



**PLANNING AND ZONING COMMISSION  
MEETING AGENDA  
EOC - TRAINING ROOM - 3RD FLOOR  
KANNAPOLIS CITY HALL  
401 LAUREATE WAY, KANNAPOLIS NC  
FEBRUARY 17, 2026  
6:00 PM**

**PLEASE PLACE PHONE ON SILENT MODE**

**APPROVED MINUTES**

A. February 17, 2026 Meeting Minutes (Gabriela Wilkins, Planning Technician)

**CALL TO ORDER AND WELCOME**

**ROLL CALL AND RECOGNITION OF QUORUM**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

A. Minutes: January 20, 2026 - **Unanimously Approved** (Gabriela Wilkins, Planning Technician)

**PUBLIC HEARING**

A. Z-2026-02 - Zoning Map Amendment - 3050 Placid Road **Unanimously Approved** (Lauren Russell, Planner)

B. Z-2026-03 - Zoning Map Amendment - 5963 Yale Avenue **Unanimously Approved** (Lauren Russell, Planner)

**PLANNING DIRECTOR UPDATE**

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

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46

**CITY OF KANNPOLIS, NC**  
**PLANNING AND ZONING COMMISSION**

**Minutes of Meeting**  
**February 17, 2026**

The Kannapolis Planning and Zoning Commission met on Tuesday, February 17, 2026, at 6:00 PM in the EOC Training Room of City Hall. This meeting was held in accordance with required public notice, as well as announced on the City’s website.

**Commission Members Present:** Chris Puckett, Chair  
James Litaker, Vice-Chair  
Larry Ensley  
Daisy Malit  
Shelly Stein  
Ryan French  
Mike McClain, ETJ Representative

**Commission Members Absent:** Nytsa Saayfan  
Jamie Richardson

**Visitors:** Wilfred Bristol  
Donnie Bristol  
Cynthia Alexander  
Tim O’Bryant  
Debi O’Bryant  
Douglas Rasheed  
Tonya Rasheed  
Laura Simon  
Randy Tureck  
Robert Pinkston  
Rena Hamblin  
Kevin Farmer  
Cecelia McCorkle  
Jerry McCorkle  
Ann Long  
Isaiah Payne, City Councilmember

**Staff Present:** Richard Smith, Planning Director  
Elizabeth McCarty, Assistant Planning Director  
Lauren Russell, Planner  
Gabriela Wilkins, Planning Technician

**CALL TO ORDER**

Chair Puckett called the meeting to order at 6:00 PM.

1  
2 **ROLL CALL AND RECOGNITION OF QUORUM**

3 Recording Secretary Gabriela Wilkins called the roll. The presence of a quorum was recognized.  
4

5 **APPROVAL OF AGENDA**

6 Chair Puckett asked for any changes to the agenda, hearing none, asked for a motion to approve the  
7 agenda. Vice-Chair Litaker made the motion to approve the agenda, second by Mr. French, and the  
8 agenda was unanimously approved.  
9

10 **APPROVAL OF MINUTES**

11 Chair Puckett asked for a motion regarding the January 20, 2025, minutes. Mr. Ensley made the  
12 motion to approve, second by Vice-Chair Litaker, and the minutes were unanimously approved.  
13

14 **PUBLIC HEARING**

15 **Z-2026-02 – Zoning Map Amendment – 3050 Placid Road**

16  
17 Planner Lauren Russell provided details for case #Z-2026-02, attached and made part of these  
18 minutes; and identified the applicant, address, and size of the property. Ms. Russell stated that the  
19 request is to assign City of Kannapolis zoning to recently annexed property approximately 4.03 acres  
20 located at 3050 Placid Road. The property is currently zoned Cabarrus County Countryside  
21 Residential (CR) zoning district and the request is to assign City of Kannapolis Residential 4 (R4)  
22 zoning district. The subject property was voluntarily annexed by City Council at their February 9,  
23 2026, meeting.  
24

25 Ms. Russell directed the Commission’s attention to case maps, further illustrating the location,  
26 current and surrounding zoning districts, existing property uses, as well as the Character Area as  
27 determined by the Move Kannapolis Forward 2030 Comprehensive Plan (“2030 Plan”). She further  
28 directed the Commission’s attention to site photos, stating that staff found consistency with the 2030  
29 Plan and is recommending approval of the rezoning request.  
30

31 Ms. Russell reminded the Commission of the actions requested, concluded her presentation, and  
32 made herself available for questions.  
33

34 Chair Puckett asked for clarification that the only action taken by the Commission would to be assign  
35 City zoning to the property since it has been annexed. Ms. Russell confirmed.  
36

37 Chair Puckett welcomed the applicant to speak if desired.  
38

39 Tonya Rasheed, property owner, greeted the Commission and shared a brief background. A native  
40 of Cornelius/Lake Norman area, she shared that her grandfather left the land to her family and left  
41 behind an amazing legacy. She shared her various works in the community, including a non-profit  
42 for scholarships and hosting the largest outdoor festival for outreach in Mecklenburg County in his  
43 honor. Ms. Rasheed expressed appreciation to the Commission for the future endeavors of her family  
44 in maintaining their properties and building their homes.  
45

1 Chair Puckett asked if the Commission had any further questions. Ms. Stein thanked Ms. Rasheed  
2 for sharing with them.

3  
4 There being no further questions from the Commission for staff, Chair Puckett opened the public  
5 hearing.

6  
7 Tim O'Bryant greeted the Commission and shared his understanding that the recently annexed  
8 property was required to have a zoning designation assigned. As a neighbor from the Waterford  
9 subdivision, Mr. O'Bryant expressed concern of the potential negative effects to his home value of  
10 a newly built residence. He inquired if there is availability for neighbors to provide input on the  
11 specifications for a new home that would be constructed. Mr. O'Bryant also expressed concern from  
12 the viewpoint into his property. He stated that he has a 15 foot to 20 foot retaining wall in the rear  
13 of his backyard, that properties abutting the rear of his would be able to see into his yard.

14  
15 Douglas Rasheed, applicant and husband of Tonya Rasheed, shared that the newer homes  
16 constructed in the area are very much compatible or of higher quality than that of Waterford. Mr.  
17 Rasheed shared his understanding to Mr. O'Bryant's point of the difference in property elevation,  
18 and the potential to have visibility into the backyard. He continued to ensure that their intention is  
19 to build a home that is very compatible with the newer homes in the area. Mr. Rasheed shared that  
20 as individuals in the area move out or sell their properties, he believes the new developments are  
21 compatible with what he thinks the future of that area will be. Referring to the older pre-existing  
22 homes of the area, he stated that those individuals have a right to be there.

23  
24 Mr. O'Bryant shared that upon research regarding zoning, he understood there are various housing  
25 types. He shared that the neighborhood would prefer not to have a modular home park abutting the  
26 subdivision. Mr. O'Bryant thanked the Commission for their time.

27  
28 Chair Puckett stated that the Commission has the ability to have input on density. However, they are  
29 not able to provide input over the type of structure built.

30  
31 Mr. Smith provided clarification on the requested R4 zoning district in that it only allows single-  
32 family detached dwellings.

33  
34 Ms. Stein also shared that sewer allocation would hinder any sort of large subdivision at this time.

35  
36 Mr. Ensley stated that most of Mr. O'Bryant's concerns would be in reference to a site plan. At this  
37 time, there is not one.

38  
39 Wilfred Bristol greeted the Commission and shared that this was his first experience with zoning.  
40 He stated that he was unfamiliar with the processes but had concerns with anything that could impact  
41 his property. Mr. Bristol stated that what people say they will do differs from what they actually do.  
42 Mr. Bristol shared that he purchased the property about 14 years ago and was told that there would  
43 be no development behind him. He shared that the properties that Niblock had envisioned had  
44 dissipated since Lennar had continued. Mr. Bristol stated his property value was affected due to the  
45 construction under Lennar. He stated he was against any rezoning.

1 Chair Puckett clarified that by North Carolina law, the City of Kannapolis must assign zoning to the  
2 newly annexed property within 60 days. He emphasized that there was no sort of site plan review,  
3 only zoning assignment.

4  
5 Mr. Bristol thanked the Commission for clarification. He then asked how individuals were informed  
6 of the rezoning, considering other property owners in the neighborhood were not aware.

7  
8 Mr. Smith clarified that by North Carolina State Statute, adjacent property owners are to be notified.  
9 However, the City of Kannapolis goes a step further, by notifying any property owner within 200  
10 feet of the subject property. Mr. Smith shared that a legal ad is also put in the newspaper, which is  
11 also a requirement of the state statute. Mr. Smith provided clarification that there are not any  
12 notifications provided when property owners decide to move forward with their construction.  
13 However, if there were any potential changes to the density or similar, then the same process would  
14 withstand as the current rezoning request.

15  
16 Randy Tureck expressed his concern for the potential development, as he recently moved to the  
17 subdivision six months ago. Mr. Tureck's main concern is in regard to the elevation difference of  
18 the neighboring properties, with the potential of viewing into his rear yard. There is a 20-foot  
19 easement between the properties, Mr. Tureck admires the scenery behind and hopes that homes are  
20 not constructed close to his fence line. Mr. Tureck stated it was scary that there would potentially no  
21 longer be a view and stated that the subject property owners were laughing at the adjacent owners.

22  
23 Chair Puckett stated that there would not be any contentious behavior, if it continued, he would close  
24 the public hearing. He then clarified that the Commission is not responsible for what type of building  
25 is established, regardless, or size or aesthetics. Chair Puckett mentioned that the property values  
26 would not be negatively affected by the new construction taking place in the area.

27  
28 Mr. Tureck concluded that his primary concern was for his backyard to remain the same.

29  
30 Laura Simon expressed that her concern, along with other neighbors, would be negative effects on  
31 her home value. She continued to express that the slopes of the rear of the properties in Waterford  
32 are a concern and that the wooded area is appreciated. Ms. Simon stated that having development  
33 take place would negatively impact the environment. She stated that most of her concerns would be  
34 put at ease if she were able to see what was planned to be developed.

35  
36 Chair Puckett reiterated that it is required to assign City of Kannapolis zoning to the recently annexed  
37 property. He explained that it must be comparable to surrounding property.

38  
39 Ms. Simon disagreed that the property should have a reassignment of zoning, as it does not allow  
40 for a dense development. Ms. Simon continued that the subject property is not directly adjacent to  
41 hers but raises concern about how it may stimulate further developments on Placid Road. She urged  
42 the city to care about preserving wild spaces as it benefits all individuals nearby.

43  
44 Mr. Ensley explained that the subject property is currently zoned Cabarrus County Countryside  
45 Residential and at the end of evening will be City of Kannapolis Residential 4. He shared that the  
46 property will remain the same until the property owners determine to construct. Mr. Ensley explained

1 that her concerns are in regards to site plans. He further went to express that she is welcome to stay  
2 in touch with the Planning Department regarding those requirements and work with her new  
3 neighbors on what is reasonable.

4  
5 Ms. Simon asked if there would be any sort of consensus from their community regarding the zoning.  
6

7 Mr. Ensley encouraged Ms. Simon to work with her neighbors and stay in touch with the planning  
8 department.  
9

10 Ann Long, resident of Waterford for 13 years, was concerned about encroachment on the common  
11 space behind her property. She stated that there has been tree clearing and has not been notified.  
12

13 Mr. Smith clarified that there had not been a city disturbance of the 30-foot buffer between Waterford  
14 and adjacent properties. He explained that the city does not regulate tree clearing on private property.  
15 If there has been an encroachment, that is a civil matter between property owners. Mr. Smith  
16 reminded concerned neighbors, that the only way to ensure that the property remains as-is, is if they  
17 owned the property.  
18

19 Ms. Long asked to be notified when development would take place. Mr. Smith clarified there would  
20 be no further notification. There would only be notification if there was a change to zoning on the  
21 property. Mr. Smith did share that individuals are welcome to stay in touch with the office regarding  
22 plan review. He shared that the requested zoning is the same as that in Waterford, therefore it is  
23 compatible.  
24

25 Mr. McClain asked if the area has access to city sewer or if the property currently had well and  
26 septic. Mr. Smith replied that water and sewer is nearby in Waterford and other adjacent properties.  
27 Mr. McClain then asked Mr. Rasheed about utility access. He confirmed there is water and sewer on  
28 the adjacent property line, with no well or septic.  
29

30 Mr. McClain asked if the plan was to utilize city services. To which Mr. Rasheed confirmed.  
31

32 Mr. Ensley asked if the owners had to wait on allocation. Mr. Smith explained that up to three-units  
33 would be allowed services without the need to wait for allocation. At this time, the property owners  
34 plan to construct one home.  
35

36 There being no further comments, the public hearing was closed.  
37

38 There being no further questions or comments for staff, Chair Puckett asked for a motion regarding  
39 the Statement of Consistency. Mr. French made the motion to approve, second by Ms. Stein, and  
40 the motion was unanimously approved.  
41

42 Chair Puckett asked for a motion regarding the Resolution to Zone. Ms. Malit made the motion to  
43 approve, second by Mr. McClain, and the motion was unanimously approved.  
44

45 **Z-2026-03 – Zoning Map Amendment – 5963 Yale Avenue**  
46

1 Planner Lauren Russell provided details for case #Z-2026-03, attached and made part of these  
2 minutes; and identified the applicant, address, and size of the property. Ms. Russell stated that the  
3 request is to assign City of Kannapolis zoning district to recently annexed property approximately  
4 0.17 acres located at 5963 Yale Avenue. The property is currently zoned Cabarrus County Low  
5 Density Residential (LDR) zoning district and the request is to assign City of Kannapolis Residential  
6 8 (R8) zoning district. The subject property was voluntarily annexed by City Council at their  
7 February 9, 2026, meeting.

8  
9 Ms. Russell directed the Commission’s attention to case maps, further illustrating the location,  
10 current and surrounding zoning districts, existing property uses, as well as the Character Area as  
11 determined by the Move Kannapolis Forward 2030 Comprehensive Plan (“2030 Plan”). She further  
12 directed the Commission’s attention to site photos, stating that staff found consistency with the 2030  
13 Plan and is recommending approval of the rezoning request.

14  
15 Ms. Russell reminded the Commission of the actions requested, concluded her presentation, and  
16 made herself available for questions.

17  
18 There being no questions for staff, Chair Puckett opened the public hearing.

19  
20 Robert Pinkston, brother of the applicant, expressed his appreciation to the Commission. Mr.  
21 Pinkston was pleased that their inherited property would be part of the City’s jurisdiction.

22  
23 There being no further comments, the public hearing was closed.

24  
25 Chair Puckett asked for a motion regarding the Statement of Consistency. Mr. French made the  
26 motion to approve, second by Ms. Malit, and the motion was unanimously approved.

27  
28 Chair Puckett asked for a motion regarding the Resolution to Zone. Ms. Malit made the motion to  
29 approve, second by Mr. Ensley, and the motion was unanimously approved.

30  
31 **PLANNING DIRECTOR UPDATE**

32 Mr. Smith provided the Commission with several updates. He introduced newest City Council  
33 Member, Isaiah Payne, in attendance. Mr. Smith shared his anticipation at the upcoming City  
34 Council meeting to request a non-residential call for projects for March 2026. He also shared  
35 upcoming course availability for Commission members provided by the UNC School of  
36 Government.

37  
38 Mr. Smith made himself available for any questions.

39  
40 Vice-Chair Litaker inquired about the nearby development near Oak Avenue. Mr. Smith shared that  
41 the 90-unit townhome development is underway.

42  
43 Mr. Ensley asked if there was any consideration for reserving allocation for downtown. Mr. Smith  
44 stated nothing additional at this time.

1 Chair Puckett inquired about the proposed Novant Health on Kannapolis Parkway. Mr. Smith shared  
2 that there has not been any further progress on that proposed development.

3

4 **ADJOURN**

5 There being no further business, questions, or comments, Mr. Ensley made the motion to adjourn,  
6 second by Mr. French, and the meeting adjourned at 6:51 PM on Tuesday, February 17, 2026.

7

8

9



---

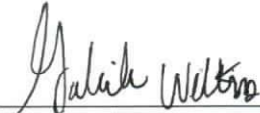
Chris Puckett, Chair  
Planning and Zoning Commission

10

11

12

13



---

Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission

14

15

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47

**CITY OF KANNPOLIS, NC  
PLANNING AND ZONING COMMISSION**

**Minutes of Meeting  
January 20, 2026**

The Kannapolis Planning and Zoning Commission met on Tuesday, January 20, 2026, at 6:00 PM in the Laureate Center of City Hall. This meeting was held in accordance with required public notice, as well as announced on the City's website.

**Commission Members Present:** Chris Puckett, Chair  
James Litaker, Vice-Chair  
Larry Ensley  
Daisy Malit  
Jaime Richardson  
Shelly Stein  
Ryan French  
Mike McClain, ETJ Representative

**Commission Members Absent:** Nytsa Saayfan

**Visitors:** Penelope Perkins  
Michael Foess  
Aaron Sloan  
Anita Benish  
Patrick Sustar  
David Harker  
Gerald Faulkner  
Gail Lewis  
Richard Lewis  
Oneida Bennett  
Barry Bennett  
Judi Moose  
Don Moose

**Staff Present:** Richard Smith, Planning Director  
Elizabeth McCarty, Assistant Planning Director  
Mia Alvarez, Planner  
Lauren Russell, Planner  
Zulena Anderson, Planning Technician  
Gabriela Wilkins, Planning Technician

**CALL TO ORDER**

Chair Puckett called the meeting to order at 6:00 PM.

**ROLL CALL AND RECOGNITION OF QUORUM**

Recording Secretary Gabriela Wilkins called the roll. The presence of a quorum was recognized.

1  
2 **APPROVAL OF AGENDA**

3 Chair Puckett asked for any changes to the agenda, hearing none, he asked for a motion to approve  
4 the agenda. Mr. French made the motion to approve the agenda, second by Vice-Chair Litaker, and  
5 the agenda was unanimously approved.  
6

7 **APPROVAL OF MINUTES**

8 Chair Puckett asked for a motion regarding the December 16, 2025 minutes. Mr. Ensley made the  
9 motion to approve, second by Vice-Chair Litaker, and the minutes were unanimously approved.  
10

11 **PUBLIC HEARING**

12 **Z-2026-01 – Zoning Map Amendment – 5516 Randolph Road**

13  
14 Planner Mia Alvarez provided details for case #Z-2026-01, attached and made part of these minutes;  
15 and identified the applicant, address, and size of the property. Ms. Alvarez stated that the request is  
16 to assign City of Kannapolis zoning to recently annexed property approximately 0.35 acres located  
17 at 5516 Randolph Road. The property is currently zoned Cabarrus County Low Density Residential  
18 (LDR) zoning district and the request is to assign City of Kannapolis Office-Institutional (O-I)  
19 zoning district for the continuation of the existing water tower. Ms. Alvarez explained that this is  
20 the only water tower owned by the City of Kannapolis, that was not within the city’s jurisdiction.  
21

22 Ms. Alvarez directed the Commission’s attention to case maps, further illustrating the location,  
23 current and surrounding zoning districts, existing property uses, as well as the Character Area as  
24 determined by the Move Kannapolis Forward 2030 Comprehensive Plan (“2030 Plan”). She further  
25 directed the Commission’s attention to site photos, stating that staff found consistency with the 2030  
26 Plan and is recommending approval of the rezoning request.  
27

28 Ms. Alvarez reminded the Commission of the actions requested, concluded her presentation, and  
29 made herself available for questions.  
30

31 Chair Puckett asked if there were any questions for staff.  
32

33 Vice-Chair Litaker inquired about accessibility for maintenance. Ms. Alvarez explained that there is  
34 an existing easement.  
35

36 There being no further questions from the Commission for staff, Chair Puckett opened the public  
37 hearing.  
38

39 Anita Benish, inquired about the accessibility and clarification on the requested zoning of the subject  
40 property. Ms. Benish was also concerned about notification for surrounding property owners if work  
41 was to take place.  
42

43 Mr. Smith explained that there is legal access to the subject property through the recorded easement.  
44 He shared that there are no notification requirements for maintenance of the tank. He then clarified  
45 that the Office-Institutional zoning designation is a non-residential classification since the use of the  
46 subject parcel is for a water tower. Mr. Smith shared that the tower was not anticipated to be removed

1 anytime in the near future. Mr. Smith shared that the parcel’s configuration does not make itself  
2 conducive to any other type of development.

3  
4 There being no further comments, the public hearing was closed.

5  
6 There being no further questions or comments for staff, Chair Puckett asked for a motion regarding  
7 the Statement of Consistency. Vice-Chair Litaker made the motion to approve, second by Mr.  
8 French, and the motion was unanimously approved.

9  
10 Chair Puckett asked for a motion regarding the Resolution to Zone. Mr. French made the motion to  
11 approve, second by Vice-Chair Litaker, and the motion was unanimously approved.

12  
13 **CZ-2025-05 – Conditional Zoning Map Amendment – A portion of 630 Irene Avenue, a portion**  
14 **of 1225 McLain Road, an Unaddressed parcel on Irene Avenue, and a portion of an**  
15 **Unaddressed parcel on Sweet Gum Street**

16  
17 Assistant Planning Director Elizabeth McCarty provided details for case #CZ-2025-05, attached and  
18 made part of these minutes; and identified the applicant, address, and size of the property. She stated  
19 that the case is continued from the December 2025 meeting at the applicant’s request to ensure their  
20 attendance. Ms. McCarty stated that the request is to conditionally rezone four properties  
21 approximately 3.494 acres in total located at a portion of 630 Irene Avenue, a portion of 1225  
22 McLain Road, an Unaddressed parcel on Irene Avenue, and a portion of an Unaddressed parcel on  
23 Sweet Gum Street. The properties are currently zoned City of Kannapolis General Commercial (GC)  
24 and Residential 8 (R8) zoning districts and the request is to assign City of Kannapolis Residential-  
25 18 (R18-CZ) zoning district for a 52-unit multi-family development.

26  
27 Ms. McCarty shared that the proposed project has wastewater allocation under affordable housing,  
28 and is also a redevelopment of a brownfield site.

29  
30 Ms. McCarty directed the Commission’s attention to case maps, further illustrating the location,  
31 current and surrounding zoning districts, existing property uses, as well as the Character Area as  
32 determined by the Move Kannapolis Forward 2030 Comprehensive Plan (“2030 Plan”). She further  
33 directed the Commission’s attention to site photos, stating that staff found consistency with the 2030  
34 Plan and is recommending approval of the rezoning request with the following conditions:

- 35  
36 1. The permitted uses allowed by this rezoning shall be limited to those uses and accessory  
37 uses allowed by-right in the Residential 18 (R18) zoning district. The intent of this  
38 rezoning submittal is to provide for a multifamily development.  
39 2. The number of multifamily dwelling units shall not exceed 52 as depicted on the  
40 Rezoning Plan.  
41 3. The development depicted on the Rezoning Plan is schematic in nature and is intended  
42 to show the general arrangement of such uses and improvements on the site. Accordingly,  
43 the ultimate layout, locations and sizes of the development and site elements depicted on  
44 the Rezoning Plan are graphic representations, and they may be altered or modified in  
45 accordance with the City of Kannapolis Development Ordinance.  
46

- 1 4. Perimeter buffer yards shall meet the requirements of the KDO. A Type A Buffer is  
2 required between the proposed multifamily dwelling use and vacant land zoned R8. A  
3 Type B Buffer is required adjacent to the church (civic/institutional use) and vacant land  
4 zoned General Commercial (GC).
- 5 5. Road right-of-way, 30 feet from centerline, shall be dedicated along Sweet Gum Street  
6 and Irene Avenue.
- 7 6. Irene Avenue shall be widened and improved according to the standards of the Land  
8 Development Standards Manual (LDSM) along the length of the property frontage. The  
9 full width of Irene Avenue shall be milled and surfaced along this same distance.
- 10 7. Sidewalk, curb, and gutter shall be provided along the property frontage on Irene Avenue  
11 according to the standards of the LDSM.
- 12 8. Sidewalk shall be installed along the frontage of S. Cannon Boulevard according to the  
13 standards of the LDSM.
- 14 9. A pedestrian trail/connection shall be provided through the stream buffer from the  
15 sidewalk on the west side of the proposed parking lot to future sidewalk on S. Cannon  
16 Boulevard.
- 17 10. The off-premise sign (billboard) at the intersection of S. Cannon Boulevard and Sweet  
18 Gum Street shall be removed.
- 19 11. A final site plan, in compliance with the applicable Kannapolis Development Ordinance  
20 standards, shall be submitted to and approved by City Staff prior to issuance of a Zoning  
21 Clearance permit.

22  
23 Ms. McCarty reminded the Commission of the actions requested, concluded her presentation, and  
24 made herself available for questions.

25  
26 Mr. Ensley asked for the distance on Type A and Type B buffers. Ms. McCarty confirmed that the  
27 buffers are six feet.

28  
29 Chair Puckett asked what type of road improvements would be required on Irene Avenue. Ms.  
30 McCarty answered that curb, gutter, sidewalk, and widening of the road would be required. She also  
31 stated that along the frontage that it is to be milled and surfaced.

32  
33 Chair Puckett asked if any requirements for improvements along Sweet Gum and the intersection  
34 would be included. Ms. McCarty stated that those were not added as conditions, however dedication  
35 of right-of-way was requested.

36  
37 Chair Puckett shared concern on some of the requested conditions, including the potential sidewalk  
38 on Cannon Boulevard and road widening on Irene Avenue.

39  
40 Ms. McCarty explained the reasoning for the conditions in question. She stated that the potential  
41 sidewalk would be a continuation of the pre-existing sidewalk along Cannon Boulevard where there  
42 is a transit stop. She also explained that the construction of the sidewalk would tie into the Cannon  
43 Boulevard plan to increase pedestrian facilities and safety. Ms. McCarty emphasized that there are  
44 grocery stores and services in the area, the implementation of sidewalks ensures accessibility safely.  
45

1 Mr. Smith further explained that the City's policy is roadway improvements for only project  
2 frontage. He explained that larger projects with over one-hundred units would potentially allow for  
3 re-evaluation.

4  
5 There being no further questions for staff, Chair Puckett welcomed developer Davis Ray with  
6 Wynnefield Forward, LLC.

7  
8 Mr. McClain asked if there had been a traffic study conducted. Mr. Ray responded that there had not  
9 been any private studies conducted.

10  
11 Mr. McClain inquired about the 89 proposed parking spaces being adequate for the development.  
12 He shared concern for the potential of over-crowding street parking. Mr. Ray shared that Wynnefield  
13 is required to comply with the North Carolina Housing Finance Agency and local ordinance. Mr.  
14 Ray shared insight from comparable communities by Wynnefield, emphasizing that parking had not  
15 been an issue.

16  
17 Mr. French inquired about the usage of parcel access to Cannon Boulevard for the site. Mr. Ray  
18 responded that the use would be for a walking trail and to add a buffer to the site.

19  
20 Mr. French asked about the exact acreage of the portion of the site that included the proposed  
21 walking trail. Mr. Ray stated that he did not have that delineated but would be able to provide that  
22 at a later time.

23  
24 Chair Puckett asked for background regarding the brownfield site. Mr. Smith shared that the  
25 proposed project had been a goal of City Council for achieving affordable housing. He shared that  
26 in 2018, an old mobile home park was removed up from the site and cleaned up by the city. Mr.  
27 Smith explained that the subject property has an unusual lot look because the brownfield area was  
28 not able to be disturbed by requirement of the state.

29  
30 Mr. Smith clarified that a brownfield is any type of property that is disturbed where some type of  
31 leachate went into the soil. He shared examples that would include older convenience stores with  
32 gas tanks or dry cleaning facilities.

33  
34 Mr. Ensley asked about the potential for increasing buffers.

35  
36 Mr. Ray expressed his gratitude for the cooperation of the City in efforts to get the project underway.  
37 He shared that Wynnefield is a local company based out of Jamestown, North Carolina contributing  
38 to affordable housing with for over 52 years with 100 properties throughout the state. Mr. Ray  
39 expressed the challenges for creating a sufficient site for the potential project and his gratitude to  
40 Second Baptist Church with helping.

41  
42 There being no further questions from the Commission, Chair Puckett opened the public hearing.  
43 There being no comments, the public hearing was closed.

44  
45 Chair Puckett asked for a motion regarding the Statement of Consistency. Mr. Ensley made the  
46 motion to approve, second by Vice-Chair Litaker, and the motion was approved six to two, with Mr.  
47 McClain and Mr. French voting against.

1  
2 Chair Puckett asked for a motion regarding the Resolution to Zone. Vice-Chair Litaker made the  
3 motion to approve, second by Mr. Ensley, and the motion was approved six to two, with Mr. McClain  
4 and Mr. French voting against.

5  
6 **CZ-2026-01 – Conditional Zoning Map Amendment – 1141 Midlake Avenue**

7  
8 Planner Mia Alvarez provided details for case #CZ-2026-01, attached and made part of these  
9 minutes; and identified the applicant, address, and size of the property. Ms. Alvarez stated that the  
10 request is to rezone approximately 1.217 acres located at 1141 Midlake Avenue. The property is  
11 currently zoned City of Kannapolis Residential 4 (R4) zoning district and the request is to rezone to  
12 City of Kannapolis Residential 6 – Conditional Zoning (R6-CZ) zoning district for two single family  
13 detached homes. Ms. Alvarez explained that the proposed homes would need to share a driveway  
14 per NCDOT standards.

15  
16 Ms. Alvarez directed the Commission’s attention to case maps, further illustrating the location,  
17 current and surrounding zoning districts, existing property uses, as well as the Character Area as  
18 determined by the Move Kannapolis Forward 2030 Comprehensive Plan (“2030 Plan”). She further  
19 directed the Commission’s attention to site photos, stating that staff found consistency with the 2030  
20 Plan and is recommending approval of the rezoning request.

21  
22 Ms. Alvarez reminded the Commission of the actions requested, concluded her presentation, and  
23 made herself available for questions.

24  
25 Ms. Stein asked due to the surrounding areas being R4, if the requested zoning is R6, would it be  
26 considered spot zoning. Mr. Smith clarified that since the proposed re-zoning is conditional and  
27 residential, it is not considered spot zoning.

28  
29 Chair Puckett asked if the single driveway requirement was established by NCDOT. Mr. Smith  
30 confirmed.

31  
32 There being no further questions from the Commission for staff, Chair Puckett opened the public  
33 hearing.

34  
35 Dr. Penelope Kirkland inquired if there were plans for more future residential development outside  
36 of the two proposed homes for the subject property. She also voiced concern for the proposed  
37 proximity to Midlake Road as it is a very busy street with a hill that could pose potential issues for  
38 access.

39  
40 Mr. Smith answered that the single driveway requirement is due to Midlake Road being an NDOT  
41 maintained road. He also shared that there is potential to decrease the speed limit as well as  
42 incorporating a sidewalk to Midlake. Regarding the density of development for the lot, Mr. Smith  
43 shared that the lot width dictates that potential.

44  
45 Chair Puckett also shared that constructing closer to the road helps with the utility costs.  
46

1 Ms. Stein shared that potential homeowners could create an accessory dwelling unit in the rear of  
2 the property if desired.

3  
4 There being no further comments, the public hearing was closed.

5  
6 There being no further questions or comments for staff, Chair Puckett asked for a motion regarding  
7 the Statement of Consistency. Mr. French made the motion to approve, second by Ms. Richardson,  
8 and the motion was unanimously approved.

9  
10 Chair Puckett asked for a motion regarding the Resolution to Zone. Mr. French made the motion to  
11 approve, second by Ms. Malit, and the motion was approved seven to one.

12  
13 **CZ-2026-02 – Conditional Zoning Map Amendment – 9172 Davidson Highway**

14  
15 Assistant Planning Director Elizabeth McCarty provided details for case #CZ-2026-02, attached and  
16 made part of these minutes; and identified the applicant, address, and size of the property. Ms.  
17 McCarty stated that the request is to assign City of Kannapolis zoning to recently annexed property  
18 approximately 3.74 acres located at 9172 Davidson Highway. The rear of the subject parcel,  
19 approximately 0.38 acres, was voluntary annexed on February 24, 2025, and assigned General  
20 Commercial (GC) zoning at the Planning and Zoning Commission meeting on March 18, 2025 (Case  
21 #Z-2025-01). The subject property is currently zoned Cabarrus County Limited Commercial (LC)  
22 zoning district and the request is to assign City of Kannapolis General Commercial Conditional  
23 Zoning (GC-CZ) zoning district for the continuation of an existing animal hospital.

24  
25 Ms. McCarty directed the Commission’s attention to case maps, further illustrating the location,  
26 current and surrounding zoning districts, existing property uses, as well as the Character Area as  
27 determined by the Move Kannapolis Forward 2030 Comprehensive Plan (“2030 Plan”). She further  
28 directed the Commission’s attention to site photos, stating that staff found consistency with the 2030  
29 Plan and is recommending approval of the rezoning request with the following condition:

- 30  
31 1. The permitted uses allowed by this rezoning shall exclude the following uses:  
32 Broadcasting studio wireless support structure (new or substantial of all sizes), collocation  
33 of antenna on existing structure, small/micro wireless facility in and outside of a right of  
34 way, public schools, crematory, funeral home or mortuary, cemetery, passenger terminal  
35 (surface transportation), data center, self-service laundry, public or private golf courses,  
36 hunting or fishing club, sexually oriented business, indoor shooting range, gas/heating oil  
37 sales, pawnshop, prefabricated building sales, tobacco and vape product store, commercial  
38 fuel depot, commercial vehicle sales and rentals, towing service, short term rental,  
39 contractor’s yard, fleet terminal, industrial services establishment (general), publishing  
40 facility, wholesale uses (florist/nursey, general), recycling collection center, sewage  
41 treatment facility (private).

42  
43 Ms. McCarty reminded the Commission of the actions requested, concluded her presentation, and  
44 made herself available for questions.

45  
46 Chair Puckett welcomed the applicant to step forward.

1 Michael Foess, applicant with Montrose, greeted the Commission and shared a bit of background.  
2 Dr. Sustar Little has owned the property for over 20 years and is the founding veterinarian at the  
3 animal hospital, in which he has since retired. Mr. Foess explained that in recent years, the adjacent  
4 property obtained a Special Use Permit for mini storage in the rear of the property. He then explained  
5 that they decided to annex the subject property so that it is within the City's jurisdiction in entirety  
6 so that they can proceed with recording their recombination plat.

7  
8 Mr. Foess shared that after input at the neighborhood meeting, the proposed condition is to exclude  
9 any nuisance uses. He then made himself available for any questions.

10  
11 Chair Puckett opened the public hearing. There being no comments, the public hearing was closed.

12  
13 There being no further questions or comments for staff, Chair Puckett asked for a motion regarding  
14 the Statement of Consistency. Mr. Ensley made the motion to approve, second by Mr. French, and  
15 the motion was unanimously approved.

16  
17 Chair Puckett asked for a motion regarding the Resolution to Zone. Vice-Chair Litaker made the  
18 motion to approve, second by Mr. Ensley, and the motion was unanimously approved.

19  
20 **PLANNING DIRECTOR UPDATE**

21 Mr. Smith provided several updates for the Commission. He introduced Planning Technician Zulena  
22 Anderson who has been with staff since March of 2025 and serves as the recording secretary for the  
23 Board of Adjustment. He also introduced newest staff member, Planner Lauren Russell, who will  
24 work with the Commission, sharing that she has over four years of experience in planning.

25  
26 Mr. Smith then shared the permitting update for quarter four of 2025. Metrics for permit issuance,  
27 code enforcement cases, and maps produced were still on upward trajectory. He shared that the  
28 Commission had five cases more in 2025 than in 2024.

29  
30 Mr. Smith made himself available to any permitting related questions or those related to  
31 developments.

32  
33 Mr. Ensley asked if Mr. Smith was anticipating an update regarding sewer allocation in February.  
34 Mr. Smith confirmed that he was awaiting an update from Water and Sewer Authority of Cabarrus  
35 County (WSACC).

36  
37 **ADJOURN**

38 There being no further business, questions, or comments, Mr. French made the motion to adjourn,  
39 second by Mr. Ensley, and the meeting adjourned at 7:00 PM on Tuesday, January 20, 2026.

40  
41  
42 \_\_\_\_\_  
43 Chris Puckett, Chair  
44 Planning and Zoning Commission

45  
46 \_\_\_\_\_  
47 Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission



# City of Kannapolis Planning and Zoning Commission

Planning and Zoning Commission Agenda Staff Report  
February 17, 2026

**To:** Planning and Zoning Commission  
**From:** Lauren Russell, Planner  
**Subject:** Z-2026-02 - Zoning Map Amendment - 3050 Placid Road **Unanimously Approved**

## Actions Requested by Planning & Zoning Commission

1. Hold Public Hearing
2. Motion to adopt Statement of Consistency
3. Motion to adopt Resolution to Zone

## Decision and Required Votes to Pass Requested Actions

Section 2.3.B.(1)a of the Kannapolis Development Ordinance (KDO) allows the Planning and Zoning Commission to render a final decision on a rezoning request. If there is a denial, an approval by a vote of less than three-fourths, or an appeal of the decision, then only City Council shall have final decision-making authority. Any final decision rendered by the Commission may be appealed within fifteen (15) days to City Council.

## Background & Project Overview

The applicant, Douglas Rasheed, is requesting to rezone property located at 3050 Placid Road from Cabarrus County Countryside Residential (CR) to City of Kannapolis Residential 4 (R4) zoning district. The subject property is further identified as Cabarrus County Parcel Identification Number 46726581430000 and is approximately 4.03 +/- acres.

This property was voluntarily annexed by City Council at their February 9, 2026, meeting. Per the North Carolina General Statutes, a City of Kannapolis zoning designation must be applied to the property within sixty (60) days of annexation. If the requested R4 zoning designation is approved, any of the permitted uses in the R4 zoning district would be allowed on the property.

## Fiscal Considerations

None.

## Policy Issues

Section 2.5.A.(2).c. of the KDO states that Amending the Zoning Map is a matter committed to the legislative discretion of the Planning and Zoning Commission or of the City Council, as authorized by this section. In determining whether to adopt or deny the proposed amendment, the Planning and Zoning Commission or City Council, as applicable, may consider, and weigh the relevance of, whether and to what extent the proposed Zoning Map amendment:

1. **Is the proposed rezoning consistent with the Comprehensive Plan and other applicable adopted City plans?** Yes. This area is located within the "Complete Neighborhood 2" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The "Complete Neighborhood 2" promotes single family detached residential, single family attached residential, and multifamily residential as primary uses.

2. **Is the proposed rezoning in conflict with any provision of this Ordinance or the City Code of Ordinances?** No. The R4 zoning designation is appropriate for this area. There is existing R4 zoning on nearby properties.
3. **Does the proposed rezoning correct an error in the existing zoning present at the time it was adopted?** No. The property was recently annexed into the City of Kannapolis.
4. **Does the proposed rezoning allow uses that are compatible with existing and allowed uses on surrounding land and with the stability and character of any adjacent residential neighborhoods?** Yes. The R4 zoning designation is compatible with existing and allowed uses on surrounding land. Surrounding uses are primarily single-family detached dwellings. The properties to the north and east are zoned Cabarrus County Countryside Residential and to the south and west properties are zoned City of Kannapolis Residential 4.
5. **Does the proposed rezoning ensure efficient development within the City, taking into consideration the capacity and safety of the street network, the adequacy of public facilities, the suitability of the land for the uses allowed under the existing zoning, and other relevant considerations?** Yes. This property is located adjacent to roads with adequate capacity and safety, and is a suitable use allowed under the requested zoning.
6. **Does the proposed rezoning result in a logical and orderly development pattern, taking into consideration the size of the subject lands and the zoning and existing and proposed development on surrounding lands?** Yes. The requested zoning allows for a use that is compatible with existing adjacent residential uses. The surrounding properties are zoned Cabarrus County Countryside Residential (CR) and City of Kannapolis Residential 4 (R4).
7. **Does the proposed rezoning result in significant adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?** No. There are no anticipated significant environmental impacts from rezoning this property. Any development will be required to conform to all applicable local, state, and federal environmental regulations.

### **Legal Issues**

None.

### **Findings of Consistency with Comprehensive Plan**

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

### **Staff Recommendation and Alternate Courses of Action**

#### **Staff Recommendation:**

The Planning and Zoning Commission may choose to approve or deny the petition as presented.

**Based on the request being consistent with the 2030 Plan, staff recommends approval for Zoning Map Amendment Case #Z-2026-02.**

**Alternative Courses of Action:**

Motion to Approve (2 votes)

1. **Should the Commission choose to approve the request for rezoning as presented in Case #Z-2026-02, a motion should be made to adopt the following Statement of Consistency:** Staff finds this rezoning **consistent** with the goals and policies of the *Move Kannapolis Forward 2030 Comprehensive Plan* (“2030 Plan”), adopted by City Council, which designates the subject property as located within the “Complete Neighborhood 2” Character Area in the *2030 Plan*. Staff finds the request for rezoning compatible with the surrounding zoning and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.
2. **Should the Commission choose to approve Case #Z-2026-02, a motion should be made to adopt the Resolution to Zone.**

Motion to Deny (2 votes)

1. **Should the Commission choose to recommend denial of Case #Z-2026-02, a motion should be made to adopt the following Statement of Consistency:** *The Planning and Zoning Commission finds this zoning map amendment as presented in Case #Z-2026-02 to be **inconsistent** with the goals and policies of the Move Kannapolis Forward 2030 Comprehensive Plan, adopted by City Council, because (state reason(s)) and is unreasonable and not in the public interest because (state reason(s)).*
2. **Should the Commission choose to deny Case #Z-2026-02, a motion should be made to deny the Resolution to Zone.**

**Attachments**

1. 3050 Placid Rd - Rezoning Application
2. Vicinity Map
3. Zoning Map
4. FLU Map
5. Public Notice Ad
6. Notification Letter
7. Notified Addresses
8. Posted Sign
9. Statement of Consistency
10. Resolution to Zone



## Zoning Map Amendment Checklist

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

### REZONING REQUEST

**Rezoning** – Request for an amendment to the Kannapolis Zoning Map. Approval authority – Planning and Zoning Commission.

Requested Rezoning Property Address: 3050 Placid Drive, Davidson, NC 28036

Applicant: Douglas Rasheed

Proposed development: Residential development, single family homes

### SUBMITTAL CHECKLIST

- Pre-Application Meeting
- Zoning Map Amendment Checklist and Application – Complete with all required signatures
- Fee: \$850.00 (\$500 Application Fee, \$300 Legal Notices and notification fee, & \$50 letter/sign public notice [see Fee Schedule])
- Please mark this box to authorize aerial drone photography of the site

### PROCESS INFORMATION

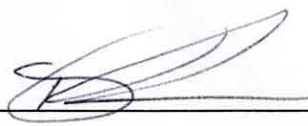
**Public Notification:** This is a legislative process that requires a public hearing and public notification including newspaper notice, first-class mailed notice to adjacent property owners and a sign posted prominently on the property (Section 2.4.F of the KDO).

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

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

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

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

Applicant's Signature: 

Date: February 4, 2026



### ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

#### Applicant Contact Information

Name: Douglas Rasheed  
Address: 13023 Red Vulcan Court  
Charlotte, NC 28213  
Phone: 310-567-4506  
Email: [REDACTED]

#### Property Owner Contact Information same as applicant

Name: Walter Rivers  
Address: 1370 Racine Street  
Aurora, CO 80011  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

#### Project Information

Project Address: 3050 Placid Drive, Davidson, NC 28036  
Parcel: 4672 65 8143 0000 # of parcels: 1 Approx. size of parcels: 3.66 ac  
(attach separate list if necessary)  
Current Zoning Designation: Calarrus Select CR Requested Zoning Designation: Kannapolis Select R4  
Reason for map amendment: The property was recently annexed  
into the city

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

Walter Rivers  
Applicant Signature

February 9, 2026  
Date

Walter Rivers  
Property Owner Signature

February 9, 2026  
Date

Note: This is not a permit to occupy a structure. Owner and/or applicant are responsible for the location of utility lines and easements. Zoning Map Amendment does not guarantee the availability of water and/or sewer.



### ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

#### Applicant Contact Information

Name: Douglas Rasheed  
Address: 13023 Red Vulcan Court  
Charlotte, NC 28213  
Phone: 310-567-4506  
Email: [REDACTED]

#### Property Owner Contact Information same as applicant

Name: Tonya Rivers-Rasheed  
Address: 13023 Red Vulcan Court  
Charlotte, NC 28213  
Phone: 704-493-4955  
Email: [REDACTED]

#### Project Information

Project Address: 3050 Placid Drive, Davidson, NC 28036

Parcel: 4672 65 8143 0000 # of parcels: 1 Approx. size of parcels: 3.66 ac  
*(attach separate list if necessary)*

Current Zoning Designation: cabarrus Select CR Requested Zoning Designation: Kannapolis Select R4

Reason for map amendment: The property was recently annexed into the city

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

[Signature]  
Applicant Signature

February 9, 2026  
Date

[Signature]  
Property Owner Signature

February 9, 2026  
Date


*Note: This is not a permit to occupy a structure. Owner and/or applicant are responsible for the location of utility lines and easements. Zoning Map Amendment does not guarantee the availability of water and/or sewer.*



### ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

#### Applicant Contact Information

Name: Douglas Rasheed  
Address: 13023 Red Vulcan Court  
Charlotte, NC 28213  
Phone: 310-567-4506  
Email: 

#### Property Owner Contact Information same as applicant

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

#### Project Information

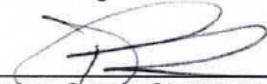
Project Address: 3050 Placid ~~Dr~~ Drive, Davidson, NC 28036  
Parcel: 4672 65 8143 0000 # of parcels: 1 Approx. size of parcels: 3.66 ac  
(attach separate list if necessary)  
Current Zoning Designation: <sup>Cabarrus</sup> Select CR Requested Zoning Designation: <sup>Kannapolis</sup> Select R4

Reason for map amendment: The property was recently annexed into the city

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

  
\_\_\_\_\_  
Applicant Signature

February 4, 2026  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Property Owner Signature

February 4, 2026  
\_\_\_\_\_  
Date

Note: This is not a permit to occupy a structure. Owner and/or applicant are responsible for the location of utility lines and easements. Zoning Map Amendment does not guarantee the availability of water and/or sewer.



### ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

#### Applicant Contact Information

Name: Douglas Rasheed  
Address: 13023 Red Vulcan Court  
Charlotte, NC 28213  
Phone: 310-567-4506  
Email: [REDACTED]

#### Property Owner Contact Information same as applicant

Name: Travis Rivens  
Address: 16016 Bushnell Court  
Huntersville, NC 28078  
Phone: 704-607-0203  
Email: [REDACTED]

#### Project Information

Project Address: 3050 Placid Drive, Davidson, NC 28036

Parcel: 4672 65 8143 0000 # of parcels: 1 Approx. size of parcels: 3.66 ac  
(attach separate list if necessary)

Current Zoning Designation: Select CR Requested Zoning Designation: Select R4  
Kannapolis

Reason for map amendment: The property was recently annexed into the city.

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

[Signature]  
Applicant Signature

February 9, 2026  
Date

[Signature]  
Property Owner Signature

[Signature]  
Date


Note: This is not a permit to occupy a structure. Owner and/or applicant are responsible for the location of utility lines and easements. Zoning Map Amendment does not guarantee the availability of water and/or sewer.



### ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

#### Applicant Contact Information

Name: Douglas Rasheed  
Address: 3023 Red Vulcan Court  
Charlotte, NC 28213  
Phone: 310-567-4506  
Email: 

#### Property Owner Contact Information same as applicant

Name: Tiffany Martin  
Address: 2818 Heather Glen Lane  
Charlotte, NC 28208  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

#### Project Information

Project Address: 3050 Placid Drive, Davidson, NC 28036

Parcel: 4672 65 8143 0000 # of parcels: 1 Approx. size of parcels: 3.66 ac  
*(attach separate list if necessary)*

Current Zoning Designation: Select Cabarrus CR Requested Zoning Designation: Select Kannapolis R4

Reason for map amendment: The property was recently annexed into the city

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

Applicant Signature

Date

Property Owner Signature

Date

*Note: This is not a permit to occupy a structure. Owner and/or applicant are responsible for the location of utility lines and easements. Zoning Map Amendment does not guarantee the availability of water and/or sewer.*

# KANNAPOLIS

## ZONING MAP AMENDMENT APPLICATION

Approval authority - Planning and Zoning Commission

### Applicant Contact Information

Name: Douglas Rasheed  
Address: 13023 Red Vulcan Court  
Charlotte, NC 28213  
Phone: 310-567-4506  
Email: [REDACTED]

### Property Owner Contact Information same as applicant

Name: Tywen White  
Address: 9900 Sybbie Street  
Concord, NC 28027  
Phone: 781-267-4628  
Email: [REDACTED]

### Project Information

Project Address: 3050 Placid Drive, Davidson, NC 28036  
Parcel: 4672 65 8143 0000 # of parcels: 1 Approx. size of parcels: 3.66 ac  
*(attach separate list if necessary)*  
Current Zoning Designation: Select CR Requested Zoning Designation: Select R4  
Reason for map amendment: The property was recently annexed  
into the city

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

[Signature]  
Applicant Signature

February 9, 2026  
Date

Tywen White  
Property Owner Signature

February 7 2026  
Date

Note: This is not a permit to occupy a structure. Owner and/or applicant are responsible for the location of utility lines and easements. Zoning Map Amendment does not guarantee the availability of water and/or sewer.



### ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

#### Applicant Contact Information

Name: Douglas Rasheed  
Address: 13023 Red Vulcan Court  
Charlotte, NC 28213  
Phone: 310-567-4506  
Email: [REDACTED]

#### Property Owner Contact Information same as applicant

Name: Ashley Rivenes  
Address: 12504 ES Draper Drive  
Huntersville, NC 28078  
Phone: 24-975-3461  
Email: [REDACTED]

#### Project Information

Project Address: 3050 Placid Drive, Davidson, NC 28036

Parcel: 4672 65 8143 0000 # of parcels: 1 Approx. size of parcels: 3.66 ac  
*(attach separate list if necessary)*

Current Zoning Designation: Suburban Select CR Requested Zoning Designation: Kannapolis Select R4

Reason for map amendment: The property was recently annexed into the city

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

Applicant Signature: [Signature] Date: February 9, 2026

Property Owner Signature: [Signature] Date: 2.3.26

*Note: This is not a permit to occupy a structure. Owner and/or applicant are responsible for the location of utility lines and easements. Zoning Map Amendment does not guarantee the availability of water and/or sewer.*



# Vicinity Map

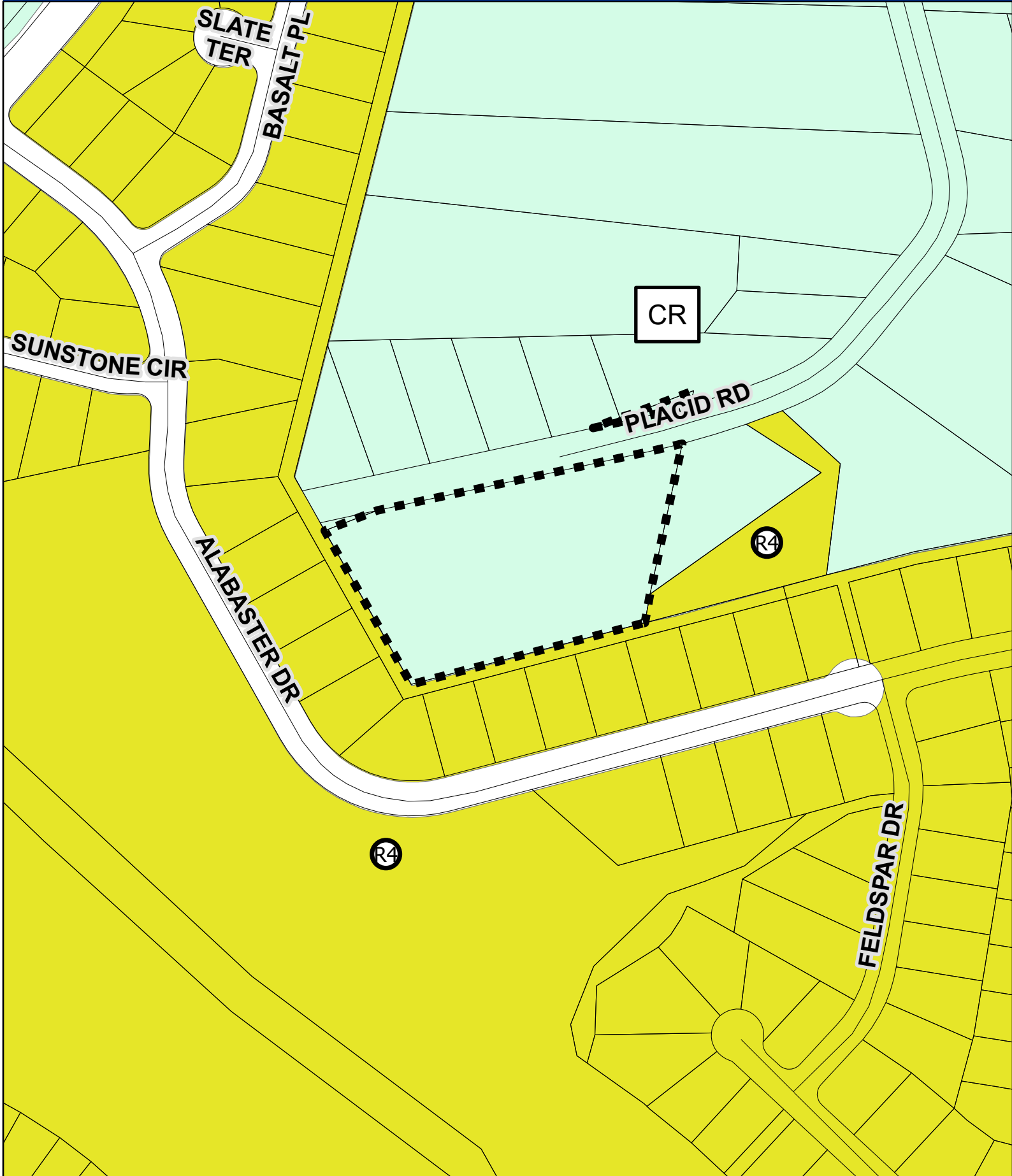
Case Number: Z-2026-02  
Applicant: Douglas Rasheed  
3050 Placid Rd





# Kannapolis Current Zoning

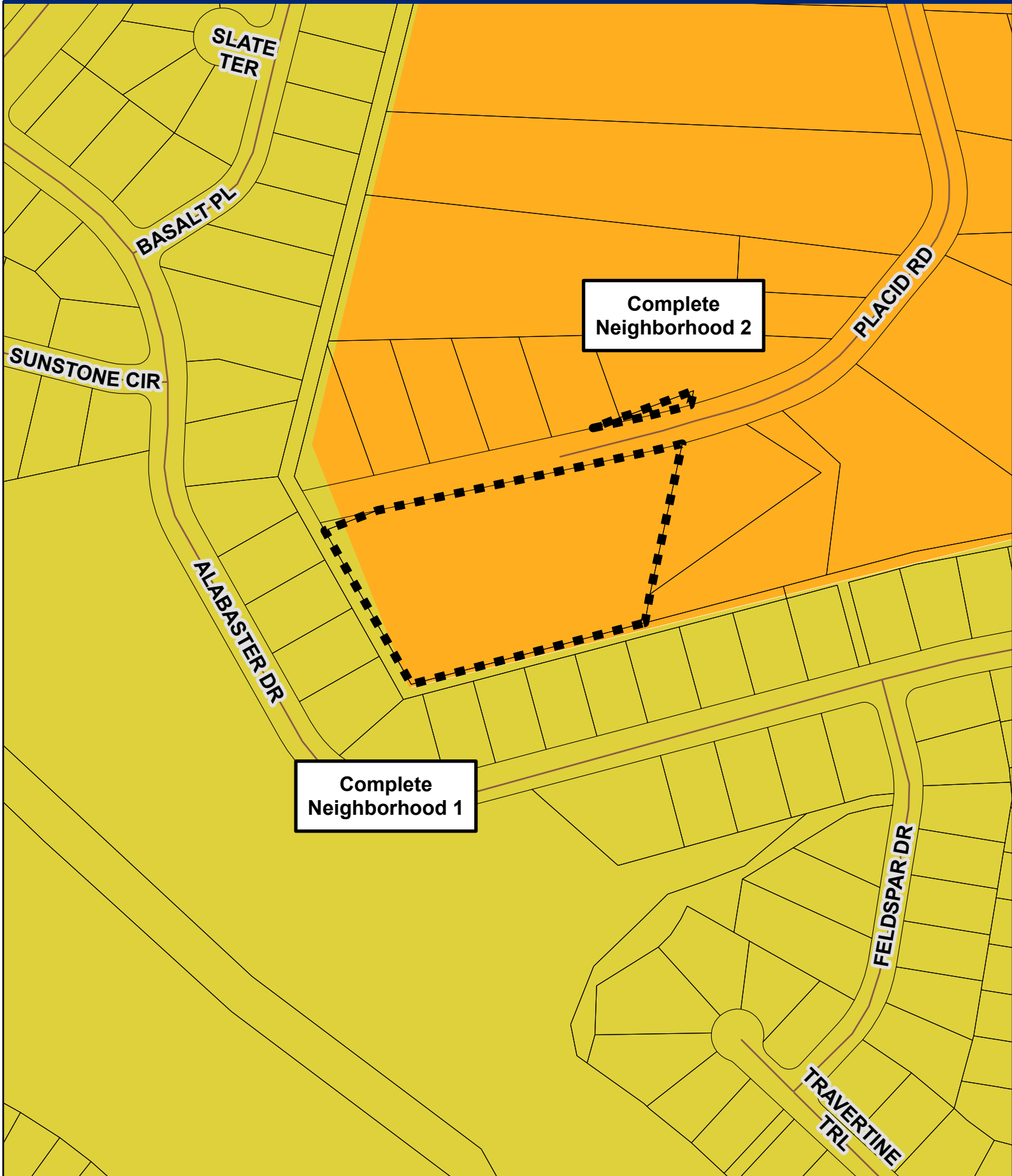
Case Number: Z-2026-02  
Applicant: Douglas Rasheed  
3050 Placid Rd





# Kannapolis 2030 Future Land Use Map

Case Number: Z-2026-02  
Applicant: Douglas Rasheed  
3050 Placid Rd



---

---

# CITY OF KANNAPOLIS

---

---

## MEMORANDUM

**TO:** Amanda Boan  
*The Independent Tribune*  
**FROM:** Gabriela Wilkins, Planning Technician  
**DATE:** January 30, 2026  
**SUBJECT:** Display Ad

---

Please publish this Notice of Public Hearing as a **display ad** in the non-legal section of *The Independent Tribune*.

Publish dates: Thursday, February 5, 2026  
Thursday, February 12, 2026

**Send invoice of publication to:** [gwilkins@kannapolisnc.gov](mailto:gwilkins@kannapolisnc.gov)

Call me at 704-920-4358 if you have any questions.

Thank you.  
Gabriela Wilkins  
[gwilkins@kannapolisnc.gov](mailto:gwilkins@kannapolisnc.gov)



**NOTICE OF PUBLIC HEARING  
Planning and Zoning Commission Meeting**

**Tuesday, February 17, 2026, at 6:00 pm**

**The following rezoning requests will be considered by the Planning and Zoning Commission if the requests for voluntary annexation of these sites are approved by the Kannapolis City Council at their February 9, 2026 meeting:**

**Conditional Zoning Map Amendment – CZ-2026-03 – 6304 and 6320 Mooresville Road and 6165 Pagemont Road** – Subject to annexation approval by Kannapolis City Council on February 9, 2026, Public Hearing to consider a request to rezone properties located at 6304 and 6320 Mooresville Road and 6165 Pagemont Road from Cabarrus County Agricultural/Open Space (AO) to City of Kannapolis Residential 2-Conditional Zoning (R2-CZ) zoning district. The subject properties are approximately 109.166 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 46938748690000, 46938826390000, and 46938947570000.

**Zoning Map Amendment – Z-2026-02 – 3050 Placid Road** – Subject to annexation approval by Kannapolis City Council on February 9, 2026, Public Hearing to consider a request to rezone property located at 3050 Placid Road from Cabarrus Countryside Residential (CR) to City of Kannapolis Residential 4 (R4) zoning district. The subject property is approximately 4.03 +/- acres and further identified as Cabarrus County Parcel Identification Number 46726581430000.

**Zoning Map Amendment – Z-2026-03 – 5963 Yale Avenue** – Subject to annexation approval by Kannapolis City Council on February 9, 2026, Public Hearing to consider a request to rezone property located at 5963 Yale Avenue from Cabarrus County Low Density Residential (LDR) to City of Kannapolis Residential 8 (R8) zoning district. The subject property is approximately 0.17 +/- acres and further identified as Cabarrus County Parcel Identification Number 56044080350000.

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



KANNAPOLIS  
Planning

February 3, 2026

Dear Property Owner:

**Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Tuesday, February 17, 2026, at 6:00 PM, at 401 Laureate Way, Kannapolis, NC for the following case:**

**Z-2026-02 – Zoning Map Amendment – 3050 Placid Road**

The purpose of this Public Hearing is to consider a request to rezone property located at 3050 Placid Road, from Cabarrus County Countryside Residential (CR) to City of Kannapolis Residential 4 (R4) zoning district. The subject property is approximately 3.66 +/- acres and further identified as Cabarrus County Parcel Identification Number 46726581430000 (see reverse side of this letter for a map showing the location of this property). This rezoning request will be considered by the Planning and Zoning Commission if the petition for voluntary annexation is approved by the Kannapolis City Council at its February 9, 2026, meeting. Per the North Carolina General Statutes, an initial City of Kannapolis zoning designation must be applied to the property within sixty (60) days of annexation.

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

If you have any questions about the public hearing or request, please do not hesitate to call the Planning Department at 704.920.4361 or email [russell@kannapolisnc.gov](mailto:russell@kannapolisnc.gov).

Sincerely,



Lauren Russell  
Planner

Enclosure

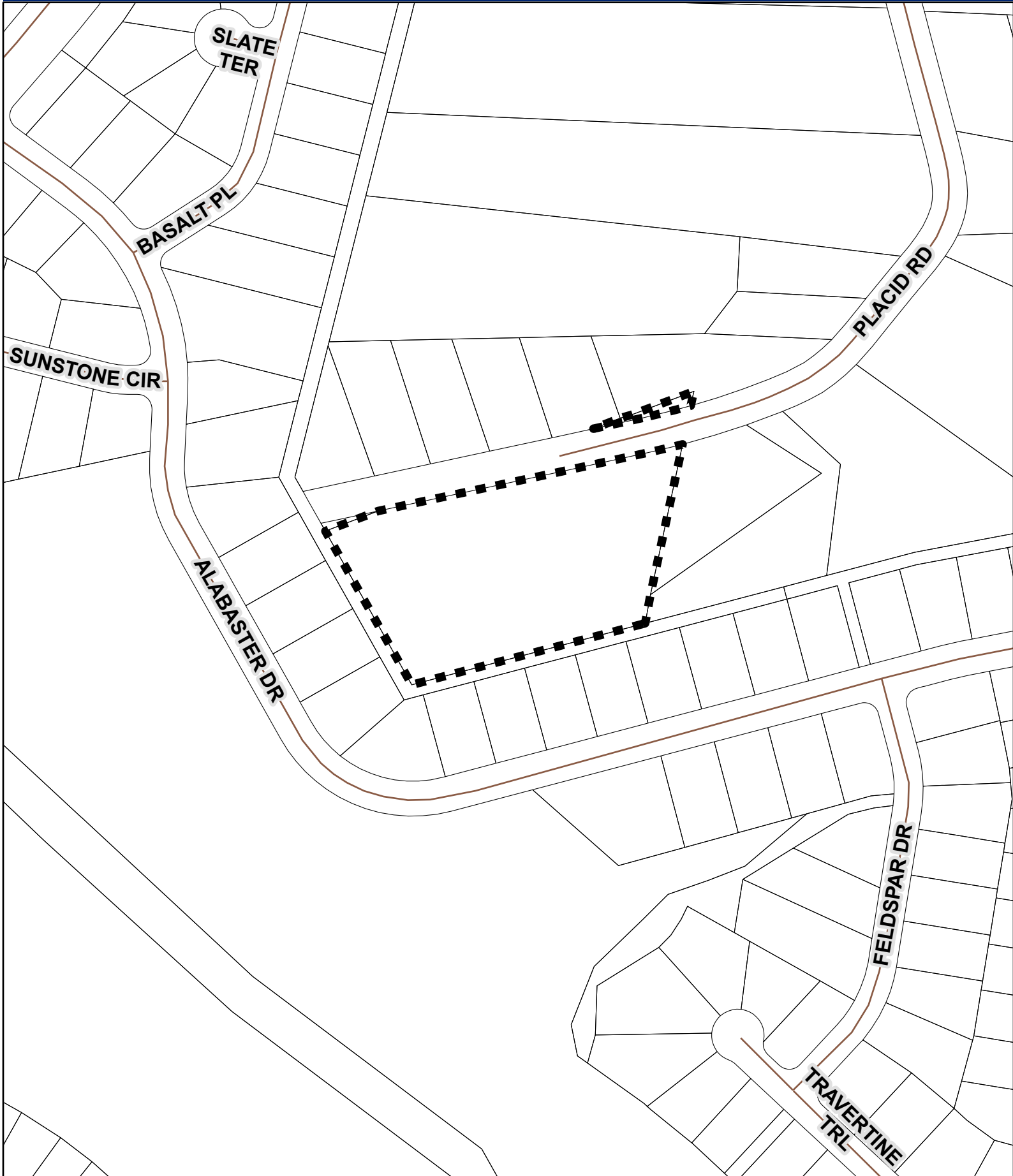
In accordance with Title II of the Americans with Disabilities Act (ADA), any person requiring an accommodation to participate in a function or program of the City of Kannapolis, should contact Daniel Jenkins, Assistant Human Resource Director & ADA Coordinator, by phone at 704-920-4312, email [adacoordinator@kannapolisnc.gov](mailto:adacoordinator@kannapolisnc.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



# Rezoning

Case Number: CZ-2026-02

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



PIN14	AcctName1	AcctName2	MailAddr1	MailCity	MailState	MailZipCo	Shape_Le	Shape_Area
46726583640000	RIVENS RUSH T	RIVENS LINDA L WF	3051 PLACID DR	DAVIDSON	NC	28036	0.00175	1.85E-07
46726467650000	BRISTOL WILFRED R	BRISTOL ALICE V	10400 ALABASTER DR	DAVIDSON	NC	28036	0.001411	1.21E-07
46727418070000	ROWAN KIRK M	BOTTONE RENEE A WF	10150 ALABASTER DR	DAVIDSON	NC	28036	0.001443	1.27E-07
46727503390000	EAVES MATTIE MRS		3075 PLACID DR	DAVIDSON	NC	28036	0.005102	5.35E-07
46726448380000	COCHRAN BRIAN SCOTT	COCHRAN EMILY DAVIS WF	10550 ALABASTER DR	DAVIDSON	NC	28036	0.001565	1.38E-07
46726448800000	HOLLER GARY	HOLLER JASMIN C WF	10500 ALABASTER DR	DAVIDSON	NC	28036	0.001552	1.43E-07
46726498220000	LENHART MARK	LENHART MOLLY SLAUGHTER WF	10250 ALABASTER DR	DAVIDSON	NC	28036	0.00141	1.21E-07
46726552470000	PRYOR CHANCIE M		2904 MOUNTCREST CIR NW	CONCORD	NC	28027	0.002002	2.18E-07
46726522840000	SCOTT KIMBERLY		10900 ALABASTER DR	DAVIDSON	NC	28036	0.001863	1.91E-07
46726530450000	VAN DUREN MARCELA ELIZABETH	VAN DUREN CURTIS HSB	10700 ALABASTER DR	DAVIDSON	NC	28036	0.001565	1.38E-07
46726581430000	RIVENS MARTIN	RIVENS WALTER	16016 BUSHNELL CT	HUNTERSVILLE	NC	28078	0.006471	1.43E-06
46726585160000	RIVENS MARCUS M		4947 HAMILTON CIR	CHARLOTTE	NC	28216	0.005582	1.28E-06
46726488300000	RICCIARDI HELEN		10300 ALABASTER DR	DAVIDSON	NC	28036	0.001411	1.21E-07
46726573410000	GATES ANNA L	GATES G W HSB	3035 PLACID DR	DAVIDSON	NC	28036	0.001838	1.95E-07
46727511380000	MONTALVO ANIBAL	MONTALVO TIFFANY	160 ASHLYN RIDGE DR	GARNER	NC	27529	0.002737	3.58E-07
46727524370000	RIVENS AKEEBA		1112 TANGLE RIDGE DR SE	CONCORD	NC	28025	0.002027	1.52E-07
46727541580000	SHAFFER CRAIG	SHAFFER KRISTY WF	3074 PLACID DR	DAVIDSON	NC	28036	0.004357	7.66E-07
46726439860000	LONG HAROLD R II	LONG ANN L T WF	10600 ALABASTER DR	DAVIDSON	NC	28036	0.001565	1.38E-07
46726457620000	WOJCIECHOWICZ MARGARET E		10450 ALABASTER DR	DAVIDSON	NC	28036	0.001601	1.46E-07
46726477580000	O'BRYANT TIMOTHY M	O'BRYANT DEBORAH M WF	10350 ALABASTER DR	DAVIDSON	NC	28036	0.001411	1.21E-07
46726521830000	TURECK RANDALL J	TURECK DEBORAH L SPOUSE	10800 ALABASTER DR	DAVIDSON	NC	28036	0.001625	1.47E-07
46727408150000	SCHMIDT LIVING TRUST	DATED OCTOBER 11 2018	10200 ALABASTER DR	DAVIDSON	NC	28036	0.001443	1.27E-07
46727419900000	GONZALEZ ANTONIO	GONZALEZ ILEANA E WF	10100 ALABASTER DR	DAVIDSON	NC	28036	0.001445	1.28E-07
46727521520000	STARK MARILYN P		3060 PLACID DR	DAVIDSON	NC	28036	0.003998	3.99E-07
46726541580000	RIVENS RUSH TIMOTHY		3051 PLACID DR	DAVIDSON	NC	28036	0.002517	1.64E-07
46726612800000	WATERFORD ON THE ROCKY RIVER	HOMEOWNERS ASSN INC	13420 REESE BLVD W STE 12	HUNTERSVILLE	NC	28078	0.021905	1.01E-06
46727525880000	RIVENS OYAFUNSE O		3123 PLACID DR	DAVIDSON	NC	28036	0.002215	1.98E-07

KANNAPLIS  
**PLANNING**  
**ZONING**  
**COMMISSION**  
PUBLIC HEARING  
INFORMATION  
CALL 704-920-4350  
CASE # Z-2026-02



**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY  
WITH REGARD TO CASE #Z-2026-02**

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

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

**WHEREAS**, on February 17, 2026, the Planning and Zoning Commission conducted a public hearing to consider a request to rezone approximately 4.03 +/- acres of property located at 3050 Placid Road (Cabarrus County Parcel Identification Number 46726581430000), owned by Tonya Rivens-Rasheed, Walter Rivens, Travis Rivens, Jonathan Rivens, Ashley Rivens, Tiffany Martin, and Tywen White, from Cabarrus County Countryside Residential (CR) to City of Kannapolis Residential 4 (R4) zoning district.

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

**Adopted this the 17<sup>th</sup> day of February, 2026:**

Chris Puckett, Chair  
Planning and Zoning Commission

**Attest:**

Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission



## RESOLUTION TO ZONE

**Case #Z-2026-02  
(3050 Placid Road)**

**From Cabarrus County Countryside Residential (CR) to  
City of Kannapolis Residential 4 (R4) Zoning Designation**

**WHEREAS**, Section 2.3.B.(1).a of the Kannapolis Development Ordinance (KDO) specifically delegates authority to the Planning and Zoning Commission to take final action on a rezoning application provided, if the application is approved by less than a three quarters majority of voting members or denied, or if the Planning and Zoning Commission's decision is appealed, City Council shall make the final decision on the application; and

**WHEREAS**, the Commission conducted a public hearing on February 17, 2026, for consideration of rezoning petition Case #Z-2026-02 as submitted to the City of Kannapolis Planning Department; and

**WHEREAS**, the request was to rezone 4.03 +/- acres of property located at 3050 Placid Road, (Cabarrus County Parcel Identification Number 46726581430000) owned by Tonya Rivens-Rasheed, Walter Rivens, Travis Rivens, Jonathan Rivens, Ashley Rivens, Tiffany Martin, and Tywen White, from Cabarrus County Countryside Residential (CR) to City of Kannapolis Residential 4 (R4) zoning district; and

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

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

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

Yes. This area is located within the "Complete Neighborhood 2" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The "Complete Neighborhood 2" promotes single family detached residential, single family attached residential, and multifamily residential as primary uses.

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

No. The R4 zoning designation is appropriate for this area. There is existing R4 zoning on nearby properties.

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

No. The property was recently annexed into the City of Kannapolis.

**4. Does the proposed rezoning allow uses that are compatible with existing and allowed uses on surrounding land and with the stability and character of any adjacent residential neighborhoods?**

Yes. The R4 zoning designation is compatible with existing and allowed uses on surrounding land. Surrounding uses are primarily single-family detached dwellings. The properties to the north and east are zoned Cabarrus County Countryside Residential and to the south and west properties are zoned City of Kannapolis Residential 4.

**1. Does the proposed rezoning ensure efficient development within the City, taking into consideration the capacity and safety of the street network, the adequacy of public facilities, the suitability of the land for the uses allowed under the existing zoning, and other relevant considerations?**

Yes. This property is located adjacent to roads with adequate capacity and safety, and is a suitable use allowed under the requested zoning.

**2. Does the proposed rezoning result in a logical and orderly development pattern, taking into consideration the size of the subject lands and the zoning and existing and proposed development on surrounding lands?**

Yes. The requested zoning allows for a use that is compatible with existing adjacent residential uses. The surrounding properties are zoned Cabarrus County Countryside Residential (CR) and City of Kannapolis Residential 4 (R4).

**3. Does the proposed rezoning result in significant adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?**

No. There are no anticipated significant environmental impacts from rezoning this property. Any development will be required to conform to all applicable local, state, and federal environmental regulations.

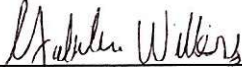
**NOW, THEREFORE BE IT RESOLVED** by the City of Kannapolis Planning and Zoning Commission that the above referenced property be rezoned from Cabarrus County Countryside Residential (CR) to City of Kannapolis Office Residential 4 (R4) Zoning Designation.

Adopted this the 17th day of February, 2026:



Chris Puckett, Chair  
Planning and Zoning Commission

Attest:



Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission



# City of Kannapolis Planning and Zoning Commission

Planning and Zoning Commission Agenda Staff Report  
February 17, 2026

**To:** Planning and Zoning Commission  
**From:** Lauren Russell, Planner  
**Subject:** Z-2026-03 - Zoning Map Amendment - 5963 Yale Avenue **Unanimously Approved**

## Actions Requested by Planning & Zoning Commission

1. Hold Public Hearing
2. Motion to adopt Statement of Consistency
3. Motion to adopt Resolution to Zone

## Decision and Required Votes to Pass Requested Actions

Section 2.3.B.(1)a of the Kannapolis Development Ordinance (KDO) allows the Planning and Zoning Commission to render a final decision on a rezoning request. If there is a denial, an approval by a vote of less than three-fourths, or an appeal of the decision, then only City Council shall have final decision-making authority. Any final decision rendered by the Commission may be appealed within fifteen (15) days to City Council.

## Background & Project Overview

The applicant, Cynthia Alexander, is requesting to rezone property located at 5963 Yale Avenue from Cabarrus County Low Density Residential (LDR) to City of Kannapolis Residential 8 (R8) zoning district. The subject property is further identified as Cabarrus County Parcel Identification Number 56044080350000 and is approximately 0.17 +/- acres.

This property was voluntarily annexed by City Council at their February 9, 2026, meeting. Per the North Carolina General Statutes, a City of Kannapolis zoning designation must be applied to the property within sixty (60) days of annexation. If the requested R8 zoning designation is approved, any of the permitted uses in the R8 zoning district would be allowed on the property. There is an existing single family detached dwelling with three accessory structures on the property.

## Fiscal Considerations

None.

## Policy Issues

Section 2.5.A.(2).c. of the KDO states that Amending the Zoning Map is a matter committed to the legislative discretion of the Planning and Zoning Commission or of the City Council, as authorized by this section. In determining whether to adopt or deny the proposed amendment, the Planning and Zoning Commission or City Council, as applicable, may consider, and weigh the relevance of, whether and to what extent the proposed Zoning Map amendment:

1. **Is the proposed rezoning consistent with the Comprehensive Plan and other applicable adopted City plans?** Yes. This area is located within the "Complete Neighborhood 1" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The "Complete Neighborhood 1" promotes single-family detached attached residential as

primary uses and multifamily residential as as a secondary use.

2. **Is the proposed rezoning in conflict with any provision of this Ordinance or the City Code of Ordinances?** No. The R8 zoning designation is appropriate for the existing single family detached residential use of the property.
3. **Does the proposed rezoning correct an error in the existing zoning present at the time it was adopted?** No. The property was recently annexed into the City of Kannapolis.
4. **Does the proposed rezoning allow uses that are compatible with existing and allowed uses on surrounding land and with the stability and character of any adjacent residential neighborhoods?** Yes. The R8 zoning designation is compatible with existing and allowed uses on surrounding land. Surrounding uses are primarily single-family detached dwellings. The surrounding properties are zoned Cabarrus County Low Density Residential (LDR).
5. **Does the proposed rezoning ensure efficient development within the City, taking into consideration the capacity and safety of the street network, the adequacy of public facilities, the suitability of the land for the uses allowed under the existing zoning, and other relevant considerations?** Yes. The requested zoning allows for a use that is compatible with existing adjacent residential uses.
6. **Does the proposed rezoning result in a logical and orderly development pattern, taking into consideration the size of the subject lands and the zoning and existing and proposed development on surrounding lands?** Yes. The requested zoning allows for a use that is compatible with existing adjacent residential uses. The surrounding properties are zoned Cabarrus County Low Density Residential (LDR).
7. **Does the proposed rezoning result in significant adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?** No. There are no anticipated significant environmental impacts from rezoning this property. Any development will be required to conform to all applicable local, state, and federal environmental regulations.

### **Legal Issues**

None.

### **Findings of Consistency with Comprehensive Plan**

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

### **Staff Recommendation and Alternate Courses of Action**

#### **Staff Recommendation:**

The Planning and Zoning Commission may choose to approve or deny the petition as presented.

**Based on the request being consistent with the 2030 Plan, staff recommends approval for Zoning Map Amendment Case #Z-2026-03.**

**Alternative Courses of Action:**

Motion to Approve (2 votes)

1. **Should the Commission choose to approve the request for rezoning as presented in Case #Z-2026-03, a motion should be made to adopt the following Statement of Consistency:** Staff finds this rezoning **consistent** with the goals and policies of the *Move Kannapolis Forward 2030 Comprehensive Plan* (“2030 Plan”), adopted by City Council, which designates the subject property as located within the “Complete Neighborhood 1” Character Area in the *2030 Plan*. Staff finds the request for rezoning compatible with the surrounding zoning and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.
2. **Should the Commission choose to approve Case #Z-2026-03, a motion should be made to adopt the Resolution to Zone.**

Motion to Deny (2 votes)

1. **Should the Commission choose to recommend denial of Case #Z-2026-03, a motion should be made to adopt the following Statement of Consistency:** *The Planning and Zoning Commission finds this zoning map amendment as presented in Case #Z-2026-03 to be **inconsistent** with the goals and policies of the **Move Kannapolis Forward 2030 Comprehensive Plan**, adopted by City Council, because (state reason(s)) and is unreasonable and not in the public interest because (state reason(s)).*
2. **Should the Commission choose to deny Case #Z-2026-03, a motion should be made to deny the Resolution to Zone.**

**Attachments**

1. 5963 Yale Ave - Rezoning Application
2. Vicinity Map
3. Zoning Map
4. FLU Map
5. Public Notice Ad
6. Notification Letter
7. Notified Addresses
8. Posted Sign
9. Statement of Consistency
10. Resolution to Zone

# KANNAPOLIS

## Zoning Map Amendment Checklist

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

### REZONING REQUEST

Rezoning – Request for an amendment to the Kannapolis Zoning Map. Approval authority – Planning and Zoning Commission.

Requested Rezoning Property Address: 5963 Yale Ave Kannapolis, N.C. 28081

Applicant: Cynthia Alexander

Proposed development: recently annexation property

### SUBMITTAL CHECKLIST

Pre-Application Meeting

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

Fee: \$850.00 (\$500 Application Fee, \$300 Legal Notices and notification fee, & \$50 letter/sign public notice [see Fee Schedule])

Please mark this box to authorize aerial drone photography of the site

### PROCESS INFORMATION

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

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

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

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

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

Applicant's Signature: Cynthia Alexander


Date: 01/30/26

# KANNAPOLIS

## ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

### Applicant Contact Information

Name: Cynthia Alexander  
Address: 5963 Yale Ave  
Kannapolis, N.C. 28081  
Phone: 704-287-8061  
Email: 

### Property Owner Contact Information Same as applicant

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

### Project Information

Project Address: 5963 Yale Ave Kannapolis, N.C. 28081

Parcel: 5604408035 # of parcels: 1 Approx. size of parcels: 0.17  
(attach separate list if necessary)

Current Zoning Designation: Select LDR Requested Zoning Designation: Select R9 ZONING

Reason for map amendment: \_\_\_\_\_  
Recently Annexation  
\_\_\_\_\_  
\_\_\_\_\_

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

Cynthia Alexander \_\_\_\_\_ 01/30/20 \_\_\_\_\_  
Applicant Signature Date

Cynthia Alexander \_\_\_\_\_ 01/30/20 \_\_\_\_\_  
Property Owner Signature Date

*Note: This is not a permit to occupy a structure. Owner and/or applicant are responsible for the location of utility lines and easements. Zoning Map Amendment does not guarantee the availability of water and/or sewer.*



# Vicinity Map

Case Number: Z-2026-03  
Applicant: Cynthia Alexander  
5963 Yale Ave





# Kannapolis Current Zoning

Case Number: Z-2026-03  
Applicant: Cynthia Alexander  
5963 Yale Ave





# Kannapolis 2030 Future Land Use Map

Case Number: Z-2026-03  
Applicant: Cynthia Alexander  
5963 Yale Ave



---

---

# CITY OF KANNAPOLIS

---

---

## MEMORANDUM

**TO:** Amanda Boan  
*The Independent Tribune*  
**FROM:** Gabriela Wilkins, Planning Technician  
**DATE:** January 30, 2026  
**SUBJECT:** Display Ad

---

Please publish this Notice of Public Hearing as a **display ad** in the non-legal section of *The Independent Tribune*.

Publish dates: Thursday, February 5, 2026  
Thursday, February 12, 2026

**Send invoice of publication to:** [gwilkins@kannapolisnc.gov](mailto:gwilkins@kannapolisnc.gov)

Call me at 704-920-4358 if you have any questions.

Thank you.  
Gabriela Wilkins  
[gwilkins@kannapolisnc.gov](mailto:gwilkins@kannapolisnc.gov)



**NOTICE OF PUBLIC HEARING  
Planning and Zoning Commission Meeting**

**Tuesday, February 17, 2026, at 6:00 pm**

**The following rezoning requests will be considered by the Planning and Zoning Commission if the requests for voluntary annexation of these sites are approved by the Kannapolis City Council at their February 9, 2026 meeting:**

**Conditional Zoning Map Amendment – CZ-2026-03 – 6304 and 6320 Mooresville Road and 6165 Pagemont Road** – Subject to annexation approval by Kannapolis City Council on February 9, 2026, Public Hearing to consider a request to rezone properties located at 6304 and 6320 Mooresville Road and 6165 Pagemont Road from Cabarrus County Agricultural/Open Space (AO) to City of Kannapolis Residential 2-Conditional Zoning (R2-CZ) zoning district. The subject properties are approximately 109.166 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 46938748690000, 46938826390000, and 46938947570000.

**Zoning Map Amendment – Z-2026-02 – 3050 Placid Road** – Subject to annexation approval by Kannapolis City Council on February 9, 2026, Public Hearing to consider a request to rezone property located at 3050 Placid Road from Cabarrus Countryside Residential (CR) to City of Kannapolis Residential 4 (R4) zoning district. The subject property is approximately 4.03 +/- acres and further identified as Cabarrus County Parcel Identification Number 46726581430000.

**Zoning Map Amendment – Z-2026-03 – 5963 Yale Avenue** – Subject to annexation approval by Kannapolis City Council on February 9, 2026, Public Hearing to consider a request to rezone property located at 5963 Yale Avenue from Cabarrus County Low Density Residential (LDR) to City of Kannapolis Residential 8 (R8) zoning district. The subject property is approximately 0.17 +/- acres and further identified as Cabarrus County Parcel Identification Number 56044080350000.

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



KANNAPOLIS  
Planning

February 3, 2026

Dear Property Owner:

**Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Tuesday, February 17, 2026, at 6:00 PM, at 401 Laureate Way, Kannapolis, NC for the following case:**

**Z-2026-03 – Zoning Map Amendment – 5963 Yale Avenue**

The purpose of this Public Hearing is to consider a request to rezone property located at 5963 Yale Avenue, from Cabarrus County Low Density Residential (LDR) to City of Kannapolis Residential 8 (R8) zoning district. The subject property is approximately 0.170 +/- acres and further identified as Cabarrus County Parcel Identification Number 56044080350000 (see reverse side of this letter for a map showing the location of this property). This rezoning request will be considered by the Planning and Zoning Commission if the petition for voluntary annexation is approved by the Kannapolis City Council at its February 9, 2026, meeting. Per the North Carolina General Statutes, an initial City of Kannapolis zoning designation must be applied to the property within sixty (60) days of annexation.

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

If you have any questions about the public hearing or request, please do not hesitate to call the Planning Department at 704.920.4361 or email [russell@kannapolisnc.gov](mailto:russell@kannapolisnc.gov).

Sincerely,



Lauren Russell  
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 Resource Director & ADA Coordinator, by phone at 704-920-4312, email [adacoordinator@kannapolisnc.gov](mailto:adacoordinator@kannapolisnc.gov), or in person at Kannapolis City Hall as soon as possible but not later than 48 hours before the scheduled event.



# Rezoning

Case Number: Z-2026-03  
Applicant: Cynthia Alexander  
5963 Yale Ave



PIN14	AcctName1	AcctName2	MailAddr1	MailAddr2	MailCity	MailState	MailZipCod
56034987390000	MORRISON MELISSA		2931 TOWNSEND DR		FRISCO	TX	75033
56034978810000	STRONG HELEN K		5028 BRIDGEPORT DRIVE		KANNAPOL NC		28081
56034959700000	TORRES MIGUEL ANGEL JIMENEZ	TORRES FALEG DOMINGUEZ	5938 PRINCETON AVE		KANNAPOL NC		28081
56034968670000	RHYNE JOHN WESLEY	RUSSELL MARY RHYNE	C/O MARY RHYNE	5039 ATHENS ST	KANNAPOL NC		28081
56034979260000	RHYNE JESSIE FRANKLIN	RHYNE JESSIE ESTATE OF	C/O ROSALIND R ANDERSON	1247 FOREST PARK DR	KANNAPOL NC		28083
56034997320000	BRINKER KATHERINE R		5940 YALE AVE		KANNAPOL NC		28081
56034989230000	MAGERUS MEGAN		2257 E RANCH RD		GILBERT AZ		85296
56034999820000	WASHINGTON GREGORY	WASHINGTON MAURICE Q	5930 CHARLESTON AVE		KANNAPOL NC		28081
56034988500000	HAMRICK LARRY DONNELL		305 ROLLING GREEN AVE		NEW CASTI DE		19720
56034978340000	NEAL ALISHA NICOLE	NEAL WALTER	PO BOX 464		KANNAPOL NC		28082
56044060570000	MILLER MARY I		5944 PRINCETON AVE		KANNAPOL NC		28081
56044073550000	PARKS KATHLEEN	PARKS CATHERINE	135 KINGSBOROUGH 1ST WALK	APT 5-B	BROOKLYN NY		11233
56044060300000	MOODY MAXWELL JACKSON		740 PLUMMER RD NW APT 175		HUNTSVILL AL		35806
56044080200000	PETREA CHRISTOPHER	ONUOHA DANIELLA	5959 YALE AVE		KANNAPOL NC		28081
56044080350000	ALEXANDER CYNTHIA		5963 YALE AVE		KANNAPOL NC		28081
56044082990000	MURILLO FLAVIA A	MURILLO ODILON HSB	130 WAYNE AVE		KANNAPOL NC		28081
56044061990000	JOHNSON ERVIN M		2282 KNOWLES ST		KANNAPOL NC		28083
56044090900000	HAYNIE LISA R		5738 SUMTER AVE		KANNAPOL NC		28081
56045000070000	UPTREND LLC		3020 PROSPERITY CHURCH RD STE I	STE 110	CHARLOTT NC		28269
56044061740000	TRUJILLO ABELINO		5971 PRINCETON STREET		KANNAPOL NC		28081
56044083220000	NATH BRENDON A		5030 HARVARD ST		KANNAPOL NC		28081
56044092660000	DALGADO ANTONIO	MARTINEZ ADRIANA MORALES	1404 E 11TH ST		KANNAPOL NC		28083
56045002230000	DALGADO ANTONIO	MARTINEZ ADRIANA MORALES	1404 E 11TH ST		KANNAPOL NC		28083
56044081320000	DENNIS DANETTA BLAYAN TRUSTEE	BRYANT RAMSEY FLOMO TRUSTEE	3233 COLVARD PARK WAY		CHARLOTT NC		28269



**PLANNING**

**ZONING**

**COMMISSION**

**PUBLIC HEARING**

**INFORMATION**

**CALL 704-920-4350**

**CASE # Z-2026-03**



**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY  
WITH REGARD TO CASE #Z-2026-03**

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

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

**WHEREAS**, on February 17, 2026, the Planning and Zoning Commission conducted a public hearing to consider a request to rezone approximately 0.17 +/- acres of property located at 5963 Yale Avenue (Cabarrus County Parcel Identification Number 56044080350000), owned by Cynthia Alexander, from Cabarrus County Low Density Residential (LDR) to City of Kannapolis Residential 8 (R8) zoning district.

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

**Adopted this the 17<sup>th</sup> day of February, 2026:**

\_\_\_\_\_  
Chris Puckett, Chair  
Planning and Zoning Commission

**Attest:**

\_\_\_\_\_  
Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission



## RESOLUTION TO ZONE

**Case #Z-2026-03  
(5963 Yale Avenue)**

**From Cabarrus County Low Density Residential (LDR) to  
City of Kannapolis Residential 8 (R8) Zoning Designation**

**WHEREAS**, Section 2.3.B.(1).a of the Kannapolis Development Ordinance (KDO) specifically delegates authority to the Planning and Zoning Commission to take final action on a rezoning application provided, if the application is approved by less than a three quarters majority of voting members or denied, or if the Planning and Zoning Commission's decision is appealed, City Council shall make the final decision on the application; and

**WHEREAS**, the Commission conducted a public hearing on February 17, 2026, for consideration of rezoning petition Case #Z-2026-03 as submitted to the City of Kannapolis Planning Department; and

**WHEREAS**, the request was to rezone 0.17 +/- acres of property located at 5963 Yale Avenue, (Cabarrus County Parcel Identification Number 56044080350000) owned by Cynthia Alexander from Cabarrus County Low Density Residential (LDR) to City of Kannapolis Residential 8 (R8) zoning district; and

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

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

- 1. Is the proposed rezoning consistent with the Comprehensive Plan and other applicable adopted City plans?**  
Yes. This area is located within the "Complete Neighborhood 1" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The "Complete Neighborhood 1" promotes single-family detached and attached residential as primary uses and multifamily residential as a secondary use.
- 2. Is the proposed rezoning in conflict with any provision of this Ordinance or the City Code of Ordinances?**  
No. The R8 zoning designation is appropriate for the existing single family detached residential use of the property.
- 3. Does the proposed rezoning correct an error in the existing zoning present at the time it was adopted?**  
No. The property was recently annexed into the City of Kannapolis.

**4. Does the proposed rezoning allow uses that are compatible with existing and allowed uses on surrounding land and with the stability and character of any adjacent residential neighborhoods?**

Yes. The R8 zoning designation is compatible with existing and allowed uses on surrounding land. Surrounding uses are primarily single-family detached dwellings. The surrounding properties are zoned Cabarrus County Low Density Residential (LDR).

**5. Does the proposed rezoning ensure efficient development within the City, taking into consideration the capacity and safety of the street network, the adequacy of public facilities, the suitability of the land for the uses allowed under the existing zoning, and other relevant considerations?**

Yes. The requested zoning allows for a use that is compatible with existing adjacent residential uses.

**6. Does the proposed rezoning result in a logical and orderly development pattern, taking into consideration the size of the subject lands and the zoning and existing and proposed development on surrounding lands?**

Yes. The requested zoning allows for a use that is compatible with existing adjacent residential uses. The surrounding properties are zoned Cabarrus County Low Density Residential (LDR).

**7. Does the proposed rezoning result in significant adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?**

No. There are no anticipated significant environmental impacts from rezoning this property. Any development will be required to conform to all applicable local, state, and federal environmental regulations.

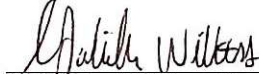
**NOW, THEREFORE BE IT RESOLVED** by the City of Kannapolis Planning and Zoning Commission that the above referenced property be rezoned from Cabarrus County Low Density Residential (LDR) to City of Kannapolis Residential 8 (R8) Zoning Designation.

Adopted this the 17th day of February, 2026:



Chris Puckett, Chair  
Planning and Zoning Commission

Attest:



Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission