



**CITY COUNCIL
BUSINESS MEETING AGENDA
KANNAPOLIS CITY HALL
401 LAUREATE WAY, KANNAPOLIS, NC
FEBRUARY 23, 2026
6:00 PM**

Please Turn off Cell Phones or Place on Silent Mode.

APPROVED MINUTES

A. February 23, 2026 ()

CALL TO ORDER AND WELCOME

MOMENT OF SILENT PRAYER AND PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA - Motion to Adopt Agenda or make revisions

SPEAKERS FROM THE FLOOR

CONSENT AGENDA - Motion to Adopt Consent Agenda or make revisions

- A. **CODE ENFORCEMENT** - Minimum Housing Code Violation - 2009 Independence Square **UNANIMOUSLY APPROVED** (Richard Smith, Planning Director)
- B. **CODE ENFORCEMENT** - Minimum Housing Code Violation 914 Aggie Street **UNANIMOUSLY APPROVED** (Richard Smith, Planning Director)
- C. **ORDINANCE** - Budget Amendment #26-31 to Close Out Capital Project Funds **MOVED TO BUSINESS AGENDA UPON MOTION BY COUNCILMEMBER PAYNE TO AMEND THE ORDINANCE TO MOVE MONEY BACK TO FIRE. SECOND BY MAYOR PRO TEM DAYVAULT AND UNANIMOUSLY APPROVED.** (Kristin Jones, Assistant City Manager)
- D. **REPORT** - Monthly Wastewater Allocations Report and Call for Projects **RECEIVED** (Alex Anderson, Director of Water Resources, Richard Smith, Planning Director)
- E. **MINUTES** - February 9, 2026 (Work Session and Closed Session) **UNANIMOUSLY APPROVED** (Pam Scaggs, City Clerk)

BUSINESS AGENDA

- A. **PUBLIC HEARING** - 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)

- B. **PRESENTATION** - Cooperative Christian Ministry Update **RECEIVED** (Irene Wong, Economic & Community Development Director)

CITY MANAGER REPORT

CITY COUNCIL COMMENTS

CLOSED SESSION

N.C.G.S. 143-318.11 (a) (3) to consult with an attorney in order to preserve the attorney client privilege (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.

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**CITY OF KANNAPOLIS
CITY COUNCIL MEETING MINUTES
Work Session
February 23, 2026**

A business meeting of the Kannapolis City Council was held on Monday, February 23, 2026, at 6:00 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: Wilmer Melton

Assistant City Manager: Tina Cline

Assistant City Manager: Kristin Jones

City Attorney: Andrew Kelly

Staff Present: Annette Privette Keller Alex Anderson
 Richard Smith Kirk Beard
 Terry Spry Gerald Faulkner
 Michael Rattler Irene Wong
 Sherry Gordon Toby Eury
 David Jordon Pam Scaggs

Visitors Present: Martin Wheeler Phil Goodman
 Kelvin Wilkerson Justin Lewter
 Tracy McGinnis Judy Hosack
 Ed Hosack Joe Hatley
 Tanya Noel Sara Newell
 Sophia Wilkerson Pam Smith
 Sanaiah Wade Jaben Starnes
 Kevin Moffitt Gavin Murfitt
 Danetta Greenidge Sandra Nichols
 Tim Haley Ron Flanders
 Bill Joyce

1 **CALL TO ORDER AND WELCOME**

2 Mayor Wilson called the meeting to order and welcomed all in attendance. He led a moment of silent
3 prayer, followed by the Pledge of Allegiance by Councilmember Payne.
4

5 Mayor Wilson recognized Kannapolis City Schools Superintendent, Dr. Sara Newell and
6 Councilmember Dixon recognized Sanaiah Wade, a Cabarrus College of Life Sciences student who
7 is interested in municipal government.
8

9 **ADOPTION OF AGENDA**

10 Mayor Wilson called for a motion regarding the Agenda. Councilmember Jackson made the motion
11 to approve, second by Mayor Pro Tem Dayvault and unanimously approved.
12

13 **SPEAKERS FROM THE FLOOR**

14 Martin Wheeler, President of the All Aboard Carolinas Group and member of the Carolinas
15 Association for Passenger Trains, addressed Council about train stop reductions along the Piedmont
16 corridor. He explained that on July 10, 2023, the NCDOT Rail Division added a fourth Piedmont train
17 between Charlotte and Raleigh and removed stops in Kannapolis, Salisbury, High Point, and
18 Burlington from some routes to reduce travel time to under three hours. While the change only saves
19 about 12 minutes, Wheeler said it has limited travel options for residents, including workers at the
20 North Carolina Research Campus and commuting college students, and has reduced convenient day-
21 trip opportunities. He asked local representatives to contact state legislators and NCDOT to reconsider
22 restoring the stops and noted that another train is proposed in the future. He also provided
23 documentation for Council’s review (Exhibit A).
24

25 Phil Goodman thanked Michael Rattler and his team for quickly addressing road conditions at the
26 intersection of Brantley Road and Ruth Avenue. He also commended City Council for the teamwork,
27 respect, and collaboration shown during the recent retreat meetings and expressed appreciation on
28 behalf of the community for the work being done for the city.
29

30 Kelvin Wilkerson expressed opposition to city bus funding, arguing that the cost to taxpayers exceeds
31 what riders pay, making the service inequitable for non-users. He also criticized spending on free
32 concerts at the park, emphasizing that nothing is truly free and that taxpayers bear these costs
33 regardless of their attendance. Mr. Wilkerson concluded by congratulating re-elected and newly
34 elected Council members and expressed hope that they would make positive changes.
35

36 Justin Lewter asked Council to consider dedicating a centrally located parcel of public land, up to an
37 acre, for community gardens. Mr. Lewter explained that doing so would provide residents without
38 space to grow food, an opportunity to garden, build community, and access to fresh food.
39

40 Tracy McGinnis stated that many government regulations, like fishing licenses, car registration, and
41 taxes, violate constitutional rights, particularly the 14th Amendment’s protections of life, liberty, and
42 property. He provided a couple examples and suggested that most people lack understanding of the
43 Constitution, and that citizens are forced to pay for basic rights. Mr. McGinnis claims to have
44 successfully challenged such issues in court and invited Council to discuss the matter further in
45 private, offering to share detailed research and documentation.
46

1 **CONSENT AGENDA**

2 Mayor Wilson called for a motion regarding the Consent Agenda. Councilmember Payne asked to
3 move Agenda Item E.C. - Ordinance for Budget Amendment #26-31 to the Business Agenda for
4 further discussion. Second my Councilmember Hatchell and unanimously approved. Mayor Wilson
5 then called for a motion regarding the amended Agenda. Councilmember Dixon made the motion
6 approve, second by Mayor Pro Tem Dayvault and unanimously approved.
7

8 Code Enforcement – Minimum Housing Code Violation – 2009 Independence Square (Richard
9 Smith, Planning Director) (Copy included as Agenda Item E.A.)

10
11 Code Enforcement – Minimum Housing Code Violation – 914 Aggie Street (Richard Smith, Planning
12 Director) (Copy included as Agenda Item E.B.)

13
14 Ordinance – Budget Amendment #26-31 to Close Out Capital Project Funds (Kristin Jones, Assistant
15 City Manager) (Copy included as Agenda Item E.C.) Unanimously approved to move to Business
16 Agenda Item F.C.

17
18 Report – Monthly Wastewater Allocations Report (Alex Anderson, Director of Water Resources and
19 Gerald Faulkner, Water Treatment Manager) (Copy included as Agenda Item E.D.).

20
21 Minutes – February 9, 2026 (Work and Closed Session) (Pam Scaggs, City Clerk) (Draft copies
22 included)

23
24 **BUSINESS AGENDA**

25 **Public Hearing – Voluntary Annexation – (A-2026-03) 0.344 +/- acres of noncontiguous**
26 **property located at 110 & 120 Homestead Avenue (Richard Smith, Planning Director) (Copy**
27 **included as Agenda Item F.A.)**

28 Mr. Smith stated that the requested annexation involves two lots in the Extra Territorial Jurisdiction
29 (ETJ) and identified the property owner as the applicant. He directed attention to several maps to
30 illustrate location of the subject property. He reminded Council of the action requested and made
31 himself available for questions.
32

33 There being no further comments or questions, Mayor Wilson opened the Public Hearing which was
34 then closed with public comment. He then called for a motion regarding the Ordinance to extend the
35 Corporate Limits to 110 and 120 Homestead Avenue. Councilmember Payne made the motion to
36 approve, second by Mayor Pro Tem Dayvault and unanimously approved.
37

38 **Presentation – Cooperative Christian Ministry Update (Irene Wong, Economic & Community**
39 **Development Director) (Copy included as Agenda Item F.B.)**

40 Ms. Wong introduced Ed Hosack to provide an annual report on the Cooperative Christian Ministry's
41 (CCM) progress with the transitional housing program at the former Caremoor facility. Ms. Wong
42 noted that in December 2023, Council approved a grant to CCM for purchasing the facility for
43 conversion to transitional housing, with an agreement requiring annual progress reports.
44

45 Mr. Hosack, Executive Director of CCM, thanked Council for the long-standing partnership between
46 CCM and the City of Kannapolis. He highlighted CCM's role to the community since 1987, including
47 its leadership during the 2003 Cannon Mills plant closure, and detailed the ongoing conversion of a
48 5.3-acre former retirement campus into transitional housing for families. Mr. Hosack stated that the

1 project is two years into a five-year plan noting that due to regulatory requirements that prohibit
2 mixing families and seniors in licensed care within the same building, the transition must occur one
3 building at a time. Converting facilities originally designed for senior living into spaces suitable for
4 families requires significant upgrades, including improvements to bathrooms, kitchens, hot water
5 systems, security, and infrastructure. He added that CCM has upgraded the kitchen and staff, replaced
6 aging septic systems by connecting to the city sewer system, and made other infrastructure
7 improvements.
8

9 Mr. Hosack reported that the first conversion created the Grace Place Apartments, a six-unit space
10 where the first two families moved in during June 2025, six months ahead of schedule. Since then,
11 three families have participated in the program, with a fourth scheduled to move in soon. One family
12 has already graduated from the program after securing full-time employment and stable housing. He
13 noted that additional expansion is underway with the renovation of the Carriage House, which will
14 open by the end of March and provide six additional beds for women and children. He directed
15 Council’s attention to a map illustrating location of the Carriage House as well as a proposed
16 playground.
17

18 Mr. Hosack stated that the property was originally purchased for \$5 million, supported by \$3 million
19 in city grant funding and a \$2 million promissory note from CCM, which was fully repaid in
20 December 2025. Since then, CCM has invested an additional \$572,000 in improvements to prepare
21 the campus for families, including infrastructure upgrades and the installation of a new playground
22 that will be completed by the end of March. Additional investments, such as inline generators, are
23 planned and will bring CCM’s total capital contribution to a level exceeding the city’s investment. He
24 noted that early program outcomes have been encouraging, with participating families improving
25 their financial stability, paying off debt, addressing medical needs, and working toward long-term
26 housing independence.
27

28 Mr. Hosack reported that as the campus continues transitioning, CCM plans to maintain licensed
29 assisted living services in the main building to support seniors and provide long-term sustainability
30 for the operation. This is particularly important given the recent loss of more than 150 assisted living
31 beds in Cabarrus County. CCM also continues to expand supportive programs such as the Corine
32 Cannon Scholarship, established in honor of Corine Cannon on her 105th birthday, which now helps
33 three residents receive assisted living care they otherwise could not afford.
34

35 Councilmember Dixon asked whether adult residents are employed prior to arriving at Caremoor. Mr.
36 Hosack explained that Grace Place represents the third stage in CCM’s housing program. Families
37 typically enter through “My Father’s Place,” which serves as the initial entry point. Mothers may then
38 transition to the Mothers and Children’s facility for approximately one year to build stability before
39 moving to Grace Place, the final step before independent living. He noted that this step-based model
40 has proven to be very successful. In response to a second question from Councilmember Dixon
41 regarding transportation, Mr. Hosack stated that most current residents have their own vehicles,
42 although some individuals entering the program initially rely on transportation assistance, particularly
43 for specialized or emergency needs. He emphasized that securing employment is a key priority once
44 participants enter the program, and maintaining employment, paying down debt, and improving credit
45 are important requirements for progressing through each stage. He added that while vehicle ownership
46 can present challenges, including costs related to time, fuel, and maintenance, it remains an important
47 milestone, and the program provides education and support to help residents work toward that goal.

1 He also noted that CCM has also explored the potential for micro-transit solutions in partnership with
2 local transit authorities as part of broader community transportation options.
3

4 Councilmember Hatchell thanked CCM for their work and asked whether the sense of community
5 has supported single moms, especially those with medical needs. Mr. Hosack responded that Grace
6 Place is their third congregate-style program, but the first where families have their own apartments
7 rather than shared rooms and bathrooms. He added that community support is essential because moms
8 share their stories, hold weekly check-ins, watch each other's children, and build one another up.
9 Independent-living seniors also share a dining space with the families, which help to create
10 meaningful, intergenerational relationships. Councilmember Hatchell noted that many people ask
11 how they can help and emphasized that what the public sees is only a small part of the overall need.
12 Mr. Hosack directed people to the Cooperative Christian Ministry website for donation and volunteer
13 information and encouraged anyone to visit a site and ask how to get involved. He added that many
14 local churches also contribute and noted that loneliness is a major challenge in assisted living, and
15 there is a strong community of volunteers eager to serve. He believes Caremoore will become a highly
16 sought-after assisted living option.
17

18 Mr. Hosack also reported that CCM's contract for the current food pantry located in Concord will
19 soon be expiring and asked Council to consider providing city-owned space at College Station. He
20 stated that the site offers suitable infrastructure for a high-volume pantry, including parking, traffic
21 flow, and public transit access. Mr. Hosack proposed that if the City provides the space, CCM would
22 manage, cover utilities, and renovate the space which would function like a small grocery store-style
23 pantry and also provide access to CCM's financial assistance programs, including rental and utility
24 assistance for residents across Cabarrus and surrounding counties. He expressed hope to partner with
25 the City again and open as early as this year and invited conversation about the proposal.
26

27 Councilmember Jackson asked about the size of the current facility and Mayor Wilson asked if the
28 proposed space could double as a warming center. Mr. Hosack responded that the current space is
29 8,300 square feet which includes 3,300 square feet of warehouse space which will be moved to a new
30 food warehouse on Cabarrus Avenue. The proposed College Station space is 4,200 square feet and
31 would function like a small grocery store, with food delivered from the warehouse two to three times
32 per week and already includes the necessary rear access to stock shelves effectively. Mr. Hosack
33 acknowledged recent weather events and agreed that while warming centers are needed, did not think
34 that the proposed space could accommodate such a use and suggested that there are additional spaces
35 available at College Station that could be used for both warming centers in the winter months as well
36 as cooling centers during summer months. He also suggested that College Station could serve as a
37 broader nonprofit service hub where multiple organizations that assist residents in need could operate.
38 While he could not formally commit on behalf of the CCM board, he stated that the organization
39 would likely be open to collaborating with other nonprofits to create a shared community resource.
40 Such a space could also be used at other times of the year for public meetings, community gatherings,
41 or additional public services, expanding the overall benefit to residents of Kannapolis.
42

43 Councilmember Dixon expressed support for the City conducting feasibility and due diligence
44 regarding the proposal. Mayor Pro Tem Dayvault thanked Mr. Hosack for the services provided to the
45 community by CCM and, while noting concern that previous efforts to establish a similar service at
46 the former Target building had not materialized, also supported the City evaluating the feasibility of
47 the proposal.
48

1 Mr. Hosack reaffirmed his commitment to establish a food pantry and financial crisis center but that
2 CCM could not commit to operating a warming center at this time. He reiterated that CCM is open to
3 collaborating with other partners to support additional community services where possible.
4

5 Mayor Wilson asked Council for consensus to proceed with evaluating the food pantry project, and
6 Council affirmed their support.
7

8 **Ordinance – Budget Amendment #26-31 to Close Out Capital Project Funds (Kristin Jones,**
9 **Assistant City Manager) (Copy included as Agenda Item E.C.) Unanimously approved to move**
10 **from Consent to Business Agenda Item F.C.**

11 Councilmember Payne stated that after reviewing the staff report on the requested budget amendment,
12 it appears there are excess funds remaining from the fire station remodel capital project. Referring to
13 discussion at the recent retreat regarding upcoming one-time expenditures, particularly for public
14 safety, he requested that the amendment be revised to transfer the remaining funds to the public safety
15 budget line, specifically the fire department, to help offset anticipated one-time costs. Mrs. Jones
16 confirmed that the ordinance had been amended as requested by Councilmember Payne and is ready
17 for signature should Council approve the change.
18

19 Mayor Wilson called for a motion regarding the amended Ordinance. Councilmember Payne made
20 the motion to approve, second by Mayor Pro Tem Dayvault and unanimously approved.
21

22 **CITY MANAGER REPORT**

23 City Manager Wilmer Melton reported that the North Carolina Department of Transportation
24 (NCDOT) will begin nightly closures of U.S. Highway 29 [Cannon Boulevard] between
25 approximately 8:00 and 9:00 PM, with the roadway reopening around 6:00 AM the following
26 morning. The closures are necessary to facilitate replacement of the bridge crossing over Highway
27 29, with work occurring in phases that will first affect northbound lanes and then southbound lanes.
28

29 **CITY COUNCIL COMMENTS**

30 Mayor Pro Tem Dayvault noted that the City’s website can be difficult to navigate when attempting
31 to access meeting agendas and suggested reviewing the current system and process to improve
32 usability and ease of access. He also recommended re-engaging with the North Carolina Main Street
33 Program to support continued downtown progression and invited staff to bring program
34 representatives back to discuss potential opportunities.
35

36 Councilmember Payne expressed support for Mayor Pro Tem Dayvault’s comments and noted that a
37 recent ride-along with the City’s fire and police departments left him “absolutely amazed.” He
38 highlighted the dedication, professionalism, and heart that first responders bring to their work,
39 emphasizing the long hours, unpredictable calls, and calm under pressure that are best understood
40 firsthand. He expressed gratitude for the men and women who serve and protect the community and
41 encouraged the rest of Council to participate in a ride-along, noting that the experience provides
42 invaluable perspective and helps strengthen leadership.
43

44 Councilmember Berry requested a future update on crime in Kannapolis, noting observations from
45 the police blog regarding problem areas, particularly along Lane Street down to I-85. She asked for
46 information on current conditions downtown, and the status of any decisions regarding curfews or
47 other measures for youth in the area.
48

1 Councilmember Hatchell reported representing Kannapolis in both regional and local settings over
2 the past few weeks. As the City's delegate, she attended the Centralina Delegates Meeting, where
3 regional priorities were set and a placeholder budget for FY 2027 was discussed, emphasizing the
4 importance of engagement in regional conversations on transportation funding and long-term
5 planning to protect local interests. She also talked about participating with Councilmember Dixon in
6 training provided by the North Carolina League of Municipalities on ethics and government practices
7 and expressed appreciation for the recent budget retreat, praising staff preparation and Council's
8 thoughtful discussion as a valuable exercise in responsible fiscal stewardship. She thanked Council
9 for signing a thank-you card to Congressman Addison McDowell regarding federal funding for the
10 Rogers Lake Road and Oakwood Avenue intersection project, which was well received.
11 Councilmember Hatchell also shared that she attended a crossover service with local pastors and
12 churches involved in the Bridge Project, highlighting the importance of faith-based partnerships
13 alongside federal and state collaboration in serving the community, and reaffirmed her commitment
14 to continuing efforts that benefit the people of Kannapolis.

15
16 **CLOSED SESSION**

17 Mayor Pro Tem Dayvault made the motion to go into Closed Session in accordance with G.S. 143-
18 318.11 (a) (3) to consult with an attorney in order to preserve the attorney-client privilege. Second by
19 Councilmember Dixon and unanimously approved.

20
21 Council entered Closed Session at 7:04 P.M.

22
23 Council resumed Open Session at 9:11 PM.

24
25 Mayor Wilson informed Council Members that, due to the successes and camaraderie between
26 Council and Department Heads achieved during the Council Work Sessions on February 7 and
27 February 21, he recommends continuing these meetings on a quarterly basis moving forward. He
28 suggested a potential timeframe of 3:00 p.m. to 7:00 p.m. The group discussed various timelines and
29 scenarios for how this could best be implemented. All members concurred that continuing the
30 meetings on a quarterly basis is a positive step to maintain the progress being made.

31
32 **MOTION TO ADJOURN**

33 There being no further business, Mayor Pro Tem Dayvault made motion to adjourn, second by
34 Councilmember Jackson, and the motion was unanimously approved.

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36 The meeting adjourned at 9:17 P.M. on Monday, February 23, 2026.

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George Douglas Wilson, Mayor
City of Kannapolis

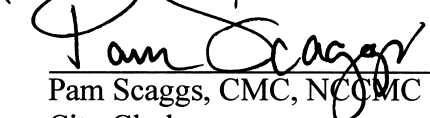
41
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44 Pam Scaggs, CMC, NCCMC
45 City Clerk

EXHIBIT A



February 23, 2026

Ms. Pam Scaggs
City Clerk, City of Kannapolis
401 Laureate way
Kannapolis, NC 28081

Dear Mrs. Scaggs:

First a little about us: All Aboard Charlotte is a 501(c3) non-profit organization which is part of All Aboard Carolinas, also known as the Carolina Association for Passenger Trains. We are an organization of citizens dedicated to the improvement and expansion of passenger rail service as part of a balanced transportation policy. All Aboard Carolinas was established in 1982. We are not affiliated with Amtrak or any state DOT.

We are writing to you today regarding a serious situation that limits Kannapolis from taking full advantage of the Piedmont train service. On July 10, 2023, the NC DOT Rail Division implemented a new timetable for the Piedmont & Carolinian passenger train service which connects nine cities along North Carolina's Piedmont corridor between Charlotte and Raleigh. This change added a fourth Piedmont round-trip representing a 33 percent increase in service.

However, to achieve a Charlotte to Raleigh travel time of under three hours on certain trains the Kannapolis and Salisbury stops were dropped. Our association is concerned that passengers are being turned away due to the elimination which limits travel flexibility. We have talked to the folks at the Rail Division of NC DOT and they told us they have no intention of adding back these stops. The only way we are going to be able to correct this situation is by asking you and all the local officials in your area to contact our North Carolina Senators and State Representatives and ask them to pressure the Rail Division to reinstate all stops for all trains. Issuing a proclamation would go a long way to let the Rail Division of NC DOT Rail know how folks in the missed cities and towns along the route feel about this situation. Please help us with this situation which helps your local constituents get better passenger train service which they pay for but are unable to use.

Please review our attached information which goes into depth on the issue. We look forward to discussions concerning this important in the future. Please don't hesitate to contact us for further information regarding this poor policy.

Sincerely,

Jim Fetchero
President, All Aboard Charlotte
jfetch@aol.com
(704) 364-6471



**»» ALL ABOARD »»
CAROLINAS**



NORTH CAROLINA

The Carolinas Association for Passenger Trains, Inc.

SOUTH CAROLINA

**RESULTS OF ELIMINATING CERTAIN STOPS
ON THE PIEDMONT TRAIN SERVICE
POSITION STATEMENT**

ALL ABOARD CHARLOTTE

To achieve faster travel time between Charlotte and Raleigh Piedmont train #77 does not stop in Kannapolis even though the train passes the station every day. Furthermore, neither does Piedmont train #78. There is no train for passengers who wish to arrive in Kannapolis from Raleigh and Salisbury and all points in between in the 6 pm timeframe. They can only choose from an arrival at 3:27 pm or wait for the Carolinian from New York at 8:23 pm. This a gap of about five hours of no service. Compounding this issue is that the train from New York often runs very late making this situation even worse. Also, passengers who wish to catch a train to Charlotte in the late afternoon also must deal with the large gap in the schedule frustrating their travel plans.

In the opposite direction, passengers who are looking for an evening departure from Kannapolis towards Salisbury – Greensboro – Durham – Raleigh and all points in between, have only the 5:25 pm departure as their last train of the day. If train #78 stopped at Kannapolis the approximate departure time would be 8:15 pm giving them a later option for their travel plans. For someone spending the day in Charlotte, their last departure from Charlotte to Kannapolis is 5 pm. However, if train #78 stopped in Kannapolis they would have one more choice at 7:45 pm from Charlotte. It should be noted that Salisbury, High Point and Burlington all have trains passing through their towns without stopping reducing the utility of our passenger service. Also, this bodes poorly for the planned new station in Harrisburg. Would you build a new station if you weren't guaranteed that all trains would stop?

We at All Aboard Charlotte do not believe that this is what the taxpayers of North Carolina are paying for or want. The various towns are denied transportation options all for the sake of about 12 minutes in savings in travel time between Raleigh and Charlotte. And with the poor on-time performance of our trains, even the fastest scheduled trains on this corridor rarely get to the last stop on time. We feel this is a very misguided decision on the part of the NC DOT Rail Division.

Our conclusions:

1. We believe the skipping of stops in Kannapolis (and other cities) has violated the overall purpose of the Piedmont passenger train service, which is to connect ALL the cities in the corridor on ALL trains.
2. Skipping stations with lower passenger traffic is not the way to increase ridership at those stations since it penalizes existing train riders and makes it more difficult for residents and visitors to travel at more convenient times.

3. The elimination of passenger train service to and from these various stations merely to reduce the timetable arrival times in Charlotte and Raleigh by 12 minutes is both unfair and inequitable.
4. The impact of skipping stops at stations such as Kannapolis and others has negatively affected same-day round-trip work, business, tourism, and medical visits to those cities.
5. Considering the expansion of academic research activities, plus the commercial and residential growth that is occurring in Kannapolis, the skipping of a Kannapolis stop by the last Raleigh-bound Piedmont train of the day is inconvenient to same-day visitors. The only option to return to Greensboro, Durham, Cary, or Raleigh is currently Piedmont #76 at 5:25 pm, as opposed to one about 8:00 pm.
6. Basing operational decisions on cutting a full-length trip from just over 3 hours to just under 3 hours (if it is achieved) only benefits passengers riding the whole length of the trip (Raleigh to Charlotte, or Charlotte to Raleigh). For any other passengers (say, those riding from Cary to Greensboro), the total trip time is meaningless. Yet three cities including Kannapolis get skipped for this.
7. Any cities along the Piedmont corridor that are in the process of building a train station (e.g., Harrisburg, Lexington, and Hillsborough) should do so with the expectation of receiving full Piedmont service. Anything less is counter to the principle upon which Piedmont Service was founded to maximize opportunities for passenger rail connectivity for all cities, citizens, and visitors along the Raleigh/Charlotte corridor.

These conclusions are weighing heavily on the minds of individuals (particularly the transportation-disadvantaged) who reside in and/or visit those communities since limited service means that they have had to either severely adjust their train travel plans, or find non-train alternatives, or just give up trying to make the trip.

To sum up, the NCDOT Rail Division's 2023 decision to implement limited-service trains has been harmful especially as the affected communities were not given much advance warning of the timetable change and were given no opportunity to provide input.

As the NCDOT's Rail Division considers whether to retain the skipped-stop services or revert to all Piedmont trains stopping at all stations it needs to hear loud and clear from these cities about the community-wide impacts that limited service has produced.

We request that the Town of Harrisburg issue a resolution addressed to state legislators in Raleigh and the NC DOT Rail Division making the above points and requesting that all trains stop in Kannapolis and in Harrisburg when the new station is built, and other affected stops as soon as possible.

To that end we would like to schedule a meeting with you and the Harrisburg Town Council to further discuss this lack of full transportation opportunity to citizens of Harrisburg and the area potentially served by your new station. We strongly feel that Harrisburg will be ignored in the Rail Division's transportation planning and would like to correct the situation, but we need your help.

ELON NEWS NETWORK

By Naomi Washington | October 23, 2023: It wasn't until Elon University Human Service Studies professor Monica Burney tried to buy a train ticket over the summer for her usual train route that she discovered her stop no longer existed.



“I felt kind of confused at first and then just very, very frustrated,” Burney said. “It changed my whole plan for the week, and when you do have a family and you do have to factor in other people's schedules, then that matters.”

Burney enjoyed occasionally riding the train from Durham, where she lives and grew up, to work in Burlington. She said she also enjoys taking the train because it gives her a mental break from driving and helps the environment. Burney said she didn't know anything about the upcoming changes to the schedule. “It was just so ingrained in me that this was something that I would always be able to do,” Burney said. “So to have that kind of taken away from me, it really is like, ‘Wait, what's going on?’”

The North Carolina Department of Transportation [changed the NC By Train daily schedule in July](#). NC By Train is the train service operated by the NCDOT, and Amtrak workers staff its trains.

Piedmont Train 71 and Train 76 have 10 daily routes in total. Now, two of the 10 routes no longer stop at the Burlington Station on North Main Street. This means the first opportunity for commuters to get off at the station is after 11 a.m., which is too late for some professors compared to 7:38 a.m. on the previous schedule.

Ten Daily Trips Between Raleigh & Charlotte EFFECTIVE JULY 10, 2023

SOUTH-BOUND	TRAIN 71					NORTH-BOUND							
	RALEIGH	DURHAM	BURLINGTON	GREENSBORO	HIGH POINT	CHARLOTTE	KANNAPOLIS	SALISBURY	HIGH POINT	GREENSBORO	BURLINGTON	DURHAM	RALEIGH
6:30 AM	10:00 AM	1:00 PM	3:15 PM	5:30 PM	6:45 AM	10:25 AM	2:20 PM	5:30 PM	7:45 PM	8:01 AM	11:35 AM	2:35 PM	4:51 PM
7:02 AM	10:32 AM	1:32 PM	3:47 PM	6:04 PM	7:28 AM	1:06 AM*	3:01 PM	—	8:22 PM	8:24 AM	11:59 AM	3:54 PM	6:55 PM
—	11:08 AM	2:10 PM	4:26 PM	6:41 PM	8:02 AM	1:40 AM*	3:35 PM	—	8:56 PM	8:46 AM	12:21 PM	4:15 PM	—
8:01 AM	11:35 AM	2:35 PM	4:51 PM	7:16 PM	9:27 AM	1:02 PM*	5:01 PM	7:53 PM	10:01 PM	9:27 AM	1:02 PM*	5:01 PM	7:53 PM
8:59 AM	12:42 PM	3:42 PM	—	8:23 PM	9:47 AM	1:28 PM	5:22 PM	8:15 PM	10:38 PM	9:47 AM	1:28 PM	5:22 PM	8:15 PM
9:28 AM	1:10 PM	4:10 PM	6:21 PM	8:36 PM	10:04 AM	1:41 PM	5:38 PM	8:29 PM	10:52 PM	10:04 AM	1:41 PM	5:38 PM	8:29 PM

* Times are departure times unless indicated by — for arrival times.
 * Carolinian Trains 79 and 80 continue service to DC and NY.
 * Indicates checked baggage service available at stop
 * Indicates connector service is available at stop

Visit NCByTrain.org or call 1-800-By-Train for more information.

The new North Carolina Department of Transportation daily train schedule started July 10, courtesy of NCDOT.

Burney was one of many Elon faculty members disappointed by the lack of notice from NCDOT about the schedule changes. Assistant Dean for Career and Student

Development at Elon Law Stacie Dooley said she learned about the schedule changes while riding the train one day through a conversation with a fellow rider.

“I was disappointed that they chose to remove the stops, rather than advertising them,” Dooley said. “If the ridership is low, tell more people about it. And I'm happy to be an ambassador for that.”

According to a statement released by NCDOT in June 2023, the NC Rail Division configured the new train schedule based on “equipment availability and use, train travel time and passing locations, ridership data and trends, and the time necessary to clean and prepare trains for the return trip at the end of routes.”

More than 500,000 people used the NC By Train service last year, which is higher ridership than the company has seen in over 30 years, according to [NCDOT](#).

NCDOT Rail Division Director Jason Orthner attended a city of Burlington work session meeting Sept. 18 to answer questions from the council about the new schedule. City councilmember Kathy Hykes asked Orthner about the first daily train that no longer stops at Burlington station — which Elon University faculty would use to get to work.

“We've gotten a lot of calls when they couldn't get on that eight o'clock train from Durham to Elon University,” Hykes said. “So we're concerned about that.”

Orthner said NCDOT will continue to look at data, but based the decision on previous data showing “very little demand” for that early morning service. He said the rail division will consider additional schedule changes in about two years to allow them to observe new ridership trends.

Burlington Mayor Jim Butler said though he understood the “data-based decision,” he would like to see the community be more involved in future changes. Similar to local train riders, Butler said the town council did not know about the schedule changes ahead of time.

Liz Macam, communications officer for NCDOT's Rail and Integrated Mobility Divisions, said in a statement to Elon News Network that for future schedule changes and train additions, NCDOT is “committed to engaging with city staff, local officials and the public on informing on the schedule development and approval process by the railroads at the time it's happening.”

For Political Science and Policy Studies professor Julianne Liebenguth, public transportation has always been reliable enough for her to go places. Before moving to Durham for her job at Elon University, she never owned a car.

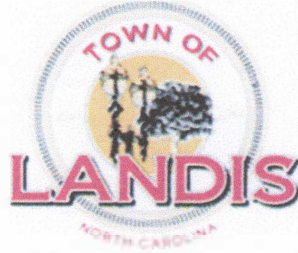
“One of the major life changes I knew I would have to navigate was buying a car and driving every day,” Liebenguth said. “I thought that it was a worthy trade-off to be able to work at Elon, but it has really significantly changed my life and my lifestyle.” A roundtrip ticket from Durham to Burlington costs \$13. Liebenguth said owning a car has been a significant financial commitment and she wishes the early morning train route still stopped at Burlington station. “I would definitely feel more connected to Elon as a place rather than having to commute by car, which kind of just makes me feel, again, isolated,” Liebenguth said.

Once a week, Liebenguth and Elon Philosophy professor Ryan Johnson ride to campus together from Durham. Johnson does not own a car and said when the train schedule changed in July, he was left to rely on carpooling with other professors or Ubering.

Johnson said he believes the committee's decision to use ridership statistics as a decision-making factor for the train schedule treats public transportation like a private service rather than a public service.

“While they're cutting this stuff because of alleged low ridership, they don't cut roads that are not used as much,” Johnson said. “Why not? Well, because they prioritize the car and don't prioritize public transportation.”

SAMPLE RESOLUTION



TOWN OF LANDIS RESOLUTION REQUESTION NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RAIL DIVISION AND AMTRAK TO CEASE SKIPPING PASSENGER TRAIN STOPS BETWEEN RALEIGH AND CHARLOTTE.

WHEREAS, Reliable and accessible passenger rail service is essential for the mobility, economic vitality, and quality of life of the citizens of Landis and the surrounding communities: and

WHEREAS, Passenger trains operated by NC DOT Rail Division in conjunction with Amtrak between Raleigh and Charlotte provide a critical connection for residents who rely on rail transportation for work, education, medical care, and commerce; and

WHEREAS, Recent service practices have resulted in the skipping of scheduled stops along this corridor, including stops in Kannapolis that directly impact Landis citizens and other neighboring towns; and

WHEREAS, Such skipped stops reduce the dependability of passenger rail as a transportation option, create undue hardship for citizens who rely on these stops, and diminish the overall accessibility of the state-supported rail service.

NOW, THEREFORE, BE IT RESOLOVED BY THE BOARD OF ALDERMEN OF THE TOWN OF LANDIS:

The Town of Landis is committed to advocating for equitable and consistent transportation services that service the needs of its residents.

The Town of Landis respectfully urges North Carolina Department of Transportation Rail Division, along with Amtrak to cease skipping scheduled passenger stops in Kannapolis and Salisbury and any other stops between Raleigh and Charlotte.

APOPTED THIS THE _____ DAY OF _____, 2026

ATTEST:

Ten Daily Trips Between Raleigh & Charlotte

EFFECTIVE JAN. 13, 2025

SOUTH-BOUND	TRAIN 71 Piedmont	TRAIN 73 Piedmont	TRAIN 75 Piedmont	TRAIN 77 Piedmont	TRAIN 79 Carolinian	NORTH-BOUND	TRAIN 80 Carolinian	TRAIN 72 Piedmont	TRAIN 74 Piedmont	TRAIN 76 Piedmont	TRAIN 78 Piedmont
■ Raleigh	6:30 AM	10:00 AM	12:45 PM	3:15 PM	5:30 PM	■ Charlotte	6:45 AM	10:25 AM	2:20 PM	5:00 PM	7:45 PM
■ Cary	6:42 AM	10:12 AM	12:57 PM	3:27 PM	5:43 PM	■ Kannapolls	7:10 AM	10:50 AM	2:45 PM	5:25 PM	—
■ Durham	7:02 AM	10:32 AM	1:17 PM	3:47 PM	6:04 PM	■ Salisbury	7:28 AM	11:06 AM	3:01 PM	—	8:22 PM
■ Burlington	—	11:08 AM	1:55 PM	4:26 PM	6:48 PM	■ High Point	8:02 AM	11:40 AM	3:35 PM	—	8:58 PM
■ Greensboro	8:01 AM	11:35 AM	2:20 PM	4:51 PM	7:16 PM	■ Greensboro	8:24 AM	11:59 AM	3:54 PM	6:25 PM	9:15 PM
■ High Point	—	11:52 AM	2:37 PM	5:08 PM	7:32 PM	■ Burlington	8:46 AM	12:21 PM	4:15 PM	—	9:37 PM
■ Salisbury	—	12:25 PM	3:11 PM	5:41 PM	8:06 PM	■ Durham	9:27 AM	1:02 PM	5:01 PM	7:23 PM	10:17 PM
■ Kannapolls	8:59 AM	12:42 PM	3:27 PM	—	8:23 PM	■ Cary	9:47 AM	1:28 PM	5:22 PM	7:45 PM	10:38 PM
■ Charlotte	9:28 AM ^{ar}	1:10 PM ^{ar}	3:55 PM ^{ar}	6:21 PM ^{ar}	8:56 PM ^{ar}	■ Raleigh	10:13 AM	1:41 PM ^{ar}	5:36 PM ^{ar}	7:59 PM ^{ar}	10:52 PM ^{ar}

- Schedules are subject to change.
- Times are departure times unless indicated by (ar) for arrival times.
- Carolinian Trains 79 and 80 continue service to DC and NY.

- Checked Baggage
- Connecting bus service to and from Winston-Salem

2,000 copies of this public document were printed at a cost of \$976.20, or \$0.1632 per copy. (02/25) Visit NCByTrain.org or call 1-800-By-Train for more information

Station (Code)	Ridership (Ons + Offs)
Burlington (BNC)	28,753
Cary (CYN)	128,875
Charlotte (CLT)	328,008
Durham (DNC)	140,523
Fayetteville (FAY)	57,166
Gastonia (GAS)	1,989
Greensboro (GRO)	197,052
Hamlet (HAM)	4,287
High Point (HPT)	40,811
Kannapolis (KAN)	37,187
Lexington (BBQ Festival) (LEX)	1,075
Pinehurst (U.S. Open) (PIH)	2,470
Raleigh (Permanent) (RGH)	261,008
Raleigh (State Fair) (NSF)	4,347
Rocky Mount (RMT)	53,771
Salisbury (SAL)	25,032
Selma - Smithfield (SSM)	17,770
Southern Pines (SOP)	7,123
Wilson (WLN)	60,911
Total:	1,398,158

NC PIEDMONT CORRIDOR STATIONS					Ridership	CHANGE	Ridership	CHANGE	Ridership	CHANGE	Ridership	CHANGE
	Carolinian	Piedmont	Crescent	Silver Star	FY 2021	21-22	FY 2022	22-23	FY 2023	23-24	FY 2024	21-24
Burlington	2	6	-	-	12,573	68%	21,070	27%	26,767	7%	28,753	129%
Cary	2	8	-	2	33,569	131%	77,521	24%	96,312	34%	128,875	284%
Charlotte	2	8	2	-	104,735	93%	202,386	29%	261,510	25%	328,008	213%
Durham	2	8	-	-	42,927	94%	83,173	35%	112,383	25%	140,523	227%
Greensboro	2	8	2	-	66,808	76%	117,854	34%	157,429	25%	197,052	195%
High Point	2	6	2	-	16,442	70%	28,001	36%	37,966	12%	42,401	158%
Kannapolis	2	6	-	-	11,072	95%	21,666	43%	31,071	20%	37,187	236%
Raleigh	2	8	-	2	93,417	89%	176,364	24%	219,538	19%	261,008	179%
Salisbury	2	6	2	-	10,189	81%	18,408	23%	22,666	10%	25,032	146%
TOTAL					391,732	91%	746,443	29%	965,642	23%	1,188,839	203%

NOTES
CAROLINIAN Charlotte-New York City-Charlotte
PIEDMONT * Raleigh-Charlotte-Raleigh
CRESCENT New Orleans-New York City-New Orleans
SILVER STAR ** Miami-New York City-Miami

* On July 10, 2023, two PIEDMONT trains began skipping stops at Burlington, High Point, Salisbury, and Kannapolis (last three months of FY 2023)
** SILVER STAR was replaced by FLORIDIAN, 11/10/24 (FY 2025), now Miami - Chicago - Miami

On June 10, 2025, CAPT member Dr. David Robinson filed a request with the NCDOT Rail Division for monthly passenger activity at the nine Piedmont Service stations by train (Piedmont and Carolinian) for the two-year fiscal year period from October 1, 2022, through September 30, 2024.

This 24-month period comprises 9 months prior to the July 10, 2023, timetable change when Trains 71 and 72 were added to the Piedmont Service. The requested data was provided to Dr. Robinson on August 10, 2025, and he immediately acknowledged its receipt and expressed his appreciation to the NCDOT Rail Division.

Since that date, Dr. Robinson has been analyzing the data to determine what effect the timetable change had on passenger activity at the three stations (Burlington, High Point, and Salisbury) skipped by Piedmont Trains 71 and 76 and at the one station (Kannapolis) skipped by Piedmont Trains 77 and 78.

Systemwide (Piedmont plus Carolinian, all nine stations), Dr. Robinson determined that the monthly average passenger activity increased from 63,937 in the 9-month

pre-timetable change period to 79,110 in the 15-month post-timetable change period, a 23.7 percent increase.

For Piedmont trains alone, the increase was 25.2 percent, while the Carolinian posted a 19.9 percent increase.

A station-by-station analysis revealed that the average monthly Piedmont Service passenger activity at the five “full-service” stations (Raleigh, Cary, Durham, Greensboro, and Charlotte) served by all Piedmont trains experienced a 27.9 percent increase after the timetable change, whereas the three “limited-service” stations (Burlington, High Point, and Salisbury) skipped by Piedmont Trains 71 and 76 only grew by 4.1 percent.

Average monthly passenger activity at Kannapolis (skipped by Piedmont Trains 77 and 78) grew by 11.0 percent.

STATION PASSENGER ACTIVITY INCREASES AFTER TIMETABLE CHANGE

STATION	PIEDMONT	CAROLINIAN	PIEDMONT+CAROLINIAN
FULL-SERVICE	Increase		
Raleigh	22.9 %	19.6 %	21.8 %
Cary	37.2 %	20.6 %	33.1 %
Durham	26.8 %	19.1 %	24.5 %
Greensboro	29.8 %	17.3 %	26.3 %
Charlotte	27.4 %	23.2 %	26.5 %
LIMITED-SERVICE	Increase		
Burlington	2.3 %	5.7 %	3.4 %
High Point	3.1 %	23.1 %	9.2 %
Salisbury	7.9 %	8.6 %	8.1 %
Kannapolis	11.0 %	31.3 %	17.2 %

Clearly, the timetable change (and the growing train travel popularity) benefited the five “full-service” stations more than the four “limited service” stations. Dr. Robinson is still analyzing the monthly and daily passenger activity data by train, direction of travel, and time of day for all stations, and will report his findings in a subsequent issue of *From the Cab*.

**History for Amtrak 71 at CLT
(Charlotte, NC)**

Origin Date	Sch Ar	Act Ar	Comments	Ar Delay (mins)
<u>09/28/2025 (Su)</u>	09/28/2025 9:28 AM (Su)	9:22AM	Ar: 6 min early.	-6
<u>09/29/2025 (Mo)</u>	09/29/2025 9:28 AM (Mo)	9:27AM	Ar: 1 min early.	-1
<u>09/30/2025 (Tu)</u>	09/30/2025 9:28 AM (Tu)	10:46AM	Ar: 1 hr, 18 min late.	78
<u>10/01/2025 (We)</u>	10/01/2025 9:28 AM (We)	9:37AM	Ar: 9 min late.	9
<u>10/02/2025 (Th)</u>	10/02/2025 9:28 AM (Th)	9:32AM	Ar: 4 min late.	4
<u>10/03/2025 (Fr)</u>	10/03/2025 9:28 AM (Fr)	9:26AM	Ar: 2 min early.	-2
<u>10/04/2025 (Sa)</u>	10/04/2025 9:28 AM (Sa)	9:39AM	Ar: 11 min late.	11
<u>10/05/2025 (Su)</u>	10/05/2025 9:28 AM (Su)	9:47AM	Ar: 19 min late.	19
<u>10/06/2025 (Mo)</u>	10/06/2025 9:28 AM (Mo)	9:36AM	Ar: 8 min late.	8
<u>10/07/2025 (Tu)</u>	10/07/2025 9:28 AM (Tu)	9:29AM	Ar: 1 min late.	1
<u>10/08/2025 (We)</u>	10/08/2025 9:28 AM (We)	9:44AM	Ar: 16 min late.	16
<u>10/09/2025 (Th)</u>	10/09/2025 9:28 AM (Th)	9:27AM	Ar: 1 min early.	-1
<u>10/10/2025 (Fr)</u>	10/10/2025 9:28 AM (Fr)	9:36AM	Ar: 8 min late.	8
<u>10/11/2025 (Sa)</u>	10/11/2025 9:28 AM (Sa)	9:25AM	Ar: 3 min early.	-3
<u>10/12/2025 (Su)</u>	10/12/2025 9:28 AM (Su)	9:30AM	Ar: 2 min late.	2
<u>10/13/2025 (Mo)</u>	10/13/2025 9:28 AM (Mo)	9:28AM	Ar: On time.	0
<u>10/14/2025 (Tu)</u>	10/14/2025 9:28 AM (Tu)	9:47AM	Ar: 19 min late.	19
<u>10/15/2025 (We)</u>	10/15/2025 9:28 AM (We)	9:26AM	Ar: 2 min early.	-2
<u>10/16/2025 (Th)</u>	10/16/2025 9:28 AM (Th)	10:22AM	Ar: 54 min late.	54
<u>10/17/2025 (Fr)</u>	10/17/2025 9:28 AM (Fr)	9:32AM	Ar: 4 min late.	4
<u>10/18/2025 (Sa)</u>	10/18/2025 9:28 AM (Sa)	9:39AM	Ar: 11 min late.	11
<u>10/19/2025 (Su)</u>	10/19/2025 9:28 AM (Su)	9:40AM	Ar: 12 min late.	12
<u>10/20/2025 (Mo)</u>	10/20/2025 9:28 AM (Mo)	9:28AM	Ar: On time.	0
<u>10/21/2025 (Tu)</u>	10/21/2025 9:28 AM (Tu)	9:29AM	Ar: 1 min late.	1
<u>10/22/2025 (We)</u>	10/22/2025 9:28 AM (We)	9:33AM	Ar: 5 min late.	5
<u>10/23/2025 (Th)</u>	10/23/2025 9:28 AM (Th)	9:29AM	Ar: 1 min late.	1
<u>10/24/2025 (Fr)</u>	10/24/2025 9:28 AM (Fr)	9:39AM	Ar: 11 min late.	11
<u>10/25/2025 (Sa)</u>	10/25/2025 9:47 AM (Sa)	10:05AM	Ar: 18 min late.	18
<u>10/26/2025 (Su)</u>	10/26/2025 9:28 AM (Su)	9:35AM	Ar: 7 min late.	7
<u>10/27/2025 (Mo)</u>	10/27/2025 9:28 AM (Mo)	9:33AM	Ar: 5 min late.	5
Average Ar delay: 10 minutes late				
Median Ar delay: 5 minutes late				

History for Amtrak 71 at CLT (Charlotte, NC)					
Origin Date	Sch Ar	Act Ar	Comments	Service Disruption	Cancellations
10/15/2025 (We)	10/15/2025 9:28 AM (We)	9:26AM	Ar: 2 min early.		
10/16/2025 (Th)	10/16/2025 9:28 AM (Th)	10:22AM	Ar: 54 min late.		
10/17/2025 (Fr)	10/17/2025 9:28 AM (Fr)	9:32AM	Ar: 4 min late.		
10/18/2025 (Sa)	10/18/2025 9:28 AM (Sa)	9:39AM	Ar: 11 min late.		
10/19/2025 (Su)	10/19/2025 9:28 AM (Su)	9:40AM	Ar: 12 min late.		
10/20/2025 (Mo)	10/20/2025 9:28 AM (Mo)	9:28AM	Ar: On time.		
10/21/2025 (Tu)	10/21/2025 9:28 AM (Tu)	9:29AM	Ar: 1 min late.		
10/22/2025 (We)	10/22/2025 9:28 AM (We)	9:33AM	Ar: 5 min late.		
10/23/2025 (Th)	10/23/2025 9:28 AM (Th)	9:29AM	Ar: 1 min late.		
10/24/2025 (Fr)	10/24/2025 9:28 AM (Fr)	9:39AM	Ar: 11 min late.		
10/25/2025 (Sa)	10/25/2025 9:47 AM (Sa)	10:05AM	Ar: 18 min late.		
10/26/2025 (Su)	10/26/2025 9:28 AM (Su)	9:35AM	Ar: 7 min late.		
10/27/2025 (Mo)	10/27/2025 9:28 AM (Mo)	9:33AM	Ar: 5 min late.		
10/28/2025 (Tu)	10/28/2025 9:28 AM (Tu)	9:41AM	Ar: 13 min late.		
10/29/2025 (We)	10/29/2025 9:28 AM (We)	9:37AM	Ar: 9 min late.		
10/30/2025 (Th)	10/30/2025 9:28 AM (Th)	9:43AM	Ar: 15 min late.		
10/31/2025 (Fr)	10/31/2025 9:28 AM (Fr)	9:27AM	Ar: 1 min early.		
11/01/2025 (Sa)	11/01/2025 9:28 AM (Sa)	9:34AM	Ar: 6 min late.		
11/02/2025 (Su)	11/02/2025 9:28 AM (Su)	9:25AM	Ar: 3 min early.		
11/03/2025 (Mo)	11/03/2025 9:28 AM (Mo)	9:36AM	Ar: 8 min late.		
11/04/2025 (Tu)	11/04/2025 9:28 AM (Tu)	9:46AM	Ar: 18 min late.		
11/05/2025 (We)	11/05/2025 9:28 AM (We)	9:28AM	Ar: On time.		
11/06/2025 (Th)	11/06/2025 9:28 AM (Th)	9:38AM	Ar: 10 min late.		
11/07/2025 (Fr)	11/07/2025 9:28 AM (Fr)	9:31AM	Ar: 3 min late.		
11/08/2025 (Sa)	11/08/2025 9:28 AM (Sa)	10:00AM	Ar: 32 min late.		
11/09/2025 (Su)	11/09/2025 9:28 AM (Su)	9:35AM	Ar: 7 min late.		
11/10/2025 (Mo)	11/10/2025 9:28 AM (Mo)	9:25AM	Ar: 3 min early.		
11/11/2025 (Tu)	11/11/2025 9:28 AM (Tu)	9:46AM	Ar: 18 min late.		
11/12/2025 (We)	11/12/2025 9:28 AM (We)	9:34AM	Ar: 6 min late.		
11/13/2025 (Th)	11/13/2025 9:28 AM (Th)	9:36AM	Ar: 8 min late.		
				Average Ar delay:	9 minutes late
				Median Ar delay:	7 minutes late

The southbound Piedmont arriving in Salisbury, NC





Kannapolis City Council

City Council Agenda Staff Report
February 23, 2026

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **CODE ENFORCEMENT** - Minimum Housing Code Violation - 2009 Independence Square **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

Adoption of an Ordinance directing the Housing Inspector to remove or demolish the structures at 2009 Independence Square.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The house located at 2009 Independence Square has been found to be in violation of the City's Minimum Housing Code. The following is a chronological synopsis of our findings related to this property:

September 4, 2007- Water service for the property was discontinued.

August 1, 2023 - The property was purchased by the current owner for \$115,000.

August 29, 2025- Code Enforcement staff attempted to inspect the interior of the house, but the property owner would not allow entry. A warrant was not sought.

August 26, 2025- The property owner's real estate agent notified staff by email that the property had been put on the market for sale.

September 17, 2025- Hearing regarding the minimum housing issues was held after proper notification was sent. No parties of interest were present at the hearing.

September 17, 2025- Findings of Fact and Order mailed with a deadline of December 17, 2025 to repair or demolish the house.

January 1, 2026- No improvements to the property were made except some windows were boarded up. The sale price for the house has been lowered. Several inquiries were received by the Planning Department by perspective buyers regarding the property. It is our understanding that extending water/sewer service to the property in order to subdivide the property would be too costly.

The Community Improvement Commission (CIC) reviewed this property at their January 20, 2026, meeting and recommended demolition of these buildings.

Fiscal Implications

Funding to demolish the structures is available in the Planning Department demolition budget. The expected cost to remove the house is expected to be approximately \$10,000.00, plus asbestos removal (if any) and approximately \$1,000.00 to remove the outbuilding.

Alternate Courses of Action

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

Attachments

1. 2026-07 Ordinance directing demo of 2009 Independence Sq
2. Community Improvement Commission 2009 Independence Square

AN ORDINANCE DIRECTING THE HOUSING INSPECTOR TO REMOVE OR DEMOLISH THE PROPERTY HEREIN DESCRIBED AS UNFIT FOR HUMAN HABITATION AND DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE SAME MAY NOT BE OCCUPIED

File No. KNCE2025-01122

WHEREAS, the City of Kannapolis finds that the dwelling described herein is unfit for human habitation under the City Minimum Housing Code and that all of the procedures of the Minimum Housing Code have been complied with; and

WHEREAS, the dwelling should be removed or demolished as directed by the Code Administrator/Housing Inspector and should be placarded by placing thereon a notice prohibiting use for human habitation; and

WHEREAS, the owner of this dwelling has been given a reasonable opportunity to bring the dwelling up to the standards of the Minimum Housing Code in accordance with NCGS 160D-1203(5) pursuant to an order issued by the Code Enforcement Officer/Housing Inspector on September 17, 2025, and the owner has failed to comply with the Order;

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

Section 1. The owner of such building(s), dwelling(s) and premises is hereby ordered to vacate any occupants or personal property therein on or before **March 10, 2026**.

Section 2. The Housing Inspector is hereby authorized and directed to place a placard containing the legend:

“This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful.”

on the building located at the following address:

2009 Independence Square (Cabarrus County Parcel 56029753270000)

Section 3. The Code Enforcement Officer/Housing Inspector is hereby authorized and directed to proceed to remove or demolish the above-described structure in accordance with this order to the owner thereof dated December 17, 2025, and in accordance with the Housing Code and NCGS 160D-1203(5).

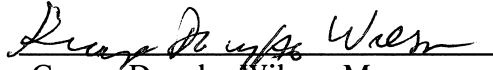
Section 4. (a) The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the County Tax Collector and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of NCGS Chapter 160A or as otherwise allowed by law. Each such Ordinance shall be recorded in the Register of Deeds in the county wherein the property is located as provided by NCGS 160D-1203;

(b) Upon completion of the required removal or demolition, the Code Enforcement Officer/Housing Inspector shall sell the materials of the dwelling and credit the proceeds against the cost of removal or demolition. The Code Enforcement Officer/Housing Inspector shall certify the remaining balance to the Tax Collector. If a surplus remains after the sale of the materials and satisfaction of the cost of removal or demolition, the Code Enforcement Officer/Housing Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by NCGS 160D-443(7).

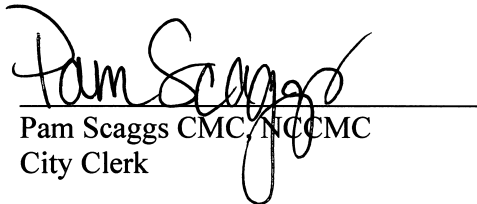
Section 5. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

Section 6. This Ordinance shall become effective upon its adoption.

ADOPTED this 23rd day of February, 2026.


George Douglas Wilson, Mayor
City of Kannapolis

ATTEST:


Pam Scaggs CMC, NCCMC
City Clerk



Community Improvement Commission

(2009 Independence Square)

January 20, 2026

Minimum Housing Violation

2009 Independence Square– Subject Property Pictures



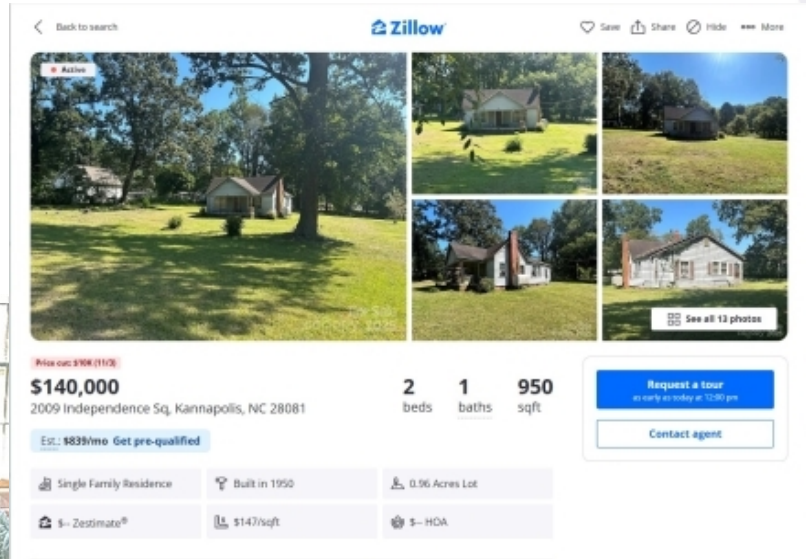
Minimum Housing Violation

2009 Independence Square— Exterior Conditions



Minimum Housing Violation

2009 Independence Square— Interior Conditions



Back to search Zillow Save Share Hide More

Price cut: \$10K (11%)

\$140,000

2009 Independence Sq, Kannapolis, NC 28081

2 beds 1 bath 950 sqft

Est. \$839/mo Get pre-qualified

Single Family Residence Built in 1950 0.96 Acres Lot

Zestimate® \$147/sqft \$-HDA

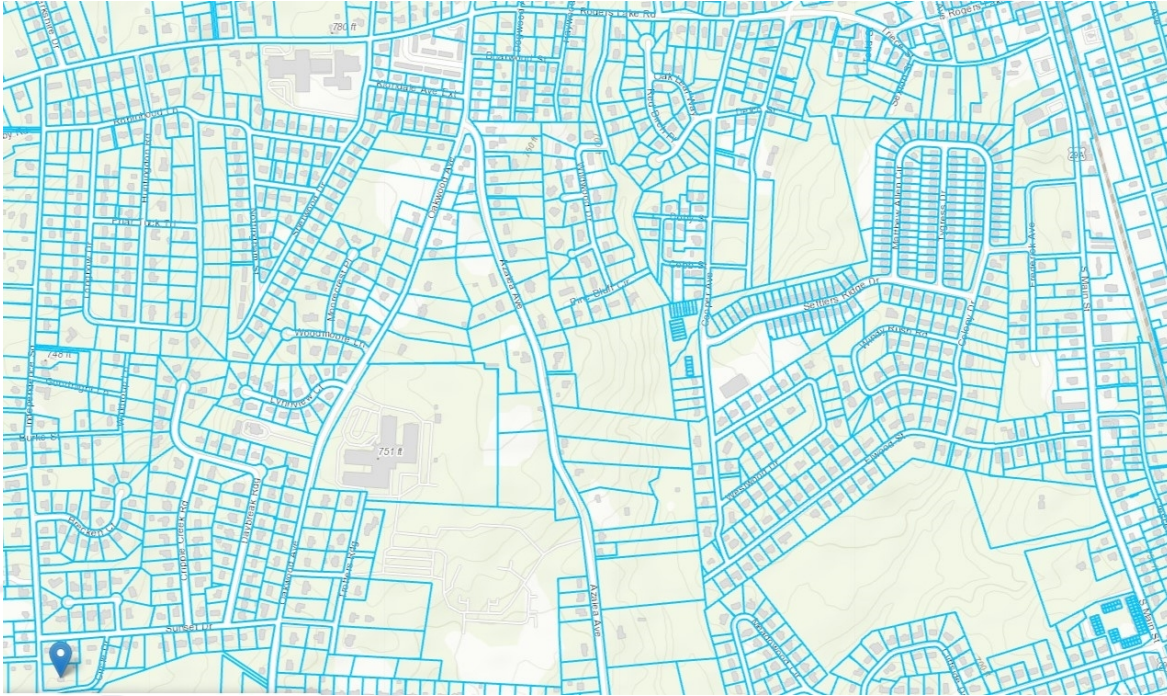
Request a tour or only available at 12:00 pm

Contact agent



Minimum Housing Violation

2009 Independence Square– Vicinity Map





Minimum Housing Violation

2009 Independence Square– Key Dates

9-04-2007 - Water was turned off at the property

8-01-2023 - Property was purchased by current owner for \$115,000

8-29-2025 Attempted to inspect the interior but owner would not allow entry, and a warrant was not sought

8-26-2025 Owners real estate agent shared by email that the property had been listed for sale

9-17-2025 Hearing held after proper notification was sent. No parties of interest were present

9-17-2025-Findings of Fact and Order mailed with a deadline of 12-17-2025 to repair or demolish the house

1-06-2026-No progress has been made except some windows boarded shut. The sales price for the house has been lowered. Several inquiries to the Planning Department by perspective buyers have been called in. Apparently, extending water service to the property after subdividing for additional houses would be too costly.

Minimum Housing Violation

2009 Independence Square— Financial Impacts

Repair cost to address the Minimum Housing Code Violations will exceed 50% (\$55,500) of the houses value of \$111,000

Cost for City to demolish the structure is estimated exceed \$10,000 plus the removal of any asbestos found. Also, an out-building would be demolished at a cost of approximately \$1,000.



Minimum Housing Violation

2009 Independence Square— Requested Actions

Recommend approval for an ordinance to demolish the structure by City Council
Or
Delay Action Until a Later Date



Minimum Housing Violation

2009 Independence Square

Questions?



Kannapolis City Council

City Council Agenda Staff Report
February 23, 2026

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **CODE ENFORCEMENT** - Minimum Housing Code Violation 914 Aggie Street **UNANIMOUSLY APPROVED**

Recommended Action Requested by City Council

Adoption of an Ordinance directing the Housing Inspector to remove or demolish the structures at 914 Aggie Street

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The house located at 914 Aggie Street has been found to be in violation of the City's Minimum Housing Code. The following is a chronological synopsis of our findings related to this property:

- The property was purchased by the current owner in March 2006 for \$25,000.
- The total value of the property is \$107,160 with a building value of \$55,400.
- Back taxes are owed on the property for 2023, 2024, and 2025 totaling \$3,563.19.
- On May 18, 2022, a demolition permit was issued to the owner.
- On March 20, 2025, a Minimum Housing Code case was opened by sending a courtesy letter seeking compliance.
- On March 30, 2025, according to our records, a demolition permit was applied for but not obtained.
- On June 19, 2025, a demolition permit was issued to the owner, who cited "Unrepairable—too much damage in and out" on the application.
- On October 9, 2025, a Hearing Notice was mailed to the owner.
- On October 23, 2025, a hearing was held with no parties of interest in attendance.
- On October 23, 2025, the Findings of Fact and Order were mailed with a deadline of January 23, 2026, to repair or demolish the house.
- As of January 6, 2026, no signs of progress had been made at the property.

The Community Improvement Commission (CIC) reviewed this property at their January 20, 2026, meeting and recommended demolition of these buildings.

Fiscal Implications

Funding to demolish the structures is available in the Planning Department demolition budget. The expected cost to demolish the house and outbuilding is expected to be approximately \$11,500.00, plus asbestos removal (if any).

Alternate Courses of Action

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

Attachments

1. 2026-08 Ordinance Directing Demo of 914 Aggie St
2. 1.20.2026 Community Improvement Commission 914 Aggie Street

AN ORDINANCE DIRECTING THE HOUSING INSPECTOR TO REMOVE OR DEMOLISH THE PROPERTY HEREIN DESCRIBED AS UNFIT FOR HUMAN HABITATION AND DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE SAME MAY NOT BE OCCUPIED

File No. KNCE2025-00223

WHEREAS, the City of Kannapolis finds that the dwelling described herein is unfit for human habitation under the City Minimum Housing Code and that all of the procedures of the Minimum Housing Code have been complied with; and

WHEREAS, the dwelling should be removed or demolished as directed by the Code Administrator/Housing Inspector and should be placarded by placing thereon a notice prohibiting use for human habitation; and

WHEREAS, the owner of this dwelling has been given a reasonable opportunity to bring the dwelling up to the standards of the Minimum Housing Code in accordance with NCGS 160D-1203(5) pursuant to an order issued by the Code Enforcement Officer/Housing Inspector on October 23, 2025, and the owner has failed to comply with the Order;

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

Section 1. The owner of such building(s), dwelling(s) and premises is hereby ordered to vacate any occupants or personal property therein on or before **March 10, 2026**.

Section 2. The Housing Inspector is hereby authorized and directed to place a placard containing the legend:

“This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful.”

on the building located at the following address:

914 Aggie Street (Cabarrus County Parcel 56234274630000)

Section 3. The Code Enforcement Officer/Housing Inspector is hereby authorized and directed to proceed to remove or demolish the above-described structure in accordance with this order to the owner thereof dated January 23, 2026, and in accordance with the Housing Code and NCGS 160D-1203(5).


Section 4. (a) The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the County Tax Collector and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of NCGS Chapter 160A or as otherwise allowed by law. Each such Ordinance shall be recorded in the Register of Deeds in the county wherein the property is located as provided by NCGS 160D-1203;

(b) Upon completion of the required removal or demolition, the Code Enforcement Officer/Housing Inspector shall sell the materials of the dwelling and credit the proceeds against the cost of removal or demolition. The Code Enforcement Officer/Housing Inspector shall certify the remaining balance to the Tax Collector. If a surplus remains after the sale of the materials and satisfaction of the cost of removal or demolition, the Code Enforcement Officer/Housing Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by NCGS 160D-443(7).


Section 5. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

Section 6. This Ordinance shall become effective upon its adoption.

ADOPTED this 23rd day of February, 2026.


George Douglas Wilson, Mayor
City of Kannapolis

ATTEST:


Pam Scaggs CMC, NCCMC
City Clerk



Community Improvement Commission

(914 Aggie St)

January 20, 2026

Minimum Housing Violation

914 Aggie St– Exterior Conditions



Minimum Housing Violation

914 Aggie St– Interior Conditions



Minimum Housing Violation

914 Aggie St– Interior Conditions



Minimum Housing Violation

914 Aggie St– Vicinity Map





Minimum Housing Violation

914 Aggie St– Key Dates

- The property was purchased by the current owner in March of 2006 for \$25,000
- The total value of the property is \$107,160 with a building value of \$55,400
- Taxes are owed on the property for 2023, 2024, and 2025 totaling \$3,563.19
- On 5-18-2022 a demolition permit was issued to the owner
- On 3-20-2025 a Minimum Housing Code case was opened by sending a friendly letter seeking compliance
- On 3-30-2025, according to our records, a demolition permit was applied for but not obtained
- On 6-19-2025, a demolition permit was issued to the owner who cited “Unrepairable-too much damage in and out”
- On 10-09-2025, a Hearing Notice was mailed to the owner
- On 10-23-2025, a hearing was held with no parties of interest in attendance
- On 10-23-2025, Findings of Fact and Order were mailed with a deadline of 1-23-2026 to repair or demolish the house
- As of 1-06-2026 no signs of progress have been made at the property

Financial Impacts

914 Aggie St– Requested Actions

- Repair cost to address the Minimum Housing Code Violations are expected to exceed 50% (\$27,700) of the structure value of \$55,400.
- Cost for the City to demolish the structure is estimated to exceed \$11,500 plus any asbestos abatement that might be required. There is also an outbuilding included in the price estimate that would also be demolished.
- Recommendation: Approval for an ordinance to demolish the structure by City Council



Minimum Housing Violation

914 Aggie St

Questions?



Kannapolis City Council

City Council Agenda Staff Report
February 23, 2026

To: Mayor and City Council

From: Kristin Jones, Assistant City Manager

Subject: **ORDINANCE - Budget Amendment #26-31 to Close Out Capital Project Funds
MOVED TO BUSINESS AGENDA UPON MOTION BY COUNCILMEMBER PAYNE
TO AMEND THE ORDINANCE TO MOVE MONEY BACK TO FIRE. SECOND BY
MAYOR PRO TEM DAYVAULT AND UNANIMOUSLY APPROVED.**

Recommended Action Requested by City Council

Motion to adopt ORDINANCE for BA #26-31 Close Out Capital Project Funds (downtown water and sewer and fire station remodels)

Required Votes to Pass Required Action

Majority Present at Meeting

Background

Capital project funds are set up to track revenues and expenses over the useful life of a capital project because it is great in value and extends past one fiscal year. When a capital project is complete, that project fund is closed and any access revenue and expenses are transferred back to the primary fund.

This budget amendment closes capital project fund 255, which was related to the fire station remodels. This project is completed and can now be closed. There was investment income and unspent expenses associated with this capital project fund that is being distributed back to the General Fund since this fund will no longer be active. This budget amendment also decreases debt proceeds and associated expenses for this project. The City issued a reimbursement resolution over a year ago for this project and various park facilities up fits in case we decided to go out for debt for these projects. We opted to pay cash and didn't issue debt, so this revenue and corresponding expense must be reduced. This budget amendment also closes capital project fund 335, which was related to water and sewer projects downtown.

Fiscal Implications

A budget amendment is needed to close these capital project funds.

Alternate Courses of Action

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

Attachments

1. 2026-09 Ordinance for Budget Amendment #26- 31 Capital Project Funds

**ORDINANCE AMENDING BUDGET FOR THE
CITY OF KANNAPOLIS, NORTH CAROLINA
FOR THE FISCAL YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026
Amendment # 26-31**

BE IT ORDAINED by the City Council of the City of Kannapolis, North Carolina meeting in open session this 23rd 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: Capital project funds are set up to track revenues and expenses over the useful life of a capital project because it is great in value and extends past one fiscal year. When a capital project is complete, that project fund is closed and any access revenue and expenses are transferred back to the primary fund. This budget amendment closes capital project fund 255, which was related to the fire station remodels. This project is completed and can now be closed. There was investment income and unspent funds associated with this capital project fund that will be distributed back to the General Fund since this fund will no longer be active. This budget amendment also closes capital project fund 335, which was related to water and sewer projects downtown.

SECTION I- GENERAL FUND

Revenue:	Increase: Transfer from Capital Project Revenue: 19900-39220	\$148,030
Expenditure:	Increase: Fire-Emergency Services- Capital Mach Expenditure: 12540-59500	\$148,030

SECTION II- 255- FIRE STATION REMODELS

Revenue:	Increase: Investment Income Revenue: 25500-38000	\$112,936
Revenue:	Decrease: Debt Proceeds Revenue: 25500-39000	\$3,300,000
Expenditure:	Decrease: Capital Improvements Expenditure: 25500-59400	\$3,300,000
Expenditure:	Decrease: Contracted Services Expenditure: 25500-48000-FS1	\$7,806
Expenditure:	Increase: Contracted Engineering Expenditure: 25500-48800-FS1	\$11,417

Expenditure:	Decrease: Contracted Engineering Expenditure: 25500-48800-FS4	\$216
Expenditure:	Decrease: Construction Expenditure: 25500-51915-FS1	\$17,454
Expenditure:	Decrease: Construction Expenditure: 25500-51915-FS4	\$22,413
Expenditure:	Increase: Transfer to the General Fund Expenditure: 25590-57000	\$148,030
Expenditure:	Increase: Capital-CIP Expenditure: 25590-59200-FS1	\$1,378

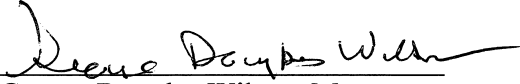
SECTION III- WATER AND SEWER FUND

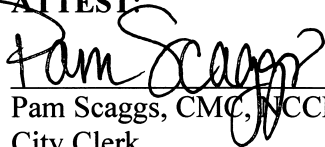
Revenue:	Increase: Transfer from Capital Project Revenue: 39000-39220	\$6,195
Expenditure:	Increase: Debt Issuance Costs Expenditure: 38000-58300	\$6,195

SECTION IV- 335 DOWNTOWN WATER AND SEWER

Revenue:	Increase: Investment Income Revenue: 33500-38000	\$6,195
Expenditure:	Increase: Transfer to Water and Sewer Expenditure: 33590-57000	\$6,195

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


 George Douglas Wilson, Mayor
 City of Kannapolis

ATTEST:

 Pam Scaggs, CMC, NCCMC
 City Clerk



Kannapolis City Council

City Council Agenda Staff Report
February 23, 2026

To: Mayor and City Council
From: Alex Anderson, Director of Water Resources, Richard Smith, Planning Director
Subject: **REPORT** - Monthly Wastewater Allocations Report and Call for Projects **RECEIVED**

Recommended Action Requested by City Council

Receive this report and authorize staff to issue a call for projects for non-residential infill wastewater allocation.

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.

City Council's authorization is necessary for staff to issue a call for projects. The City did not distribute all previously set aside wastewater allocation for non-residential infill in 2025 due to a lack of applicants. Per our wastewater allocation policy, the City periodically reviews our wastewater allocation status and recommends calls for projects.

Staff has reviewed the current allocations available and determined that a call for projects for non-residential infill development is warranted, if Council so sees fit. All staff reviewed and approved projects requiring allocation of more than 600 gallons per day or greater will be brought back before City Council for final approval and/or a development agreement.

This issuance of a call for projects does not obligate City Council to approve or decline any agreement, it simply authorizes staff to advertise and review submitted projects. If approved by Council, the call for projects would be issued in March 2026.

Fiscal Implications

None.

Alternate Courses of Action

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

Attachments

1. 2026 02 Update

City of Kannapolis
Monthly Wastewater Allocations Update
February 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: 0

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 has entered into conversations with the developer regarding the development agreement 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.
 - 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.
 - Staff is recommending releasing a call for projects for Non-Residential In-Fill Development in March 2026.
 - Staff has received WSACC distribution #14 and is reviewing the documentation.
-

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.
3. Metro 63 has leased to a new user. Staff is evaluating the current reserves position to determine if reserves are still warranted.

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)	

<ul style="list-style-type: none"> • 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
○ WSACC Dist #14	Pending review
○ 2027 Addition	<u>962,000</u>

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

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

6 A work session meeting of the Kannapolis City Council was held on Monday, February 9, 2026, at
7 4:30 PM, Kannapolis City Hall located at 401 Laureate Way, Kannapolis, NC.

9 **CITY COUNCIL MEMBERS PRESENT:**

10 Council Members: Doug Wilson, Mayor
11 Darrell Jackson
12 Dianne Berry
13 Isaiah Payne
14 Jeanne Dixon
15 Naomi Hatchell

17 Council Members Absent: Ryan Dayvault, Mayor Pro Tem

19 City Manager: Wilmer Melton

21 Deputy City Manager: Eddie Smith

23 Assistant City Manager: Tina Cline

25 Assistant City Manager: Kristin Jones

27 City Attorney: Andrew Kelly

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

35 Visitors Present: Catrinia Sutton Tracy Caldwell
36 Priscilla Knox Sylvester Fleming Jr.
37 R. Dr. Wesley Harding Rev. Roger Williamson
38 Sylvia Wyan Bridgette Cannon
39 Corine Cannon Tony Harris
40 Carolyn Harris Grace Joan Bryant
41 Evelyn McClure Kim Miller
42 Bill Faggert Margie Faggert
43 Gwen Hinton Betty White
44 Cecelia McCullal Jeremy McCullal
45 Emanuelette Fleming Saraphina Joyner
46 Katie Fleming Violet Mitchell
47 Pressley Torrence Margaret Torrence
48 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.).

4
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.).

7
8 Minutes – January 12, 2026 (Work Session) and January 12, 2026 (Closed Session) (Pam Scaggs,
9 City Clerk) (Draft copies included)

10
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.

18
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.

27
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.

35
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.

40
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**

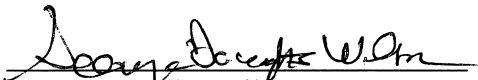
26 Councilmember Berry made the motion to go into Closed Session in accordance with G.S. 143-318.11
27 (a) (3) to consult with an attorney in order to preserve the attorney-client privilege and GS. 143-
28 318.11 (a) (4) for discussing matters relating to the location or expansion of industries or businesses
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
40 
George Douglas Wilson, Mayor
City of Kannapolis

41
42 
43
44 Pam Scaggs, CMC, NCCMC
45 City Clerk
46

AN ORDINANCE DIRECTING THE HOUSING INSPECTOR TO REMOVE OR DEMOLISH THE PROPERTY HEREIN DESCRIBED AS UNFIT FOR HUMAN HABITATION AND DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE SAME MAY NOT BE OCCUPIED

File No. KNCE2025-00223

WHEREAS, the City of Kannapolis finds that the dwelling described herein is unfit for human habitation under the City Minimum Housing Code and that all of the procedures of the Minimum Housing Code have been complied with; and

WHEREAS, the dwelling should be removed or demolished as directed by the Code Administrator/Housing Inspector and should be placarded by placing thereon a notice prohibiting use for human habitation; and

WHEREAS, the owner of this dwelling has been given a reasonable opportunity to bring the dwelling up to the standards of the Minimum Housing Code in accordance with NCGS 160D-1203(5) pursuant to an order issued by the Code Enforcement Officer/Housing Inspector on October 23, 2025, and the owner has failed to comply with the Order;

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

Section 1. The owner of such building(s), dwelling(s) and premises is hereby ordered to vacate any occupants or personal property therein on or before **March 10, 2026**.

Section 2. The Housing Inspector is hereby authorized and directed to place a placard containing the legend:

“This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful.”

on the building located at the following address:

914 Aggie Street (Cabarrus County Parcel 56234274630000)

Section 3. The Code Enforcement Officer/Housing Inspector is hereby authorized and directed to proceed to remove or demolish the above-described structure in accordance with this order to the owner thereof dated January 23, 2026, and in accordance with the Housing Code and NCGS 160D-1203(5).


Section 4. (a) The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the County Tax Collector and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of NCGS Chapter 160A or as otherwise allowed by law. Each such Ordinance shall be recorded in the Register of Deeds in the county wherein the property is located as provided by NCGS 160D-1203;

(b) Upon completion of the required removal or demolition, the Code Enforcement Officer/Housing Inspector shall sell the materials of the dwelling and credit the proceeds against the cost of removal or demolition. The Code Enforcement Officer/Housing Inspector shall certify the remaining balance to the Tax Collector. If a surplus remains after the sale of the materials and satisfaction of the cost of removal or demolition, the Code Enforcement Officer/Housing Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by NCGS 160D-443(7).


Section 5. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

Section 6. This Ordinance shall become effective upon its adoption.

ADOPTED this 23rd day of February, 2026.


George Douglas Wilson, Mayor
City of Kannapolis

ATTEST:


Pam Scaggs CMC, NCCMC
City Clerk



Kannapolis City Council

City Council Agenda Staff Report
February 23, 2026

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **PUBLIC HEARING** - 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. Hold a Public Hearing for Annexation Case A-2026-03 to consider the voluntary annexation of approximately 0.344 +/- acres and 0.345 +/- acres of noncontiguous property located at 110 and 120 Homestead Avenue.
2. Motion to approve the Ordinance to Extend the Corporate Limits of the City to 110 and 120 Homestead Avenue.

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 249C060 and 249C059.

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 February 9, 2026 meeting, City Council took action on all aforementioned items and set a Public Hearing for February 23, 2026.

Fiscal Implications

None

Alternate Courses of Action

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

Attachments

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

6. A-2026-03 Annexation Ordinance

**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

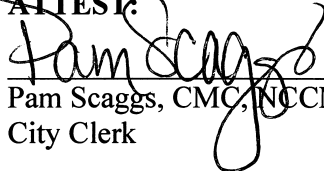
WHEREAS, City Council of the City of Kannapolis, North Carolina deems it advisable to direct the City Clerk to investigate the sufficiency of the intent to annex.

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

**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;

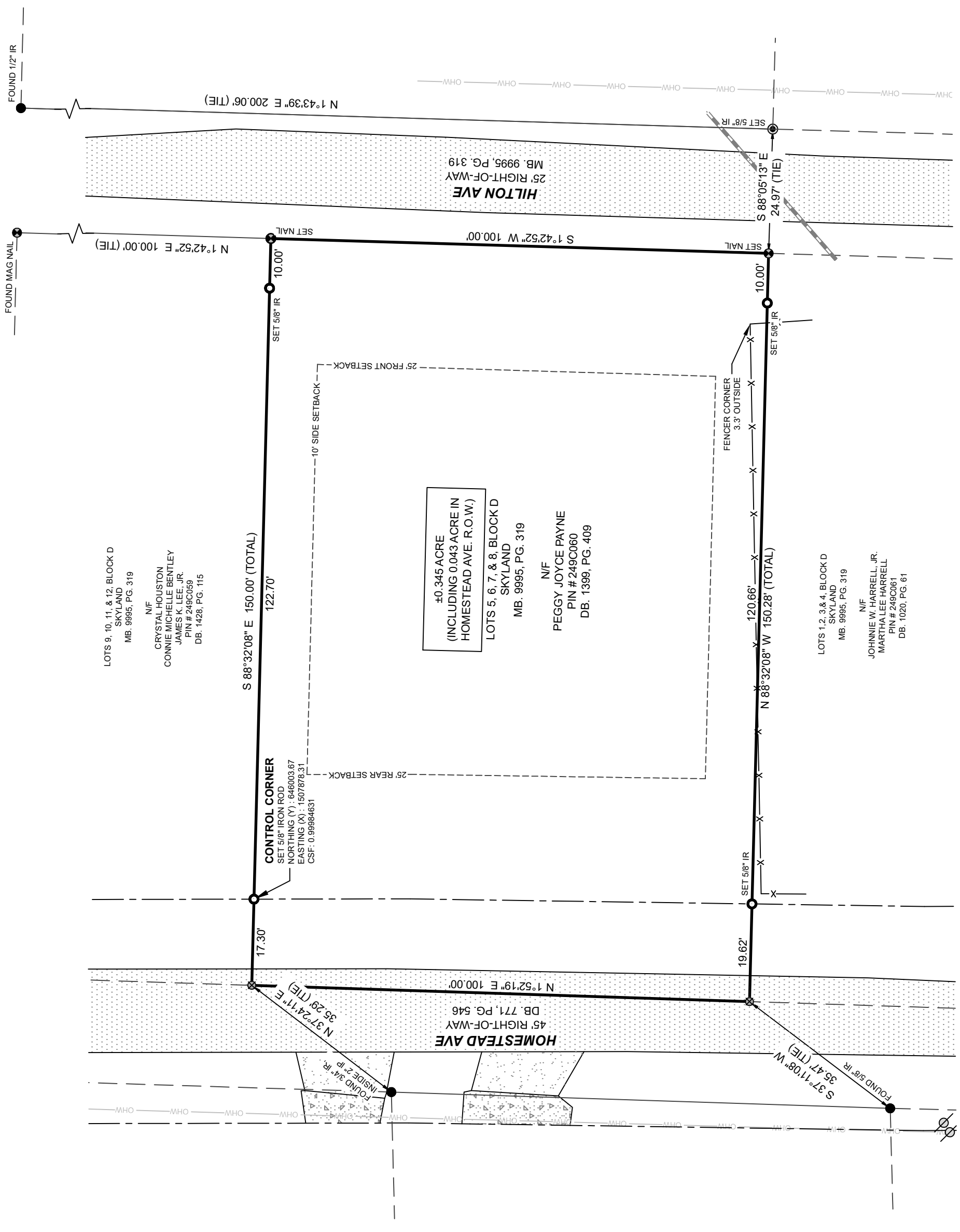
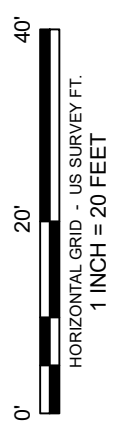
THENCE, South 1°42'52" West, a distance of 100.00', with the west lines of said Lots 12, 11, 10, and 9, same being the west margin of Hilton Avenue, to the **POINT OF BEGINNING**, containing ±0.344 acre, subject to the right-of-way of Homestead Avenue, as referenced in Deed Book 771, Page 546, as shown 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
- FOUND IRON PIPE (IP) NIF
- SET 5/8" IRON ROD
- CALCULATED POINT
- (S) SURVEYED LINE
- (NS) NOT-SURVEYED LINE
- PARCEL ID NUMBER
- NOW OR FORMERLY
- DEED BOOK
- MAP BOOK
- R.O.W. RIGHT-OF-WAY
- CSF COMBINED SCALE FACTOR
- 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

BASIS OF BEARING
NCSPC GRID - NAD83 (2011)



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 US III PROTECTED SUPER (IRISH WATERSHED), A PUBLIC 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.

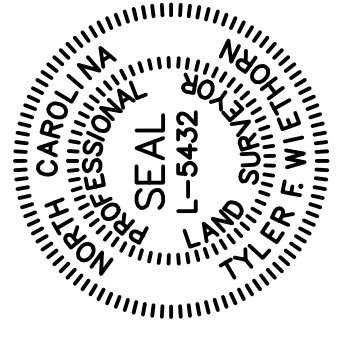
SURVEY NOTES:

- 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. IS SURVEY FOOT. REPORTED BEARINGS ARE BASED ON GRID NORTH, NC SPCS NAD83 (2011).
- AREA COMPUTED BY THE COORDINATE METHOD, BASED ON STATE 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 AN ADJOINING BOUNDARY, EITHER BEING "LEFT" OR "RIGHT" IS PERPETUALLY RELATIVE TO THE DIRECTION OF THE REFERENCED LINE. ANY CALL TO A FEATURE BEING "IN" OR "OUT" IS RELATIVE TO THE SUBJECT PROPERTY BOUNDARY. THE SURVEYOR PERPENDICULAR "TIE" IS RELATIVE TO THE SUBJECT PROPERTY BOUNDARY. THE SURVEYOR PERPENDICULAR "TIE" IS RELATIVE TO THE SUBJECT PROPERTY BOUNDARY. THE SURVEYOR PERPENDICULAR "TIE" IS RELATIVE TO THE SUBJECT PROPERTY BOUNDARY.
- A FEA BEING SHOWN ON THE SUBJECT PROPERTY BOUNDARY. THIS SURVEY MAKES NO STATEMENT AS TO THE RIGHTS (UNWRITTEN ADVERSE OR OTHERWISE) TO ANY POTENTIAL ENCROACHMENT AREA.
- THE DELAYED 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 BOUNDARY OF MATERIAL RIGHT-OF-WAY.
- THIS MAP WAS AT NCDS 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.

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



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
DATE 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
Professional Surveyor
2025.01.14.08:06:20-05:07

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

LEGEND:

- FOUND IRON ROD (IR) PIN
- FOUND IRON PIPE (IP) NIF
- SET 5/8" IRON ROD
- SET 1/2" IRON ROD
- SET NAIL
- CALCULATED POINT
- UTILITY POLE
- (S) SURVEYED LINE
- (NS) NOT-SURVEYED LINE

PARCEL ID NUMBER

NOW OR FORMERLY

DEED BOOK

MAP BOOK

RIGHT-OF-WAY

COMBINED SCALE FACTOR

LINE BREAK

SUBJECT BOUNDARY (S)

ADJOINER BOUNDARY (S)

ADJOINER BOUNDARY (N.S.)

SETBACKS

RIGHT-OF-WAY

WIRE FENCE

EDGE OF PAVING

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. 3710580400L 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 GUAN

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

ATWELL TOWNSHIP
ROWAN COUNTY, NORTH CAROLINA

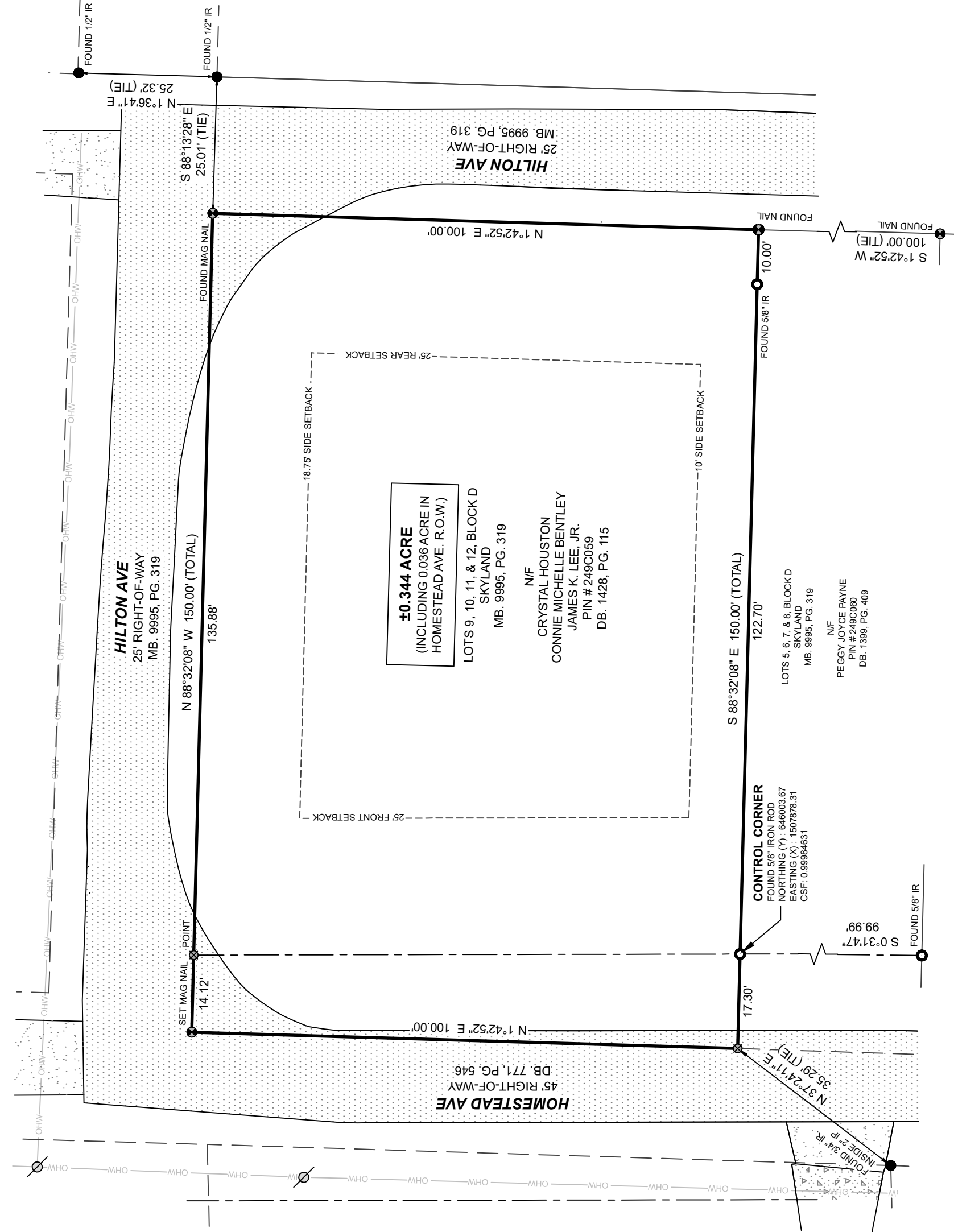
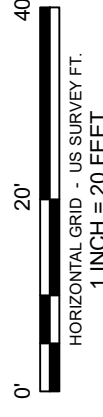


1110 S. Main St, Ste 202 | China Grove, NC 28023
704-245-4135 | info@whitehallsurvey.com | whitehallsurvey.com
White Hall Land Survey, PLLC | NCBELS Registered Firm P-2474

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

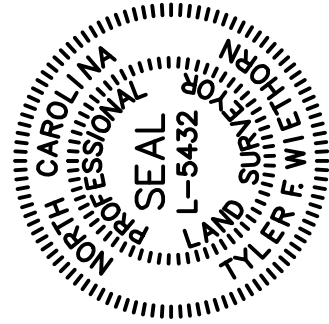


VICINITY MAP (NOT TO SCALE)



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.
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- REPORTED DISTANCES ARE HORIZONTAL. GRID IS SURVEY FOOT. REPORTED BEARINGS ARE BASED ON GRID NORTH, NC SPCS NAD83 (2011).
- AREA COMPUTED BY THE COORDINATE METHOD, BASED ON STATE 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 FEATURE BEING "LEFT" OR "RIGHT" IS REFERRED TO AS BELONGING TO THE DIRECTION OF THE REFERENCED LINE. ANY CALL TO A FEATURE BEING "IN" OR "OUT" IS RELATIVE TO THE SUBJECT PROPERTY BOUNDARY. ENCLAVES OR BELONGING TO AN ADJOINER ARE NOT CONSIDERED AN ENCROACHMENT.
- A FEA BEING SHOWN AS BEING "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 DELIMITED BOUNDARIES OF ANY GRAVEL OR DIRT AREAS ARE INTENDED TO APPROXIMATE OBSERVED USAGE AND SHOULD NOT BE RELIED UPON AS DEFINITIVE BOUNDARIES OF MATERIAL RIGHTS-OF-WAY IS SHOWN FOR THE PURPOSE OF DETERMINING A BUILDING SETBACK. PROPERTY MAY BE SUBJECT TO A MAINTENANCE BOUNDARY OF MATERIAL RIGHTS-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: ±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: 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@whitehallsurvey.com
2026.01.14.09:08:34-05'00"

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



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 2490060, 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**;

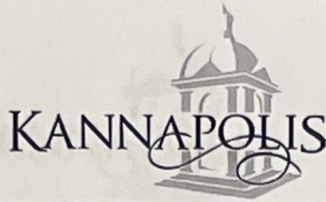
THENCE, South 1°42'53" West, a distance of 100.00', with the east line of said Lots 8, 7, 6, and 5, same being the west margin of said Hilton Avenue, to a nail set for the southeast corner of said Lot 5, same being the northeast corner of Lot 4, Block D, of said Skyland, now or formerly to Johnnie W. 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: 28127
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 or 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: 1/20/26



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.

<u>Name</u> (print or type)	<u>Address</u>	<u>Signature*</u>
1. <u>Nathaniel 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**;

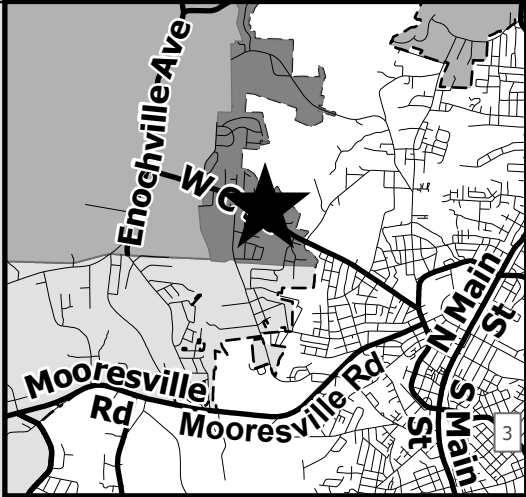
THENCE, North 88°32'08" West, at 10.00' passing a 5/8-inch iron rod found, and at 132.70' passing a 5/8" iron rod found, continuing 17.30' for a total distance of 150.00', with the south line of said Lot 9, same being the north line of said Lot 8, to a calculated point in the margin of Homestead Avenue,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



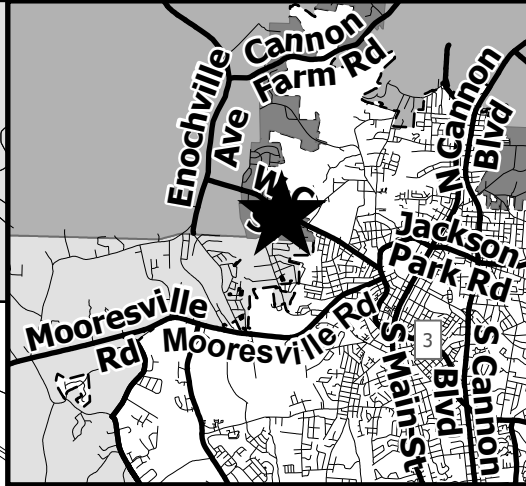
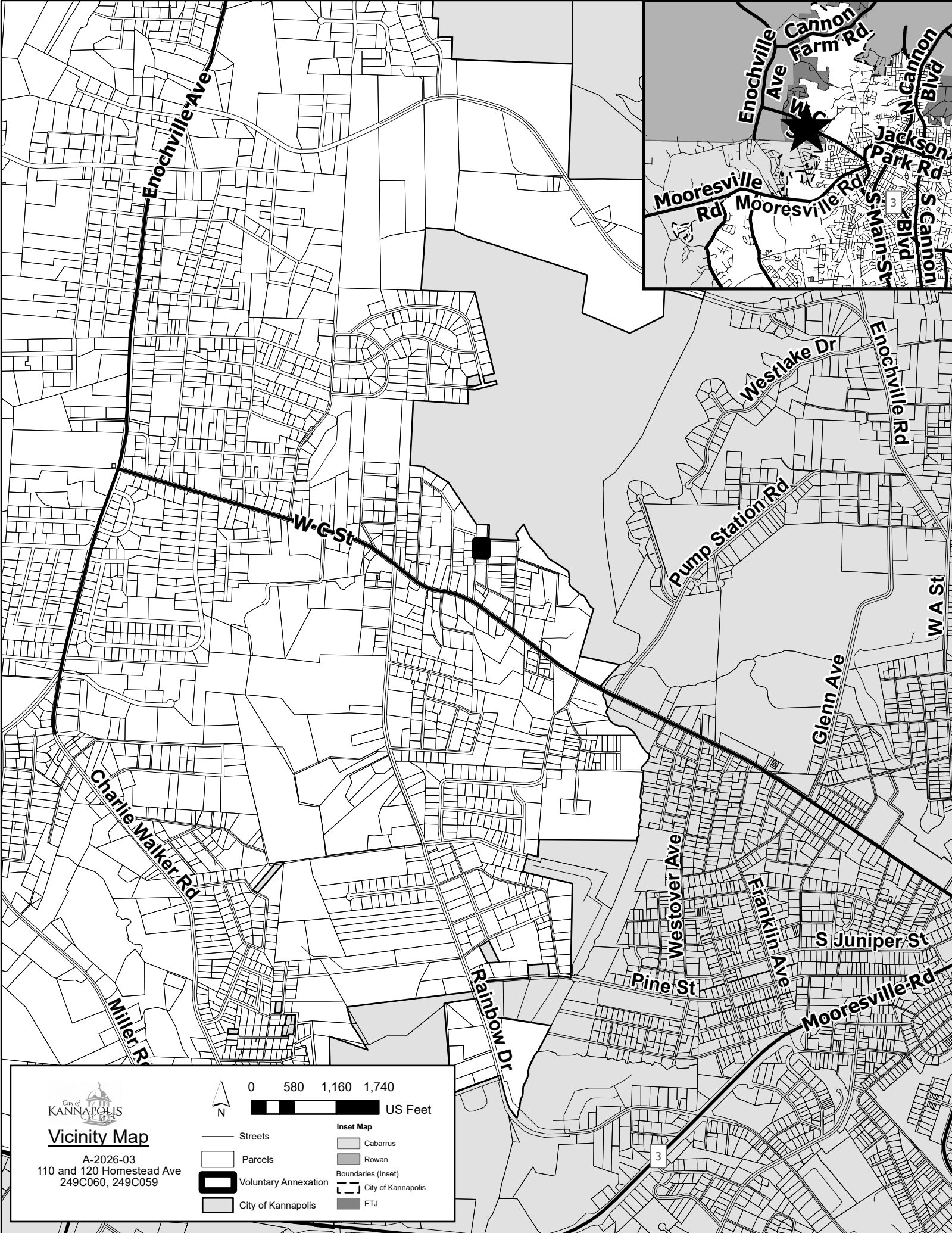
Vicinity Map

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

0 200 400
 US Feet

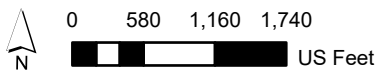
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



Streets	Voluntary Annexation	Cabarrus
Parcels	City of Kannapolis	Rowan
City of Kannapolis	ETJ	Boundaries (Inset)



Vicinity Map

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



- | | |
|--|--|
|  Streets |  Inset Map |
|  Parcels |  Cabarrus |
|  Voluntary Annexation |  Rowan |
|  City of Kannapolis |  Boundaries (Inset) |
| |  City of Kannapolis |
| |  ETJ |

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

Annexation 2026-03 – 110 and 120 Homestead 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 23th day of February 2026, after due notice by the Independent Tribune newspaper on the 15th and 26th days 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 23rd day of February 2026, and being more particularly described as Rowan County Parcel Identification Numbers 249C060 and 249C059.

SEE EXHIBIT A – METES AND BOUNDS DESCRIPTON and SURVEY

Section 2. Upon and after the 23rd 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 Rowan County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Board of Elections, as required by G.S. 163-288.1.

Adopted this 23rd day of 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 City Council

City Council Agenda Staff Report
February 23, 2026

To: Mayor and City Council
From: Irene Wong, Economic & Community Development Director
Subject: **PRESENTATION** - Cooperative Christian Ministry Update **RECEIVED**

Recommended Action Requested by City Council

None, presentation only

Required Votes to Pass Required Action

Presentation Only. No Action Required

Background

The City entered into an agreement with Cooperative Christian Ministry (CCM) in December 2023 to provide a grant towards the purchase of the Caremoor property for transitional housing, now called Grace Place. As part of that agreement, CCM is to provide an annual report to the City about the status of the facility and the transitional housing program. CCM has provided a written report for 2025 which was recently sent to City Council. Ed Hosack, CEO of CCM, will also provide an in-person presentation to City Council about Grace Place progress and a broader picture of meeting the needs of those in crisis in Kannapolis.

Fiscal Implications

None, presentation only

Alternate Courses of Action

None, presentation only

Attachments

1. Caremoor Report

Investing in the Future

In 2023 CCM designed Grace Place, a transitional housing model, to provide stable housing for a growing population of senior adults experiencing housing crisis. Leveraging 2021 ARPA funds, the city of Kannapolis granted \$3 million to CCM toward the purchase of Caremoor Retirement Community; a graduated assisted living campus consisting of four residential buildings and five acres on Kannapolis Parkway. The campus would become Grace Place @ Caremoor, combining the original focus on senior adults with a larger vision to provide housing for families with children. This innovative approach greatly expanded the impact and inspired an inter-generational model to serve vulnerable individuals and families.

Implementation, over a five-year period, will convert one building at a time incorporating renovations to prepare senior apartments into space that is equipped for children and multiple family members. The facility's kitchen, hot water, septic systems and security measures would need to support a potential increase from forty-eight to seventy-three residents and bathrooms to support bathing of children. The campus will need to provide parking for resident adults, a playground for children and fencing for the safety of outdoor activities.

Each facility transition is guided by regulatory compliance regarding assisted living beds. Licensed and transitional beds cannot be combined in a facility. Buildings must be converted in their entirety; therefore, early transitional housing occupancy will be low.

The Road to Progress

The city of Kannapolis investment of \$3.0 million was combined with CCM's commitment to a promissory note of \$2.0 million and a capital campaign to invest an additional \$500,000 for the campus and facility conversion. The promissory note was paid in full in December 2025. Over \$500,000 in projects will be completed with the installation of the playground currently underway. Completed projects necessary to receive families with children include:

- upgraded kitchen equipment and renovations
- upgraded hot water system
- new security system
- conversion from septic system to city sewer
- additional washer / dryer capacity
- removal of old structures for child safety
- installation of playground and outdoor fencing (in progress)

Caremoor Retirement Community & Grace Place @ Caremoor
Progress Report – January 2026

CCM Purchase of Caremoor Retirement Community – December 2023

Purchase Price:	\$ 5,000,000	
City of Kannapolis	\$3,000,000	(ARPA funds)
Promissory Note	<u>\$2,000,000</u>	(CCM paid in full December 2025)
Purchase Price	\$5,000,000	
CCM Capital Investment to Date	\$2,572,827	(including promissory note)
Future In-line Generators	<u>\$ 450,000</u>	(estimate)
CCM Total Capital Investment	<u>\$3,022,827</u>	

When completed, CCM will match the city of Kannapolis investment of \$3.0 million capital.

Charting New Horizons

An open house in June 2025 celebrated Grace Place @ Caremoor receiving families six months ahead of schedule. The move was made possible by two families who had middle school age children. The age of the children did not require facility modifications.

The first six months hosting families have served to establish the program and care models. Grace Place @ Caremoor can celebrate three working single parent families with elementary, middle school, and high school-age children. All three households progressed into Grace Place from within CCM's Path to Stability housing program, making space available for other families to enter the program.

During this period each mother experienced medical procedures that would not have been possible without the structure of support or would have created further housing instability. Each parent has also experienced changes in their employment status and has persevered through transition on the way to better financial stability. These working moms have collectively secured new and more stable employment and achieved certifications that improve employability and increase promotability. Overall debt has been reduced, car repairs paid for, tax debt eliminated and personal savings maintained. Our first graduate, after securing stable employment, was able to establish permanent housing near her work.

The next family to enter Grace Place @ Caremoor in March is a mother with two children, “moving up” from CCM’s Mothers & Children House. Her children will arrive in time to see the completion of the new playground.

Continuing the Transition

The Carriage House facility is currently under renovation to prepare for transitional housing. The facility will be ready to serve households in the spring of 2026. The program model is being developed to serve female households and mothers with children. CCM and Grace Place @ Caremoor are progressing on our five-year plan to serve vulnerable households with a primary focus on mothers with children in our community.

Transition of Assisted Living Beds to Transitional Housing (TH)

	<u>2024</u>	<u>2025</u>	<u>2026</u>
Assisted Living Beds	48	42	36
TH Beds (target)	<u>0</u>	<u>18</u>	<u>36</u>
Total	48	60	72
Percent TH	-	30%	50%

Note: The **Corine Cannon Scholarship** is currently serving three assisted living residents of Caremoor. This supplement allows access to licensed residential care to members of our community who cannot afford market rates.

Grace Place at Caremoor

4876 Caremoor Place, Kannapolis



Looking Forward to 2030

2025	2026	2027	2028	2029	2030
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COOPERATIVE
CHRISTIAN
MINISTRY



Grace Place @ Caremoor

Community Bulk Food Warehouse

Cabarrus Health Alliance

Residential Campus (#1)

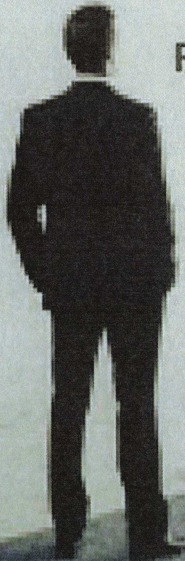
Non-Profit Collaboration Center

Education & Vocational Training

Enterprise Building Development

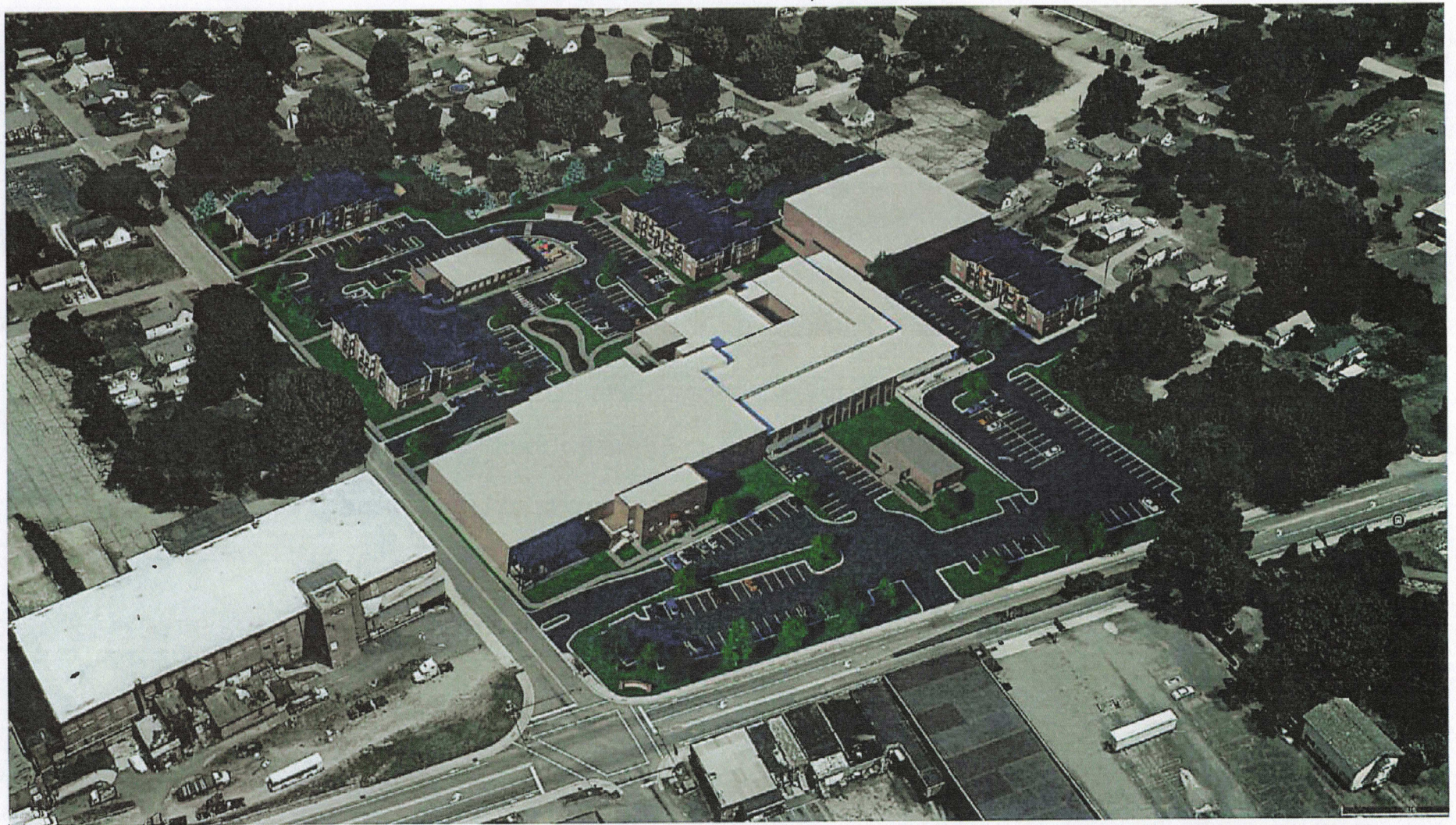
Kannapolis Service Center

Residential Campus (#2)



The Rebuilders Campus at Brown Mill Commons

530 Cabarrus Avenue SW, Concord



Kannapolis Crisis Center



An average of 436 Kannapolis area households visit CCM's Crisis Center each month. The Crisis Center will move to a new location within the next 36 months.

Cooperative Christian Ministry's (CCM) Crisis Center in Concord, was constructed in 1989 on property owned by All Saints Episcopal Church (All Saints) and leased to the ministry for a term of forty years. Physical constraints of the property, traffic flow and the magnitude of increase in demand for services have made the existing location difficult and at times dangerous for traffic and volunteers. **The Crisis Center will need to relocate before the lease expires in 2029.**

Scope of Change

CCM plans to relocate Food Pantry operations for the weekday food distribution to a location in Kannapolis, NC. The Pantry operation will include direct food relief and a supporting food warehouse. With the base of volume in food services, CCM will also locate a component of Financial Relief Services at the Kannapolis location to serve the existing need in the community.

Rationale for a Kannapolis location

Beginning in 1989 and for many years the CCM Crisis Center, located near a natural dividing line between the population centers of Concord and Kannapolis, has been the primary point of crisis relief for residents of both communities.

CCM's Crisis Center remains the primary source of crisis relief for residents of Kannapolis who are experiencing financial challenges and food insecurities. A map of home addresses from the Kannapolis area visiting the Crisis Center in Concord reflects the level of need for food relief in that area. Currently, an average of 436 Kannapolis area households visit the Crisis Center for food relief each month. (See Figure #1)

CCM's satellite pantry relationships and other growing food pantries have made charitable food more accessible to residents throughout Cabarrus County. The Dream Center in Concord and the Cornerfield Market has made relief services more accessible to Concord communities.

CCM's Financial Relief Services are located at the Dream Center as well, making these and several other valuable services a one-stop resource center serving the Concord area. Based on these existing services, CCM does not plan to set up additional crisis relief services at the new Rebuilders Campus in Concord.

Kannapolis Crisis Center



COOPERATIVE
CHRISTIAN
MINISTRY

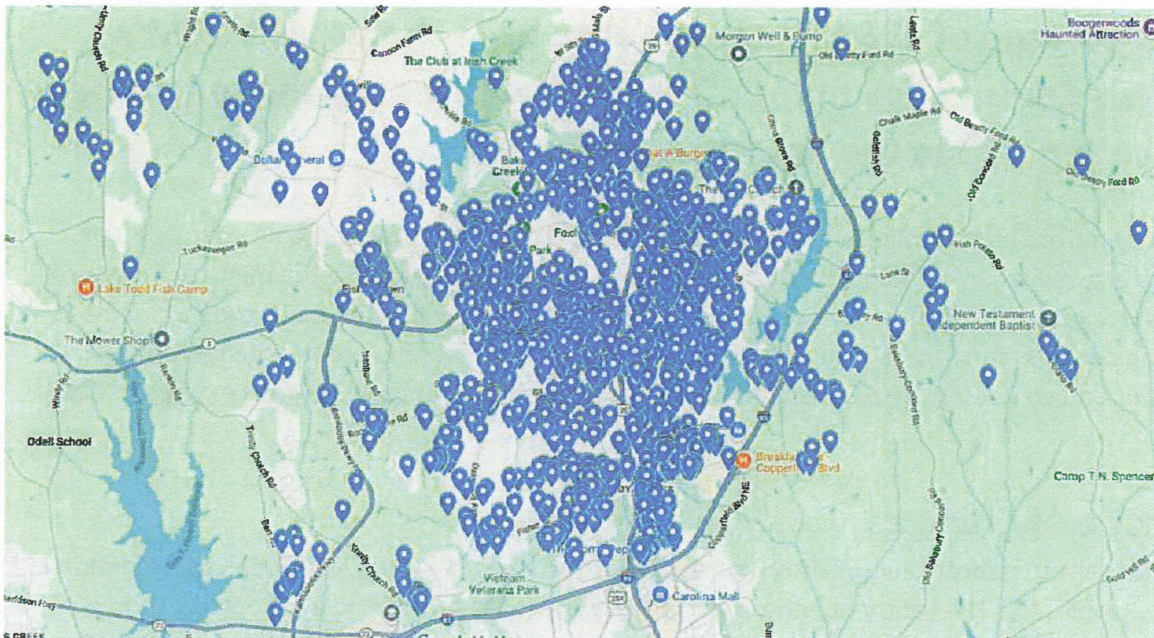
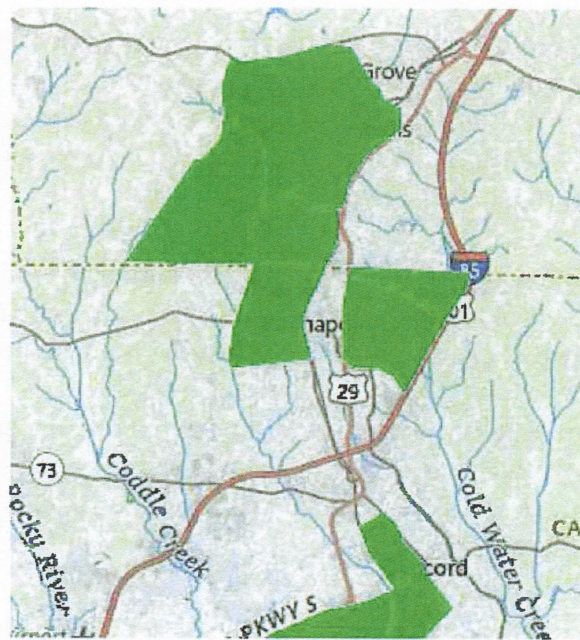


Fig. #1 (Kannapolis area addresses visiting the Crisis Center Food Pantry January 1, 2024 – March 7, 2025)

A map of the area indicating USDA identified food deserts reflects the need in a similar pattern to our experience with Kannapolis households. While the presence of food deserts appears in multiple areas of northern Cabarrus and southern Rowan counties, there are adjoining food deserts in the north Kannapolis area. Our need and activity maps converge on the intersection of Lane Street/Jackson Park Road and North Cannon Boulevard.

USDA Identified Food Deserts



Kannapolis Crisis Center



Important Operational Factors in providing safe access to a high volume food pantry include:

- proximity to the population of need
- adequate parking
- access to public transportation
- traffic flow to manage the volume
- a safe neighborhood
- proximity to other helpful resources (i.e. pharmacy, gas station, etc.)
- a receptive community
- the ability to receive large truck deliveries (loading/unloading docks)
- space adequate for food storage
- infrastructure to support refrigeration equipment
- low or no cost real estate

Request for Collaboration

CCM would like to collaborate with the City of Kannapolis to establish a Kannapolis Crisis Center to replace the services lost when the existing Crisis Center is closed. Without establishing a Kannapolis location, these type of services will be out of reach for many Kannapolis residents. Through an effective collaboration, the partnership will provide emergency food relief and crisis financial assistance in a location best positioned to serve our most vulnerable neighbors.

A Solution

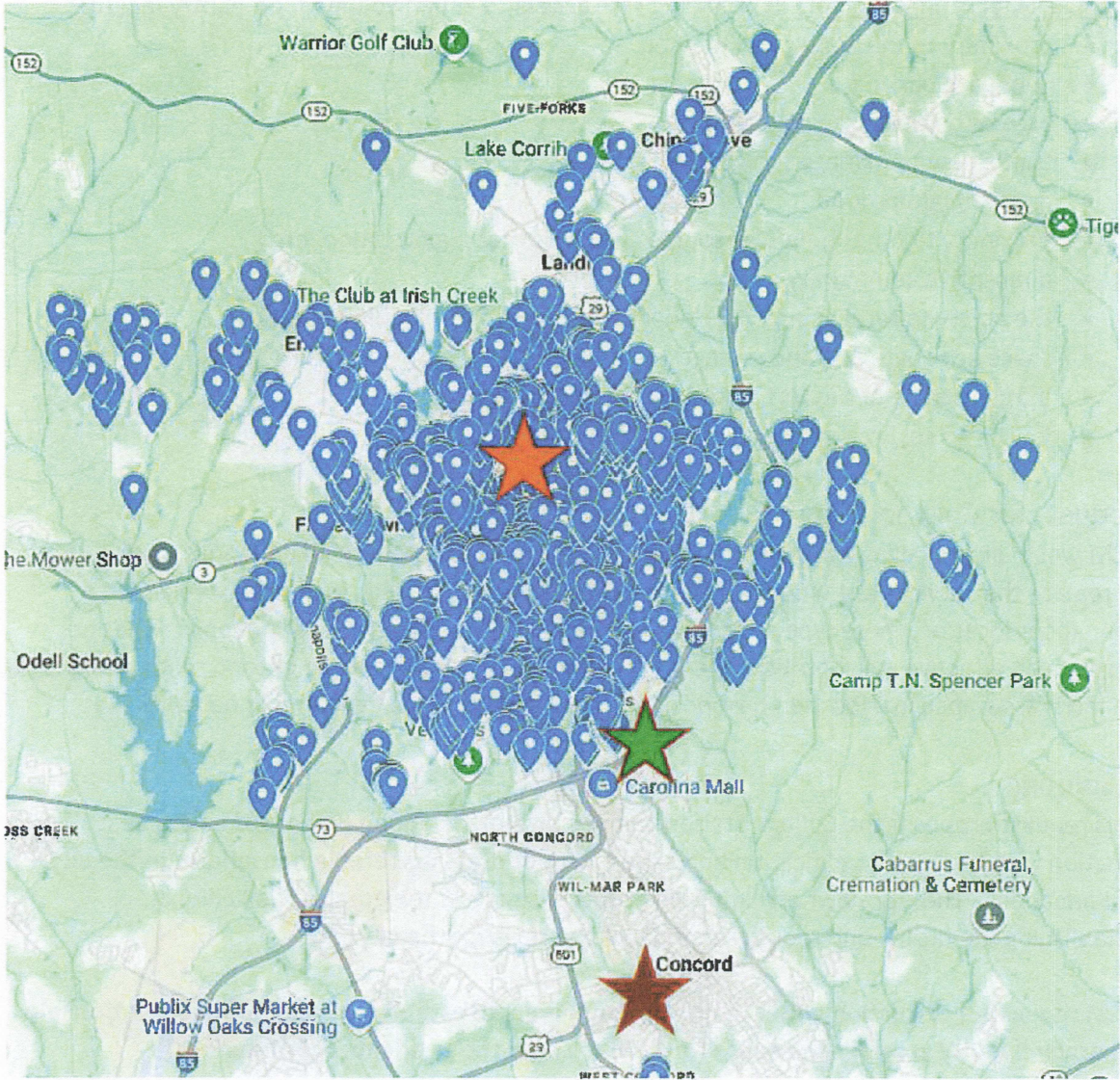
This request proposes the College Station campus on North Cannon Boulevard as the best location with the least modification and expense, to address vulnerable households in the city of Kannapolis. The city's ownership of the property suggests the greatest flexibility in establishing the facility and requires no financial outlays for the city.




CCM requests a discussion with the City of Kannapolis to establish a collaborative relationship whereby the City provides the space for CCM to serve the residents of Kannapolis.

Greater Potential to Serve Kannapolis

In addition to providing our own services to the residents of Kannapolis, CCM would entertain managing some or all of the spaces at College Station to maintain a broader nonprofit Community Service Center.

Kannapolis Area Residents to visit the Crisis Center Food Pantry
January 1, 2024 – March 7, 2025



-  CCM Crisis Center
246 Country Club Drive, Concord
-  College Station
North Cannon Boulevard, Kannapolis
-  Brown Mill
530 Cabarrus Avenue, Concord