description: This budget amendment cleans up personnel and operating accounts that are already over budget or are projected to go over budget by the end of the fiscal year. This could be due to position reclassifications throughout the year, trends in overtime, overall trends in spending, budget oversights, etc. This budget amendment also budgets for a Blue Cross Blue Shield clerical error in crediting the City for pharmacy rebates when the City wasn't enrolled in this program and therefore receives lower admin costs per employee.

SECTION I- GENERAL FUND

Revenue:	Increase: Fund Balance Appropriation Revenue: 19900-39900	\$428,968
Expenditure:	Increase: Human Resources: Salaries Expenditure: 11200-41000	\$15,000
Expenditure:	Increase: Information Technology: Salaries Expenditure: 11500-41000	\$1,000
Expenditure:	Increase: Police- Field Ops: Salaries Expenditure: 12035-41000	\$30,000
Expenditure:	Increase: Planning- Salaries Expenditure: 14000-41000	\$3,000
Expenditure:	Increase: Parks- GEM: Salaries Expenditure: 15010-41000-GEM	\$1,000
Expenditure:	Increase: Legal: Overtime Expenditure: 11300-41200	\$1,000
Expenditure:	Increase: Finance: Overtime Expenditure: 11400-41200	\$1,000
Expenditure:	Increase: Information Technology: Overtime Expenditure: 11500-41200	\$1,000

Expenditure:	Increase: Police- Special Ops: Overtime Expenditure: 12070-41200	\$20,000
Expenditure:	Increase: Fire: Technical Services-Overtime Expenditure: 12545-41200	\$2,000
Expenditure:	Increase: Planning: Overtime Expenditure: 14000-41200	\$2,000
Expenditure:	Increase: FS- On- Call Pay Expenditure: 11600-41115	\$3,000
Expenditure:	Increase: Police Support- On-Call Pay Expenditure: 12030-41115	\$10,000
Expenditure:	Increase: Street Maintenance Expenditure: 13500-41115	\$1,000
Expenditure:	Increase: Human Resources: Longevity Expenditure: 11200-41300	\$700
Expenditure:	Increase: Information Technology: FICA Expenditure: 11500-42000	\$1,000
Expenditure:	Increase: City Manager: State Retirement Expenditure: 11100-42200	\$10,000
Expenditure:	Increase: Finance: State Retirement Expenditure: 11400-42200	\$1,000
Expenditure:	Increase: Information Technology: State Retirement Expenditure: 11500-42200	\$3,000
Expenditure:	Increase: FS: State Retirement Expenditure: 11600-42200	\$2,000
Expenditure:	Increase: Fire-Admin: State Retirement Expenditure: 12510-42200	\$7,000
Expenditure:	Increase: Fire-Technical: State Retirement Expenditure: 12545-42200	\$4,000
Expenditure:	Increase: City Manager: 401k Expenditure: 11100-42210	\$3,000

Expenditure:	Increase: Human Resources: 401k Expenditure: 11200-42210	\$2,000
Expenditure:	Increase: Finance: 401k Expenditure: 11400-42210	\$3,000
Expenditure:	Increase: Information Technology: 401k Expenditure: 11500-42210	\$2,000
Expenditure:	Increase: Police Admin: 401k Expenditure: 12010-42210	\$2,000
Expenditure:	Increase: Police Support Services: 401k Expenditure: 12030-42210	\$20,000
Expenditure:	Increase: Police Field Operations: 401k Expenditure: 12035-42210	\$53,000
Expenditure:	Increase: Police Special Ops: 401k Expenditure: 12070-42210	\$2,000
Expenditure:	Increase: Fire Admin: 401k Expenditure: 12510-42210	\$2,000
Expenditure:	Increase: Fire Emergency Services: 401k Expenditure: 12540-42210	\$43,000
Expenditure:	Increase: Fire Technical Services: 401k Expenditure: 12545-42210	\$4,000
Expenditure:	Increase: Planning: 401k Expenditure: 14000-42210	\$3,000
Expenditure:	Increase: City Manager: Salaries Expenditure: 11100-41000	\$93,000
Expenditure:	Increase: City Manager: FICA Expenditure: 11100-42000	\$7,115
Expenditure:	Increase: City Manager: State Retirement Expenditure: 11100-42200	\$10,733
Expenditure:	Increase: City Manager: 401k Expenditure: 11100-42210	\$4,650
Expenditure:	Increase: City Manager: Vehicle Allowance	\$4,810

Expenditure: 11100-41600

Expenditure:	Increase: City Manager: Disability Insurance Expenditure: 11100-42600	\$4,810
Expenditure:	Increase: Transfer to Separation Pay Expenditure: 19000-41800	\$16,150
Expenditure:	Increase: IT: Small Tools and Equipment Expenditure: 11500-46200	\$29,000

SECTION II- SEPARATION PAY FUND

Revenue:	Increase: Transfer from General Fund Revenue: 69000-39200	\$16,150
Expenditure:	Increase: Separation Pay Expenditure: 60010-41800	15,000
Expenditure:	Increase: Separation Pay: FICA Expenditure: 60010-42000	\$1,150

SECTION III- WATER AND SEWER FUND

Revenue:	Increase: Fund Balance Appropriated Revenue: 39900-19000	\$22,200
Expenditure:	Increase: Distribution: 401k Expenditure: 36100-42210	\$7,000
Expenditure:	Increase: Water Treatment: 401k Expenditure: 36200-42210	\$12,000
Expenditure:	Increase: Distribution: Small Tools Expenditure: 36100-42210	\$3,200

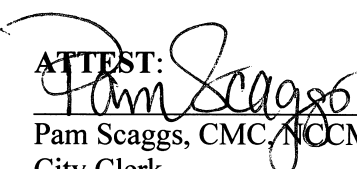
SECTION IV- INSURANCE AND RISK FUND

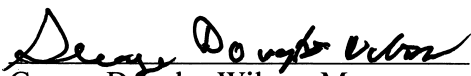
Revenue:	Increase: Fund Balance Appropriated Revenue: 90000-39900	\$260,000
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Expenditure:	Increase: Insurance Claims	\$260,000
	Expenditure: 90000-51640	

This ordinance is approved and adopted on this 9th day of February.

ATTEST:


Pam Scaggs, CMC, NCCMC
City Clerk


George Douglas Wilson, Mayor
City of Kannapolis



Kannapolis
Agenda Staff Report
February 9, 2026

To: Mayor and City Council
From: Gary Mills, Parks & Recreation Director
Subject: **FISCAL CONSIDERATION** - Adjust fee schedule to include updated cemetery marker deposit fee **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

Approve amendment to fee schedule

Required Votes to Pass Required Action

Majority Present at Meeting

Background

Since the City took over operations of the Kannapolis Cemetery in 2000 and developed new policies and procedures for the cemetery, we have required the family to place a cemetery marker on any new burial plot in the cemetery. To assure that it is done, the City requires a deposit fee for the marker up front prior to the burial taking place. The family has the option of having their own marker made within 6 months of the burial or the City will utilize the deposit to have one made after 6 months or at the time of burial if the family requests the City to have a ground marker made and installed.

Over the years, the cost of cemetery markers has increased substantially. Our previous fee of \$280 was enough to cover the cost of a small ground marker. However, the price has increased and we need to adjust the marker deposit to \$350 to cover the cost of the new marker. The amendment to the cemetery fee can be found in the attached fee schedule on pg. 23 Table 9.9. This new fee will be implemented immediately and the new cemetery fee schedule will be relayed to the local funeral homes and adjusted on the City webpage.

Fiscal Implications

Amend City fee schedule to change cemetery marker deposit from \$280.00 to \$350.00

Alternate Courses of Action

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

Attachments

1. Revised FY 26 Fee Schedule



Revised Fiscal Year 2026 Fee Schedule

Revised: February 9, 2026

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Admin

Table 1.1 Public Records

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

Table 1.2 Legal Notices

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

Table 1.3 Human Resources

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

Table 1.4 Police

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

Table 1.5 Transportation

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

Table 1.6 Filing Fees For Elected City Office

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

Commented [AR1]: Blue for newly added
Yellow for increase

Downtown Parking

Table 2.1 Parking Deck

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

Table 2.2 Hourly & Daily Parking Fees

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

Electric Vehicle (EV) Parking

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

Engineering

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

Table 3.1 Site Development Inspection Fees

Type of Inspection	Fee
Roadway Inspection	\$1.00/ Linear Foot
Storm Drain Inspection	\$1.00/ Linear Foot
Water Inspection	\$1.00/ Linear Foot
Sewer Inspection	\$1.00/ Linear Foot
Greenways/MUP Inspection	\$1.00/ Linear Foot
SCM Closeout Inspection	\$300.00/per SCM

Table 3.2 Site Development Plan Review Fees

Type of Plan Review	Fee
Water Permit Application	\$50.00
Sewer Permit Application	\$50.00
Plan Review Fee – Utility	\$500.00 + \$25.00/Acre
Plan Review Fee – Roadway and Storm	\$500.00 + \$25.00/Acre
Plan Review Fee – Grading and Erosion	\$500.00 + \$25.00/Acre

Planning & Zoning

Table 4.1 Zoning & Land Use Applications

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

Table 4.2 Residential

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

Table 4.3 Structures & Accessory Uses

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

Table 4.4 Use & Occupancy

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

Table 4.5 Grading and Site Work Fees

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

Table 4.6 Structures & Accessory Uses

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

Table 4.7 Plat Reviews Fees

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

Table 4.8 Publication Fees

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

** All fees established are due and payable at the time of product delivery or upon initial submittal of any item or items to be reviewed, processed or approved.

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

***Double Permit Fee- ***A doubled permit fee will be charged for projects that begin work without first obtaining appropriate permits from the Planning Department. The fee amount to be doubled will be that of the particular permit that should have been issued.

Fire

Table 5.1 Required Certificate of Compliance

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

Table 5.2 Plan Review & Inspection Fees

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

NOTE: Specification on Load Merchandise Inspections

1. For a multi-tenant building, fees are per tenant.
2. For multiple buildings owned by the same owner(s), fees are per building as defined by the NC Building Code, Vol. 1.
3. Individuals or companies that have not secured permits or Certificates of Compliance prior to beginning work or occupying the structure shall be charged double the listed amount.
4. Re-inspections of the sprinkler system, fire alarm system, or building for Certificate of Compliance will result in an additional fee per inspection.

Table 5.3 Required Construction Permits

Types of Permits	Permit Fee	Test Fee
Automatic Fire Extinguishing Systems (Ansul/Sprinkler)	\$150.00	\$150.00**
Compressed Gases	\$150.00	\$150.00
Fire Alarm & Detection Systems	\$150.00	\$150.00**
Fire Pumps	\$150.00	\$150.00

Flammable & Combustible liquids	\$150.00	\$150.00
Hazardous Materials	\$150.00	\$150.00
Industrial Ovens	\$150.00	\$150.00
Spraying or Dipping Operations	\$150.00	\$150.00
Standpipe Systems	\$150.00	\$150.00

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

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

(DOES NOT INCLUDE HOOD SYSTEM/ANSUL)

Table 5.4 Required Operation Permits

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

Table 5.5 Required Other Charges/Fee

Types of Charges	Fees
Environmental Site Assessment Research	\$25.00 per hour (<i>one hour minimum</i>)
Fire Flow request/Special Request (fee per hydrant)	\$150.00/hydrant
Stand-by firefighting <i>*when required by fire official or requested by occupant</i>	\$20.00/hr per firefighter
After Hours Inspection – Special Requested	\$35.00/hr (<i>minimum of 2 hours</i>)
After Hours Plan Review – Special Request	\$150.00/submittal
Other inspection by request	\$100.00
Knox/Lock Box Maintenance (Found with incorrect key)	\$100.00
Re-Inspection (Third visit or additional inspection)	\$50.00
State License Inspection Fee (ABC, State Bar, etc.)	\$100.00
Daycare & Nursing Home License Inspection Fee	\$75.00
Group Home License Inspection Fee (annually)	\$75.00
Foster License Inspection Fee (annually)	\$20.00 (<i>second visit \$50.00</i>)

Fire Incident Report Copy(s)	\$1.00 (<i>per report</i>)
Fire Extinguisher Recharge use for class	Current Market Rate per Ext.
Fire Extinguisher Program (Training Class)	\$ 50.00/On-site (Fire Station/City Hall)
Fire Extinguisher Program (Training Class)	\$75.00/Off-site at Requested Business

Table 5.6 Annual Fire Inspection Program

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

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

Table 5.7 Hazardous Materials Fees

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

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

NOTE: Excluding LPG/Medical gases

Table 5.8 LPG/Medical gases

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

Table 5.9 Stand-by Personnel/Equipment

Equipment	Fee (work hrs.)	Fee (Overtime)
Ladder/Hazmat	\$125.00/\$95.00	
Engine/Tanker	\$95.00	
Crash Truck/ Heavy Rescue	\$95.00	

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

Table 5.10 Hazmat Supplies

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

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

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

Table 5.11 Hazardous Materials Spill Response Equipment

Equipment	Rate
Tyvek Disposable Coveralls	\$17.00
Butyl Gloves	\$76.25 pair
Silver Shield Gloves	\$10.95 pair
Nitrile Gloves	\$5.30 pair
Rain fair Latex Nuke Boots (yellow over boots)	\$6.00 pair
Chem-Tape (for sealing gaps in suits at sleeve, ankle, hood & storm flap)	\$42.00
Pipettes	\$1.00 each
Boom 8 x 10	\$72.64
Boom 3 x 10	\$10.77
Boom 3 x 4	\$6.40
Absorbent	\$15.00/bag

Absorbent pads 17"x19" (Universal, oil only & Haz-Mat)	\$0.75 each
Absorbent Pillows 16"	\$5.07 each
Absorbent Padding Roll (Universal) 30"x150'	\$105.00 roll
Pail of Acid Neutralizer 40 lb.	\$132.95
Pail of Base Neutralizer 40 lb.	\$360.00
Soda Ash 50lb. bag	\$45.25
55-gallon drums	\$99.00
Overpack Drum	\$189.00
20-gallon containment Pool	\$82.00
66-gallon containment Pool	\$120.00
100-gallon containment Pool	\$193.95
150-gallon containment Pool	\$206.95
Drain seal/inlet guard	\$78.40
3'x2' Magnet Drain Cover	\$95.60
2'x2' Magnet Drain Cover	\$63.80
Large Wooden Cone Plug	\$10.00
Small Wooden Cone Plug	\$5.00
Plug N Dike	\$28.00
Flow Stop Football	\$88.00
Flow Stop Golfball	\$46.00
Foam Class B (Thunderstorm)	\$37.00/gallon
Foam Class A	\$12.75/gallon

Table 5.12 Drager CMS Chips

Equipment	Rate
Acetic Acid 2 -50 ppm	\$77.95
Acetone 40-600 ppm	\$81.25
Ammonia 2-50 ppm	\$55.31
Ammonia 10-150 ppm	\$55.31
Benzene 10-250 ppm	\$147.91
Benzene 0.2-10 ppm	\$144.65
Carbon Dioxide 200-3000ppm	\$55.52
Carbon Dioxide 1000-25000ppm	\$55.52
Carbon Monoxide 5-150ppm	\$53.70
Chlorine 0.2-10 ppm	\$55.31
Formaldehyde 0.2-5 ppm	\$75.85
Hydrochloric Acid 1-25 ppm	\$70.17
Hydrogen Peroxide .2-2 ppm	\$79.49
Hydrogen Sulfide 2-50 ppm	\$55.31
Methanol 20-500 ppm	\$89.20
Nitrogen Dioxide .5-25 ppm	\$55.24
Nitrous Fumes (NO + NO2) 0.5-15ppm	\$53.70

Perchloroethylene 5-500 ppm	\$64.74
Petroleum Hydrocarbons 100 – 3000ppm	\$78.53
Petroleum Hydrocarbons 20-500ppm	\$79.42
Phosgene .05-2.0ppm	\$89.20
Phosphine 1-25 ppm	\$66.91
Sulfur Dioxide 0.4-10 ppm	\$55.24
Trichloroethylene 5 – 100 ppm	\$64.00
Vinyl Chloride 0.3-10 ppm	\$70.87

Table 5.13 Hazmat Supplies

Drager & GasTec Detector Tubes	Rate
Acetaldehyde 100-1000ppm	\$66.71
Acetic Acid 5-80ppm	\$62.81
Ammonia 5-700ppm	\$55.75
Carbon Dioxide 0.5-20% Vol	\$88.30
Chlorine 0.3 – 5ppm	\$66.03
Chlorine 50-500ppm	\$63.97
Chlorobenzene 5-200ppm	\$63.97
Clan Lab Simultaneous Test Set	\$75.92
Cyanogen Chloride .25-5ppm	\$85.03
Haz-Mat Simultaneous Test Set 1 (inorganic)	\$127.16
Haz-Mat Simultaneous Test Set 2 (inorganic)	\$127.16
Haz-Mat Simultaneous Test Set 3 (organic)	\$127.16
Hydrocyanic Acid 2-150ppm	\$58.26
Hydrogen Cyanide 0.36-120 ppm	\$78.51
Hydrogen Fluoride .5-90ppm	\$67.44
Nitrogen Dioxide 0.1-30ppm	\$80.12
Nitrogen Dioxide 0.5-125 ppm	\$52.97
Organic Arsenic Qualitative	\$80.26
Organic Basic Nitrogen Comp 1mg/ m3	\$85.73
Phenol 0.4-187 ppm	\$80.97
Phosphoric Acids Esters Up to .05ppm	\$104.94
Thioether 1mg/ m3	\$86.08
Vinyl Chloride 0.25-54 ppm	\$80.26
Decon Pools/Burns	\$360.00 ea
Chemical Classifiers Strips	\$10.00 ea
PH Papers	\$10.00 roll
Chemical Agent Detection Paper/Tape	\$50.00 ea
35-gallon trash can	\$30.00
Drum Sampler Tube	\$7.00 ea
Decon Solution	\$88.00/gallon
Tarp	\$57.00 ea
Mercury Spill Kit	\$24.00 ea

1 lb of 8p nails	\$3.47
1 lb of 16p nails	\$4.20
1 lb of 3" deck screws	\$9.94
4' x 8' 7/16" OSB Sheathing	\$7.25
4" x 6" x 12' Lumber	\$22.00
4" x 4" x 16' Lumber	\$21.00
2" x 4" x 16' Lumber	\$7.00

Water & Sewer Fees

WATER RATES

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

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

Table 6.2 Private Water Systems (more than one user)

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

Table 6.3 Commercial Water Service

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

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

Size	Inside City	Outside City
Monthly service rate (4 inch or less) *no increase	\$47.60	\$55.65
Monthly service rate (6 inch) \$16.00 increase	\$63.60	\$71.65
Monthly service rate (8 inch) \$24.00 increase	\$71.60	\$79.65

Monthly service rate (10 inch) \$42.00 increase	\$89.60	\$97.65
Monthly service rate (12 inch) \$73.00 increase	\$120.60	\$128.65

Sewer Rates

Table 6.4 Individual Sewer Service

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

Table 6.5 Private Sewer Systems (*more than one user*)

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

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

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

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

Water Tap & Connection Fees

Table 6.6 Individual Water Tap Fees

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

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

Table 6.7 Water Meter Size

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

(Note A)

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

SEWER TAP & CONNECTION FEES

Table 6.8 Individual Sewer Service Tap Fees

Size	Inside City	Outside City
* 4" service (installation by the City) (includes any size pumped by customer)	\$4,250.00	\$4,250

* 6" or larger or where utility encasement may be required (installation by customer or City)	All Cost Borne By Customer	All Cost Borne By Customer
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Table 6.9 Tap on a New Sewer Line to Existing

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

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

Table 6.10 Water Meter Size

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

(Note B)

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

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

(3) Connection fee due from residential developers shall be paid before issuance of the zoning clearance permit. (Tap fees are waived where developer has installed sewer systems in accordance with City Ordinance.)

(4) Connection fee is due from commercial and industrial developers at the time of application for service.

(5) Connection fee for residential customers where a tap fee is also due shall be paid before tap is installed by the City.

(6) Residential and commercial developers who have preliminary plats approved by the City before December 18, 2000, shall be exempt from paying the connection fee.

(7) Commercial and industrial developers who are not required to obtain plat approval shall be exempt from paying the connection fee if zoning permits have been issued by the City prior to December 18, 2000. (Manufactured home parks and multi-family apartment complexes are included as commercial developers).

- (8) All applicable fees must be paid before receiving City sewer service.
- (9) All new or modified services in NCDOT owned rights-of-way shall be at cost, All Cost Borne By Customer
- (10) No new sewer only tap shall be sold or installed. Connection to City water is required for sewer service.

WATER & SEWER SYSTEM ADMINISTRATIVE FEES

Table 6.11

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

WATER & SEWER SYSTEM ADMINISTRATIVE FEES

Table 6.12

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

MUNICIPAL WATER & SEWER RATES

Table 6.13

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

WATER & SEWER SERVICE RELOCATION & DAMAGE

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

Environmental

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

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

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

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

Table 7.2 Commercial Environment Fees

Commercial (City Bulk Pick Up)	1X per Wk	2X per Wk	3X Per Wk	4X per Wk	5X per W
4 Yd	\$120.00	\$239.00	\$358.00	\$454.00	\$596.00
6 Yd	\$151.00	\$289.00	\$431.00	\$575.00	\$719.00
8 Yd	\$184.00	\$368.00	\$525.00	\$735.00	\$875.00
Commercial (Business)	1X per Wk	2X per Wk	3X per Wk	4X per Wk	5X per Wk
4 Yd	\$140.00	\$280.00	\$420.00	\$560.00	\$700.00
6 Yd	\$175.00	\$250.00	\$525.00	\$700.00	\$875.00
8 Yd	\$190.00	\$380.00	\$551.00	\$735.00	\$1,837.00
Container Size (Recycle)	1X per Wk	2X per Wk			
4 Yd	\$147.00	\$294.00			
6 Yd	\$175.00				
8 Yd	\$200.00				

Stormwater

Table 8.1 Stormwater Rate Tier Schedule

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

Parks

Table 9.1 Village Park Shelter

Shelter Type	½ Day Rental Fee	Full Day Rental Fee
Shelter A		
Resident	\$25.00	\$40.00
Non-Residential	\$32.00	\$55.00
Shelter B		
Resident	\$45.00	\$80.00
Non-Residential	\$55.00	\$100.00
Shelter C		
Resident	\$25.00	\$40.00
Non-Residential	\$32.00	\$55.00
Shelter C- Saturday – 2 Hour		
Resident	\$15.00	
Non-Residential	\$20.00	
Shelter D		
Resident	\$35.00	\$60.00
Non-Residential	\$45.00	\$80.00
Shelter E		
Resident	\$25.00	\$40.00
Non-Residential	\$32.00	\$55.00
Rental of all 4 Shelter		
Resident	\$110.00	\$144.00
Non-Residential	\$200.00	\$270.00

Descriptions of Shelter Areas:

Village Park Shelter A – use by reservation only

Shelters A & C hold approximately 36 people & have 6 picnic tables. These shelters offer power receptacles

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

Village Park Shelter B – use by reservation only

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

Village Park Shelter C – use by reservation only

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

Village Park Shelter D – use by reservation only

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

Village Park Shelter E – use by reservation only

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

Table 9.2 Bakers Creek Park Shelter

Shelter Type	½ Day Rental Fee	Full Day Rental Fee
Shelter 1,2 & 3		
Resident	\$40.00	\$65.00
Non-Residential	\$47.00	\$72.00
Shelter 4		
Resident	\$25.00	\$45.00
Non-Residential	\$32.00	\$52.00
Shelter (930 West 8 th Street)	\$50.00	

Table 9.3 Individual Picnic Sites

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

Descriptions of Shelter Areas:

Bakers Creek Park Large Picnic Shelters – use by reservation only

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

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

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

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

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

OTHER FEES

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

HOURS

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

Table 9.4 Village Park Amphitheater

Rental	Fee
Resident for-profit:	\$550
Resident non-profit :	\$350
Non-Resident for-profit :	\$1,050
Non-Resident non-profit	\$800
Staffing (2 staff required)	\$30/per hour (3hr minimum)
Parking	\$15/per hour per person

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

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

**Must be reserved through the special event process*

Table 9.5 Village Park Amenities

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

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

Table 9.6 Special Admission

Type	Cost
Fast Pass	\$5.00

Table 9.7 Facility Rentals and Special Use

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

Table 9.8 Programs & Activities

Program	Fee
Youth Athletics	
Residential	\$45.00 Residential
Non-Residential	\$65.00 Non-Residential
Senior Trips	Variable (Based on destination and activity)

Table 9.9 Cemetery Fees

Transfers	Fee
Transfer of burial rights within a family	\$25.00
Transfer of burial rights outside of immediate family members	\$200.00/per plot
Transfer of vacant plots to the City	No Charge
Burial Fee (must be paid prior to burial)	\$150.00/per plot
Security deposit to ensure marker (must be paid prior to burial)	\$350.00

Commented [AR2]: An increase of 70.00

Table 9.10 Gem Theater

Product / Service	Fee
Movie Tickets	Before 6pm: \$4.00 (<i>all tickets</i>) After 6pm: Children & Seniors: \$4.00, Adults: \$5.00
Photo Shoots inside theatre	\$30/hr. (1 hour minimum) <i>*Only permitted during non-operational hours</i> <i>*No earlier than 8 am and not later than 6 pm (M-F only)</i>
Special Event Room:	Business Hours: \$40.00 per hour Evenings & Weekends: \$50.00 per hour Refundable Security Deposit: \$250-\$500
Special Events for whole theater: <i>Example: Graduation ceremony/private non-movie event (prior to show times)</i>	\$1,000 minimum <i>includes 5 hours; each additional hour \$200.00</i>
Special Events for whole theater: <i>Example: Private event during a normal show time</i>	\$3,000 minimum <i>includes 5 hours; each additional hour \$200.00</i>
Theater for special movie showings (outside normal hours):	\$240 minimum (\$4.00 per person afterwards) + applicable licensing fees
School Groups for special movie showing:	\$200 minimum (\$2.00 per person afterwards) + applicable licensing fees Group Rate Concessions: \$1.50 small drink \$1.50 small popcorn
Special Message on the Marquee	\$50.00 (3 hours for one side)
Birthday Party Packages	\$200.00 includes: • Admission, small popcorn, & medium drinks for 15 guests for the current movie showing at one of the already scheduled movie times. • One hour of use of the party room either before or after the movie. • Use of our fountain drink machine in the party room during that time. • Each additional guest is \$7.75 after the first fifteen. Parents/Chaperones ratio must be 1:10 for anyone under the age of 18.
Bulk Ticket Pricing: (<i>valid during any showtime</i>)	\$3.50 per child/senior ticket (25 tickets or more) \$4.50 per adult ticket (25 tickets or more)

Table 9.11 Gem Theater Static Slide Advertising

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

Table 9.12 Gem Theater Video Advertising

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

SWANEE THEATER RENTAL

Table 9.13 Swanee Theater Standard Rental

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

Table 9.14 Additional Staffing

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

Table 9.15 Swanee Theater Rental

Application Type	Base Fee
Upstairs Meeting Room	\$200.00/flat rate
Green Room	\$200.00/flat rate
Kitchen	\$100.00/flat rate
Use of Outside Catering Company	\$100.00/flat rate <i>(other than preferred catering list; must provide health department & insurance information)</i>
Marquee price	\$50.00 for 3 hours

*** Deposits/minimum required hours: \$250.00 for professional events; \$500.00 for social events; \$150 alcohol fee (Flat Rate); 4 hours min for social, 2 hours min for business events except Friday & Saturdays.

Table 9.16

Application Type	Kannapolis Based Organization (Resident)	Non-Kannapolis Based Organization (Non-Resident)
Softball field without lights	\$10.00 per hour per field	\$15.00 per hour per field
Softball field with lights	\$20.00 per hour per field	\$30.00 per hour per field
*There will also be \$15.00 per field/per time that fields are lined & dragged.		
Soccer field without lights	\$15.00 per hour per field	\$20.00 per hour per field
Soccer field with lights	\$26.00 per hour per field	\$35.00 per hour per field

Table 9.17

Fields available for reservations			
Fields	Fence distance Field size	Base distance options	Pitching distance options
Bakers Creek Park softball field (1 available)	285 ft	65'	50'
Safrit Park softball fields (2 available) 1415 Bethpage Road	300 ft	60', 65', or 90'	46' or 54'
Safrit Park soccer field (1 available) 1415 Bethpage Road	225 x 360	N/A	N/A
Kannapolis Middle School (baseball field) 1445 Oakwood Avenue	305 ft	90'	mound
Kannapolis Middle School (softball field) 1445 Oakwood Avenue	225 ft	65'	
Kannapolis Middle School (football & soccer field) 1445 Oakwood Avenue			

Rainout Hotline & Program Information number: 704-920-4344

In cases of inclement weather, the Kannapolis Parks & Recreation Department reserves the right to close any athletic field for safety or maintenance concerns. The hotline will be updated at 4:00 p.m. on each questionable day. Please call the number above to see if your games are being played or not.

Table 9.18

Rate	Lining	Turf	Additional Fees	Lights	Deposit
\$150.00/day per field	one free lining then \$15.00/prep	\$12.00/bag	\$75.00 gate, 100% concession	\$15.00/hr. per field	\$100.00

Tournament Cancellations:

A tournament that is cancelled after 5:00 PM on Wednesday (non-weather related) will be charged \$100 for the first cancellation, \$100 for a second cancellation & \$100 for a third cancellation. Aside from the \$100 cancellation fee, all remaining tournaments will be removed if the user has canceled a tournament for a third time.

A tournament that is cancelled after 5:00 PM on Wednesday (weather-related) will be credited with the rental fee for a future date. Please note all weather-related cancellation will be subject to approval.

If the tournament is cancelled by the Parks & Recreation department due to weather after it has begun, the following format will be used to determine the amount of credit for future field rentals:

Less than ½ of the tournament has been played, 100% of remaining tournament fees will be credited

More than ½ of the tournament has been played, 50 % of remaining tournament fees will be credited

Application Type	Kannapolis Based Organization (Resident) Base Fee	Non-Kannapolis Based Organization (Non-Resident)
Tennis court	\$3.00 per hour per court	\$5.00 per hour per court
Tennis court lights	\$4.00 per hour	\$4.00 per hour

*Light fee covers all lights at tennis complex.

Special Event Fees

Police: The Special Events Committee, in consultation with the Kannapolis Police Department, shall determine the number of police officers required to appropriately manage street closures & for internal security, as well as the time when such services shall commence & end. Applicants will be invoiced before the event at the rate of \$50.00 per hour per police officer assigned to the event. These fees are due one (1) week before the event.

Fire & EMS: The Special Events Committee, in consultation with the Kannapolis Fire Department, will determine the number of Emergency Medical Personnel required as well as the time when such services shall commence & end. Applicants will be invoiced before the event at the rate of \$35.00 per hour per firefighter/EMS assigned to the event. These fees are due one (1) week before the event.

Street Closure Equipment: The Special Events Committee, in consultation with the Kannapolis Public Works Department, shall determine the need for traffic control equipment to appropriately manage street closures. Applicants will be notified of the recommended controls. The applicant

may rent the equipment at the rate of \$175.00 per event. These fees are due one (1) week before the event.

Greenway Event Usage: For events held on a Kannapolis Parks & Recreation maintained Greenway usage must be pre-approved by the Special Events Committee.

Insurance: If an event requires a street or sidewalk closure then Comprehensive General Public Liability Insurance is required: \$1,000,000 per person per occurrence with a \$2,000,000 aggregate naming the City of Kannapolis as additionally insured. **Certificate should be specifically worded: "The City of Kannapolis, its officers, employees, & agents are additionally insured". If alcohol is being served at the event, Liquor Liability is required to be included in the Certificate of Insurance. Proof of insurance is required at least 30 days before the event.

Current Special Events Permit Fee Schedule: Fees for special events & neighborhood block parties will utilize the below fee schedule.

Permit fees are non-refundable & are subject to change.

Parade, Walk, or Run:	\$125
Festival/Exhibition Shows:	
Non-Profit without Sales	\$100
For- Profit Organizations	\$200

Neighborhood Block Parties: \$50
Fees are not applicable if the event is contained to private property & requires no City resources.

Table 9.19

Horseshoe Property	Special Event Fees
Refundable Security Deposit	\$500.00
Resident for-profit	\$500.00 per day
Resident non-profit	\$350.00 per day
Non-Resident for-profit	\$1,050.00 per day
Non-Resident non-profit	\$800.00 per day
*Must be reserved through the special event process.	

Event Space Rentals

- A \$250.00 security deposit is required for all meetings
- A \$500.00 security deposit for all parties, receptions, & banquets
- Events serving alcohol will be assessed a venue service charge of \$150.00

Table 10.1

Event Space	Professional Events	Social Events	Security Fee <i>Refundable</i>	Other Conditions
Kitchen*	\$100.00 flat rate			
Council Conference	\$ 50.00/hour	\$ 60.00/hour	\$ 250.00 - \$ 500.00	
The Gallery*	\$100.00 flat rate			
Outside Terrace **	\$100.00 flat rate			
Train Station – Event Room	\$ 75.00/hour	\$ 100.00/hour	\$ 250.00 - \$ 500.00	Alcohol Deposit if applicable
Village Park Event Room	\$ 75.00/hour	\$ 100.00/hour	\$ 250.00 - \$ 500.00	Alcohol Deposit if applicable
Village Park Patio	\$ 50.00 /per day	\$100.00 / per day	\$ 250.00 - \$ 500.00	
Public Works Training Room	\$ 45.00	n/a	\$ 250.00 - \$ 500.00	
Gem Theatre Event Room	\$ 40.00 /hour	\$ 50.00/hour	\$250.00 - \$ 500.00	Alcohol Deposit if applicable
Veterans Park Gazebo	\$ 50.00/hour	\$ 75.00/hour	\$ 250.00 - \$ 500.00	Alcohol Deposit if applicable
Dale Earnhardt Plaza	\$ 20.00/hour	\$ 25.00/hour	\$ 250.00 - \$ 500.00	
West Avenue Reading Room***	\$ 20.00/hour	\$ 25.00/hour	\$ 100.00	
West Avenue Reading Room Terrace	\$ 20.00/hour	\$ 25.00/hour	\$ 100.00	
West Avenue Event Lawn	\$ 25.00/hour	\$ 30/hour	\$ 100.00	
West Avenue Platform 1 "L-shaped"***	\$ 25.00/hour	\$ 30.00/hour	\$ 100.00	
West Avenue Platform 2 "3 Decks"	\$ 30.00/hour	\$ 35.00/hour	\$ 100.00	
West Avenue Pergola	\$ 20.00/hour	\$ 25.00/hour	\$ 100.00	
West Avenue Pump House Patio	\$ 25.00/hour	\$ 30.00/hour	\$ 100.00	

West Avenue Putting Green	\$ 20.00/hour	\$ 25.00/hour	\$ 100.00	
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* *Kitchen & Gallery areas cannot be rented unless space in the Laureate Center is rented.*

* *A venue service charge of \$150.00 will be assessed for all groups serving alcohol.*

** *Outside terrace / Patio Areas cannot be rented unless inside space is rented.*

*** *West Avenue Platform 1 cannot be rented unless West Avenue Event Lawn is rented.*

*** *West Avenue Reading Room cannot be rented unless West Avenue Reading Room Terrace is rented.*

- *Professional Event Rental Minimum – 2 hours*
- *Social Event Rental Minimum – 4 hours*

• **Professional Events** are considered gatherings where business professionals carry out business related activities. This includes but is not limited to conferences, training, meetings, religious services, networking, political party gatherings, & corporate dinners.

• **Social Events** are considered an occasion that involves social interactions & behaviors. This includes but is not limited to galas, weddings, birthdays, class reunions, & fundraising or celebratory banquets.

Table 10.2

Organization Type	Potential Discount
Extended Time Rental	15%
City Partner	100%
Employee Hosted	50%
Extended Stay	15%
Government-Affiliated Organization	100%
High Tourism Impact	50%
Kannapolis City Schools	100%
Low Tourism Impact	33%
NCRC Partner	100%
Non-Profit Donation	50%
Dance Floor	\$450
Stage	\$50 per 3'x6' section; (\$450 for complete unit)

* *For more information on discount qualifications, please refer to the City of Kannapolis Facilities Use Policy or contact the Parks and Recreation Depart*

Table 10.3 Laureate Center Rental Of Section Charges

Rates are Per Hour	Professional Events	Social Events	Security Fee	Other Conditions
Laureate Center – One Section	\$ 100.00/hour *\$50.00 Flat Rate per Day	\$125.00/hour *\$100.00 Flat Rate per Day	\$ 250.00 - \$ 500.00	Alcohol Deposit if applicable
Laureate Center – Two Sections	\$ 200.00/hour *\$50.00 Flat Rate per Day	\$ 250.00/hour *\$100.00 Flat Rate per Day	\$ 250.00 - \$ 500.00	Event Liability Insurance if applicable
Laureate Center – Three Sections	\$ 300.00/hour *\$50.00 Flat Rate per Day	\$ 350.00/hour *\$100.00 Flat Rate per Day	\$ 250.00 - \$ 500.00	Event Liability Insurance if applicable

Table 10.4 Potential Charges

Charges	Fee
Damages/Claim Fee	\$0.00 (Per expenses incurred)
NSF	\$25.00 (Per returned Item)
Excessive Cleaning	\$30.00 Per Hour

Private Use Zones

Table 11.1

Private Use Zone ID	Hourly Rate	After Hours Hourly Rate	Annual License Fee
1A	\$10.00	\$15.00	\$181
1B	\$5.00	\$10.00	\$77
1C	\$10.00	\$15.00	\$189
1D	\$5.00	\$10.00	\$77
1E	\$10.00	\$15.00	\$210
1F	\$5.00	\$10.00	\$32
1G	\$10.00	\$15.00	\$308
2A	\$5.00	\$10.00	\$66
2B	\$5.00	\$10.00	\$65
2C	\$5.00	\$10.00	\$86
2D	\$5.00	\$10.00	\$24
2E	\$10.00	\$15.00	\$204
3A	\$5.00	\$10.00	\$12
3B	\$5.00	\$10.00	\$24

Private Use Zone ID	Hourly Rate	After Hours Hourly Rate	Annual License Fee
3C	\$5.00	\$10.00	\$63
3D	\$10.00	\$15.00	\$140
3E	\$5.00	\$10.00	\$68
3F	\$5.00	\$10.00	\$88
3G	\$10.00	\$15.00	\$175
3H	\$5.00	\$10.00	\$59
3I	\$5.00	\$10.00	\$63
3J	\$5.00	\$10.00	\$63
3K	\$5.00	\$10.00	\$99
6B	\$5.00	\$10.00	\$30
6C	\$5.00	\$10.00	\$88
7A	\$20.00	\$25.00	\$425
7B	\$5.00	\$10.00	\$61
7C	\$5.00	\$10.00	\$11
7D	\$10.00	\$15.00	\$263
7E	\$5.00	\$10.00	\$88
8A	NA	NA	\$1,013
Reserved Parking Space (1)	\$5.00	NA	\$162
Reading Room	\$20.00	\$25.00	NA
Event Lawn	\$25.00	\$30.00	NA
Platform 1	\$25.00	\$30.00	NA
Platform 2	\$30.00	\$35.00	NA
Pergola	\$20.00	\$25.00	NA
Pump House Patio	\$25.00	\$30.00	NA
Reading Room Terrace	\$20.00	\$25.00	NA
Putting Green	\$20.00	\$25.00	NA

NOTES:

1. Annual License Fees (except reserved parking) are based on \$0.25 per square foot of space. The actual square footage calculation will be included as part of the license issuance.
2. All hourly rentals require a 50% reservation deposit & refundable security deposit of \$100.
3. Hourly Rates are Monday Through Friday 7:00 AM to 6:00 PM. All other times will be subject to the After Hours Rate.

*See Private Use Zone Ordinance for map of Zone ID designations



Kannapolis
Agenda Staff Report
February 9, 2026

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **VOLUNTARY ANNEXATION-** (A-2026-03) 0.344 +/- acres and 0.345 +/- acres of noncontiguous property located at 110 and 120 Homestead Avenue **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

1. Motion to adopt a Resolution Directing the City Clerk to Investigate an Intent to Annex and to Certify the Sufficiency of the Petition to Annex; and,
2. Motion to adopt a Resolution of Intent to Annex and Fix Date of Public Hearing for Monday, February 23, 2026.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The applicants, Nathaniel Quan and Peggy Payne, have submitted an application for voluntary annexation of approximately 0.344 +/- acres and 0.345 +/- acres of noncontiguous property located at 110 and 120 Homestead Avenue. The properties are further identified as Rowan County Parcel Numbers 249C059 and 249C060.

Fiscal Implications

None

Alternate Courses of Action

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

Attachments

1. 2026-06 Resolution of Intent to Annex and Fix Date of Public Hearing A-2026-03 110 and 120 Homestead Ave
2. 2026-05 Resolution Directing Clerk to Investigate an Intent to Annex A-2026-03 110 and 120 Homestead Ave
3. Noncontiguous Annexation Application
4. 110 Homestead Avenue Survey
5. 120 Homestead Avenue Survey
6. Black and White A-2026-03
7. Vicinity A-2026-03
8. Vicinity Color A-2026-03

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

A-2026-03 – 110 and 120 Homestead Avenue

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 23rd day of February 2026.
- 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, February 12th and Thursday, February 19th, 2026.

ADOPTED this the 9th day of February 2026.


George Douglas Wilson, Mayor
City of Kannapolis

ATTEST:


Pam Scaggs, CMC, NCCMC
City Clerk

DESCRIPTION FOR CITY OF KANNAPOLIS ANNEXATION OF 110 HOMESTEAD AVENUE

Being a metes and bounds description for the purpose of describing a proposed area for City of Kannapolis Annexation, situated and lying in the state of North Carolina, Rowan County, Atwell Township, within the Extra Territorial Jurisdiction of the City of Kannapolis, parcel being all of Lots 5, 6, 7, and 8, Block D, Skyland, of Map Book 9995, Page 319 (all references to map and deed books refer to the records of the Rowan County Register of Deeds), now or formerly to Peggy Joyce Payne, in Deed Book 1399, Page 409, more particularly described as follows:

BEGINNING at a nail set, having North Carolina State Plane Coordinate system position of Northing: 646,000.24', Easting: 1,508,010.96', being the northeast corner of said Lot 8, same being the southeast corner of Lot 9, Block D, of said Skyland, now or formerly to Crystal Houston, Et Al, in Deed Book 1428, Page 115, also being on the west margin of Hilton Avenue, described in said Skyland, for the **POINT OF BEGINNING**;

THENCE, South $1^{\circ}42'53''$ West, a distance of 100.00', with the east line of said Lots 8, 7, 6, and 5, same being the west margin of said Hilton Avenue, to a nail set for the southeast corner of said Lot 5, same being the northeast corner of Lot 4, Block D, of said Skyland, now or formerly to Johnnie W. Harrell, Jr. and Martha Lee Harrell, in Deed Book 1020, Page 61;

THENCE, North $88^{\circ}32'08''$ West, at 10.00' passing a 5/8-inch iron rod set, and at 136.66' passing a 5/8" iron rod set, continuing 19.62' for a total distance of 150.28', with the south line of said Lot 5, same being the north line of said Lot 4, to a calculated point in the margin of Homestead Avenue, being the southwest corner of said Lot 5, same being the northwest corner of said Lot 4;

THENCE, North $1^{\circ}52'19''$ East, a distance of 100.00', within the margin of Homestead Avenue, with the west lines of said Lots 5, 6, 7, 8, to a calculated point, being the northwest corner of said Lot 8, same being the southwest corner of said Lot 9;

THENCE, South $88^{\circ}32'08''$ East, at 17.30' passing a 5/8" iron rod set, at 140.00' passing a 5/8" iron rod set, continuing 10.00' for a total distance of 150.00', with the north line of said Lot 8, same being the south line of said Lot 9, to the **POINT OF BEGINNING**, containing ± 0.345 acre, subject to the right-of-way of Homestead Avenue, as referenced in Deed Book 771, Page 546, as shown on a survey by Whitehall Land Survey, PLLC titled "RETRACEMENT SURVEY OF LOTS 5, 6, 7, & 8, BLOCK D, SKYLAND", said map incorporated by reference and considered an integral part of this description.

The basis of bearings and distances for this description is the North Carolina State Plane Coordinate System, NAD83 (2011). Ground distances may be obtained by multiplying the distances shown hereon by grid-to ground scale factor of 1.0001537.

**DESCRIPTION FOR CITY OF KANNAPOLIS ANNEXATION OF
120 HOMESTEAD AVENUE**

Being a metes and bounds description for the purpose of describing a proposed area for City of Kannapolis Annexation, situated and lying in the state of North Carolina, Rowan County, Atwell Township, within the Extra Territorial Jurisdiction of the City of Kannapolis, parcel being all of Lots 9, 10, 11, and 12, Block D, Skyland, of Map Book 9995, Page 319 (all references to map and deed books refer to the records of the Rowan County Register of Deeds), now or formerly to Crystal Houston, et al, in Deed Book 1428, Page 115, more particularly described as follows:

BEGINNING at a nail set, having North Carolina State Plane Coordinate system position of Northing: 646,000.24', Easting: 1,508,010.96', being the southeast corner of said Lot 9, same being the northeast Lot 8, Block D, of said Skyland, now or formerly to Peggy Joyce Payne in Deed Book 1399, Page 409, also being on the west margin of Hilton Avenue, described in said Skyland, for the **POINT OF BEGINNING**;

THENCE, North 88°32'08" West, at 10.00' passing a 5/8-inch iron rod found, and at 132.70' passing a 5/8" iron rod found, continuing 17.30' for a total distance of 150.00', with the south line of said Lot 9, same being the north line of said Lot 8, to a calculated point in the margin of Homestead Avenue, being the southwest corner of said Lot 9, same being the northwest corner of said Lot 8;

THENCE, North 1°42'52" East, a distance of 100.00', with the west line of said lots 9, 10, 11, and 12, within the margin of Homestead Avenue, to a nail set, for the northwest corner of said Lot 12, within the margin of Homestead Avenue, same being on the south margin of Hilton Avenue;

THENCE, South 88°32'08" East, a distance of 150.00', with the north line of said Lot 12, same being the south margin of Hilton Avenue, to a nail found, for the northeast corner of said Lot 12, same being on south and west margin of Hilton Avenue;

THENCE, South 1°42'52" West, a distance of 100.00', with the west lines of said Lots 12, 11, 10, and 9, same being the west margin of Hilton Avenue, to the **POINT OF BEGINNING**, containing ±0.344 acre, subject to the right-of-way of Homestead Avenue, as referenced in Deed Book 771, Page 546, as shown on a survey by Whitehall Land Survey, PLLC titled "RETRACEMENT SURVEY OF LOTS 9, 10, 11 & 12, BLOCK D, SKYLAND", said map incorporated by reference and considered an integral part of this description.

The basis of bearings and distances for this description is the North Carolina State Plane Coordinate System, NAD83 (2011). Ground distances may be obtained by multiplying the distances shown hereon by grid-to ground scale factor of 1.0001537.

LEGEND:

- FOUND IRON ROD (IR) PIN PARCEL ID NUMBER
- FOUND IRON PIPE (IP) NIF NOW OR FORMERLY
- SET 5/8" IRON ROD DB. DEED BOOK
- ⊗ CALCULATED POINT MB. MAP BOOK
- ⊘ UTILITY POLE R.O.W. RIGHT-OF-WAY
- (S) SURVEYED LINE CSF COMBINED SCALE FACTOR
- (NS.) NOT-SURVEYED LINE LINE BREAK

SUBJECT BOUNDARY (S.)

ADJOINER BOUNDARY (S.)

ADJOINER BOUNDARY (N.S.)

SETBACKS

RIGHT-OF-WAY

WIRE FENCE

EDGE OF PAVING

CULVERT

OH WIRE

ASPHALT

CONCRETE

GRAVEL

FLOOD AND WATERSHED NOTES:

- PER NC FLOOD RISK INFORMATION SYSTEM, THIS PARCEL IS LOCATED WITHIN ZONE "X". (AREAS DETERMINED TO HAVE MINIMAL FLOOD RISK). AS SHOWN ON FEMA FIRM. MAP NO. 3710560400L WITH AN EFFECTIVE DATE OF 11/16/2018.
- THE CLASSIFICATION OF LANDS AS BEING WITHIN OR OUTSIDE A FEMA DESIGNATED FLOOD HAZARD AREA REPRESENTS THE RELATIVE FLOOD RISK. IT SHOULD NOT BE INTERPRETED AS A DEFINITIVE STATEMENT THAT FLOODED CONDITIONS WILL OR WILL NOT OCCUR. PORTIONS OF THIS PARCEL ARE LOCATED WITHIN FEMA III FLOOD ZONE (POND, CREEK, RIVER, LAKE, PUBLIC WATERED SUPPLY, WATERSHED). ADDITIONAL DEVELOPMENT RESTRICTIONS MAY APPLY.

ZONING AND SETBACKS:

- PER COUNTY GIS, SUBJECT PARCEL IS IN THE CITY OF KANNAPOLIS PLANNING JURISDICTION, ZONE R4 (RESIDENTIAL 4).
- MINIMUM BUILDING SETBACKS:

	PRINCIPAL
FRONT	25'
SIDE	10' / *18.75'
REAR	25'

*STREET SIDE SETBACK IS 75% FRONT SETBACK
- ALWAYS CONTACT THE PRESIDING JURISDICTION'S PLANNING OFFICE PRIOR TO ANY FURTHER IMPROVEMENTS OR DEVELOPMENT.

RETRACEMENT SURVEY OF LOTS 5, 6, 7, & 8, BLOCK D, SKYLAND PROVIDED FOR: NATE QUAN

#0.345 ACRE (INCLUDING #0.043 ACRE IN R.O.W.)

ATWELL TOWNSHIP ROWAN COUNTY, NORTH CAROLINA

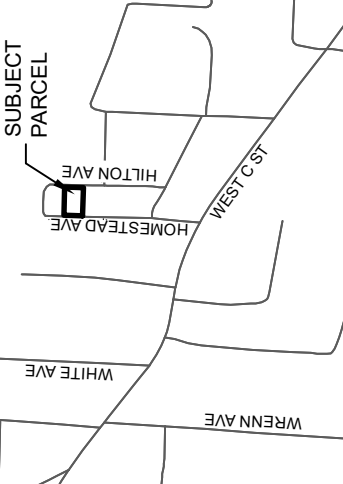


1110 S. Main St. Unit B | China Grove, NC 28023
704-245-4135 | info@whitehallsurvey.com | whitehallsurvey.com
White Hall Land Survey, PLLC | NCBELS Registered Firm P-2474

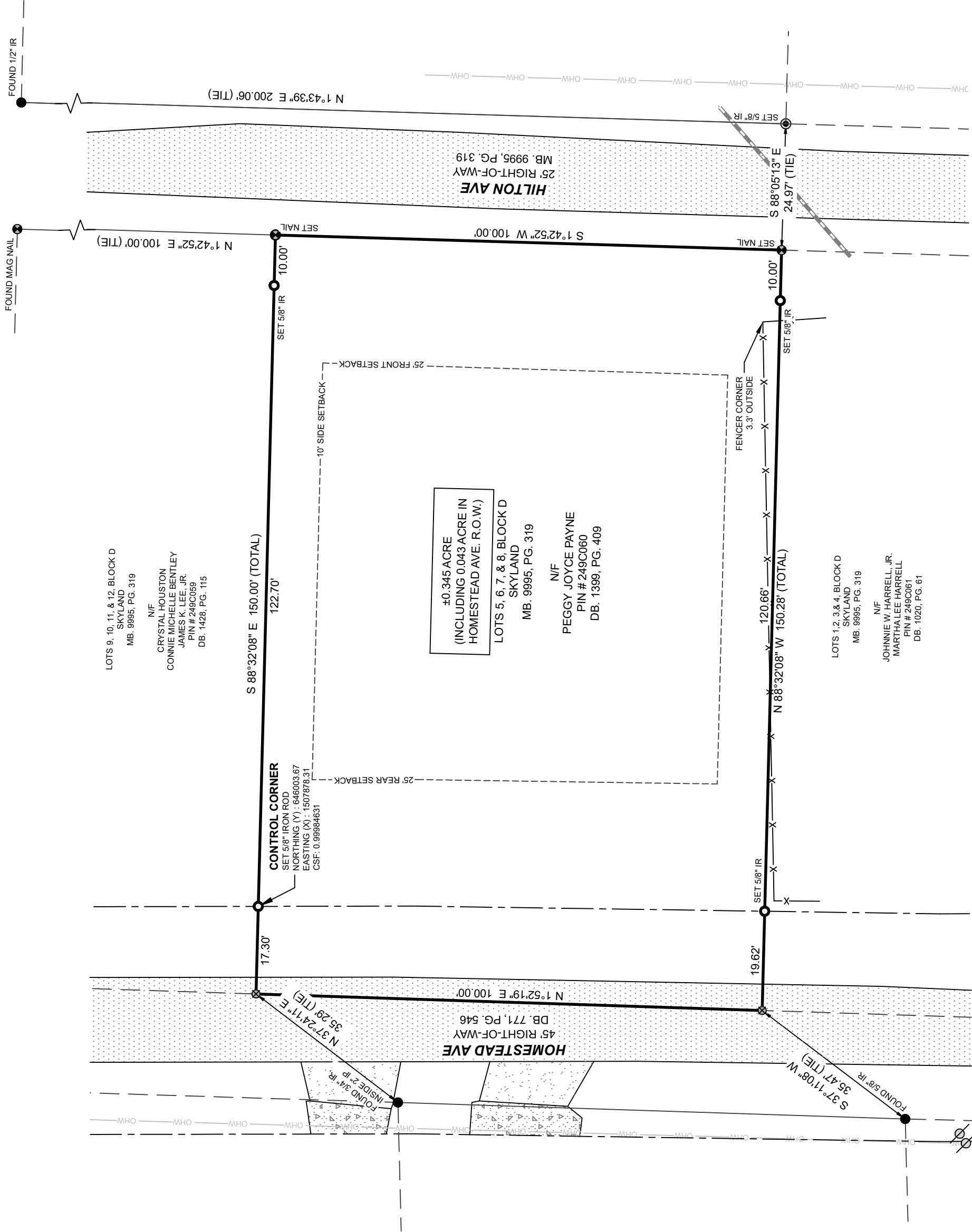
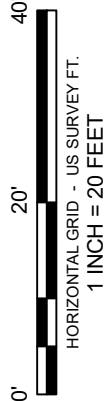
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BASIS OF BEARING
NCSPC GRID - NAD83 (2011)



VICINITY MAP (NOT TO SCALE)



SURVEY NOTES:

- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS MAP REFLECTS ONLY THE DOCUMENTS EXPRESSLY REFERENCED, WHICH WERE LOCATED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK. PROPERTY IS SUBJECT TO ANY ITEMS OF RECORD, INCLUDING ADDITIONAL CONVEYANCES, EASEMENTS, AGREEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS THAT MAY HAVE BEEN DISCLOSED BY A COMPLETE AND ACCURATE TITLE EXAMINATION.
- THIS SURVEY MAKES NO STATEMENT AS TO LAND OWNERSHIP. THIS SURVEY DOES NOT CONVEY TITLE, GRANT RIGHTS, OR IMPLY ANY DEDICATION.
- THIS SURVEY INCLUDES A RETRACEMENT OF AN EXISTING BOUNDARY. IT IS BASED ON THE BEST AVAILABLE EVIDENCE AND REFERENCED DOCUMENTS, AND REPRESENTS THE PROFESSIONAL OPINION OF THE SURVEYOR.
- REPORTED DISTANCES ARE HORIZONTAL GRID US SURVEY FOOT. REPORTED BEARINGS ARE BASED ON GRID NORTH, NC SPCS NAD83 (2011).
- AREA COMPUTED BY THE COORDINATE METHOD, BASED ON STATED GRID DISTANCES, US SURVEY FOOT.
- ANY FURTHER DEVELOPMENT OR SUBDIVISION OF THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF THE PRESIDING JURISDICTION.
- ANY TIE TO A NEIGHBORING BEING, "LEFT" OR "RIGHT" IS PERPENDICULAR RELATIVE TO THE DIRECTION OF THE REFERENCED LINE. ANY CALL TO A FEATURE BEING "IN" OR "OUT" IS RELATIVE TO THE SUBJECT PROPERTY BOUNDARY. MEASURED PERPENDICULAR.
- A FEATURE BEING SHOWN "OUT" OF THE SUBJECT PROPERTY LINE MAY BE CONSIDERED AN ENCROACHMENT. THIS SURVEY MAKES NO STATEMENT AS TO THE RIGHTS (UNWRITTEN ADVERSE OR OTHERWISE) TO ANY POTENTIAL ENCROACHMENT AREA.
- THE DELINEATED BOUNDARIES OF ANY GRAVEL OR DIRT AREAS ARE INTENDED TO APPROXIMATE OBSERVED USAGE AND SHOULD NOT BE RELIED UPON AS DEFINITIVE BOUNDARY OF MATERIAL RIGHT-OF-WAY IS SHOWN FOR THE PURPOSE OF DETERMINING A BUILDING SETBACK. PROPERTY MAY BE SUBJECT TO A MAINTENANCE RIGHT-OF-WAY AT NCDEP'S DISCRETION.
- THIS MAP WAS NOT PREPARED FOR RECORDATION IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. MAY NOT BE A CERTIFIED SURVEY. HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS, AND, HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

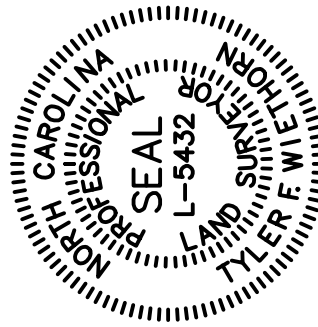
I, TYLER F. WIETHORN, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:7,500; THAT THIS SURVEY WAS PERFORMED BY WAY OF GNSS AND CONVENTIONAL SURVEY METHODS; AND THAT THE FOLLOWING DATA WAS UTILIZED IN THE GNSS SURVEY:

CLASS OF SURVEY: B
POSITIONAL ACCURACY: $\pm 0.12' + 90\text{PPM}$
TYPE OF GPS FIELD PROCEDURE: NC VRS AND RTK
DATE OF SURVEY: OCT 2025
DATUM/EPOCH: NAD83 (2011.00)
PUBLISHED/FIXED-CONTROL USE: NCOS CORS RTN
GEOID MODEL: 18
COMBINED SCALE FACTOR: 0.99984631
UNITS: US SURVEY FEET

THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600), AS CERTIFIED ON INDICATED DATE.

Tyler Wiethorn
North Carolina Surveyor
2025.01.14 09:06:20-0500

TYLER F. WIETHORN, PLS
NORTH CAROLINA REGISTRATION NUMBER L-5432
DATE



LEGEND:

●	FOUND IRON ROD (IR)	PIN	PARCEL ID NUMBER
⦿	FOUND IRON PIPE (IP)	NIF	NOW OR FORMERLY
○	SET 5/8" IRON ROD	DB.	DEED BOOK
⊗	SET NAIL	MB.	MAP BOOK
⊙	CALCULATED POINT	R.O.W.	RIGHT-OF-WAY
⊕	UTILITY POLE	CSF	COMBINED SCALE FACTOR
(S.)	SURVEYED LINE	—	LINE BREAK
(NS.)	NOT-SURVEYED LINE		
—	SUBJECT BOUNDARY (S.)		
—	ADJOINER BOUNDARY (S.)		
---	ADJOINER BOUNDARY (N.S.)		
---	SETBACKS		
---	RIGHT-OF-WAY		
—X—X—X—	WIRE FENCE		
—	EDGE OF PAVING		
—OH—OH—OH—	OH WIRE		
[Pattern]	ASPHALT		
[Pattern]	CONCRETE		
[Pattern]	GRAVEL		

FLOOD AND WATERSHED NOTES:

- PER NC FLOOD RISK INFORMATION SYSTEM, THIS PARCEL IS LOCATED WITHIN ZONE "X", (AREAS DETERMINED TO HAVE MINIMAL FLOOD RISK), AS SHOWN ON FEMA FIRM. MAP NO. 3710560400L WITH AN EFFECTIVE DATE OF 11/16/2018.
- THE CLASSIFICATION OF LANDS AS BEING WITHIN OR OUTSIDE A FEMA DESIGNATED FLOOD HAZARD AREA REPRESENTS THE RELATIVE FLOOD RISK. IT SHOULD NOT BE INTERPRETED AS A DEFINITIVE STATEMENT THAT FLOODED CONDITIONS WILL OR WILL NOT OCCUR. PORTIONS OF THIS PARCEL ARE LOCATED WITHIN WS III PROTECTED AREA (IRISH BUFFALO CREEK), A PUBLIC WATER SUPPLY. WATERSHED, ADDITIONAL DEVELOPMENT RESTRICTIONS MAY APPLY.

ZONING AND SETBACKS:

- PER COUNTY GIS, SUBJECT PARCEL IS IN THE CITY OF KANNAPOLIS PLANNING JURISDICTION, ZONE R4 (RESIDENTIAL 4).
- MINIMUM BUILDING SETBACKS:

	PRINCIPAL	*STREET SIDE SETBACK IS 75% FRONT SETBACK
FRONT	25'	
SIDE	10' / *18.75'	
REAR	25'	
- ALWAYS CONTACT THE PRESIDING JURISDICTION'S PLANNING OFFICE PRIOR TO ANY FURTHER IMPROVEMENTS OR DEVELOPMENT.

RETRACEMENT SURVEY OF LOTS 9, 10, 11, & 12 BLOCK D, SKYLAND PROVIDED FOR: NATE QUAN

(INCLUDING ±0.344 ACRE

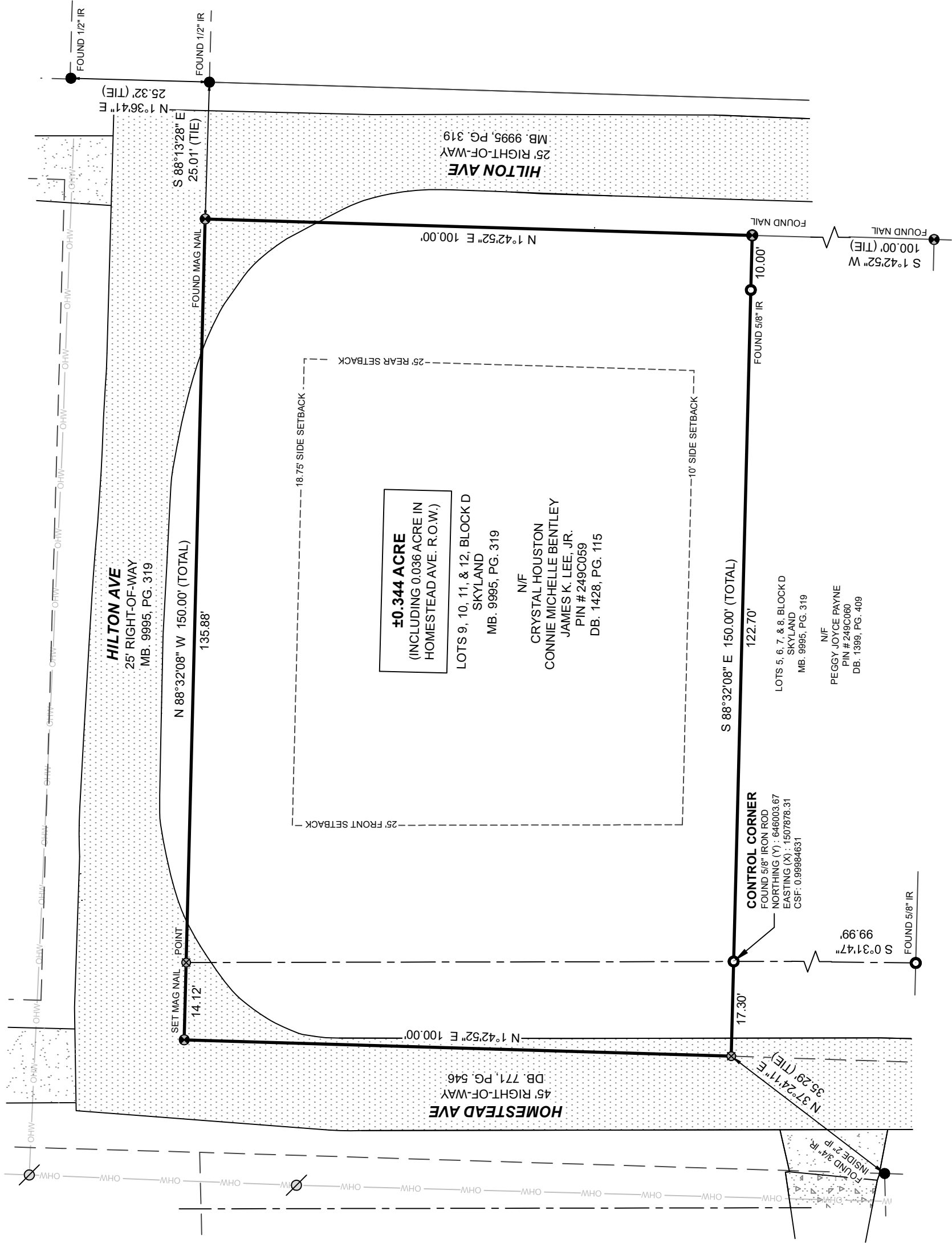
ATWELL TOWNSHIP

ROWAN COUNTY, NORTH CAROLINA



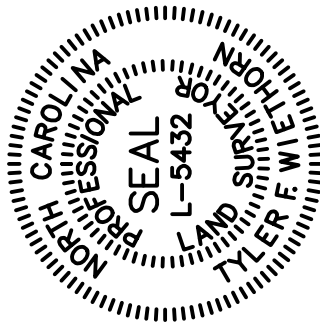
1110 S. Main St, Ste 202 | China Grove, NC 28023
704-245-4135 | info@whitehallsurvey.com | whitehallsurvey.com
White Hall Land Survey, PLLC | NCBELS Registered Firm P-2474

DRAFTED BY: CL PROJECT NO.: 25.10.114 SHEET 1 OF 1



SURVEY NOTES:

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- THIS SURVEY INCLUDES A RETRACEMENT OF AN EXISTING BOUNDARY, IS BASED ON THE BEST AVAILABLE EVIDENCE AND REFERENCED DOCUMENTS, AND REPRESENTS THE PROFESSIONAL OPINION OF THE SURVEYOR.
- REPORTED DISTANCES ARE HORIZONTAL GRID US SURVEY FOOT. REPORTED BEARINGS ARE BASED ON GRID NORTH, NC SPCS NAD83 (2011).
- AREAS COMPUTED BY THE COORDINATE METHOD, BASED ON STATER GRID DISTANCES, US SURVEY FOOT.
- ANY FURTHER DEVELOPMENT OR SUBDIVISION OF THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF THE PRESIDING JURISDICTION.
- ANY TIE TO A NEIGHBORING BEING "LEFT" OR "RIGHT" IS PERPENDICULAR RELATIVE TO THE DIRECTION OF THE REFERENCED LINE. ANY CALL TO A FEATURE BEING "IN" OR "OUT" IS RELATIVE TO THE SUBJECT PROPERTY BOUNDARY. NEITHER PERPENDICULAR NOR "IN" IS RELATIVE TO THE SUBJECT PROPERTY BOUNDARY. NEITHER PERPENDICULAR NOR "OUT" IS RELATIVE TO THE SUBJECT PROPERTY BOUNDARY. NEITHER PERPENDICULAR NOR "IN" IS RELATIVE TO THE SUBJECT PROPERTY BOUNDARY. NEITHER PERPENDICULAR NOR "OUT" IS RELATIVE TO THE SUBJECT PROPERTY BOUNDARY.
- A FEA BEING SHOWN AS "IN" OR "OUT" OF THE SUBJECT PROPERTY LINE MAY BE CONSIDERED AN ENCROACHMENT. THIS SURVEY MAKES NO STATEMENT AS TO THE RIGHTS (UNWRITTEN ADVERSE OR OTHERWISE) TO ANY POTENTIAL ENCROACHMENT AREA.
- THE DELINEATED BOUNDARIES OF ANY GRAVEL OR DIRT AREAS ARE INTENDED TO APPROXIMATE OBSERVED USAGE AND SHOULD NOT BE RELIED UPON AS DEFINITIVE BOUNDARIES OF MATERIAL RIGHT-OF-WAY IS SHOWN FOR THE PURPOSE OF DETERMINING A BUILDING SETBACK. PROPERTY MAY BE SUBJECT TO A MAINTENANCE RIGHT-OF-WAY AT NCBELS DISCRETION.
- THIS MAP WAS NOT PREPARED FOR RECORDATION IN ACCORDANCE WITH G.S. 47-30, AS AMENDED, MAY NOT BE A CERTIFIED SURVEY, HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS, AND, HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.



I, TYLER F. WIETHORN, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:7,500; THAT THIS SURVEY WAS PERFORMED BY WAY OF GNSS AND CONVENTIONAL SURVEY METHODS; AND THAT THE FOLLOWING DATA WAS UTILIZED IN THE GNSS SURVEY:

CLASS OF SURVEY: B
POSITIONAL ACCURACY: ± 0.12" + 90PPM
TYPE OF GPS FIELD PROCEDURE: NC VRS AND RTK
DATES OF SURVEY: OCT 2025
DATUM/EPOCH: NAD83 (2011.00)
PUBLISHED/FIXED-CONTROL USE: NCOS CORS RTN
GEOID MODEL: 18
COMBINED SCALE FACTOR: 0.99984631
UNITS: US SURVEY FEET

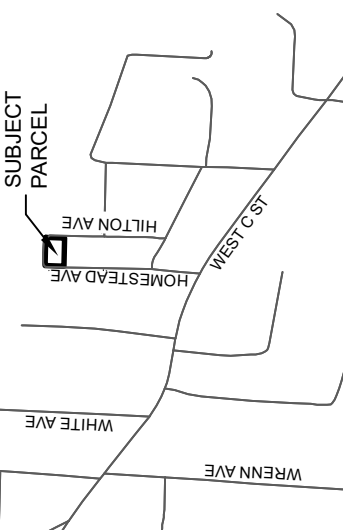
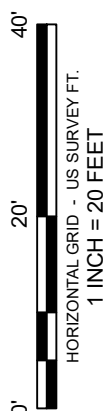
THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600), AS CERTIFIED ON INDICATED DATE.

Tyler Wiethorn
tyler@whitehallsurvey.com
2026.01.14.09:08:34-05'00'

TYLER F. WIETHORN, PLS
NORTH CAROLINA REGISTRATION NUMBER L-5432
DATE



VICINITY MAP (NOT TO SCALE)



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

A-2026-03 – 110 and 120 Homestead Avenue

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

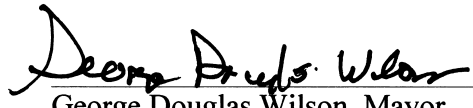
WHEREAS, N.C.G.S Chapter 160A-58 *et seq*, provides that the sufficiency of the petition shall be investigated by the City Clerk of the City of Kannapolis, North Carolina before further annexation proceedings consistent within the intent to annex can take place; and

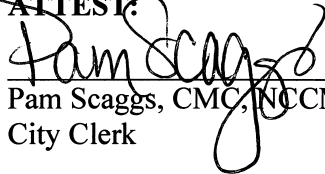
WHEREAS, City Council of the City of Kannapolis, North Carolina deems it advisable to direct the City Clerk to investigate the sufficiency of the intent to annex.

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 9th day of February 2026.


George Douglas Wilson, Mayor
City of Kannapolis

ATTEST:

Pam Scaggs, CMC, NCCMC
City Clerk



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: 110 Homestead Avenue, Kannapolis NC 28081

Applicant: Peggy Payne

Address: 4504 Vincent Street City: Kannapolis State: NC Zip: 28081

Contact number: 704.490.6076 Email: dpaync13@carolina.rr.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 of 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: Peggy Payne by Date: 1-15-2026
Danny R. Payne P.O.A.



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: 1/15/2026

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 110 Homestead Ave Kann, further identified as _____, County Parcel Identification Number 249060, is non-contiguous to the primary limits of the City of Kannapolis, is approximately _____ 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>Peggy Payne by</u> <u>DANNY R. PAYNE POA</u>	<u>113 Hilton Ave</u> <u>Kannapolis NC 28081</u>	<u>Peggy Payne by Danny R. Payne POA</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.

DESCRIPTION FOR CITY OF KANNAPOLIS ANNEXATION OF 113 HILTON AVENUE

Being a metes and bounds description for the purpose of describing a proposed area for City of Kannapolis Annexation, situated and lying in the state of North Carolina, Rowan County, Atwell Township, within the Extra Territorial Jurisdiction of the City of Kannapolis, parcel being all of Lots 5, 6, 7, and 8, Block D, Skyland, of Map Book 9995, Page 319 (all references to map and deed books refer to the records of the Rowan County Register of Deeds), now or formerly to Peggy Joyce Payne, in Deed Book 1399, Page 409, more particularly described as follows:

BEGINNING at a nail set, having North Carolina State Plane Coordinate system position of Northing: 646,000.24', Easting: 1,508,010.96', being the northeast corner of said Lot 8, same being the southeast corner of Lot 9, Block D, of said Skyland, now or formerly to Crystal Houston, Et Al, in Deed Book 1428, Page 115, also being on the west margin of Hilton Avenue, described in said Skyland, for the **POINT OF BEGINNING**;

THENCE, South 1°42'53" West, a distance of 100.00', with the east line of said Lots 8, 7, 6, and 5, same being the west margin of said Hilton Avenue, to a nail set for the southeast corner of said Lot 5, same being the northeast corner of Lot 4, Block D, of said Skyland, now or formerly to Johnnie W. Harrell, Jr. and Martha Lee Harrell, in Deed Book 1020, Page 61;

THENCE, North 88°32'08" West, at 10.00' passing a 5/8-inch iron rod set, and at 136.66' passing a 5/8" iron rod set, continuing 19.62' for a total distance of 150.28', with the south line of said Lot 5, same being the north line of said Lot 4, to a calculated point in the margin of Homestead Avenue, being the southwest corner of said Lot 5, same being the northwest corner of said Lot 4;

THENCE, North 1°52'19" East, a distance of 100.00', within the margin of Homestead Avenue, with the west lines of said Lots 5, 6, 7, 8, to a calculated point, being the northwest corner of said Lot 8, same being the southwest corner of said Lot 9;

THENCE, South 88°32'08" East, at 17.30' passing a 5/8" iron rod set, at 140.00' passing a 5/8" iron rod set, continuing 10.00' for a total distance of 150.00', with the north line of said Lot 8, same being the south line of said Lot 9, to the **POINT OF BEGINNING**, containing ±0.345 acre, subject to the right-of-way of Homestead Avenue, as referenced in Deed Book 771, Page 546, as shown on a survey by Whitehall Land Survey, PLLC titled "RETRACEMENT SURVEY OF LOTS 5, 6, 7, & 8, BLOCK D, SKYLAND", said map incorporated by reference and considered an integral part of this description.

The basis of bearings and distances for this description is the North Carolina State Plane Coordinate System, NAD83 (2011). Ground distances may be obtained by multiplying the distances shown hereon by grid-to-ground scale factor of 1.0001537.

NOW 110 Homestead 1/2026

DESCRIPTION FOR CITY OF KANNAPOLIS ANNEXATION OF 113 HILTON AVENUE

Being a metes and bounds description for the purpose of describing a proposed area for City of Kannapolis Annexation, situated and lying in the state of North Carolina, Rowan County, Atwell Township, within the Extra Territorial Jurisdiction of the City of Kannapolis, parcel being all of Lots 5, 6, 7, and 8, Block D, Skyland, of Map Book 9995, Page 319 (all references to map and deed books refer to the records of the Rowan County Register of Deeds), now or formerly to Peggy Joyce Payne, in Deed Book 1399, Page 409, more particularly described as follows:

BEGINNING at a nail set, having North Carolina State Plane Coordinate system position of Northing: 646,000.24', Easting: 1,508,010.96', being the northeast corner of said Lot 8, same being the southeast corner of Lot 9, Block D, of said Skyland, now or formerly to Crystal Houston, Et Al, in Deed Book 1428, Page 115, also being on the west margin of Hilton Avenue, described in said Skyland, for the **POINT OF BEGINNING**;

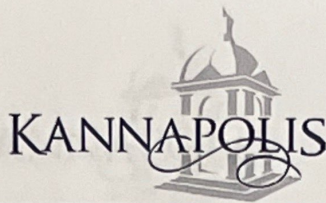
THENCE, South 1°42'53" West, a distance of 100.00', with the east line of said Lots 8, 7, 6, and 5, same being the west margin of said Hilton Avenue, to a nail set for the southeast corner of said Lot 5, same being the northeast corner of Lot 4, Block D, of said Skyland, now or formerly to Johnnie W. Harrell, Jr. and Martha Lee Harrell, in Deed Book 1020, Page 61;

THENCE, North 88°32'08" West, at 10.00' passing a 5/8-inch iron rod set, and at 136.66' passing a 5/8" iron rod set, continuing 19.62' for a total distance of 150.28', with the south line of said Lot 5, same being the north line of said Lot 4, to a calculated point in the margin of Homestead Avenue, being the southwest corner of said Lot 5, same being the northwest corner of said Lot 4;

THENCE, North 1°52'19" East, a distance of 100.00', within the margin of Homestead Avenue, with the west lines of said Lots 5, 6, 7, 8, to a calculated point, being the northwest corner of said Lot 8, same being the southwest corner of said Lot 9;

THENCE, South 88°32'08" East, at 17.30' passing a 5/8" iron rod set, at 140.00' passing a 5/8" iron rod set, continuing 10.00' for a total distance of 150.00', with the north line of said Lot 8, same being the south line of said Lot 9, to the **POINT OF BEGINNING**, containing ±0.345 acre, subject to the right-of-way of Homestead Avenue, as referenced in Deed Book 771, Page 546, as shown on a survey by Whitehall Land Survey, PLLC titled "RETRACEMENT SURVEY OF LOTS 5, 6, 7, & 8, BLOCK D, SKYLAND", said map incorporated by reference and considered an integral part of this description.

The basis of bearings and distances for this description is the North Carolina State Plane Coordinate System, NAD83 (2011). Ground distances may be obtained by multiplying the distances shown hereon by grid-to-ground scale factor of 1.0001537.



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: 120 Homestead Avenue, Kannapolis NC 28081
Applicant: Nathanial P. Quan
Address: 10945 Busbin Road City: Mount Pleasant State: NC Zip: 28124
Contact number: 704.791.7008 Email: natequan@live.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: Nate Quan Date: 11/20/26



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: 1.20.26

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 120 Homestead Avenue, further identified as _____ County Parcel Identification Number 249c 059, is non-contiguous to the primary limits of the City of Kannapolis, is approximately _____ 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>Nathanial P. Quan</u>	<u>10945 Busbin Rd. Mount Pleasant NC 28129</u>	<u>[Signature]</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.

Now 120 Homestead

**DESCRIPTION FOR CITY OF KANNAPOLIS ANNEXATION OF
AN UNADDRESSED PARCEL ON HILTON AVENUE**

Being a metes and bounds description for the purpose of describing a proposed area for City of Kannapolis Annexation, situated and lying in the state of North Carolina, Rowan County, Atwell Township, within the Extra Territorial Jurisdiction of the City of Kannapolis, parcel being all of Lots 9, 10, 11, and 12, Block D, Skyland, of Map Book 9995, Page 319 (all references to map and deed books refer to the records of the Rowan County Register of Deeds), now or formerly to Crystal Houston, et al, in Deed Book 1428, Page 115, more particularly described as follows:

BEGINNING at a nail set, having North Carolina State Plane Coordinate system position of Northing: 646,000.24', Easting: 1,508,010.96', being the southeast corner of said Lot 9, same being the northeast Lot 8, Block D, of said Skyland, now or formerly to Peggy Joyce Payne in Deed Book 1399, Page 409, also being on the west margin of Hilton Avenue, described in said Skyland, for the **POINT OF BEGINNING**;

THENCE, North 88°32'08" West, at 10.00' passing a 5/8-inch iron rod found, and at 132.70' passing a 5/8" iron rod found, continuing 17.30' for a total distance of 150.00', with the south line of said Lot 9, same being the north line of said Lot 8, to a calculated point in the margin of Homestead Avenue, being the southwest corner of said Lot 9, same being the northwest corner of said Lot 8;

THENCE, North 1°42'52" East, a distance of 100.00', with the west line of said lots 9, 10, 11, and 12, within the margin of Homestead Avenue, to a nail set, for the northwest corner of said Lot 12, within the margin of Homestead Avenue, same being on the south margin of Hilton Avenue;

THENCE, South 88°32'08" East, a distance of 150.00', with the north line of said Lot 12, same being the south margin of Hilton Avenue, to a nail found, for the northeast corner of said Lot 12, same being on south and west margin of Hilton Avenue;

THENCE, South 1°42'52" West, a distance of 100.00', with the west lines of said Lots 12, 11, 10, and 9, same being the west margin of Hilton Avenue, to the **POINT OF BEGINNING**, containing ±0.344 acre, subject to the right-of-way of Homestead Avenue, as referenced in Deed Book 771, Page 546, as shown on a survey by Whitehall Land Survey, PLLC titled "RETRACEMENT SURVEY OF LOTS 9, 10, 11 & 12, BLOCK D, SKYLAND", said map incorporated by reference and considered an integral part of this description.

The basis of bearings and distances for this description is the North Carolina State Plane Coordinate System, NAD83 (2011). Ground distances may be obtained by multiplying the distances shown hereon by grid-to-ground scale factor of 1.0001537.

LEGEND:

- FOUND IRON ROD (IR) PIN PARCEL ID NUMBER
● FOUND IRON PIPE (IP) N/F NOW OR FORMERLY
● SET 5/8" IRON ROD DB. DEED BOOK
⊗ CALCULATED POINT MB. MAP BOOK
⊘ UTILITY POLE R.O.W. RIGHT-OF-WAY
(S.) SURVEYED LINE CSF COMBINED SCALE FACTOR
(NS.) NOT-SURVEYED LINE LINE BREAK

- SUBJECT BOUNDARY (S.)
———— ADJOINER BOUNDARY (S.)
- - - - - ADJOINER BOUNDARY (N.S.)
- - - - - SETBACKS
- - - - - RIGHT-OF-WAY
- X - X - X - X WIRE FENCE
———— EDGE OF PAVING
———— CULVERT
——— OH WIRE
[Pattern] ASPHALT
[Pattern] CONCRETE
[Pattern] GRAVEL

FLOOD AND WATERSHED NOTES:

- PER NC FLOOD RISK INFORMATION SYSTEM, THIS PARCEL IS LOCATED WITHIN ZONE "X", (AREAS DETERMINED TO HAVE MINIMAL FLOOD RISK), AS SHOWN ON FEMA FIRM. MAP NO. 3710560400L WITH AN EFFECTIVE DATE OF 11/16/2018.
- THE CLASSIFICATION OF LANDS AS BEING WITHIN OR OUTSIDE A FEMA DESIGNATED FLOOD HAZARD AREA REPRESENTS THE RELATIVE FLOOD RISK. IT SHOULD NOT BE INTERPRETED AS A DEFINITIVE STATEMENT THAT FLOODED CONDITIONS WILL OR WILL NO OCCUR.
- PORTIONS OF THIS PARCEL ARE LOCATED WITHIN WS III PROTECTED AREA (IRISH BUFFALO CREEK), A PUBLIC WATER SUPPLY WATERSHED. ADDITIONAL DEVELOPMENT RESTRICTIONS MAY APPLY.

ZONING AND SETBACKS:

- PER COUNTY GIS, SUBJECT PARCEL IS IN THE CITY OF KANNAPOLIS PLANNING JURISDICTION, ZONE R4 (RESIDENTIAL 4).
- MINIMUM BUILDING SETBACKS:

	PRINCIPAL
FRONT	25'
SIDE	10' / *18.75'
REAR	25'

*STREET SIDE
SETBACK IS 75%
FRONT SETBACK

- ALWAYS CONTACT THE PRESIDING JURISDICTION'S PLANNING OFFICE PRIOR TO ANY FURTHER IMPROVEMENTS OR DEVELOPMENT.

RETRACEMENT SURVEY OF LOTS 5, 6, 7, & 8,
BLOCK D, SKYLAND
PROVIDED FOR: NATE QUAN

±0.345 ACRE
(INCLUDING ±0.043 ACRE IN R.O.W.)

ATWELL TOWNSHIP
ROWAN COUNTY, NORTH CAROLINA

WHITEHALL
LAND SURVEY

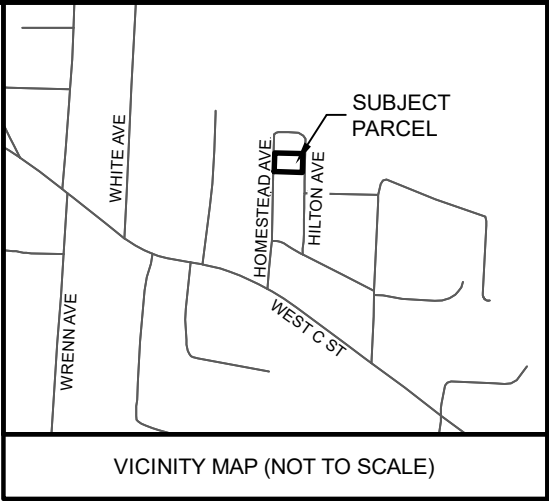
1110 S. Main St, Unit B | China Grove, NC 28023
704-245-4135 | info@whitehallsurvey.com | whitehallsurvey.com
White Hall Land Survey, PLLC | NCBELS Registered Firm P-2474

DRAFTED BY: CL PROJECT NO. 25.10.114 SHEET 1 OF 1

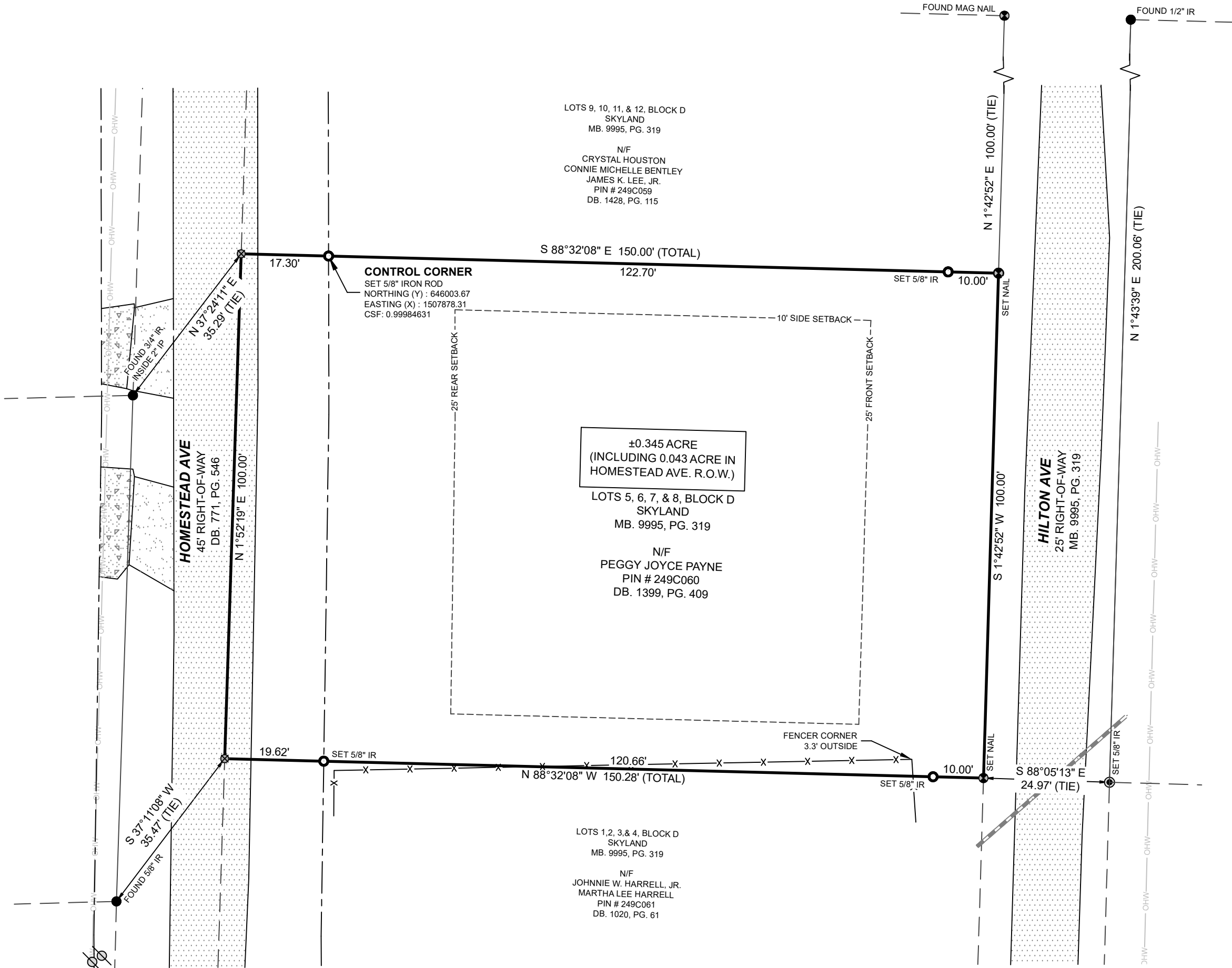
SURVEY NOTES:

- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS MAP REFLECTS ONLY THE DOCUMENTS EXPRESSLY REFERENCED, WHICH WERE LOCATED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK. PROPERTY IS SUBJECT TO ANY ITEMS OF RECORD, INCLUDING ADDITIONAL CONVEYANCES, EASEMENTS, AGREEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS THAT MAY HAVE BEEN DISCLOSED BY A COMPLETE AND ACCURATE TITLE EXAMINATION.
- THIS SURVEY MAKES NO STATEMENT AS TO LAND OWNERSHIP. THIS SURVEY DOES NOT CONVEY TITLE, GRANT RIGHTS, OR IMPLY ANY DEDICATION.
- THIS SURVEY INCLUDES A RETRACEMENT OF AN EXISTING BOUNDARY; IS BASED ON THE BEST AVAILABLE EVIDENCE AND REFERENCED DOCUMENTS; AND REPRESENTS THE PROFESSIONAL OPINION OF THE SURVEYOR.
- REPORTED DISTANCES ARE HORIZONTAL GRID US SURVEY FOOT. REPORTED BEARINGS ARE BASED ON GRID NORTH, NC SPCS NAD83 (2011).
- AREA COMPUTED BY THE COORDINATE METHOD, BASED ON STATED GRID DISTANCES, US SURVEY FOOT.
- ANY FURTHER DEVELOPMENT OR SUBDIVISION OF THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF THE PRESIDING JURISDICTION.
- ANY TIE TO A MONUMENT BEING "LEFT" OR "RIGHT" IS PERPENDICULAR RELATIVE TO THE DIRECTION OF THE REFERENCED LINE. ANY CALL TO A FEATURE BEING "IN" OR "OUT" IS RELATIVE TO THE SUBJECT PROPERTY BOUNDARY LINE MEASURED PERPENDICULAR.
- A FEATURE BEING SHOWN AS "IN" OR "OUT" OF THE SUBJECT PROPERTY LINE MAY BE CONSIDERED AN ENCROACHMENT. THIS SURVEY MAKES NO STATEMENT AS TO THE RIGHTS (UNWRITTEN, ADVERSE, OR OTHERWISE) TO ANY POTENTIALLY ENCROACHED AREA.
- THE DELINEATED BOUNDARIES OF ANY GRAVEL OR DIRT AREAS ARE INTENDED TO APPROXIMATE OBSERVED USAGE AND SHOULD NOT BE RELIED UPON AS DEFINITIVE BOUNDARY OF MATERIAL.
- ANY ASSUMED PUBLIC RIGHT-OF-WAY IS SHOWN FOR THE PURPOSE OF DETERMINING A BUILDING SETBACK. PROPERTY MAY BE SUBJECT TO A MAINTENANCE RIGHT-OF-WAY AT NCDOT'S DISCRETION.
- THIS MAP WAS NOT PREPARED FOR RECORDATION IN ACCORDANCE WITH G.S. 47-30, AS AMENDED; MAY NOT BE A CERTIFIED SURVEY, HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS; AND, HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

BASIS OF BEARING
NCSFC GRID - NAD83 (2011)



0' 20' 40'
HORIZONTAL GRID - US SURVEY FT.
1 INCH = 20 FEET



I, TYLER F. WIETHORN, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOW AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:7,500; THAT THIS SURVEY WAS PERFORMED BY WAY OF GNSS AND CONVENTIONAL SURVEY METHODS; AND THAT THE FOLLOWING DATA WAS UTILIZED IN THE GNSS SURVEY:

CLASS OF SURVEY: B
POSITIONAL ACCURACY: ≥ 0.12" + 90PPM
TYPE OF GPS FIELD PROCEDURE: NC VRS AND RTK
DATES OF SURVEY: OCT 2025
DATUM/EPOCH: NAD83 (2011.00)
PUBLISHED/FIXED-CONTROL USE: NCGS CORS RTN
GEOID MODEL: 18
COMBINED SCALE FACTOR: 0.99984631
UNITS: US SURVEY FEET

THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600), AS CERTIFIED ON INDICATED DATE.

Tyler F. Wiethorn
Tyler F. Wiethorn
tyler@whitehallsurvey.com
2025.01.14 09:06:20-05'00'

TYLER F. WIETHORN, PLS DATE
NORTH CAROLINA REGISTRATION NUMBER L-5432



●	FOUND IRON ROD (IR)	PIN	PARCEL ID NUMBER
◎	FOUND IRON PIPE (IP)	N/F	NOW OR FORMERLY
⊙	SET 5/8" IRON ROD	DB.	DEED BOOK
⊕	SET NAIL	MB.	MAP BOOK
⊗	CALCULATED POINT	R.O.W.	RIGHT-OF-WAY
⊘	UTILITY POLE	CSF	COMBINED SCALE FACTOR
(S.)	SURVEYED LINE		LINE BREAK
(NS.)	NOT-SURVEYED LINE		

SUBJECT BOUNDARY (S.)

ADJOINER BOUNDARY (S.)

ADJOINER BOUNDARY (N.S.)

SETBACKS

RIGHT-OF-WAY

WIRE FENCE

EDGE OF PAVING

OH WIRE

ASPHALT

CONCRETE

GRAVEL

1. PER NC FLOOD RISK INFORMATION SYSTEM, THIS PARCEL IS LOCATED WITHIN ZONE "X", (AREAS DETERMINED TO HAVE MINIMAL FLOOD RISK), AS SHOWN ON FEMA FIRM, MAP NO. 3710560400L WITH AN EFFECTIVE DATE OF 11/16/2018.
2. THE CLASSIFICATION OF LANDS AS BEING WITHIN OR OUTSIDE A FEMA DESIGNATED FLOOD HAZARD AREA REPRESENTS THE RELATIVE FLOOD RISK. IT SHOULD NOT BE INTERPRETED AS A DEFINITIVE STATEMENT THAT FLOODED CONDITIONS WILL OR WILL NOT OCCUR.
3. PORTIONS OF THIS PARCEL ARE LOCATED WITHIN WS III PROTECTED AREA (IRISH BUFFALO CREEK), A PUBLIC WATER SUPPLY WATERSHED. ADDITIONAL DEVELOPMENT RESTRICTIONS MAY APPLY.

1. PER COUNTY GIS, SUBJECT PARCEL IS IN THE CITY OF KANNAPOLIS PLANNING JURISDICTION, ZONE R4 (RESIDENTIAL 4).
2. MINIMUM BUILDING SETBACKS:

	PRINCIPAL
FRONT	25'
SIDE	10' / *18.75'
REAR	25'

*STREET SIDE
SETBACK IS 75%
FRONT SETBACK

3. ALWAYS CONTACT THE PRESIDING JURISDICTION'S PLANNING OFFICE PRIOR TO ANY FURTHER IMPROVEMENTS OR DEVELOPMENT.

PROVIDED FOR: NATE QUAN

±0.344 ACRE
(INCLUDING ±0.036 ACRE IN R.O.W.)

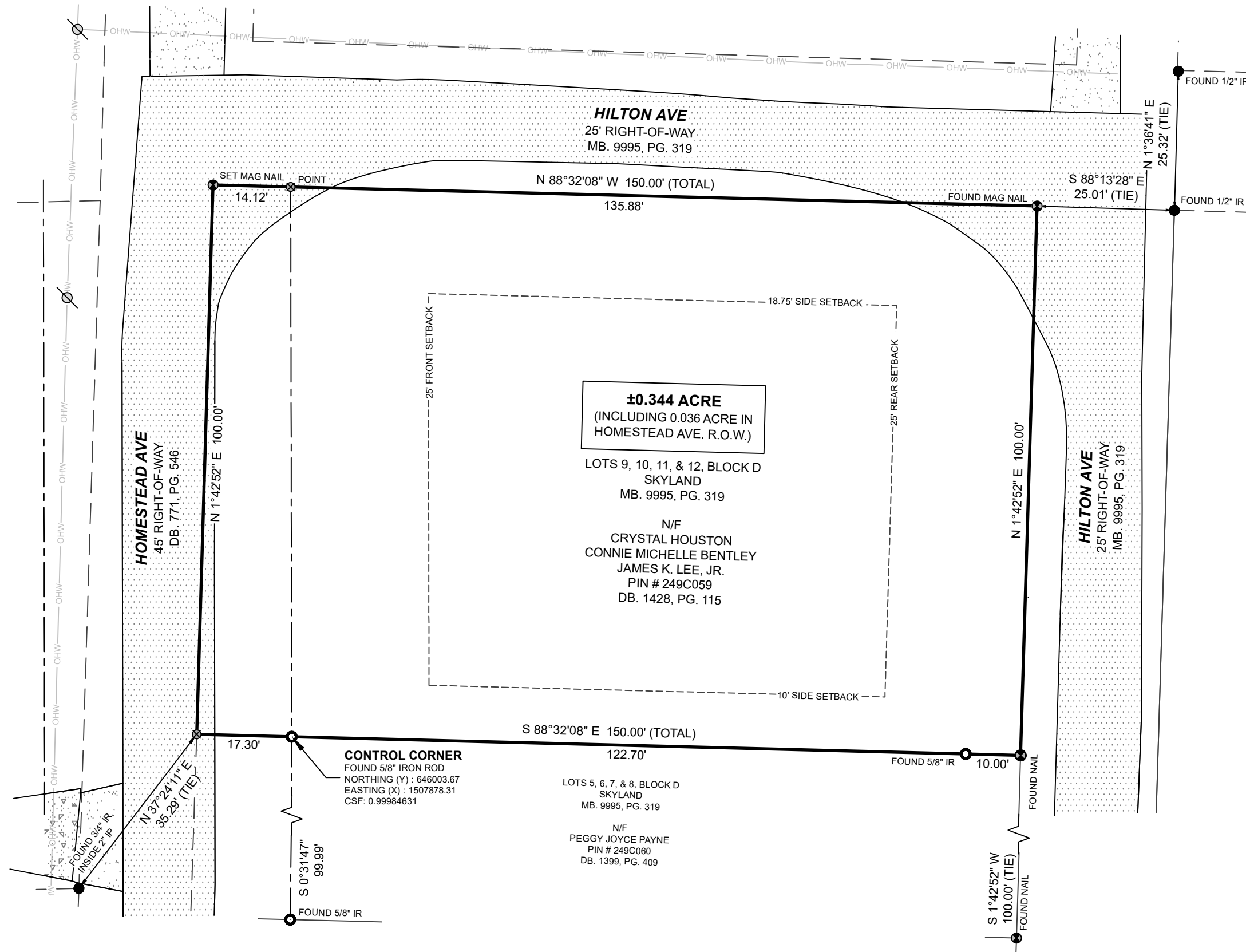
ATWELL TOWNSHIP
ROWAN COUNTY, NORTH CAROLINA



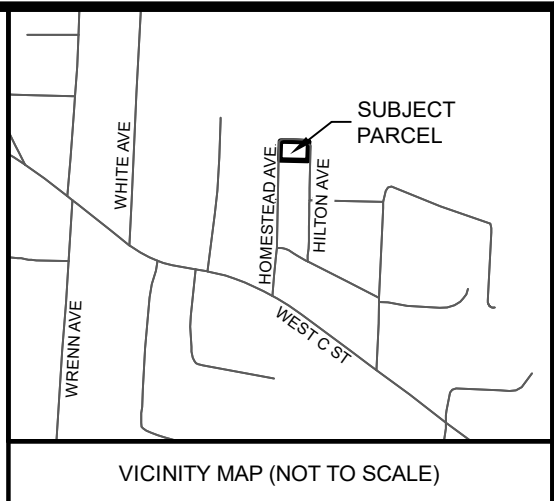
1110 S. Main St, Ste 202 | China Grove, NC 28023
704-245-4135 | info@whitehallsurvey.com | whitehallsurvey.com
White Hall Land Survey, PLLC | NCBELS Registered Firm P-2474

DRAFTED BY: CL	PROJECT NO. 25.10.114	SHEET 1 OF 1
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1. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS MAP REFLECTS ONLY THE DOCUMENTS EXPRESSLY REFERENCED, WHICH WERE LOCATED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK. PROPERTY IS SUBJECT TO ANY ITEMS OF RECORD, INCLUDING ADDITIONAL CONVEYANCES, EASEMENTS, AGREEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS THAT MAY HAVE BEEN DISCLOSED BY A COMPLETE AND ACCURATE TITLE EXAMINATION.
2. THIS SURVEY MAKES NO STATEMENT AS TO LAND OWNERSHIP. THIS SURVEY DOES NOT CONVEY TITLE, GRANT RIGHTS, OR IMPLY ANY DEDICATION.
3. THIS SURVEY INCLUDES A RETRACEMENT OF AN EXISTING BOUNDARY; IS BASED ON THE BEST AVAILABLE EVIDENCE AND REFERENCED DOCUMENTS; AND REPRESENTS THE PROFESSIONAL OPINION OF THE SURVEYOR.
4. REPORTED DISTANCES ARE HORIZONTAL GRID US SURVEY FOOT. REPORTED BEARINGS ARE BASED ON GRID NORTH, NC SPCS NAD83 (2011).
5. AREA COMPUTED BY THE COORDINATE METHOD, BASED ON STATED GRID DISTANCES, US SURVEY FOOT.
6. ANY FURTHER DEVELOPMENT OR SUBDIVISION OF THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF THE PRESIDING JURISDICTION.
7. ANY TIE TO A MONUMENT BEING "LEFT" OR "RIGHT" IS PERPENDICULAR RELATIVE TO THE DIRECTION OF THE REFERENCED LINE. ANY CALL TO A FEATURE BEING "IN" OR "OUT" IS RELATIVE TO THE SUBJECT PROPERTY BOUNDARY LINE MEASURED PERPENDICULAR.
8. A FEATURE BEING SHOWN AS "IN" OR "OUT" OF THE SUBJECT PROPERTY LINE MAY BE CONSIDERED AN ENCROACHMENT. THIS SURVEY MAKES NO STATEMENT AS TO THE RIGHTS (UNWRITTEN, ADVERSE, OR OTHERWISE) TO ANY POTENTIALLY ENCROACHED AREA.
9. THE DELINEATED BOUNDARIES OF ANY GRAVEL OR DIRT AREAS ARE INTENDED TO APPROXIMATE OBSERVED USAGE AND SHOULD NOT BE RELIED UPON AS DEFINITIVE BOUNDARY OF MATERIAL.
10. ANY ASSUMED PUBLIC RIGHT-OF-WAY IS SHOWN FOR THE PURPOSE OF DETERMINING A BUILDING SETBACK. PROPERTY MAY BE SUBJECT TO A MAINTENANCE RIGHT-OF-WAY AT NCDOT'S DISCRETION.
11. THIS MAP WAS NOT PREPARED FOR RECORDATION IN ACCORDANCE WITH G.S. 47-30, AS AMENDED; MAY NOT BE A CERTIFIED SURVEY; HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS; AND, HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.



BASIS OF BEARING
NCSPC GRID - NAD83 (2011)



0' 20' 40'

HORIZONTAL GRID - US SURVEY FT.
1 INCH = 20 FEET

I, TYLER F. WIETHORN, DO HEREBY CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:7,500; THAT THIS SURVEY WAS PERFORMED BY WAY OF GNSS AND CONVENTIONAL SURVEY METHODS; AND THAT THE FOLLOWING DATA WAS UTILIZED IN THE GNSS SURVEY:

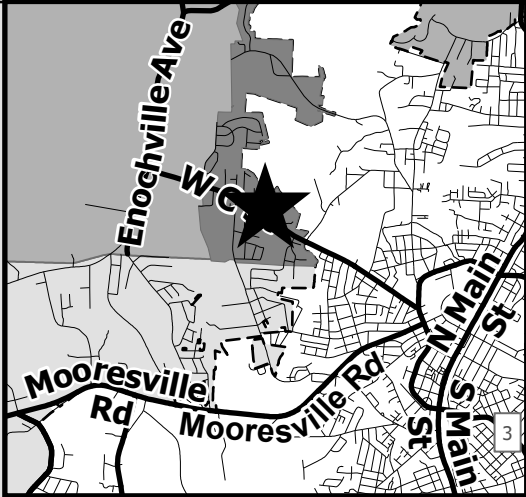
CLASS OF SURVEY: B
POSITIONAL ACCURACY: $\geq 0.12' + 90\text{PPM}$
TYPE OF GPS FIELD PROCEDURE: NC VRS AND RTK
DATES OF SURVEY: OCT 2025
DATUM/EPOCH: NAD83 (2011.00)
PUBLISHED/FIXED-CONTROL USE: NCGS CORS RTN
GEOID MODEL: 18
COMBINED SCALE FACTOR: 0.99984631
UNITS: US SURVEY FEET

THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS
OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21
NCAC 56. 1600)." AS CERTIFIED ON INDICATED DATE.

 Tyler Wiethorn
tyler@whitehallsurvey.com
2026.01.14 09:08:34-05'00'

TYLER F. WIETHORN, PLS DATE
NORTH CAROLINA REGISTRATION NUMBER L-5432







Vicinity Map

A-2026-03
110 and 120 Homestead Ave
249C060, 249C059



N

0 200 400



US Feet

Streets



Parcels



Voluntary Annexation



City of Kannapolis



Inset Map

Cabarrus



Rowan



Boundaries (Inset)

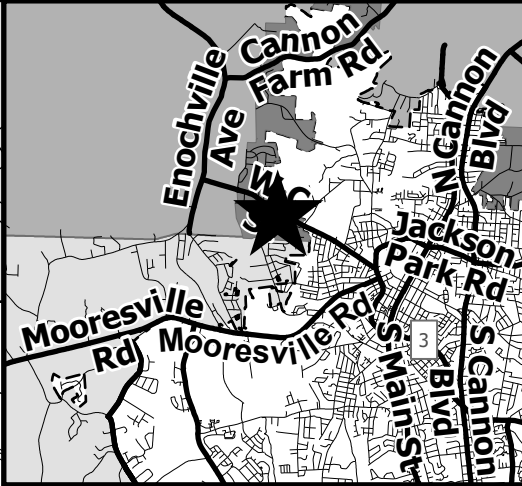
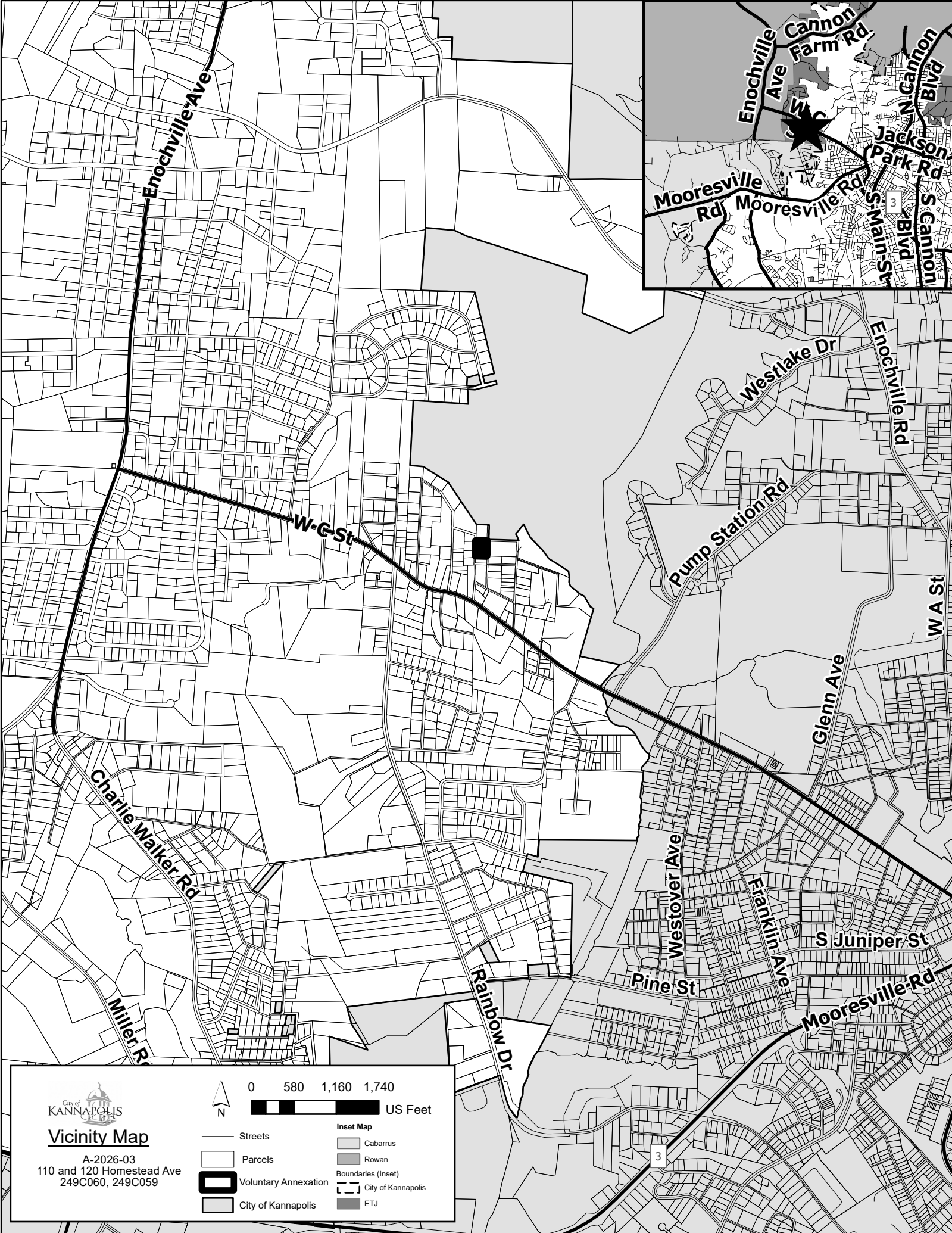


City of Kannapolis



ETJ







Vicinity Map

A-2026-03
110 and 120 Homestead Ave
249C060, 249C059



0 580 1,160 1,740
US Feet

Streets

Parcels

Voluntary Annexation

City of Kannapolis

Inset Map

Cabarrus

Rowan

City of Kannapolis

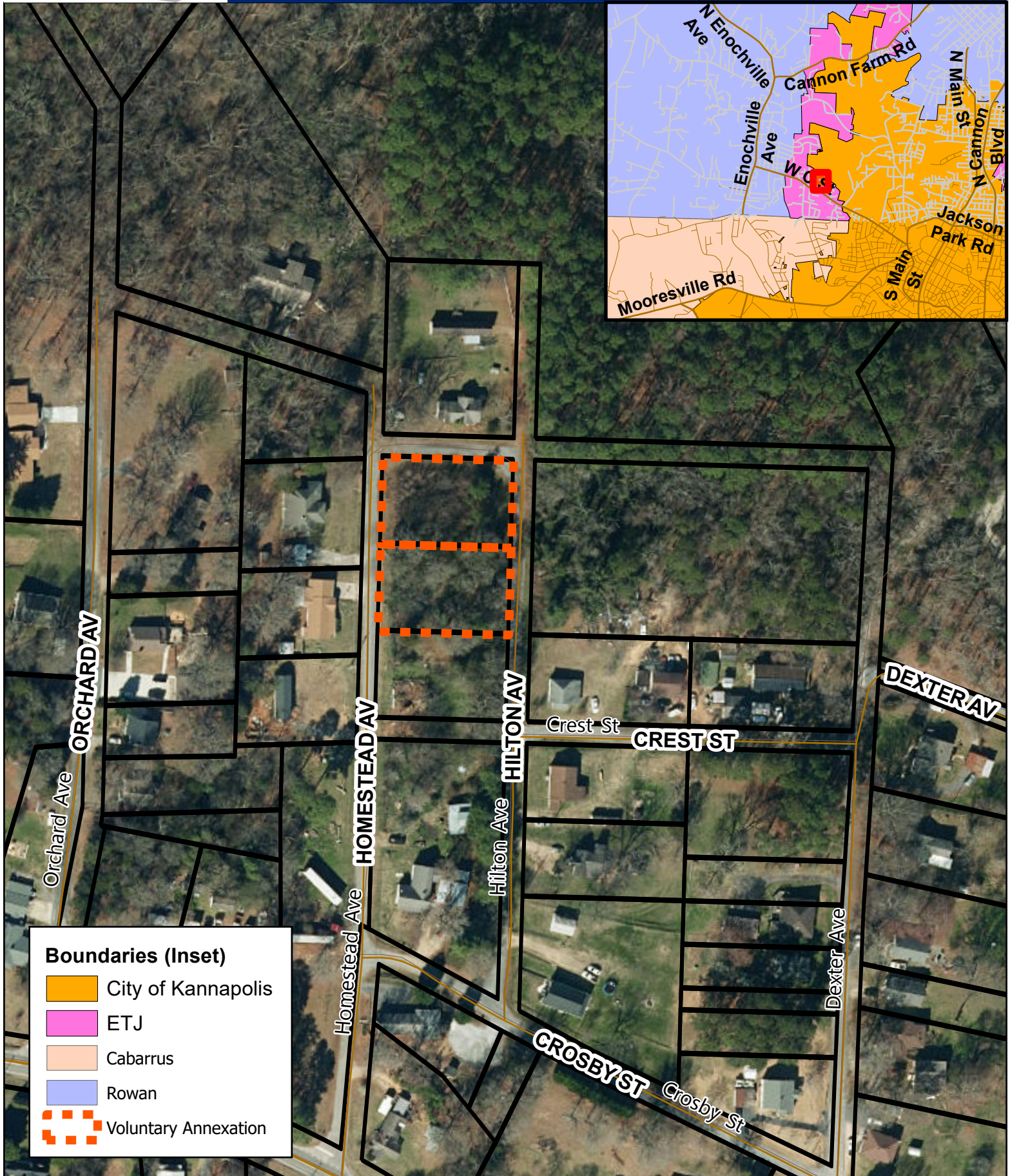
ETJ

Vicinity Map

A-2026-03

110 and 120 Homestead Ave
249C060, 249C059

N





Kannapolis
Agenda Staff Report
February 9, 2026

To: Mayor and City Council
From: Alex Anderson, Director of Water Resources, Gerald Faulkner, Water Treatment Manager
Subject: **REPORT** - Monthly Wastewater Allocations Report

Recommended Action Requested by City Council

Motion to receive the report.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

Attached is an update of development projects and current wastewater capacity. This update captures all known and allocated projects through our 2027 projected allocation and captures wastewater allocation for all approved development agreements.

Fiscal Implications

None.

Alternate Courses of Action

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

Attachments

1. 2026 01 Update

City of Kannapolis
Monthly Wastewater Allocations Update
January 2026

Summary of Available WSACC Sewer Allocation for Kannapolis: 950,514

Total Restricted and Previously Committed Reserves: 1,015,099

WSACC Distributions this month: 0

Pending Projects Approved by Policy: 675

Remaining Non-Restricted Reserves: 894,815

Summary Remaining for post-2027 Sewer Allocation: 109,000 (approximately)

Pending Projects under Review:

- A commercial project at Odell School Road and HWY 73 submitted for wastewater allocation during the last non-residential in-fill call for projects. Staff has previously completed the preliminary review and deemed this project to be within the requirements of the policy. Staff will begin to create the development agreement with the developer for future council consideration. This project will likely be built in two phases with an initial allocation of 5,000 GPD and second phase of 5,000 to 10,000 GPD.
 - An exempt parcel was approved for 675 GPD of sewer capacity per policy. This amount will be removed City Council Reserves.
 - Cabarrus County Schools has informed staff that they are considering the construction of a new elementary school in the northwest service area. This school would need sewer capacity, which is likely to be between 10,000 and 15,000 GPD out of the 2027 allocation.
 - City is reviewing a request for medical office building within the previously approved geographic location at Rogers Lake Road and Kannapolis Parkway. The requested capacity is approximately 2,000 GPD. Development agreement is recommended to be presented to City Council in an upcoming meeting.
 - Update to Exhibit A is pending to reflect potential release for a phase of Farm at Riverpointe and Bridges of Cabarrus.
 - Staff is recommending releasing a call for projects for Non-Residential In-Fill Development in early 2026.
-

Update Summary:

1. Staff are preparing to transfer up to 12,500 GPD from Reserves to Wyrick Property as a Priority 1 Project with prior City Commitment. This transfer was always planned but did not occur in the most recent Exhibit A in 2024 as the project timing was not yet finalized. This action will not reduce the post-2027 sewer allocation total.
2. Staff are preparing to propose a reduction in 2027 Affordable Housing and Plant 4 site reserves of a combined 42,000 GPD to restore Concrescere Business Park to 42,000 GPD. This action will not reduce the post-2027 sewer allocation total. City Council authorization will be requested to amend Exhibit A.

Exhibits and Appendices

All figures are shown in GPD

Executive Summary Calculations

Summary of Available WSACC Sewer Allocation for Kannapolis (current):	950,514
Previous WSACC Distribution #12:	43,485
Current WSACC Distribution #13:	62,626
Projected WSACC 2027 distribution:	962,000
Total Restricted and Previously Committed Reserves:	(1,014,424)
Remaining Non-Restricted Reserves:	(895,490)
WSACC Distributions this month: None	0
Pending Projects Approved by Policy:	0
Summary Remaining for post-2027 Sewer Allocation (approximate):	~109,000

General Tracking Based on Adopted Exhibit A

Previously Approved or Otherwise Committed Projects 2024-2025 (as shown in Exhibit A):

Lowes Foods - Kellswater Commons	9,698
Summerlyn Village Subdivision (2024)	12,900
Summerlyn Village Subdivision (2024)	30,600
Summerlyn Village Subdivision (2027)	30,600
Cannon Manor Subdivision	7,650
Emerson Glen Subdivision	12,900
Pace (Medical)	5,000
Coldwater Ridge Phase II apartments	9,100
Trinity Corners	10,125
85 Exchange (Industrial)	24,500
McDonalds – Kellswater Commons	1,280
Bakers Creek Subdivision (2024)	28,125
Bakers Creek Subdivision	28,125
Kannapolis Crossing – Development Agreement	316,000
Kannapolis Gateway Business Park	~5,000
Afton – Childers Cline Building III	~5,000
Downtown Reserves	225,305
• Market at Millstone (16,655)	
• Millstone Village (48,500)	
• Crest Field (50,400)	
• Bainbridge Kannapolis (52,975)	
• Towns at Millstone (30,375)	
• Dale Earnhardt Blvd Partners (26,400)	

Loop Yard Phase 1	36,225
Residential In-Fill (2024)	11,213
Hedgecliff Towns	28,856
Evolve-Hawthorne	41,925
Greenview Apartments	14,175
Stanley Drive (existing building) & Phase 2	27,900
Failed Septic System Emergency	4,740
Blue Ridge Apartments	70,137
October Adjustment (Cannon Manor and Summerlyn)	17,345
Corriher Sewer (exempt plat)	675
Total Restricted and Previously Committed Reserve	1,015,099

Non-Restricted Reserves (between 2024 and 2027 distributions) Total (as shown in Exhibit A):

Block 5 (Mixed Use/Apartments)	16,150
Block 5 (Commercial Reserves)	36,000
Block 6 (Mixed Use/Apartments)	56,250
Afton Ridge Reserves (remaining)	7,000
Lakeshore Reserves	18,000
Kannapolis Crossings Reserves	100,000
Downtown Reserves (remaining)	92,067
Additional Downtown Set-Aside Reserves	29,863
Loop Yard Phase 2 (lift station improvements)	95,000
Non-Residential In-Fill	90,800
Affordable Housing (2024)	21,600
Affordable Housing (2027)	20,000
Metro 63	18,000
85 Exchange Industrial Reserves	28,000
Kannapolis Parkway and Rogers Lake Road Reserves	28,000
Concord Lake Road and Roxie Street Reserves	12,000
Glen Afton and Kannapolis PKWY (Motely Industrial)	42,000
Plant 4 Site	94,500
Concrescere Business Park	0
Community Enhancement (schools and infrastructure)	20,000
Strategic Buffer	69,585
Total Non-Restricted and Previously Committed Reserve	894,815

Waitlist Projects (No current allocation available) (as shown in Exhibit A):

The Farm at Riverpointe Phases 3B, 5, 6	59,588
Riverpointe at Davidson	131,250
Bridges of Cabarrus II	31,500
Abberly (885 Kannapolis Pkwy)	52,650
Lane St Townhomes W of Royce St	42,075
Cavallaro Ridge (Windy Hill Farm) at Boy Scout Camp/Isenhour	20,250
Kannapolis Pkwy Townhomes North of Redwood Apartments	26,100
Stonehaven	2,025
Sudbury Rd Subdivision	18,900
Camp Cabarrus at Kannapolis Pkwy & Dovefield Ln	54,900
Trinity Church Rd Apartments at Northwest Cabarrus High School	21,300
Orphanage Rd Apartments north side	8,100

Exhibit Tracking Calculations:

- Stanley Drive = 19,000 + 8,700 = 27,200 (not to exceed 8,700 GPD total for Building 1)
- Afton Ridge Reserves = 12,000 – ~5,000 = 7,000
- Wyrick (Maple Ridge Calculations) = Twelve 1-bedroom, forty-six 2-bedroom, twelve 3-bedroom and up to 2,000 GPD amenity/clubhouse. Total not to exceed 12,500.
- Downtown Reserves:

Current Reserve	317,372
• Market at Millstone	(16,655)
• Millstone Village	(48,500)
• Crest Field	(50,400)
• Bainbridge Kannapolis	(52,975)
• Towns at Millstone	(30,375)
• Dale Earnhardt Blvd Partners	(26,400)
Remaining Original Downtown Reserves	92,067

- Kannapolis Crossing

Current Reserve	316,000
• Ashton Subdivision (tentative)	(77,775)
• Industrial Building 100 & 200	(12,000)
Remaining Original Kannapolis Crossing Reserve	226,225

Sewer Capacity as of September 1, 2025 Calculations (distribution #13):

○ Start	1,054,306
○ Approved	(123,518)
○ Restricted	(846,002)
○ Unrestricted	(941,267)
○ Strategic Buffer	(75,000)
○ Anticipated by policy	(~28,250)
○ WSACC Dist #12	43,485
○ WSACC Dist \$13	62,626
○ 2027 Addition	<u>962,000</u>

Exhibit A Remaining Capacity in Post 2027: ~108,380 (within 1%)



Kannapolis
Agenda Staff Report
February 9, 2026

To: Mayor and City Council
From: Pam Scaggs, City Clerk
Subject: **MINUTES:** October 13, 2025 (Closed Session); October 27, 2025 (Closed Session); January 12, 2026 (Work Session); and January 12, 2026 (Closed Session) **REMOVED OCTOBER 13 AND 27 CLOSED SESSION; UNANIMOUSLY APPROVED JANUARY 12, 2026 WORK SESSION AND CLOSED SESSION MINUTES**

Recommended Action Requested by City Council

Motion to Approve

Required Votes to Pass Required Action

Background

Fiscal Implications

Alternate Courses of Action

Attachments

1. 2026.01.12 Work Session Meeting Draft

**CITY OF KANNAPOLIS
CITY COUNCIL MEETING MINUTES
Work Session
January 12, 2026**

A work session meeting of the Kannapolis City Council was held on Monday, January 12, 2026, at 4:30 PM, Kannapolis City Hall 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: Tina Cline

Assistant City Manager: Wilmer Melton

City Attorney: Andrew Kelly

Staff Present:	Alex Anderson	Gerald Faulkner
	Richard Smith	Michael Dodge
	William Joyce	Glenn Troutman
	Terry Spry	Greg Summitt
	Kirk Beard	Kristin Jones
	Elizabeth McCarty	Lauren Russell
	Gary Mills	TJ Cook
	Travis Barnhardt	Irene Wong
	Michael Rattler	Annette Privette-Keller
	Betsy Barnette	Samantha Keck
	Raygen Ellis	

Visitors Present:	Wally Safrit	David Lipe
	Wes Webb	Zach Erwin
	Debbie Vavra	Oliver Klutz
	Daniel Leatherman	Joe Hatley
	Lottie Forney	Matthew Forney
	Pam Smith	Sophia Wilkerson

Edison McCrea
Brandi Fesperman

Tierri Clark
NC Senator Carl Ford

CALL TO ORDER AND WELCOME

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

ADOPTION OF AGENDA

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

RECOGNITION & PROCLAMATIONS

Gary Mills, Parks and Recreation Department Director, reported that the City assumed operations of the Swanee Theatre earlier this year and successfully expanded live entertainment offerings in downtown Kannapolis. While the theater has experienced strong community support and established itself as a destination for adult musical performances, the City identified a gap in youth-focused programming. In response, the Children's Theater Series was created to address this need and has since attracted new audiences, increased community engagement, and expanded use of the theater by local and regional performing arts groups, including dance recitals, choir concerts, school performances, and a sold-out Salisbury Symphony concert.

Mr. Mills announced that the City of Kannapolis received statewide recognition from the North Carolina Recreation and Parks Association (NCRPA), which presented the City with its 2025 Arts and Humanities Award at a recent joint conference with South Carolina. He then introduced NCRPA Vice President and Iredell County Parks and Recreation Director Daniel Leatherman to present the award.

Mr. Leatherman recognized Kannapolis Parks and Recreation for its innovative and impactful arts programming and commended the department's leadership under Mr. Mills. He thanked the Mayor and Council for their continued support of cultural arts initiatives, emphasizing their importance in enriching lives and strengthening the community. Mr. Leatherman highlighted the 2025 launch of the Children's Theater Series, an immersive program developed in partnership with Sigmon Theatrical to expand access to live performing arts for children and families. Featuring four original productions, the series emphasized creativity, empathy, and problem-solving; attracted nearly 950 attendees; sold out two performances; and welcomed many first-time visitors to the Swanee Theatre. He concluded by praising the program for advancing youth development, community connection, and inclusive access to the arts, positioning Kannapolis as a statewide leader in cultural programming, and presented the award to Raygen Ellis, Swanee Program Coordinator, and Mayor Wilson.

Councilmember Dixon read a Proclamation honoring the life, legacy, and contributions of Dr. Martin Luther King, Jr., highlighting his leadership in advancing civil rights, equality, and social justice. Upon reading the Proclamation, she presented it to members of the Martin Luther King Jr. Committee which included: Dr. Kim Lewter, Gerald Lundy, Daniel Squirewell, and Robert Neal. She acknowledged the committee for their ongoing efforts to celebrate Dr. King's legacy through educational programs, community events, and civic engagement initiatives.

1 **SPEAKERS FROM THE FLOOR**

2 **Approval – Amendment to the Public Speakers Policy (Andrew Kelly, City Attorney) (Copy**
3 **included as E.A.)**

4 Mr. Kelly highlighted amendments to the Public Speakers Policy which reflected moving the
5 Speakers from the Floor item from the end of the agenda to the beginning, as well as to allow this
6 item at both Council meetings. Mayor Wilson called for a motion to approve the amendments which
7 was made by Mayor Pro Tem Dayvault, second by Councilmember Hatchell and unanimously
8 approved.
9

10 Zach Erwin suggested amending the Public Speakers policy to allow PowerPoint submissions. Mr.
11 Erwin noted the previous removal of this option and emphasized that presentations improve clarity,
12 provide visual appeal, and give easy access to materials and urged Council to permit their use.
13

14 **CONSENT AGENDA**

15 Mayor Wilson called for a motion regarding the Consent Agenda. Councilmember Dixon made a
16 motion to approve, second by Councilmember Berry and unanimously approved.
17

18 Voluntary Annexation – (A-2026-01) 4.03 +/- acres of noncontiguous property located at 3050 Placid
19 Road (Richard Smith, Planning Director) (Copy included as Agenda Item F.A.)
20

21 Voluntary Annexation – (A-2026-02) 0.17 +/- acres of noncontiguous property located at 5963 Yale
22 Avenue (Richard Smith, Planning Director) (Copy included as Agenda Item F.B.).
23

24 Approval – Comprehensive Emergency Management Plan (Tracy Winecoff, Fire Chief) (Copy
25 included as Agenda Item F.C.).
26

27 Ordinance – Budget Amendment #26-28 Appropriates Hurricane Relief Efforts Reimbursement to
28 the Fire Department (Kristin Jones, Budget and Strategy Director) (Copy included as Agenda Item
29 F.D.).
30

31 Ordinance – Budget Amendment #26-29 Appropriating NCDOT Funds for ROW Mowing (Kristin
32 Jones, Budget and Strategy Director) (Copy included as Agenda Item F.E.)
33

34 Minutes – November 10, 2025 (Work Session); November 24, 2025 (Business Meeting); December
35 8, 2025 (Organizational Meeting); December 11, 2025 (Open & Closed Session continued from
36 December 8, 2025); December 19, 2025 (Special Meeting – Open and Closed Sessions); and
37 December 24, 2025 (Special Meeting – Open and Closed Sessions) (Pam Scaggs, City Clerk) (Draft
38 copies included)
39

40 **BUSINESS AGENDA**

41 **Presentation – Fiscal Year 2025 Audit Presentation (Brian Roberts, Finance Director) (Copy**
42 **included as Agenda Item G.A.).**

43 Mr. Roberts stated that he is pleased to present the FY2025 audit results, as required by North Carolina
44 General Statute. He added that the annual audit must be completed within six months of the fiscal
45 year end of June, 30, 2025. Mr. Roberts thanked staff for assisting with the audit process, with special
46 appreciation to the Finance Department and to the Deputy Finance Director, Suzanne Burgess for her

1 leadership. He then introduced Brandi Fesperman with Martin Starnes & Associates, CPAs, P.A. to
2 present the audit findings.

3
4 Mrs. Fesperman stated that the audit resulted in an unmodified, or clean, opinion, which is the highest
5 level of assurance. She thanked both Mr. Roberts and Mrs. Burgess for their support throughout the
6 audit process. She directed Council's attention to a PPT (attached as Exhibit 1) and reported that
7 overall, the City's General Fund remains financially strong, with revenues and fund balance
8 exceeding required benchmarks and the available fund balance well above Local Government
9 Commission (LGC) minimums. Mrs. Fesperman reported that property taxes continue to be the
10 primary revenue source, with growth also seen in other taxes and intergovernmental revenues.
11 Expenditures were led by public safety, followed by general government and debt service, with
12 overall spending remaining stable.

13
14 Mrs. Fesperman stated that the City's enterprise funds, including water and sewer, stormwater, and
15 environmental services, all demonstrated healthy financial performance. Each fund maintained cash
16 balances well above LGC minimum thresholds, indicating strong liquidity and the ability to manage
17 operating needs. She added that the City met or exceeded all key performance indicators established
18 by the LGC, including fund balance levels, enterprise fund ratios, debt indicators, and property tax
19 valuation and collection. Mrs. Fesperman noted that one audit finding was identified and classified
20 as a material weakness, but that management addressed the issue, took corrective action, and that no
21 future issues are anticipated. She added that the City will need to provide a letter to the LGC
22 addressing the audit finding within 60 days.

23
24 Councilmember Berry asked Mrs. Fesperman to explain the "material weakness". Mrs. Fesperman
25 offered to provide further detail but stated that the issue is detailed in the Audit Report and assured
26 Council that it has been fully corrected and appropriately reflected in the financial statements.

27
28 **Appointment – Water and Sewer Authority of Cabarrus County (Mike Legg, City Manager)**
29 **(Copy included as Agenda Item G.B.).**

30 Mr. Legg stated that Council is responsible for appointing members to boards and commissions and
31 that he will be providing recommendations for all of them.

32
33 With regard to the WSACC Board, Mr. Legg stated that it is recommended to appoint Councilmember
34 Dixon to fill the seat previously held by former Mayor Darrell Hinnant. Mayor Pro Tem Dayvault
35 made the motion to approve the appointment, second by Councilmember Berry and unanimously
36 approved.

37
38 Mr. Legg added that he will continue serving on the Board until his retirement in April 2026 at which
39 time the new City Manager, Wilmer Melton, will assume his seat.

40
41 **Appointment – Cabarrus/Rowan Metropolitan Planning Organization (CRMPO) (Mike Legg,**
42 **City Manager) (Copy included as Agenda Item G.C.).**

43 Mr. Legg explained that the Cabarrus-Rowan Metropolitan Planning Organization (CRMPO) is
44 responsible for transportation planning and is comprised of two committees: the Transportation
45 Advisory Committee (TAC), which consists of elected officials, and the Technical Coordinating
46 Committee (TCC), which consists of City staff members. He stated that it is recommended to
47 reappoint Mayor Pro Tem Dayvault as the primary TAC representative and appoint Councilmember

1 Hatchell as the alternate. Councilmember Payne made the motion to approve, second by
2 Councilmember Jackson and unanimously approved.

3
4 Mr. Legg further stated that it is recommended that Council reappoint Planning Director Richard
5 Smith and Engineering Director Elizabeth Hassenfritz to the TCC. Mayor Pro Tem Dayvault made
6 the motion to approve, second by Councilmember Dixon and unanimously approved.

7
8 **Appointment – Concord-Kannapolis Transit Commission (CK Rider) (Mike Legg, City**
9 **Manager) (Copy included as Agenda Item G.D.).**

10 Mr. Legg stated that Councilmember Jackson requested a reprieve from serving on the CK Rider
11 Commission after several years of service. It is recommended to re-appoint Councilmember Berry
12 and appoint Councilmember Payne. Councilmember Jackson made the motion to approve the
13 appointment, second by Councilmember Hatchell and unanimously approved.

14
15 Mr. Legg noted that Mayor Wilson will serve as Chair of the CK Rider Commission.

16
17 **Appointment – Centralina Regional Council (Centralina) (Mike Legg, City Manager) (Copy**
18 **included as Agenda Item G.E.).**

19 Mr. Legg stated that the Centralina Council provides regional planning across the Charlotte region
20 and is recommended that Council appoint Councilmember Hatchell as delegate and Councilmember
21 Dixon as alternate. Councilmember Dixon made the motion to approve the appointment, second by
22 Mayor Pro Tem Dayvault and unanimously approved.

23
24 **Discussion – Honorary designation of the Martin Luther King Jr. Avenue Bridge (Wilmer**
25 **Melton, Assistant City Manager) (Copy included as Agenda Item G.F.).**

26 Mr. Melton stated that the City has received several requests to honor Ms. Corrine Cannon and
27 thanked community members for sharing ideas on how to recognize her life and legacy. He noted that
28 a committee had explored several recognition options and would present them to Council, but first
29 introduced Pastor Donald Gray to speak on behalf of the committee.

30
31 Pastor Gray provided brief background information on Ms. Cannon, describing her as a “trailblazer”
32 in the Kannapolis community. He noted that she was the first Black woman to work at Cannon Mills
33 and, despite her husband being unable to read, raised a family whose accomplishments broke barriers,
34 including children who became leaders in education and civic life. Pastor Gray stated that he is a
35 lifelong resident of Kannapolis and is personally related to Ms. Cannon. He added that, in
36 collaboration with community members, the committee is proposing a couple options to appropriately
37 honor Ms. Cannon’s impact and thanked Council for its considerations. Pastor Gray emphasized that
38 Ms. Cannon is 106 years old and urged timely action so that she may witness this honor during her
39 lifetime.

40
41 Mr. Melton thanked Pastor Gray and stated that one option under consideration is an honorary
42 designation of the Martin Luther King Jr. Avenue bridge. He explained that this designation would
43 not change the official name of the bridge or roadway but would instead recognize Ms. Cannon
44 through an honorary naming approved by the North Carolina Department of Transportation
45 (NCDOT). He noted that Council action would authorize staff to submit a formal request to NCDOT,
46 along with the required documentation. Mr. Melton added that a key requirement of the process is

1 confirmation of family support, which has been obtained, as well as adoption of a unanimous Council
2 resolution prior to submission to NCDOT.
3

4 Mr. Melton further explained that NCDOT requires requests to be submitted no more than three
5 months prior to the planned opening of the structure, currently scheduled for October 2026, or within
6 a similar timeframe following project completion. Staff would coordinate the submission to ensure
7 compliance with this requirement. He stated that additional documentation includes background
8 information on Ms. Cannon, letters of recommendation from civic, service, or business organizations,
9 and payment of an administrative fee of approximately \$2,000 to cover sign fabrication and
10 installation.
11

12 Alternatively, Mr. Melton noted that the committee also proposed installation of a memorial feature
13 within the Highway 3, Franklin Street, and Miller Street roundabout. He explained that this option
14 could be addressed locally in coordination with the NCDOT district office and would not require
15 additional state approval. Final design and funding for this option would be subject to Council
16 direction. Mr. Melton provided examples of both concepts and indicated his availability to answer
17 questions.
18

19 Councilmember Hatchell asked whether NCDOT could prohibit the City from pursuing either option.
20 Mr. Melton responded that the honorary bridge designation would require NCDOT approval, and
21 while the City may complete all required steps and submit the request, NCDOT retains final authority
22 to approve or deny the designation. Based on discussions with NCDOT, he stated that denial is not
23 anticipated, provided the process is followed. Mr. Melton added that approval would not be possible
24 if another state facility in North Carolina had already been designated in Ms. Cannon's honor;
25 however, staff is not aware of any such designation, and NCDOT has indicated that none currently
26 exists. Regarding the roundabout memorial option, Mr. Melton stated that staff is not aware of any
27 other requests or discussions related to honorary or memorial recognition at that location, nor have
28 any related inquiries or proposals been received. Additional discussion focused on the City fabricating
29 the signs as a cost-saving endeavor.
30

31 Mayor Pro Tem Dayvault and Councilmembers Jackson and Dixon expressed support for both
32 projects, thanked staff for bringing it forward and agreed that timely action is important. When asked
33 about next steps in the process, Mr. Melton stated that staff would bring a resolution forward for
34 Council's consideration at their next meeting. Councilmember Dixon commented that with February
35 being Black History Month, the timing is especially appropriate. By consensus, Council directed staff
36 to proceed with preparation of the resolution.
37

38 **CITY MANAGER REPORT**

39 City Manager Mike Legg stated that, in light of his pending retirement, this meeting would be his
40 final City Council meeting in his capacity as City Manager. He noted that his last day of service will
41 be at the end of April, marking 32 years of service to the City, including 22 years as City Manager.
42 Mr. Legg described serving as City Manager as the "honor of a lifetime" and stated that while the
43 City has faced challenges, it has achieved far more successes through the collective efforts of Council,
44 staff, and community partners. He expressed appreciation for the trust placed in him and thanked
45 Council and staff, as well as regional, state, nonprofit, and development partners for their
46 contributions to the City's progress.
47

1 Mr. Legg also expressed gratitude for the dedication and professionalism of City staff and for the
2 relationships built over the years. He stated that he looks forward to retirement, spending more time
3 with his family, and continuing to support the community from a new perspective. Mr. Legg thanked
4 his wife, Kelly, and his children, Tyler and Rachel, for their unwavering support and stated that he is
5 leaving with a full heart and confidence in the future of the City.

6 7 **CITY COUNCIL COMMENTS**

8 Councilmember Payne cited the recent demolition of several homes located off Dale Earnhardt
9 Boulevard and suggested that Council consider establishing a Historic Preservation Commission to
10 create a historic district. He requested that staff research the matter further and return with information
11 for Council consideration. Councilmember Payne also noted that he attended a presentation by State
12 Representative Dr. Grant Campbell regarding hemp and the lack of state regulation. He expressed
13 concern about the number of smoke shops located near public schools and encouraged staff to contact
14 Dr. Campbell's office to arrange a similar presentation at a future Council meeting.

15
16 Councilmember Hatchell stated that she also attended Dr. Campbell's presentation and expressed
17 hope that the information presented could be shared with the public, noting concerns about the lack
18 of a legal age limit for hemp-related products and the potential impact on children in Kannapolis and
19 across the state. She stated that she also attended the Cabarrus Summit alongside Councilmembers
20 Payne and Dixon as well as Mr. Legg. Councilmember Hatchell shared that the Summit brought
21 together municipal leaders, county commissioners, and members of the state delegation, and provided
22 an opportunity to discuss shared issues. She thanked Mr. Legg for providing updates on Kannapolis
23 during the event. Councilmember Hatchell shared additional information from the Summit regarding
24 the Cabarrus County Animal Shelter, noting its age and challenges, and encouraged residents to
25 consider adoption or volunteering. She also relayed that members of the state delegation indicated
26 they are working to balance the state budget, an issue important to teachers and other state employees,
27 and encouraged continued citizen engagement. Councilmember Hatchell concluded by highlighting
28 the City's Christmas parade, thanking City staff for their efforts, including Parks and Recreation,
29 Police, and Fire personnel. She congratulated A.L. Brown High School for winning multiple awards
30 and described the event as a success, noting the beauty of downtown and the strong community
31 turnout. She emphasized that the citizens of Kannapolis are the City's greatest asset and thanked them
32 for celebrating the season together, stating that the event served as a meaningful reminder of why
33 Council members serve the community.

34
35 Councilmember Dixon reflected on her time serving on Council alongside Mr. Legg as well as on
36 other Commissions. She expressed appreciation for his leadership, professionalism, and efforts to
37 bring back ideas from national trips to benefit the citizens of Kannapolis. Councilmember Dixon
38 thanked him for his service and wished him well as he transitions into retirement.

39
40 Mayor Pro Tem Dayvault echoed the sentiments of Council Members Dixon, Hatchell, and Payne,
41 expressing appreciation to the City Manager. He recalled beginning as a city intern in 2008 and the
42 opportunities he was given to learn about city operations and praised Mr. Legg for his professionalism,
43 openness, and willingness to consider new ideas, noting the positive impact of his leadership. Mayor
44 Pro Tem Dayvault also expressed interest in participating in discussions regarding the historic
45 preservation commission and expressed support for arranging a presentation by Representative Dr.
46 Grant Campbell on hemp regulation. He additionally raised a concern about several state highway

1 historical markers along Highway 29 that are faded or missing and suggested exploring restoration
2 efforts.

3
4 Councilmember Berry thanked Mr. Legg for his vast knowledge, endurance, and patience, noting that
5 the community will be forever grateful for his service.

6
7 Councilmember Jackson reflected on his time serving alongside Mr. Legg on the Kannapolis City
8 Council since 2013, noting the city's growth and the successful downtown Murdoch purchase. He
9 thanked Mr. Legg for his guidance, hard work, and leadership, highlighting the knowledge he gained
10 about municipal operations and budgeting under his direction. Councilmember Jackson expressed
11 appreciation for Mr. Legg's support in helping Council make informed decisions and acknowledged
12 his contributions to the community's success.

13
14 Mayor Wilson thanked Mr. Legg for his vision and leadership, recalling the 2014 downtown project
15 and noting his role in guiding the city through important initiatives. He expressed appreciation for
16 Mr. Legg's contributions and leadership.

17
18 **OATH OF OFFICE**

19 Mayor Wilson invited North Carolina Senator Carl Ford to administer the Oath of Office to newly
20 appointed City Manager, Wilmer Melton, who was joined by his wife, Angie.

21
22 **CLOSED SESSION**

23 Mayor Pro Tem Dayvault made the motion to go into Closed Session in accordance with G.S. 143-
24 318.11 (a) (3) to consult with an attorney in order to preserve the attorney-client privilege. Second by
25 Councilmember Payne and unanimously approved.

26
27 Mayor Wilson called for a 15-minute recess.

28
29 Council entered Closed Session at 5:15 P.M.

30
31 **MOTION TO ADJOURN**

32 There being no further business, Councilmember Dixon made motion to adjourn, second by
33 Councilmember Hatchell, and the motion was unanimously approved.

34
35 The meeting adjourned at 6:28 P.M. on Monday, January 12, 2026.

36
37
38
39
40 _____
41 George Douglas Wilson, Mayor
42 City of Kannapolis

43
44 _____
45 Pam Scaggs, CMC, NCCMC
City Clerk



Kannapolis
Agenda Staff Report
February 9, 2026

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **PUBLIC HEARING** - Voluntary Annexation (A-2025-13) 109.166 +/- combined acres of noncontiguous property located at 6304 and 6320 Mooresville Road, and 6165 Pagemont Road **WITHDRAWN BY APPLICANT**

Recommended Action Requested by City Council

1. Hold a Public Hearing for Annexation Case A-2025-11 to consider the voluntary annexation of approximately 109.166 +/- combined acres of noncontiguous property located at 6304 and 6320 Mooresville Road, and 6165 Pagemont Road.
2. Motion to approve the Ordinance to Extend the Corporate Limits of the City to 6304 and 6320 Mooresville Road, and 6165 Pagemont Road.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

Phil Hamel of High Side Golf Club has submitted an application for voluntary annexation of approximately 109.166 +/- acres of noncontiguous property located at 6304 and 6320 Mooresville Road, and 6165 Pagemont Road. The property is further identified as Cabarrus County Parcel Identification Numbers 46938748690000, 46938826390000, and 46938947570000. The plan for the property is a golf course and related amenities.

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.

Prior to the December 8, 2025 public hearing, the applicants requested for City Council to continue this matter to a future meeting due to a scheduling conflict. At the December 8, 2025 meeting, City Council opened the public hearing, then continued it to the January 26, 2026 meeting. Since the January 26, 2026 meeting was canceled due to inclement weather, this item was readvertised for the Public Hearing to be held at the February 9, 2026 meeting.

Fiscal Implications

None

Alternate Courses of Action

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

Attachments

1. Annexation Application
2. Public Notice Ad CC Feb 9 2026
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. Vicinity A-2025-13
7. Vicinity Color A-2025-13
8. Black and White A-2025-13
9. A-2025-13 Annexation Ordinance

DocuSign Envelope ID: E8CC9E5E-3A76-4AD5-8924-CBBC80775588

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: 6304 and 6320 Mooresville Road; 6165 Pagemont Road, Kannapolis, NC 28081

Applicant: LAURA EVANS AND FAMILY

Address: 105 RIDGEVIEW DR City: RUTHERFORDTON State: NC Zip: 28139

Contact number: 704.906.1202 Email: PMazeine@nationalandrealty.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:  Phil Hamel Date: 11/21/25



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: 11/19/2025

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 6304 and 6320 Mooresville Road, further identified as Cabarrus County Parcel Identification Number 46938748690000, 469388, is non-contiguous to the primary limits of the City of Kannapolis, is approximately 109 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 (print or type)</u>	<u>Address</u>	<u>Signature*</u>
1. Laura Engle Evans & Lewis Henry Evans III	105 Ridgeview Dr, Rutherfordton, NC 28139	DocuSigned by: Signed by: 246A5C7C98624DF... DocuSigned by: Signed by: 246A5C7C98624DF...
2. Taylor Norton Phillips & Brandon Kyle Phillips		DocuSigned by: Signed by: 5A1359B89A54C7... DocuSigned by: Signed by: 00F8418203A34D9...
3. Katharine Bryant Hart & Andrew Michael Hart		DocuSigned by: Signed by: 0F95D755385A472...
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.*



PO Box 27283
Richmond, VA 23261-7283

Order Confirmation

Order# 0000903086

Client: CITY OF KANNAPOLIS
Phone: 7049204300

Pavor : CITY OF KANNAPOLIS
Phone: 7049204300

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

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

Fax: 7049337463
Email: pscaggs@kannapolisnc.gov

Total Amount \$447.08

Payment Amount \$447.08

Amount Due \$0.00

Tax Amount: 0.00

Payment Meth: Credit - Debit Card

Tear Sheets

0

Proofs

0

Affidavits

1

PO Number:

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000903086-01	CLS Legal	2 X 47 li	\$0.00

Production Method

AdBooker (liner)

Production Notes

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

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

Run Dates 1/29/2026, 2/ 5/2026

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

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

Run Dates 1/29/2026, 1/30/2026, 1/31/2026, 2/ 1/2026, 2/ 2/2026, 2/ 3/2026, 2/ 4/2026

TagLine: NOTICEOFPUBLICHEARING401LAUREATEWAYKANNAPOLISNCCITYCOUNCILMEETINGMONDAYFEBRUARY92026AT430PMVOLUNTARYANNEXATIONA202513PUBLICHE



NOTICE OF PUBLIC HEARING
401 Laureate Way, Kannapolis, NC

City Council Meeting
Monday February 9, 2026 at 4:30 PM

Voluntary Annexation A-2025-13 - Public Hearing to consider the voluntary noncontiguous annexation of approximately 109.166 +/- combined acres of property located at 6304 and 6320 Mooresville Road and 6165 Pagemont Road, further identified as Cabarrus County Parcel Identification Numbers 46938748690000, 46938826390000 and 46938947570000, respectively.

Voluntary Annexation A-2026-01 - Public Hearing to consider the voluntary annexation of approximately 4.03 +/- acres of noncontiguous property located at 3050 Placid Road, further identified as Cabarrus County Parcel Identification Number 46726581430000.

Voluntary Annexation A-2026-02 - Public Hearing to consider the voluntary annexation of approximately 0.17 +/- acres of noncontiguous property located at 5963 Yale Avenue, further identified as Cabarrus County Parcel Identification Number 56044080350000.

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

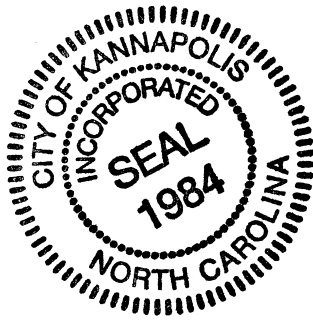
Publish: Thursday, January 29th and Thursday, February 5, 2026

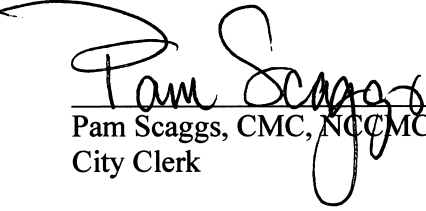
CERTIFICATE OF SUFFICIENCY
A-2025-13

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-2025-13 – 6304 & 6320 Mooresville Road and
6165 Pagemont 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.

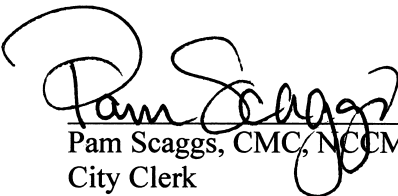
NOW, THEREFORE, BE IT RESOLVED by City Council of the City of Kannapolis, North Carolina that:

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-2025-13 – 6304 & 6320 Mooresville Road and
6165 Pagemont 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:

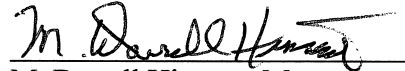
Section 1. A public hearing on the question of annexation of the area described herein will be held at the Laureate Center, 401 Laureate Way, Kannapolis, NC at 6:00 PM on the 8th day of December 2025.

Section 2. The area proposed for annexation is described as follows:

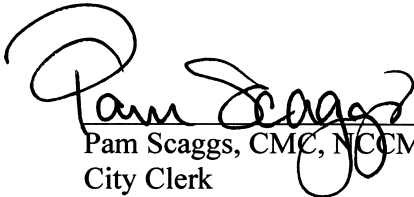
See attached Metes and Bounds Description and Annexation Survey.

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

DESCRIPTION OF FOUR TRACTS ON MOORESVILLE ROAD FOR CITY OF KANNAPOLIS ANNEXATION

Being a metes and bounds description of the total extents of four separate parcels, described in aggregate for the purpose of defining a proposed area for City of Kannapolis Annexation, situated and lying in the state of North Carolina, Rowan County, Kannapolis Township, parcels being Tract II, Tract IV, Tract V, and Tract VI of Deed Book 1643, Page 270, (all references to map and deed books refer to the records of the Cabarrus County Register of Deeds) to Janet M. Whitfield, more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found, having North Carolina State Plane Coordinate system position of Northing: 638,426.38', Easting: 1,499,389.28', being a south corner of the tract to La Rue S. Credle and Clifton M. Credle, Jr., in Deed Book 14898, Page 21, same being a north corner of Tract 1, Minor Subdivision for Robert & Bridget Rosser / Andrew & Samantha Riddle, Map Book 88, Page 34, to Robert Rosser and Bridgett Rosser, in Deed Book 11671, Page 182, for the **POINT OF BEGINNING**;

THENCE, South 14°48'57" West, a total distance of 1,338.15 feet, passing a 5/8-inch iron rod (measured at nail) at 1,304.25'; with the west line of said Tract 1, to a point within the margin of Mooresville Rd;

THENCE, South 72°44'17" West, a distance of 927.25 feet, within the margin of Mooresville Road, to a point within the margin of Mooresville Rd;

THENCE, North 13°57'53" West, a distance of 295.82 feet, passing a found 5/8-inch iron rod at 49.36 feet, with the east line of the tract to Patrick Meeuwissen and Janet Meeuwissen, in Deed Book 16446, Page 87, to a found axle, being the north corner of said Meeuwissen tract, same being the southeast corner of a portion of Lot 5, Cedarcroft, Map Book 16, Page 36, to Barry F. Love and Linda Louise Vernon, in Deed Book 2121, Page 271;

THENCE North 14°14'02" West, a distance of 203.82 feet, with the east line of said Vernon lot, to a 5/8-inch iron rod found, being an east corner of said Vernon lot;

THENCE North 49°48'37" West, a total distance of 2,267.61 feet, with the northeast line of said Vernon lot, and the northeast line of Lots 34 through 44 inclusive of said Cedarcroft, passing the following lot corners, all from said Cedarcroft:

- 1) At 264.94 feet, a found 1/2-inch iron rod, the north corner of Lot 5, same being the east corner of Lot 34;
- 2) At 425.93 feet a found 1/2-inch iron rod, the north corner of Lot 34, same being the east corner of Lot 36;
- 3) At 1,043.41 feet, a found 1/2-inch iron rod, the north corner of Lot 37, same being the east corner of Lot 38;
- 4) At 1,218.34 feet, a found 1/2-inch iron rod, the north corner of Lot 38, same being the east corner of Lot 39;
- 5) At 1,917.98 feet, a found 1/2-inch iron rod, the north corner of Lot 42, same being the east corner of Lot 43;
- 6) At 2,092.78 feet, a found 1/2-inch iron rod, the north corner of Lot 43, same being the east corner of Lot 44;

to a found 1/2-inch iron rod, being the north corner of Lot 44, same being the east corner a Lot titled "7.02 Acres", of said Cedarcroft, to Jerry R. Goodson and Sibyl R. Goodson, in Deed Book 477, Page 201;

THENCE North 49°47'42" West, a distance of 568.41 feet, crossing a stream, with the northeast line of said 7.02 acres, to a 1/2-inch iron pipe found, being the northeast corner of said 7.02 acres, same being on the south line of a tract to Walter Gipson Rumble, III, and Lee Ellen Brock, titled "Tract 1" in Deed Book 13134, Page 216;

THENCE North 89°08'22" East, a distance of 2,264.60 feet, crossing two branches, with the south line of said Rumble tract, to a set 5/8-inch iron rod, being the southeast corner of said Rumble tract;

THENCE North 01°48'38" West, a distance of 85.23 feet, with the east line of said Rumble tract, to a found 1-inch iron pipe, being on the east line of said Rumble tract;

THENCE North 01°38'44" West, a distance of 1,152.57 feet, with the east line of said Rumble tract, to a found stone (measured at nail), being an east corner of said Rumble tract, same being the west corner of Lot 2, Property of Walter G. Rumble III and Lee Ellen Brock, Map Book 79, Page 83, to Walter Gipson Rumble, III, and Lee Ellen Brock, titled "Tract 2" in Deed Book 13134, Page 216;

THENCE South 61°26'24" East, a distance of 474.19 feet, with the southwest line of said Lot 2, to a found axle, being the south corner of said Lot 2, same being a west corner of a tract to The Rumble Family Trust in Deed Book 16086, Page 226;

THENCE South 60°59'22" East, a distance of 424.64 feet, crossing a stream, with the southwest line of said Rumble Family Trust tract, to a found 1/2-inch iron pipe, being a southeast corner of said Rumble Family Trust tract, same being a west corner of another tract to The Rumble Family Trust in Deed Book 15525, Page 106;

THENCE South 60°58'31" East, a distance of 251.55 feet, with the southwest line of said Rumble Family Trust Tract (DB. 15525, PG. 106), to a found 1.5-inch iron rod adjacent to a stone, being the south corner of said Rumble Family Trust Tract (DB. 15525, PG. 106), same being a west corner of Lot 2, Property of Rebecca B. Thigpen, Map Book 73, Page 28, to David Thigpen and Sharon Seabolt Thigpen in Deed Book 16998, Page 313;

THENCE South 56°28'00" West, a distance of 1,125.98 feet, with a northwest line of said Lot 2, to a found 1/2-inch iron pipe, being a west corner of said Lot 2;

THENCE South 56°13'00 East, a distance of 46.43 feet, with a southwest line of said Lot 2, to a found 1/2-inch iron pipe, being a west corner of said Lot 2;

THENCE South 27°19'53" West, a distance of 38.20 feet, with a northwest line of said Lot 2, to a found 1/2-inch iron pipe, being a west corner of said Lot 2;

THENCE South 49°03'37" East, a distance of 722.85 feet, crossing a stream, with the southwest line of said Lot 2, to a found 1-inch iron pipe, being the south corner of said Lot 2, being a west corner of said Credle tract;

THENCE South 36°40'43" East, a distance of 35.07 feet, with a southwest line of said Credle tract, to a found 1-inch iron pipe, being a southwest corner of said Credle tract;

THENCE South 35°06'15" East, a distance of 123.29 feet, with a southwest line of said Credle tract, to a found 5/8-inch iron rod, being a southwest corner of said Credle tract;

THENCE South 72°18'21" East, a distance of 586.55 feet, with a southwest line of said Credle tract, to the **POINT OF BEGINNING**, containing ±109.166 acres, as shown on a survey by Whitehall Land Survey, PLLC titled "RETRACEMENT SURVEY OF FOUR WHITFIELD TRACTS ON MOORESVILLE RD", said map incorporated by reference and considered an integral part of this description.

The basis of bearings and distances for this description is the North Carolina State Plane Coordinate System, NAD83 (2011). Ground distances may be obtained by multiplying the distances shown hereon by grid-to-ground scale factor of 1.00015107.



SEE SHEET 2 FOR LEGEND, NOTES, STATEMENTS, AND CERTIFICATIONS



SEE SHEET 2 FOR
FULL CERTIFICATION

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES, OR SALES

TYLER F. WIETHORN, PLS DATE
NORTH CAROLINA REGISTRATION NUMBER L-54332

**RETRACEMENT SURVEY OF FOUR WHITFIELD
TRACTS ON MOORESVILLE RD
PROVIDED FOR: HIGH SIDE GOLF CLUB, INC.**

±109.166 ACRES
(INCLUDING ±0.534 ACRE IN MOORESVILLE RD R.O.W.)

TOWNSHIP 4, KANNAPOLIS
CABARRUS COUNTY, NORTH CAROLINA



1110 S. Main St, Ste. 202 | China Grove, NC 28023
 704-245-4135 | info@whitehallsurvey.com | whitehallsurvey.com
 White Hall Land Survey, PLLC | NCBELS Registered Firm B-2474

PROJECT NO. 25.09.104	PROJECT NO. 25.09.104
PROJECT NO. 25.09.104	PROJECT NO. 25.09.104

PROJECT NO. 25.09.104

LEGEND:

- FOUND IRON ROD (R)

PIN

○

FOUND IRON PIPE

N/F

○

SET 5/8" IRON ROD

DB.

○

FOUND AXLE

MB.

○

UTILITY POLE

R.O.W. RIGHT-OF-WAY

○

PIPELINE MARKER

CSF

○

NOT-SURVEYED LINE

(N/S.)

—

SUBJECT BOUNDARY (S.)

—

ADJOINER BOUNDARY (S.)

—

ADJOINER BOUNDARY (N/S.)

—

EASEMENTS

—

SETBACKS

—

RIGHT-OF-WAY

—

WOOD FENCE

—

WIRE FENCE

—

EDGE OF PAVING

—

CULVERT

—

OH WIRE

—

CENTERLINE OF CREEK

—

BRANCH

—

ASPHALT

—

EASEMENT

PURPOSE STATEMENT:

THE PURPOSE OF THIS SURVEY IS TO RETRACE AND DESCRIBE FOUR CONTIGUOUS PARCELS IN AGGREGATE FOR THE PURPOSE OF ANNEXATION.

RETRACEMENT SURVEY OF FOUR WHITFIELD TRACTS ON MOORESVILLE RD

PROVIDED FOR: HIGH SIDE GOLF CLUB, INC.

±109.166 ACRES

(INCLUDING ±0.534 ACRE IN MOORESVILLE RD R.O.W.)

BEING FOUR CONTIGUOUS PARCELS SHOWN IN AGGREGATE, DESCRIBED AS: TRACT II, TRACT IV (BEING TRACT 7, VIVIAN RUMPLE SIMS ESTATE, MAP BOOK 13, PAGE 14), TRACT V, AND TRACT VI, TO JANET M. WHITFIELD, DEED BOOK 1643, PAGE 270

TOWNSHIP 4, KANNAPOLIS
CABARRUS COUNTY, NORTH CAROLINA

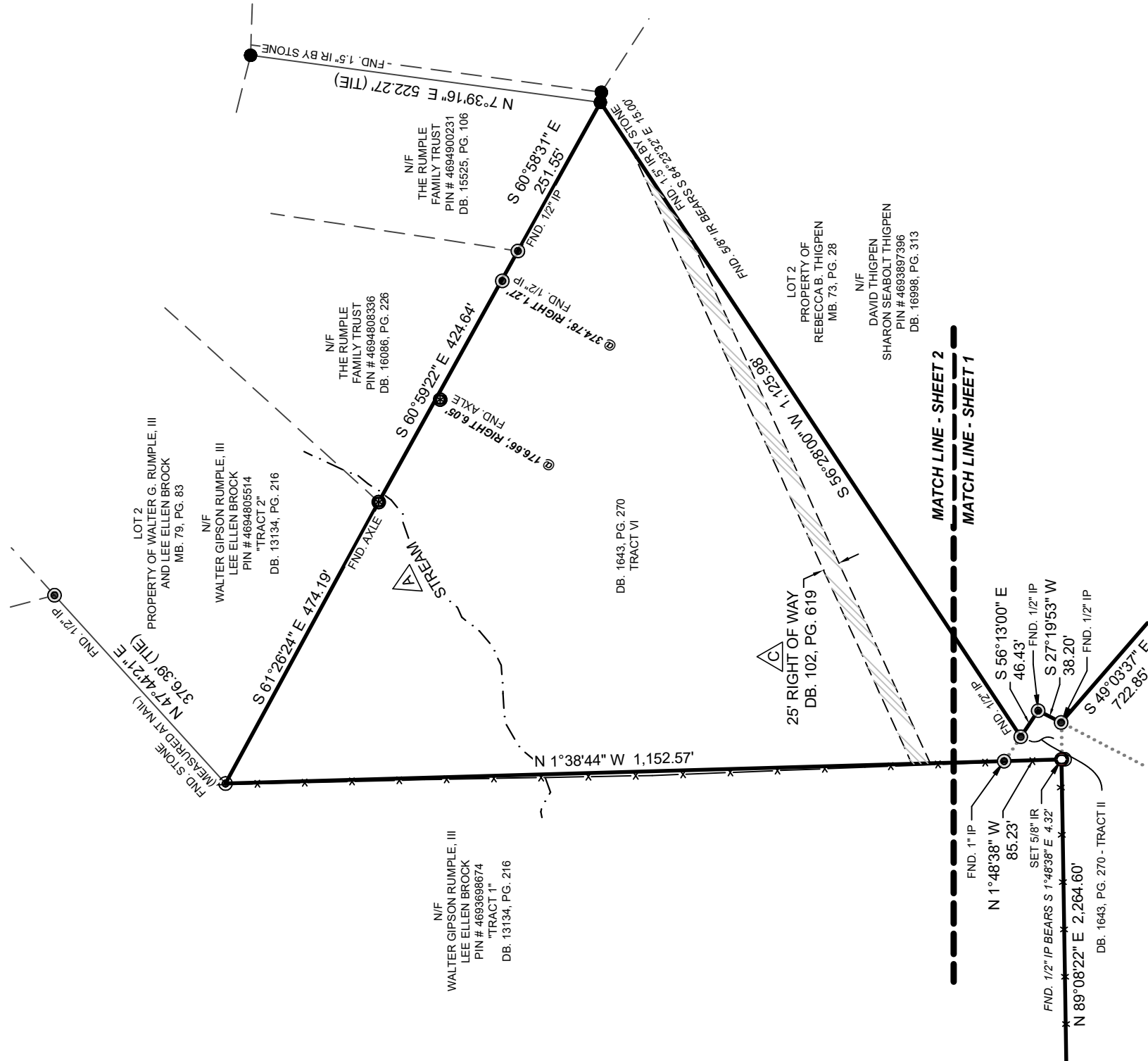
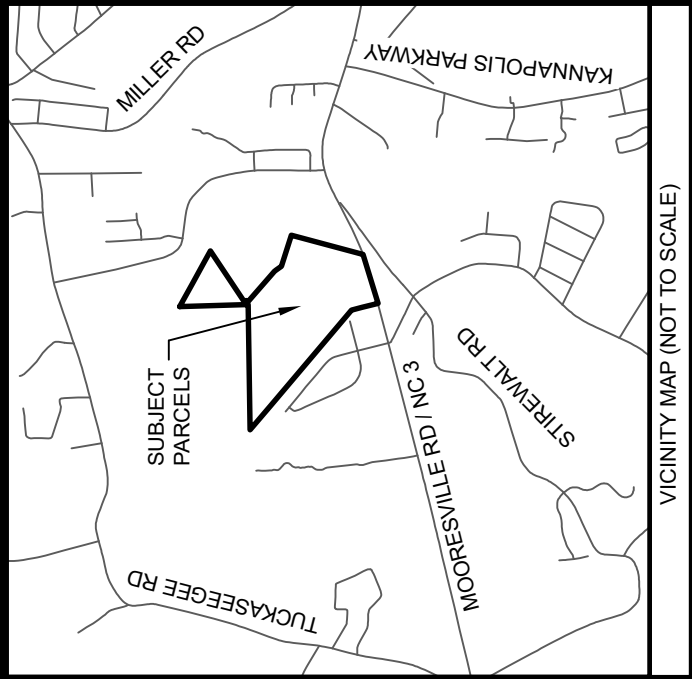


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704-245-4135 | info@whitehallsurvey.com | whitehallsurvey.com
White Hall Land Survey, PLLC | NCBSLS Registered Firm P-2474

DRAFTED BY: TW

PROJECT NO. 25.09.104

SHEET 2 OF 2



SURVEY NOTES:

- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS MAP REFLECTS ONLY THE DOCUMENTS EXPRESSLY REFERENCED, WHICH WERE LOCATED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK. PROPERTY IS SUBJECT TO ANY ITEMS OF RECORD, INCLUDING ADDITIONAL CONVEYANCES, EASEMENTS, AGREEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS THAT MAY HAVE BEEN DISCLOSED BY A COMPLETE AND ACCURATE TITLE EXAMINATION.
- THIS SURVEY MAKES NO STATEMENT AS TO LAND OWNERSHIP. THIS SURVEY DOES NOT CONVEY TITLE, GRANT RIGHTS, OR IMPLY ANY DEDICATION.
- THIS SURVEY INCLUDES A RETRACEMENT OF AN EXISTING BOUNDARY; IS BASED ON THE BEST AVAILABLE EVIDENCE AND REFERENCED DOCUMENTS; AND REPRESENTS THE PROFESSIONAL OPINION OF THE SURVEYOR.
- REPORTED DISTANCES ARE HORIZONTAL GRID US SURVEY FOOT. REPORTED BEARINGS ARE BASED ON GRID NORTH, NC SPCS NAD83 (2011).
- AREA COMPUTED BY THE COORDINATE METHOD, BASED ON STATED GRID DISTANCES, US SURVEY FOOT.
- ANY FURTHER DEVELOPMENT OR SUBDIVISION OF THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF THE PRESIDING JURISDICTION.
- ANY TIE TO A MONUMENT BEING "LEFT" OR "RIGHT" IS REFERENCED LINE, ANY CALL TO A FEATURE BEING "IN" OR "OUT" IS RELATIVE TO THE SUBJECT PROPERTY BOUNDARY LINE MEASURED PERPENDICULAR.
- A FEATURE BEING SHOWN AS "IN" OR "OUT" OF THE SUBJECT PROPERTY LINE MAY BE CONSIDERED AN ENCROACHMENT. THIS SURVEY MAKES NO STATEMENT AS TO THE RIGHTS (UNWRITTEN, ADVERSE, OR OTHERWISE) TO ANY POTENTIALLY ENCLOSED AREA.
- THE DELINEATED BOUNDARIES OF ANY GRAVEL OR DIRT AREAS ARE INTENDED TO APPROXIMATE OBSERVED USAGE AND SHOULD NOT BE RELIED UPON AS DEFINITIVE BOUNDARY OF MATERIAL.
- ANY ASSUMED PUBLIC RIGHT-OF-WAY IS SHOWN FOR THE PURPOSE OF DETERMINING A BUILDING SETBACK. PROPERTY MAY BE SUBJECT TO A MAINTENANCE RIGHT-OF-WAY AT NCDOT'S DISCRETION.

I, TYLER F. WIETHORN, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON. THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:7,500. THAT THIS SURVEY WAS PERFORMED BY WAY OF GNSS AND CONVENTIONAL SURVEY METHODS; AND THAT THE FOLLOWING DATA WAS UTILIZED IN THE GNSS SURVEY:

CLASS OF SURVEY: B
POSITIONAL ACCURACY: ± 0.12" + 90PPM
TYPE OF GPS FIELD PROCEDURE: NC VRS AND RTK
DATE OF SURVEY: OCT 2025
DATUM/EPOCH: NAD83 (2011.00)
PUBLISHED/FIXED-CONTROL USE: NC GS CORRS RTN
GEOID MODEL: 18
COMBINED SCALE FACTOR: 0.99984895
UNITS: US SURVEY FEET

THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600), AS CERTIFIED ON INDICATED DATE.

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES, OR SALES.

TYLER F. WIETHORN, PLS
NORTH CAROLINA REGISTRATION NUMBER L-5432

FLOOD AND WATERSHED NOTES:

- PER NC FLOOD RISK INFORMATION SYSTEM, THIS PARCEL IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO HAVE MINIMAL FLOOD RISK), AS SHOWN ON FEMA FIRM MAP NO. 3710468300J WITH AN EFFECTIVE DATE OF 11/5/2008.
- THE CLASSIFICATION OF LANDS AS BEING WITHIN OR OUTSIDE A FEMA DESIGNATED FLOOD HAZARD AREA REPRESENTS THE RELATIVE FLOOD RISK. IT SHOULD NOT BE INTERPRETED AS A DEFINITIVE STATEMENT THAT FLOODED CONDITIONS WILL OR WILL NOT OCCUR.
- THESE PARCELS ARE LOCATED WITHIN A WS-II SUPPLIED WATERSHED. ADDITIONAL DEVELOPMENT RESTRICTIONS MAY APPLY.

ZONING AND SETBACKS:

- PER CABARRUS COUNTY GIS, SUBJECT PARCEL IS IN CABARRUS COUNTY PLANNING JURISDICTION, ZONED R-10 (AGRICULTURAL OPEN SPACE).
- MINIMUM BUILDING SETBACKS:

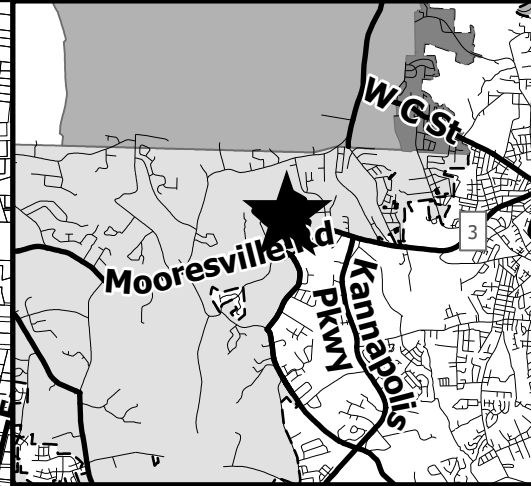
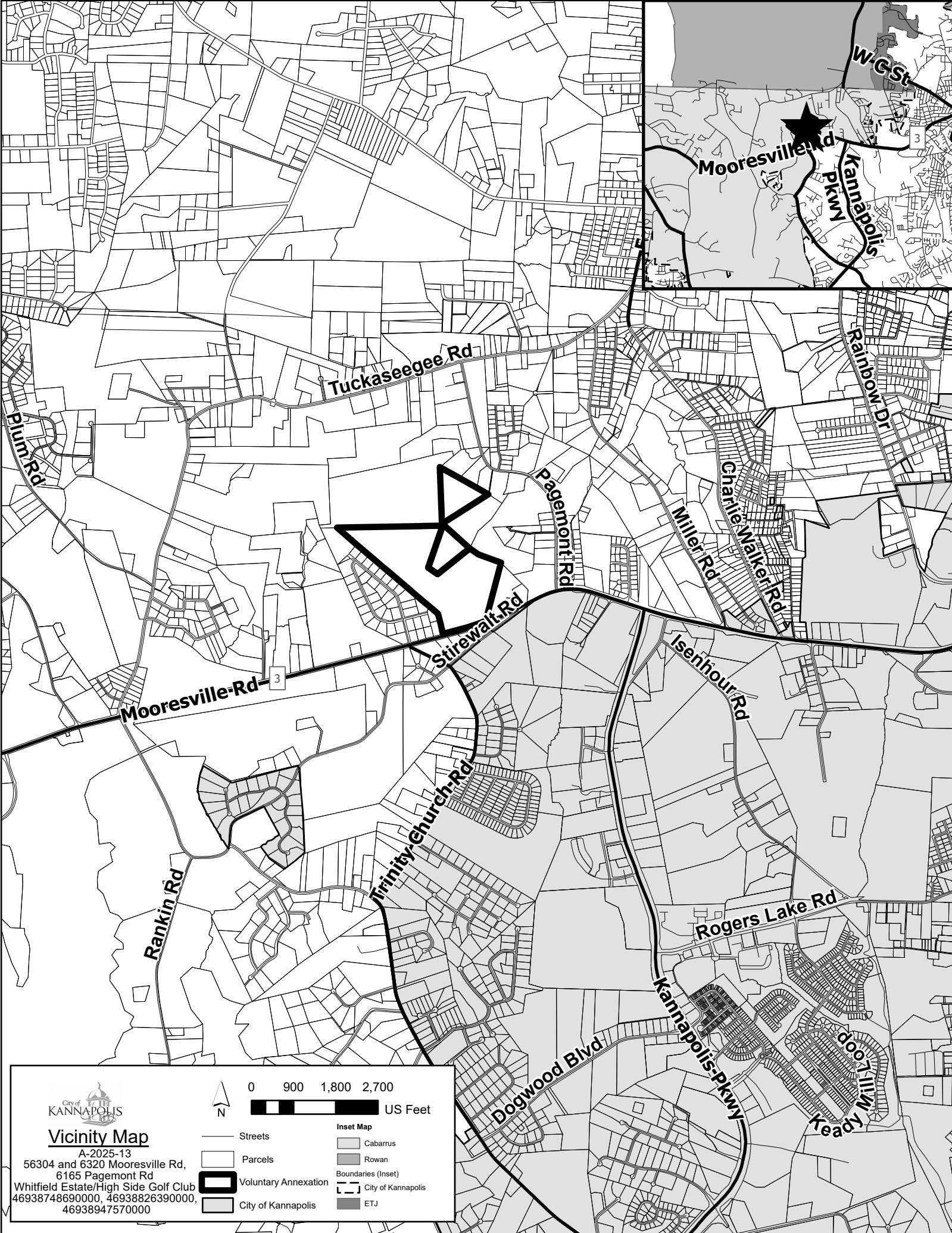
PRINCIPAL	
FRONT	*75' / 50'
SIDE	20'
REAR	30'

*75' ON MINOR COLLECTOR, 50' ON LOCAL ROAD.

- ALWAYS CONTACT THE PRESIDING JURISDICTIONS PLANNING OFFICE PRIOR TO ANY FURTHER IMPROVEMENTS OR DEVELOPMENT.

ADDITIONAL NOTES:

- STREAMS SHOWN ON THIS SURVEY ARE IDENTIFIED AS INTERMITTENT ON THE CURRENT U.S.G.S. QUADRANGLE MAP. STREAM BUFFERS AND OTHER DEVELOPMENT RESTRICTIONS MAY APPLY.
- THE 50-FOOT RIGHT-OF-WAY SHOWN IS BASED ON VISIBLE FIELD EVIDENCE, INCLUDING OBSERVED MARKERS AT THE APPARENT EASEMENT LIMITS AND OTHER SUPPORTING REFERENCES.
- DEED BOOK 102, PAGE 619 CONTAINS AN AMBIGUOUS DESCRIPTION OF THE REFERENCED 25-FOOT RIGHT-OF-WAY. THIS SURVEY ASSUMES ITS LOCATION AND EXISTENCE BASED ON VISIBLE FIELD EVIDENCE AND OTHER SUPPORTING REFERENCES.
- THE 15-FOOT UTILITY PIPELINE EASEMENT DESCRIBED IN MAP BOOK 47, PAGE 6 REFERENCES 5/8" IRON RODS SET AT EASEMENT CORNERS. MONUMENTS WERE FOUND AS SHOWN.
- THE CENTERLINES OF STREAMS AND BRANCHES DEPICTED ON THIS SURVEY WERE DERIVED FROM NC QL-2 LIDAR DATA AND ARE PROVIDED FOR GENERAL INFORMATION ONLY. THEIR LOCATIONS SHOULD BE CONSIDERED APPROXIMATE AND NOT RELIED UPON FOR DESIGN OR DEVELOPMENT PURPOSES.
- PORTIONS OF THE SUBJECT PARCEL WERE OBSERVED TO BE HEAVILY COVERED WITH KUDZU AND OTHER DENSE VEGETATION. ADDITIONAL FEATURES OR IMPROVEMENTS NOT VISIBLE AT THE TIME OF SURVEY MAY BE PRESENT.
- FENCES SHOWN ON THIS SURVEY VARY IN TYPE AND CONDITION.

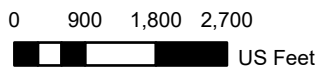


Vicinity Map

A-2025-13

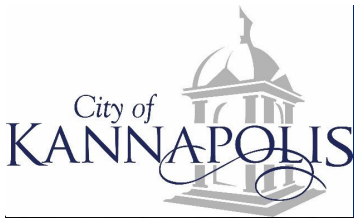
56304 and 6320 Mooresville Rd,
6165 Pagemont Rd

Whitfield Estate/High Side Golf Club
46938748690000, 46938826390000,
46938947570000



- Streets
- Parcels
- Voluntary Annexation
- City of Kannapolis

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

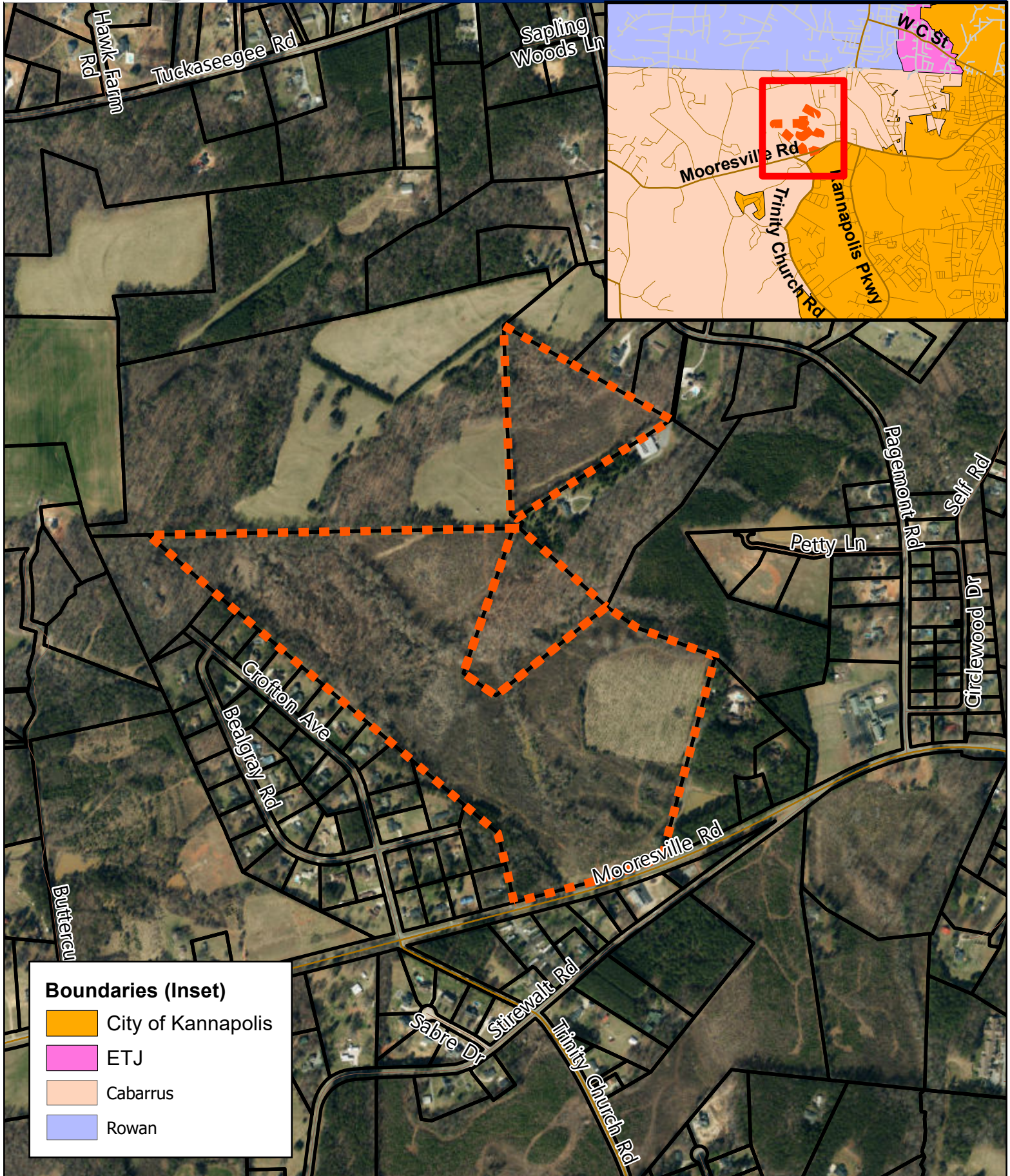


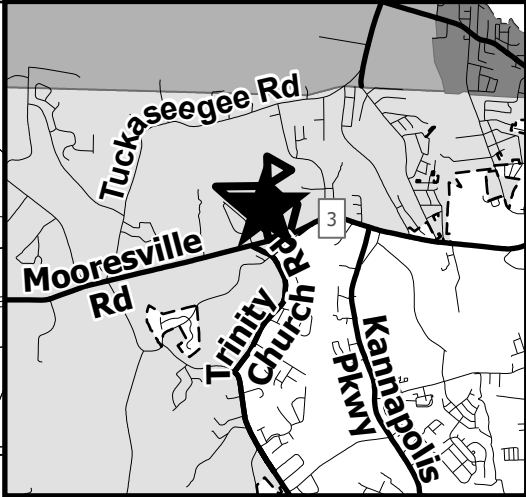
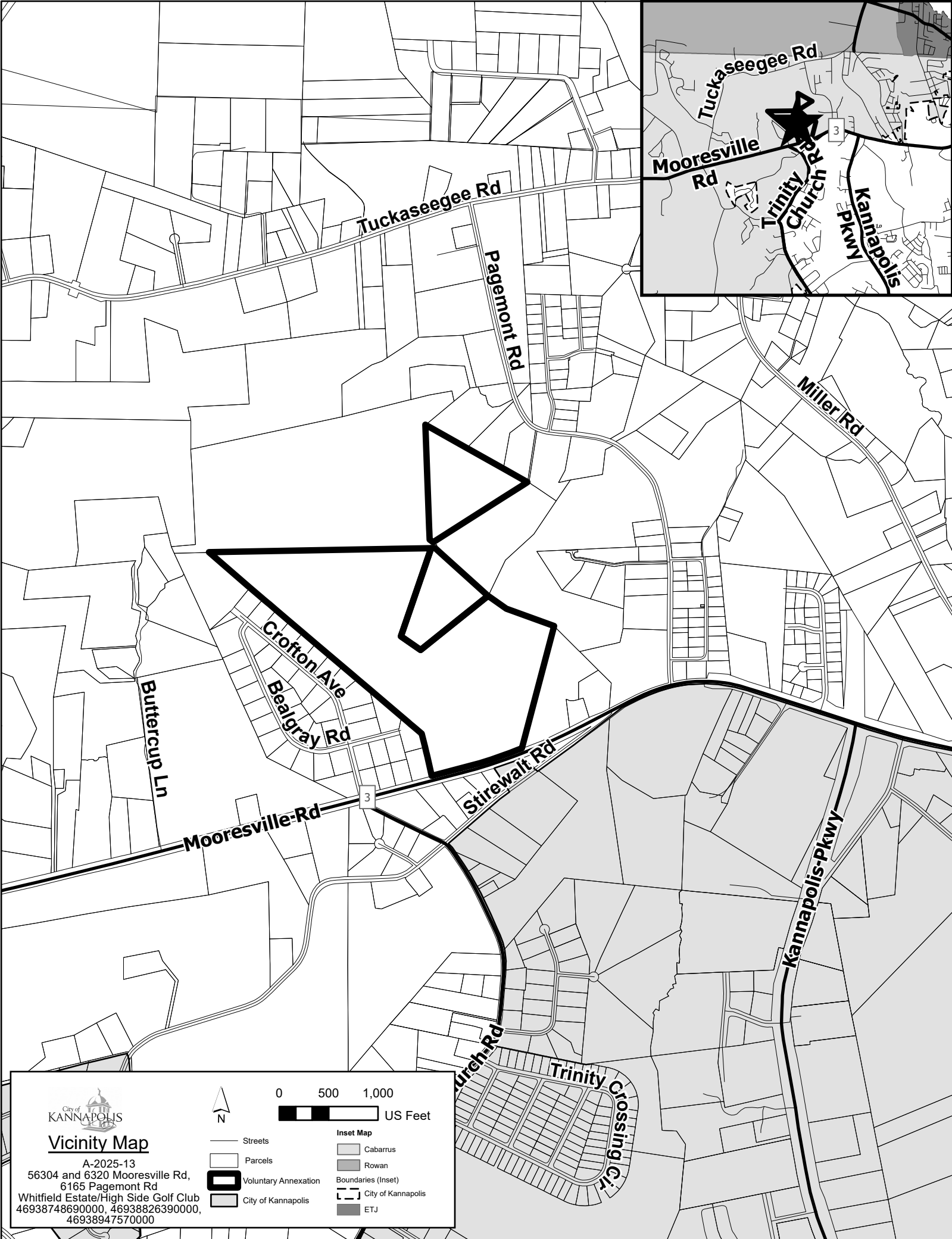
Vicinity Map

A-2025-13

56304 and 6320 Mooresville Rd, 6165 Pagemont Rd
Whitfield Estate/High Side Golf Club

N







Vicinity Map
A-2025-13
56304 and 6320 Mooreville Rd,
6165 Pagemont Rd
Whitfield Estate/High Side Golf Club
46938748690000, 46938826390000,
46938947570000



0 500 1,000
US Feet

Streets

Parcels

Voluntary Annexation

City of Kannapolis

Inset Map

Cabarrus

Rowan

Boundaries (Inset)

City of Kannapolis

ETJ

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

**Annexation 2025-13 – 6304 and 6320 Mooresville Road
and 6165 Pagemont 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 9th day of February 2026, after due notice by the Independent Tribune newspaper on the 29th day of January and the 5th day of February 2026; 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 9th day of February 2026, and being more particularly described as Cabarrus County Parcel Identification Numbers 46938748690000, 46938826390000 and 46938947570000, respectively.

SEE EXHIBIT A – METES AND BOUNDS DESCRIPTON and SURVEY

Section 2. Upon and after the 9th day of February 2026, 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 9th day of February 2026:

ATTEST:

George Douglas Wilson, Mayor
City of Kannapolis

Pam Scaggs, CMC, NCCMC
City Clerk

APPROVED AS TO FORM:

W. Andrew Kelly, City Attorney



Kannapolis
Agenda Staff Report
February 9, 2026

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **PUBLIC HEARING** - Voluntary Annexation (A-2026-01) 4.03 +/- acres of noncontiguous property located at 3050 Placid Road **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

1. Hold a Public Hearing for Annexation Case A-2026-01 to consider the voluntary annexation of approximately 4.03 +/- acres of noncontinuous property located at 3050 Placid Road.
2. Motion to approve the Ordinance to Extend the Corporate Limits of the City to include the property located at 3050 Placid Road, further identified as Cabarrus County Parcel Identification Number 46726581430000.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The applicants, Tonya Rivens-Rasheed, Walter Rivens, Travis Rivens, Jonathan Rivens, Ashley Rivens, Tiffany Martin, and Tywen White, have submitted an application for voluntary annexation of approximately 4.03 +/- acres of noncontiguous property located at 3050 Placid Road. The property is further identified as Cabarrus County Parcel Identification Number 46726581430000.

Fiscal Implications

Alternate Courses of Action

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

Attachments

1. 2026-05 Ordinance to Extend Corporate Limits A-2026-01 3050 Placid Rd.
2. A-2026-01 Noncontiguous Annexation Petition
3. Public Notice Ad CC Feb 9 2026
4. Certificate of Sufficiency
5. 2026-01 Resolution Directing the Clerk to investigate an intent to annex A-2026-01 3050 Placid Rd
6. 2026-02 Resolution of Intent to Annex and to set a public hearing A-2026-01 3050 Placid Rd
7. Vicinity A-2026-01
8. Vicinity Color A-2026-01
9. Black and White A-2026-01

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

Annexation 2026-01 – 3050 Placid 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 9th day of February 2026, after due notice by the Independent Tribune newspaper on the 29th day of January and the 5th day of February 2026; 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 9th day of February 2026, and being more particularly described as Cabarrus County Parcel Identification Number 46726581430000.

SEE EXHIBIT A – METES AND BOUNDS DESCRIPTION and SURVEY

Section 2. Upon and after the 9th day of February 2026, 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 9th day of February 2026:

ATTEST:


George Douglas Wilson, Mayor
City of Kannapolis


Pam Scaggs, CMC, NCCMC
City Clerk

APPROVED AS TO FORM:


W. Andrew Kelly, City Attorney

METES AND BOUNDS DESCRIPTION
3050 PLACID ROAD

An access easement over a 60 ft road to the party of the second part their heirs and successors as follows: BEGINNING at a point 3 ft. East of the center of the road, Thomas Rivens Northeast corner of a tract recorded in Book 295 at page 141; thence with the center of a 60 ft. road South 14 degs. 10 mins. East 210.0 ft. thence South 14 degs. 10 mins. East 550.0 ft; South 38 degs. 50 mins. West 330.0 ft.; and South 71 degs. 50 mins. West 300.0 ft. to the end of the 60 ft. road.

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: 3050 PLACID RD DAVIDSON NC 28036

Applicant: Tonya Rivens-Rasheed, Walter Rivens, Travis Rivens, Jonathan Rivens, Ashley Rivens, Tiffany Martin, Tywen White

Address: 13023 Red Vulcan Court City: Charlotte State: NC Zip: 28213

Contact number: 310-567-4506 Email: dougrasheed@gmail.com

SUBMITTAL CHECKLIST

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

PROCESS INFORMATION

Annexation involves two (2) separate City Council meetings:

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

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

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

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

Applicant's Signature: _____

Date: _____

November 20, 2025

KANNAPOLIS

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 20, 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 3050 PLACID RD DAVIDSON NC 28036, further identified as Cabarrus County Parcel Identification Number 4672 65 8143, is non-contiguous to the primary limits of the City of Kannapolis, is approximately 3.66 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>Ashley Rivers</u>	<u>12504 ES Draper Dr.</u>	<u>[Signature]</u>
2. <u>Tiffany Martin</u>	<u>2818 Heather Glen Ln.</u>	<u>[Signature]</u>
3. <u>Tywen White</u>	<u>9100 Sybble St</u>	<u>Tywen White</u>
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.

KANNAPOLIS

Planning Department
401 Laureate Way
Kannapolis, NC 28081
TEL: 336-435-0000

PETITION REQUESTING A NON-CONTIGUOUS ANNEXATION

Approval authority = City of Kannapolis City Council

DATE November 20, 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 3050 PLACID RD DAVIDSON NC 28036, further identified as Cabarrus County Parcel Identification Number 4672 65 8143, is non-contiguous to the primary limits of the City of Kannapolis, is approximately 3.66 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>Rivers Rasheed</u>	<u>13023 Red Vulcan Ct.</u> <u>Charlotte, NC 28213</u>	<u>[Signature]</u>
2. <u>Travis Rivers</u>	<u>16016 Bushnell Ct.</u> <u>Huntersville, NC 28078</u>	<u>Travis Rivers</u>
3. <u>Walter Rivers</u>	<u>1370 Racine St. Aurora CO 80011</u>	<u>Walter Rivers</u>
4. <u>Jonathan Rivers</u>	<u>1950-1 Smithville Ln.</u> <u>Cornelius, NC 28031</u>	<u>Jonathan L. Rivers</u>

*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.



PO Box 27283
Richmond, VA 23261-7283

Order Confirmation

Order# 0000903086

Client: CITY OF KANNAPOLIS
Phone: 7049204300

Pavor : CITY OF KANNAPOLIS
Phone: 7049204300

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

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

Fax: 7049337463
Email: pscaggs@kannapolisnc.gov

Total Amount \$447.08

Payment Amount \$447.08

Amount Due \$0.00

Tax Amount: 0.00

Payment Meth: Credit - Debit Card

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

0

0

1

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000903086-01	CLS Legal	2 X 47 li	\$0.00

Production Method
AdBooker (liner)

Production Notes

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

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

Run Dates 1/29/2026, 2/ 5/2026

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

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

Run Dates 1/29/2026, 1/30/2026, 1/31/2026, 2/ 1/2026, 2/ 2/2026, 2/ 3/2026, 2/ 4/2026

TagLine: NOTICEOFPUBLICHEARING401LAUREATEWAYKANNAPOLISNCCITYCOUNCILMEETINGMONDAYFEBRUARY92026AT430PMVOLUNTARYANNEXATIONA202513PUBLICHE



NOTICE OF PUBLIC HEARING
401 Laureate Way, Kannapolis, NC

City Council Meeting
Monday February 9, 2026 at 4:30 PM

Voluntary Annexation A-2025-13 - Public Hearing to consider the voluntary noncontiguous annexation of approximately 109.166 +/- combined acres of property located at 6304 and 6320 Mooresville Road and 6165 Pagemont Road, further identified as Cabarrus County Parcel Identification Numbers 46938748690000, 46938826390000 and 46938947570000, respectively.

Voluntary Annexation A-2026-01 - Public Hearing to consider the voluntary annexation of approximately 4.03 +/- acres of noncontiguous property located at 3050 Placid Road, further identified as Cabarrus County Parcel Identification Number 46726581430000.

Voluntary Annexation A-2026-02 - Public Hearing to consider the voluntary annexation of approximately 0.17 +/- acres of noncontiguous property located at 5963 Yale Avenue, further identified as Cabarrus County Parcel Identification Number 56044080350000.

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

Publish: Thursday, January 29th and Thursday, February 5, 2026

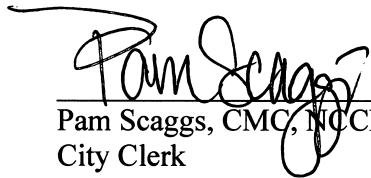
CERTIFICATE OF SUFFICIENCY
A-2026-01

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 12th day of January 2026.




Pam Scaggs, CMC, NCCMC
City Clerk

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

A-2026-01 – 3050 Placid 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*, 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 12th day of January 2026.

ATTEST:


Pam Scaggs, CMC, NCCMC
City Clerk


George Douglas Wilson, Mayor
City of Kannapolis

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

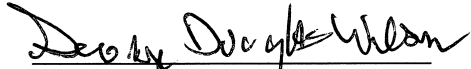
A-2026-01 – 3050 Placid Road

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.

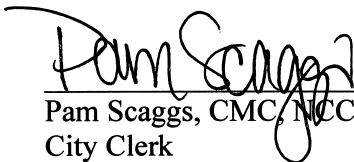
NOW, THEREFORE, BE IT RESOLVED by the City Council of Kannapolis, North Carolina that:

- 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 26th day of January 2026.
- 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, January 15th and Thursday, January 22nd, 2026.

ADOPTED this the 12th day of January 2026.


George Douglas Wilson, Mayor
City of Kannapolis

ATTEST:


Pam Scaggs, CMC, NCCMC
City Clerk

METES AND BOUNDS DESCRIPTION
3050 PLACID ROAD

An access easement over a 60 ft road to the party of the second part their heirs and successors as follows: BEGINNING at a point 3 ft. East of the center of the road, Thomas Rivers Northeast corner of a tract recorded in Book 295 at page 141; thence with the center of a 60 ft. road South 14 degs. 10 mins. East 210.0 ft. thence South 14 degs. 10 mins. East 550.0 ft; South 38 degs. 50 mins. West 330.0 ft.; and South 71 degs. 50 mins. West 300.0 ft. to the end of the 60 ft. road.

[illegible]

DESIGNED BY:	CJB
GEOTECHNICAL FLOORING:	CJB
DRAWN BY:	GMM
PLAT DATE:	10/10/2025
FIELD DATE:	9/18/25
CHECKED BY:	SCALE:
SUBMITTED BY:	1"-60'
SIZE:	CJB
ARCH FULL BLEED C (24.00 X 18.00 INCHES)	

CHRISTOPHER J. BEDFORD
18 SUNRIFF CT.
GREER, SC 29651

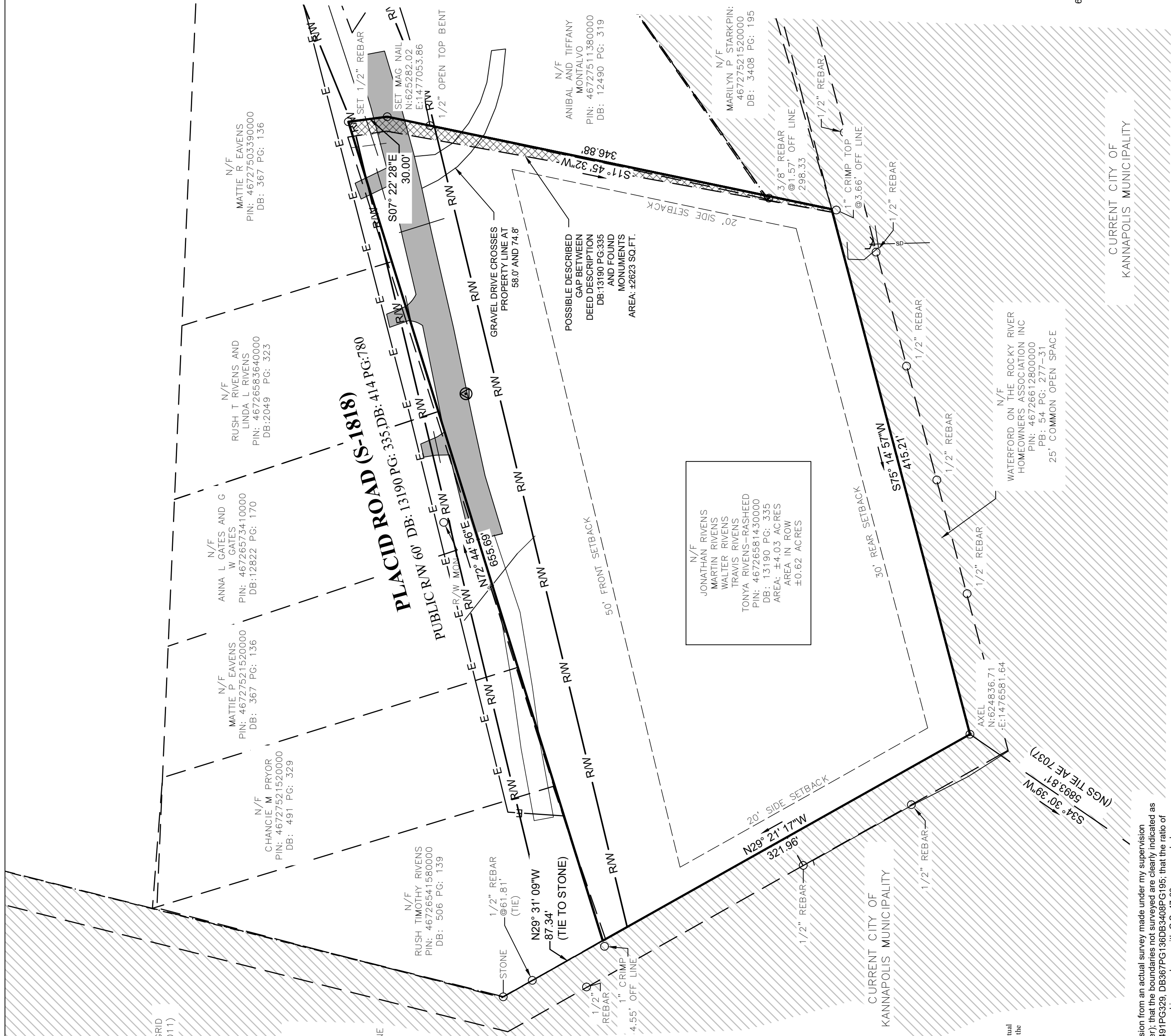
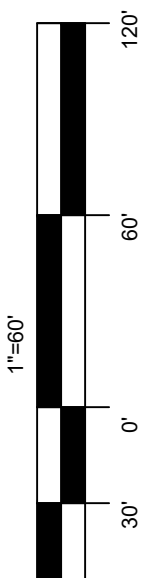
GeoNeXa, PLLC
18 Sunriff Ct.
Greer
FIRM NUMBER P-3099

ANNEXATION SURVEY FOR
3050 PLACID RD
TOWNSHIP 3, CABARRUS COUNTY
NORTH CAROLINA

SHEET ID
P-1
1 OF 1

SURVEYOR'S NOTES:

- 1.) PURSUANT TO THE PROVISIONS OF THE NORTH CAROLINA CODE OF LAWS, THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED THEREON. IF THIS PLAN, SPECIFICATION, OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.
- 2.) THE WORDS "CERTIF", "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- 3.) THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
- 4.) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.
- 5.) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 6.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, ORDINANCES, COVENANTS, AND RESTRICTIONS, RECORDED OR UNRECORDED.
- 7.) RULES SHOWN HEREON ARE SUBJECT TO THE POLITY, REGULATIONS, ORDINANCES, AND/OR JURISDICTIONS OF LOCAL, STATE, AND/OR FEDERAL AGENCIES, IF ANY. THE REQUIREMENTS OF SAID RULES, REGULATIONS, ORDINANCES, AND/OR THE LIMITS OF SAID JURISDICTIONS ARE NOT SHOWN HEREON UNLESS STATED OTHERWISE.
- 8.) THE BASIS OF BEARING IS GRID NORTH DERIVED FROM VIRTUAL REFERENCE STATION METHODS USING THE NORTH AMERICAN DATUM OF 1983 (NRS 2011) STATE PLANE COORDINATES, NORTH CAROLINA.
- THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 ELEVATIONS BASED ON GEOID 2018. THIS DATUM WAS DERIVED FROM THE VIRTUAL REFERENCE STATION OF NORTH CAROLINA.
- 9.) ALL DISTANCE SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
- DISTANCES SHOWN ARE IN US SURVEY FOOT AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
- 10.) PROPERTY IS CURRENTLY ZONED CR PER CABARRUS COUNTY GIS
- SETBACKS:
- FRONT YARD FROM RW 50'
- REAR YARD 30'
- SIDE YARD 20'
- 11.) PROPERTY IS IN X FLOOD ZONE
- PANEL NUMBER: 3710467200L
- PANEL DATE: 11/16/2018
- 12.) THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
- 13.) NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.



VICINITY MAP (N.T.S.)

LEGEND:	
	SURVEYED PROPERTY LINE
	UNSURVEYED PROPERTY LINE
	SURVEYED TIE LINE
	NGS TIE LINE
	OVERHEAD ECLECTIC
	CENTERLINE
	STORM DRAIN
	WATER LINE
	CITY LIMITS
	POTENTIAL DISCREPANCY
	PAVEMENT

GPS SURVEY CERTIFICATION

I, Christopher J. Bedford, 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: <u>A</u> |
| (2) | Positional accuracy: <u>0.08"</u> |
| (3) | Type of GPS field procedure: <u>RTK</u> |
| (4) | Dates of survey: <u>9/18/25</u> |
| (5) | Datum/Epoch: <u>NAD 83 (2011)</u> |
| (6) | Published/Fixed-control use: <u>AE7037</u> |
| (7) | Geoid model: <u>CONUS18</u> |
| (8) | Combined grid factor(s): <u>0.99984754</u> |
| (9) | Units: <u>US SURVEY FEET</u> |

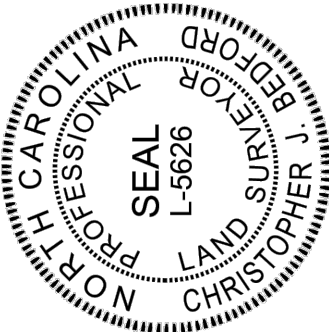
Christopher J. Bedford, certify that this plat was drawn under my supervision from an actual survey made under my supervision (see description recorded in Book 13190, page 335, etc.) (other); that the boundaries not surveyed are clearly indicated (drawn from information found in MAP Book 54, page 277 DB 506PG 139, 49 PG323, DB367PG 136DB3408PG 195; that the ratio of precision or positional accuracy as calculated is 0.08"; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 9TH day of SEPTEMBER, A.D., 2025.

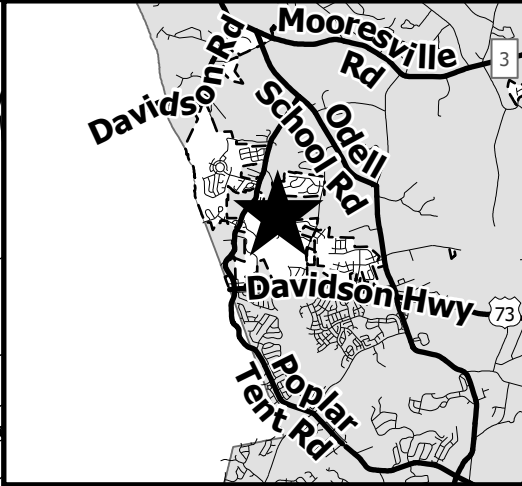
Signed by:

Christopher Bedford

—106E3154838C4FD...

L-5626







Vicinity Map
A-2026-01
Tonya Rivens-Rasheed, Walter Rivens,
Travis Rivens, Jonathan Rivens,
Ashley Rivens, Tiffany Martin,
Tywen White
3050 Placid Rd



0 950 1,900 2,850
US Feet

Streets

Parcels

Voluntary Annexation

City of Kannapolis

Inset Map

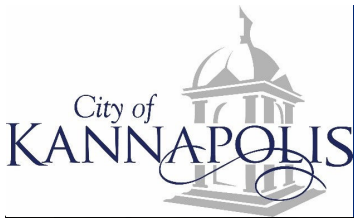
Cabarrus

Rowan

Boundaries (Inset)

City of Kannapolis

ETJ

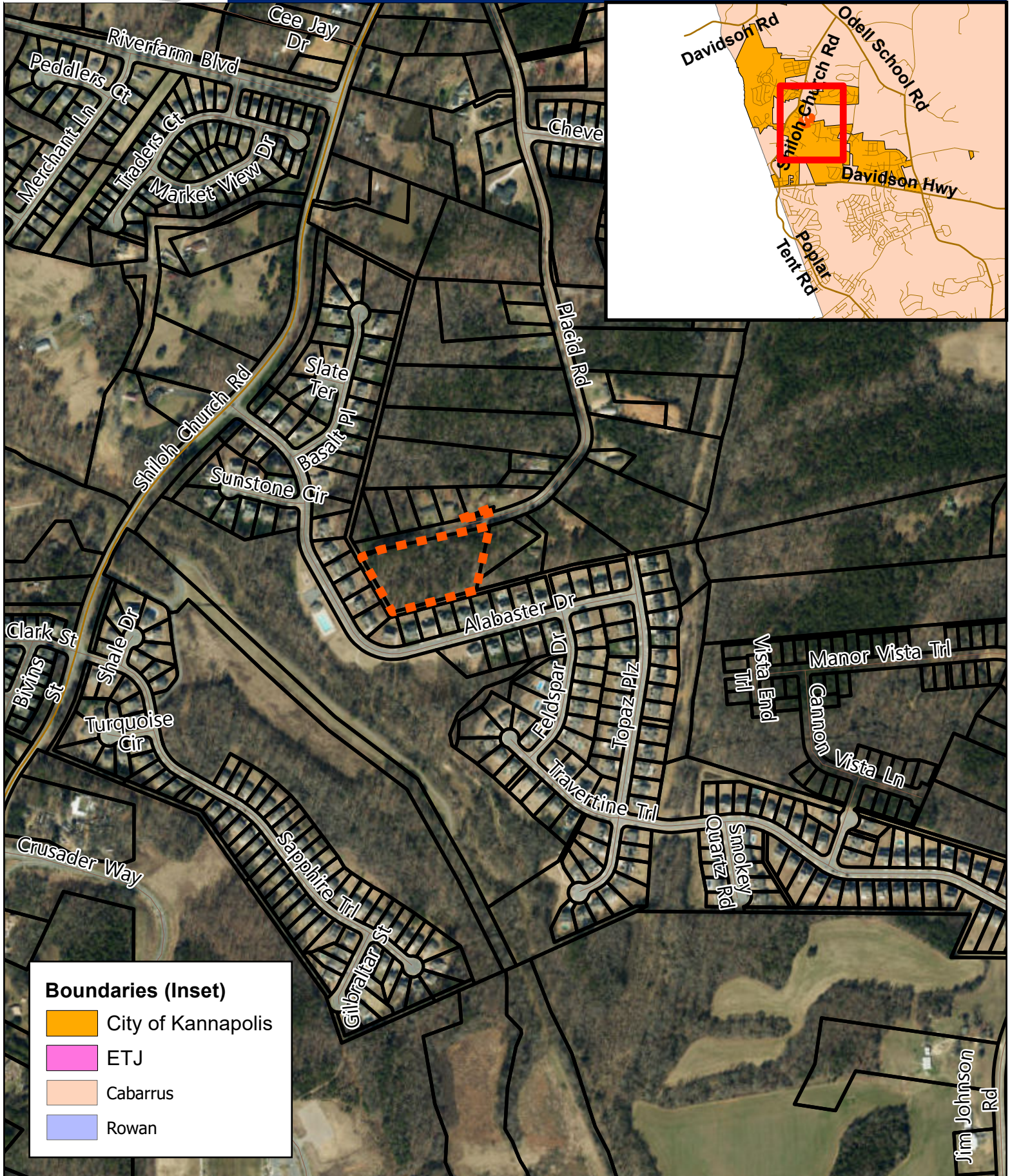


Vicinity Map

A-2026-01

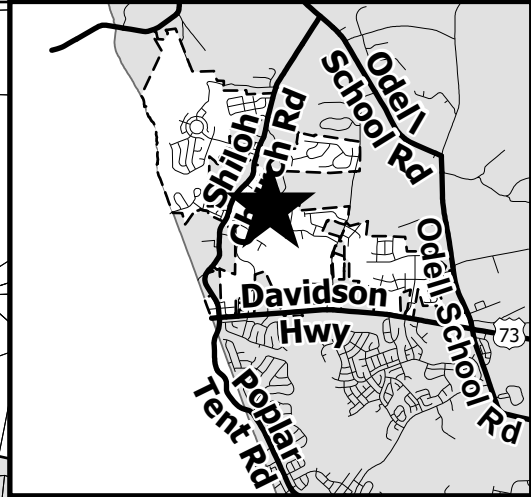
Tonya Rivens-Rasheed, Walter Rivens, Travis Rivens,
Jonathan Rivens, Ashley Rivens, Tiffany Martin, Tywen White
3050 Placid Rd

N



Boundaries (Inset)

-  City of Kannapolis
-  ETJ
-  Cabarrus
-  Rowan





Vicinity Map

A-2026-01
 Tonya Rivens-Rasheed, Walter Rivens,
 Travis Rivens, Jonathan Rivens,
 Ashley Rivens, Tiffany Martin,
 Tywen White
 3050 Placid Rd



N

0 500 1,000



US Feet

Streets

Parcels

Voluntary Annexation

City of Kannapolis

Inset Map

Cabarrus

Rowan

Boundaries (Inset)

City of Kannapolis

ETJ



Kannapolis
Agenda Staff Report
February 9, 2026

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **PUBLIC HEARING** - Voluntary Annexation (A-2026-02) 0.17 +/- acres of noncontiguous property located at 5963 Yale Avenue **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

1. Hold a Public Hearing for Annexation Case A-2026-02 to consider the voluntary annexation of approximately 0.17 +/- acres of noncontinuous property located at 5963 Yale Avenue.
2. Motion to approve the Ordinance to Extend the Corporate Limits of the City to include the property located at 5963 Yale Avenue, further identified as Cabarrus County Parcel Identification Number 56044080350000.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The applicant, Cynthia Alexander, has submitted an application for voluntary annexation of approximately 0.17 +/- acres of noncontiguous property located at 5963 Yale Avenue. The property is further identified as Cabarrus County Parcel Identification Number 56044080350000.

Fiscal Implications

Alternate Courses of Action

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

Attachments

1. 2026-06 Ordinance to Extend Corporate Limits A-2026-02 5963 Yale Ave.
2. 5963 Yale Ave. Annexation Application_Redacted
3. Public Notice Ad CC Feb 9 2026
4. Certificate of Sufficiency
5. 2026-03 Resolution Directing the Clerk to investigate an intent to annex A-2026-02 5963 Yale Ave
6. 2026-04 Resolution of Intent to Annex and to set a public hearing A-2026-02 5963 Yale Ave
7. Vicinity A-2026-02
8. Vicinity Color A-2026-02
9. Black and White A-2026-02

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

Annexation 2026-02 – 5963 Yale Avenue

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 9th day of February 2026, after due notice by the Independent Tribune newspaper on the 29th day of January and the 5th day of February 2026; 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 9th day of February 2026, and being more particularly described as Cabarrus County Parcel Identification Number 56044080350000.

SEE EXHIBIT A – METES AND BOUNDS DESCRIPTION and SURVEY

Section 2. Upon and after the 9th day of February 2026, 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 9th day of February 2026:

ATTEST:


Pam Scaggs, CMC, NC CMC
City Clerk


George Douglas Wilson, Mayor
City of Kannapolis

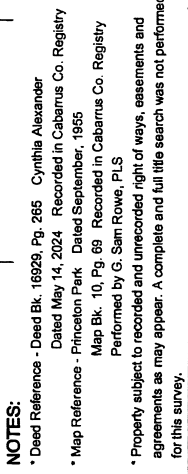
APPROVED AS TO FORM:


W. Andrew Kelly, City Attorney

0.170 AC

Being all of Lots 30 and 31, Princeton Park, recorded in the Cabarrus County Register of Deed in Map Bk. 10, Pg. 69 and being more fully described as follows:

Beginning at a ½" rebar, said rebar being located on the western right-of-way of Yale Avenue (60' Public R/W), said rebar being a common corner with now or formerly Danetta B. Dennis & Ramsey Bryant (Deed Bk. 12193, Pg. 22), said rebar also being located S 07°54'17" W 99.96 feet from a ½" rebar located at the intersection of Yale Avenue (60' Public R/W) and Harvard Street (60' Public R/W), thence with the western right-of-way of Yale Avenue, S 07°54'17" W 51.02 feet to a point, said point being located N 07°54'17" E 48.95 feet from a ½" rebar, said rebar also being a common corner with now or formerly Christopher Petrea & Daniella Onuoha (Deed Bk. 16732, Pg. 179); thence with the property of now or formerly Christopher Petrea & Daniella Onuoha (Deed Bk. 16732, Pg. 179), N 68°44'14" W, passing a ½" rebar on line at 1.35 feet for a total of 153.80 feet to a ½" rebar, said rebar being located on the rear property of now or formerly Mary I. Miller (Deed Bk. 413, Pg. 694); thence with the rear property of now or formerly Mary I. Miller (Deed Bk. 413, Pg. 694) and now or formerly Abelino Trujillo (Deed Bk. 5037, Pg. 109), N 19°02'19" E 49.87 feet to a point, said point being a common corner with now or formerly Danetta B. Dennis & Ramsey Bryant (Deed Bk. 12193, Pg. 22); thence with the property of now or formerly Danetta B. Dennis & Ramsey Bryant (Deed Bk. 12193, Pg. 22), S 68°39'57" E, passing a ½" rebar on line at 1.52 feet for a total of 143.99 feet to the POINT AND PLACE OF BEGINNING and containing 0.170 AC.





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: 5963 Yale Ave

Applicant: Cynthia Alexander

Address: 5963 Yale Ave

City: Kannapolis

State: N.C.

Zip: 28081

Contact number: 704-287-8061

Email: [REDACTED]

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: Cynthia Alexander

Date: Dec. 4, 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: Dec 4 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 5963 Yale Ave, further identified as CABARRUS County Parcel Identification Number 5604408035, is non-contiguous to the primary limits of the City of Kannapolis, is approximately 0.170 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>Cynthia Alexander</u>	<u>5963 Yale Ave, Kannapolis</u>	<u>Cynthia Alexander</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.



PO Box 27283
Richmond, VA 23261-7283

Order Confirmation

Order# 0000903086

Client: CITY OF KANNAPOLIS
Phone: 7049204300

Pavor : CITY OF KANNAPOLIS
Phone: 7049204300

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

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

Fax: 7049337463
Email: pscaggs@kannapolisnc.gov

Total Amount \$447.08

Payment Amount \$447.08

Amount Due \$0.00

Tax Amount: 0.00

Payment Meth: Credit - Debit Card

Tear Sheets

0

Proofs

0

Affidavits

1

PO Number:

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000903086-01	CLS Legal	2 X 47 li	\$0.00

Production Method

AdBooker (liner)

Production Notes

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

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

Run Dates 1/29/2026, 2/ 5/2026

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

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

Run Dates 1/29/2026, 1/30/2026, 1/31/2026, 2/ 1/2026, 2/ 2/2026, 2/ 3/2026, 2/ 4/2026

TagLine: NOTICEOFPUBLICHEARING401LAUREATEWAYKANNAPOLISNCCITYCOUNCILMEETINGMONDAYFEBRUARY92026AT430PMVOLUNTARYANNEXATIONA202513PUBLICHE



NOTICE OF PUBLIC HEARING
401 Laureate Way, Kannapolis, NC

City Council Meeting
Monday February 9, 2026 at 4:30 PM

Voluntary Annexation A-2025-13 - Public Hearing to consider the voluntary noncontiguous annexation of approximately 109.166 +/- combined acres of property located at 6304 and 6320 Mooresville Road and 6165 Pagemont Road, further identified as Cabarrus County Parcel Identification Numbers 46938748690000, 46938826390000 and 46938947570000, respectively.

Voluntary Annexation A-2026-01 - Public Hearing to consider the voluntary annexation of approximately 4.03 +/- acres of noncontiguous property located at 3050 Placid Road, further identified as Cabarrus County Parcel Identification Number 46726581430000.

Voluntary Annexation A-2026-02 - Public Hearing to consider the voluntary annexation of approximately 0.17 +/- acres of noncontiguous property located at 5963 Yale Avenue, further identified as Cabarrus County Parcel Identification Number 56044080350000.

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

Publish: Thursday, January 29th and Thursday, February 5, 2026

CERTIFICATE OF SUFFICIENCY
A-2026-02

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 12th day of January 2026.




Pam Scaggs, CMC, NCCMC
City Clerk

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

A-2026-02 – 5963 Yale Avenue

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 12th day of January 2026.

ATTEST:


Pam Scaggs, CMC, NCCMC
City Clerk


George Douglas Wilson, Mayor
City of Kannapolis

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

A-2026-02 – 5963 Yale Avenue

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.

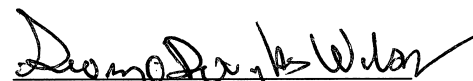
NOW, THEREFORE, BE IT RESOLVED by the City Council of Kannapolis, North Carolina that:

- 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 26th day of January 2026.
- 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, January 15th and Thursday, January 22nd, 2026.

ADOPTED this the 12th day of January 2026.

ATTEST:

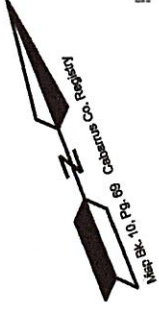
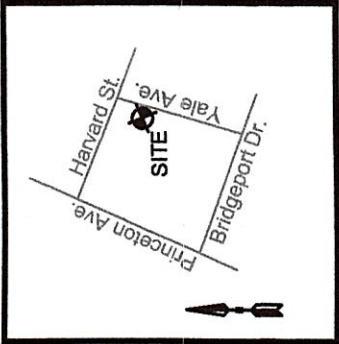

Pam Scaggs, CMC, NCCMC
City Clerk


George Douglas Wilson, Mayor
City of Kannapolis

0.170 AC

Being all of Lots 30 and 31, Princeton Park, recorded in the Cabarrus County Register of Deed in Map Bk. 10, Pg. 69 and being more fully described as follows:

Beginning at a ½" rebar, said rebar being located on the western right-of-way of Yale Avenue (60' Public R/W), said rebar being a common corner with now or formerly Danetta B. Dennis & Ramsey Bryant (Deed Bk. 12193, Pg. 22), said rebar also being located S 07°54'17" W 99.96 feet from a ½" rebar located at the intersection of Yale Avenue (60' Public R/W) and Harvard Street (60' Public R/W), thence with the western right-of-way of Yale Avenue, S 07°54'17" W 51.02 feet to a point, said point being located N 07°54'17" E 48.95 feet from a ½" rebar, said rebar also being a common corner with now or formerly Christopher Petrea & Daniella Onuoha (Deed Bk. 16732, Pg. 179); thence with the property of now or formerly Christopher Petrea & Daniella Onuoha (Deed Bk. 16732, Pg. 179), N 68°44'14" W, passing a ½" rebar on line at 1.35 feet for a total of 153.80 feet to a ½" rebar, said rebar being located on the rear property of now or formerly Mary I. Miller (Deed Bk. 413, Pg. 694); thence with the rear property of now or formerly Mary I. Miller (Deed Bk. 413, Pg. 694) and now or formerly Abelino Trujillo (Deed Bk. 5037, Pg. 109), N 19°02'19" E 49.87 feet to a point, said point being a common corner with now or formerly Danetta B. Dennis & Ramsey Bryant (Deed Bk. 12193, Pg. 22); thence with the property of now or formerly Danetta B. Dennis & Ramsey Bryant (Deed Bk. 12193, Pg. 22), S 68°39'57" E, passing a ½" rebar on line at 1.52 feet for a total of 143.99 feet to the POINT AND PLACE OF BEGINNING and containing 0.170 AC.



VICINITY MAP
(Not to Scale)

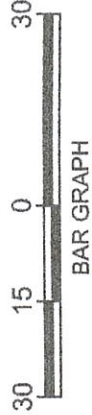
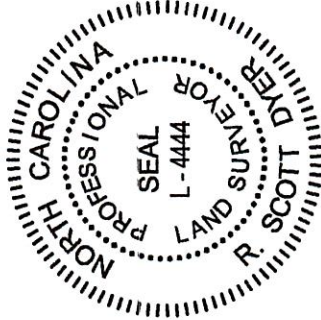
LEGEND

- RW - RIGHT OF WAY
- (F) - FOUND
- (B) - BENT
- a/s - AS SHOWN
- (D) - DISTURBED
- CP - CALCULATED POINT

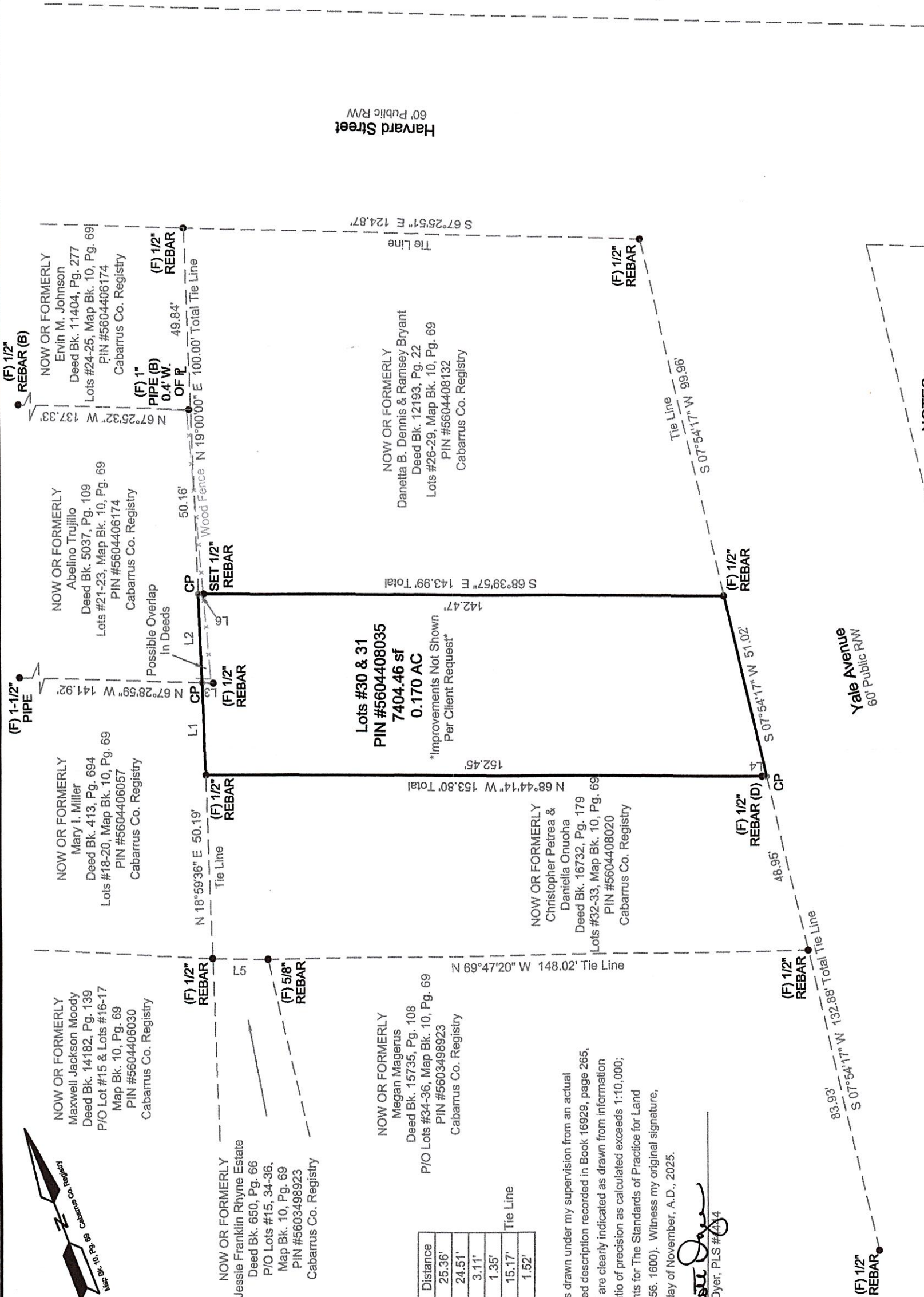
Line	Bearing	Distance
L1	N 19°02'19" E	25.36'
L2	N 19°00'00" E	24.51'
L3	N 67°29'22" W	3.11'
L4	N 68°44'14" W	1.35'
L5	S 68°02'03" E	15.17'
L6	S 68°39'57" E	1.52'

I, R. Scott Dyer, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 16929, page 265, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book a/s, page a/s; that the ratio of precision as calculated exceeds 1:10,000; and that this map meets the requirements for The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). Witness my original signature, registration number and seal this 18th day of November, A.D., 2025.

R. Scott Dyer
R. Scott Dyer, PLS #444



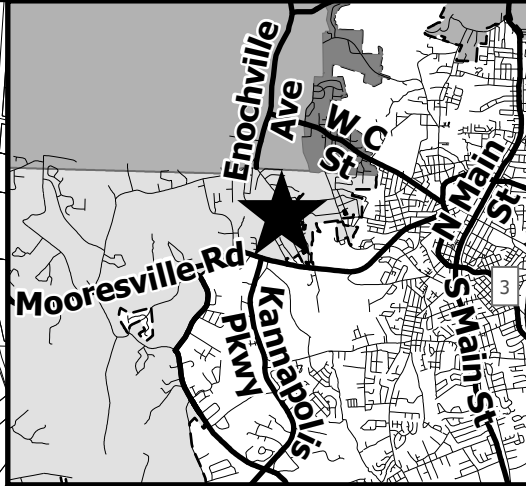
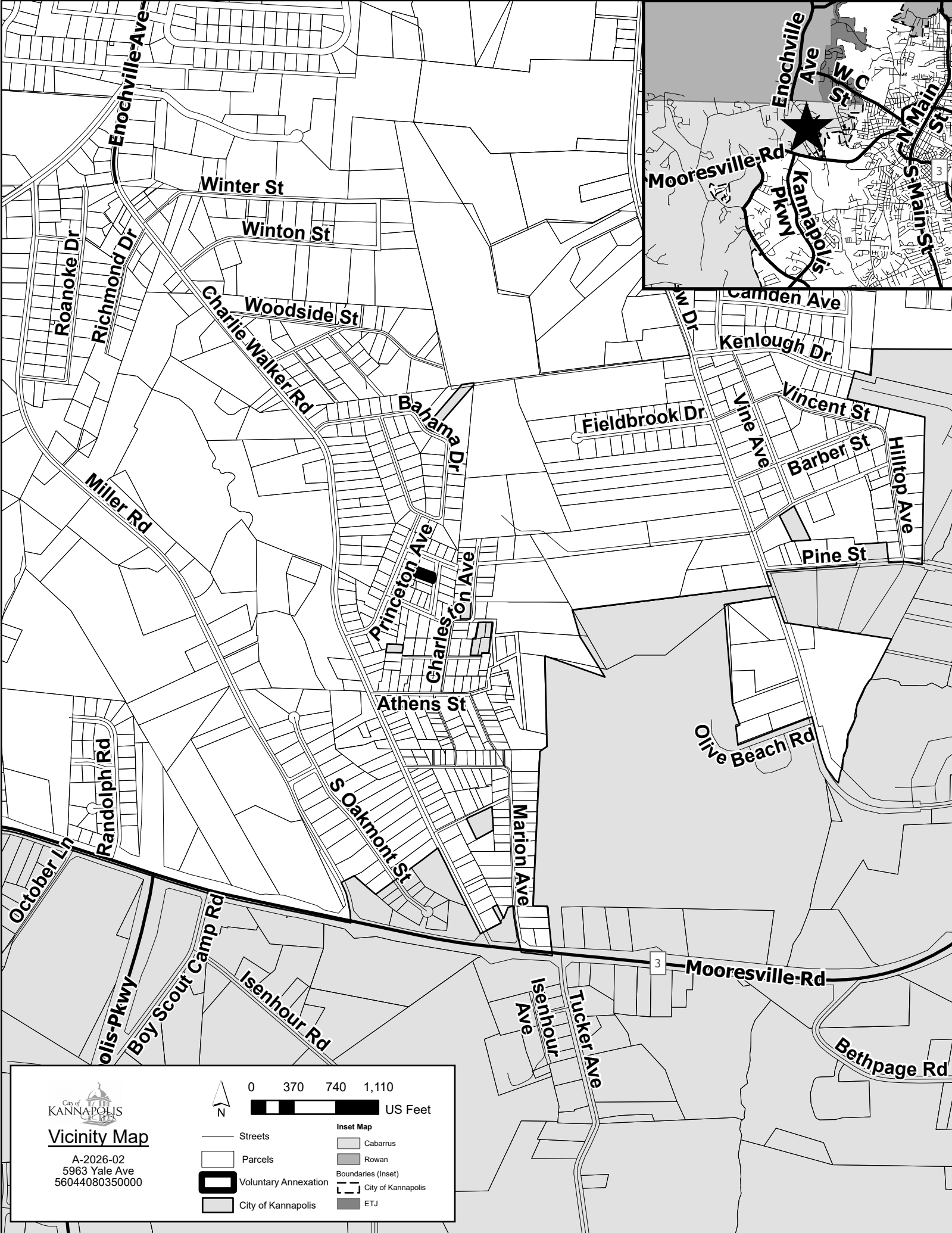
BAR GRAPH



NOTES:

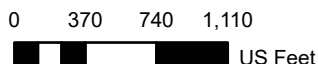
- * Deed Reference - Deed Bk. 16929, Pg. 265 Cynthia Alexander Dated May 14, 2024 Recorded in Cabarrus Co. Registry
- * Map Reference - Princeton Park Dated September, 1955 Map Bk. 10, Pg. 69 Recorded in Cabarrus Co. Registry Performed by G. Sam Rowe, PLS
- * Property subject to recorded and unrecorded right of ways, easements and agreements as may appear. A complete and full title search was not performed for this survey.

NORSTAR LAND SURVEYING, INC. 552-B Newell Street NW Concord, NC 28025 Ph 704 721 6651 Fax 704 721 6653 Firm Lic. # C-2294		BOUNDARY SURVEY Cabarrus County, NC Township No. 4		DATE November 12, 2025	SCALE 1" = 30'	NLS NO. 25072	DRAWN BY S. Kimrey	CHECKED BY S. Dyer	REVISION	DATE	SHEET 1 OF 1
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Vicinity Map

A-2026-02
5963 Yale Ave
56044080350000

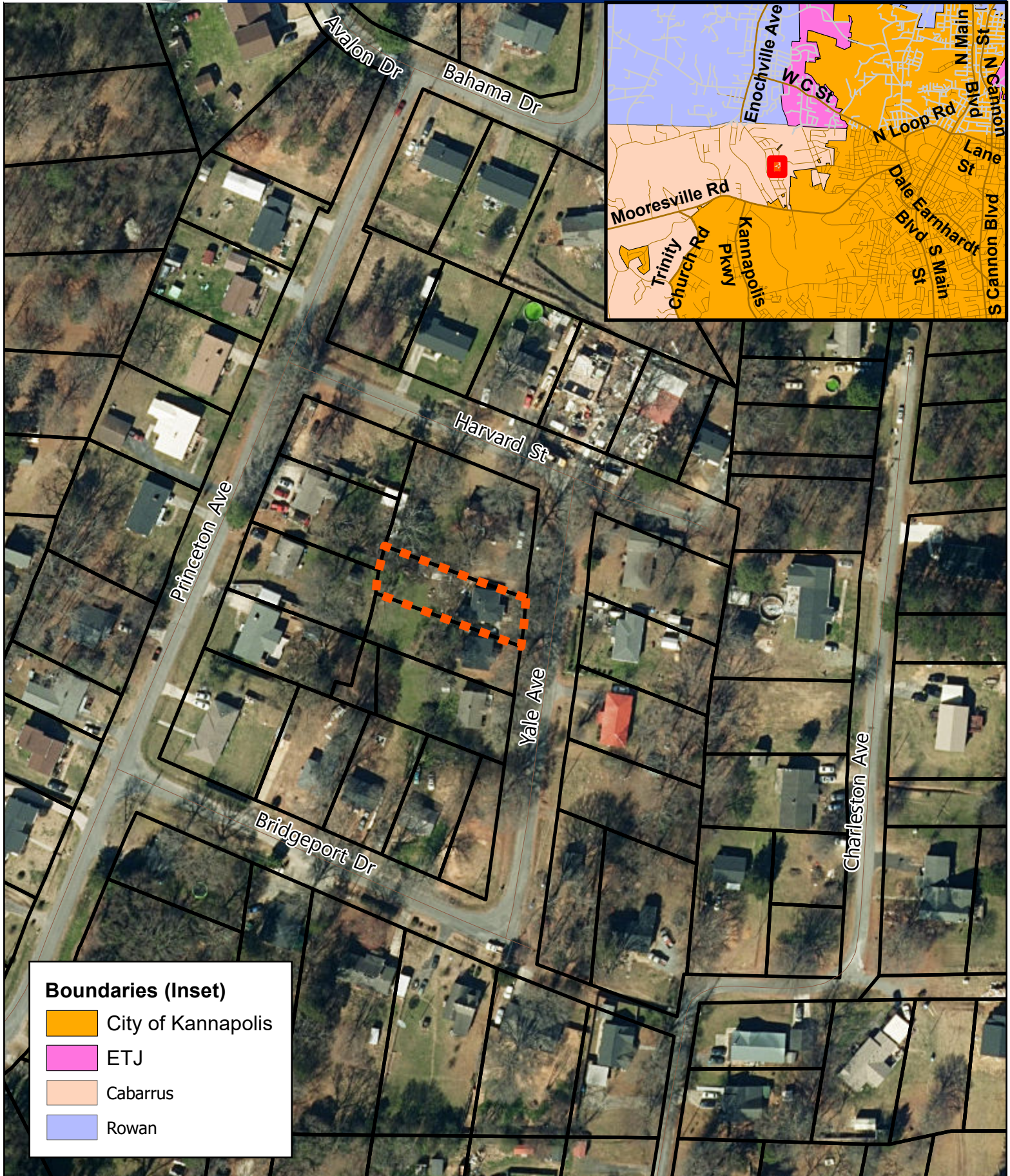


- | | |
|----------------------|--------------------|
| — Streets | Cabarrus |
| Parcels | Rowan |
| Voluntary Annexation | City of Kannapolis |
| City of Kannapolis | ETJ |

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

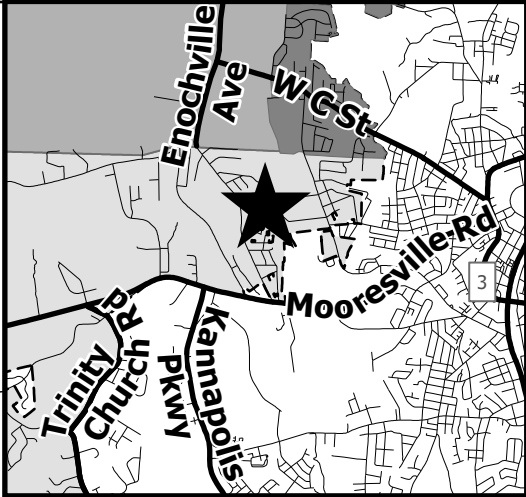
Vicinity Map

A-2026-02
5963 Yale Ave
56044080350000



Boundaries (Inset)

-  City of Kannapolis
-  ETJ
-  Cabarrus
-  Rowan





Vicinity Map
A-2026-02
5963 Yale Ave
56044080350000



0 130 260
US Feet

Streets

Parcels

 Voluntary Annexation

 City of Kannapolis

Inset Map

 Cabarrus

 Rowan

Boundaries (Inset)

 City of Kannapolis

 ETJ



Kannapolis
Agenda Staff Report
February 9, 2026

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **RESOLUTION** - Requesting the Honorary Designation of the Martin Luther King, Jr. Avenue bridge in honor of Mrs. Corine L. Cannon. **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

Motion to approve the Resolution requesting the honorary designation of the soon to be constructed Martin Luther King, Jr. Avenue bridge over US Highway 29 in honor of Mrs. Corine L. Cannon and designating it as the "Corine L. Cannon Bridge".

Required Votes to Pass Required Action

Majority Present at Meeting

Background

At the January 12, 2026 meeting, City Council discussed and agreed to move forward with requesting the North Carolina Department of Transportation (NCDOT) to name the bridge located on Martin Luther King Jr. Avenue in honor of Mrs. Corine Cannon. As part of this petition process, the City must adopt a resolution in a public forum and in sufficient detail to adequately justify the request.

The attached Resolution provides a brief background of Mrs. Cannon and her significant contributions to Kannapolis and the community as a whole. The resolution requests that NCDOT name the soon to be constructed Martin Luther King, Jr. Avenue bridge over US Highway 29 (Cannon Boulevard) as the "Corine L. Cannon Bridge".

Fiscal Implications

Alternate Courses of Action

1. **Motion to approve resolution requesting the naming of the new Martin Luther King Jr. Avenue Bridge as the Corine L. Cannon Bridge (Recommended).**
2. Table action to a future meeting.
3. Take no action.

Attachments

1. 2026-07 Resolution Requesting Naming of Martin Luther King Jr. Ave. Bridge as Corine L. Cannon Bridge

**RESOLUTION REQUESTING CONSIDERATION OF THE NAMING
OF THE NEW MARTIN LUTHER KING JR. AVENUE BRIDGE AS THE
CORINE L. CANNON BRIDGE**

WHEREAS, Mrs. Corine Lytle Cannon was born in 1919, near the border of Cabarrus and Mecklenburg Counties, daughter of the late Emanuel and Rosa Lytle, graduating from Logan High School in Concord; and

WHEREAS, Mrs. Cannon has served in numerous capacities throughout her life, including as a devoted wife and mother (whose heritage includes seven children, 21 grandchildren, 28 great-grandchildren, and 10 great-great-grandchildren), community leader, and an active participant in social, political, economic, and religious life; and

WHEREAS, Mrs. Cannon is an active member and a great supporter and member of the Presbyterian Church, becoming a charter member of Covenant United Presbyterian Church in Kannapolis in 1958; and

WHEREAS, Mrs. Cannon has served in various roles for the Presbytery, culminating in her role as a delegate to the Presbyterian Women's National Meeting at Purdue University; and

WHEREAS, Mrs. Cannon's professional life has been equally diverse, starting as a salesperson in her youth and continuing until this day, including numerous awards through these services; and

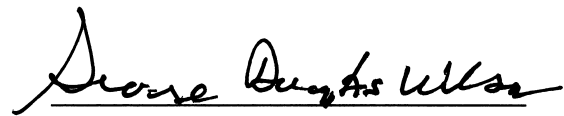
WHEREAS, Mrs. Cannon made history as the first African American woman employed in the production process at Cannon Mills in 1963, where her trailblazing achievement opened doors for thousands of women of color in the textile industry; and

WHEREAS, Mrs. Cannon has also been deeply engaged in civic and political life, becoming associated with the NAACP 95 years ago, serving as a member of the Kannapolis Historical Club, and becoming a charter member and former president of the Fisher Town- Princeton Park Community Organization; and

WHEREAS, the City of Kannapolis would like to continue to honor Mrs. Cannon well into the future; and

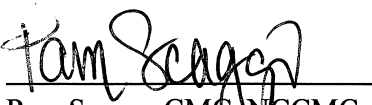
NOW, THEREFORE BE IT RESOLVED that the City Council of Kannapolis, North Carolina requests that the North Carolina Department of Transportation consider naming the new Martin Luther King Junior Avenue Bridge as the "Corine L. Cannon Bridge."

Adopted this the 9th day of February 2026.



George Douglas Wilson, Mayor
City of Kannapolis

ATTEST:



Pam Scaggs CMC, NCCMC
City Clerk



Kannapolis
Agenda Staff Report
February 9, 2026

To: Mayor and City Council
From: Alex Anderson, Director of Water Resources
Subject: **PRESENTATION** - Water and Sewer Master Plan and CIP Update **RECEIVED**

Recommended Action Requested by City Council

Presentation Only.

Required Votes to Pass Required Action

Presentation Only. No Action Required

Background

Provide City Council an update on the status of the Water and Sewer Fund Master Plan and CIP which is currently being developed. Staff is recommending that the Master Plan and CIP be adopted as part of the upcoming FY 27 budget process. The plan and CIP will be the City's 25 year planning strategy for the Water and Sewer Fund. This will be important for planning water and wastewater capacity increases and infrastructure projects related to both capacity and replacement/rehabilitation.

Fiscal Implications

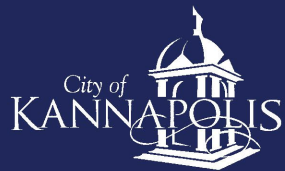
None. At this time, cost and rate recommendations have not been developed yet. This presentation does not have recommendations of rates or costs.

Alternate Courses of Action

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

Attachments

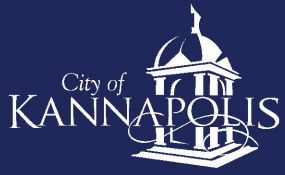
1. Water Sewer MP and CIP



Water and Sewer Master Plan and CIP Update

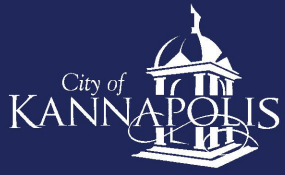
February 9, 2026





What is a CIP

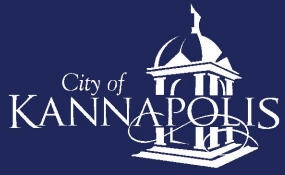
A Capital Improvement Plan (CIP) is a multi-year planning document that outlines, prioritizes and funds mayor infrastructure projects such as water and sewer line replacement, plant upgrades, new water interconnections, pump station replacement and treatment capacity increases.



What is the Plan based on

The City of Kannapolis current Land Use Plan is the primary document used to project population growth. Then we calculated utility demands based on that anticipated population growth, and we consider the age of our utility system. It is expected that over time pipes deteriorate and contribute to water loss and I&I.

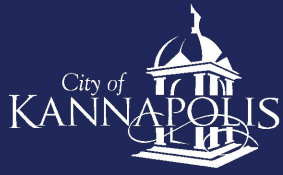




Why do we need a CIP

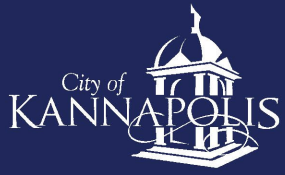
Our master plan and CIP will help plan for our long-term water and wastewater capacity needs. Many of these projects will take years and even decades of planning, engineering, partnership and construction.

This planning effort will also assist staff in making plans for regular rehabilitation and replacement efforts.



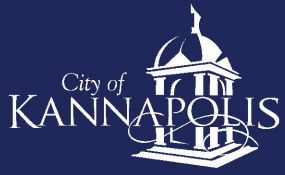
What is included in this CIP Presentation

- Routine repair and maintenance of pipelines, pump stations and treatment plant equipment.
- Projects to address water capacity limitations and improve drought resiliency.
- Projects to address wastewater capacity limitations and conveyance restrictions.
- Our CIP will include up to 20-years of funding projections, and our master plan will be based on a planning horizon of 25-years.



What is not included in this CIP Presentation

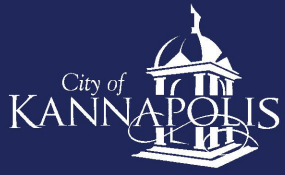
- Personnel additions over time.
- Vehicles and Machinery Equipment replacement that are routine in nature, which is managed under a different program.



Final Document Will Include

The final CIP that will be part of the May and June budget package will include horizontal and vertical construction projects.

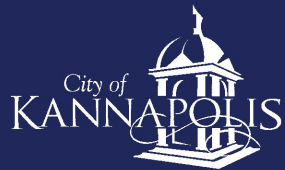
The final master plan and CIP will communicate our system needs and will provide a program to meet regulatory compliance, future capacity needs and reinvestment in our utility system.



Projected Water Demands

Projections	Base Year	2030	2040	2050
WSACC FY22	5.25	8.5	10.1	11.8
LKC FY26	6.5	8.5	11.0	14.0

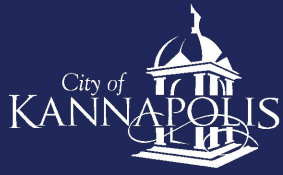
2025 Safe Yield is 13.6 MGD and 80% planning limit is 10.88 MGD and 90% construction limit is 12.24 MGD.
2026 Safe Yield is projected to decline to a maximum of 8.2 MGD, per WSACC study published in 2025.



WSACC Study Safe Yield

During the WSACC master planning efforts, all water sources were re-evaluated. There were several safe yield reviews completed and when considering drought impacts at a 50-year or 100-year drought event the safe yield for Kannapolis fell significantly.

A survey conducted on Kannapolis Lake found that we lost 72 MG of storage between 2002 to 2022. The study concluded the majority of this reduction was likely due to sedimentation.

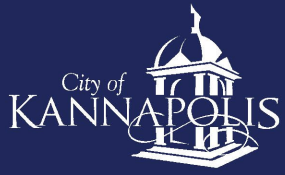


Safe Yield Calculations

Currently declared safe yield – 13.5 MGD

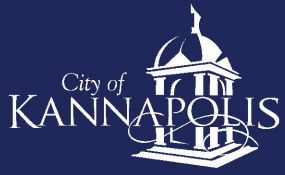
Sources	50-Year Drought Event (2008 Drought)	100-Year Drought Event (2002 Drought)
Kannapolis Lake	3.1 MGD SY	2.2 MGD SY
Second Creek	2.5 MGD SY	2.5 MGD SY
Coddle Creek (contract amount) operational limits apply.	2.6 MGD SY	2.6 MGD SY

WSACC study safe yield at 50-year drought is 5.6 MGD plus 2.6 MGD if Coddle Creek is available due to elevation limitations.
For a maximum of 8.2 MGD



Plan for Water Capacity

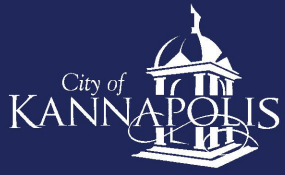
- Staff is going to commission a new focused safe yield analysis and alternatives study specifically for Kannapolis. We will be looking for creative solutions targeting both short-term and long-term needs. It is important that we begin to plan for the priority projects that will be listed in the CIP for securing more water from the Yadkin and Catawba Rivers.



Projected Sewer Flows

Projections	Base Year	2030	2040	2050*
WSACC FY22	4.61	6.82	7.90	8.97
Garver FY26	4.61	7.15	9.06	10.97

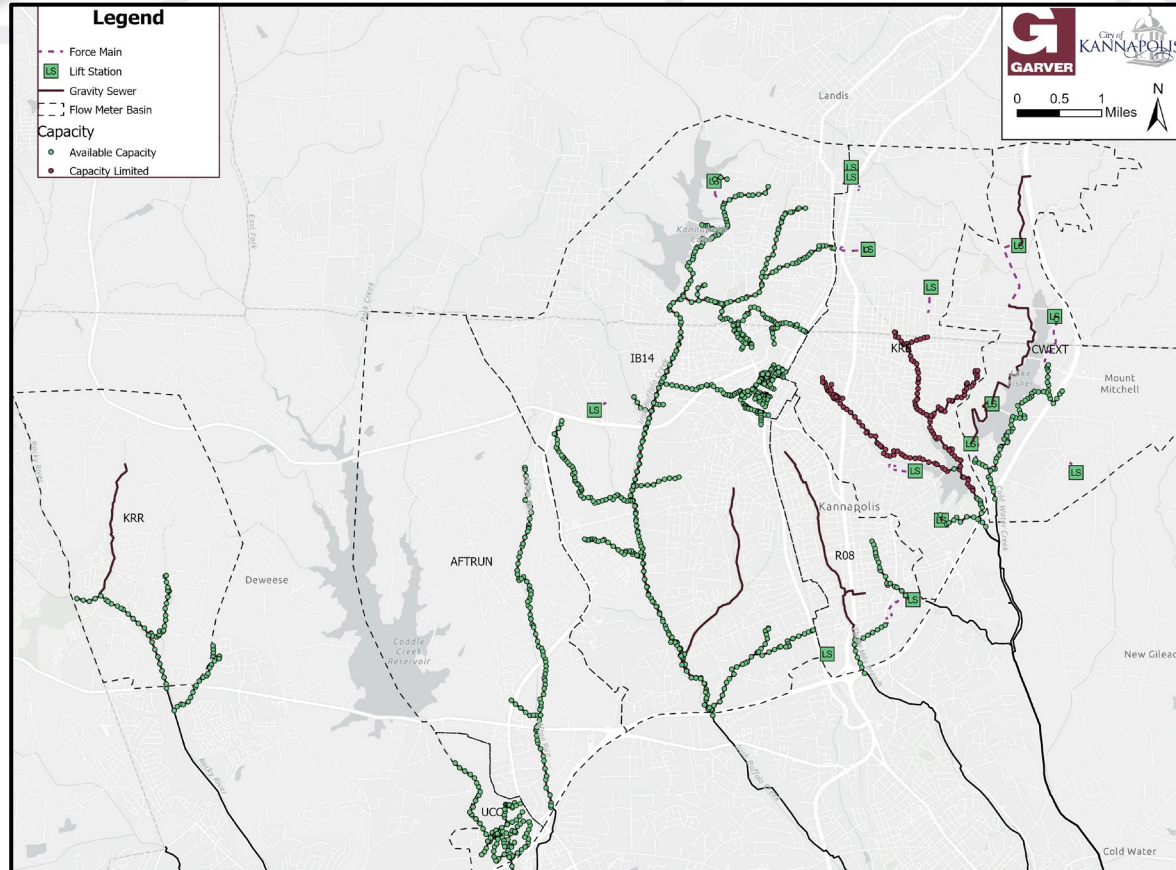
*2050 flows assumed 65% of Kannapolis Future Land Use Plan Buildout



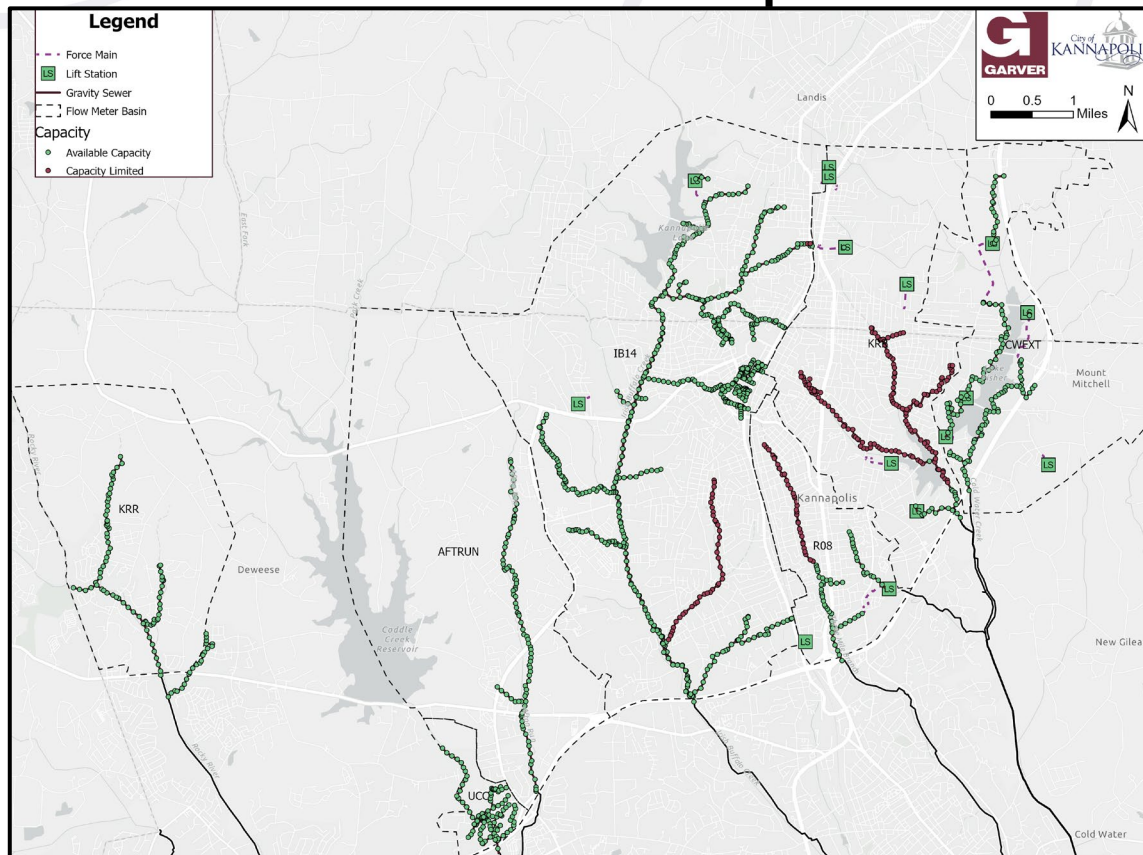
Predicted Flows Outside Existing Service Area

	Predicted Outside Basin Flows (gpd)		
	2030	2040	2050
Areas outside existing service boundary	224,297	168,223	168,223

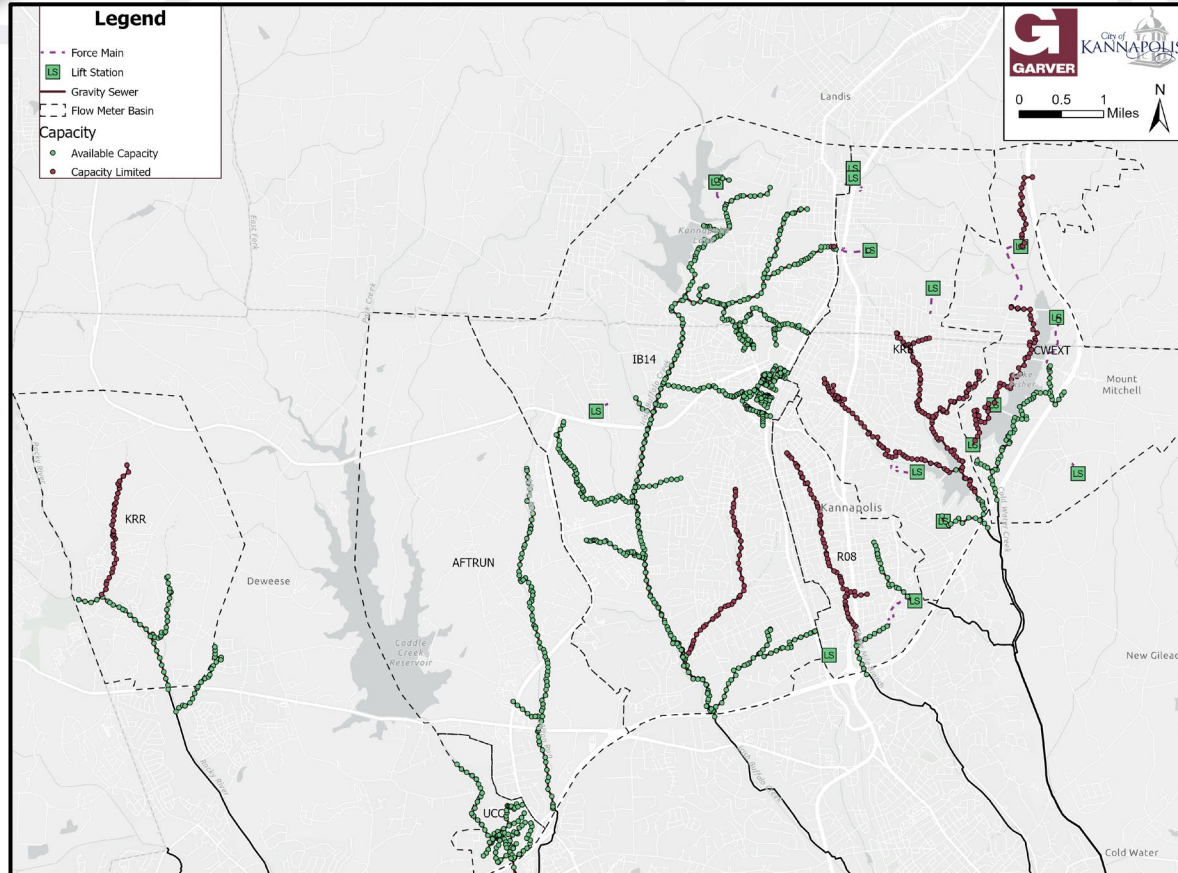
2030 2-Year/24-Hour Analysis w/out CIP Improvements

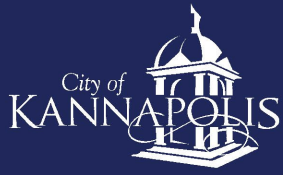


2040 5-Year/24-Hour Analysis w/out CIP Improvements



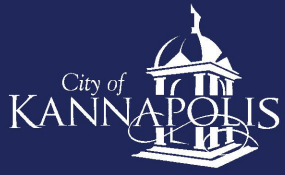
2050 5-Year/24-Hour Analysis w/out CIP Improvements





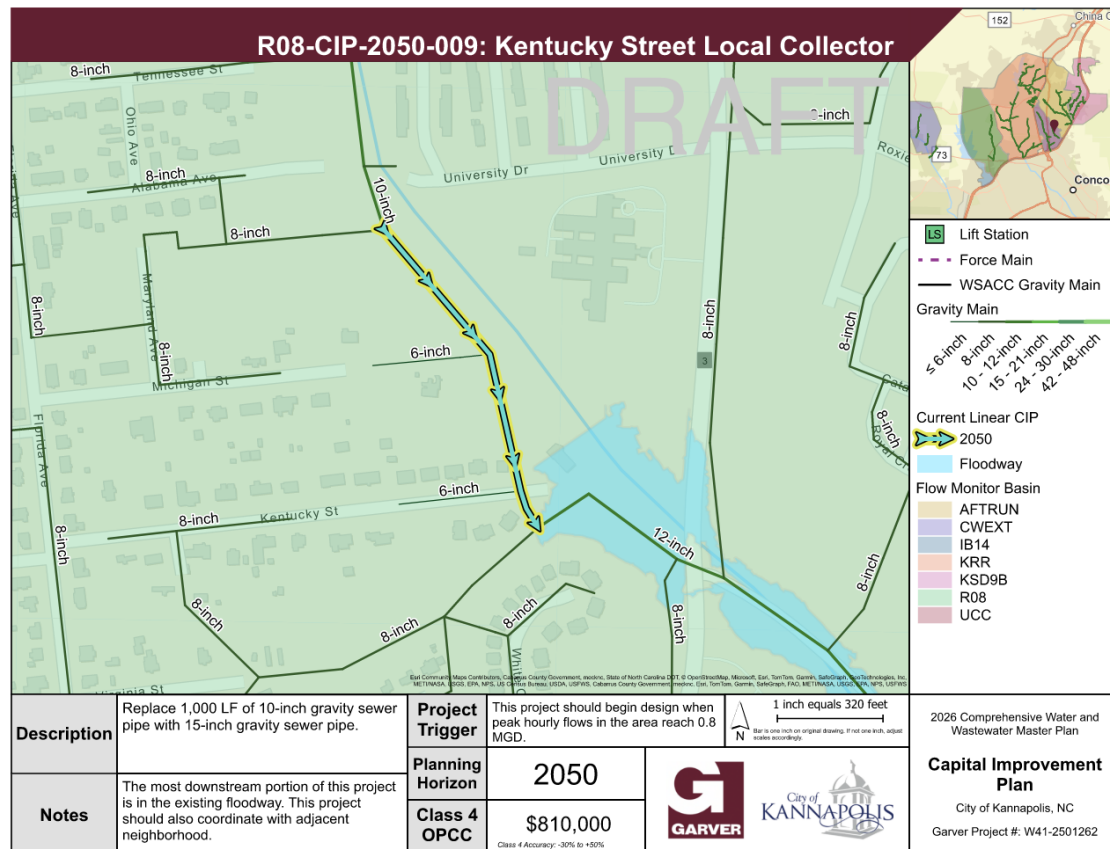
System Maintenance

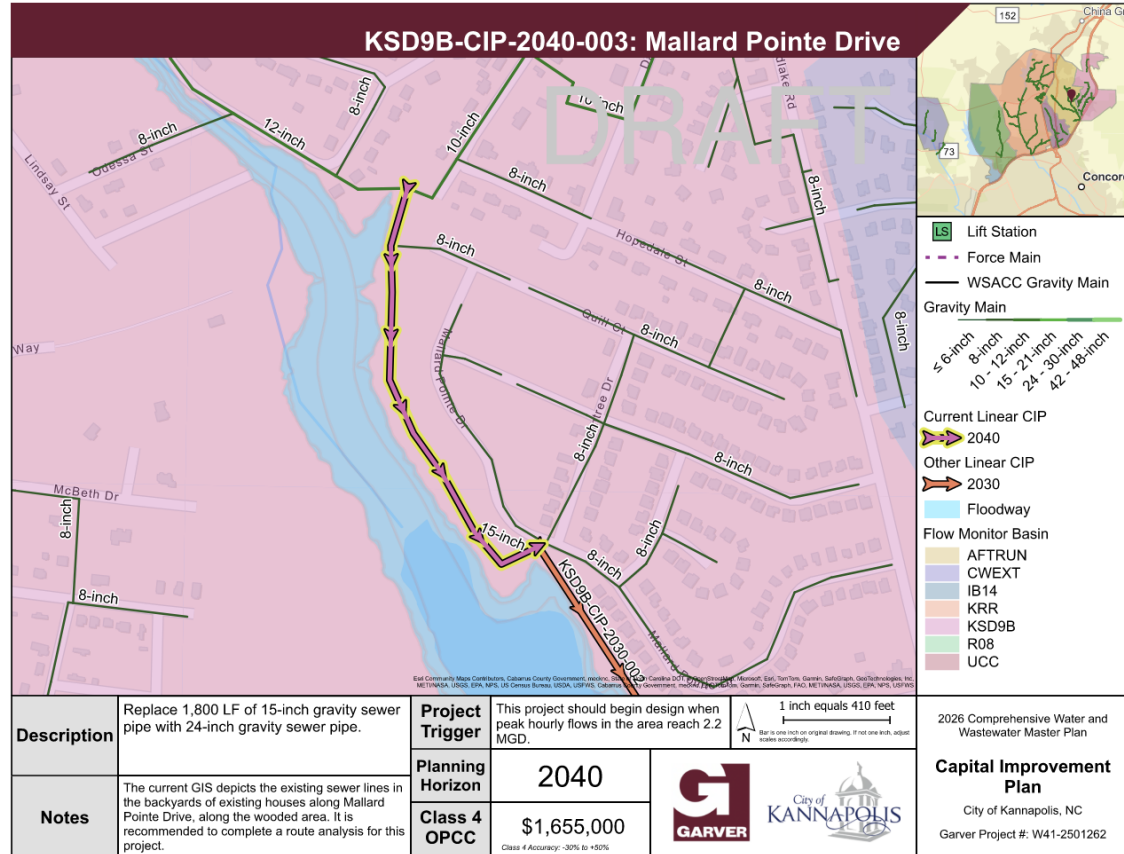
- Lift Station Maintenance
 - Electrical Upgrades, Generator Upgrades, Pump Rehabilitation Efforts, etc.
- Annual Sewer Inspection
 - Combination of CCTV and Smoke Testing 10% of all sewer lines annually
- Annual Sewer Rehabilitation
 - Assuming heavy rehabilitation for 35% of the yearly inspected pipes
- Reoccurring GIS Survey and Update
 - 2027- Bring GIS up to date
 - Update every 5 years after



Project Sheet Examples that you
will see during the CIP and
master plan workshops.

R08-CIP-2050-009: Kentucky Street Local Collector





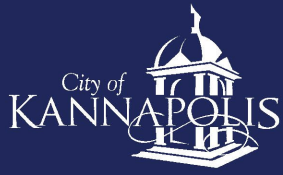


Project ID: D-CIP-2029-001
Canton Drive Waterline



Opinion of Probable Cost Example

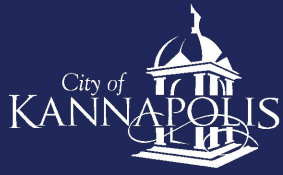
 Opinion of Probable Construction Cost 					
GARVER KSD9B-CIP-2030-001: Coldwater Creek Outfall - Conceptual Design					
GARVER - KANNAPOLIS NC COLLECTION SYS MASTER PLAN CITY OF KANNAPOLIS PROJECT NO. 2501262			PREPARED BY: CNN CHECKED BY: TGM DATE: 1/27/2026		
ITEM #	ITEM DESCRIPTION	UNIT	PLAN QUANTITY	UNIT COST	TOTAL COST
1	30-INCH PVC GRAVITY SEWER	LF	2,200	\$ 490	\$ 1,078,000
2	30-INCH PVC GRAVITY SEWER IN 42-IN STEEL CASING VIA TRENCHLESS CONSTRUCTION	LF	500	\$ 1,200	\$ 600,000
3	60-INCH MANHOLES	EA	11	\$ 15,000	\$ 165,000
4	CREEK CROSSINGS	LF	200	\$ 500	\$ 100,000
5	CONNECT TO EXISTING SEWER	EA	3	\$ 7,500	\$ 22,500
6	TRENCH SAFETY	LF	2,200	\$ 6	\$ 13,200
7	BYPASS PUMPING	WK	6	\$ 15,000	\$ 90,000
8	SWPPP	LS	1	\$ 12,500	\$ 12,500
9	CLEARING AND GRUBBING	LF	2,200	\$ 10	\$ 22,000
10	EROSION CONTROL	LF	2,200	\$ 10	\$ 22,000
11	SITE RESTORATION	LF	2,200	\$ 20	\$ 44,000
12	MOBILIZATION	LS	1	\$ 66,000	\$ 66,000.00
				CONTINGENCY	20% \$ 448,000
				CONSTRUCTION SUBTOTAL	\$ 2,683,200
				PROFESSIONAL SERVICES	15% \$ 403,000
				TOTAL	\$ 3,087,000



Capacity Related Projects

Water Options:

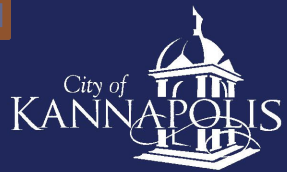
- Yadkin River Basin – possible projects will include Second Creek Pump Station Improvements, Salisbury Rowan Utilities, and Albemarle WTP expansion to increase contract withdrawal amount from 5.0 MGD combined to 10.0 MGD.
- Catawba River Basin – construction of two new pipelines to connect to Charlotte Water so that we can begin to use water per our existing contract.



Capacity Related Projects

Wastewater Options:

- Variable and Fixed Rate Charge increases if we participate in Rocky River Regional Plant expansion – expansions in the currently approved WSACC CIP – 34 MGD to 36 MGD & 36 MGD to 45 MGD.
- New wastewater plant in Rowan County.
- Partnership with Salisbury Rowan Utilities to treat Rowan County flows.



Questions and Answers

