



**PLANNING AND ZONING COMMISSION  
MEETING AGENDA  
KANNAPOLIS CITY HALL  
401 LAUREATE WAY, KANNAPOLIS NC  
MARCH 17, 2026  
6:00 PM**

**APPROVED MINUTES**

A. March 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: February 17, 2026 - **Unanimously Approved** (Gabriela Wilkins, Planning Technician)

**PUBLIC HEARING**

- A. Z-2026-04 - Zoning Map Amendment - 1620 Concord Lake Road - **Unanimously Approved** (Lauren Russell, Planner)
- B. TA-2026-01 - Kannapolis Development Ordinance Text Amendments (Ben Barcroft, Senior 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.

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

**Minutes of Meeting  
March 17, 2026**

The Kannapolis Planning and Zoning Commission met on Tuesday, March 17, 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  
Nytsa Saayfan  
Jamie Richardson  
Shelly Stein  
Mike McClain, ETJ Representative

**Commission Members Absent:** Daisy Malit  
Ryan French

**Visitors:** Isaiah Payne, City Council Member  
Naomi Hatchell, City Council Member

**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.

**ROLL CALL AND RECOGNITION OF QUORUM**

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

**APPROVAL OF AGENDA**

Chair Puckett asked for any changes to the agenda, hearing none, asked for a motion to approve the agenda. Vice-Chair Litaker made the motion to approve the agenda, second by Ms. Richardson, and the agenda was unanimously approved.

**APPROVAL OF MINUTES**

Planning Director Richard Smith requested minute approval from February 17, 2026 to be reviewed at the April 21, 2026, meeting.

**PUBLIC HEARING**

**Z-2026-04 – Zoning Map Amendment – 1620 Concord Lake Road**

1  
2 Planner Lauren Russell provided details for case #Z-2026-04, attached and made part of these  
3 minutes as Exhibit 1; and identified the applicant, address, and size of the property. Ms. Russell  
4 stated that the request is to rezone property approximately 0.17 acres located at 1620 Conocrd Lake  
5 Road. The property is currently zoned City of Kannapolis Office-Institutional (O-I) zoning district  
6 and the request is to assign City of Kannapolis Mixed-Use Neighborhood (MU-N) zoning district to  
7 permit a single-family detached home.

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. She shared that the applicant was not present.

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

19  
20 There being no comments, the public hearing was closed.

21  
22 There being no further questions or comments for staff, Chair Puckett asked for a motion regarding  
23 the Statement of Consistency. Mr. Ensley made the motion to approve, second by Mr. McClain, and  
24 the motion was unanimously approved.

25  
26 Chair Puckett asked for a motion regarding the Resolution to Zone. Vice-Chair Litaker made the  
27 motion to approve, second by Ms. Richardson, and the motion was unanimously approved.

28  
29 **TA-2026-01 – Kannapolis Development Ordinance Text Amendments**

30  
31 Senior Planner Ben Barcroft provided details for case #TA-2026-01, attached and made part of these  
32 minutes as Exhibit 2. There are nineteen (19) staff initiated proposed amendments.

33  
34 Mr. Ensley asked if these changes were mandated by the state. Mr. Barcroft explained that the  
35 proposed amendments are not all mandated but some are adjustments in order to comply with State  
36 Statute. Mr. Smith explained that under zoning, residential design standards cannot be legally  
37 regulated.

38  
39 Mr. Barcroft discussed the following proposed text amendments:

- 40  
41 1. Section 3.4.D: Add lot width requirement for single-family attached dwellings and  
42 townhomes in the Mixed-Use Neighborhood (MU-N) zoning district.  
43 2. Table 4.2.B(5): Permit single-family attached dwellings in the Mixed-Use Neighborhood  
44 (MU-N) zoning district.  
45 3. Table 4.2.B(5): Add use-specific standards reference for tobacco and vape product  
46 stores.

1 4. Section 4.2.D(5)f.6: Add use-specific standards for tobacco and vape product stores.  
2 Mr. Smith reminded the Commission of previous discussion regarding vape shops located in the  
3 city. He shared that there was an inventory conducted, concluding in seventeen (17) locations  
4 citywide. After discussions regarding concerns of potentially having too many tobacco and vape  
5 product stores, the Commission recognized that these proposed use standards would help  
6 mitigate without creating non-conformities.

7  
8 Mr. Ensley asked for clarification if these standards would only apply to tobacco and vape stores.  
9 However, a convenient store that sells tobacco related products would be exempt. Mr. Smith  
10 confirmed that by statute, enforcement would only be related to tobacco and vape stores being  
11 the primary use. With convenience stores, the selling of tobacco related products is secondary.

12  
13 Mr. Barcroft prepared for the next several proposed amendments related to residential design  
14 standards. He explained due to updated state statutes, several updates would be required for  
15 compliance and consistency regarding single-family dwellings, duplexes, triplexes, and  
16 quadplexes. The removal of certain design standards include exterior color, type and style of  
17 exterior cladding materials, style of materials, roof structures, porches, exterior non-structural  
18 architectural ornamentation, location of architecture, styling, and like things.

19  
20 Mr. Barcroft explained that quadplexes are considered multifamily under the KDO. Therefore,  
21 throughout the ordinance, multifamily would need to be updated regarding design standards. Mr.  
22 Barcroft emphasized that the design standards would still apply to commercial or multifamily  
23 projects with five or more units.

24  
25 Mr. Barcroft continued that other dimensional regulations such as height and setback  
26 requirements would still apply to all residential development.

27  
28 Chair Puckett expressed concern regarding the removal of design standards. He explained with  
29 the remaining land available within the jurisdiction, that there should be higher design  
30 requirements. Mr. Smith explained that authority was taken away for municipalities to regulate  
31 those standards for residential but may be enforced for non-residential projects.

32  
33 Ms. Stein inquired about the design requirements for the Millstone Village townhomes. Mr.  
34 Smith confirmed that standards were established with a development agreement that preceded  
35 the law change. He further explained that projects within the center area of the city can have  
36 these standards enforced with development agreements.

37  
38 Chair Puckett asked if design standards could be managed through sewer allocation. Mr. Smith  
39 explained that during evaluation along with other plan features, it is typically offered by the  
40 developer for a higher quality product.

41  
42 Chair Puckett then asked when the statute changed. Mr. Smith responded that the change  
43 occurred in 2025.

44  
45 Mr. Barcroft presented the proposed amendments.

- 1 5. Section 4.3.D(1)a: Remove accessory dwelling unit design requirements from general
- 2 standards.
- 3 6. Section 4.3.D(1)b: Remove design requirements for accessory dwelling units associated
- 4 with commercial or industrial uses.
- 5 7. Section 4.3.D(1)c: Remove design requirements for accessory dwelling units associated
- 6 with residential uses.
- 7

8 Mr. Ensley asked if these changes with the removal of #5 were compatible with state  
9 requirements. Mr. Barcroft confirmed. Mr. Ensley continued that a property owner may construct  
10 an ADU that does not look comparable to the primary home. Mr. Smith and Mr. Barcroft  
11 confirmed.

12  
13 Mr. Barcroft presented the remaining proposed text amendments.

- 14
- 15 8. Section 5.2.D(1)c: Update surfacing requirements for single-family, duplex, and triplex
- 16 dwellings.
- 17 9. Table 5.7.D(4): Correct “ROD” to “TOD” zoning district in the Maximum Building
- 18 Length table for multifamily, townhouse, or three-family buildings.
- 19 10. Section 5.7.D(5): Modify building facade requirements for multifamily design standards
- 20 to apply only to developments with five (5) or more units.
- 21 11. Section 5.7.D(6): Modify roof requirements for multifamily design standards to apply
- 22 only to developments with five (5) or more units.
- 23 12. Section 5.7.D(7): Modify fenestration/transparency requirements for multifamily design
- 24 standards to apply only to developments with five (5) or more units.
- 25 13. Section 5.7.D(8): Modify materials requirements for multifamily design standards to
- 26 apply only to developments with five (5) or more units.
- 27 14. Section 5.8.C(3)a: Modify building form requirements for neighborhood compatibility to
- 28 apply only to developments with five (5) or more units.
- 29 15. Section 5.8.C(4): Modify facade requirements for neighborhood compatibility to apply
- 30 only to developments with five (5) or more units.
- 31 16. Section 7.4.A(2): Change “attached” to “detached.”
- 32 17. Article 10 (Definitions): Amend definition of Net Floor Area.
- 33 18. Article 10 (Definitions): Amend definition of Personal Grooming or Well-Being Service.
- 34

35 Mr. Smith elaborated that the specific change related to the definition of personal grooming and  
36 well-being service was partially in response to a Kannapolis Police Department issue involving  
37 illegal human trafficking occurring under this type of operation. He explained that the definition  
38 was not clear enough, so to avoid any potential issue in the future, this definition change is  
39 proposed.

- 40
- 41 19. Table A-2: Add plant characteristic information to the Acceptable Plant Species table
- 42 and remove the asterisks for evergreen.
- 43

44 Mr. Barcroft reminded the Commission of the actions requested, concluded his presentation, and  
45 made himself available for questions.

46

1 Chair Puckett asked for a motion to approve the Statement of Consistency. Mr. Ensley made the  
2 motion to approve, second by Ms. Stein, and the motion was unanimously approved.

3  
4 Chair Puckett asked for a motion to recommend approval of TA-2026-01 as presented by Staff. Ms.  
5 Richardson made the motion to approve the text amendments presented, second by Mr. McClain,  
6 and the motion was approved by a vote of 5 to 2, with Mr. Ensley and Vice-Chair Litaker dissenting.  
7 Mr. Ensley and Dr. Litaker had asked the Commission to vote against the ADU amendment in order  
8 to send the message that they were disappointed in the change of statutes, but the Commission voted  
9 to approve as presented.

10  
11 **PLANNING DIRECTOR UPDATE**

12 Mr. Smith provided the Commission with several updates. He introduced City Council Members in  
13 attendance, Mr. Payne and Ms. Hatchell. He thanked Mr. Barcroft for his effort with the proposed  
14 text amendments. Mr. Smith reminded the Commission that mandates from the state are a  
15 requirement for municipalities. Therefore, it is imperative that our zoning ordinance is in  
16 compliance.

17  
18 Mr. Smith shared that a call for projects for wastewater allocation for non-residential projects was  
19 initiated at the beginning of the month. The deadline for applications is Friday, March 27<sup>th</sup>.

20  
21 Mr. Smith shared that for the upcoming City Council agenda, there will be further discussion  
22 regarding the dissolution of the ETJ area of Rowan County. He explained he has discussed this with  
23 ETJ representative Mr. McClain. There is no ETJ in Cabarrus County because there was existing  
24 zoning prior to the City of Kannapolis' incorporation. Mr. Smith explained that the ETJ does not  
25 serve much purpose considering forced annexations are not possible. He explained that in regard to  
26 zoning permit issuance and code enforcement, there is not a substantial amount of activity in those  
27 areas of the city's zoning jurisdiction. That information was presented at a previous Council meeting.  
28 Mr. Smith ensured that Rowan County is aware of the possibility of dissolution. If the change is to  
29 proceed, the ordinance provided before Council would be effective by June 30<sup>th</sup>.

30  
31 Mr. Smith explained that Council had two budget retreats, providing priority order of upcoming  
32 projects. Of the items discussed, public safety and staff retention were priorities. The History  
33 Museum and Welcome Center in the former Wells Fargo downtown facilities were also priorities.  
34 Mr. Smith discussed that there would be some potential scaling back on some of the CK Rider  
35 Transit, with ongoing negotiations. East Side Park has been delayed, and the Baker's Creek facility  
36 replacement will move forward. Mr. Smith also shared that City Council meetings are now streamed  
37 live and available on YouTube.

38  
39 Mr. Smith made himself available to any questions.

40  
41 Chair Puckett asked if there would not be a call for residential projects. Mr. Smith confirmed that at  
42 this time, there was not a call for residential projects. Mr. Smith stated that there are roughly 6,000  
43 residential projects in the pipeline that have allocation and are pending. Of those, more than half are  
44 multifamily. He explained that City Council adopted a policy that is still in effect that calls for  
45 projects that are either non-residential or a mixed-use projects where the residential portion is no  
46 more than 75% of the project's allocation. Mr. Smith explained that once the 6,000 units come to

1 fruition, there could possibly be a future call for residential projects, but that may not happen for the  
2 foreseeable future.

3  
4 Chair Puckett stated that you cannot cure an affordability crisis by stopping building houses. He also  
5 stated that you cannot cure an affordability crisis by building more multifamily housing.

6  
7 Chair Puckett asked about the construction viewed for case Z-2026-04 on Concord Lake Road. Mr.  
8 Smith confirmed that was the construction for Loop Yard. Chair Puckett asked about the project  
9 progress. Mr. Smith explained that the townhome construction is the first phase and only phase that  
10 has received allocation before updates to the pump station in Forrestbrook.

11  
12 Chair Puckett concluded that he was blindsided by an article in the Salisbury Post that the townhomes  
13 around Harris Teeter would be rentals. He asked if the Commission had the ability to influence that.  
14 Mr. Smith explained that it goes back to federal regulation. Once the mill was demolished, the entire  
15 site became a brownfield site. He explained that residential projects cannot happen on the ground  
16 level of a brownfield site. However, the developer Cambridge worked with the state to get to the  
17 point of doing a residential project, with the condition that the homes would not be for sale. Mr.  
18 Smith explained there will be individual townhomes, all owned by the same entity. For a brownfield,  
19 the enforcement would be solely on the corporate entity and not individuals.

20  
21 Chair Puckett asked if the entire downtown area was a brownfield site. Mr. Smith explained that  
22 only the subject site, where the mill previously was located, is a brownfield site.

23  
24 Ms. Stein asked if the development were sold, would this requirement be transferred with every  
25 ownership. Mr. Smith confirmed for the foreseeable future. He shared there is a time frame, however  
26 it is much farther out than our lifetime.

27  
28 Mr. Smith said that the discussions regarding the potential development behind City Hall would also  
29 require second or above floor due to their brownfield site. Mr. Smith shared that Millstone Village  
30 should be completed within a year and a half. Cambridge must have a certain level of residential  
31 construction completed before the Harris Teeter construction may begin.

32  
33 Chair Puckett asked if a developer wished to do condos on a brownfield site, would that be feasible.  
34 Mr. Smith confirmed that as residential, it would need to be second floor and above, with a potential  
35 for retail and the like on the first floor.

36  
37 Mr. Ensley inquired about CK Rider and the potential cut back. Mr. Smith shared that the ridership  
38 in Kannapolis is not a large number. He explained his observation of ride share and other means of  
39 transportation were in high demand during the COVID pandemic, decreasing ridership for CK Rider.  
40 The decline makes it tough to justify multiple buses routes without adjustments. Mr. Smith did share  
41 that there is discussion over micro-transit. He explained that there are other jurisdictions that have  
42 micro-transit such as Gastonia and Wilson, with Salisbury receiving a grant. He shared that if the  
43 city wanted to move in that direction, obtaining a grant would be a good approach.

44  
45 Ms. Stein asked for clarification on micro-transit. Mr. Smith explained that it is very similar to Uber,  
46 but it is coordinated through a local facility and there is funding from the local and federal

1 government. He explained that instead of waiting at a bus stop at a designated time, the driver would  
2 come directly to your home.

3  
4 Chair Puckett inquired about Westside Park. Mr. Smith explained that at the moment, completion of  
5 that project would be further out than the delayed Eastside Park.

6  
7 Ms. Stein inquired about the project across from Oak Mall Avenue and Vance Street. Mr. Smith  
8 shared that site is an 88-townhome project with a dog park. He explained that the dog park would be  
9 created at the developer's expense then turned over to the city by restoring the drainage facility on  
10 that site. Ms. Stein expressed that she previously thought there was an apartment complex going in.  
11 Mr. Smith explained that the previous proposed apartment development requested federal funding  
12 that required City endorsement. City Council did not endorse that project.

13  
14 Chair Puckett asked if the townhomes would be for rent or sale. Mr. Smith responded that it is staff's  
15 understanding that those townhomes would be for sale.

16  
17 **ADJOURN**

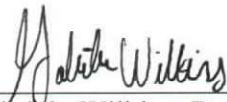
18 There being no further business, questions, or comments, Mr. Ensley made the motion to adjourn,  
19 second by Ms. Stein, and the meeting adjourned at 6:46 PM on Tuesday, March 17, 2026.

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Chris Puckett, Chair  
Planning and Zoning Commission



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Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission

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**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 be to 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**

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

10 \_\_\_\_\_  
11 Chris Puckett, Chair  
12 Planning and Zoning Commission  
13

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

DRAFT NOT APPROVED



# City of Kannapolis Planning and Zoning Commission

Planning and Zoning Commission Agenda Staff Report  
March 17, 2026

**To:** Planning and Zoning Commission  
**From:** Lauren Russell, Planner  
**Subject:** Z-2026-04 - Zoning Map Amendment - 1620 Concord Lake 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, Eduardo Reyes, is requesting to rezone property located at 1620 Concord Lake Road from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Mixed-Use Neighborhood (MU-N) zoning district. MU-N zoning district would permit a single-family detached home, whereas the O-I zoning district does not. The subject property is further identified as Cabarrus County Parcel Identification Number 56233022820000 and is approximately 0.17 +/- acres. If the requested MU-N zoning designation is approved, any of the permitted uses in the MU-N 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 parcel is located within the "Urban Residential" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The "Urban Residential" Character Area promotes single-family detached and attached residential as primary uses and multifamily residential, small format retail, and offices as secondary uses.

2. **Is the proposed rezoning in conflict with any provision of this Ordinance or the City Code of Ordinances?** No. Single-family residential is not permitted in the City of Kannapolis Office-Institutional (O-I) zoning district. The MU-N zoning district provides for a mix of residential and neighborhood commercial uses.
3. **Does the proposed rezoning correct an error in the existing zoning present at the time it was adopted?** No. The proximity to existing single-family detached dwellings and consistency with the "Urban Residential" Character Area make the requested MU-N zoning district an appropriate change.
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 MU-N zoning designation is compatible with existing and allowed uses on surrounding land. Surrounding uses are primarily single-family detached dwellings with a City of Kannapolis fire station nearby. The surrounding properties are zoned City of Kannapolis Office-Institutional (O-I), City of Kannapolis Residential 8 (R8), City of Kannapolis General Commercial (GC), and City of Kannapolis Planned Development (PD) zoning districts.
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. Sewer and water are accessible. The subject property is located adjacent to roads with adequate capacity and safety.
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 City of Kannapolis Office-Institutional (O-I), City of Kannapolis Residential 8 (R8), City of Kannapolis General Commercial (GC), and City of Kannapolis Planned Development (PD) zoning districts.
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 "Urban Residential" 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-2026-04.**

#### **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-2026-04, 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 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-2026-04, 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-2026-04, 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-2026-04 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-2026-04, a motion should be made to deny the Resolution to Zone.**

### **Attachments**

1. 1620 Concord Lake 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: 1620 Concord Lake Rd

Applicant: Eduardo Reyes

Proposed development: Single Family Home

### 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: Eduardo Reyes

Date: Feb 9th



## ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

### Applicant Contact Information

Name: Eduardo Reyes

Address: 820 Fairfiew St, Kannapolis, NC 28083

Phone: 7602968451

Email: [REDACTED]

### Property Owner Contact Information same as applicant

Name: Eduardo & Wf., Griselda Gutierrez

Address: 78 Central Ave, China Grove, NC 28023

Phone: 7042736469

Email: [REDACTED]

### Project Information

Project Address: 1620 Concord Lake Rd, Kannapolis, NC 28083

Parcel: 56233022820000 # of parcels: 1 Approx. size of parcels: N/A  
*(attach separate list if necessary)*

Current Zoning Designation: OI Requested Zoning Designation: MU-N

Reason for map amendment: We want to build a simple single family home

**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.**

Eduardo Reyes  
Applicant Signature

3/4/26  
Date

Griselda Gutierrez  
Property Owner Signature

3/4/2026  
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.*



# Vicinity Map

Case Number: Z-2026-04

Applicant: Eduardo Reyes

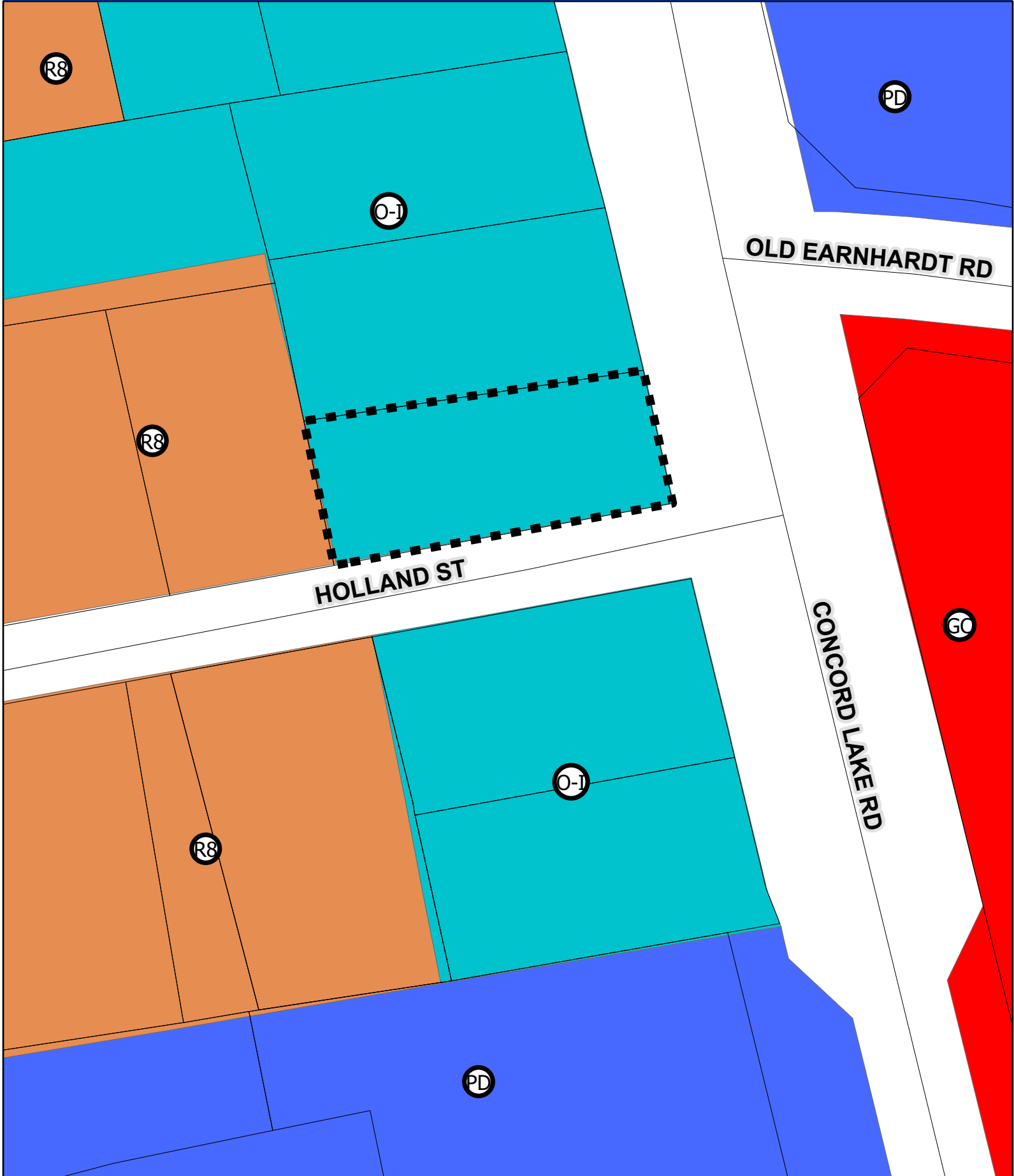
1620 Concord Lake Rd





# Kannapolis Current Zoning

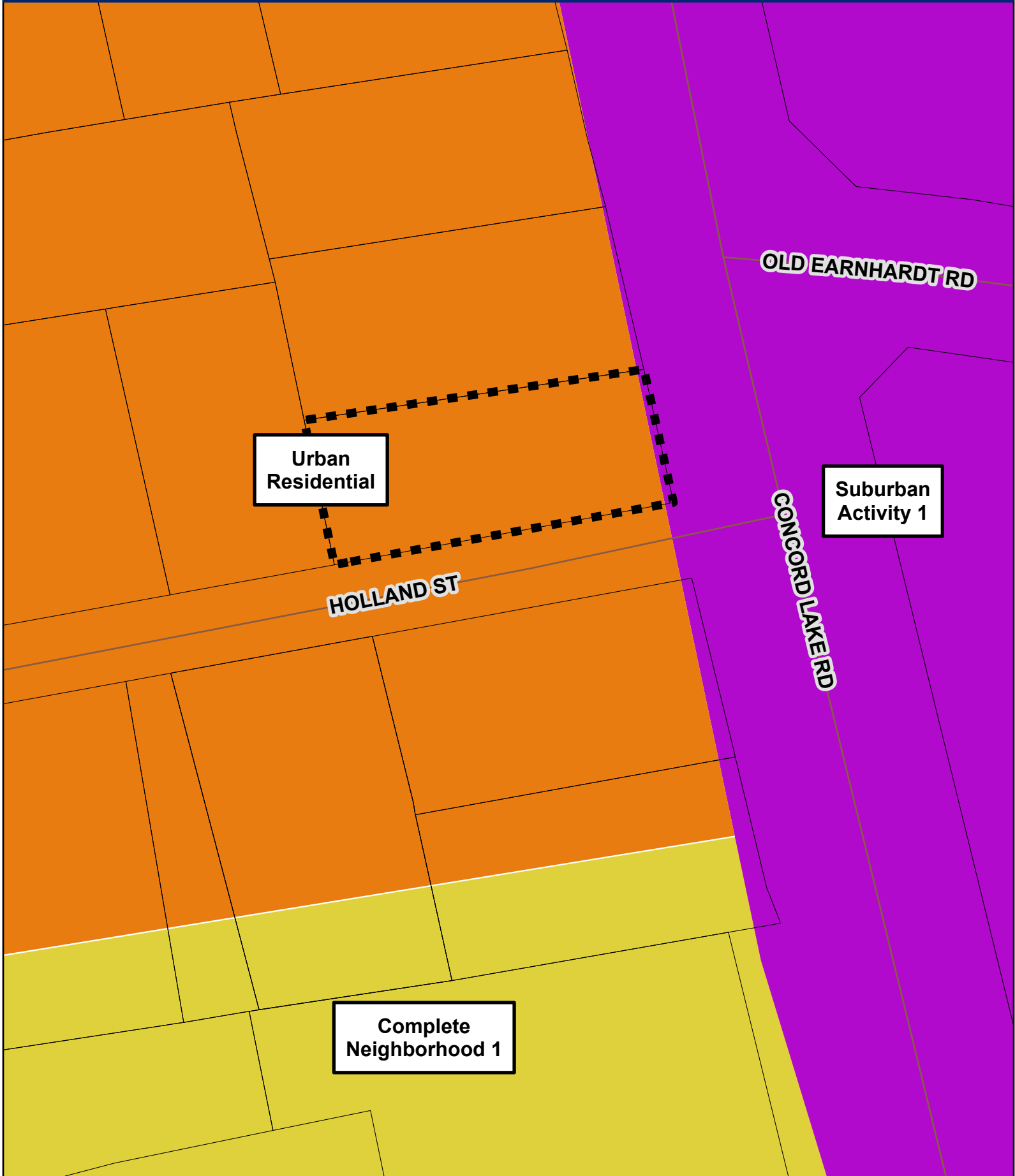
Case Number: Z-2026-04  
Applicant: Eduardo Reyes  
1620 Concord Lake Rd





# Kannapolis 2030 Future Land Use Map

Case Number: Z-2026-04  
Applicant: Eduardo Reyes  
1620 Concord Lake Rd



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# CITY OF KANNAPOLIS

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## MEMORANDUM

**TO:** Amanda Boan  
*The Independent Tribune*  
**FROM:** Gabriela Wilkins, Planning Technician  
**DATE:** February 24, 2026  
**SUBJECT:** Display Ad

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

Publish dates: Thursday, March 5, 2026  
Thursday, March 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, March 17, 2026, at 6:00 pm**

**Zoning Map Amendment – Z-2026-04 – 1620 Concord Lake Road** – Public Hearing to consider a request to rezone property located at 1620 Concord Lake Road from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Mixed-Use Neighborhood (MU-N) zoning district. The subject property is approximately 0.17 +/- acres and further identified as Cabarrus County Parcel Identification Number 56233022820000.

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 27, 2026

Dear Property Owner:

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

**Z-2026-04 – Zoning Map Amendment – 1620 Concord Lake Road**

The purpose of this Public Hearing is to consider a request to rezone property located at 1620 Concord Lake Road from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Mixed-Use Neighborhood (MU-N) zoning district. The subject property is approximately 0.17 +/- acres and further identified as Cabarrus County Parcel Identification Number 56233022820000 (see reverse side of this letter for a map showing the location of this property).

**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

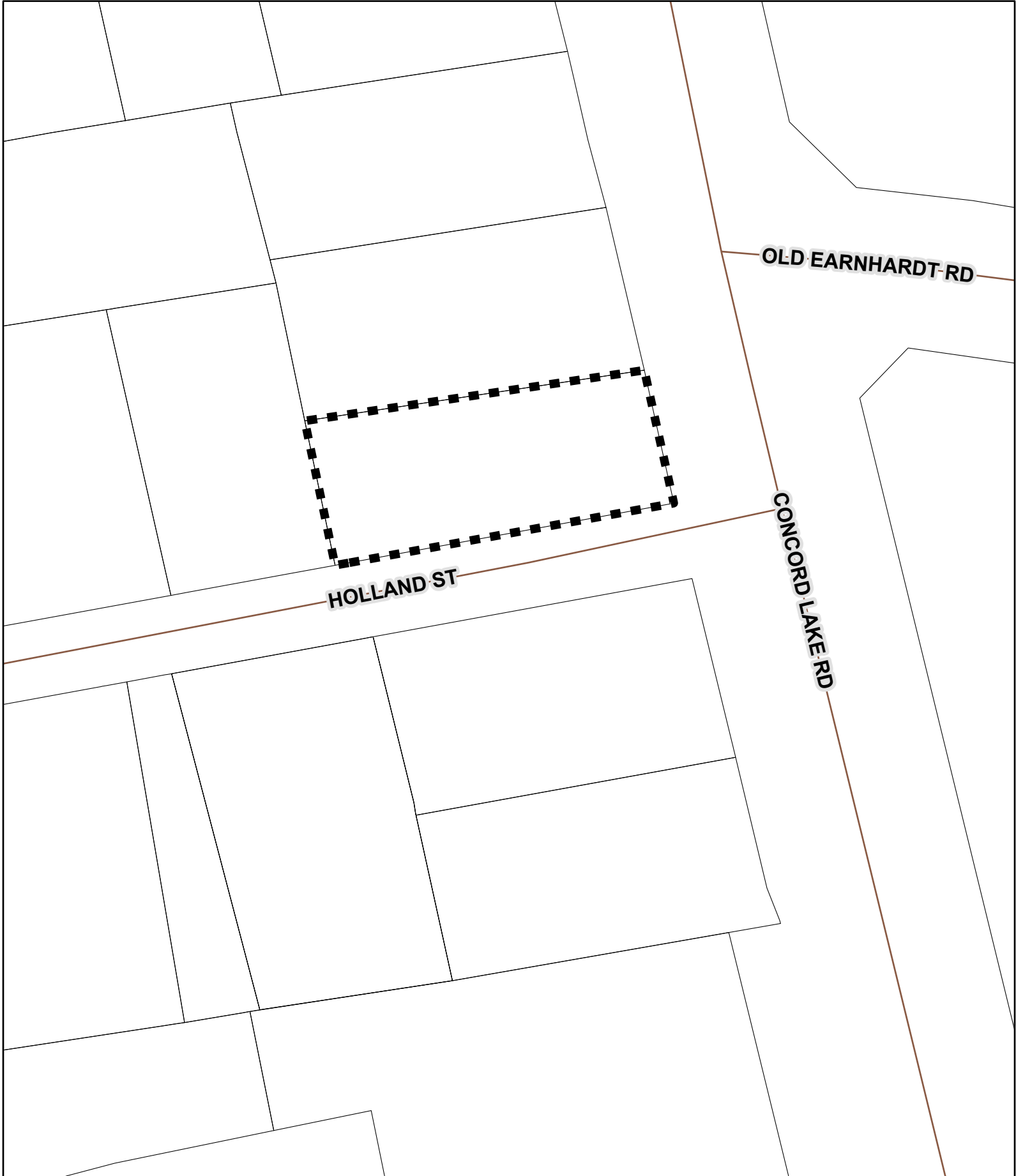
Enclosure

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-2026-04  
Applicant: Eduardo Reyes  
1620 Concord Lake Rd



PIN14	AcctName1	AcctName2	MailAddr1	MailAddr2	MailCity	MailState	MailZipCod
56223941940000	CAROLINA DEVELOPEMENT SERVICES LLC	A NC LLC	2627 BREKONRIDGE CENTRE DR		MONROE	NC	28110
56222954560000	CONCORD LAKES HOMEOWNERS	ASSN INC	C/O BRAESAEL MANAGEMENT	PO BOX 3070	MATTHEWS	NC	28106
56233000280000	MORRIS STEPHANIE		12424 CLACKWYCK LN		CHARLOTTE	NC	28262
56233012120000	DBH CONSTRUCTION & RENOVATION LLC		21838 SHEARER RD		DAVIDSON	NC	28036
56233012930000	BROWN MARTHA DIANE WILLIAMS		620 HYDE ST		KANNAPOLIS	NC	28083
56233030280000	MCCREE CARL EFIRD	ESTATE OF CARL EFIRD MCCREE	272 ESTHER CIR		KANNAPOLIS	NC	28083
56233020190000	KEYSTONE EQUITY LLC		71 FRANKLIN AVE NW		CONCORD	NC	28025
56233020190000	KEYSTONE EQUITY LLC		71 FRANKLIN AVE NW		CONCORD	NC	28025
56233075480000	BETHEL BAPTIST CHURCH		1209 OPAL ST		KANNAPOLIS	NC	28083
56233000980000	ROWLAND KEVIN MARTIN		3025 ROCKINGHAM CT		CONCORD	NC	28025
56233002510000	WHITE XYANNA		1219 HOLLAND ST		KANNAPOLIS	NC	28083
56233014520000	CHOCTAW AMERICAN INSURANCE INC		10900 NE 4TH ST		BELLEVUE	WA	98004
56233024510000	WOOD WILLIAM CARR JR		1614 CONCORD LAKE RD		KANNAPOLIS	NC	28083
56233031030000	XOLO EMANUEL MARTINEZ	ALAS MARTA A MARTINEZ WF	1700 CONCORD LAKE RD		KANNAPOLIS	NC	28083
56223969520000	CITY OF KANNAPOLIS		401 LAUREATE WAY		KANNAPOLIS	NC	28081
56233010690000	WHITE JOHN A ESTATE	WHITE ELIZABETH ESTATE	C/O BARBARA REID	604 CAROLYN AVE	KANNAPOLIS	NC	28083
56233022820000	GUTIERREZ EDUARDO	GUTIERREZ GRISELDA WF	78 CENTRAL AVENUE		CHINA GROVE	NC	28023
56233023540000	IRVIN ERIC LEE		1616 CONCORD LAKE RD		KANNAPOLIS	NC	28083
56233024460000	GERMANO ENTERPRISES LLC		PO BOX 4974		MOORESVILLE	NC	28117
56232093800000	PROSPERITY UNLIMITED INC		PO BOX 1095		CONCORD	NC	28026
56233014000000	CAP5 REALTY LLC		753 SHASTA ST NW		CONCORD	NC	28027
56233022780000	BRIDGES KENNETH ELWOOD JR		1618 CONCORD LAKE RD		KANNAPOLIS	NC	28083

Holland St  
1299



**PLANNING**

**ZONING**

**COMMISSION**  
**PUBLIC HEARING**  
**INFORMATION**  
CALL 704-920-4350  
CASE # Z-2026-04





**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY  
WITH REGARD TO CASE #Z-2026-04**

**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 March 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 1620 Concord Lake Road (Cabarrus County Parcel Identification Number 56233022820000), owned by Eduardo Gutierrez and Griselda Gutierrez, from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Mixed-Use Neighborhood (MU-N) 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 "Urban Residential" 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 March, 2026:**

Chris Puckett, Chair  
Planning and Zoning Commission

**Attest:**

Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission



## RESOLUTION TO ZONE

**Case #Z-2026-04**  
**(1620 Concord Lake Road)**

**From City of Kannapolis Office-Institutional (O-I) to  
City of Kannapolis Mixed-Use Neighborhood (MU-N) 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 March 17, 2026, for consideration of rezoning petition Case #Z-2026-04 as submitted to the City of Kannapolis Planning Department; and

**WHEREAS**, the request was to rezone 0.17 +/- acres of property located at 1620 Concord Lake Road, (Cabarrus County Parcel Identification Number 56233022820000) owned by Eduardo and Griselda Gutierrez from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Mixed-Use Neighborhood (MU-N) 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 parcel is located within the "Urban Residential" Character Area as designated in the Move Kannapolis Forward 2030 Comprehensive Plan. The "Urban Residential" Character Area promotes single-family detached and attached residential as primary uses and multifamily residential, small format retail, and offices as secondary uses.

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

No. Single family residential is not permitted in the City of Kannapolis Office-Institutional (O-I) zoning district. The MU-N zoning district provides for a mix of residential and neighborhood commercial uses.

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

No. The proximity to existing single-family detached dwellings and consistency with the "Urban Residential" Character Area make the requested MU-N zoning district an appropriate change.

**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 MU-N zoning designation is compatible with existing and allowed uses on surrounding land. Surrounding uses are primarily single-family detached dwellings with a City of Kannapolis fire station nearby. The surrounding properties are zoned City of Kannapolis Office-Institutional (O-I), City of Kannapolis Residential 8 (R8), City of Kannapolis General Commercial (GC), and City of Kannapolis Planned Development (PD) zoning districts.

**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. Sewer and water are accessible. The subject property is located adjacent to roads with adequate capacity and safety.

**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 City of Kannapolis Office-Institutional (O-I), City of Kannapolis Residential 8 (R8), City of Kannapolis General Commercial (GC), and City of Kannapolis Planned Development (PD) zoning districts.

**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.

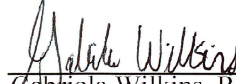
**NOW, THEREFORE BE IT RESOLVED** by the City of Kannapolis Planning and Zoning Commission that the above referenced property be rezoned from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Mixed-Use Neighborhood (MU-N) Zoning Designation.

Adopted this the 17th day of March, 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  
March 17, 2026

**To:** Planning and Zoning Commission  
**From:** Ben Barcroft, Senior Planner  
**Subject:** TA-2026-01 - Kannapolis Development Ordinance Text Amendments

## **Actions Requested by Planning & Zoning Commission**

1. Consider Resolution to Adopt a Statement of Consistency for TA 2026-01
2. Consider motion to recommend approval of proposed text amendments by City Council.

## **Decision and Required Votes to Pass Requested Actions**

Article 2, Section 2.5.A of the KDO addresses the procedures for processing amendments to the text of the ordinance. These proposed text amendments were initiated by staff. The Planning Commission reviews proposed text amendments and makes recommendations to City Council.

## **Background & Project Overview**

Staff is proposing the following text amendments to the Kannapolis Development Ordinance:

1. Section 3.4.D: Add lot width requirement for single-family attached dwellings and townhomes in the Mixed-Use Neighborhood (MU-N) zoning district.
2. Table 4.2.B(5): Permit single-family attached dwellings in the Mixed-Use Neighborhood (MU-N) zoning district.
3. Table 4.2.B(5): Add use-specific standards reference for tobacco and vape product stores.
4. Section 4.2.D(5)f.6: Add use-specific standards for tobacco and vape product stores.
5. Section 4.3.D(1)a: Remove accessory dwelling unit design requirements from general standards.
6. Section 4.3.D(1)b: Remove design requirements for accessory dwelling units associated with commercial or industrial uses.
7. Section 4.3.D(1)c: Remove design requirements for accessory dwelling units associated with residential uses.
8. Section 5.2.D(1)c: Update surfacing requirements for single-family, duplex, and triplex dwellings.
9. Table 5.7.D(4): Correct "ROD" to "TOD" zoning district in the Maximum Building Length table for multifamily, townhouse, or three-family buildings.
10. Section 5.7.D(5): Modify building facade requirements for multifamily design standards to apply only to developments with five (5) or more units.
11. Section 5.7.D(6): Modify roof requirements for multifamily design standards to apply only to developments with five (5) or more units.
12. Section 5.7.D(7): Modify fenestration/transparency requirements for multifamily design standards to apply only to developments with five (5) or more units.
13. Section 5.7.D(8): Modify materials requirements for multifamily design standards to apply only to developments with five (5) or more units.
14. Section 5.8.C(3)a: Modify building form requirements for neighborhood compatibility to apply

only to developments with five (5) or more units.

15. Section 5.8.C(4): Modify facade requirements for neighborhood compatibility to apply only to developments with five (5) or more units.
16. Section 7.4.A(2): Change “attached” to “detached.”
17. Article 10 (Definitions): Amend definition of Net Floor Area.
18. Article 10 (Definitions): Amend definition of Personal Grooming or Well-Being Service.
19. Table A-2: Add plant characteristic information to the Acceptable Plant Species table and remove the asterisks for evergreen.

The proposed text amendments to the KDO are attached as Exhibit A. Proposed changes are shown **bold, red text** for deletions and **bold, green text** for additions.

### **Fiscal Considerations**

None.

### **Policy Issues**

The proposed text amendments to the KDO are attached as Exhibit A.

### **Legal Issues**

None.

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

Staff finds the proposed text amendments to the Kannapolis Development Ordinance (KDO), as shown in Exhibit A, **consistent** with the *Move Kannapolis Forward 2030 Comprehensive Plan*.

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

The Planning and Zoning Commission may choose to recommend approval or denial of the text amendment as presented. The Commission may also add, delete, or change any of the language as proposed.

Based on the foregoing analysis, staff recommends **approval** of the proposed text amendments to the Kannapolis Development Ordinance, as shown per staff edits to Exhibits A.

### **The following actions are required to recommend approval of TA-2026-01:**

1. Consider Resolution to Adopt a Statement of Consistency for TA 2026-01.
2. Consider motion to recommend approval of proposed text amendments by City Council.

### **The following actions are required to recommend denial of TA-2026-01:**

1. Consider Resolution to not Adopt a Statement of Consistency for TA-2026-01
2. Consider motion to recommend denial of proposed text amendments by City Council.

### **Attachments**

1. TA-2026-01 EXHIBIT A
2. TA-2026-01 Statement of Consistency

**EXHIBIT A  
PROPOSED TEXT AMENDMENTS  
TA-2026-01**

1. Lot width in the Mixed-Use Neighborhood district – Amend Section 3.4.D: Add lot width requirement for single-family attached dwellings and townhomes.

DIMENSIONAL AND INTENSITY STANDARDS [1]		OTHER STANDARDS	
LOT AND DENSITY/INTENSITY STANDARDS		OTHER STANDARDS	LOCATION IN KDO
Lot area (min)	None	Use Regulations	Article 4
Lot width (min) [2]	50 ft / <b>18 ft</b>	Development Standards	Article 5
Density (max)	16 units per acre	Subdivision Standards	Article 6
Impervious surface ratio (max)	0.70	Rules of Measurement	Section 9.3
SETBACK, HEIGHT, AND FLOOR AREA STANDARDS		NOTES:	
<b>A</b> Front build-to zone (min   max) [3]	5   25 ft	<p>[1] May be superseded by other standards in this Ordinance (see Section 3.1.C, Superseding Dimensional and Intensity Standards).</p> <p><b>[2] Minimum lot width of 18 feet applies to any lot containing a single unit of a single-family attached dwelling or townhouse. Minimum lot width of 50 feet applies in all other cases.</b></p> <p>[3] The area between the minimum and maximum build-to zone boundaries that extends the width of the lot constitutes the build-to zone. The maximum build-to zone boundary may be increased by 15 feet along 25 percent of the lot width for a civic space or outdoor dining area.</p> <p>[4] Buildings shall be located so that they occupy the minimum percentage of the linear width of the lot's build-to zone (see Section 9.3.A(6)).</p> <p>[5] The side setback for the street-facing yard of a corner lot shall equal 75 percent of the required front yard setback.</p>	
Percentage of build-to zone width occupied by building (min) [4]	60%		
<b>B</b> Side setback (min) [5]	None		
<b>C</b> Rear setback (min)	10 ft		
<b>D</b> Building height (max)	50 ft		
Gross floor area per building (max)	12,000 sf		

2. Principal Use Table – Amend Table 4.2.B(5): Principal Use Table to permit single-family attached dwellings in the Mixed-Use Neighborhood (MU-N) zoning district.

**Table 4.2.B(5): Principal Use Table**

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

PRINCIPAL USE CATEGORY OR TYPE	AG	RESIDENTIAL							MIXED-USE					NON-RESIDENTIAL				PD			LEGACY			USE-SPECIFIC STANDARDS	
	AG	R1	R2	R4	R6	R7	R8	R18	MU-N	MU-SC	MU-UC	MU-AC	TOD	CC	OI	GC	LI	HI	PD	PD-TND	PD-C	CD	CD-R		C-1
<b>RESIDENTIAL USES</b>																									
<b>Household Living</b>																									
Single-family attached dwelling	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-

3. Principal Use Table – Amend Table 4.2.B(5): Principal Use Table to add use specific standards for Tobacco and vape products stores.

**Table 4.2.B(5): Principal Use Table**

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

PRINCIPAL USE CATEGORY OR TYPE	AG	RESIDENTIAL							MIXED-USE					NON-RESIDENTIAL				PD			LEGACY			USE-SPECIFIC STANDARDS	
	AG	R1	R2	R4	R6	R7	R8	R18	MU-N	MU-SC	MU-UC	MU-AC	TOD	CC	OI	GC	LI	HI	PD	PD-TND	PD-C	CD	CD-R		C-1
<b>COMMERCIAL USES</b>																									
<b>Retail Sales and Services</b>																									
Tobacco and vape products store	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	P	-	-	P	-	p	p	-	p	4.2D(5)f.6

4. Standards Specific to Principal Uses – Add Section 4.2.D(5)f.6: Use specific standards for Tobacco and vape products stores.

**(6) TOBACCO AND VAPE PRODUCTS STORE**

- a. A minimum separation of four hundred (400) feet from any other tobacco and vape products store is required.

5. General Standards for an Accessory Dwelling Unit (ADU) – Amend Section 4.3.D(1)a to remove accessory dwelling unit design requirements from the general standards.

**(1) ACCESSORY DWELLING UNIT (ADU)**

**a. GENERAL STANDARDS**

1. An accessory dwelling unit (ADU) must comply with all applicable local, State and Federal housing codes.
2. Only one accessory dwelling unit shall be permitted per lot.
3. The accessory dwelling unit shall comply with all dimensional **and design** requirements that apply to a principal structure in the zoning district where it is located, except that an accessory dwelling unit shall be set back a minimum of ten (10) feet from the side lot lines in the MU-N District.

6. Accessory to Commercial or Industrial Use – Amend Section 4.3.D(1)b to remove design requirements for accessory dwelling units associated with commercial or industrial uses.

**(1) ACCESSORY DWELLING UNIT (ADU)**

**b. ACCESSORY TO COMMERCIAL OR INDUSTRIAL USE**

1. The ADU shall be located on the same premises as the business where one residing family member is employed.
2. ~~If located in a structure detached from the principal structure, the exterior of the ADU shall be compatible with the principal structure in terms of architectural materials and appearance.~~
3. The use of a manufactured home as an ADU is prohibited

7. Accessory to Residential Use – Amend Section 4.3.D(1)c to remove design requirements for accessory dwelling units associated with residential uses.

**(1) ACCESSORY DWELLING UNIT (ADU)**

**c. ACCESSORY TO RESIDENTIAL USE**

1. An ADU shall only be allowed on a lot on which a single-family detached dwelling is the principal use that is permitted in the zoning district where it is located.
2. Either the principal dwelling or the ADU shall be the primary residence of the landowner.
3. An ADU shall be located within or to the rear of the principal building, except that in the AG or R1 zoning districts on lots greater than ten acres, an ADU may also be sited to the side of the principal building.
4. An ADU shall not have a floor area that exceeds 50 percent of the floor area of the primary structure or 1,100 square feet, whichever is less.
5. ~~If located a structure detached from the principal structure, the exterior of the ADU shall be compatible with the principal structure in terms of color, siding, roof pitch, window detailing, roofing materials, and foundation or skirting appearance.~~
6. The use of a manufactured home as an ADU is prohibited Manufactured homes shall be permitted only in the MHO Manufactured Home Overlay District **and shall conform to all requirements of KDO Section 4.2.D(3)a.2.**
7. Adequate parking shall be provided to serve the residents of the ADU.

8. General Standards for Off-Street Vehicular Parking and Loading Areas – Amend Section 5.2.D(1)c to update surfacing requirements for single-family, duplex, and triplex dwellings.

c. **Surfacing**

Parking spaces and driveways shall be surfaced with asphalt, concrete, brick, stone pavers, or other material approved by the Planning Director as having similar load bearing and wear characteristics, consistent with the requirements of the LDSM and shall extend as a hard surface from the street to the principal structure on the lot. ~~Gravel or crushed stone may be used if the gravel is a minimum of six inches deep and the parking spaces and driveway have a visible and definable edge made of landscape timbers, vegetation such as low shrubs or decorative grasses, or similar techniques to distinguish the parking spaces and driveway from the front or corner side yard area, in compliance with requirements in the LDSM.~~

9. Building Length – Amend Table 5.7.D(4) to change ‘ROD’ to ‘TOD’ for zoning districts requiring maximum building length of 250 feet for Multifamily, Townhouse, or Three-Family Buildings.

Table 5.7.D(4): Maximum Building Length for Multifamily, Townhouse, or Three-Family Building

ZONING DISTRICTS	MAXIMUM BUILDING LENGTH (Ft.)
R7, R8, R18, MU-N	150
MU-AC, MU-UC, MU-SC, TOD, GC	250

10. Multifamily Design Standards (Building Facades) – Amend Section 5.7.D(5) to modify the multifamily design standards so they apply only to developments with five (5) or more units.

**D. MULTIFAMILY DESIGN STANDARDS**

**(5) BUILDING FAÇADES**

For all multifamily buildings of **five (5) or more units**:

- a. Façades of all buildings subject to these standards that face a street shall incorporate wall offsets, in the form of projections or recesses in the façade plane, spaced no more than 50 feet apart (see Figure 5.7.D(5)a: Changes in Building Façade).
- b. Wall offsets shall have a minimum depth of two foot.
- c. In addition to wall offsets, front façades of multifamily buildings shall provide a minimum of three of the following design features (see Figure 5.7.D(5)c: Examples of Front Façades):
  1. One or more dormer windows or cupolas;
  2. A recessed entrance;
  3. A covered porch;
  4. Pillars, posts, or columns next to the doorway;
  5. One or more bay windows projecting at least twelve inches from the façade plane;
  6. Eaves projecting at least six inches from the façade plane;
  7. Raised corniced parapets over the entrance door;
  8. Multiple windows with a minimum four-inch-wide trim;
  9. Integrated planters that incorporate landscaped areas or places for sitting; or
  10. Roof form and line changes consistent with the façade offsets

11. Multifamily Design Standards (Roof) – Amend Section 5.7.D(6) to modify the multifamily design standards so they apply only to developments with five (5) or more units.

## D. MULTIFAMILY DESIGN STANDARDS

### (6) ROOFS

For all multifamily buildings of **five (5) or more units**:

- a. Sloped roofs on buildings over 100 feet in length shall include two or more different sloping roof planes, each with a minimum pitch between 3:12 and 12:12.
- b. Flat roofs shall be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet façade plane.
- c. Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.
- d. All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured and screened (if necessary) to have a minimal visual impact as seen from the street.

12. Multifamily Design Standards (Building Façade Fenestration/Transparency) – Amend Section 5.7.D(7) to modify the multifamily design standards so they apply only to developments with five (5) or more units.

## D. MULTIFAMILY DESIGN STANDARDS

### (7) BUILDING FAÇADE FENESTRATION/TRANSPARENCY

At least 20 percent of the street-facing façade area of the ground-level floor of any multifamily, ~~townhouse, or three-family~~ building of **five (5) or more units** (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways.

13. Multifamily Design Standards (Materials) – Amend Section 5.7.D(8) to modify the multifamily design standards so they apply only to developments with five (5) or more units.

## D. MULTIFAMILY DESIGN STANDARDS

### (8) MATERIALS

For all multifamily buildings of **five (5) or more units, ~~townhouse, and three-family buildings~~**:

- a. Primary façade materials shall not change at outside corners, but extend along any side façade that is visible from a street. In all instances the extension shall be a minimum of 20 feet, except materials may change where side or rear wings meet the main body of the structure.
- b. Material changes shall occur along a horizontal line or where two forms meet. It is acceptable, however, that change of materials occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern.

14. Neighborhood Compatibility Standards (Building Form) – Amend Section 5.8.C(3)a to modify the building form requirement so that it applies only to developments with five (5) or more units.

## C. NEIGHBORHOOD COMPATIBILITY STANDARDS

### (3) BUILDING FORM

- a. **Multi-family dwelling of five (5) units or more Buildings** shall:
1. Use a similar roof type to adjacent single-family detached or duplex dwellings in terms of slope and arrangement to prevent abrupt changes in roof form;
  2. If within 100 feet of a single-family residential lot, maintain a pitched roof;
  3. Configure all roof-mounted equipment to avoid or minimize its view from adjacent streets and single-family residential lots;
  4. Use similarly sized and patterned wall offsets and other building articulations found on adjacent single-family detached and duplex dwellings; and
  5. Orient porches, balconies, and outdoor activity areas away from adjacent single-family residential lots.

15. Neighborhood Compatibility Standards (Façades) – Amend Section 5.8.C(4) to modify the facade so that it applies only to developments with five (5) or more units.

## C. NEIGHBORHOOD COMPATIBILITY STANDARDS

### (4) FAÇADES

Façades facing single-family residential lots shall comply with the following façade standards. **This section shall apply to any multi-family dwelling of five (5) units or more:**

#### a. MATERIALS

1. Materials and material configurations shall be consistent with those commonly used on adjacent single-family detached, single-family attached, or duplex dwellings.
2. Plywood, concrete block, and corrugated metal are prohibited as exterior materials.
3. Split-face masonry unit and vinyl siding shall not exceed 25 percent of a building façade.

#### b. TRANSPARENCY

The façade shall comply with the standards in Table 5.8.C(4)b: Transparency Standards

16. Nonconforming Lots of Record – Amend Section 7.4.A(2): Change ‘attached’ to ‘detached’.

**D. USES ALLOWED ON NONCONFORMING LOTS**

- (1) Subject to subsections (2) and (3) below, any lot of record that does not comply with the dimensional standards for the district in which it is located (nonconforming lot) may be used for any use allowed in the district, if the use complies with all other applicable standards in this Ordinance, except as otherwise provided in this article.
- (2) In any Residential district, one single-family ~~attached~~ **detached** dwelling may be located on any nonconforming lot, provided the dwelling complies with the dimensional standards of the zoning district in which it is located to the extent practicable.
- (3) Use of a nonconforming lot in accordance with subsection (1) or subsection (2) above, is prohibited where the nonconforming lot shares continuous frontage with abutting lots in the same ownership, unless the lots are combined or recombined to create one or more conforming lots, or lot(s) that are less nonconforming.

17. Definitions – Amend Article 10: Definition of Net floor area

Net floor area

~~The square footage of the primary use area of a building including restrooms, hallways and stairwells, but not including normally unoccupied areas such as garages, storage rooms, furnace areas, stairways, elevator shafts, elevator lobbies, rest rooms, mechanical areas, security areas, or services areas.~~

**The total floor area of a building intended for primary occupancy or use, excluding areas normally unoccupied or used for building operations, including garages, storage rooms, mechanical rooms, elevator shafts and lobbies, stairwells, restrooms, security areas, and other service spaces.**

18. Definitions – Amend Article 10: Definition of Personal grooming or well-being service.

Personal grooming or well-being service

A barbershop, beauty salon, ~~or massage,~~ nail care, or similar establishment. This term does not include a health club, **massage business** or pet grooming.

19. Landscaping Table – Amend Table A-2: Acceptable Plant Species to add plant characteristic information and remove the asterisks for evergreen.

		SHADE TOLERANT	TOLERATES POOR DRAINAGE	NATIVE	BLOOMING	FOLIAGE (DECIDUOUS, SEMI-DECIDUOUS, OR EVERGREEN)	PLACEHOLDER
COMMON NAME	SCIENTIFIC NAME						
<b>SHRUBS (* denotes evergreen)</b>							
Burford holly *	Ilex cornuta burfordi	X				E	
Camellia *	Camellia japonica	X			X	E	
Convex Japanese holly *	Ilex crenata 'convexa'	X				E	
Dwarf burford holly *	Ilex cornuta burfordi nana	X				E	
Emily brunner holly *	Ilex "Emily Brunner"	X				E	
English holly *	Ilex aquifolium	X				E	
Evergreen euonymus *	Euonymus japonicus	X				E	
Flowering quince	Chaenomeles speciosa				X	D	
Forsythia	Forsythia intermedia	X			X	D	
Glenn dale azalea *	Azalea hybrida	X			X	S	
Glossy abelia *	Abelia grandiflora	X			X	S	
Hetzi Japanese holly *	Ilex crenata 'hetzi'	X				E	
Hetzi jumper *	Jumperus chinensis hetzi					E	
Indian azalea *	Azalea indica	X			X	S	
Inkberry holly *	Ilex glabra	X	X	X		E	
Japanese aucuba *	Aucuba japonica	X				E	
Kaempferi azalea *	Azalea obtusum Kaempferi	X			X	D	
Laurel *	Laurus nobilis	X				E	
Loropetalum *	Loropetalum chinense	X			X	E	
Lusterleaf holly *	Ilex latifolia	X				E	
Oakleaf hydrangea	Hydrangea quercifolia	X		X	X	D	
Perny holly *	Ilex pernyi	X				E	
Pfitzer juniper *	Juniperus chinensis pfitzeriana	X				E	
Roundleaf Japanese holly *	Ilex crenata 'rotundifolia'	X				E	
Sasanqua Camellia *	Camellia sasanqua	X			X	E	

		SHADE TOLERANT	TOLERATES POOR DRAINAGE	NATIVE	BLOOMING	FOLIAGE (DECIDUOUS, SEMI-DECIDUOUS, OR EVERGREEN)	PLACEHOLDER
COMMON NAME	SCIENTIFIC NAME						
Witch-hazel	Hammamelis virginiana	X		X	X	D	
Yaupon holly ✘	Ilex vomitoria	X	X	X		E	
Wax myrtle ✘	Myrica cerifera	X	X	X		E	
Wild olive ✘	Osmanthus americana	X		X		E	
Chinese photinia ✘	Photinia serrulata	X			X	E	
Mountain andromeda ✘	Pieris floribunda	X		X	X	E	
Japanese andromeda ✘	Pieris japonica	X			X	E	
Pittosporum ✘	Pittosporum tobira	X			X	E	
English laurel ✘	Prunus laurocerasus	X			X	E	
Podocarpus ✘	Podocarpus macrophyllus maki	X				E	
Narrow leafed English laurel ✘	Prunus laurocerasus angustifolia	X			X	E	
Scarlet firethorn	Pyracantha coccinea	X			X	E	
Yeddo-hawthorn ✘	Raphiolepis umbellata	X			X	E	
Reeves spirea	Spirea cantoniensis				X	D	
Thunberg spirea	Spirea thunbergii				X	D	
Bridalwreath spirea	Spirea prunifolia plena				X	D	
Vanhoutte spirea	Spirea vanhouttei				X	D	
Japanese yew ✘	Taxus cuspidata					E	
Leatherleaf viburnum ✘	Viburnum rhytidophyllum	X			X	E	
Laurestinus viburnum ✘	Viburnum tinus	X			X	E	



**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY WITH REGARD TO  
TEXT AMENDMENT TA-2026-01**

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

**WHEREAS**, the text amendments to the below sections of the Kannapolis Development Ordinance (KDO) are consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*:

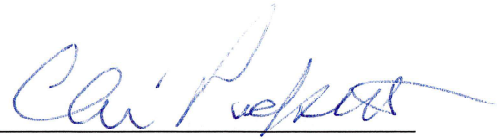
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3. Table 4.2.B(5): Add use-specific standards reference for tobacco and vape product stores.
4. Section 4.2.D(5)f.6: Add use-specific standards for tobacco and vape product stores.
5. Section 4.3.D(1)a: Remove accessory dwelling unit design requirements from general standards.
6. Section 4.3.D(1)b: Remove design requirements for accessory dwelling units associated with commercial or industrial uses.
7. Section 4.3.D(1)c: Remove design requirements for accessory dwelling units associated with residential uses.
8. Section 5.2.D(1)c: Update surfacing requirements for single-family, duplex, and triplex dwellings.
9. Table 5.7.D(4): Correct “ROD” to “TOD” zoning district in the Maximum Building Length table for multifamily, townhouse, or three-family buildings.
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11. Section 5.7.D(6): Modify roof requirements for multifamily design standards to apply only to developments with five (5) or more units.
12. Section 5.7.D(7): Modify fenestration/transparency requirements for multifamily design standards to apply only to developments with five (5) or more units.
13. Section 5.7.D(8): Modify materials requirements for multifamily design standards to apply only to developments with five (5) or more units.
14. Section 5.8.C(3)a: Modify building form requirements for neighborhood compatibility to apply only to developments with five (5) or more units.
15. Section 5.8.C(4): Modify façade requirements for neighborhood compatibility to apply only to developments with five (5) or more units.
16. Section 7.4.A(2): Change “attached” to “detached.”
17. Article 10 (Definitions): Amend definition of Net Floor Area.
18. Article 10 (Definitions): Amend definition of Personal Grooming or Well-Being Service.
19. Table A-2: Add plant characteristic information to the Acceptable Plant Species table and remove the asterisks for evergreen.

and;

**WHEREAS**, the Planning and Zoning Commission met on March 17, 2026, to consider text amendment Case# TA-2026-01 as submitted by the Planning Department staff and as shown on Exhibit A (attached):

**NOW, THEREFORE BE IT RESOLVED** that the Planning and Zoning Commission finds the text amendments as represented in Case# TA-2026-01 are consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*, as well as state statutes, reasonable, and in the public interest, and are recommended for approval by City Council based on consideration of the application materials, information presented, and the recommendation provided by Staff.

**Adopted this the 17th Day of March 2026:**



Chris Puckett, Chair  
Planning and Zoning Commission

Attest:



Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission