



**BOARD OF ADJUSTMENT
MEETING AGENDA
KANNAPOLIS CITY HALL
401 LAUREATE WAY, KANNAPOLIS NC
APRIL 7, 2026
6:00 PM**

CALL TO ORDER

ROLL CALL AND RECOGNITION OF QUORUM

APPROVAL OF AGENDA

APPROVAL OF MINUTES

A. January 6, 2026 (Zuly Anderson, Planning Technician)

SWEARING-IN FOR TESTIMONY

EVIDENTIARY HEARING

- A. **BOA-2025-24: Special Use Permit – 224 Brookdale St.** (Ben Barcroft, Senior Planner)
- B. **BOA-2026-04: Special Use Permit – 166 N Little Texas Rd** (Ben Barcroft, Senior Planner)
- C. **BOA-2026-05: Special Use Permit - 1308 Central Dr** (Mia Alvarez, Senior Planner)

PLANNING DIRECTOR UPDATE

OTHER

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.

1 **CITY OF KANNAPOLIS, NC**
2 **BOARD OF ADJUSTMENT**

3
4 **Minutes of Meeting**
5 **January 6, 2026**
6 **6:00 PM**
7

8 The Kannapolis Board of Adjustment met on Tuesday, January 6, 2026, at 6:00 PM in the
9 Laureate Center of City Hall. This meeting was held in accordance with required public notice,
10 as well as announced on the City's website.
11

12 **Board Members Present:** Holden Sides, Vice Chair
13 Jeff Parker
14 Wilfred Bailey, Sr.
15 Chris Dwiggin
16 Danielle Martini
17 Angie McClain, ETJ Representative
18

19 **Board Members Absent:** Emily Joshi, Chair
20 Ronald Flanders, Alternate
21

22 **Staff Present:** Richard Smith, Planning Director
23 Ben Barcroft, Senior Planner
24 Lauren Russell, Planner
25 Zulena Anderson, Planning Technician
26

27 **Attorney:** Evan Lee, Board Attorney
28

29 **Visitors Present:** Lillian Rose
30 Tola Rose Jr.
31 Nate Buhler
32 Jaben Starnes
33 Jonathan Coste
34 Eric Blough
35

36 **CALL TO ORDER**

37 Vice Chair Sides called the meeting to order at 6:00 P.M.
38

39 **ROLL CALL AND RECOGNITION OF QUORUM**

40 Mr. Sides, Vice Chair of the Board, introduced himself and asked the Board members to state
41 their names for the record. Ms. McClain, Mr. Bailey, Mr. Parker, Mr. Dwiggin, and Ms. Martini
42 did so.
43

44 Vice Chair Sides noted that staff from the Planning Department, the City Attorney, and the Board
45 Attorney were present to provide technical and professional assistance. He also stated that

1 anyone wishing to speak on a public hearing agenda item, and who has not yet signed in should
2 do so with the Recording Secretary.

3
4 **APPROVAL OF AGENDA AND MINUTES**

5 Vice Chair Sides asked if any corrections or revisions were requested and asked that any be
6 stated clearly. He then called for a motion to approve the agenda. Mr. Dwiggins made the
7 motion, seconded by Ms. McClain, and it was unanimously approved.

8
9 Hearing no requests for corrections or revisions to the minutes, Vice Chair Sides called for a
10 motion to approve the minutes of December 2, 2025. Mr. Bailey made the motion, seconded by
11 Mr. Parker, and it was unanimously approved.

12
13 **EXPLANATION OF QUASI-JUDICIAL DECISIONS**

14 Vice Chair Sides stated that before opening the first hearing on the agenda he would provide a
15 brief explanation of quasi-judicial hearings. He explained that these hearings are evidentiary in
16 nature, similar to court proceedings, and are always recorded. State law establishes specific
17 procedures and rules governing how the Board must make its decisions, which differ from other
18 types of land use cases, such as rezonings.

19
20 Vice Chair Sides further noted that the Board’s discretion is limited and that its decisions must be
21 based on competent, material, and substantial evidence presented during the hearing. He asked
22 witnesses to focus on facts and the provisions of the Kannapolis Development Ordinance (KDO),
23 rather than personal preferences or opinions.

24
25 He also explained that participation in a quasi-judicial evidentiary hearing is restricted. While the
26 meeting is open to the public, only individuals or entities with standing may participate as parties
27 in the proceeding. Parties include the property owner or lessee, the applicant, the City of
28 Kannapolis, and individuals who can demonstrate standing under state law. The Board may allow
29 non-party testimony if it is relevant and limited to factual information, not conjecture or
30 speculation. In certain cases, the Board may also hear opinion testimony from qualified expert
31 witnesses.

32
33 **CONFLICTS / EX PARTE COMMUNICATIONS**

34 Vice Chair Sides checked for conflicts of interest and ex parte communications. He explained
35 that a Board member may not participate in the hearing if they have a fixed opinion prior to the
36 hearing that is not susceptible to change, a close family or business relationship with an affected
37 person, or a financial interest in the outcome of the matter. Vice Chair Sides also stated that any
38 Board member must disclose any ex parte communication meaning any communication about
39 the case outside of the hearing, including site visits. Vice Chair Sides then asked if any Board
40 member had any partiality, conflict of interest, or ex parte communication to disclose. No Board
41 members disclosed any.

42
43 Mr. Sides asked for any individuals who wish to speak in favor or against any of the cases to be
44 heard tonight to please come forward to be sworn in by the Recording Secretary.

45
46 **SWORN IN FOR TESTIMONY**

1 Vice Chair Sides reminded everyone that only individuals who are sworn in will be allowed to
2 address the Board.

3
4 Ben Barcroft, Jonathan Coste, and Nate Buhler were sworn in for testimony.

5
6 **EVIDENTIARY HEARING**

7 **BOA-2025-26– Special Use Permit – 2350 Concord Lake Road**

8 Vice Chair Sides opened the evidentiary hearing for BOA-2025-26 and explained that the request
9 for the SUP is to allow a 55-unit multifamily dwelling. He stated that the Board was ready to
10 hear from staff regarding the case and confirmed with Mr. Barcroft that he had been previously
11 sworn in. Vice Chair Sides stated the KDO authorizes this Board to grant a special use permit if
12 the following seven standards are met:

13 1. The proposed special use will be in harmony with the area in which it is to be located
14 and in general conformance with the Comprehensive Plan;

15 2. Adequate measures will be taken to provide ingress and egress to minimize traffic
16 hazards and traffic congestion on the public roads;

17 3. The proposed use will not be noxious or offensive by reason of vibration, noise, odor,
18 dust, smoke or gas;

19 4. The establishment of the proposed use will not impede the orderly development and
20 improvement of surrounding property for uses permitted within the zoning district;

21 5. The establishment, maintenance, and operation of the proposed use will not be
22 detrimental to or endanger the public health, safety, or general welfare;

23 6. The proposed use complies with all applicable provisions of this Ordinance; and

24 7. The applicant consents in writing to all conditions of approval included in the
25 approved special use permit.

26
27 The burden is on the applicant to demonstrate that the special use permit request meets these
28 standards. Reasonable and appropriate conditions may be imposed on any special use permit.

29
30 Mr. Sides asked if any individuals, aside from Staff and the Applicant, wished to participate as a
31 party in this case. He clarified that a party is different from someone who wishes to provide
32 public comment or testimony. While anyone is welcome to testify, only individuals with standing
33 have the right to participate as a party, present evidence, call witnesses, and make legal
34 arguments. No individuals indicated that they wished to participate as a party.

35
36 Mr. Barcroft presented case BOA-2025-26, which was entered into the record as Exhibit 1. He
37 stated that the applicant is Douglas Alvarenga, the lot is approximately 3.44 acres, and the
38 special use permit is for a 55-unit multifamily dwelling. He noted that the case is a continuation
39 from the December 2, 2025, meeting, which was continued at the Board's request for additional
40 review related to traffic impacts and site access, and to ensure the applicant was present to
41 respond to questions.

1 Mr. Barcroft reported that the applicant is preparing trip generation calculations to determine
2 whether a Traffic Impact Analysis threshold is met. He stated that site access has previously been
3 coordinated with Duke Energy no access is proposed within the utility easement limits. NCDOT
4 (North Carolina Department of Transportation) indicated that trip generation numbers are needed
5 and provided additional guidance, including the potential need for left and/or right turn lanes,
6 confirmation that the proposed access meets required sight distance standards, and a preference
7 for the driveway to intersect Concord Lake Road as close to a 90-degree angle as possible.
8 NCDOT also recommended aligning access with the driveway across the road when feasible or
9 offsetting it to avoid left-turn conflicts.

10

11 Mr. Barcroft explained that the property is zoned Office-Institutional (O-I) and is surrounded by
12 apartments, medical offices, various commercial uses, and a Duke Energy easement. He stated
13 that the proposed development is compatible with both future and existing uses. The future land
14 use character intent is Suburban Activity 1, which calls for retail and office as primary uses, with
15 light manufacturing, multifamily residential, and single-family attached as secondary uses. The
16 character intent suggests a residential density of 6–16 units per acre.

17

18 Mr. Barcroft presented street view and drone images, highlighting nearby uses, including a dental
19 clinic, medical office, apartments to the south, a fitness center, and a bank farther south. He also
20 showed the conceptual site plan and noted that a Type B buffer zone is required, which has not
21 yet been allocated.

22 Mr. Barcroft read the multifamily design standards (Section 5.7.D of the KDO):

23

1. Site access

24

2. Location of off-street parking

25

3. Building orientation and configuration

26

4. Maximum building length

27

5. Building Façades

28

6. Roofs

29

7. Building façade fenestration/transparency

30

8. Materials

31

9. Garage Standards

32

10. Utilities and Services

33

34 Mr. Barcroft reviewed staff findings of fact as follows:

35

**1. The proposed conditional use will be in harmony with the area in which it is to
be located and in general conformance with the City’s Land Use Plan.**

36

37 This property is located within the “Suburban Activity 1” Character Area as
38 designated in the Move Kannapolis Forward 2030 Comprehensive Plan, which calls
39 for primary uses of retail and office, with secondary uses including light
40 manufacturing, multifamily residential, and single-family residential. The
41 surrounding area includes apartments, medical offices, and various commercial
42 uses, reflecting the mixed-use nature intended for this character area. The character
43 area also calls for residential at a density of 6–16 units per acre. The proposal meets
44 the maximum density supported in this character area, at 16 units per acre.

45

1 Based on the Character Area noted above, the proposed development is compatible
2 with the future land use plan and existing uses in the surrounding area.

3 **2. Adequate measures shall be taken to provide ingress and egress so designed as**
4 **to minimize traffic hazards and to minimize traffic congestion on the public**
5 **roads.**

6 The proposed use of multifamily dwellings is not expected to create any traffic
7 hazards or cause traffic congestion. Concord Lake Road is a state maintained
8 street. The applicant has preliminarily coordinated with staff, the North Carolina
9 Department of Transportation, and Duke Energy regarding the driveway location
10 and easements.

11 **3. The proposed use shall not be noxious or offensive by reason of vibration, noise,**
12 **odor, dust, smoke or gas.**

13 No vibration, noise, odor, dust, smoke, or gas beyond what would be anticipated for
14 a multifamily dwelling is expected as a result of this proposed use.

15 **4. The establishment of the proposed use shall not impede the orderly**
16 **development and improvement of surrounding property for uses permitted**
17 **within the zoning district.**

18 The proposed use would not impede development of the surrounding properties
19 for uses allowed within their respective zoning districts. The proposed multifamily
20 dwellings would have a minimal impact on the surrounding properties.

21 **5. The establishment, maintenance, or operation of the proposed use shall not be**
22 **detrimental to or endanger the public health, safety, or general welfare.**

23 There is no apparent danger or detrimental impact to the overall public safety,
24 health and welfare resulting from the proposed use. The proposed use is subject
25 to all the requirements of the Kannapolis Development Ordinance.

26 **6. The proposed use complies with all applicable provisions of the KDO.**

27 The proposed use shall comply with all sections of the Kannapolis Development
28 Ordinance (KDO), conditions of approval, and any other applicable local, state
29 and Federal regulations. It is understood by the applicant that unless specifically
30 relieved of a requirement, in writing, all KDO requirements must be met.

31 **7. The applicant consents in writing to all conditions of approval included in the**
32 **approved special use permit.**

33 The N/A unless the Board of Adjustment determines to add conditions.
34

35 Mr. Barcroft stated that this project currently does not have sewer allocation; however, a request
36 for an extension of this SUP may be granted if the issue is related to sewer allocation.

37 When wastewater capacity becomes available for the proposed multi-family development, the
38 applicant shall submit site plans, at which time NCDOT will determine whether a Traffic Impact
39 Analysis (TIA) is required. Mr. Barcroft stated that staff recommends approval of the Special
40 Use Permit based on the staff Findings of Fact (or as modified by the Board), the conceptual site
41 plan, and compliance with all local, state, and federal requirements. He then made himself avail-
42 able for questions.

43
44 Mr. Bailey said he does not remember why the case was continued and if the reasons for the
45 continuation were addressed. Mr. Barcroft said the case got continued so the applicant could be

1 present to answer questions as well as concerns with access to the site. The applicant is present to
2 address questions, and both Mr. Barcroft and the applicant have contacted NCDOT.

3

4 Mr. Dwiggins asked if NCDOT will refrain from conducting a traffic study until the sewer
5 allocation is granted. Mr. Smith responded that the city is the current hold-up due to the sewer
6 allocation and that NCDOT typically will not review a project that is not expected to proceed in
7 the near term. He explained that once the project is allowed to proceed, NCDOT will review the
8 traffic impact and determine whether any improvements or adjustments are needed. Mr. Smith
9 added that Concord Lake Road is well known and improvements are likely to be required; staff
10 can recommend that NCDOT require certain improvements, but no review will take place until
11 the project is ready to move forward.

12

13 Mr. Dwiggins asked whether a special use permit (SUP) is needed to grant the sewer allocation.
14 Mr. Smith clarified that the allocation itself does not require an SUP, but the proposed
15 multifamily use does. He noted that, as the administrator of the ordinance, he could extend an
16 SUP if delays related to sewer allocation occur.

17

18 Mr. Dwiggins asked what would happen if the Board approved the project, but NCDOT requires
19 road improvements afterward, and whether the Board would need to hear the case again. Mr.
20 Smith replied that any required improvements would be the responsibility of the developer and
21 installment would be ensured by NCDOT and staff.

22

23 There being no more comments or questions for staff, the applicant was asked to testify.

24

25 Jonathan Coste, 1515 Briar Creek Road, stated that he works for Kimley-Horn and is the
26 project's engineer. He reported that since the last meeting, he discussed the project with NCDOT
27 and it was determined that the proposed 55-unit development would generate fewer than 500
28 trips per day and fewer than 50 trips during the peak hour, which is less than half of Kannapolis's
29 TIA threshold. Mr. Coste noted that NCDOT's main concern is the existing traffic on Concord
30 Lake Road. He added that the project may not be constructed for two to three years, making it
31 difficult for NCDOT to conduct a thorough review at this time.

32

33 Regarding driveway placement, Mr. Coste stated that he spoke with Assistant District Engineer
34 Jason Faulkner from NCDOT, who advised focusing on aligning the new driveway with the
35 existing driveway across the street, which is currently being implemented. Mr. Faulkner
36 indicated that achieving a perfect 90-degree angle is not required, though the project team is
37 attempting to get as close to 90 degrees as possible. He also noted the need to avoid conflicts
38 with left turns into the site.

39

40 Mr. Parker asked about the Duke Energy right-of-way measurement. Mr. Coste stated that he
41 believes the right-of-way must be at least 200 feet wide across the easement, within which a
42 driveway is not allowed. He added that Duke Energy allows parking within the easement but
43 prohibits stormwater control measures, which is why the stormwater easement is located outside
44 the utility easement.

45

1 There being no additional questions or comments for staff or the applicant, Vice Chair Sides
2 closed the public hearing.

3

4 Vice Chair Sides asked for a motion to accept the city's exhibits into the record. Mr. Bailey made
5 the motion, seconded by Ms. Martini, and the motion was unanimously approved.

6

7 Vice Chair Sides asked for a motion to approve or revise the Findings of Fact. Ms. Martini made
8 the motion to approve, seconded by Ms. McClain, and the motion was unanimously approved.

9 Ms. Martini asked if the Board can place a condition to the permit stating the applicants must

10 continue to work with NCDOT and ensure their approval. Mr. Parker said he is concerned as the

11 Board will no longer be able to review further ingress or egress nor traffic analysis. Mr. Lee said

12 the Board can place a condition that the applicant must comply with NCDOT standards. Vice

13 Chair Sides asked for a motion to approve, approve with conditions, or deny the issuance of the

14 Special Use Permit. Ms. McClain made the motion to approve with conditions, seconded by Mr.

15 Parker, and the motion was unanimously approved.

16

17 Vice Chair Sides asked for a motion to issue the Order of Approval. Ms. Martini made the
18 motion to approve order, seconded by Mr. Bailey, and the motion was unanimously approved.

19

20 Mr. Lee asked if the Board could vote on a motion to approve the order with conditions, subject

21 to review by the Board attorney, which would allow the attorney to revise the order to include the

22 conditions. Vice Chair Sides called for a motion to approve the order with revisions to be made

23 by the Board attorney. Mr. Dwiggin made the motion to approve the Board attorney's revisions

24 to include the condition, seconded by Ms. Martini, and the motion was unanimously approved.

25

26 **BOA-2026-01 – Special Use Permit – 447 N. Main St. and BOA-2026-02- Special Use**

27 **Permit – 475 North Main Street**

28 Vice Chair Sides discussed that due to the following two agenda items having the same

29 applicant, being adjacent properties, and requesting the same use, the cases will be heard

30 conjunctively.

31

32 To clarify, Mr. Lee stated that if each case is voted on separately, this is allowed.

33

34 Vice Chair Sides opened the evidentiary hearing for BOA-2026-01 and BOA-2026-02; he

35 explained that the request for the SUP is to allow an accessory drive-through facility on both 447

36 North Main Street and 475 North Main Street Vice Chair Sides stated the KDO authorizes this

37 Board to grant a special use permit if the following seven standards are met:

38 1. The proposed special use will be in harmony with the area in which it is to be located and
39 in general conformance with the Comprehensive Plan;

40 2. Adequate measures will be taken to provide ingress and egress to minimize traffic
41 hazards and traffic congestion on the public roads;

42 3. The proposed use will not be noxious or offensive by reason of vibration, noise, odor,
43 dust, smoke or gas;

44 4. The establishment of the proposed use will not impede the orderly development and
45 improvement of surrounding property for uses permitted within the zoning district;

- 1 5. The establishment, maintenance, and operation of the proposed use will not be
2 detrimental to or endanger the public health, safety, or general welfare;
3 6. The proposed use complies with all applicable provisions of this Ordinance; and
4 7. The applicant consents in writing to all conditions of approval included in the approved
5 special use permit.

6 The burden is on the applicant to demonstrate that the special use permit request meets these
7 standards. Reasonable and appropriate conditions may be imposed on any special use permit.
8

9 Mr. Sides asked if any individuals, aside from Staff and the Applicant, wished to participate as a
10 party in this case. No one indicated that they wished to participate as a party.
11

12 Mr. Barcroft presented case BOA-2026-01, which was entered into the record as Exhibit 2. He
13 stated that the owner and applicant are Cambridge Properties, Inc., on behalf of Cambridge-
14 Kannapolis LLC. He explained that the site is for Millstone Village, which has already been
15 approved for a grocery store, pharmacy, and outbuildings.
16

17 Mr. Barcroft noted that the property is approximately 6.78 acres, zoned Center City (CC), and
18 that the special use permit is requested to allow a drive-through for the pharmacy as an accessory
19 use to the grocery store. He clarified that there are proposals for two separate driveways for two
20 different parcels/projects.
21

22 He reported that, on December 8, 2025, City Council approved a text amendment to the KDO
23 allowing drive-through facilities in the CC zoning district as a permitted use by issuance of a
24 special use permit. He stated that both parcels for cases BOA-2026-01 and BOA-2026-02 are in
25 the Downtown Center character area for future land use purposes. The Downtown Center area
26 calls for retail, office, multifamily, and special activity/sport uses as primary uses, with light
27 manufacturing and single-family attached dwellings as secondary uses. Mr. Barcroft noted that
28 the project will include apartments and single-family attached residences.
29

30 He added that, while the site may be familiar to many, it is currently under construction with
31 utility work in progress. He presented street view and drone footage highlighting the location of
32 the proposed grocery store and bank, as well as the intersection with Jackson Park Road and the
33 railroad across the street. Mr. Barcroft also presented the site plan.
34

35 Mr. Barcroft read the Standards Specific to a Drive-Through Facility:

- 36 a) Canopies or other features installed over a drive through window shall maintain common
37 roof lines and materials with the principal structure.
38 b) Vehicular access to a drive-through facility shall be provided from a street having a
39 functional classification of collector or higher.
40 c) Each driveway providing access to the drive-through facility shall be at least 20 feet from
41 any other driveway.
42 d) Internal traffic circulation patterns on the site shall not cause vehicles to impede vehicular
43 movement external to the site or block access to any required parking spaces located on
44 the site. Stacking spaces and lanes shall be provided in accordance with Section 5.1.C(9),
45 Vehicle Stacking Spaces and Lanes.
46 e) Drive-through facilities shall not be located on the front facade of the building they serve.

- f) Drive-through facilities shall be designed so as not to obstruct the movement of pedestrians along sidewalks, through areas intended for public use, or between the building entrance and customer parking spaces.
- g) No portion of a drive-through facility shall be located within 50 feet of a residential zoning district or a lot containing a residential use.

Mr. Barcroft reviewed staff findings of fact as follows:

1. The proposed conditional use will be in harmony with the area in which it is to be located and in general conformance with the City’s Land Use Plan.

This property is located within the Downtown Center Character Area as designated in the Move Kannapolis Forward 2030 Comprehensive Plan. This Character Area calls for primary uses including, but not limited to, retail, institutional and civic, office, and multifamily residential uses, with secondary uses including light manufacturing and single-family attached residential uses.

Based on the character area noted above, the proposed development is compatible with the future land use plan and existing uses in the surrounding area.

2. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

The proposed drive-through facility is not expected to create traffic hazards or cause traffic congestion. The applicant has provided a conceptual site plan illustrating the layout of the drive-through facility. The applicant has indicated that access to the proposed use will be provided via the approved access points on North Loop Road for the Millstone Village development. North Loop Road is classified as a collector street.

3. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

No vibration, noise, odor, dust, smoke, or gas beyond what would be anticipated for a drive-through facility is expected as a result of this proposed use.

4. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

The proposed use is not expected to impede the orderly development or improvement of surrounding properties for uses permitted within their respective zoning districts. The pharmacy drive-through will be an accessory use to the grocery store. The Millstone Village development will also include a fuel center, retail shops, and an outparcel with a proposed bank.

5. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.

The proposed use is not expected to be detrimental to or endanger public health, safety, or general welfare.

6. The proposed use complies with all applicable provisions of the KDO.

The proposed use shall comply with all sections of the Kannapolis Development Ordinance, all conditions of approval, and any other applicable local, state, and federal regulations. Staff have confirmed that the use-specific standards for a drive-through facility have been met with this proposal. The applicant understands that, unless specifically relieved of a requirement in writing, all KDO requirements must be met.

7. The applicant consents in writing to all conditions of approval included in the approved special use permit.

1 N/A unless the Board of Adjustment determines to add conditions.

2
3 Mr. Barcroft presented case BOA-2026-02, which was entered into the record as Exhibit 3. Mr.
4 Barcroft mentioned this SUP has the same applicant as the previous case and the permit is to
5 allow a drive through facility for a proposed bank on the corner of the site. He also mentioned
6 the site is approximately 0.972 acres; it falls under same text amendment and zoning district as
7 the previous case. He also showed street view and a conceptual site plan. Mr. Barcroft said the
8 same standards specific to drive through facilities from the previous case will apply to this case.

9
10 Mr. Barcroft reviewed staff findings of fact as follows:

11 **1. The proposed conditional use will be in harmony with the area in which it is to be**
12 **located and in general conformance with the City's Land Use Plan.**

13 This property is located within the Downtown Center Character Area as designated in the
14 Move Kannapolis Forward 2030 Comprehensive Plan. This Character Area calls for
15 primary uses including, but not limited to, retail, institutional and civic, office, and
16 multifamily residential uses, with secondary uses including light manufacturing and
17 single-family attached residential uses.

18
19 Based on the character area noted above, the proposed development is compatible with
20 the future land use plan and existing uses in the surrounding area.

21 **2. Adequate measures shall be taken to provide ingress and egress so designed as to**
22 **minimize traffic hazards and to minimize traffic congestion on the public roads.**

23 The proposed drive-through facility is not expected to create traffic hazards or cause
24 traffic congestion. The applicant has provided a conceptual site plan illustrating the
25 layout of the drive-through facility. The applicant has indicated that access to the
26 proposed use will be provided via the approved access points on North Loop Road. and
27 North Main Street for the Millstone Village development. Both North Loop Road and
28 North Main Street are classified as collector streets.

29 **3. The proposed use shall not be noxious or offensive by reason of vibration, noise,**
30 **odor, dust, smoke or gas.**

31 No vibration, noise, odor, dust, smoke, or gas beyond what would be anticipated for a
32 drive-through facility is expected as a result of this proposed use.

33 **4. The establishment of the proposed use shall not impede the orderly development**
34 **and improvement of surrounding property for uses permitted within the zoning**
35 **district.**

36 The proposed use is not expected to impede the orderly development or improvement of
37 surrounding properties for uses permitted within their respective zoning districts. The
38 bank is located on the outparcel of the Millstone Village development, which includes a
39 proposed grocery store, fuel station, and retail shops.

40 **5. The establishment, maintenance, or operation of the proposed use shall not be**
41 **detrimental to or endanger the public health, safety, or general welfare.**

42 The proposed use is not expected to be detrimental to or endanger public health, safety, or
43 general welfare.

44 **6. The proposed use complies with all applicable provisions of the KDO.**

45 The proposed use shall comply with all sections of the Kannapolis Development
46 Ordinance, all conditions of approval, and any other applicable local, state, and federal

1 regulations. Staff have confirmed that the use-specific standards for a drive-through
2 facility have been met with this proposal. The applicant understands that, unless
3 specifically relieved of a requirement in writing, all KDO requirements must be met.

4 **7. The applicant consents in writing to all conditions of approval included in the**
5 **approved special use permit.**

6 N/A unless the Board of Adjustment determines to add conditions.
7

8 Mr. Barcroft stated that staff recommends approval of the Special Use Permit based on the staff
9 Findings of Fact (or as modified by the Board), the conceptual site plan, and compliance with all
10 local, state, and federal requirements. He then made himself available for questions.
11

12 Mr. Smith provided context regarding the City Council's recent text amendment for drive-
13 through uses in the CC district. He explained that the previous Unified Development Ordinance
14 (UDO) adopted in 2000 restricted drive-throughs in the core downtown area, limiting them to
15 peripheral locations. The December text amendment continued this restriction by prohibiting any
16 drive-through with a standalone menu board. Mr. Smith emphasized that this restriction remains
17 in effect.
18

19 Mr. Parker inquired about a proposed gas station in the downtown area. Mr. Smith replied that
20 Mr. Buhler would address this in his presentation and clarified that the proposed Harris Teeter
21 will include a fueling station as part of its current prototype, which is permitted as an ancillary
22 use to the grocery store.
23

24 Mr. Smith noted that the project has been granted sewer allocation. He stated that, while the
25 project may not be highly urban in nature, Cambridge Properties has effectively framed the
26 parking. In addition to the proposed bank and grocery store, the development will include
27 multifamily units and townhomes. He added that Charles Babbage Lane will be narrowed, which
28 is expected to reduce through traffic, and that the apartments will include a parking structure.
29

30 Ms. McClain asked about the drive-through orientation, noting that it appeared to exit into the
31 parking area. She indicated she would wait for Mr. Buhler's presentation, which might address
32 her concern.
33

34 With no further questions for staff, the applicant was invited to testify.
35

36 Nate Buhler, 231 Morehead Street, Charlotte, testified on behalf of Cambridge Properties. He
37 stated that Cambridge has worked extensively with city staff and the North Carolina Research
38 Architectural Campus review board over the past three years to develop a site plan and vision for
39 the project. Mr. Buhler described the project as including 304 apartment units, 133 townhomes,
40 and a Harris Teeter-anchored retail village with a mix of retail, service retail, financial services,
41 and an ancillary fueling center. He emphasized the importance of securing Harris Teeter, noting
42 that it brings a tier-one grocery store to downtown Kannapolis.
43

44 Regarding the pharmacy, Mr. Buhler explained that a pickup window will ingress directly into
45 the rear of Harris Teeter, with access from Charles Babbage Lane. The drive-through will be
46 fully separated from the rest of the shopping center access and parking. For the bank, he noted a

1 drive-through teller window from N Main St., with landscaping and future architectural
2 elevations designed to complement Harris Teeter.

3

4 Mr. Buhler reported that Millstone Village received approval from the North Carolina Research
5 Architectural Campus review board for the retail and grocery store elevations, which include a
6 large percentage of masonry and other design features to maintain the high architectural
7 standards of downtown Kannapolis. He presented rendering images of the proposed 12,000-
8 square-foot retail building adjacent to the bank.

9

10 As part of the Millstone Village master plan, Mr. Buhler stated that Charles Babbage Lane will
11 be extended from its current terminus at the rear of the data center to Laureate Way. Research
12 Campus Drive will also be extended from its current terminus on Laureate Way to the edge of the
13 Harris Teeter shopping center, providing significant new infrastructure.

14

15 Ms. Martini asked if the rectangle illustrations near the pharmacy drive-through in the renderings
16 represented truck bays. Mr. Buhler clarified that the illustrations are masonry insets, not truck
17 bays, and later showed the actual truck bays located at the rear of the building. Trucks will access
18 the bays via Charles Babbage Lane and North Loop Road, keeping them fully screened from the
19 front of the store.

20

21 Mr. Smith noted that, addressing Ms. McClain's earlier inquiry, the project limits the number of
22 access points on Main Street, Laureate Way, North Loop Road, and Charles Babbage Lane. The
23 drive-through lanes have been designed to maximize internal circulation and safety, ensuring
24 they function as lanes rather than parking spaces.

25

26 Mr. Bailey asked what the timeline would be. Mr. Buhler said they plan to complete the bulk of
27 the site improvements by the end of this summer to hopefully have tenants open by the end of
28 summer 2027.

29

30 Vice Chair Sides specified the following four actions will be for BOA-2026-01.

31

32 Vice Chair Sides asked for a motion to accept the city's exhibits into the record. Ms. Martini
33 made the motion, seconded by Mr. Bailey, and the motion was unanimously approved.

34

35 Vice Chair Sides asked for a motion to approve or revise the Findings of Fact. Mr. Dwiggins
36 made the motion to approve, seconded by Mr. Parker, and the motion was unanimously
37 approved.

38

39 Vice Chair Sides asked for a motion to approve, approve with conditions, or deny the issuance of
40 the Special Use Permit. Ms. Martini made the motion to approve, seconded by Mr. Dwiggins,
41 and the motion was unanimously approved.

42

43 Vice Chair Sides asked for a motion to issue the Order of Approval. Ms. Martini made the
44 motion to approve order, seconded by Mr. Bailey, and the motion was unanimously approved.

45

46 Vice Chair Sides specified the following four actions will be for BOA-2026-02.

1 Vice Chair Sides asked for a motion to accept the city’s exhibits into the record. Mr. Parker made
2 the motion, seconded by Mr. Dwiggin, and the motion was unanimously approved.

3

4 Vice Chair Sides asked for a motion to approve or revise the Findings of Fact. Ms. Martini made
5 the motion to approve, seconded by Mr. Dwiggin, and the motion was unanimously approved.

6

7 Vice Chair Sides asked for a motion to approve, approve with conditions, or deny the issuance of
8 the Special Use Permit. Mr. Parker made the motion to approve, seconded by Mr. Bailey, and the
9 motion was unanimously approved.

10

11 Vice Chair Sides asked for a motion to issue the Order of Approval. Ms. Martini made the
12 motion to approve order, seconded by Mr. Dwiggin, and the motion was unanimously approved.

13

14 **PLANNING DIRECTOR UPDATES**

15 Mr. Smith introduced Ms. Lauren Russell, the city’s new planner. He said she came to us from
16 Pennsylvania and that she will be working directly with the Planning and Zoning Commission.
17 He also said Ms. Mia Alvarez will be coming back to the BOA meetings as the staff liaison.

18

19 Mr. Smith discussed data that was collected last year. He said that in 2025, Kannapolis had a
20 population of 61,542 which has more than doubled since it was incorporated. He also said the
21 number of commercial permits did slightly decrease last year, which may be due to a decrease in
22 construction of larger industrial buildings; residential permits have increased. Mr. Smith noted
23 that fees collected by the Planning Department have decreased, which may be attributed to an
24 increase in industrial type structures. Mr. Smith revealed that the city still has over 6,000
25 residential units in the pipeline, of which approximately half are multifamily. Mr. Smith
26 mentioned that most BOA cases are SUP as has been in the previous three years; variance cases
27 are low which is a good sign for the KDO, and CONAs are also low in quantity. He said the
28 Planning and Zoning Commission mostly receives rezonings and a small number of text
29 amendments in which City Council makes the final decision. Mr. Smith also mentioned
30 voluntary annexations have increased with many of these requests located in the Fishertown
31 area; if a parcel wants to receive city utilities, it is required that they annex into the city.

32

33 Mr. Parker asked for any updates on Cannon Boulevard. Mr. Smith reported that a meeting was
34 held on the project, but shortly after that the legislature passed a provision stating that new
35 nonconformity situations cannot be created without the property owner’s permission. He noted
36 that any new projects along the corridor do require sidewalks and landscaping. Additionally, a
37 multifamily project is expected to be constructed behind Cook Out. Mr. Smith reminded the
38 Board that a few years ago, a mobile home park was previously located at the site of the
39 proposed multifamily project, which involved City participation and federal funding.

40

41 Mr. Bailey inquired whether the proposed multifamily development will be affordable housing
42 and asked about the number of units. Mr. Smith confirmed it will be affordable housing and
43 stated that he believes there will be less than 65 units. He also noted that sewer allocation has
44 been approved, and the rezoning case is scheduled to be heard on January 20, 2026.

45

1 Mr. Smith added that the Lowes Foods project is expected to be completed this year, and a
2 proposed high school is planned nearby. He mentioned that the Lowes developer has also
3 expressed interest in building a medical office building.

4

5 Ms. Martini asked whether Harris Teeter would be constructed before, after, or simultaneously
6 with the proposed apartments. Mr. Smith replied that Harris Teeter and the bank are expected to
7 be built prior to the apartments.

8

9 **OTHER BUSINESS**

10 N/A

11

12 **ADJOURN**

13 There being no further business, Vice Chair Sides made the motion to adjourn, which was made
14 by Mr. Martini, second by Mr. Parker and the motion was unanimously approved.

15 The meeting was adjourned at 7:17pm.

16

17

18

Holden Sides, Vice Chair
Board of Adjustments

19

20

21

Zulena Anderson, Recording Secretary

23 Board of Adjustments

DRAFT NOT APPROVED



Kannapolis Board of Adjustment

Board of Adjustment Agenda Staff Report

April 7, 2026

To: Board of Adjustment
From: Ben Barcroft, Senior Planner
Subject: **BOA-2025-24: Special Use Permit – 224 Brookdale St.**

Action Requested by Board of Adjustment

1. Motion to accept the City's exhibits into the record.
2. Motion to approve/revise Findings of Fact for the Special Use Permit.
3. Motion to approve (approve with conditions) (deny) the issuance of the Special Use Permit.
4. Motion to Issue Order of Approval.

Required Votes to Pass Required Action

A majority vote is required to approve, approve with conditions, or deny the requested actions.

Background

The applicant, Alan Overcash, is requesting a Special Use Permit (SUP) to allow a 35-unit self-service storage facility within the General Commercial (GC) zoning district on a 1.97 +/- acre property located at 224 Brookdale Street, further identified as Rowan County Parcel Identification Number 150 122. The proposed structure would be an expansion of the existing facility, which currently contains 152 storage units and was originally approved under Case BOA-2015-06.

This request was initially advertised for the November 4, 2025, meeting. At that time, staff requested additional information and asked the Board to continue the hearing to a later date. The request was re-advertised to neighboring property owners in January with notification of the February hearing. The February meeting was canceled due to weather, and the request was subsequently re-advertised in February for this March hearing. The March meeting was also canceled, and the request was re-advertised again for this April hearing.

Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance (KDO), issuance of a SUP is required for self-service storage uses in the GC zoning district. The property is located within the Protected Area of the Coldwater Creek/Lake Concord Watershed (WS-IV) so provisions of the Watershed Protection Overlay District, Section 3.8.I. of the KDO, apply to any development of this property. The development shall comply with all applicable stormwater management requirements as reviewed and approved by the City Engineering Department.

Pursuant to Section 4.2.D(5)f.4 of the Kannapolis Development Ordinance, self-service storage facilities are subject to the following special requirements:

- a. The maximum lot size is three acres.
- b. Notwithstanding the building height standards in the district where the self-service storage is located, except in the GC District, buildings where storage units are accessed directly from the building's exterior shall have a maximum height of one story. For purposes of this section, one story shall mean and refer to a maximum interior ceiling height of ten feet, which may include a

maximum of eight feet with an additional two feet to accommodate a garage-type sliding or roll up door.

- c. The required setback shall be twenty-five (25) feet when adjacent to areas that are zoned residential.
- d. A Type B perimeter buffer yard shall be provided in accordance with Section 5.3.G, Perimeter Buffer Yards, around the perimeter of the self-service storage facility.
- e. Signs and other advertising mediums are prohibited within the buffer yard.
- f. The establishment shall have an on-site manager or an electronic security system.
- g. The sale of personal property and the conduct any type of commercial activity of any kind whatsoever other than leasing of the storage units and incidental sales of storage-related materials (boxes, tape, labels, etc.) is prohibited.
- h. No portion of any self-service storage shall be used, on a temporary or permanent basis, as a dwelling, except a single dwelling unit for use by an on-site manager or caretaker is allowed as an accessory use.
- i. The repair, construction, or reconstruction of any boat, engine, motor vehicle on-site is prohibited.
- j. On-site storage of a propane or gasoline engine or a propane or gasoline storage tank is prohibited. All rental contracts for storage units shall include clauses prohibiting (a) the storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals, and (b) the use of the property for purposes other than dead storage.
- k. All outdoor lights must be shielded to direct light and glare only onto the lot which the self-service storage is located.
- l. Building renderings are required to demonstrate that street facing facades present the appearance of an office or retail commercial use.
- m. No outdoor storage within the General Commercial (GC) zoning district.

Fiscal Implications

None

Policy Issues

Section 2.5.A(5) of the KDO requires that the Board of Adjustment shall only approve a special use permit if the applicant demonstrates that the criteria below have been met. Staff analysis of each criterion is noted.

Staff Findings of Fact - Based on application review:

The proposed conditional use will be in harmony with the area in which it is to be located and in general conformance with the City's Land Use Plan.

This property is located within the "Urban Residential" Character Area as designated in the Move Kannapolis Forward 2030 Comprehensive Plan. The Character Area calls for primary uses of single-family residential and civic uses, with secondary uses including multi-family residential, small-format retail, and office. The parcel is currently used as a self-service storage facility with surrounding uses of commercial and vacant commercial property.

Based on the character area noted above, the proposed development is compatible with the future land use plan and existing uses in the surrounding area.

Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

The proposed use of self-service storage is not expected to create any traffic hazards or cause traffic congestion.

The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

No vibration, noise, odor, dust, smoke, or gas beyond what would be anticipated for a self-service storage facility is expected as a result of this proposed use.

The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

The proposed use is not expected to impede the development of surrounding properties for uses permitted within their respective zoning districts. The self-service storage facility is anticipated to have minimal impact on adjacent properties. The applicant has submitted renderings demonstrating that the street-facing façades present the appearance of an office or retail commercial use. Staff has worked with the applicant to add windows to the east elevation, including a window on either side of the door.

The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.

There is no apparent danger or detriment to the overall public safety, health and welfare resulting from the proposed use. The proposed use is subject to all the requirements of the Kannapolis Development Ordinance.

The proposed use complies with all applicable provisions of the KDO.

The proposed use shall comply with all sections of the Kannapolis Development Ordinance (KDO), conditions of approval, and any other applicable local, state, and federal regulations. Staff has confirmed that the use-specific standards for self-service storage facilities have been met, with the condition that a Type B perimeter buffer yard be provided around the perimeter of the self-service storage facility, as it was not shown on the conceptual site plan. The applicant proposes the use of pervious pavement to meet applicable watershed protection requirements. It is understood by the applicant that, unless specifically relieved of a requirement in writing, all KDO requirements must be met.

The applicant consents in writing to all conditions of approval included in the approved special use permit.

The applicant has indicated that they will sign all Conditions of Approval for this special use permit. Based on the above findings, staff recommends **approval with conditions** of the Special Use Permit based on the staff Findings of Fact (or as modified by the Board), the conceptual site plan, and compliance with all local, state and federal requirements.

Legal Issues

Board's Findings of Fact - Based on application review and evidentiary hearing.

In order to determine whether a special use permit is warranted, the Board must decide that each of the six findings as outlined below has been met and that the additional approval criteria has been satisfactorily addressed. If the Board concurs completely with the findings of the staff, no additional findings of fact are necessary, and the staff findings should be approved as part of the decision. However, if the Board wishes to approve different findings (perhaps as a result of additional evidence or testimony presented at the evidentiary hearing), alternate findings need to be included as part of the seven criteria below. Should a special use permit be approved, the Board may place conditions

on the use as part of the approval to assure that adequate mitigation measures are associated with the use.

- The proposed conditional use will be in harmony with the area in which it is to be located and in general conformance with the City's Land Use Plan.
- Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.
- The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.
- The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.
- The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.
- The proposed use complies with all applicable provisions of the KDO.

Staff Recommendations

Based on the above findings, staff recommends **approval with conditions** of the Special Use Permit based on the staff Findings of Fact (or as modified by the Board), the conceptual site plan, and compliance with all local, state and federal requirements.

Conditions of Approval proposed by staff:

1. A Type B perimeter buffer yard shall be provided in accordance with Section 5.3.G, Perimeter Buffer Yards, around the perimeter of the self-service storage facility.
2. The development shall comply with all applicable stormwater management requirements as reviewed and approved by the City Engineering Department.

The Board of Adjustment should consider all facts and testimony after conducting the Evidentiary Hearing and render a decision accordingly to approve, approve with conditions, or deny the Special Use Permit.

Attachments

1. Special Use Permit Application
2. Vicinity Map
3. Zoning Map
4. Future Land Use Map
5. Conceptual Site Plan/Elevation Rendering
6. List of Notified Properties
7. Notice to Adjacent Property Owners
8. Notice Map
9. Posted Public Notice



Special Use Permit

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

SPECIAL USE PERMIT REQUEST

Special Use Permit (SUP) – Request for SUP as required by Table 4.3.B(3) of the Kannapolis Development Ordinance (KDO).
Approval authority – Board of Adjustment.

Property Address: 224 Brookdale St , Kannapolis NC

Applicant: Alan Overcash

SUBMITTAL CHECKLIST

- Pre-Application Meeting
- SUP Checklist and Application – Complete with all required signatures
- Plot/Site Plan showing the proposed use
- Fee: \$650.00 (\$600 Application Fee + notification fee [see Fee Schedule])
- Please mark this box to authorize aerial drone photography of the site

PROCESS INFORMATION

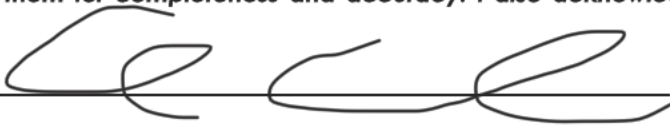
Public Notification: This is a quasi-judicial process that requires a public hearing and public notification including first-class mailed notice to adjacent property owners and a sign posted prominently on the property (Table 2.4.F(2) of the KDO).

Review Process: All applications will be reviewed for compliance and then forwarded to the Board of Adjustment for consideration at a public hearing which is held monthly on the 1st Tuesday at 6:00pm in City Hall Laureate Center. **The pre-application meeting, application and site plan submittal, and payment of fees, must be completed prior to scheduling the public hearing. Please review Section 2.4.D of the KDO.**

Action by Board of Adjustment: After conducting a public hearing, the Board of Adjustment may: approve; approve with conditions; deny; or conduct an additional public hearing on the application. Per Section 2.5.A(5)c, the Board may approve a petition only if compliance with all standards is obtained.

Scope of Approval: Per Section 2.5.A(5)a.2 of the KDO, approval of a SUP does not authorize any development activity, but shall authorize the applicant to apply for final site plan approval. Zoning clearance permits will not be issued until the SUP and final site plan have been approved.

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

Applicant's Signature:  Date: 9/30/25



SPECIAL USE PERMIT APPLICATION

Approval authority – Board of Adjustment

Applicant Contact Information

Name: Alan Overcash

Address: 1641 Dale Earnhard Blvd
Kannapolis, NC 28083

Phone: [REDACTED]

Email: [REDACTED]

Property Owner Contact Information same as applicant

Name: Overcash Real Estate

Address: _____
1641 Dale Earnhardt Bkvd

Phone: [REDACTED]

Email: [REDACTED]

Project Information

Project Address: 224 Brookdale Zoning District GC

Parcel PIN: 150 122 Size of property (in acres): 1.65

Current Property Use: Self Service Storage

Proposed Use: Self Service Storage

The location of the above-mentioned proposed use is indicated on the accompanying site plan, and the nature of the proposed use is more fully described as follows (attach separate sheet if necessary): _____

Proposed use is a conditioned self storage warehouse with units for rent to the public.

REVIEW STANDARDS

The Board of Adjustment does not have unlimited discretion in deciding whether to approve a Special Use Permit (SUP). Per Section 2.5.A(5)c of the Kannapolis Development Ordinance (KDO,) the applicant must demonstrate successful compliance with all standards to obtain a SUP. In the space provided below, indicate the **facts** that you intend to provide to convince the Board that it can properly reach the following conclusions:

- 1. The proposed special use will be in harmony with the area in which it is to be located and in general conformance with the City's Comprehensive Plan.**

The proposed special use is in harmony with the area, the current use is self service storage which consists of
mini warehouse non conditioned storage units, with other adjoining uses being commercial property

2. Adequate measures shall be taken to provide ingress and egress to minimize traffic hazards and traffic congestion on the public roads.

Yes, it is proposed to locate the access entrance on the side street, Security St

3. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

None of the listed items will be generated by the proposed use.

4. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

The proposed use does not impede the improvement of the surrounding property

5. The establishment, maintenance, or operation of the proposed use will not be detrimental to or endanger the public health, safety, or general welfare.

The proposed use of self storage does not endanger public health, safety or general welfare.

6. The proposed use complies with all applicable provisions of the KDO.

The proposed use complies with the applicable provisions of the KDO

7. The applicant consents in writing to all conditions of approval included in the approved special use permit.

The applicant consents.

By signing below, I certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief. I acknowledge that the Board of Adjustment may add conditions on the requested use as part of the approval to assure that adequate mitigation measures are associated with the use. For example, landscaping or fencing may be required, or a shift of operations away from adjoining properties may be stipulated.



Applicant Signature 9/30/25
Date



Property Owner Signature 9/30/25
Date



Vicinity Map

Case Number: BOA-2025-24

Applicant: Alan Overcash

224 Brookdale St



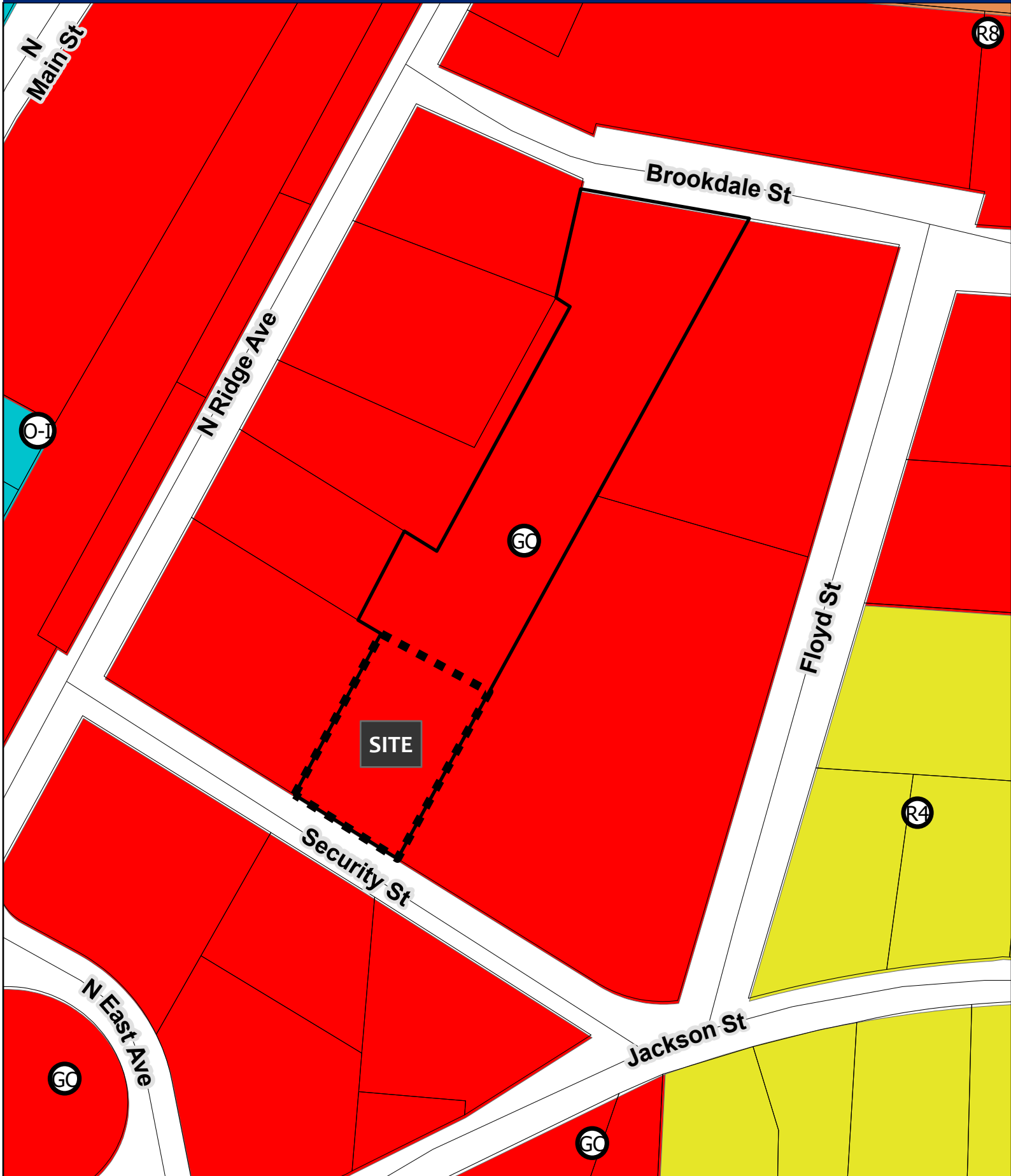


Kannapolis Current Zoning

Case Number: BOA-2025-24

Applicant: Alan Overcash

224 Brookdale St



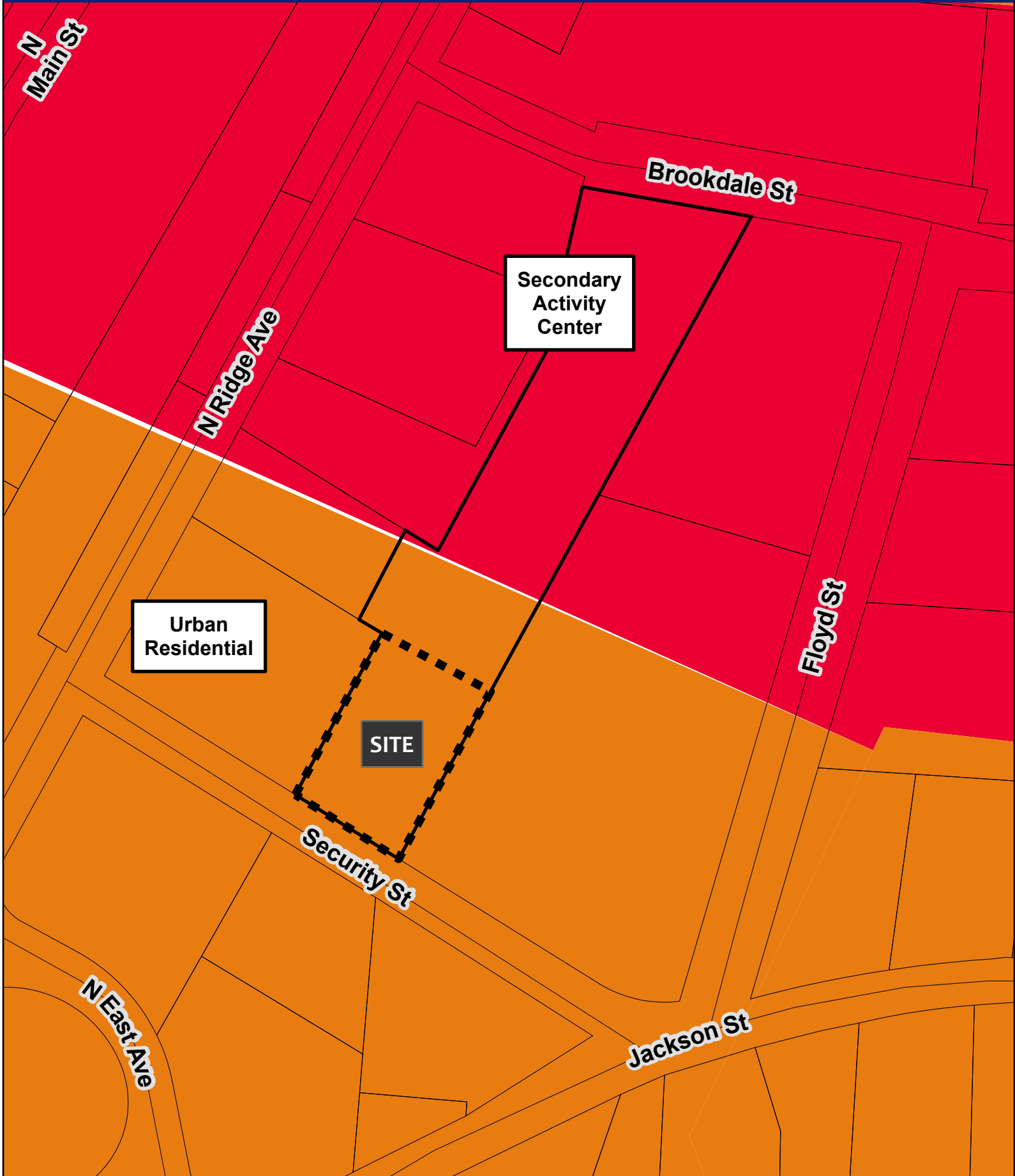


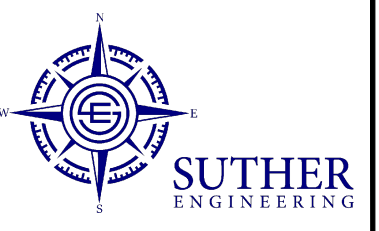
Kannapolis 2030 Future Land Use Map

Case Number: BOA-2025-24

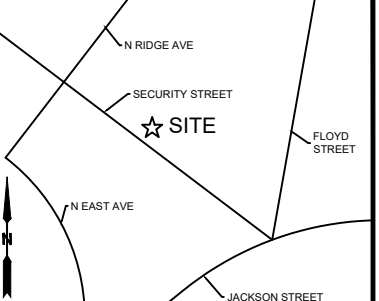
Applicant: Alan Overcash

224 Brookdale St





FIRM No. P-1946
1316 S. MAIN ST. STE D
KANNAPOLIS, NC 28081



VICINITY MAP(S)
SUBJECT PROPERTY INFO:
PARCEL ID(S): 150 122

DEED BOOK & PAGE:
DB: 1091PG. 34

CURRENT ZONING:
GC

PROPERTY LOCATION:
CHINA GROVE TOWNSHIP
ROWAN COUNTY
NORTH CAROLINA

OWNER INFORMATION:
OVERCASH REAL ESTATE LLC
1641 DALE EARNHARDT BLVD,
KANNAPOLIS, NC 28083

PLAN NOTES:

1. PLAN NORTH IS BASED ON NAD83(2011)
2. GEODETIC MONUMENTS WERE SURVEYED AS SHOWN
3. ALL DISTANCES ARE GROUND HORIZONTAL UNLESS OTHERWISE NOTED
4. PROPERTY MAY BE SUBJECT TO BURDENS OR BENEFITS NOT SHOWN ON MAP
5. NO UNDERGROUND UTILITIES WERE LOCATED WITH THIS PLAN. BEFORE DIGGING CALL NC ONE-CALL (1-800-432-4449)
6. ZONING DISTRICTS NOTED ARE PER GIS INFORMATION AVAILABLE TO THE PUBLIC
7. THE SUBJECT PARCEL(S) AND ANY ADJOINING PROPERTY OWNERS NAMES, DEEDS OF RECORD, AND TAX PARCEL IDENTIFICATIONS REFLECT THOSE AVAILABLE TO THIS ENGINEER AS OF THE DATE OF THE PLAN SHOWN
8. SURVEY INFORMATION FOR THIS PLAN SHOWN WAS PROVIDED BY SUTHER ENGINEERING

REVISION ISSUE

00	SP USE	09.30.2025
01	WATERSHED	10.29.2025

OFF-STREET PARKING, BICYCLE PARKING, AND LOADING STANDARDS (5.2)

1. BICYCLE PARKING, AND LOADING SHALL BE COORDINATED WITH THE CITY.
2. STALLS SHALL BE A MINIMUM OF 9 FT X 18 FT AND THEY SHALL BE PAVED.
3. THERE SHALL BE A MINIMUM OF ONE STALL / 200 UNITS - (2) SPACES REQUIRED
4. SITE SHALL MAINTAIN ADA ACCESSIBILITY, AS REQUIRED BY FEDERAL, STATE, AND LOCAL REGULATIONS.

LANDSCAPING AND BUFFER STANDARDS (5.3)

1. A DETAILED LANDSCAPE PLANTING PLAN SHALL BE PREPARED BY A LANDSCAPE ARCHITECT OR A QUALIFIED CONTRACTOR AS PART OF FINAL ENGINEERING. PLANTING SPECIES, VARIETIES, SIZES, AND RATES SHALL BE IN ACCORDANCE WITH THE KDO. PLANTING RATES SHALL BE ADJUSTED FOR ANY CREDITS OBTAINED FROM TREE PRESERVATION.
2. ALL NON-PAVED SURFACES SHALL BE FINELY GRADED AND PLANTED, SEDED, AND/OR MULCHED PER THE FINAL LANDSCAPE PLANS (BY OTHERS).
3. BUFFERS SHALL BE PLANTED IN ACCORDANCE WITH TABLE 5.3.G(3).
- 3.1. BUILDING YARD SHALL BE PLANTED IN ACCORDANCE WITH TABLE 5.3.H(4)(B). THE WIDTH SHALL BE 10 FT WIDE (MIN) AND THERE SHALL BE 1 ORNAMENTAL TREE PER 25 LF AND 1 EVERGREEN SHRUB PER 2 LF OF BUILDING FRONTAGE FACING OFF-STREET PARKING AREAS.
4. NO STALL SHALL BE MORE THAN 60 FT FROM A SHADE TREE.
5. THE REQUIRED 8 FT STREET YARD SHALL BE COORDINATED WITH THE CITY AND DUKE POWER. THE PLANTING RATE SHALL BE 1 ORNAMENTAL TREE PER 35 FT.
6. THE APPLICANT SHALL OBTAIN A TREE SURVEY TO DETERMINE IF THE SITE HAS ANY SPECIMEN OR HERITAGE TREES ON-SITE. ALL TREE REMOVAL AND PROTECTION SHALL BE IN ACCORDANCE WITH SECTION 5.3.J AND THE FINAL PLANTING PLAN SHALL BE ADJUSTED FOR ANY TREE SAVE CREDITS OBTAINED FROM TREE PRESERVATION.

NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING INFORMATION PRIOR TO CONSTRUCTION. CONTACT THE DESIGN ENGINEER IF ANY DISCREPANCY IS FOUND.
2. PROPERTY MAY BE SUBJECT TO BURDENS OR BENEFITS NOT SHOWN ON MAP.
3. THE SUBJECT PARCEL(S) AND ANY ADJOINING PROPERTY OWNERS NAMES, DEEDS OF RECORD, ZONING, LAND AND TAX PARCEL IDENTIFICATIONS REFLECT THOSE AVAILABLE TO THIS ENGINEER AS OF THE DATE OF THE PLAN SHOWN.

SHEET TITLE:
SPECIAL USE SITE PLAN

SHEET NUMBER:
C-100

224 BROOKDALE ST



APPLICATION PROJECT INFORMATION
PROPERTY ADDRESS: 224 BROOKDALE ST
APPLICANTS NAME: ALAN OVERCASH
OVERCASH REAL ESTATE, LLC
APPLICANTS ADDRESS: 1641 DALE EARNHARDT BLVD
KANNAPOLIS, NC 28083
APPLICANT PHONE: 704.305.1020
APPLICANT EMAIL: OVERCASHA@GMAIL.COM
PROPERTY OWNERS NAME: ALAN OVERCASH
OVERCASH REAL ESTATE, LLC
PROPERTY OWNERS ADDRESS: 1641 DALE EARNHARDT BLVD
KANNAPOLIS, NC 28083
PROPERTY ACREAGE: 1.97 ACRES
CURRENT PROPERTY USE: SELF SERVICE STORAGE
ZONING DISTRICT: GC
PARCEL # 150 122
CURRENT USE: SELF SERVICE STORAGE
PROPOSED USE: SELF-SERVICE STORAGE

GENERAL COMMERCIAL DISTRICT STANDARDS (3.5)

1. SELF-SERVICE STORAGE IN A GC DISTRICT REQUIRES A SPECIAL USE PERMIT
2. THE PROPOSED SPECIAL USE SHALL COMPLY WITH ALL SPECIAL REQUIREMENTS FOR SELF-SERVICE STORAGE (4.2.5.F.4).

LOT AREA (MIN/MAX): NONE / 3 ACRES
LOT WIDTH (MIN): 50 FT
DENSITY (MAX): 18 / AC
EXISTING BUILT UPON AREA: 1.329 AC
BUILT UPON AREA (PROP): 0.219 AC
TOTAL BUILT UPON AREA: 1.548 AC
BUILT UPON AREA RATIO (MAX): 0.800
BUILT UPON AREA RATIO (PROP): 0.785

WATERSHED IMPERVIOUS MAX (LOW DENSITY): 0.24
EXISTING IMPERVIOUS AREA: 1.329 AC
ALLOWABLE IMPERVIOUS AREA
(SITE AREA - EXISTING IMPERVIOUS AREA) = 0.641 AC
= 0.641 * 24% = 0.154 AC IMP. AREA INCREASE
PROPOSED IMPERVIOUS AREA: 0.149 AC
DRIVE ENTRANCE & PARKING AREA TO BE PERVIOUS PAVING, AND NOT COUNTED TOWARD IMPERVIOUS AREA.

FRONT SETBACK (MIN): 10 FT
SIDE SETBACK (MIN): NONE
REAR SETBACK (MIN): NONE
BUILDING HEIGHT (MAX): 48 FT
USE REGULATIONS: SPECIAL USE REQ.

THIS DRAWING IS FOR SPECIAL USE PERMIT APPLICATION
PROPOSED USE: SELF SERVICE STORAGE

DEVELOPMENT REQUIREMENTS (SECTION 5)

1. VEHICULAR ACCESS SHALL BE PROVIDED BY A PRIVATELY MAINTAINED DRIVEWAY.
2. PEDESTRIAN ACCESS AND PUBLIC IMPROVEMENTS SHALL BE PROVIDED PER SECTION 5.1 AND COORDINATED WITH THE CITY AND LOCAL TOPOGRAPHY. THE WIDTH OF THE RIGHT-OF-WAY AND LIMITS OF IMPROVEMENTS SITE SHALL BE CLEARED AND THE UTILITIES SHALL BE LOCATED WITH A DETAILED TOPOGRAPHIC SURVEY PRIOR TO FINAL DESIGN.
3. ANY PROPOSED FENCING OR WALLS SHALL BE IN ACCORDANCE WITH SECTION 5.5.
4. THE APPLICANT SHALL OBTAIN A PHOTOMETRIC PLAN AND ALL SIGHT LIGHTING SHALL BE IN ACCORDANCE WITH SECTION 5.6.
5. THE BUILDING SHALL MEET THE FORM AND DESIGN STANDARDS IN SECTION 5.7 AND SHALL MEET THE NEIGHBORHOOD COMPATIBILITY STANDARDS FOUND IN SECTION 5.8.
6. ANY PROPOSED SIGNAGE SHALL BE IN ACCORDANCE WITH SECTION 5.9.
7. SIDE GRADING AND STORMWATER INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH SECTION 5.10.

OFF-STREET PARKING, BICYCLE PARKING, AND LOADING STANDARDS (5.2)

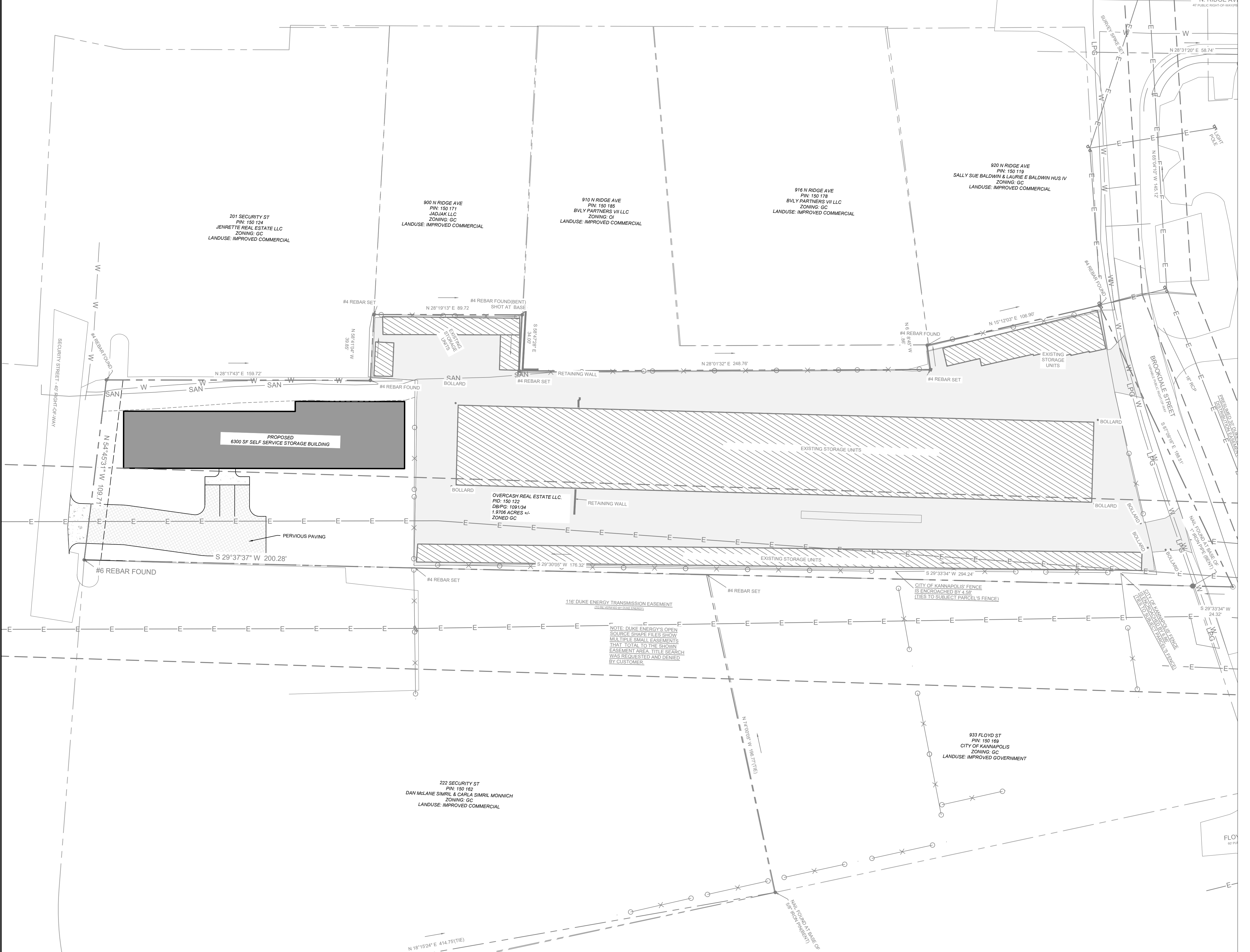
1. BICYCLE PARKING, AND LOADING SHALL BE COORDINATED WITH THE CITY.
2. STALLS SHALL BE A MINIMUM OF 9 FT X 18 FT AND THEY SHALL BE PAVED.
3. THERE SHALL BE A MINIMUM OF ONE STALL / 200 UNITS - (2) SPACES REQUIRED
4. SITE SHALL MAINTAIN ADA ACCESSIBILITY, AS REQUIRED BY FEDERAL, STATE, AND LOCAL REGULATIONS.

LANDSCAPING AND BUFFER STANDARDS (5.3)

1. A DETAILED LANDSCAPE PLANTING PLAN SHALL BE PREPARED BY A LANDSCAPE ARCHITECT OR A QUALIFIED CONTRACTOR AS PART OF FINAL ENGINEERING. PLANTING SPECIES, VARIETIES, SIZES, AND RATES SHALL BE IN ACCORDANCE WITH THE KDO. PLANTING RATES SHALL BE ADJUSTED FOR ANY CREDITS OBTAINED FROM TREE PRESERVATION.
2. ALL NON-PAVED SURFACES SHALL BE FINELY GRADED AND PLANTED, SEDED, AND/OR MULCHED PER THE FINAL LANDSCAPE PLANS (BY OTHERS).
3. BUFFERS SHALL BE PLANTED IN ACCORDANCE WITH TABLE 5.3.G(3).
- 3.1. BUILDING YARD SHALL BE PLANTED IN ACCORDANCE WITH TABLE 5.3.H(4)(B). THE WIDTH SHALL BE 10 FT WIDE (MIN) AND THERE SHALL BE 1 ORNAMENTAL TREE PER 25 LF AND 1 EVERGREEN SHRUB PER 2 LF OF BUILDING FRONTAGE FACING OFF-STREET PARKING AREAS.
4. NO STALL SHALL BE MORE THAN 60 FT FROM A SHADE TREE.
5. THE REQUIRED 8 FT STREET YARD SHALL BE COORDINATED WITH THE CITY AND DUKE POWER. THE PLANTING RATE SHALL BE 1 ORNAMENTAL TREE PER 35 FT.
6. THE APPLICANT SHALL OBTAIN A TREE SURVEY TO DETERMINE IF THE SITE HAS ANY SPECIMEN OR HERITAGE TREES ON-SITE. ALL TREE REMOVAL AND PROTECTION SHALL BE IN ACCORDANCE WITH SECTION 5.3.J AND THE FINAL PLANTING PLAN SHALL BE ADJUSTED FOR ANY TREE SAVE CREDITS OBTAINED FROM TREE PRESERVATION.

NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING INFORMATION PRIOR TO CONSTRUCTION. CONTACT THE DESIGN ENGINEER IF ANY DISCREPANCY IS FOUND.
2. PROPERTY MAY BE SUBJECT TO BURDENS OR BENEFITS NOT SHOWN ON MAP.
3. THE SUBJECT PARCEL(S) AND ANY ADJOINING PROPERTY OWNERS NAMES, DEEDS OF RECORD, ZONING, LAND AND TAX PARCEL IDENTIFICATIONS REFLECT THOSE AVAILABLE TO THIS ENGINEER AS OF THE DATE OF THE PLAN SHOWN.



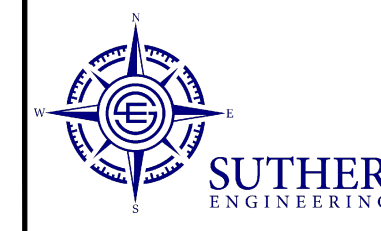
LEGEND

—	C-BLDG-FTPT
- - -	C-PROP-BNDY
—	C-PVMT-CONC
—	C-PVMT-MRKG
- - -	C-SITE-BUFFER
- - -	EX-EASEMENT
—	EX-ROW
—	SE-PROPERTY-LINES
—	V-PRIM-OVHD
—	V-PROP-ESMT
—	V-ROAD-ASPH
—	V-SS
— W — W —	V-WTR

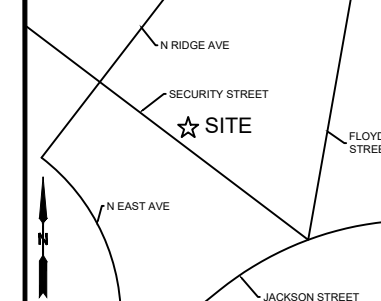


THE CONTRACTOR SHALL VERIFY ALL EXISTING INFORMATION PRIOR TO CONSTRUCTION. CONTACT THE DESIGN ENGINEER IF ANY DISCREPANCY IS FOUND.
PROPERTY MAY BE SUBJECT TO BURDENS OR BENEFITS NOT SHOWN ON MAP.
THE SUBJECT PARCEL(S) AND ANY ADJOINING PROPERTY OWNERS NAMES, DEEDS OF RECORD, ZONING, LAND AND TAX PARCEL IDENTIFICATIONS REFLECT THOSE AVAILABLE TO THIS ENGINEER AS OF THE DATE OF THE PLAN SHOWN.

THIS IS NOT A BOUNDARY SURVEY



FIRM No. P-1946
1316 S. MAIN ST., STE D
KANNAPOLIS, NC 28061



VICINITY MAP (KTS)

SUBJECT PROPERTY INFO:

PARCEL ID(S):
150 122

DEED BOOK & PAGE:
DB: 1091PG: 34

CURRENT ZONING:
GC

PROPERTY LOCATION:
CHINA GROVE TOWNSHIP
ROWAN COUNTY
NORTH CAROLINA

OWNER INFORMATION:
OVERCASH REAL ESTATE LLC
1641 DALE EARNHARDT BLVD,
KANNAPOLIS, NC 28083

PLAN NOTES:

1. PLAN NORTH IS BASED ON NAD83(2011)
2. GEODETIC MONUMENTS WERE SURVEYED AS SHOWN
3. ALL DISTANCES ARE GROUND HORIZONTAL UNLESS OTHERWISE NOTED
4. PROPERTY MAY BE SUBJECT TO BURDENS OR BENEFITS NOT SHOWN ON MAP
5. NO UNDERGROUND UTILITIES WERE LOCATED WITH THIS PLAN. BEFORE DIGGING CALL NC ONE-CALL (1-800-432-4449)
6. ZONING DISTRICTS NOTED ARE PER GIS INFORMATION AVAILABLE TO THE PUBLIC
7. THE SUBJECT PARCEL(S) AND ANY ADJOINING PROPERTY OWNERS NAMES, DEEDS OF RECORD, AND TAX PARCEL IDENTIFICATIONS REFLECT THOSE AVAILABLE TO THIS ENGINEER AS OF THE DATE OF THE PLAN SHOWN
8. SURVEY INFORMATION FOR THIS PLAN SHOWN WAS PROVIDED BY: SUTHER ENGINEERING

REVISION ISSUE

NO	SP USE	DATE
00	SP USE	09.30.2025
01	ELEV	01.26.26

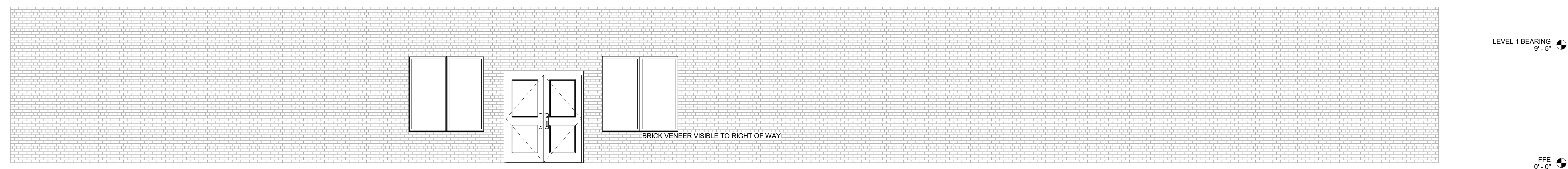
224 BROOKDALE ST

SHEET TITLE:

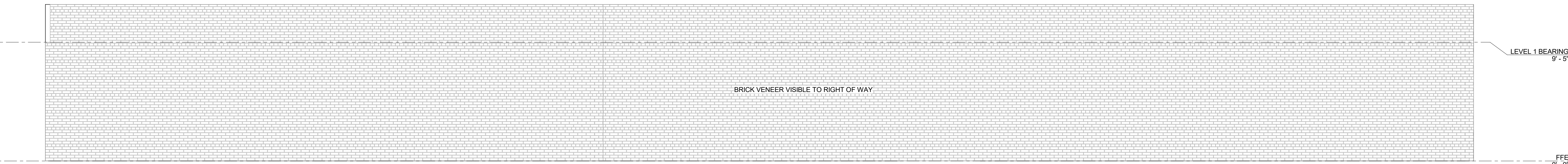
ELEVATIONS

SHEET NUMBER:

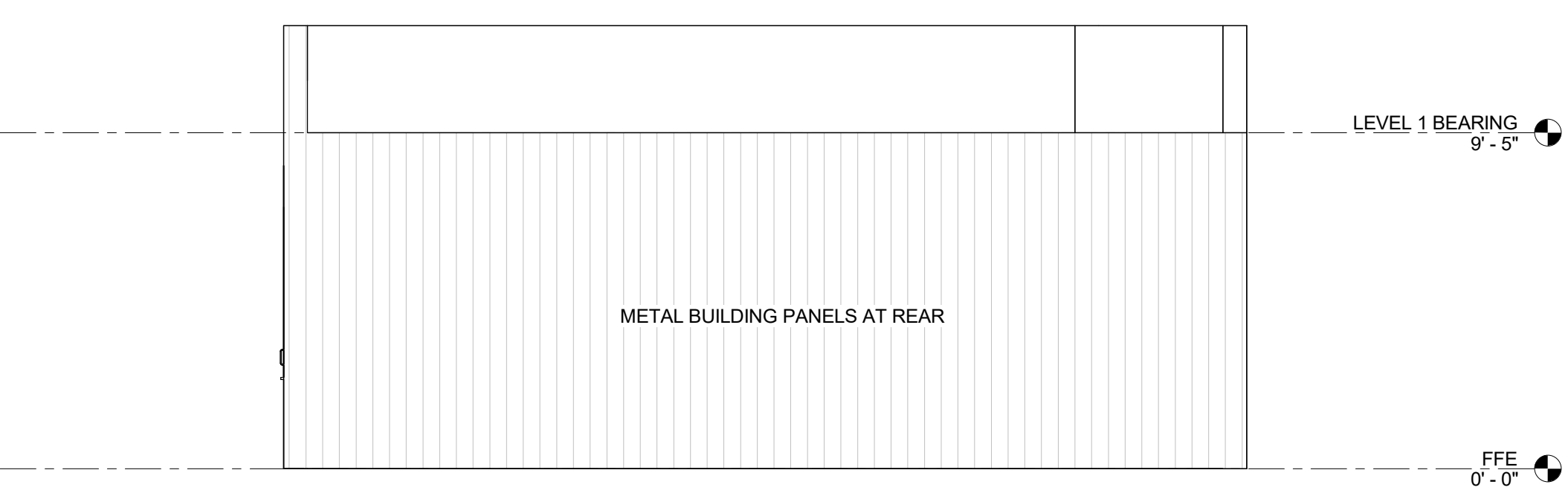
C-200



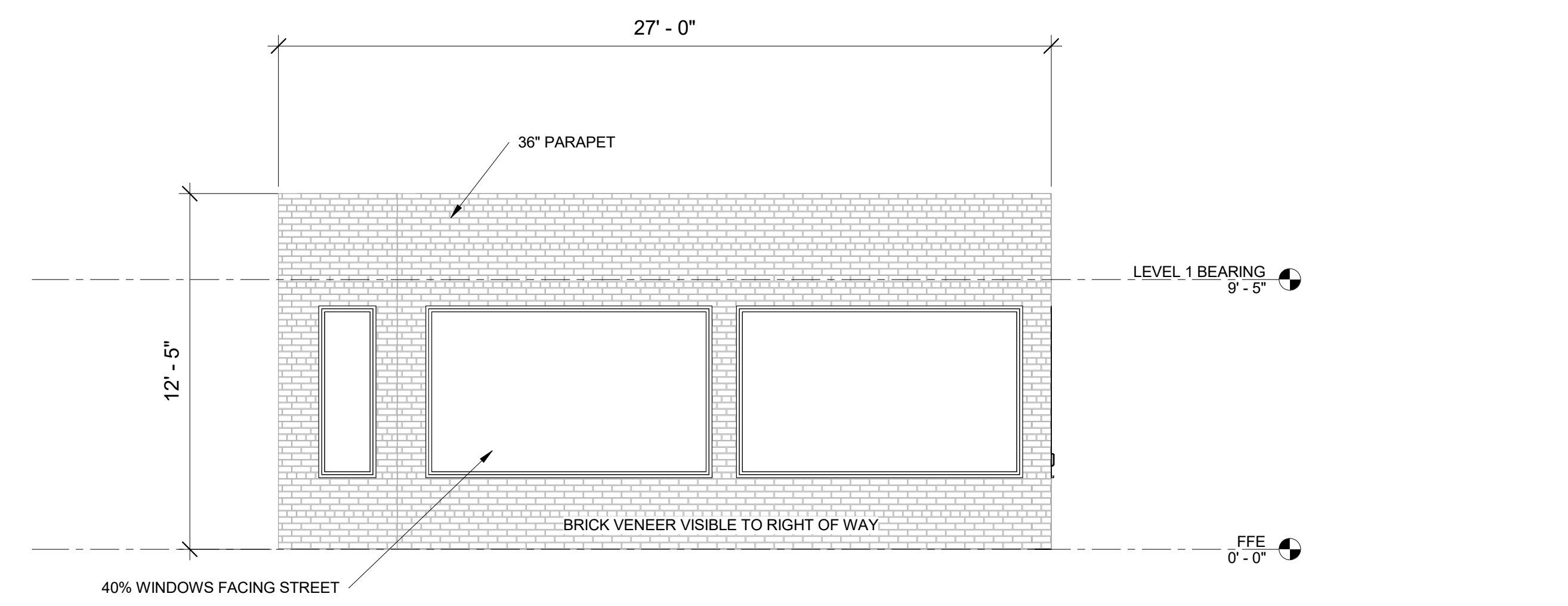
① EAST ELEV FACING PARCEL 150 162
1/4" = 1'-0"



② WEST ELEV FACING PARCEL 150 124
1/4" = 1'-0"



③ NORTH ELEV FACING PARCEL 150 122
1/4" = 1'-0"



④ SOUTH ELEV FACING SECURITY ST
1/4" = 1'-0"

OWNNAME	TAXADD1	TAXADD2	CITY	STATE	ZIPCODE	OWN2
JENRETTE REAL ESTATE LLC	127 PATTERNOTE COVE LN		MOORESVILLE	NC	28117-5969	
BARRINGER ROBBIN W	206 E 10TH ST		KANNAPOLIS	NC	28083-2702	
SMITH JEFFREY T & WF	204 E 10TH ST		KANNAPOLIS	NC	28083	SMITH KRISTA K
BVLY PARTNERS VII LLC	500 EAST BOULEVARD SUITE 204		CHARLOTTE	NC	28203-5110	
KANNAPOLIS PROPERTY OWNER LLC	1213 W MOREHEAD ST STE 150		CHARLOTTE	NC	28208-5579	
LOPEZ LUIS A	950 N RIDGE AVE		KANNAPOLIS	NC	28083	CRUZ DORIS
KANNAPOLIS CITY OF	401 LAUREATE WAY		KANNAPOLIS	NC	28081	
HEDRICK GEORGE THOMAS	940 N RIDGE AVE		KANNAPOLIS	NC	28083	
MORREALE RANDAL &	86 ATLANTA ST		BAY SHORE	NY	11706	CASTELLINO ANTHONY
KANNAPOLIS PROPERTY OWNER LLC	1213 W MOREHEAD ST STE 150		CHARLOTTE	NC	28208-5579	
BVLY PARTNERS VII LLC	500 EAST BOULEVARD SUITE 204		CHARLOTTE	NC	28203-5110	
KANNAPOLIS CITY OF	401 LAUREATE WAY		KANNAPOLIS	NC	28081	
ROWAN COUNTY &	202 N MAIN ST		SALISBURY	NC	28144-4362	CITY OF KANNAPOLIS
DUKE ENERGY CORPORATION	MAIL CODE DEC41-B	550 SOUTH TRYON ST	CHARLOTTE	NC	28202-0000	
JENRETTE REAL ESTATE LLC	127 PATTERNOTE COVE LN		MOORESVILLE	NC	28117-5969	
OVERCASH REAL ESTATE LLC	1641 DALE EARNHARDT BLVD		KANNAPOLIS	NC	28083	
HEDRICK GEORGE THOMAS	940 N RIDGE AVE		KANNAPOLIS	NC	28083	
SLOOP HOYT OBERLEE	6441 BENTRIDGE DR		CHARLOTTE	NC	28226-6103	C/O MINDY S MARTIN
DUKE ENERGY CORP	MAIL CODE DEC41-B	550 SOUTH TYRON ST	CHARLOTTE	NC	28202-0000	ATTN PROPERTY TAX DIV/ST22M
SIMRIL DAN MCLANE &	225 SECURITY ST		KANNAPOLIS	NC	28083-2757	MONNICH CARLA SIMRIL
RICHARD MCGUIRE PROPERTIES LLC	8845 WRIGHT RD		KANNAPOLIS	NC	28081-8997	
BALDWIN SALLY SUE & HUS	920 N RIDGE AVE		KANNAPOLIS	NC	28083-1709	BALDWIN LAURIE E IV
JADJAK LLC	3922 N TRYON ST		CHARLOTTE	NC	28206-2063	

March 20, 2026

Dear Property Owner,

Please be advised that the City of Kannapolis Board of Adjustment will conduct a quasi-judicial hearing on Tuesday, April 7, 2026, at 6:00 PM at City Hall, located at 401 Laureate Way, for the following case:

BOA-2025-24 – Special Use Permit – 224 Brookdale St.

The purpose of this hearing is to consider a request for a Special Use Permit (SUP) to allow the development of a 35-unit self-service storage facility on property located at 224 Brookdale Street. Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance, a SUP is required for self-service storage uses within the General Commercial (GC) zoning district. The subject property is 1.97 +/- acres and is more specifically identified as Rowan County Parcel Identification Number 150 122. **(Please see attached vicinity map showing the location of this property.)**

As an abutting property owner, you are being notified of this evidentiary hearing in accordance with the requirements of the Kannapolis Development Ordinance.

If you have any questions about the hearing or request, please do not hesitate to contact the Planning Department at 704.920.4355 or bbarcroft@kannapolisnc.gov.

Sincerely,



Ben Barcroft
Senior Planner

Enclosure

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.

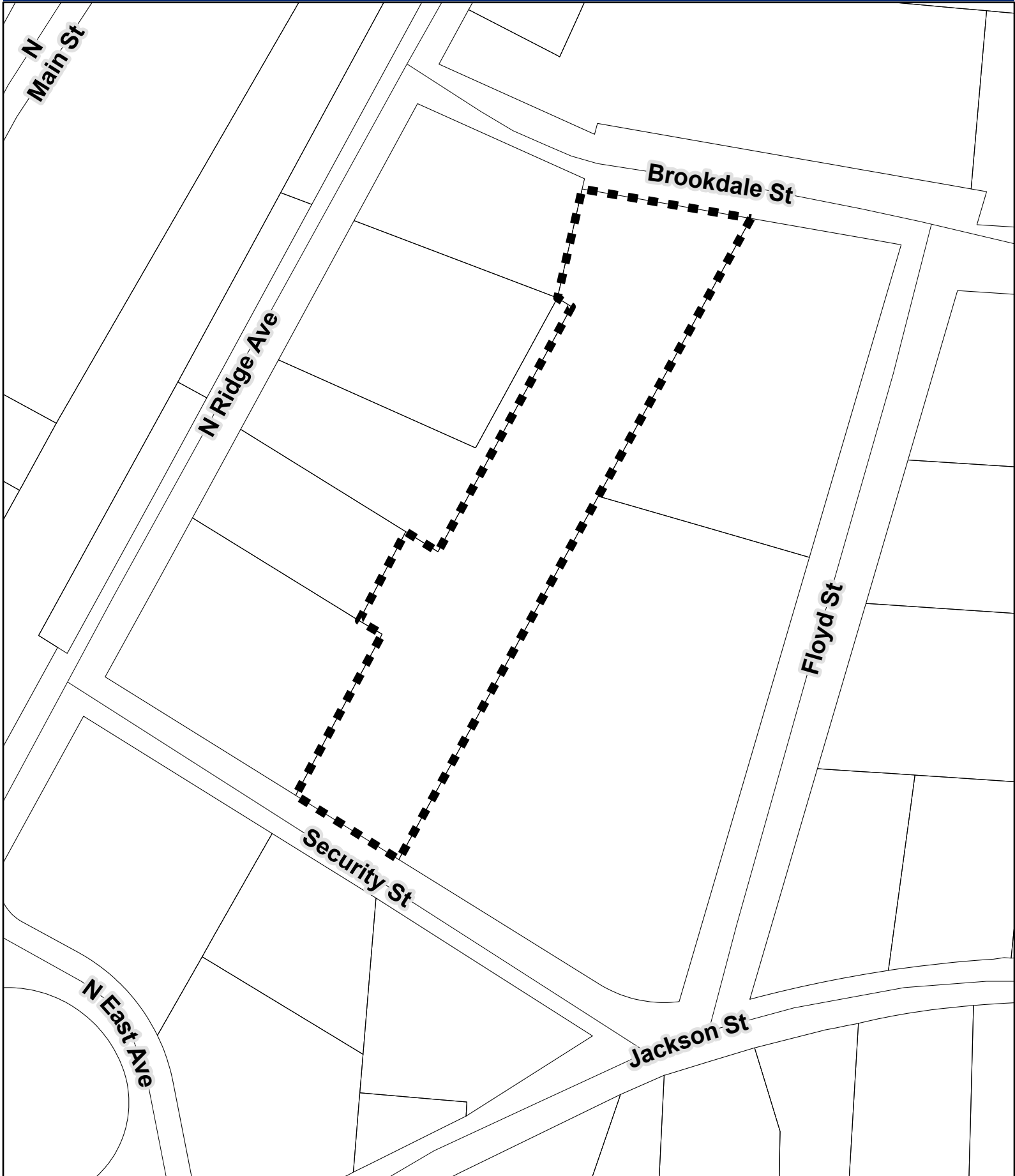


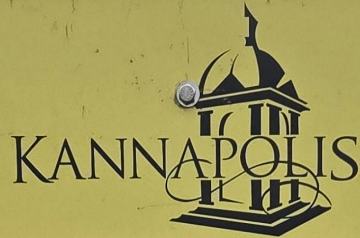
Special Use Permit

Case Number: BOA-2025-24

Applicant: Alan Overcash

224 Brookdale St





BOARD OF

ADJUSTMENT

**PUBLIC HEARING
INFORMATION**

CALL 704-920-4350

CASE #BOA - 2025-24



Kannapolis Board of Adjustment

Board of Adjustment Agenda Staff Report

April 7, 2026

To: Board of Adjustment
From: Ben Barcroft, Senior Planner
Subject: **BOA-2026-04: Special Use Permit – 166 N Little Texas Rd**

Action Requested by Board of Adjustment

1. Motion to accept the City's Exhibits into the record.
2. Motion to approve/revise Findings of Fact for the Special Use Permit.
3. Motion to approve (approve with conditions) (deny) the issuance of the Special Use Permit.
4. Motion to Issue Order of Approval.

Required Votes to Pass Required Action

A majority vote is required to approve, approve with conditions, or deny the requested actions.

Background

The applicant, Rae Crawford, is requesting a Special Use Permit (SUP) to allow for a private school in the Residential 4 (R4) zoning district on an approximately 11.91 +/- acre property located at 166 N Little Texas Rd., further identified as Cabarrus County Parcel Identification Number 56234617650000. The proposal involves the use of existing buildings on a church property for a private K–12 school.

Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance (KDO), issuance of a SUP is required for a private school in the R4 zoning district.

Fiscal Implications

None

Policy Issues

Section 2.5.A(5) of the KDO requires that the Board of Adjustment shall only approve a special use permit if the applicant demonstrates that the criteria below have been met. Staff analysis of each criterion is noted.

Staff Findings of Fact - Based on application review:

The proposed conditional use will be in harmony with the area in which it is to be located and in general conformance with the City's Land Use Plan.

The property is located within the "Complete Neighborhood 1" Character Area of the Move Kannapolis Forward 2030 Comprehensive Plan. The building and site are currently used as a place of worship, and the surrounding area consists primarily of single family residential dwellings, with apartments situated to the north. According to the applicant, the building is set back from the main road, with other churches and established neighborhoods in close proximity.

Based on the character areas noted above, the proposed development is compatible with the future land use plan and existing uses in the surrounding area.

Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

Adequate provisions for safe ingress and egress have been addressed. The applicant indicates that the access is existing and functioning as intended. Staff has reviewed their proposed site plan and finds that this standard is met.

The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

No vibration, noise, odor, dust, smoke, or gas beyond what would be anticipated for a private school is expected as a result of this proposed use.

The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

The proposed use would not impede development of the surrounding properties for uses allowed within their respective zoning districts. The proposed private school is compatible with the existing and surrounding uses.

The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.

There is no apparent danger or detriment to the overall public safety, health and welfare resulting from the proposed use. The proposed use is subject to all the requirements of the Kannapolis Development Ordinance.

The proposed use complies with all applicable provisions of the KDO.

The proposed use shall comply with all sections of the Kannapolis Development Ordinance, conditions of approval, and any other applicable local, state and Federal regulations. It is understood by the applicant that unless specifically relieved of a requirement, in writing, all KDO requirements must be met.

The applicant consents in writing to all conditions of approval included in the approved special use permit.

The applicant has indicated that they will sign all Conditions of Approval for this special use permit.

Legal Issues

Board's Findings of Fact - Based on application review and evidentiary hearing.

In order to determine whether a special use permit is warranted, the Board must decide that each of the six findings as outlined has been met and that the additional approval criteria has been satisfactorily addressed. If the Board concurs completely with the findings of the staff, no additional findings of fact are necessary, and the staff findings should be approved as part of the decision. However, if the Board wishes to approve different findings (perhaps as a result of additional evidence or testimony presented at the evidentiary hearing), alternate findings need to be included as part of the seven criteria below. Should a special use permit be approved, the Board may place conditions on the use as part of the approval to assure that adequate mitigation measures are associated with the use.

- The proposed conditional use will be in harmony with the area in which it is to be located and in general conformance with the City's Land Use Plan.
- Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.
- The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.
- The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.
- The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.
- The proposed use complies with all applicable provisions of the KDO.

Staff Recommendations

Based on the above findings, staff recommends **approval** of the Special Use Permit based on the staff Findings of Fact (or as modified by the Board), the conceptual site plan, and compliance with all local, state and federal requirements.

The Board of Adjustment should consider all facts and testimony after conducting the Public Hearing and render a decision accordingly to approve, approve with conditions, or deny the Special Use Permit.

Attachments

1. Special Use Permit Application
2. Vicinity Map
3. Zoning Map
4. Future Land Use Map
5. Conceptual Site Plan
6. List of Notified Properties
7. Notice to Adjacent Property Owners
8. Notice Map
9. Posted Public Notice



Special Use Permit

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

SPECIAL USE PERMIT REQUEST

Special Use Permit (SUP) – Request for SUP as required by Table 4.3.B(3) of the Kannapolis Development Ordinance (KDO).
Approval authority – Board of Adjustment.

Property Address: 166 N Little Texas Rd, Kannapolis 28083

Applicant: Rae Crawford

SUBMITTAL CHECKLIST

- Pre-Application Meeting
- SUP Checklist and Application – Complete with all required signatures
- Plot/Site Plan showing the proposed use
- Fee: \$650.00 (\$600 Application Fee + notification fee [see Fee Schedule])
- Please mark this box to authorize aerial drone photography of the site

PROCESS INFORMATION

Public Notification: This is a quasi-judicial process that requires a public hearing and public notification including first-class mailed notice to adjacent property owners and a sign posted prominently on the property (Table 2.4.F(2) of the KDO).

Review Process: All applications will be reviewed for compliance and then forwarded to the Board of Adjustment for consideration at a public hearing which is held monthly on the 1st Tuesday at 6:00pm in City Hall Laureate Center. **The pre-application meeting, application and site plan submittal, and payment of fees, must be completed prior to scheduling the public hearing.** Please review Section 2.4.D of the KDO.

Action by Board of Adjustment: After conducting a public hearing, the Board of Adjustment may: approve; approve with conditions; deny; or conduct an additional public hearing on the application. Per Section 2.5.A(5)c, the Board may approve a petition only if compliance with all standards is obtained.

Scope of Approval: Per Section 2.5.A(5)a.2 of the KDO, approval of a SUP does not authorize any development activity, but shall authorize the applicant to apply for final site plan approval. Zoning clearance permits will not be issued until the SUP and final site plan have been approved.

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: Rae Crawford Date: 2-23-26



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

SPECIAL USE PERMIT APPLICATION

Approval authority – Board of Adjustment

Applicant Contact Information

Name: Rae Crawford

Address: 410 Pinewood Ave

Kannapolis NC 28081

Phone: [REDACTED]

Email: [REDACTED]

Property Owner Contact Information same as applicant

Name: Kevin ~~Foral~~ Corl

Address: _____

Phone: [REDACTED]

Email: [REDACTED]

Project Information

Project Address: 166 N Little Texas Rd Zoning District Select

Parcel PIN: _____ Size of property (in acres): _____

Current Property Use: Church

Proposed Use: Church and Private School

The location of the above-mentioned proposed use is indicated on the accompanying site plan, and the nature of the proposed use is more fully described as follows (attach separate sheet if necessary): _____

We will share space with the church and
we will be a private school

REVIEW STANDARDS

The Board of Adjustment does not have unlimited discretion in deciding whether to approve a Special Use Permit (SUP). Per Section 2.5.A(5)c of the Kannapolis Development Ordinance (KDO,) the applicant must demonstrate successful compliance with all standards to obtain a SUP. In the space provided below, indicate the **facts** that you intend to provide to convince the Board that it can properly reach the following conclusions:

1. The proposed special use will be in harmony with the area in which it is to be located and in general conformance with the City's Comprehensive Plan.

The building is offset from the main
road with other churches and neighborhoods
in proximity

2. Adequate measures shall be taken to provide ingress and egress to minimize traffic hazards and traffic congestion on the public roads.

yes already established

3. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

Correct

4. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

Correct

5. The establishment, maintenance, or operation of the proposed use will not be detrimental to or endanger the public health, safety, or general welfare.

Correct

6. The proposed use complies with all applicable provisions of the KDO.

Correct

7. The applicant consents in writing to all conditions of approval included in the approved special use permit.

I consent

By signing below, I certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief. I acknowledge that the Board of Adjustment may add conditions on the requested use as part of the approval to assure that adequate mitigation measures are associated with the use. For example, landscaping or fencing may be required, or a shift of operations away from adjoining properties may be stipulated.

Rae Crawford

Applicant Signature

2-23-2026

Date

Kevin M. Carl

Property Owner Signature

2/25/2026

Date



Vicinity Map

Case Number: BOA-2026-04

Rae Crawford

166 N Little Texas Rd



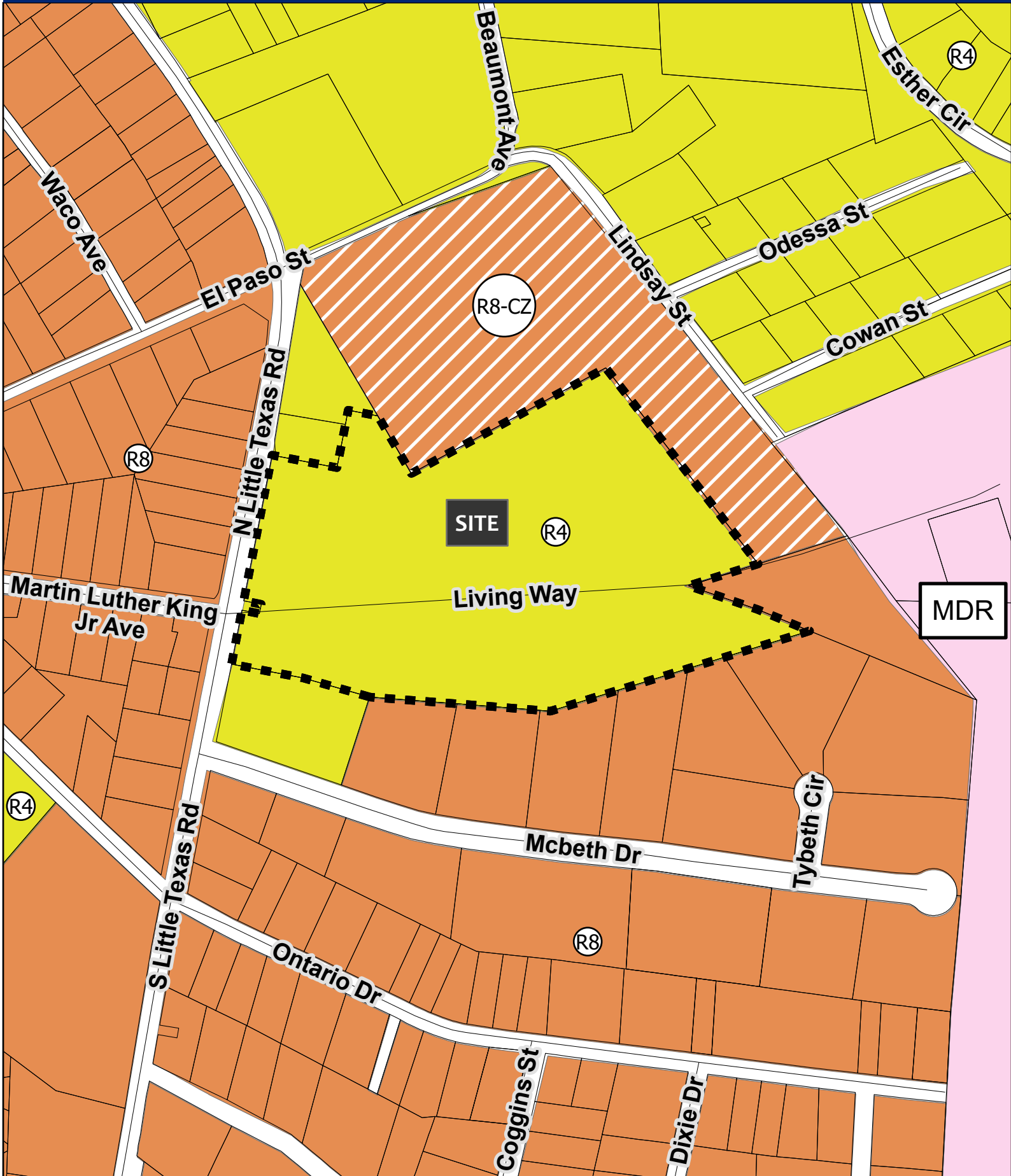


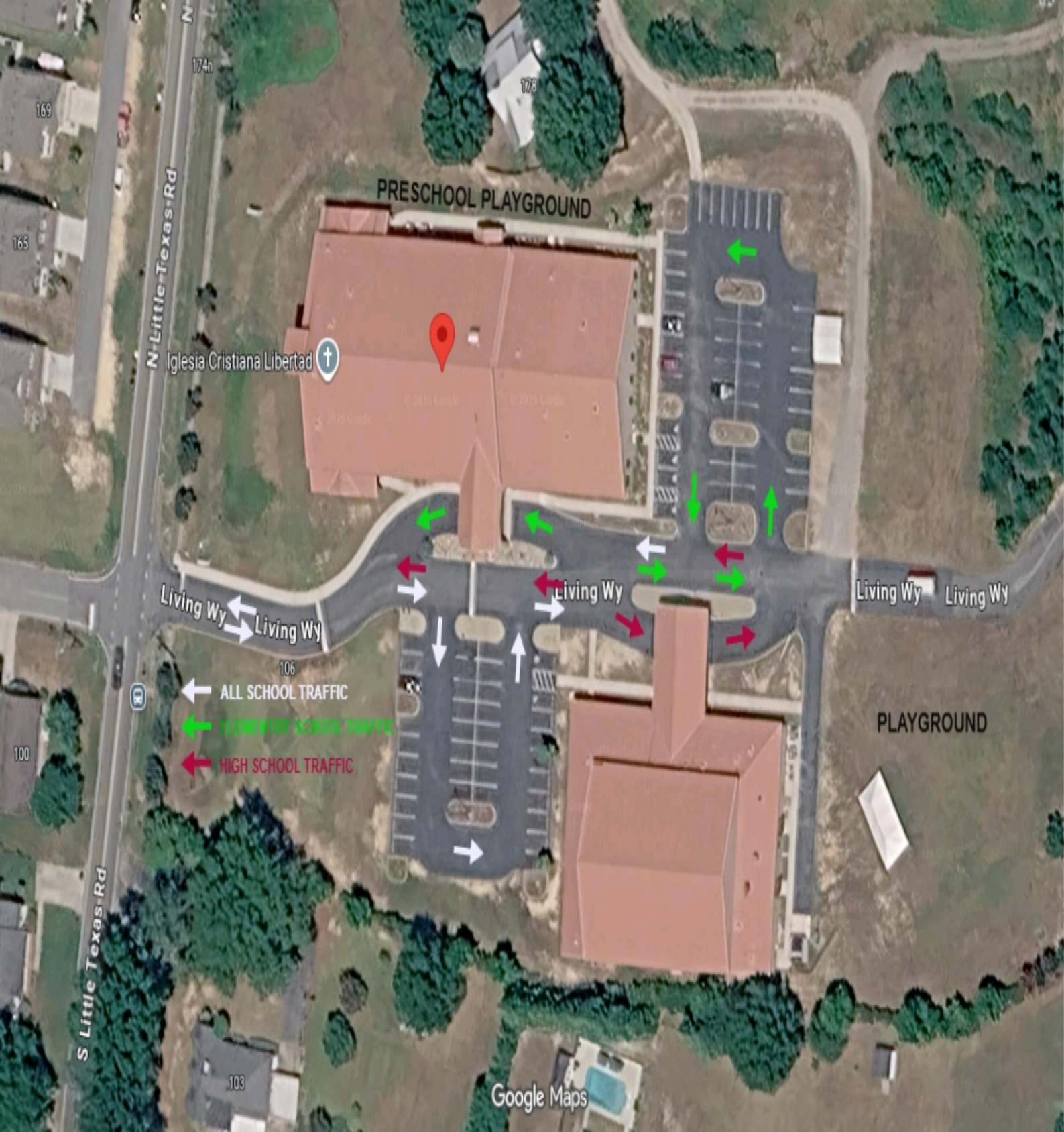
Kannapolis Current Zoning

Case Number: BOA-2026-04

Rae Crawford

166 N Little Texas Rd





PRESCHOOL PLAYGROUND

Iglesia Cristiana Libertad

Living Wy Living Wy

Living Wy

Living Wy Living Wy

PLAYGROUND

← ALL SCHOOL TRAFFIC

← ELEMENTARY SCHOOL TRAFFIC

← HIGH SCHOOL TRAFFIC

Google Maps

PIN14	AcctName1	AcctName2	MailAddr1	MailAddr2	MailCity	MailState	MailZipCod
56233659590000	BOWDEN KENNETH LAVON JR	BOWDEN KIMBERLY WF	177 N LITTLE TEXAS RD		KANNAPOLIS	NC	28083
56233761120000	BUMBRE LONG	BONOL DAN WF	189 N LITTLE TEXAS RD		KANNAPOLIS	NC	28083
56233771940000	CASTRO MARCO A	CASTRO VIRGINIA M WF	194 N LITTLE TEXAS RD		KANNAPOLIS	NC	28083
56235619370000	CONFER DENNIS MYRON	CONFER COURTNEY SPOUSE	1405 LIVING WAY		KANNAPOLIS	NC	28083
56233654280000	CUSTOM COLONIAL HOMES LLC		PO BOX 14		WAXHAW	NC	28173
56233645690000	CUSTOM COLONIAL HOMES LLC		PO BOX 14		WAXHAW	NC	28173
56233655380000	CUSTOM COLONIAL HOMES LLC		PO BOX 14		WAXHAW	NC	28173
56233658270000	FARIAS DEMETRIO JR	ENCARNACION EILEEN M WF	169 N LITTLE TEXAS RD		KANNAPOLIS	NC	28083
56233659330000	FLETCHER CHRISTOPHER ERIC	MILLER TRACY EVETTE WF	173 N LITTLE TEXAS RD		KANNAPOLIS	NC	28083
56233693660000	GAMBRELL JAMES CURTIS	GAMBRELL LISA MICHELLE WF	1417 MCBETH DRIVE		KANNAPOLIS	NC	28083
56234674760000	GIVING OAKTREE LLC		PO BOX 1415		CORNELIUS	NC	28031
56233674330000	HICKS AMY P		103 S LITTLE TEXAS RD		KANNAPOLIS	NC	28083
56234613450000	HOSACK EDGAR R III & JUDY U		1421 MCBETH DRIVE		KANNAPOLIS	NC	28083
56234643650000	IZER RICHARD	IZER SHANNON WF	1427 MCBETH DR		KANNAPOLIS	NC	28083
56233657230000	JONES RYAN ANTHONY SR	JONES LAJUANA MICHELLE WF	161 N LITTLE TEXAS RD		KANNAPOLIS	NC	28083
56233658310000	LAIDFORD KHADIJAH RENE	STOREY-LAIDFORD VALERIE B	165 N LITTLE TEXAS RD		KANNAPOLIS	NC	28083
56234617650000	LIVING WATER A CHURCH OF GOD	FELLOWSHIP INC	162 N LITTLE TEXAS RD		KANNAPOLIS	NC	28083
56234617650000	LIVING WATER A CHURCH OF GOD	FELLOWSHIP INC	162 N LITTLE TEXAS RD		KANNAPOLIS	NC	28083
56233750740000	PARKER KIMBERLY ANN		185 N LITTLE TEXAS RD		KANNAPOLIS	NC	28083
56234633120000	PITTMON CLYDE H	PITTMON BETH W/WIFE	1423 MCBETH DR		KANNAPOLIS	NC	28083
56234722510000	PROSPERITY RIDGE HOUSING LLC		13816 PROFESSIONAL CENTER DR	STE 200	HUNTERSVILLE	NC	28078
56233643790000	ROBINSON CLETUS		104 S LITTLE TEXAS RD		KANNAPOLIS	NC	28083
56233770710000	RODRIGUEZ JOSE A	SANCHEZ ZENAIDA WF	186 N LITTLE TEXAS RD		KANNAPOLIS	NC	28083
56234662430000	SIMMONS MALCOLM WADE	SIMMONS TOLONDA ROSE WF	120 TYBETH CIR		KANNAPOLIS	NC	28083
56233645500000	VALENCIA DAVID SALINAS	MAGOS CECILIA SALAS WF	1408 MARTIN LUTHER KING AVE		KANNAPOLIS	NC	28083
56234664200000	VENABLE HAROLD DEAN		122 TYBETH CIR		KANNAPOLIS	NC	28083
56234693880000	WEAVER CALEB	ERNESTO GABRIELLE	125 TYBETH CIR		KANNAPOLIS	NC	28083
56234686470000	WILLIAMS FRANSICA A		1386 LIVING WAY		KANNAPOLIS	NC	28083

March 20, 2026

Dear Property Owner,

Please be advised that the City of Kannapolis Board of Adjustment will conduct a quasi-judicial hearing on Tuesday, April 7, 2026, at 6:00 PM at City Hall, located at 401 Laureate Way, for the following case:

BOA-2026-04 – Special Use Permit – 166 N Little Texas Rd.

The purpose of this public hearing is to consider a request for a Special Use Permit (SUP) to allow for a private school use on a portion of property located at 166 N Little Texas Rd. Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance (KDO), issuance of a SUP is required for a private school in the Residential 4 (R4) zoning district. The subject property is approximately 11.91 +/- acres, zoned R4, and is further identified as Cabarrus County Parcel Identification Number 56234617650000. The proposal involves the use of existing buildings on a church property for a private K–12 school. **(Please see attached vicinity map showing the location of this property.)**

As an abutting property owner, you are being notified of this evidentiary hearing in accordance with the requirements of the Kannapolis Development Ordinance.

If you have any questions about the hearing or request, please do not hesitate to contact the Planning Department at 704.920.4355 or bbarcroft@kannapolisnc.gov.

Sincerely,



Ben Barcroft
Senior Planner

Enclosure

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.

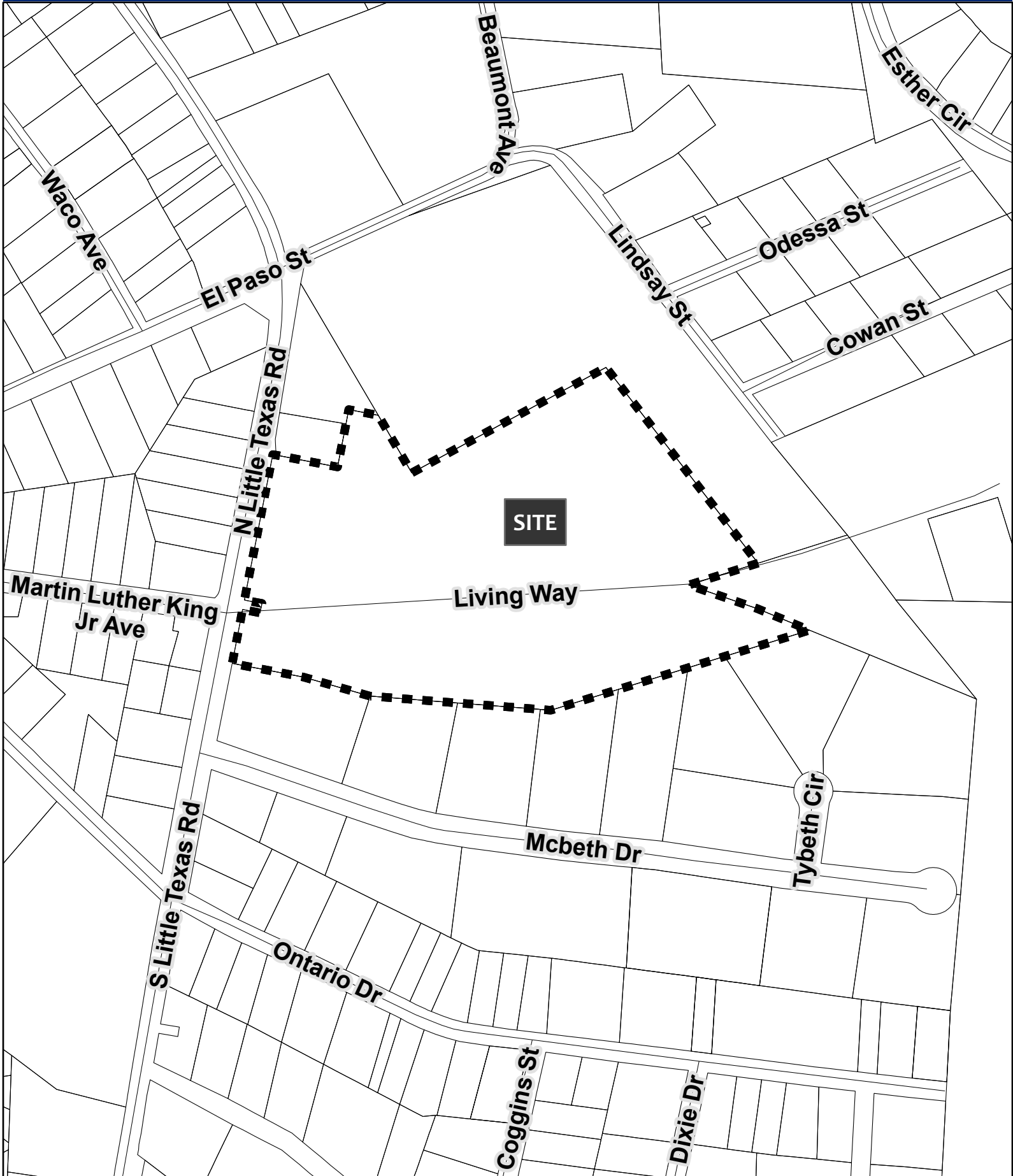


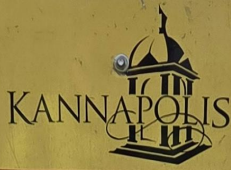
Special Use Permit

Case Number: BOA-2026-04

Rae Crawford

166 N Little Texas Rd





BOARD OF

ADJUSTMENT

**PUBLIC HEARING
INFORMATION**

CALL 704-920-4350

CASE #BOA - 2026 - 4



Kannapolis Board of Adjustment

Board of Adjustment Agenda Staff Report

April 7, 2026

To: Board of Adjustment
From: Mia Alvarez, Senior Planner
Subject: **BOA-2026-05: Special Use Permit - 1308 Central Dr**

Action Requested by Board of Adjustment

1. Motion to accept the City's Exhibits into the record.
2. Motion to approve/revise Findings of Fact for the Special Use Permit.
3. Motion to approve (approve with conditions) (deny) the issuance of the Special Use Permit.
4. Motion to Issue Order of Approval.

Required Votes to Pass Required Action

A majority vote is required to approve, approve with conditions, or deny the requested actions.

Background

The applicant, Cyrus Mathews, is requesting a Special Use Permit (SUP) to allow for a bed and breakfast establishment on property located at 1308 Central Drive. Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance (KDO), issuance of a SUP is required for a bed and breakfast establishment in the Residential 4 (R4) zoning district. The subject property consists of approximately 0.26 ± acres, is zoned R4, and is further identified as Cabarrus County Parcel Identification Number 56243106120000.

The KDO defines a bread and breakfast establishment as:

A single-family detached dwelling, that is primarily used for short-term lodging of transient guests, in exchange for compensation. Breakfast is typically served to guests. The owner or operator may live in the bed and breakfast.

In comparison, the KDO defines a short-term rental (as a principal use) as:

Rental of an entire dwelling unit by an owner or operator with no principal resident residing on the premises that provides lodging for pay, for less than a continuous period of 30 days.

Pursuant to Section 4.2.D(5)h.1 of the Kannapolis Development Ordinance, a bed and breakfast establishment is subject to the following special requirements:

1. A bed and breakfast establishment shall maintain a residential appearance.
2. Receptions, private parties, and similar events are prohibited unless expressly approved as part of the special use permit or site plan approval.
3. The maximum length of stay shall be 30 days.
4. All guest rooms shall be located within the principal structure.
5. Meals may be served to registered guests but shall not be served to the general public unless expressly approved as part of the special use permit or site plan approval. Cooking facilities

are prohibited in guest rooms.

6. The maximum number of guest bedrooms shall be five, unless the applicant can demonstrate that the original floor plan of the structure contained a larger number of bedrooms, in which case the original number of bedrooms may be approved as allowable guest lodging.
7. All outdoor lights must be shielded to direct light and glare only onto the facility's premises.
8. Signage shall be limited to one non-illuminated ground sign per establishment that shall have a maximum area of five square feet and a maximum height of five feet.

Fiscal Implications

Policy Issues

Section 2.5.A(5) of the KDO requires that the Board of Adjustment shall only approve a special use permit if the applicant demonstrates that the criteria below have been met. Staff analysis of each criterion is noted.

Staff Findings of Fact - Based on application review:

The proposed conditional use will be in harmony with the area in which it is to be located in general conformance with the City's Land Use Plan.

The *Move Kannapolis Forward 2030 Comprehensive Plan* designates the subject parcel as being located in the "Urban Residential" Character Area. The Urban Residential Character Area consists of a variety of housing built in and around the downtown of Kannapolis. Primary uses are single-family residential. The property is currently zoned Residential 4 (R4). Within this zoning district, bed and breakfast establishments are permitted with a Special Use Permit and are required to maintain their residential appearance.

Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

The proposed bed and breakfast establishment includes access from Central Drive.

The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

The proposed development will not generate any noxious or offensive vibration, noise, odor, dust, smoke, or gas.

The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

The bed and breakfast establishment, as described by the applicant in their application, more closely follows the definition of a short-term rental, which is not a permitted use in the R4 zoning district.

The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.

As indicated by the applicant, the proposed development will not be detrimental to or endanger the public health, safety, or general welfare.

The proposed use complies with all applicable provisions of the KDO.

The bed and breakfast the applicant has described in their application more closely follows the KDO's definition of a short-term rental. A short-term rental (as a principal use) is not permitted in the R4 zoning district.

Further, the site plan provided by the applicant does not meet the minimum parking spaces for a bed

and breakfast establishment as required by Table 5.2.E(1)a of the KDO. The applicant has indicated he plans to request approval for an alternative parking plan.

The applicant consents in writing to all conditions of approval included in the approved special use permit.

The applicant has indicated that they will sign all Conditions of Approval for this special use permit.

Legal Issues

Board's Findings of Fact - Based on application review and evidentiary hearing.

In order to determine whether a special use permit is warranted, the Board must decide that each of the six findings as outlined has been met and that the additional approval criteria has been satisfactorily addressed. If the Board concurs completely with the findings of the staff, no additional findings of fact are necessary, and the staff findings should be approved as part of the decision. However, if the Board wishes to approve different findings (perhaps as a result of additional evidence or testimony presented at the evidentiary hearing), alternate findings need to be included as part of the seven criteria below. Should a special use permit be approved, the Board may place conditions on the use as part of the approval to assure that adequate mitigation measures are associated with the use.

- The proposed conditional use will be in harmony with the area in which it is to be located and in general conformance with the City's Land Use Plan.
- Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.
- The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.
- The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.
- The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.
- The proposed use complies with all applicable provisions of the KDO.

Staff Recommendations

Based on the above findings, staff recommends **denial** of the Special Use Permit based on the staff Findings of Fact (or as modified by the Board), the conceptual site plan, and compliance with all local, state and federal requirements.

The Board of Adjustment should consider all facts and testimony after conducting the Public Hearing and render a decision accordingly to approve, approve with conditions, or deny the Special Use Permit.

Attachments

1. Special Use Permit Application
2. Vicinity Map
3. Zoning Map
4. Future Land Use Map
5. Conceptual Site Plan
6. List of Notified Properties
7. Notice to Adjacent Property Owners

8. Notice Map
9. Posted Public Notice



Special Use Permit

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

SPECIAL USE PERMIT REQUEST

Special Use Permit (SUP) – Request for SUP as required by Table 4.3.B(3) of the Kannapolis Development Ordinance (KDO).
Approval authority – Board of Adjustment.

Property Address: 1308 Central Drive Kannapolis, NC 28083

Applicant: Cyrus Mathews

SUBMITTAL CHECKLIST

- Pre-Application Meeting
- SUP Checklist and Application – Complete with all required signatures
- Plot/Site Plan showing the proposed use
- Fee: \$650.00 (\$600 Application Fee + notification fee [see Fee Schedule])
- Please mark this box to authorize aerial drone photography of the site

PROCESS INFORMATION

Public Notification: This is a quasi-judicial process that requires a public hearing and public notification including first-class mailed notice to adjacent property owners and a sign posted prominently on the property (Table 2.4.F(2) of the KDO).

Review Process: All applications will be reviewed for compliance and then forwarded to the Board of Adjustment for consideration at a public hearing which is held monthly on the 1st Tuesday at 6:00pm in City Hall Laureate Center. **The pre-application meeting, application and site plan submittal, and payment of fees, must be completed prior to scheduling the public hearing.** Please review Section 2.4.D of the KDO.

Action by Board of Adjustment: After conducting a public hearing, the Board of Adjustment may: approve; approve with conditions; deny; or conduct an additional public hearing on the application. Per Section 2.5.A(5)c, the Board may approve a petition only if compliance with all standards is obtained.

Scope of Approval: Per Section 2.5.A(5)a.2 of the KDO, approval of a SUP does not authorize any development activity, but shall authorize the applicant to apply for final site plan approval. Zoning clearance permits will not be issued until the SUP and final site plan have been approved.

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: Cyrus Mathews Date: 2/27/26



SPECIAL USE PERMIT APPLICATION

Approval authority – Board of Adjustment

Applicant Contact Information

Name: Cyrus Mathews

Address: 1308 Central Drive
Kannapolis, NC 28083

Phone: [REDACTED]

Email: [REDACTED]

Property Owner Contact Information same as applicant

Name: _____

Address: _____

Phone: _____

Email: _____

Project Information

Project Address: 1308 Central Drive Kannapolis, NC 28083 Zoning District R4

Parcel PIN: 56243106120000 Size of property (in acres): .26

Current Property Use: Primary Residence

Proposed Use: Bed and Breakfast.

The location of the above-mentioned proposed use is indicated on the accompanying site plan, and the nature of the proposed use is more fully described as follows (attach separate sheet if necessary): _____

R4 zoning permits this property to be used as a Bed and Breakfast with the
receipt of a special use permit. This establishment will comply with the requirements of KDO 4.2.D(5)h.1.

REVIEW STANDARDS

The Board of Adjustment does not have unlimited discretion in deciding whether to approve a Special Use Permit (SUP). Per Section 2.5.A(5)c of the Kannapolis Development Ordinance (KDO,) the applicant must demonstrate successful compliance with all standards to obtain a SUP. In the space provided below, indicate the **facts** that you intend to provide to convince the Board that it can properly reach the following conclusions:

- 1. The proposed special use will be in harmony with the area in which it is to be located and in general conformance with the City's Comprehensive Plan.**

As required by KDO, this bed and breakfast will maintain its residential appearance,
prohibit private parties and receptions, limit guest stays to 30 days or less,
along with all other property related requirements regarding lighting, signage, and accomodations.

2. Adequate measures shall be taken to provide ingress and egress to minimize traffic hazards and traffic congestion on the public roads.

Our bed and breakfast will have a maximum occupancy of 8 guests, with exceptions made for small children and infants, and will accommodate only one group at a time.

Our driveway can comfortably fit 3 cars. Since only one group at a time will occupy the bed and breakfast, the occupants will easily be able to coordinate parking between themselves.

3. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

Our bed and breakfast will operate without any vibration, noise, odor, dust, smoke, or gas beyond the acceptable limits of a typical residential home.

4. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

As part of the transition from residential home to bed and breakfast, no significant changes will be made to the structure of the home nor the site on which it is built that will impede the progress of the neighborhood.

5. The establishment, maintenance, or operation of the proposed use will not be detrimental to or endanger the public health, safety, or general welfare.

Safety will be a top priority for this establishment. Care will be taken to ensure this by providing guests with a guide on operation of the homes features, smoke detectors, CO dectctors, and fire extinguishers. Community members are not expected to experience negative effects from the change of use.


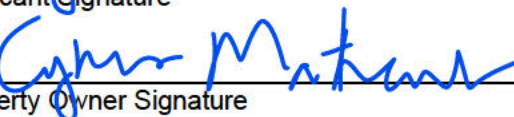
6. The proposed use complies with all applicable provisions of the KDO.

Yes. I have reviewed KDO 4.2.D(5)h.1 and will ensure compliance to its requirements.

7. The applicant consents in writing to all conditions of approval included in the approved special use permit.

Yes.

By signing below, I certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief. I acknowledge that the Board of Adjustment may add conditions on the requested use as part of the approval to assure that adequate mitigation measures are associated with the use. For example, landscaping or fencing may be required, or a shift of operations away from adjoining properties may be stipulated.

	2/27/26
Applicant Signature	Date
	2/27/26
Property Owner Signature	Date



Vicinity Map

Case Number: BOA-2026-05

Cyrus Mathews

1308 Central Dr





Kannapolis Current Zoning

Case Number: BOA-2026-05

Cyrus Mathews
1308 Central Dr



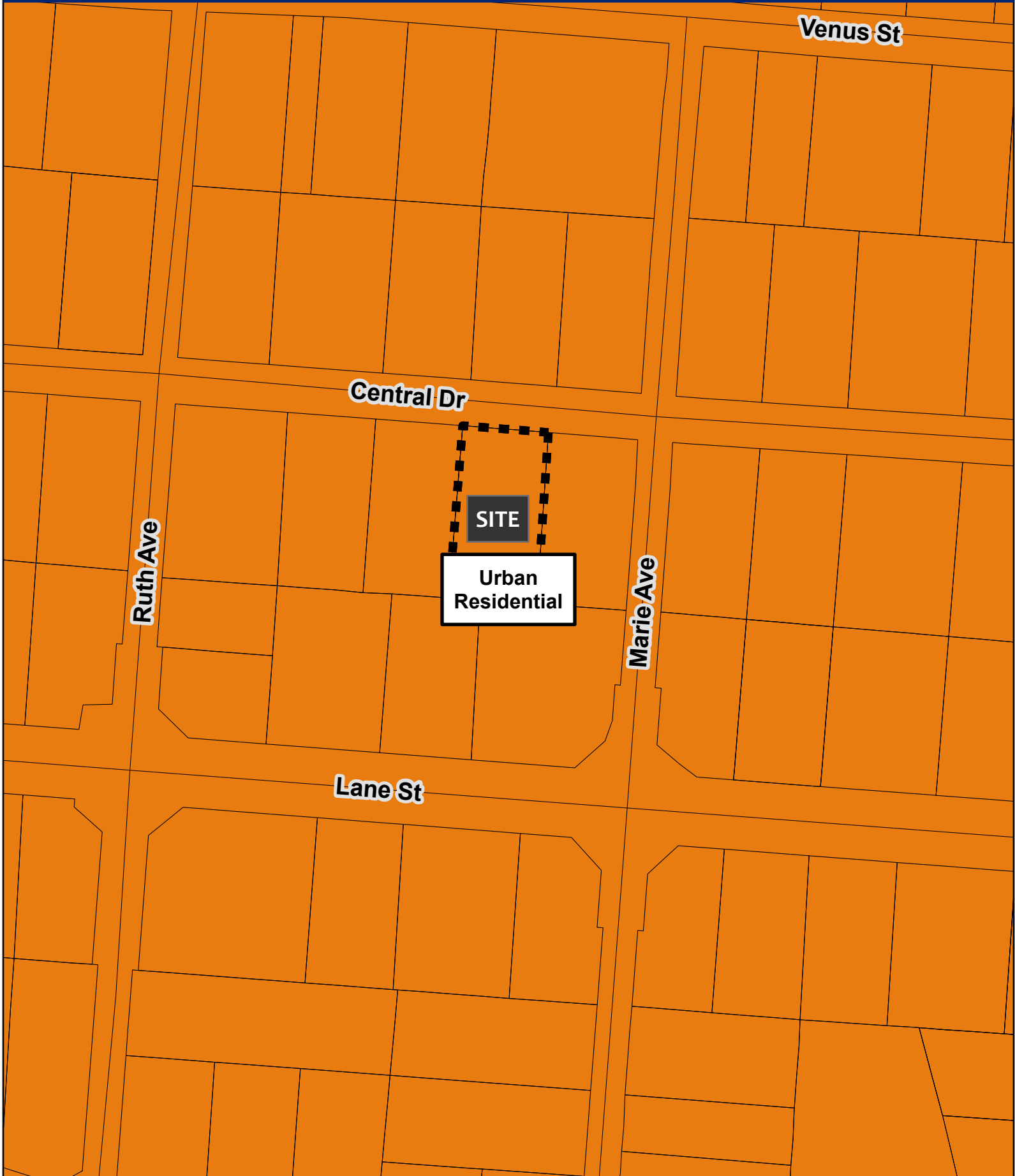


Kannapolis 2030 Future Land Use Map

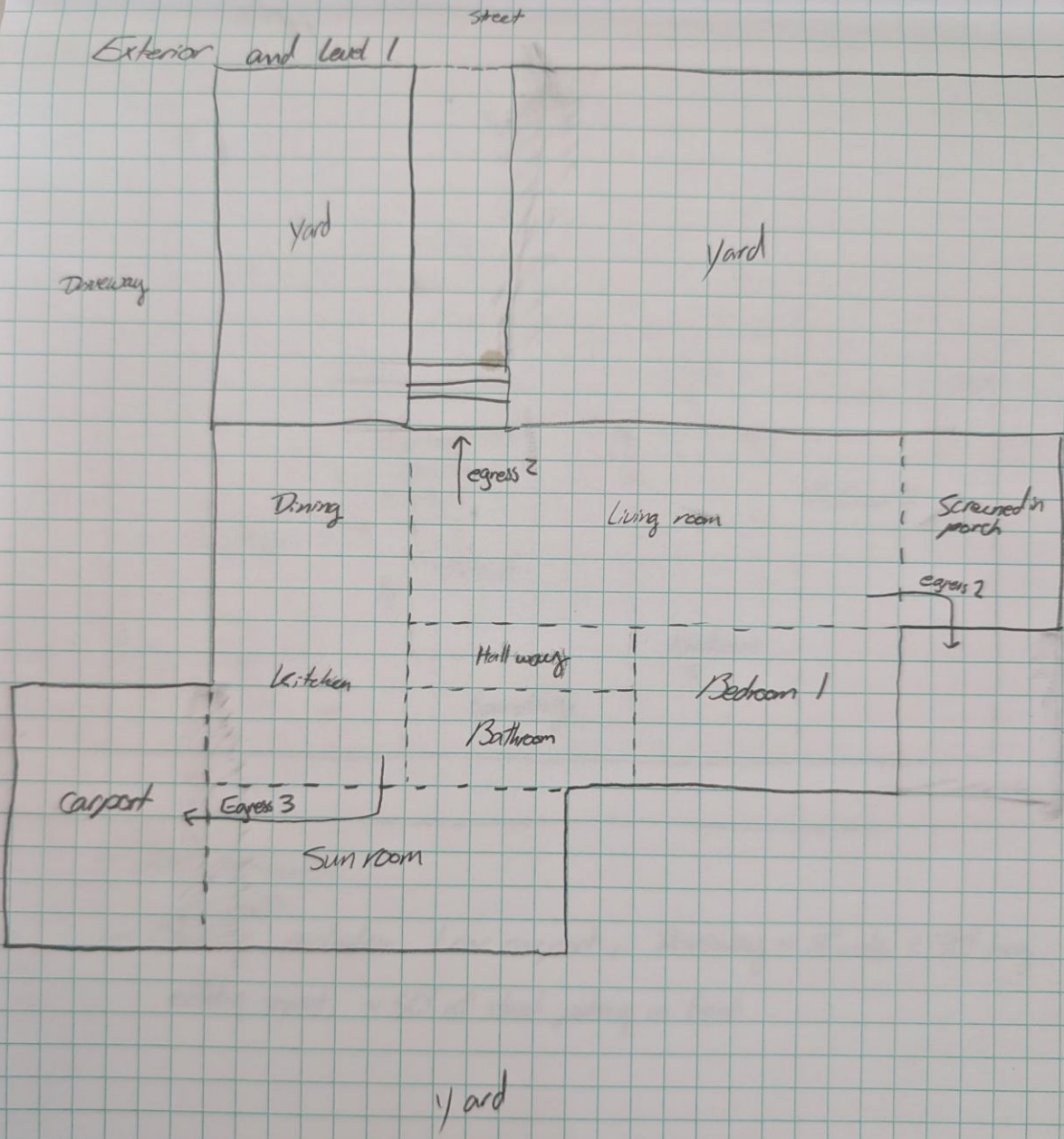
Case Number: BOA-2026-05

Cyrus Mathews

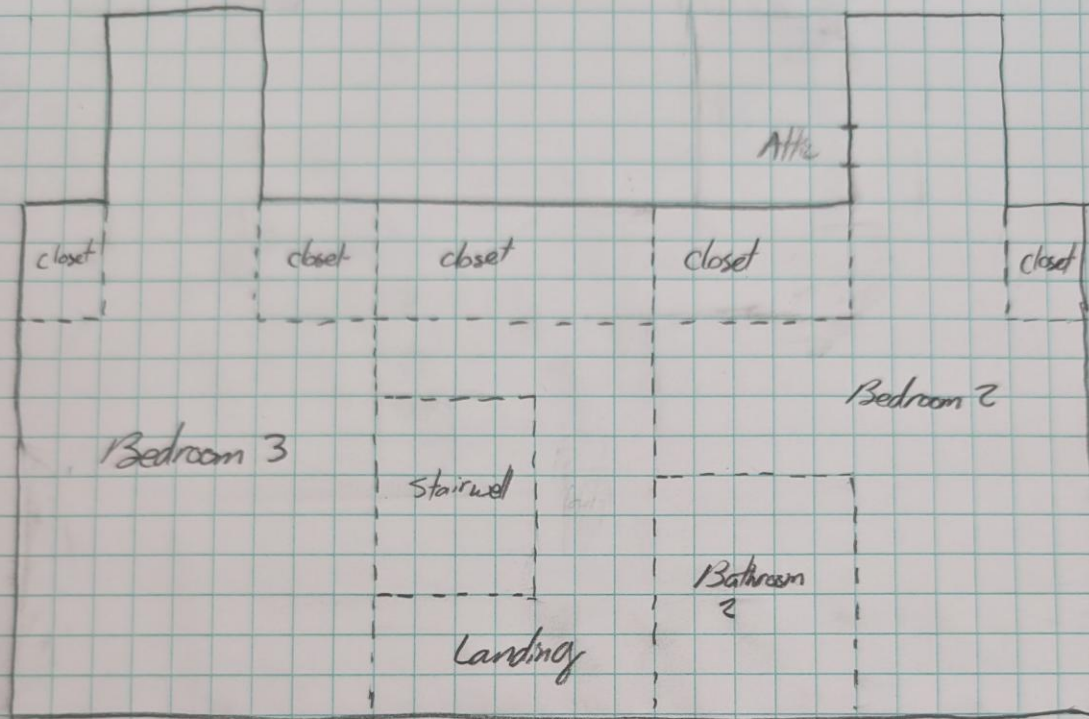
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HOME JOB 40104 250147

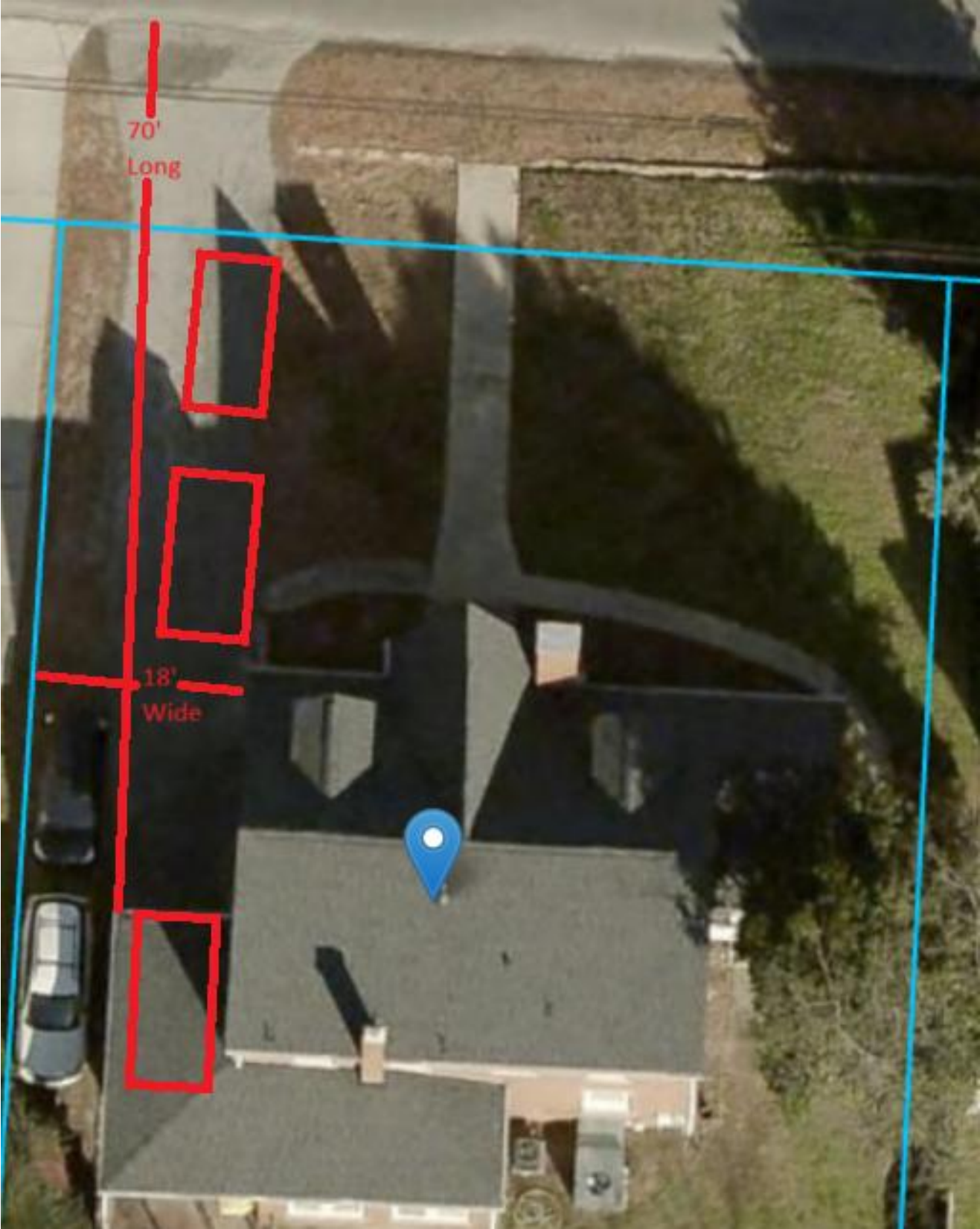


Upstairs



Other information:

- Parking includes 1 car carport, Driveway ~ 18' wide x 70' long
excluding carport, ~ 50' of street parking in front



AcctName1	AcctName2	MailAddr1	MailAddr2	MailCity	MailState	MailZipCod
AMAYA HUMBERTO	AMAYA ANGELINA WF	1311 CENTRAL DR		KANNAPOLIS	NC	28083
AMAYA HUMBERTO & WF ANGELINA		1311 CENTRAL DRIVE		KANNAPOLIS	NC	28083
BREATHE. PERSONAL TRAINING AND FITNESS LLC		11228 SHANDON WAY LN		CHARLOTTE	NC	28262
BRIGMAN CLINTON P JR		PO BOX 453		LANDIS	NC	28088
BROOKS MARYLA		620 RUTH AVE		KANNAPOLIS	NC	28083
BROWN JAMES S	BROWN ERICA G WF	1309 CENTRAL DR		KANNAPOLIS	NC	28083
BROWN LINDA L	BROWN LEON C HSB	1302 CENTRAL DR		KANNAPOLIS	NC	28083
CABARRUS RENTAL PROPERTIES01	LLC	566 SURRY TRACE CIR NW		CONCORD	NC	28027
ELEVATE VENTURE PARTNERS LLC		780 ROSANN DR		WINSTON SALEM	NC	27107
GRAY MARY HUNTER	HUNTER PAMELA ELAINE	1307 LANE ST		KANNAPOLIS	NC	28083
GUERRERO ANDREA		3120 BELLWOOD PL		KANNAPOLIS	NC	28081
JOHNSON GLORIA ALIESE	DIAZ JOEL IVAN SPOUSE	1304 VENUS ST		KANNAPOLIS	NC	28083
MCDONNELL LAURA BETH	MATHEWS CYRUS REED SPOUSE	1308 CENTRAL DR		KANNAPOLIS	NC	28083
MCDONNELL LAURA BETH	MATHEWS CYRUS REED SPOUSE	1308 CENTRAL DR		KANNAPOLIS	NC	28083
NTC HOLDINGS LLC		18809 HUNDRED ACRE LN		TRIANGLE	VA	22172
PANCZYK JENNIFER		1310 LANE ST		KANNAPOLIS	NC	28083
RICHARDS CAMILO R		1303 LANE ST		KANNAPOLIS	NC	28083
TAYLOR MELISSA JO		1401 CENTRAL DRIVE		KANNAPOLIS	NC	28083
VARNER JAMES R		710 CAMPBELL AVE		KANNAPOLIS	NC	28081
WARD LONNIE M		905 BRIGHTON DR		KANNAPOLIS	NC	28081
WATSON JOSEPH P		1303 CENTRAL AVENUE		KANNAPOLIS	NC	28083
WESTBROOK TRESSA		1308 LANE ST		KANNAPOLIS	NC	28083

March 20, 2026

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BOA-2026-05 – Special Use Permit – 1308 Central Dr.

The purpose of this hearing is to consider a request for a Special Use Permit (SUP) to allow a bed and breakfast establishment for a property located at 1308 Central Drive. Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance (KDO), issuance of a SUP is required for a bed and breakfast establishment within the Residential 4 (R4) zoning district. The subject property consists of approximately 0.26± acres, is zoned R4, and is further identified as Cabarrus County Parcel Identification Number 56243106120000. **(Please see attached vicinity map showing the location of this property.)**

As an abutting property owner, you are being notified of this evidentiary hearing in accordance with the requirements of the Kannapolis Development Ordinance.

If you have any questions about the hearing or request, please do not hesitate to contact the Planning Department at 704.920.4350 or malvarez@kannapolisnc.gov.

Sincerely,



Mia Alvarez
Senior Planner

Enclosure

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.



Special Use Permit

Case Number: BOA-2026-05

Cyrus Mathews

1308 Central Dr

