PLANNING AND ZONING COMMISSION
MEETING AGENDA
KANNAPOLIS CITY HALL
401 LAUREATE WAY, KANNAPOLIS NC
APRIL 21, 2026
6:00 PM

APPROVED MINUTES

A. April 21, 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)

B. Minutes: March 17, 2026 - Unanimously Approved (Gabriela Wilkins, Planning Technician)

PUBLIC HEARING

A. Z-2026-05 - Zoning Map Amendment - 4855 Integra Springs Boulevard - Unanimously Approved (Lauren Russell, Planner)

B. CZ-2026-03 - Conditional Zoning Map Amendment - 6304 and 6320 Mooresville Road and 6165 Pagemont Road - Unanimously Approved (Elizabeth McCarty, Assistant Planning Director)

C. CZ-2026-04 - Conditional Zoning Map Amendment - 11151 Sudbury Road - Unanimously Approved (Elizabeth McCarty, Assistant Planning Director)

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, or in person at Kannapolis City Hall as soon as possible, but not later than forty-eight (48) hours prior.

CITY OF KANNPOLIS, NC
PLANNING AND ZONING COMMISSION

Minutes of Meeting
April 21, 2026

The Kannapolis Planning and Zoning Commission met on Tuesday, April 21, 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	
	Jamie Richardson	
	Shelly Stein	
	Mike McClain, ETJ Representative	
Commission Members Absent:	Nytsa Saayfan	
	Ryan French	
Visitors:	Ron Byrd	Darol Brock
	Cater Davis	Lee Ellen Brock
	Peyton Woody	Kevin Farmer
	Scott Hamel	D Hamblin
	Phil Hamel	Kate Tingen
	Jess Rushing	William Isenhour
	Keith Wayne	Mark Yost
	S Clark Stapleton	Donya Yost
	Gibson Rumple	Johnnie Jones
	Brian Cone	Rose Mantel
	Alan Goodman	David Browning
	Ken Chapman	Rose Brackett
	Roberty Darlrymple	
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. Stein, and the agenda was unanimously approved.

APPROVAL OF MINUTES

Chair Puckett asked for a motion regarding the February 17, 2026 minutes. Vice-Chair Litaker made the motion to approve, second by Ms. Malit, and the minutes were unanimously approved. Chair Puckett asked for a motion regarding the March 17, 2026 minutes. Vice-Chair Litaker made the motion to approve, second by Ms. Malit, and the minutes were unanimously approved.

PUBLIC HEARING

Z-2026-05 – Zoning Map Amendment – 4855 Integra Springs Boulevard

Planner Lauren Russell provided details for case #Z-2026-05, attached and made part of these minutes as Exhibit 1; and identified the applicant, address, and size of the property. Ms. Russell stated that the request is to rezone approximately 2.44 acres of an approximately 10.137-acre property located at 4855 Integra Springs Boulevard. The subject property is currently zoned City of Kannapolis Planned Development-Traditional Neighborhood Development (PD-TND) zoning district and the request is to assign City of Kannapolis General Commercial (GC) zoning district.

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

Ms. Russell reminded the Commission of the actions requested, concluded her presentation, and made herself available for questions. She shared that the applicant was present.

Chair Puckett asked for clarification that the proposed rezoning would be to clean up the entire parcel's zoning. Ms. Russell confirmed. Chair Puckett invited the applicant to speak.

Applicant Ken Chapman introduced himself to the Commission. He explained that the property's zoning has a small area that needs to be rezoned to be consistent with the remainder of the property which is zoned General Commercial. Mr. Chapman explained that around eighteen years ago, the property was swapped for the construction of the apartments. They are now looking to make the property's zoning cohesive.

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

There being no comments, the public hearing was closed.

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

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

CZ-2026-03 – Conditional Zoning Map Amendment – 6304 and 6320 Mooresville Road and 6165 Pagemont Road

Assistant Planning Director Elizabeth McCarty provided details for case #CZ-2026-03, attached and made part of these minutes as Exhibit 2; and identified the applicant, address, and size of the property. Ms. McCarty stated that the request is to conditionally rezone property of approximately 109.166 acres located at 6304 and 6320 Mooresville Road and 6165 Pagemont Road. The property is currently zoned Cabarrus County Agricultural/Open Space (AO) zoning district and the request is to assign City of Kannapolis Residential 2-Conditional (R2-CZ) zoning district to allow for a golf course development and a limited number of single-family detached residential lots. The property was recently annexed on April 13, 2026.

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

1. The permitted uses allowed by this rezoning shall include the uses, densities, and intensities as shown on the conceptual site plan approved with this rezoning. The intent of this rezoning submittal is to allow for a golf course and single-family detached residential development.
2. NCDOT driveway permit shall be obtained for the proposed access.
3. The development depicted on the rezoning site plan is schematic in nature and is intended to show the general arrangement of such uses and improvements on the site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations, and they may be altered or modified in accordance with the City of Kannapolis Development Ordinance.
4. A final site plan, in compliance with the applicable Kannapolis Development Ordinance standards, shall be submitted to and approved by City Staff prior to issuance of a Zoning Clearance permit.
5. The development shall comply with the current Land Development Standards Manual.

Ms. McCarty reminded the Commission of the actions requested, concluded her presentation, and made herself available for questions. She shared that the applicant was present.

Vice-Chair Litaker inquired if there was an above ground water line in the rear of the property. Mr. Smith shared that the water line in reference was nearby, but not above ground on the subject property.

Chair Puckett reminded those in attendance that the subject property had recently been annexed, with a requirement to assign City of Kannapolis zoning within sixty days. He then welcomed the applicant to speak.

Applicant Phil Hamel introduced himself and his son Scott Hamel to the Commission. He thanked Mr. Smith and Ms. McCarty for their guidance with the annexation and rezoning processes. Mr. Hamel then shared a brief introduction of their team and shared a presentation regarding the project proposal for the property, which includes a golf course and residential plan. The team includes investor and course developer JD Downey, PGA instructor David Ross, civil engineer Peyton Woody, golf course architect Kris Spence, and building architect Ginger Moore. Mr. Hamel shared emphasis that there is a lot of talent going into the project with good people at the heart of it.

Scott Hamel provided an overview of the conceptual plan for the property. He explained that the golf course is a premium, smaller footprint golf club open to the community. Mr. Hamel expressed that with a smaller footprint, the course is affordable from both a time and cost perspective. He shared that along the western border of the property, there will be eight to ten single-family residential homes.

Mr. Hamel continued with the specifications of the golf course. He explained there will be two nine-hole courses, a shorter par 3 nine and a short course nine. With modified courses, play time is around an hour and a half each. Mr. Hamel shared that there would be expansive practice facilities, including a driving range and short game area. A dedicated area for practicing is what Mr. Hamel believes is missing in the golf world, so with its addition, it provides for a more inclusive experience. He explained that their team's facilities are designed to be a walking facility, therefore there will be traditional parking. Mr. Hamel also shared that the property will not be overwhelmed with distracting lighting and follow all requirements of the ordinance. He concluded that the model presented provides premium golf approachable for the world.

Phil Hamel emphasized the premium model. He explained that there are plenty of country clubs around, that require enormous dues and fees. Mr. Hamel expressed that the public does not seem to have the option to play on high quality golf courses, which is at the center of their mission.

Scott Hamel explained the purpose of the proposed buildings on site. The performance center allows for access to the best technology for lessons. The clubhouse will be curated with an approachable and open feel, more of a coffee shop welcoming families. The residential lots will be over an acre each, overlooking the facility. Mr. Hamel also confirmed that the entire property and facilities would be served by septic systems.

Mr. Hamel concluded his presentation and shared his excitement to be part of Kannapolis' growing community.

Chair Puckett asked if the Commission had any questions for the applicant.

Mr. Ensley asked if the project will receive city water and sewer. Mr. Hamel confirmed that there will be connections to city water, private septic systems, and wells for irrigation.

Ms. Stein shared her appreciation for Mr. Hamel sharing their site plans for the property. She expressed her excitement for the future development.

Mr. Smith shared several notes. He shared that the popularity of golf has increased in recent years. He credited the applicant taking extensive time into the proposed development as well as their modesty. Mr. Smith stated that the addition of the golf course would be fitting in alignment with the 2030 Comprehensive Plan.

Ms. Stein inquired if footgolf was an option. Mr. Hamel was not familiar with that variation but would take time to research.

There being no further questions or comments for staff, Chair Puckett opened the public hearing.

Johnnie Jones asked if there were highway studies completed. He inquired about the option to have a signal light at the intersection at the subject property.

Chair Puckett explained that the traffic study would be conducted with NCDOT. Mr. Smith confirmed that a traffic impact analysis would be completed prior to any construction.

There being no further comments, Chair Puckett closed the public hearing.

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

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

CZ-2026-04 – Conditional Zoning Map Amendment – 11151 Sudbury Road

Assistant Planning Director Elizabeth McCarty provided details for case #CZ-2026-04, attached and made part of these minutes as Exhibit 3; and identified the applicant, address, and size of the property. Ms. McCarty stated that the request is to amend the existing conditions of approval associated with rezoning case CZ-2021-19, which permitted a 63-unit single-family residential development as Residential 8-Conditional Zoning (R8-CZ) district on annexed property approximately 33.3 acres located at 11151 Sudbury Road. The zoning designation would remain the same R8-CZ, but the requested amendment to the conditions would allow for a new public elementary school and associated site amenities.

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

1. The conditions and conceptual site plan applicable to the previous conditional rezoning approval, Case #CZ-2021-19, are removed and replaced with the conditions below.
2. The permitted uses allowed by this rezoning shall include the uses, densities, and intensities as shown on the conceptual site plan approved with this rezoning. The intent of this rezoning is to allow for a public elementary school and associated amenities.
3. NCDOT driveway permit shall be obtained for the proposed access.
4. The Traffic Impact Analysis shall be completed and submitted to City staff. Recommended improvements shall be coordinated with NCDOT.
5. The development depicted on the rezoning site plan is schematic in nature and is intended to show the general arrangement of such uses and improvements on the site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations, and they may be altered or modified in accordance with the City of Kannapolis Development Ordinance.
6. A final site plan, in compliance with the applicable Kannapolis Development Ordinance standards, shall be submitted to and approved by City Staff prior to issuance of a Zoning Clearance permit.
7. The development shall comply with the current Land Development Standards Manual.

Ms. McCarty reminded the Commission of the actions requested, concluded her presentation, and made herself available for questions. She shared that the applicant was present.

Chair Puckett asked for clarification of the traffic impact analysis and when that is to be completed. Ms. McCarty responded that the applicant could provide further detail and progress on their TIA.

Applicant Brian Cone, the Executive Director of Construction Planning for Cabarrus County Schools, provided introduction to the Commission. He responded that the traffic impact analysis process and all required improvements would need to be completed prior to the opening of the school, which is scheduled for August 2028. Chair Puckett asked if that approval would come from NCDOT. Mr. Cone confirmed. He then explained that the division office in Albemarle is the governing arm for Cabarrus County. Mr. Cone continued that the division works closely with Raleigh and the Municipal School Transportation Assistant group (MSTA) who governs and mitigates school impacts on state highway roadway systems.

Mr. Ensley shared observation that Sudbury Road would require major improvements. He asked who would bear the costs of improvement requirements. Mr. Cone responded that there had been lots of discussion around the durability of Sudbury Road. He shared that the road is considered a class two road structure, weighted for up to six and a half tons. Mr. Cone stated that they are collaborating with NCDOT on making improvements from Davidson Road all the way over to Highway 3 and Sudbury Road. He explained that NCDOT will find funding to reclaim the road to build it back to the needed standard and increase the shoulder width for suitability for the traffic it will support. Mr. Cone stated that the improvements required as part of the school itself will be covered by Cabarrus County Schools, and it is included in their budget.

Chair Puckett asked if Mr. Cone was intending to share a presentation. Mr. Cone stated he did not have a presentation for the evening but did provide the community meeting presentation included in the agenda packet that provides project background and goals.

There being no further questions from the Commission, Chair Puckett opened the public hearing

Keith Wayne, owner of Concrescere Corporate Park, shared a brief background to the Commission regarding his own previous rezoning about fifteen years prior. He shared that as a business owner and resident, his rezoning for the corporate park was seen as controversial by annexing into the City within that area the county. Mr. Wayne expressed his great anticipation of the employment center created would be a positive and progressive move for the community. He continued that the addition of an elementary school is what he believes to be a natural progression for the community. Mr. Wayne stated his support for the project and his concern about the traffic study conducted. He believes that it may not go the full measure in consideration of the neighborhood, growing corporate park, and future commercial development. Mr. Wayne explained there is a great amount of traffic and hazardous intersection of Odell School Road and Sudbury Road. He concluded with his support of the proposed project with the ask to also include adequate street infrastructure and sidewalks with consideration of the residents.

Chair Puckett asked if Mr. Smith or Ms. McCarty could clarify NCDOT's requirements for the TIA and if it addressed future development. Mr. Smith responded that NCDOT will address the school and look at potential growth in the area. Mr. Cone explained that NCDOT does look at projected growth and numbers for a build-out year of 2031. He shared that any projects within that review period are considered to make sure any impacts are identified for both residential and commercial.

Mr. Smith shared that NCDOT does receive projected growth updates. He shared as recently as today Cabarrus County Schools and NCDOT met and came up with four scenarios of intersection improvements. Mr. Smith shared that this TIA will take more time since it must go to Raleigh for review since it involves a county school.

Chair Puckett asked what the capacity is for the number of students. Mr. Cone responded that the school is programmed for 842 students that includes twenty seats of EC classes and two pre-k classes programmed. Mr. Cone stated the K-5 enrollment is about 805 students.

Johnnie Jones shared his support for the school. He also shared his concern for the traffic issues around Odell School Road, Davidson Road, and Sudbury Road. He recommended turn lanes and signal lights for areas of congestion. Mr. Jones also expressed how unfit Sudbury Road is in the current condition and did not agree with its current capacity. Mr. Jones expressed that school drop off lines should not back into Sudbury, further causing delays. Mr. Jones concluded by emphasizing highway improvement is mandatory prior to construction.

Chair Puckett asked for further clarification if NCDOT looks at just the elementary school or everything surrounding it when conducting the TIAs. Mr. Smith confirmed that review is done on a macro scale, which should address the concerns shared. Mr. Cone explained there were four primary study areas for the project. There were the school entrances, the intersection of Davidson Road and Sudbury Road, the intersection of Sudbury Road and Odell School Road, and the intersection of Sudbury Road and Highway 3. Mr. Cone explained traffic counts were conducted in those areas to begin the data collection. He also shared that traffic issues from queuing capacities at some schools exist due to changes in how children get to school. Mr. Cone explained post-COVID, fewer children

ride the bus, therefore increasing the number of car riders. He shared that a design standard of at least 2,700 feet for queue capacity is required by NCDOT. Mr. Cone explained that their design is close to 3,100 feet, also sharing that road network impact is minimal on a daily basis. He stated that there are about thirty minutes in the morning that may be more of a primary impact, but in the afternoons very minimal due to end time being 3 p.m.

Vice-Chair Litaker inquired about the actual capacity of enrollment once opened. Mr. Cone responded that it is anticipated that there will be about eighty to eighty-five percent enrollment. He explained it allows room for additional growth forecasted.

Chair Puckett asked for the projected school opening. Mr. Cone stated that the school is anticipated to open August of 2028. Chair Puckett also asked if there were plans for any other elementary schools in the northwest. Mr. Cone expressed there are not any plans for new elementary schools. Mr. Cone also shared stats on surrounding elementary school capacities and plans to assist in their alternatives.

Robert Dalrymple shared his support of the proposed elementary school. He also expressed his concerns regarding road improvements as well as environmental concerns. Mr. Dalrymple plans to create new pastures on Sudbury Road and is concerned about the potential excess runoff from the current pond as well as safety for children with proximity to his electric fences for his horses.

Chair Puckett asked for clarification that site plans would address Mr. Dalrymple's concerns. Mr. Smith confirmed.

Kate Tigen expressed her concern regarding the comment of no adverse impact on the environment. She shared that though the project is well over thirty acres, removing just ten acres affects loss of wildlife habitat, increased carbon emissions, soil erosion, disruption of the water cycle, poor air quality, increased heat, and a loss of aesthetic and recreational value. Ms. Tigen also shared concern regarding the many accidents that occur nearby and hopes those are accounted for in the TIA study.

Clark Stapleton shared his concern for the potential improvements to Sudbury Road to be adequate for school traffic. Mr. Stapleton found a school to be valuable to the community, but overwhelming to the traffic currently existing.

Rose Mantel expressed opposition to the proposed rezoning. She expressed her quality of life would be greatly impacted as she lives directly across the street from the subject property. As a healthcare provider, she appreciated relocating from an urban area for a better quality of work/life balance. Ms. Mantel also expressed several environmental and safety concerns for the community. Those included idling buses, proximity to retention ponds, and amount of traffic.

Mr. Cone addressed concerns from the public. He stated that the fourteen buses will not be staged at the proposed school as it is a second-tier school with a start time of 8:15 a.m. Mr. Cone addressed environmental impacts, stating civil teams minimize clearing limits and maintain as much natural buffer as possible while also putting back tress. He also stated that runoff is controlled through two BMP ponds that go into natural streams at a rate of flow less than what it was prior to development.

Mr. Ensley asked if they would be willing to work with the city arborist on the selection of trees to be removed or maintained. Mr. Cone responded that it could be a possibility, however an independent tree study of all trees on site would have to be conducted. Mr. Cone explained that due to the topography of the property, there is a certain amount that needs to be cleared, all while maintaining a natural buffer. Mr. Cone concluded with sharing he would be willing to have those conversations through the plan review process.

There being no further comments, Chair Puckett closed the public hearing.

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

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

PLANNING DIRECTOR UPDATE

Mr. Smith provided the Commission with several updates. He shared the Planning and Zoning quarterly report for the first quarter of 2026. The report covered metrics for zoning permits, code enforcement cases, plat and subdivision review, and Board cases, all in alignment or ahead of prior fiscal year's metrics.

Mr. Smith shared that Lowe's Foods is anticipated to be completed by June of this year. The opening date for Harris Teeter is projected towards the end of 2027. He explained that property housing the Harris Teeter and townhomes has seen a tremendous amount of grading and is well underway.

Mr. Smith shared that there were seven applications submitted for non-residential wastewater allocation. He explained that the applicants will be notified by the end of April on project determination. Mr. Smith also shared that the most recent text amendments TA-2026-01 would be presented to City Council at their April 27th meeting.

Mr. Smith reminded the Commission that City Council had voted to dissolve the Extra Territorial Jurisdiction (ETJ) as of June 30, 2026. He thanked Mr. McClain for his service to the Commission as the ETJ representative.

To conclude with development items, Mr. Smith shared that the Irish Creek property is expected to be sold within the next month and a half. He then made himself available for any questions.

Chair Puckett inquired about any updates on Block 6 downtown. Mr. Smith stated there was not any movement at this time.

Chair Puckett then asked if there was any text in the ordinance prohibiting data centers. Mr. Smith shared that with the constraints with sewer allocation, that would be a way to limit these types of uses. He explained that they utilize a great amount of water, which in turn creates wastewater. Chair Puckett expressed disapproval of data centers and referred to the construction of the new Amazon facility. He asked if there could be a text amendment to the KDO to prohibit data centers in the

future. Mr. Smith responded that across the state, planners have faced this question. He explained an amendment would be possible if City Council sees fit.

Chair Puckett asked Mr. Cone the timeline on Northwest Cabarrus High School. Mr. Cone responded that the funding schedule will go to the LDC in May for the elementary school and for Northwest Cabarrus High School to get those two funded. He shared that groundbreaking is anticipated for June 2026 with an opening date of August 2029 with a thirty-four month build schedule.

Ms. Stein inquired about the concern for data centers. Mr. Ensley responded that they utilize a lot of water for operation. Mr. Smith explained that they also utilize high value and larger properties, with very large footprints. Mr. Ensley included the high energy usage.

Mr. Ensley asked if there was any allocation for residential projects. Mr. Smith responded that he did not foresee any in the near future.

Chair Puckett asked if there was a non-official moratorium for residential projects. Mr. Smith stated that there has been no action taken to enact a moratorium. He shared there would be further discussion at City Council meetings regarding the city's expansion and implications for the wastewater treatment plant. Mr. Smith shared there have been options presented to City Council, they will further deliberate and decide what direction to go regarding wastewater allocation.

Mr. Ensley asked if there were conversations with Salisbury regarding the water allocation. Mr. Smith confirmed it was an option provided to City Council.

Chair Puckett thanked Ms. Russell and Ms. McCarty for their assistance throughout the past several weeks. He greatly appreciated their responsiveness. Ms. Stein also thanked Ms. Wilkins for her continued assistance. Mr. Smith appreciated the feedback provided.

ADJOURN

There being no further business, questions, or comments, Mr. Ensley made the motion to adjourn, second by Vice-Chair Litaker, and the meeting adjourned at 7:25 PM on Tuesday, April 21, 2026.

Chris Puckett, Chair
Planning and Zoning Commission

Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission

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
	Renae 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.

DRAFT NOT APPROVED

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 Mr. French, and the agenda was unanimously approved.

APPROVAL OF MINUTES

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

PUBLIC HEARING

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

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

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

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

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

Chair Puckett welcomed the applicant to speak if desired.

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

DRAFT NOT APPROVED

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING DIRECTOR UPDATE

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

Mr. Smith made himself available for any questions.

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

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

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

ADJOURN

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

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Chris Puckett, Chair
Planning and Zoning Commission

_____

Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission

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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

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

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

Ms. Russell reminded the Commission of the actions requested, concluded her presentation, and made herself available for questions. She shared that the applicant was not present.

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

There being no comments, the public hearing was closed.

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

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

TA-2026-01 – Kannapolis Development Ordinance Text Amendments

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

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

Mr. Barcroft discussed the following proposed text amendments:

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.

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4. Section 4.2.D(5)f.6: Add use-specific standards for tobacco and vape product stores.

Mr. Smith reminded the Commission of previous discussion regarding vape shops located in the city. He shared that there was an inventory conducted, concluding in seventeen (17) locations citywide. After discussions regarding concerns of potentially having too many tobacco and vape product stores, the Commission recognized that these proposed use standards would help mitigate without creating non-conformities.

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

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

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

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

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

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

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

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

Mr. Barcroft presented the proposed amendments.

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.

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

Mr. Barcroft presented the remaining proposed text amendments.

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.

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

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

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

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

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

PLANNING DIRECTOR UPDATE

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

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

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

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

Mr. Smith made himself available to any questions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ADJOURN

There being no further business, questions, or comments, Mr. Ensley made the motion to adjourn, 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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Agenda Item: A

City of Kannapolis Planning and Zoning Commission

Planning and Zoning Commission Agenda Staff Report
April 21, 2026

To: Planning and Zoning Commission

From: Lauren Russell, Planner

Subject: Z-2026-05 - Zoning Map Amendment - 4855 Integra Springs Boulevard - 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, MPV Kellswater, LLC, is requesting to rezone a portion of property located at 4855 Integra Springs Boulevard from City of Kannapolis Planned Development - Traditional Neighborhood Development (PD-TND) to City of Kannapolis General Commercial (GC) zoning district. The portion of the property subject to the rezoning request is approximately 2.44 +/- acres of an approximately 10.137 +/- acre parcel, further identified as Cabarrus County Parcel Identification Number 56024936040000. The property is a part of the Kellswater Commons commercial development. If the requested GC zoning designation is approved, any of the permitted uses in the GC 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 “Complete Neighborhood 2” Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The “Complete Neighborhood 2” Character Area promotes small format retail as a primary use and small format office as a secondary use. Part of the site is also located within a "Primary Activity Center" Character Area, which is intended to provide opportunities for larger format

retail at high volume major thoroughfare intersections. Development is designed to provide access to adjacent neighborhoods as well as the greater Kannapolis community.

2. **Is the proposed rezoning in conflict with any provision of this Ordinance or the City Code of Ordinances?** No. The City of Kannapolis General Commercial (GC) zoning designation is appropriate for the parcel.
3. **Does the proposed rezoning correct an error in the existing zoning present at the time it was adopted?** No. The proposed rezoning is to address that the property has two different zoning districts, PD-TND and GC. The rezoning request is for the entire property to be zoned GC.
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 GC zoning designation is compatible with existing and allowed uses on surrounding land. The subject property is part of the Kellswater Commons commercial development. Additionally, surrounding uses are various residential types including multifamily, townhomes, and single-family detached . The multifamily development and the single-family detached dwellings are zoned PD-TND. The townhomes are within the GC zoning district.
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 in the Kellswater Commons development. Sewer and water are accessible. The subject property is located on a roundabout 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 commercial and residential uses. The surrounding properties are zoned GC and PD-TND.
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 is a 200-foot Duke Easement that partially goes through the western portion of the property. There is an existing stormwater control measure on the east side of the property. 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" and "Primary Activity Center" Character Areas 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-2026-05.

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-2026-05, 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" and "Primary Activity Center" Character Areas 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-2026-05, 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-2026-05, 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-2026-05 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-2026-05, a motion should be made to deny the Resolution to Zone.**

Attachments

1. 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

Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

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. 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: 4855 INTEGRA SPRINGS BLVD KANNAPOLIS NC 28081

Applicant: MPV Kellswater, LLC

Proposed development: Kellswater Commons

Kellswater Commons

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: Ken Chapman Digitally signed by Ken Chapman DN: C=US, E=kchapman@mpvre.com, O=MPV Properties, CN=Ken Chapman Date: 2026.02.27 12:43:21-05'00'

Date: 2/27/2026

Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

Applicant Contact Information

Name: Ken Chapman

Address: 2400 South Blvd, Suite 300
Charlotte, NC 28203

Phone: [redacted]

Email: [redacted]

Property Owner Contact Information ☑ same as applicant

Name: _____

Address: _____

_____

Phone: _____

Email: _____

Project Information

Project Address: 4855 INTEGRA SPRINGS BLVD KANNAPOLIS NC 28081

Parcel: 56024936040000 # of parcels: 1 Approx. size of parcels: 10.137
(attach separate list if necessary)

Current Zoning Designation: GC Requested Zoning Designation: GC

Reason for map amendment: The parcel has 2 different zonings within its Boundaries.
Most likely caused when property boundaries were adjusted between adjacent owners in 2007.

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.

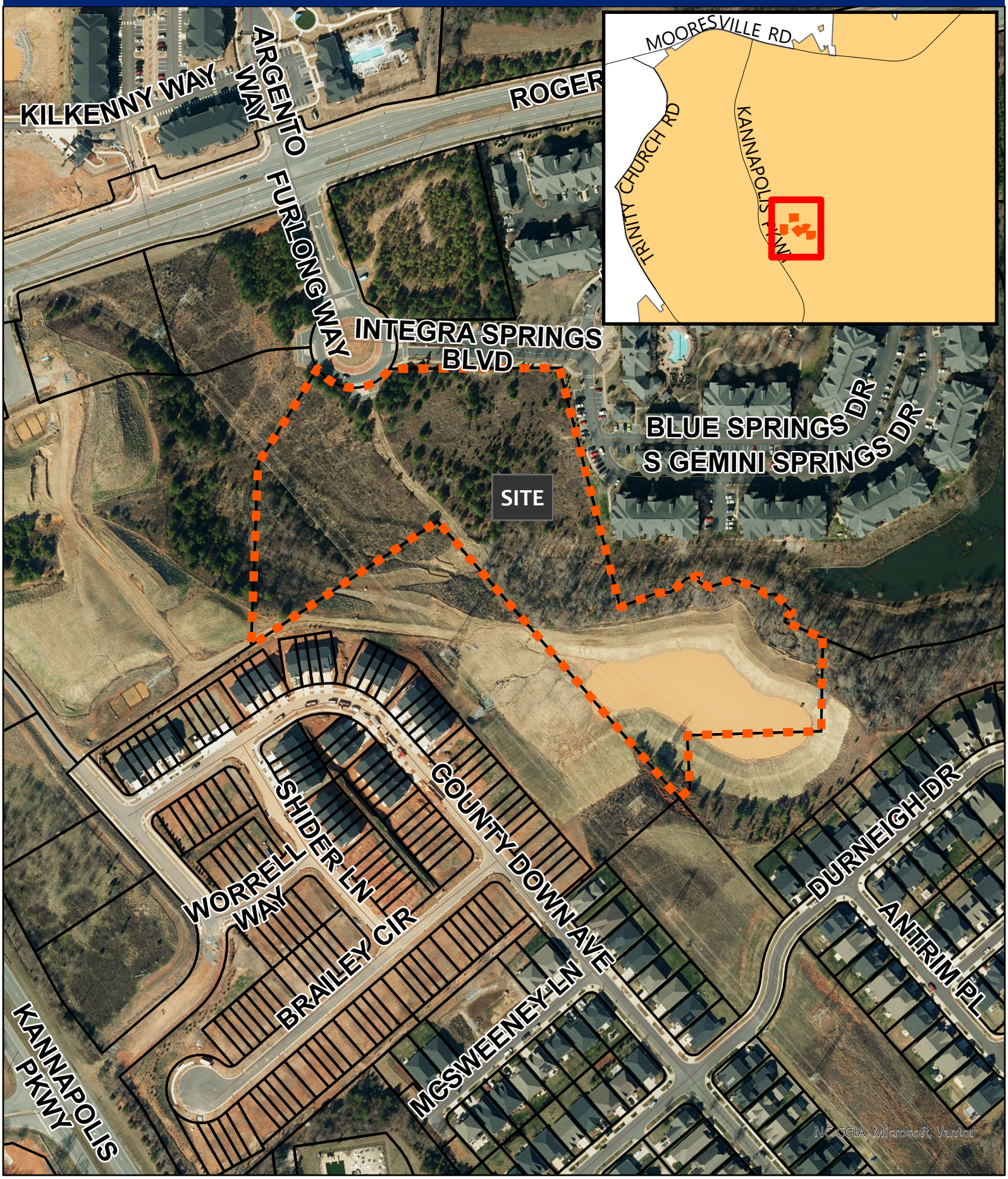
Ken Chapman Digitally signed by Ken Chapman DN: C=US, E=kchapman@mpvre.com, O=MPV Properties, CN=Ken Chapman Date: 2026.02.27 12:48:17-05'00' 2/27/2026
Applicant Signature Date

Ken Chapman Digitally signed by Ken Chapman DN: C=US, E=kchapman@mpvre.com, O=MPV Properties, CN=Ken Chapman Date: 2026.02.27 12:48:28-05'00' 2/27/2026
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.

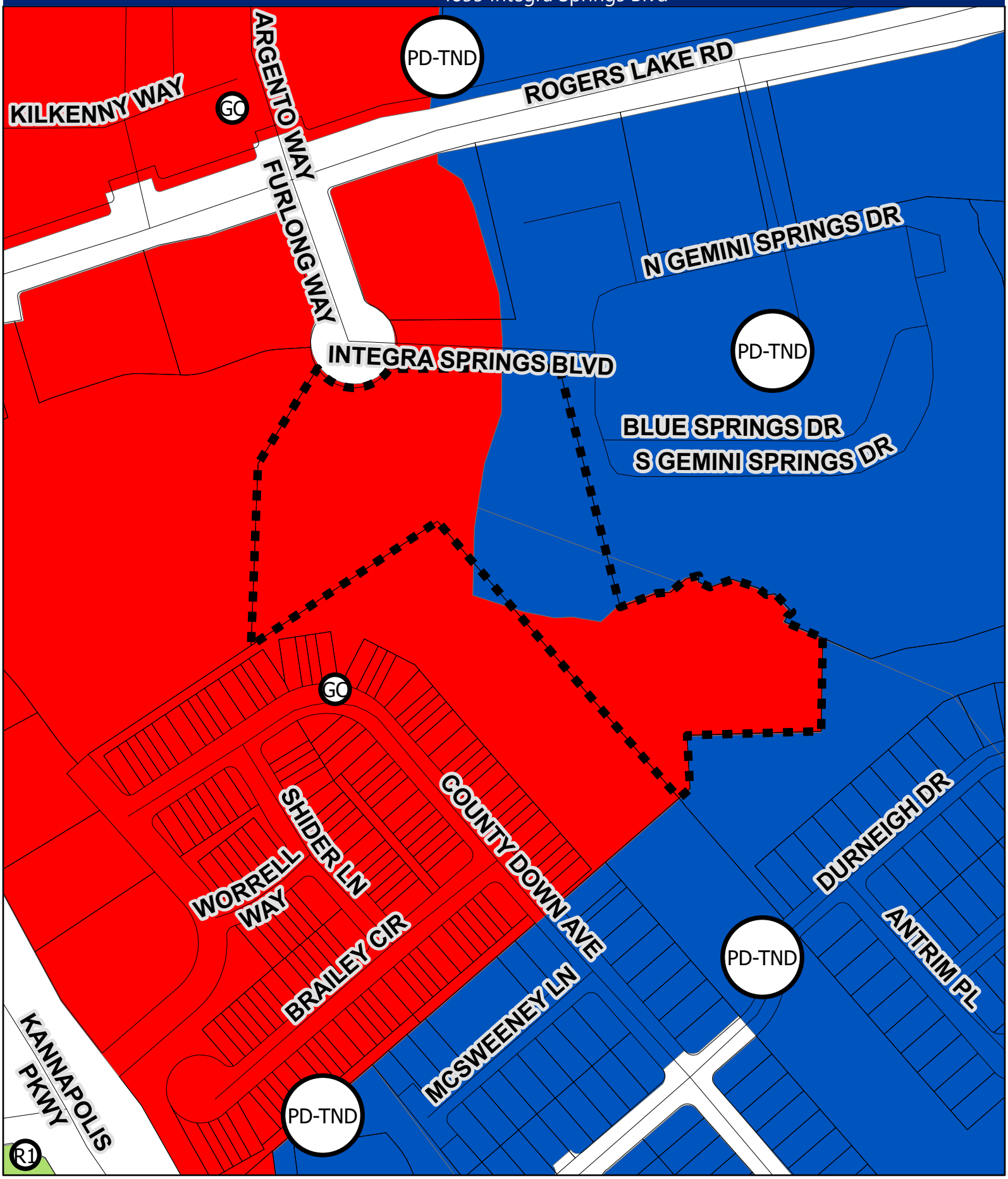
Vicinity Map

Case Number: Z-2026-05
Applicant: MPV Kellswater, LLC
4855 Integra Springs Blvd



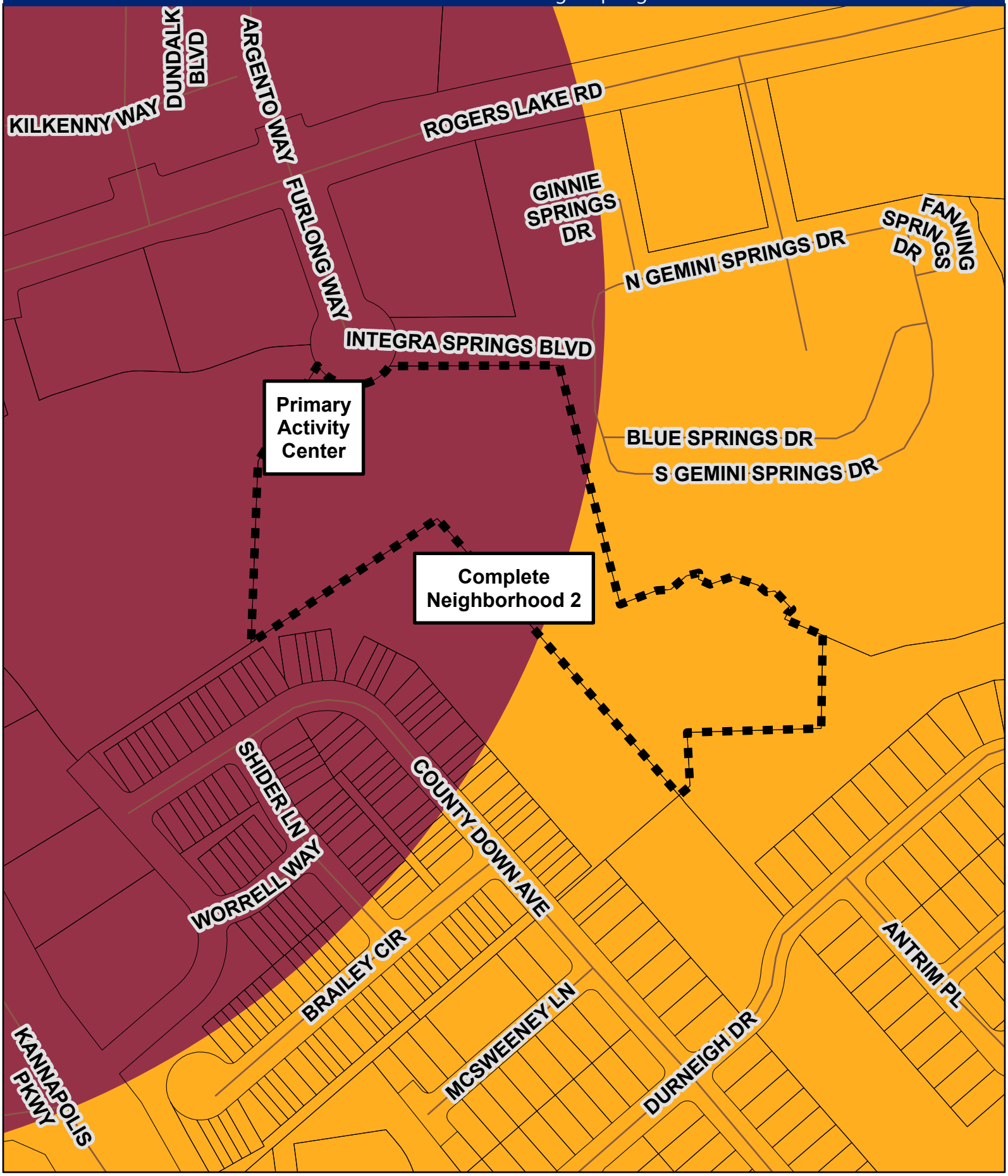
Kannapolis Current Zoning

Case Number: Z-2026-05
Applicant: MPV Kellswater, LLC
4855 Integra Springs Blvd



Kannapolis 2030 Future Land Use Map

Case Number: Z-2026-05
Applicant: MPV Kellswater, LLC
4855 Integra Springs Blvd



Order Confirmation

Order# 0000906481

PO Box 27283
Richmond, VA 23261-7283

Client: CITY OF KANNAPOLIS
Phone: 7049204300

Payor : CITY OF KANNAPOLIS
Phone: 7049204300

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

Sales Rep	Accnt Rep	Ordered By
crpboana	crpboana	Gabriela

Fax: 7049337463
EMail: pscaggs@kannapolisnc.gov

Total Amount $503.28
Payment Amount $503.28
Amount Due $0.00
Tax Amount: 0.00
Payment Meth: Credit - Debit Card

Tear Sheets	Proofs	Affidavits	PO Number:
0	0	1	

Ad Number	Ad Type	Ad Size	Color
0000906481-01	CLS Legal	2 X 52 li	$0.00

Production Method
AdBooker (liner)

Production Notes

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

Run Schedule Invoice Text: NOTICE OF PUBLIC HEARING Planning and Zoning

Run Dates 4/ 9/2026, 4/16/2026

Product and Zone	Placement	Position	# Inserts
NCC Online	C-Legal Ads	Legal Notices	7

Run Schedule Invoice Text: NOTICE OF PUBLIC HEARING Planning and Zoning

Run Dates 4/ 9/2026, 4/10/2026, 4/11/2026, 4/12/2026, 4/13/2026, 4/14/2026, 4/15/2026

TagLine: NOTICEOFPUBLICHEARINGPLANNINGANDZONINGCOMMISSIONMEETINGTUESDAYAPRIL212026AT600PMZONINGMAPAMENDMENTZ2026054855INTEGRASPRINGSB

Order Confirmation

Order# 0000906481

PO Box 27283
Richmond, VA 23261-7283

Ad Content Proof

Note: Ad size does not reflect actual ad

KANNAPOLIS

NOTICE OF PUBLIC HEARING
Planning and Zoning Commission Meeting

Tuesday, April 21, 2026, at 6:00 pm

Zoning Map Amendment – Z-2026-05 – 4855 Integra Springs Boulevard – Public Hearing to consider a request to rezone a portion of property located at 4855 Integra Springs Boulevard from City of Kannapolis Planned Development-Traditional Neighborhood Development (PD-TND) to City of Kannapolis General Commercial (GC) zoning district. The subject property is approximately 2.44 +/- acres of a 10.137 +/- acre parcel, further identified as Cabarrus County Parcel Identification Number 56024936040000.

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 April 13, 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.

Conditional Zoning Map Amendment – CZ-2026-04 – 11151 Sudbury Road – Public Hearing to consider an amendment to the previously approved rezoning conditions for property located at 11151 Sudbury Road, zoned City of Kannapolis Residential 8-Conditional Zoning (R8-CZ). The subject property is approximately 33.3 +/- acres and further identified as Cabarrus County Parcel Identification Number 46734445370000. The requested change is to allow for a public school.

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

Publish: April 9, April 16, 2026.

KANNAPOLIS
Planning

April 2, 2026

Dear Property Owner:

Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Tuesday, April 21, 2026, at 6:00 PM, at 401 Laureate Way, Kannapolis, NC for the following case:

Z-2026-05 – Zoning Map Amendment – 4855 Integra Springs Boulevard

The purpose of this Public Hearing is to consider a request to rezone a portion of a property located at 4855 Integra Springs Boulevard from City of Kannapolis Planned Development-Traditional Neighborhood Development (PD-TND) to City of Kannapolis General Commercial (GC) zoning district. The portion of the property subject to the rezoning request is approximately 2.44 +/- acres of an approximately 10.137 +/- acre parcel, further identified as Cabarrus County Parcel Identification Number 56024936040000 (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 lrussell@kannapolisnc.gov.

Sincerely,

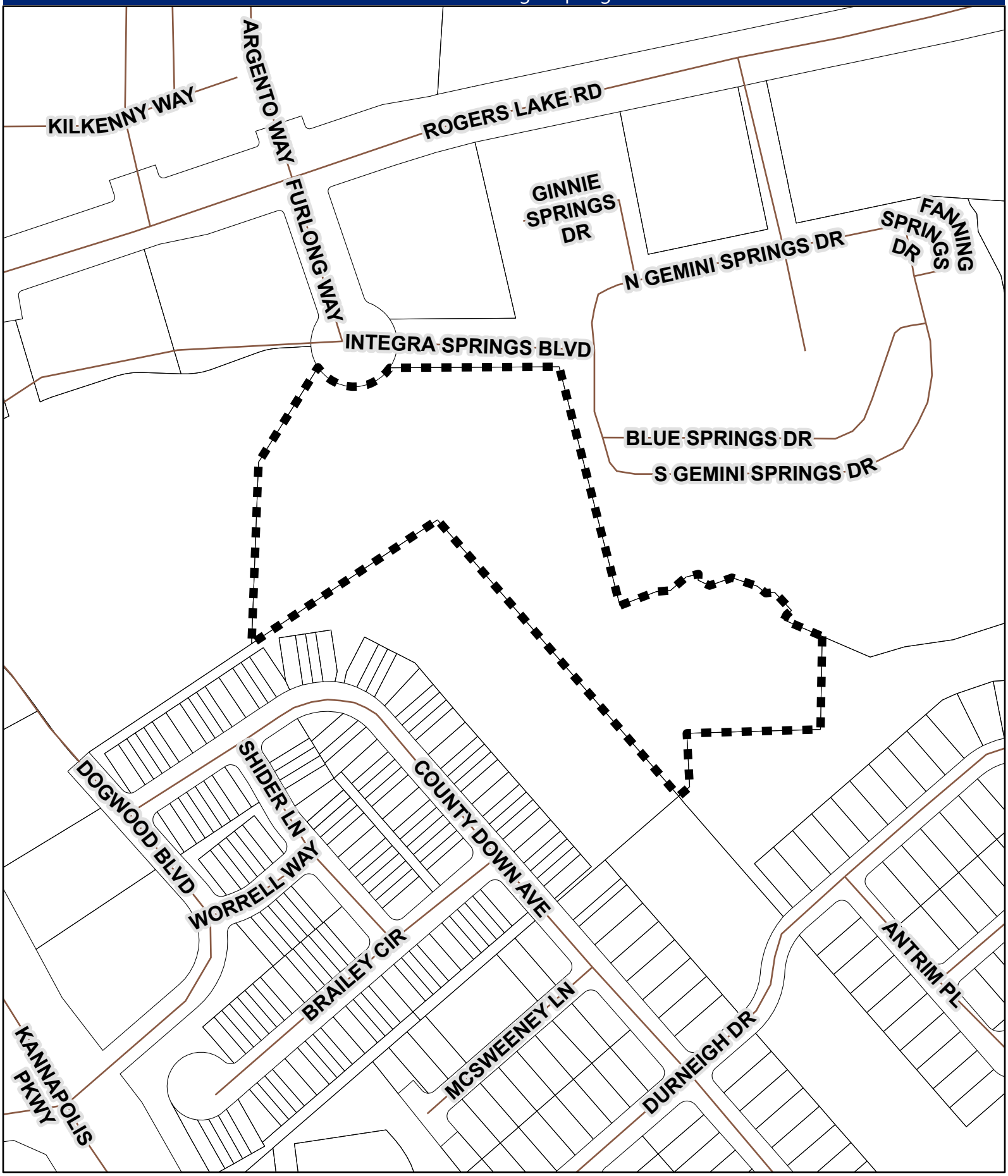
Lauren Russell
Planner

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, 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-2026-05
Applicant: MPV Kellswater, LLC
4855 Integra Springs Blvd



OBJECTID_1	AcctName1	AcctName2	MailAddr1	MailAddr2	MailCity	MailState	MailZipCod
144286081	MPV KELLSWATER LLC	A NC LLC	2400 SOUTH BLVD		CHARLOTTE	NC	28203
144286082	WEST SHORE VIVE LLC		1 INTERNATIONAL PL STE 1330		BOSTON	MA	02110
144286243	RANGINENI NARESH NAIDU		1294 BRIDGEFORD DR NW		HUNTERSVILLE	NC	28078
144286244	COLEMAN ANNALISE	COLEMAN GERALD	4060 COUNTY DOWN AVE		KANNAPOLIS	NC	
144286266	CALLENDER SYDNEE VICTORIA		6244 CREEK BREEZE RD		CHARLOTTE	NC	28269
144286299	PALIWAL MANISH	PALIWAL BHUMIKA SPOUSE	4110 COUNTY DOWN AVE		KANNAPOLIS	NC	28081
144286345	KELLSWATER BRIDGE MASTER ASSOCIATION INC		C/O KEY COMMUNITY MGMT INC	1201 STALLINGS RD	MATTHEWS	NC	28104
144286420	STERK KENDALL	STERK JULIE SPOUSE	4070 COUNTY DOWN AVE		KANNAPOLIS	NC	
144286445	EVANS BRYAN J	CUMMINGS CYNTHIA M WF	4858 DURNEIGH DR		KANNAPOLIS	NC	28081
144286446	LINDSAY SYLVESTER JR	LINDSAY MIA L WF	4850 DURNEIGH DR		KANNAPOLIS	NC	28081
144286498	SFR FUND VI BORROWER LLC		PO BOX 4090		SCOTTSDALE	AZ	85261
144286544	KELLSWATER BRIDGE MASTER ASSOCIATION INC		C/O KEY COMMUNITY MGMT INC	1201 STALLINGS RD	MATTHEWS	NC	28104
144286550	SIMPSON SHAUNA CHERISE		4846 DURNEIGH DR		KANNAPOLIS	NC	28081
144286702	GHOSE SUSHMITA		1171 PHALLEN CT NW		CONCORD	NC	28027
144286703	KOSURU KRISHNAM	RALLABANDI SUHASINI WF	762 W BLUEBIRD DR		CHANDLER	AZ	85286
144286706	RALLABANDI SUSHMA	KAMMARI CHETAN SPOUSE	825 TRAVERS CT		MONROE	NC	28110
144286707	SPIRIDON JULIAN	SPIRIDON ALAN	1215 CLAIRES CREEK LN		DAVIDSON	NC	28036
144286724	BERRY MATTHEW J	BERRY BONNIE S SPOUSE	3960 COUNTY DOWN AVE		KANNAPOLIS	NC	28081
144286748	GOPU SRINIVASA	ISAMPALLI UDAYA	711 CORALBELL WAY		TEGA CAY	SC	29708
144286780	DUNCAN THERESA JORDAN		3940 COUNTY DOWN AVE		KANNAPOLIS	NC	28081
144286788	TAYLOR BOBBY H II	TAYLOR PATTI F WF	4866 DURNEIGH DR		KANNAPOLIS	NC	28081
144286806	LONG MARY PIERCE	PIERCE CHARLES G	4862 DURNEIGH DR		KANNAPOLIS	NC	28081
144286879	ANTY ROBERT L	ANTY EDNA WF	4854 DURNEIGH DR		KANNAPOLIS	NC	28081
144287712	LOYAL LEGACY 1 LLC	LOYAL LEGACY 2 LLC	698 N MAITLAND AVE STE 203		MAITLAND	FL	32751
144287852	MPV KELLSWATER LLC	A NC LLC	2400 SOUTH BLVD		CHARLOTTE	NC	28203
144294443	MPV KELLSWATER LLC	A NC LLC	2400 SOUTH BLVD		CHARLOTTE	NC	28203
144294445	MOHAN PRABHURAM	BABU ABINAYA SPOUSE	22411 NE 12TH CT		SAMMAMISH	WA	98074
144294447	SATWALKAR GAURAV S	SATWALKAR SHWETA SPOUSE	557 TULIP TREE ST NW		CONCORD	NC	28027
144294456	SUNKARA CHANDRA SEKHAR		3960 SHIDER LANE		KANNAPOLIS	NC	28083
144294457	GEORGETOWN CROSSING HOMEOWNERS ASSOCIATION INC		PO BOX 3340		FORT MILL	SC	29716
144294458	ORELLANA EBONY M		4020 COUNTY DOWN AVE		KANNAPOLIS	NC	28081
144294488	GEORGETOWN CROSSING HOMEOWNERS ASSOCIATION INC		PO BOX 3340		FORT MILL	SC	29716


City of KANNAPOLIS
PLANNING
ZONING
COMMISSION
PUBLIC HEARING
INFORMATION
CALL 704-920-4350
CASE # Z-2026-05

KANNAPOLIS

RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY WITH REGARD TO CASE #Z-2026-05

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 April 21, 2026, the Planning and Zoning Commission conducted a public hearing to consider a request to rezone approximately 2.44 +/- acres of an approximately 10.137 +/- acre parcel located at 4855 Integra Springs Boulevard (Cabarrus County Parcel Identification Number 56024936040000), owned by MPV Kellswater, LLC, from City of Kannapolis Planned Development-Traditional Neighborhood Development (PD-TND) to City of Kannapolis General Commercial (GC) 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 and a Primary Activity Center 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 21st day of April, 2026:

Chris Puckett, Chair
Planning and Zoning Commission

Attest:

Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission

KANNAPOLIS

RESOLUTION TO ZONE

Case #Z-2026-05
(4855 Integra Springs Boulevard)

From City of Kannapolis Planned Development-Traditional Neighborhood Development (PD-TND) to City of Kannapolis General Commercial (GC) 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 April 21, 2026, for consideration of rezoning petition Case #Z-2026-05 as submitted to the City of Kannapolis Planning Department; and

WHEREAS, the request was to rezone 2.44 +/- acres of an approximately 10.137 +/- acre parcel located at 4855 Integra Springs Boulevard, (Cabarrus County Parcel Identification Number 56024936040000) owned by MPV Kellswater, LLC, from City of Kannapolis Planned Development-Traditional Neighborhood Development (PD-TND) to City of Kannapolis General Commercial (GC) 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 "Complete Neighborhood 2" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The "Complete Neighborhood 2" Character Area promotes small format retail as a primary use and small format office as a secondary use. Part of the site is also located within a "Primary Activity Center" Character Area, which is intended to provide opportunities for larger format retail at high volume major thoroughfare intersections. Development is designed to provide access to adjacent neighborhoods as well as the greater Kannapolis community.

2. **Is the proposed rezoning in conflict with any provision of this Ordinance or the City Code of Ordinances?** No. The City of Kannapolis General Commercial (GC) zoning designation is appropriate for the parcel.

3. **Does the proposed rezoning correct an error in the existing zoning present at the time it was adopted?** No. The proposed rezoning is to address that the property has two different zoning districts, PD-TND and GC. The rezoning request is for the entire property to be zoned GC.

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 GC zoning designation is compatible with existing and allowed uses on surrounding land. The subject property is part of the Kellswater Commons commercial development. Additionally, surrounding uses are various residential types including multifamily, townhomes, and single-family detached. The multifamily development and the single-family detached dwellings are zoned PD-TND. The townhomes are within the GC zoning district.

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 in the Kellswater Commons development. Sewer and water are accessible. The subject property is located on a roundabout 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 commercial and residential uses. The surrounding properties are zoned GC and PD-TND.

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 is a 200-foot Duke Easement that partially goes through the western portion of the property. There is an existing stormwater control measure on the east side of the property. 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 a portion of the above referenced property be rezoned from City of Kannapolis Planned Development-Traditional Neighborhood Development (PD-TND) to City of Kannapolis General Commercial (GC) Zoning Designation.

Adopted this the 21st day of April, 2026:

Chris Puckett, Chair
Planning and Zoning Commission

Attest:

Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission

Agenda Item: B

City of Kannapolis Planning and Zoning Commission

Planning and Zoning Commission Agenda Staff Report
April 21, 2026

To: Planning and Zoning Commission

From: Elizabeth McCarty, Assistant Planning Director

Subject: CZ-2026-03 - Conditional Zoning Map Amendment - 6304 and 6320 Mooresville Road and 6165 Pagemont 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, High Side Golf Club, Inc., is requesting to conditionally rezone property located at 6304 and 6320 Mooresville Road and 6165 Pagemont Road. The subject property is currently zoned Cabarrus County Agricultural/Open Space (AO), and the request is to assign City of Kannapolis Residential 2-Conditional Zoning (R2-CZ) zoning district to allow for a golf course development and a limited number of single-family detached residential lots. The subject properties are approximately 109.166 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 46938748690000, 46938826390000, and 46938947570000.

This property was voluntarily annexed on April 13, 2026. 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. The applicant conducted the required neighborhood meeting for a conditional rezoning on January 28, 2026. The meeting was held at 6:00 p.m. at Bethpage Presbyterian Church, 6020 Mooresville Road. A summary of the meeting is attached.

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 "Cluster Residential" Character Area as designated in the Move Kannapolis Forward 2030 Comprehensive Plan. This character area promotes single-family residential, civic uses, and open space conservation as primary uses. Secondary uses include neighborhood-serving retail and office, trails and greenways, and special events. The proposed golf course and larger-lot single-family residential uses are consistent with the goals and objectives of the Plan.
2. **Is the proposed rezoning in conflict with any provision of this Ordinance or the City Code of Ordinances?** No, the proposed rezoning is not in conflict with any ordinances.
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 subject properties are surrounded on the north, east, and west by lands zoned Cabarrus County Agricultural/Open Space (AO). Parcels on the south side of Mooresville Road are primarily zoned Cabarrus County AO. One parcel is zoned City of Kannapolis General Commercial-Conditional Zoning (GC-CZ) for a contractor's shop/office and general office. ;
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. With the request to assign City of Kannapolis zoning, the Mooresville Road (NC3) segment of the Coddle Creek Subdistrict of the Thoroughfare Protection Overlay District will extend along the frontage of the subject property. Mooresville Road is a NCDOT maintained road. The applicant will need to meet NCDOT's driveway and roadway requirements.
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 property is within the growth area for the City of Kannapolis, and the requested zoning allows for development that is compatible with existing and adjacent zoning and uses. ;
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. The property is within the Coddle Creek Reservoir WS-II BW, and an unnamed tributary crosses the site. The development will need to meet the standards of the River/Stream Overlay District and the Watershed Protection Overlay District, Sections 3.8.I and 3.8.H of the KDO, respectively. Further, the development will be required to conform to all other 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 "Cluster 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 #CZ-2026-03 with the following conditions:

1. The permitted uses allowed by this rezoning shall include the uses, densities, and intensities as shown on the conceptual site plan approved with this rezoning. The intent of this rezoning submittal is to allow for a golf course and single-family detached residential development.
2. NCDOT driveway permit shall be obtained for the proposed access.
3. The development depicted on the rezoning site plan is schematic in nature and is intended to show the general arrangement of such uses and improvements on the site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations, and they may be altered or modified in accordance with the City of Kannapolis Development Ordinance.
4. A final site plan, in compliance with the applicable Kannapolis Development Ordinance standards, shall be submitted to and approved by City Staff prior to issuance of a Zoning Clearance permit.
5. The development shall comply with the current Land Development Standards Manual.

Alternative Courses of Action:

Motion to Approve (2 votes)

1. **Should the Commission choose to approve the request for rezoning as presented in Case #CZ-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 "Cluster 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.

2. **Should the Commission choose to approve Case #CZ-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 #CZ-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 #CZ-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 #CZ-2026-03, a motion should be made to**

deny the Resolution to Zone.

Attachments

1. Application
2. Vicinity Map
3. Zoning Map
4. FLU Map
5. Site Plan
6. Neighborhood Meeting
7. Notification Letter
8. Notified Addresses
9. Posted Sign
10. Statement of Consistency
11. Resolution to Zone

Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

KANNAPOLIS

Conditional 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. The fees may also be paid online with a link provided by staff.

CONDITIONAL REZONING REQUEST

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

Requested Rezoning Property Address: 6304 Mooresville Rd, Kannapolis, NC 28081

Applicant: High Side Golf Club, Inc.

Proposed development: Golf facility & residential lots

SUBMITTAL CHECKLIST

- [x] **Pre-Application Meeting**
- [x] **Neighborhood Meeting**
- [x] **Zoning Map Amendment Checklist and Application – Complete with all required signatures**
- [x] **Plot/Site Plan**
- [x] **Please mark this box to authorize aerial drone photography of the site**
- [x] **Fee: $950.00 ($600 Application Fee, $300 Legal Notices and notification fee, & $50 for letter/sign public notice[see Fee Schedule])**

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 (Table 2.4.F(2) of the Kannapolis Development Ordinance [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 3rd Tuesday at 6:00pm in City Hall Laureate Center. **The pre-application meeting, neighborhood meeting, submittal of application and site plan, 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 with conditions.

Scope of Approval: An affirmative vote of three-fourths of the members present and not excused from voting, shall be necessary to approve a conditional 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:* 3/3/24

Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

KANNAPOLIS

CONDITIONAL ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

Applicant Contact Information

Name: Phil Hamel

Address: 17516 Gillican Overlook Rd
Davidson, NC 28036

Phone: [redacted]

Email: [redacted]

Property Owner Contact Information ☑ same as applicant

Name:

Address:

Phone:

Email:

Project Information

Project Address: 6304 Mooresville, Rd, Kannapolis, NC 28081

Parcel: see attached # of parcels: 3 Approx. size of parcels: 109 acres
(attach separate list if necessary)

Current Zoning Designation: AG Requested Zoning Designation: R2 - CZ

Reason for map amendment: Annexation into City from County

Condition(s) proposed by the applicant (attach separate sheet if necessary): Please see facility layout

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

Applicant Signature 3/31/24 Date

Property Owner Signature 3/31/24 Date

Parcels:

46938748690000

46938826390000

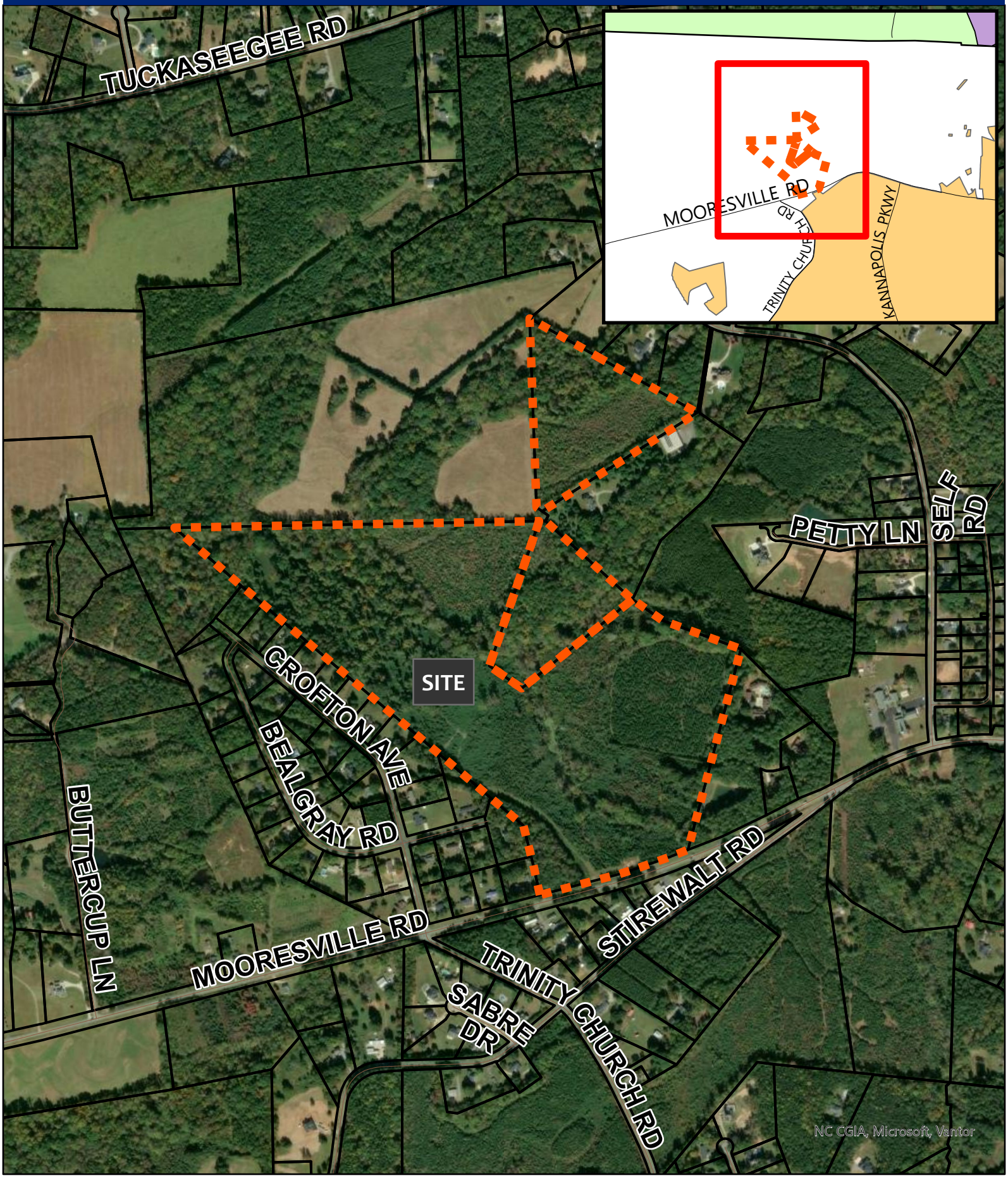
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Vicinity Map

Case Number: CZ-2026-03

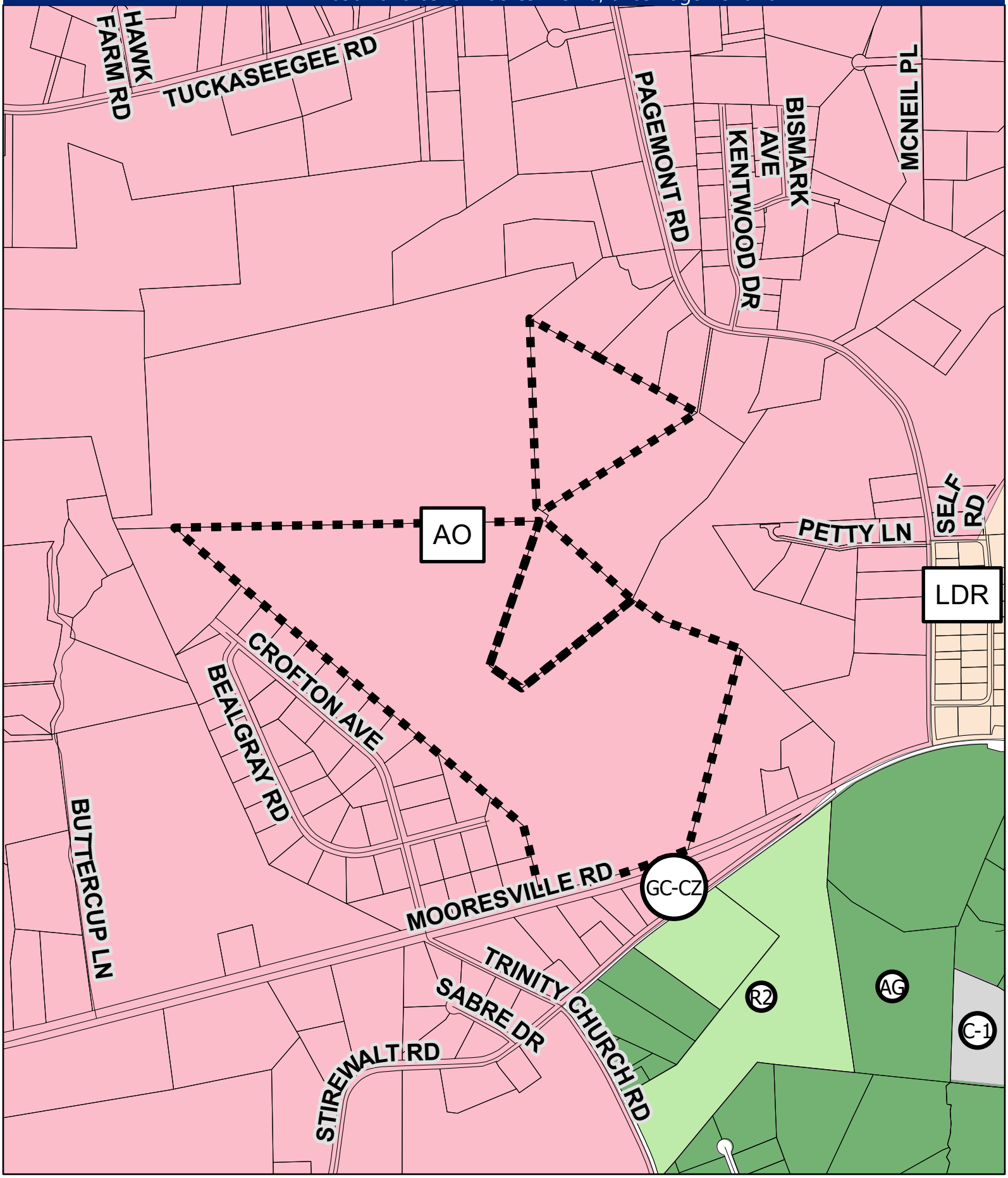
Applicant: High Side Golf Club, Inc./Phil Hamel

6304 and 6320 Mooresville Rd, 6165 Pagemont Rd



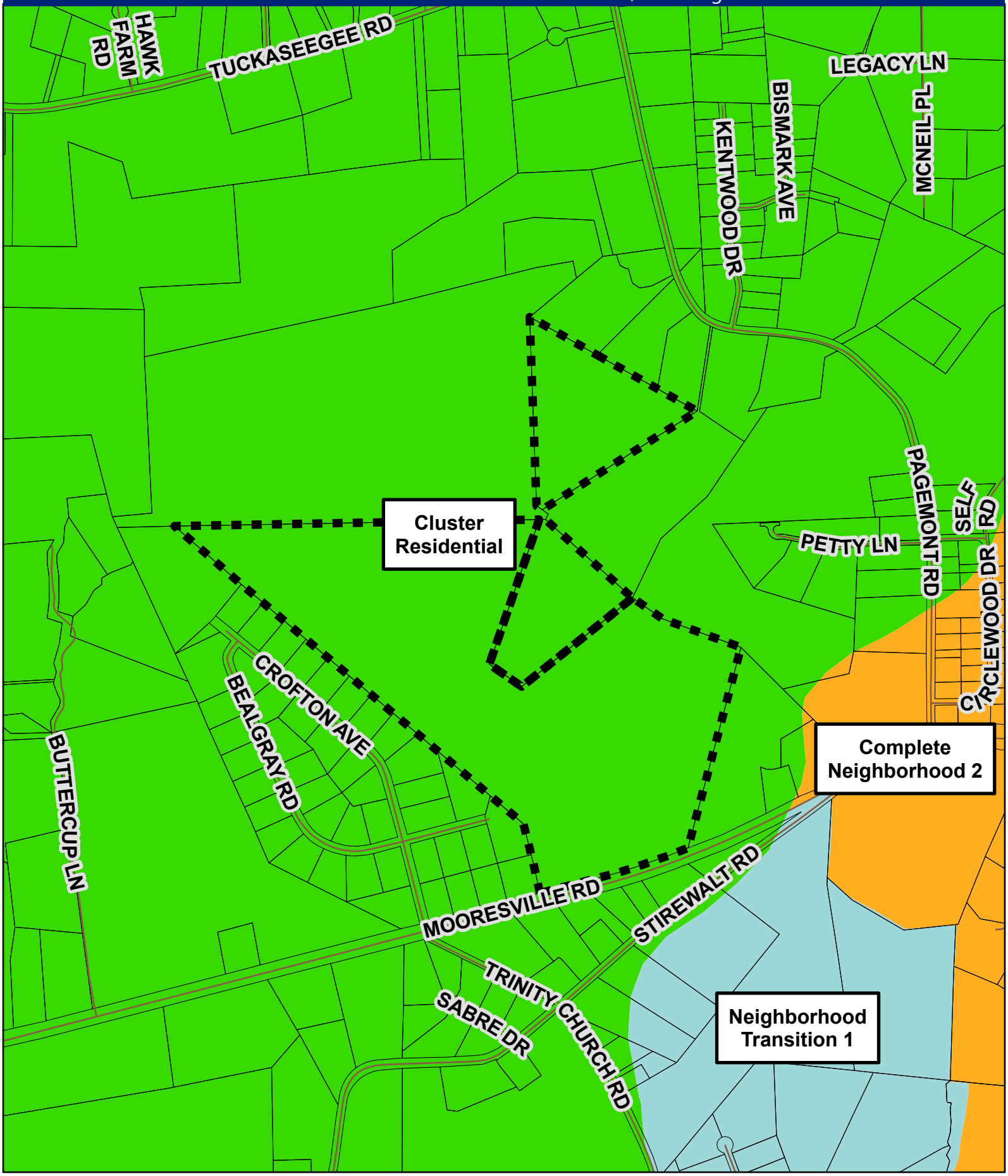
Kannapolis Current Zoning

Case Number: CZ-2026-03
Applicant: High Side Golf Club, Inc./Phil Hamel
6304 and 6320 Mooresville Rd, 6165 Pagemont Rd



Kannapolis 2030 Future Land Use Map

Case Number: CZ-2026-03
Applicant: High Side Golf Club, Inc./Phil Hamel
6304 and 6320 Mooresville Rd, 6165 Pagemont Rd





Woodbine Design, P.C.
Land planning & civil engineering

[redacted]

Project	HIGH SIDE GOLF CLUB
Location	6304 MOORESVILLE RD., KANNAPOLIS, NC 28081
Sheet Title	SITE PLAN

DEVELOPER/OWNER
HIGH SIDE GOLF CLUB
PHIL & SCOTT HAMEL

Designed By	WOODBINE DESIGN
Drawn By	PW
Date	12/8/25
Revisions	

Sheet: C1 of 1
Project Number: 25042

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

PLOTTED: 3/27/2026
Z:\SHARED\PROJECTS_PROJECTS\2042-HIGHSIDE GOLF CLUB_CAD\SITE-BASE-HIGHSIDE GOLF.DWG

January 19, 2026

Subject: Informal Neighborhood Meeting – Proposed Conditional Rezoning (6304 Mooresville Rd)

Dear Neighbor,

We are in the process of applying to the City of Kannapolis to annex and conditionally rezone the property located at 6304 Mooresville Road. The property is currently located in unincorporated Cabarrus County, and this request would bring it into the City of Kannapolis jurisdiction.

The purpose of this request is to allow for a clearly defined, thoughtfully planned Golf Course and Single-Family Residential Development project that is consistent with City requirements and compatible with the surrounding area. The current County zoning is AO – Agriculture/Open Space and the Proposed City zoning is R2-Residential.

As part of the City's rezoning process, we are required to hold an informal neighborhood meeting prior to any public hearings. We invite you to attend, review the proposed plan, and ask any questions you may have.

Neighborhood Meeting Details:

- Date: Wednesday, January 28th
- Start Time: 6:00 PM
- Location: Bethpage Presbyterian Church
    - 6020 Mooresville Rd, Kannapolis, NC 28081

Following this meeting, the rezoning request will be reviewed by the Kannapolis Planning & Zoning Commission at a public hearing currently scheduled for February 17, 2026.

A conceptual map of the property and proposed rezoning area is enclosed for your reference.

We appreciate your time and sincerely look forward to meeting you.

Sincerely,

Scott Hamel & Phil Hamel

6304 Mooresville Rd

Preliminary neighborhood meeting to share an early-stage concept for a golf and recreation use and to gather neighbor feedback.

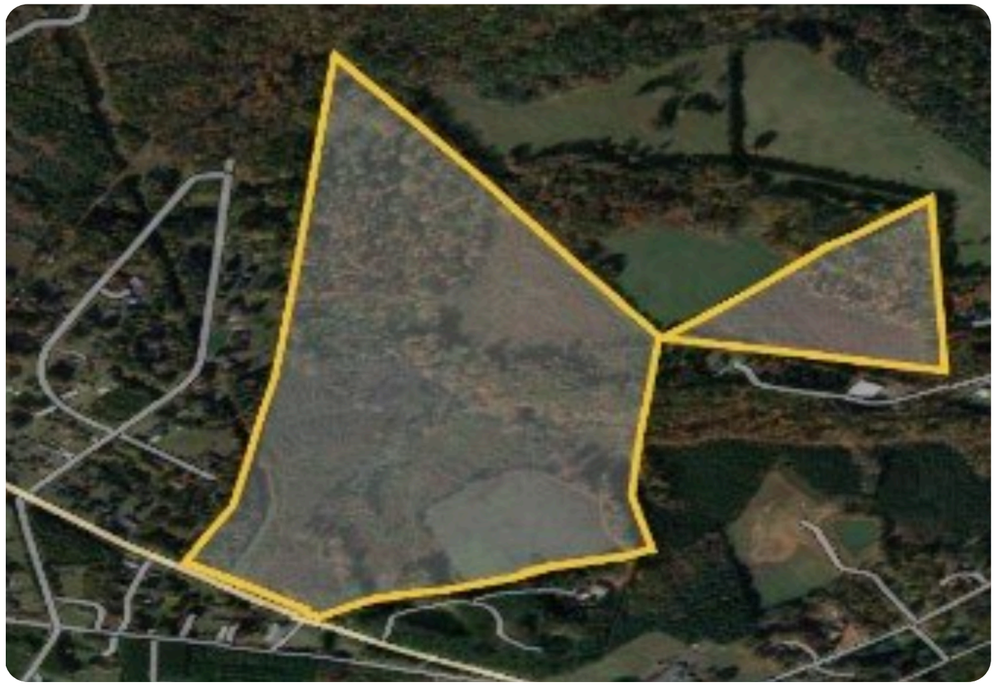
Neighborhood Meeting

January 28, 2026

HIGH SIDE GOLF CLUB

Neighborhood Meeting Agenda

- **Introductions**
- **Project overview**
- **Proposed annexation & zoning**
- **Q&A**



The Team

Phil Hamel, Founder

A seasoned CFO, COO, and Board Member, Phil has led financial and operational strategy across startups & public companies - including running his own organizations. As an avid golfer, he brings business acumen to the game he loves.

Scott Hamel, Founder

A former professional golfer turned CPA, Scott co-founded and exited a successful golf business. With a Masters in Accounting and Big Four experience + Controller experience, he now coordinates all aspects of the build out of HSGC.

David Ross, PGA Professional

A lifetime PGA member with 40+ years of experience, David has coached over 35,000 lessons - developing top-ranked juniors and tour winners. A former touring pro and Director of Golf, he leads the Performance Center at HSGC.

Civil Engineer
Peyton Woody

Golf Course Architect
Kris Spence

Building Architect
Ginger Moore

Golf Course Superintendent
Ron Ritchie

Northstate Property Advisors
Thomas Propst, Cate Davis, Evan Mozingo

Experience Coordinator
Carol Hamel

Assistant PGA Professional
Kennedy Ramsey

Preliminary Project Overview

What It Is

- A smaller footprint, community-oriented golf and recreation concept
- Short format golf, practice facilities, a clubhouse and performance center
- Enjoyable, thoughtfully designed golf
- Limited number of single-family homes

Design Principles

- Seamlessly blend with the current landscape
- Designed to feel welcoming and neighborhood oriented
- Thoughtful buffers, trees, setbacks
- Planned in coordination with the City & local professionals

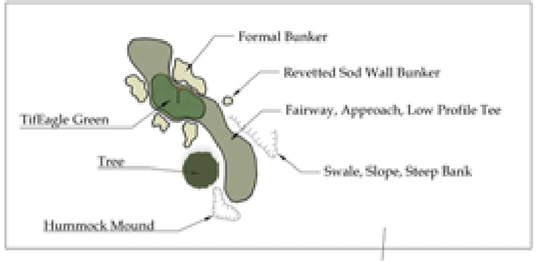
Spence Golf Inc.
Kris W. Spence - Golf Architect
Renovation - Restoration - Classic Golf Architecture
Oak Ridge, North Carolina
www.krisspence.com



THE CARD

HOLE	PAR	BACK	FRONT
1	3	110	70
2	3	115	80
3	3	90	55
4	3	65	45
5	3	135	90
6	3	150	115
7	3	75	50
8	3	70	45
9	3	115	85
OUT	27	925	635
10	4	300	270
11	3	115	95
12	3	135	95
13	3	115	85
14	5	555	475
15	3	145	125
16	3	170	140
17	4	400	360
18	3	150	120
IN	31	2,085	1,765
TOTAL	58	3,010	2,400

LEGEND



Proposed Annexation & Zoning

Proposed Annexation/City Zoning

- Exploring Annexation into City of Kannapolis
- Exploring Conditional city Zoning (R2)
- Ongoing discussions with City of Kannapolis planning staff
- Access to city water / municipal services







Q&A Session

Thanks for your time!



314-540-3777 • **shamel@highsidegolfclub.com**
314-422-3861 • **phamel@highsidegolfclub.com**

High Side Golf Club

1/28/26 Neighborhood Meeting Recap

Meeting Start Time: 6:00 PM

Meeting Location: Bethpage Presbyterian Church

6:00 PM – 6:20 PM: Informal conversations, open

6:20PM – 7:00 PM: Slide deck + Q&A

7:00PM – 7:30 PM: More informal conversations, close

Notes:

- Began the meeting around 6pm – good turnout of most surrounding neighbors
- Started the session with informal conversations with site maps spread throughout the room for the neighbors to view and discuss
- Then, presented the HSGC - Neighborhood Meeting slides attached
    - Introductions
    - Project overview
    - Proposed annexation & zoning
    - Q&A
- Closed the session with more informational conversations with the neighbors

Q&A Session:

- Q: Will you be having homes on the site?
    - A: We are currently planning for 9-10 single family residential homes
- Q: How many holes will you have on the site?
    - A: 18 holes; 2 distinct 9's – a shorter Par 3 nine and a Short Course nine
- Q: What will the yardage be for each 9?
    - A: The Par 3 nine will be roughly ~1000 yards; the Short Course nine will be roughly ~2300 yards
- Q: Will you put multifamily units now or in the future on this site?
    - A: No; that is not the intent now or in the future

- Q: Will you be open to the public or members only?
    - A: We plan to be a semi-private club, open to both members and the public
- Q: What will your hours of operation be?
    - A: Our standard hours are projected to be 7:00 AM – 9:00 PM or so, subject to change but follow all ordinances
- Q: Will you have lights?
    - A: We intend on having lights for the driving range and Par 3 course. With that said, we'll be engineering the lights to control any light spill to within ordinances
- Q: If you annex into the City of Kannapolis, will our adjacent property be annexed as well?
    - A: No, our annexation of this property would not impact your property/county status. They are independent – the city cannot annex your property without your permission
- Q: What will your greens fees/monthly dues be?
    - A: Roughly ~$45 for public greens fees/~$300/month for members
- Q: Do neighbors get free membership?
    - A: Here's our business card, email us to get on a list for updates and early members
- Q: Who have you been working with at the city?
    - A: We've been working with the Planning Department – Richard Smith and his team – numerous discussions
- Q: Have you talked to City Council yet?
    - A: Not directly, but via the Planning Department – they are aware of the project
- Q: Will you have alcohol sales?
    - A: It is in the plans to have a small food & beverage scene which will include alcohol sales – beer, wine, spirits
- Q: Will this make it easier for other properties to be annexed in the future?
    - A: No, if this property is annexed, it has no impact or change to the process for your property to be annexed
- Q: What size plots do you plan for the residential lots?
    - A: All of them would be 1-acre+, single family lots
- Q: What dollar value range do you plan for the residential lots?
    - A: We envision nicer end homes - $1M-$2M+
- Q: Can we see your menu? This could be a great lunch spot

    - A: Still a work in progress but follow along with our website for any updates as we progress!
- Q: We own the property directly behind yours; would you have interest in buying any more of that land? We'd be willing to talk.
    - A: We'd love to have a conversation

KANNAPOLIS
Planning

April 2, 2026

Dear Property Owner:

Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Tuesday, April 21, 2026, at 6:00 PM, at 401 Laureate Way, Kannapolis, NC for the following case:

CZ-2026-03 – Conditional Zoning Map Amendment – 6304 & 6320 Mooresville Road and 6165 Pagemont Road

The purpose of this Public Hearing is 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 to allow for a golf facility and single-family residential development. The subject properties are approximately 109.166 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 46938748690000, 46938826390000, and 46938947570000, respectively. 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 April 13, 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.

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 contact the Planning Department at 704-920-4362 or emccarty@kannapolisnc.gov.

Sincerely,

Elizabeth McCarty

Elizabeth McCarty, AICP
Assistant Planning Director

Enclosure

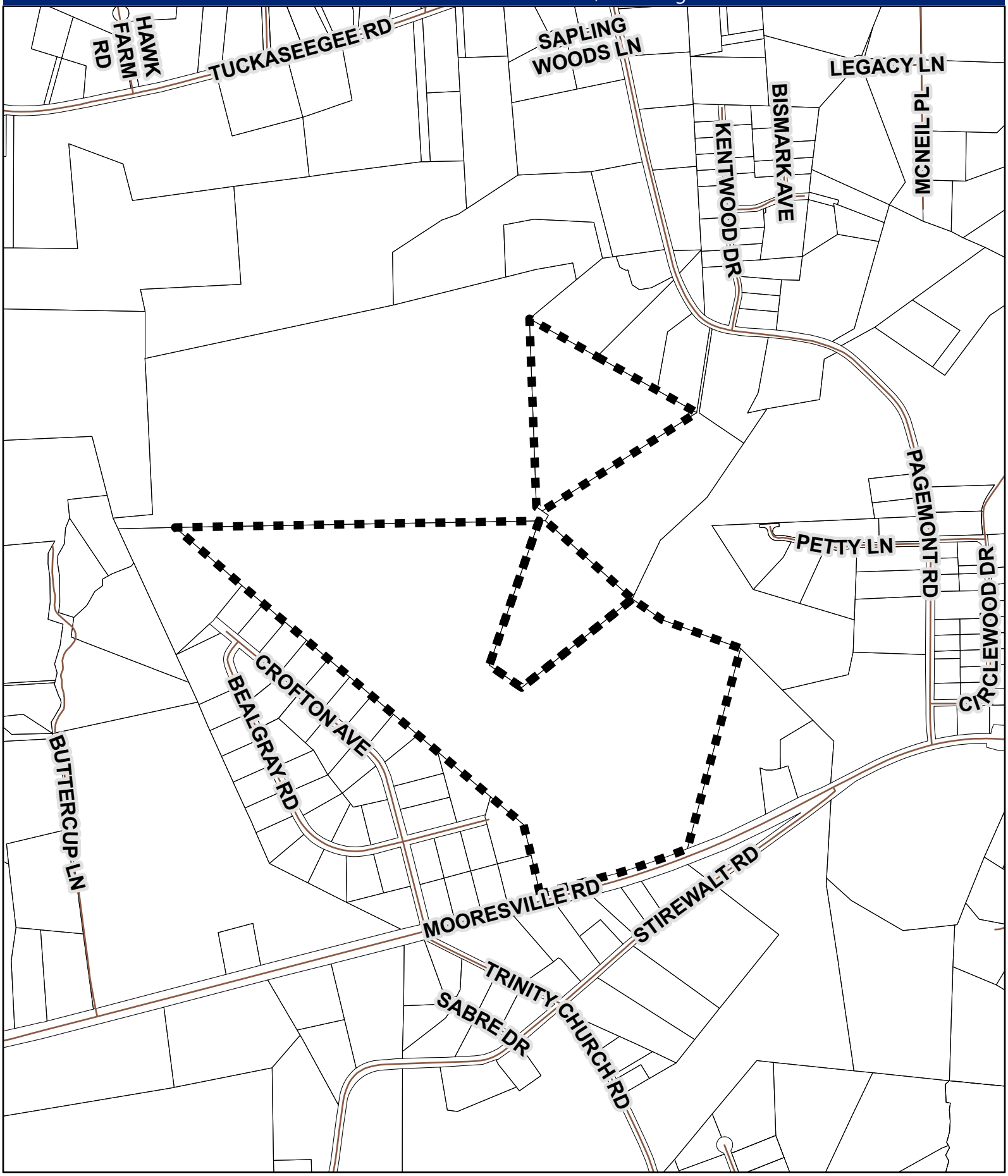
In accordance with Title II of the Americans with Disabilities Act (AD), any person requiring an accommodation to participate in a function or program of the City of Kannapolis, should contact Daniel Jenkins, Assistant Human Resource Director & ADA Coordinator, by phone at 704-920-4312, email adacoordinator@kannapolisnc.gov,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

Conditional Rezoning

Case Number: CZ-2026-03

Applicant: High Side Golf Club, Inc./Phil Hamel

6304 and 6320 Mooresville Rd, 6165 Pagemont Rd



AcctName1	AcctName2	MailAddr1	MailAddr2	MailCity	MailState	MailZipCod
DAYVAULT ROBERT L JR		5510 CROFTON AVE		KANNAPOLIS	NC	28081
DONNALLY WILLIAM	SURRATT SARAH	5468 CROFTON AVE		KANNAPOLIS	NC	28081
GOODSON JERRY R	GOODSON SIBYL R WF ESTATE	5710 CROFTON AVE		KANNAPOLIS	NC	28081
CAUGHELL DOUGLAS J	CAUGHELL CLAUDIA D	6583 BEALGRAY RD		KANNAPOLIS	NC	28081
ASHLEY STEVEN C		5640 CROFTON AVE		KANNAPOLIS	NC	28081
BROCK LEE ELLEN	RUMPLE WALTER GIPSON III	6301 PAGEMONT RD		KANNAPOLIS	NC	28081
FARMERS COMPASS LLC		7510 TUCKASEEGEE RD		KANNAPOLIS	NC	28081
WHITFIELD JANET M ESTATE	WHITFIELD CHARLES L ESTATE	C/O LAURA EVANS	105 RIDGEVIEW DR	RUTHERFORDTON	NC	28139
ATWELL PHYLLIS BROCK		1647 SKYLAND DR		WILKESBORO	NC	28697
MCINNIS MARK STEVEN	MCINNIS GINA R WF	5524 CROFTON AVE		KANNAPOLIS	NC	28081
MCCARN RANDY C		6582 BEALGRAY RD		KANNAPOLIS	NC	28081
LOVE BARRY F	LOVE LINDA LOUISE WF	6577 BEALGRAY RD		KANNAPOLIS	NC	28081
THE RUMPLE FAMILY TRUST		6175 PAGEMONT RD		KANNAPOLIS	NC	28081
WRENTZ LLC		6114 WILLOWOOD RD		KANNAPOLIS	NC	28081
STONE MORGAN MUNGER	STONE LAURA ANN WF	5610 CROFTON AVE		KANNAPOLIS	NC	28081
ARGO CRAIG EUGENE	ARGO KIMBERLY T WF	5568 CROFTON AVE		KANNAPOLIS	NC	28081
GRAYBEAL MARCIA C		5456 CROFTON AVE		KANNAPOLIS	NC	28081
ATKINSON JOHN ERIC	ATKINSON KRISTAL S WF	5460 CROFTON AVE		KANNAPOLIS	NC	28081
HAMBLIN GARY LEE	HAMBLIN GARY L ESTATE	2416 CEDAR HILL DR		KANNAPOLIS	NC	28083
BROCK LEE ELLEN	RUMPLE WALTER GIPSON III	6301 PAGEMONT RD		KANNAPOLIS	NC	28081
THIGPEN DAVID	THIGPEN SHARON SEABOLT WF	6143 PAGEMONT RD		KANNAPOLIS	NC	28081
MEEUWISSEN PATRICK	MEEUWISSEN JANET SPOUSE	6402 MOORESVILLE RD		KANNAPOLIS	NC	28081
HAMBLIN GARY L	HAMBLIN GARY L ESTATE	PO BOX 1262		KANNAPOLIS	NC	28082
WRENTZ LLC		6114 WILLOWOOD RD		KANNAPOLIS	NC	28081
ROSSER HOLDINGS LLC		6100 MOORESVILLE RD		KANNAPOLIS	NC	28081
WHITFIELD JANET M ESTATE	WHITFIELD CHARLES L ESTATE	C/O LAURA EVANS	105 RIDGEVIEW DR	RUTHERFORDTON	NC	28139
WHITFIELD JANET M ESTATE	WHITFIELD CHARLES L ESTATE	C/O LAURA EVANS	105 RIDGEVIEW DR	RUTHERFORDTON	NC	28139
THE RUMPLE FAMILY TRUST		6175 PAGEMONT RD		KANNAPOLIS	NC	28081
PUBLIC SERVICE CO OF N C INC	ATTN ELLEN DIGH	PO BOX 1398		GASTONIA	NC	28053
ROSSER ROBERT	ROSSER BRIDGET WF	6100 MOORESVILLE RD		KANNAPOLIS	NC	28081
GOODSON JERRY R	GOODSON SIBYL R WF ESTATE	5710 CROFTON AVE		KANNAPOLIS	NC	28081
BURGESS BENNIE LEE JR	BURGESS DIXIE L WF	5502 CROFTON AVE		KANNAPOLIS	NC	28081
STOUDMIRE JONATHAN KEITH		6131 PAGEMONT RD		KANNAPOLIS	NC	28081
CREDLE LA RUE S	CREDLE CLIFTON M JR HSB	671 LAKESIDE CIR APT 822		POMPANO BEACH	FL	33060


KANNAPOLIS
PLANNING
ZONING
COMMISSION
PUBLIC HEARING
INFORMATION
CALL 704-920-4350
CASE # CZ-2026-03

KANNAPOLIS

RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY WITH REGARD TO CASE #CZ-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 April 21, 2026, the Planning and Zoning Commission conducted a public hearing to consider a request to rezone approximately 109.166 +/- acres of property located at 6304 and 6320 Mooresville Road and 6165 Pagemont Road (Cabarrus County Parcel Identification Numbers 46938748690000, 46938826390000, and 46938947570000), owned by High Side Golf Club, Inc., from Cabarrus County Agricultural/Open Space (AO) to City of Kannapolis Residential 2-Conditional Zoning (R2-CZ) 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 "Cluster 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 21st day of April, 2026:

Chris Puckett, Chair
Planning and Zoning Commission

Attest:

Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission

KANNAPOLIS

RESOLUTION TO ZONE

Case #CZ-2026-03

(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 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 April 21, 2026, for consideration of rezoning petition Case #CZ-2026-03 as submitted to the City of Kannapolis Planning Department; and

WHEREAS, the request was to rezone 109.166 +/- acres of property located at 6304 and 6320 Mooresville Road and 6165 Pagemont Road, (Cabarrus County Parcel Identification Numbers 46938748690000, 46938826390000, and 46938947570000) owned by High Side Golf Club, Inc., from Cabarrus County Agricultural/Open Space (AO) to City of Kannapolis Residential 2-Conditional Zoning (R2-CZ) zoning designation; 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 "Cluster Residential" Character Area as designated in the Move Kannapolis Forward 2030 Comprehensive Plan. This character area promotes single-family residential, civic uses, and open space conservation as primary uses. Secondary uses include neighborhood-serving retail and office, trails and greenways, and special events. The proposed golf course and larger-lot single-family residential uses are consistent with the goals and objectives of the Plan.

1. The permitted uses allowed by this rezoning shall include the uses, densities, and intensities as shown on the conceptual site plan approved with this rezoning. The intent of this rezoning submittal is to allow for a golf course and single-family detached residential development.
2. NCDOT driveway permit shall be obtained for the proposed access.
3. The development depicted on the rezoning site plan is schematic in nature and is intended to show the general arrangement of such uses and improvements on the site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations, and they may be altered or modified in accordance with the City of Kannapolis Development Ordinance.
4. A final site plan, in compliance with the applicable Kannapolis Development Ordinance standards, shall be submitted to and approved by City Staff prior to issuance of a Zoning Clearance permit.
5. The development shall comply with the current Land Development Standards Manual.

Adopted this the 21st day of April, 2026:

Chris Puckett, Chair
Planning and Zoning Commission

Attest:

Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission

Agenda Item: C

City of Kannapolis Planning and Zoning Commission

Planning and Zoning Commission Agenda Staff Report
April 21, 2026

To: Planning and Zoning Commission

From: Elizabeth McCarty, Assistant Planning Director

Subject: CZ-2026-04 - Conditional Zoning Map Amendment - 11151 Sudbury 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

Request to consider an amendment to the previously approved rezoning conditions for property located at 11151 Sudbury Road, zoned City of Kannapolis Residential 8-Conditional Zoning (R8-CZ). The subject property is approximately 33.3 +/- acres and further identified as Cabarrus County Parcel Identification Number 46734445370000. The requested amendment is to allow for a new public school.

The subject parcel was annexed and rezoned to R8-CZ in 2021. The conditions of approval for the rezoning, Case #CZ-2021-19, permitted a 63-unit single-family residential development. The applicant is requesting an amendment to those conditions to allow for a new public elementary school and associated site amenities. As proposed, the zoning designation would remain R8-CZ, but the permitted uses and accompanying rezoning plan would be amended. If approved, development would follow the requirements of the Kannapolis Development Ordinance.

The applicant conducted the required neighborhood meeting for a conditional rezoning on March 17, 2026. The meeting was held at 6:00 p.m. at W.R. Odell Elementary School, 1885 Odell School Road. A summary of the meeting is attached.

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. Primary uses in this character area include single-family residential, multifamily residential, civic, and small format retail. The proposed public school is considered a civic/institutional use, and therefore, is consistent with the goals and objectives of the Plan.
2. **Is the proposed rezoning in conflict with any provision of this Ordinance or the City Code of Ordinances? No, the proposed rezoning is not in conflict with any ordinances?** No, the proposed rezoning is not in conflict with any ordinances. A public school is a permitted use in most zoning districts, including all residential zoning districts.
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?** No, the property is presently zoned R8-CZ. The applicant is requesting to amend the previous conditions of approval to construct a public school instead of a single-family residential development.;
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 subject property is surrounded by lands zoned Cabarrus County Agricultural/Open Space (AO). Single-family residential is the primary use on neighboring lands. A single-family residential subdivision is on the north side of Sudbury Road across from the subject property. The Concrescere Corporate Park, located at the intersection of Sudbury Road and Mooresville Road, is zoned City of Kannapolis Campus Development (CD).
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 a suitable use allowed under the requested zoning. Mooresville Road is a NCDOT maintained road. The applicant has initiated a Traffic Impact Analysis for the project. NCDOT will determine any roadway or intersection improvements required to address capacity and safety of the street network.
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 property is within the growth area for the City of Kannapolis, and the requested zoning allows for development that is compatible with existing and adjacent zoning and uses.
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. The 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 #CZ-2026-04 with the following conditions:

1. The conditions and conceptual site plan applicable to the previous conditional rezoning approval, Case #CZ-2021-19, are removed and replaced with the conditions below.
2. The permitted uses allowed by this rezoning shall include the uses, densities, and intensities as shown on the conceptual site plan approved with this rezoning. The intent of this rezoning is to allow for a public elementary school and associated amenities.
3. NCDOT driveway permit shall be obtained for the proposed access.
4. The Traffic Impact Analysis shall be completed and submitted to City staff. Recommended improvements shall be coordinated with NCDOT.
5. The development depicted on the rezoning site plan is schematic in nature and is intended to show the general arrangement of such uses and improvements on the site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations, and they may be altered or modified in accordance with the City of Kannapolis Development Ordinance.
6. A final site plan, in compliance with the applicable Kannapolis Development Ordinance standards, shall be submitted to and approved by City Staff prior to issuance of a Zoning Clearance permit.
7. The development shall comply with the current Land Development Standards Manual.

Alternative Courses of Action:
Motion to Approve (2 votes)

1. **Should the Commission choose to approve the request for rezoning as presented in Case #CZ-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 "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 #CZ-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 CZ-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 CZ-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 #CZ-2026-04, a motion should be made to deny the Resolution to Zone.**

Attachments

1. Application
2. Vicinity Map
3. Zoning Map
4. FLU Map
5. Site Plan
6. Neighborhood Meeting
7. Public Notice Ad
8. Notified Addresses
9. Notification Letter
10. Posted Sign
11. Statement of Consistency
12. Resolution to Zone

Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

Conditional 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. The fees may also be paid online with a link provided by staff.

CONDITIONAL REZONING REQUEST

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

Requested Rezoning Property Address: 11151 Sudbury Road, Kannapolis, NC 28036

Applicant: Cabarrus County Schools on behalf of Cabarrus County

Proposed development: New elementary school site and associated site amenties

SUBMITTAL CHECKLIST

- ☑ **Pre-Application Meeting**
- ☑ **Neighborhood Meeting**
- ☑ **Zoning Map Amendment Checklist and Application – Complete with all required signatures**
- ☑ **Plot/Site Plan**
- ☑ **Please mark this box to authorize aerial drone photography of the site**
- ☑ **Fee: $950.00 ($600 Application Fee, $300 Legal Notices and notification fee, & $50 for letter/sign public notice[see Fee Schedule])**

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 (Table 2.4.F(2) of the Kannapolis Development Ordinance [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 3rd Tuesday at 6:00pm in City Hall Laureate Center. **The pre-application meeting, neighborhood meeting, submittal of application and site plan, 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 with conditions.

Scope of Approval: An affirmative vote of three-fourths of the members present and not excused from voting, shall be necessary to approve a conditional 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: Brian C. Cone Digitally signed by Brian C. Cone DN: C=US, E=brian.cone@cabarrus.k12.nc.us, O=Cabarrus County Schools, OU=130, CN=Brian C. Cone Date: 2026.03.18 10:50:44-04'00'

Date: March 18, 2026

Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

CONDITIONAL ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

Applicant Contact Information

Name: Brian Cone

Address: 4425 Old Airport Road
Concord, NC 28025

Phone: [redacted]

Email: [redacted]

Property Owner Contact Information ☐ same as applicant

Name: Cabarrus County Schools Board of Education

Address: 4401 Old Airport Road
Concord, NC 28025

Phone: [redacted]

Email: [redacted]

Project Information

Project Address: 11151 Sudbury Road, Kannapolis, NC 28036

Parcel: 46734445370000 # of parcels: 1 Approx. size of parcels: 33 acres
(attach separate list if necessary)

Current Zoning Designation: Select Requested Zoning Designation: R8-CZ

Reason for map amendment: Cabarrus County Schools continues to see exponetial growth in NW area of Cabarrus County. This piece of property will geographically support the long range planning needs of Cabarrus County Schools, City of Kannapolis, and the community.

Condition(s) proposed by the applicant (attach separate sheet if necessary): We are requesting the amendment of the previous condition applied in 2021 to this piece of property to allow the use of a public school to be constructed.

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

Brian C. Cone Digitally signed by Brian C. Cone DN: C=US, E=brian.cone@cabarrus.k12.nc.us, O=Cabarrus County Schools, OU=130, CN=Brian C. Cone Date: 2026.02.20 10:53:56-05'00' March 18, 2026

Applicant Signature Date

Brian C. Cone Digitally signed by Brian C. Cone DN: C=US, E=brian.cone@cabarrus.k12.nc.us, O=Cabarrus County Schools, OU=130, CN=Brian C. Cone Date: 2026.02.20 10:54:21-05'00' Mach 18, 2026

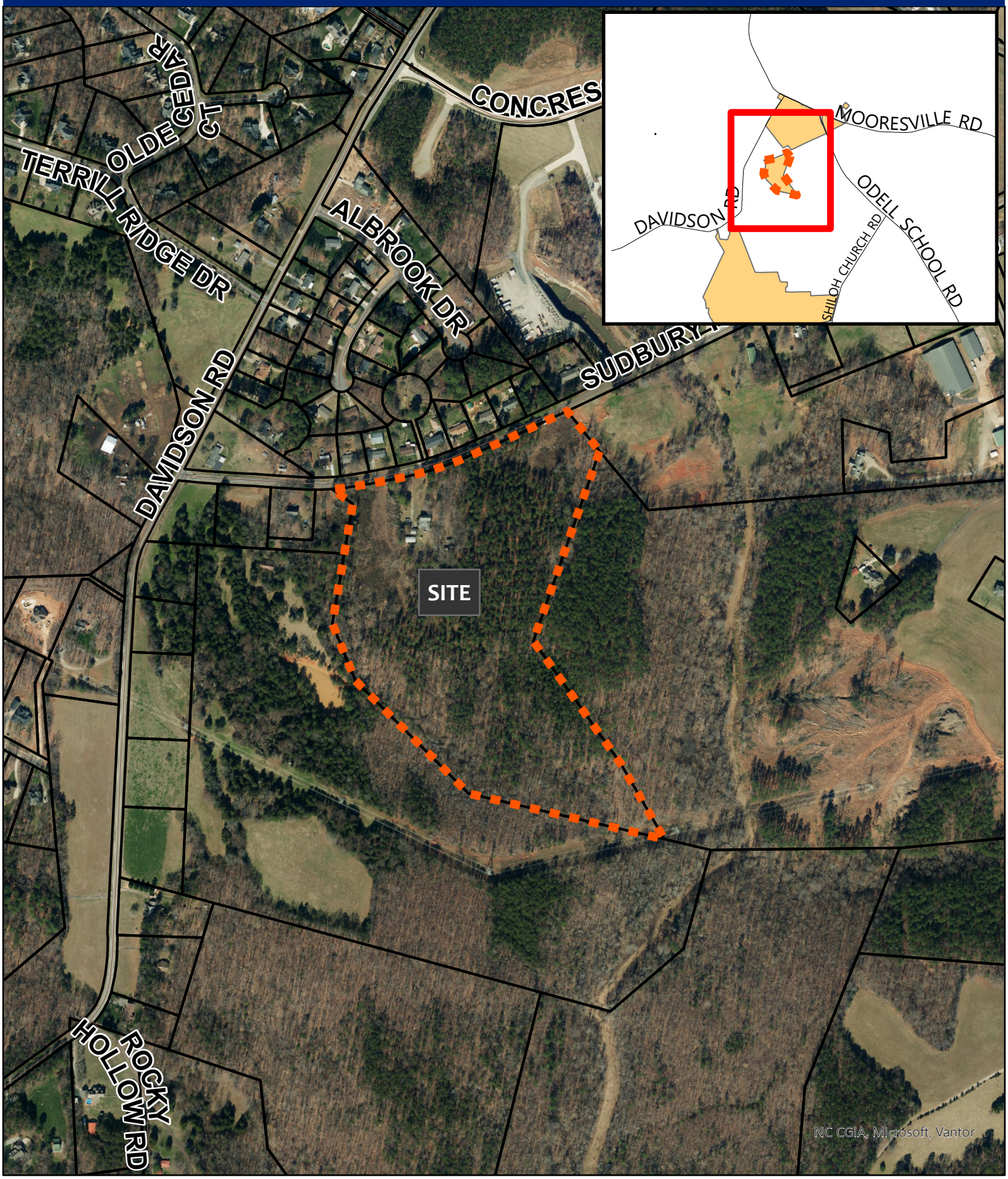
Property Owner Signature Date

Vicinity Map

Case Number: CZ-2026-04

Applicant: Cabarrus County Schools on Behalf of Cabarrus County

11151 Sudbury Rd

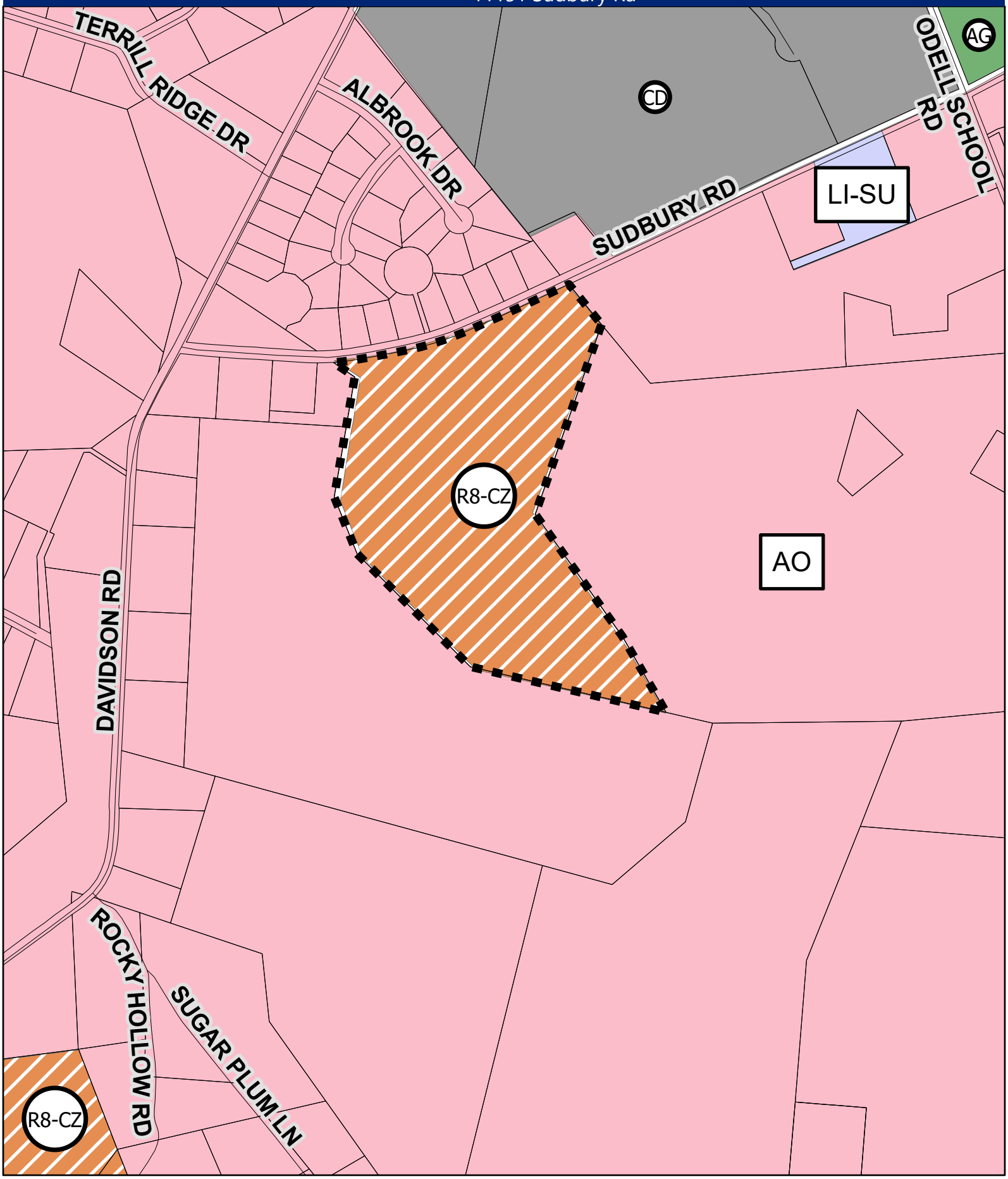


Kannapolis Current Zoning

Case Number: CZ-2026-04

Applicant: Cabarrus County Schools on Behalf of Cabarrus County

11151 Sudbury Rd

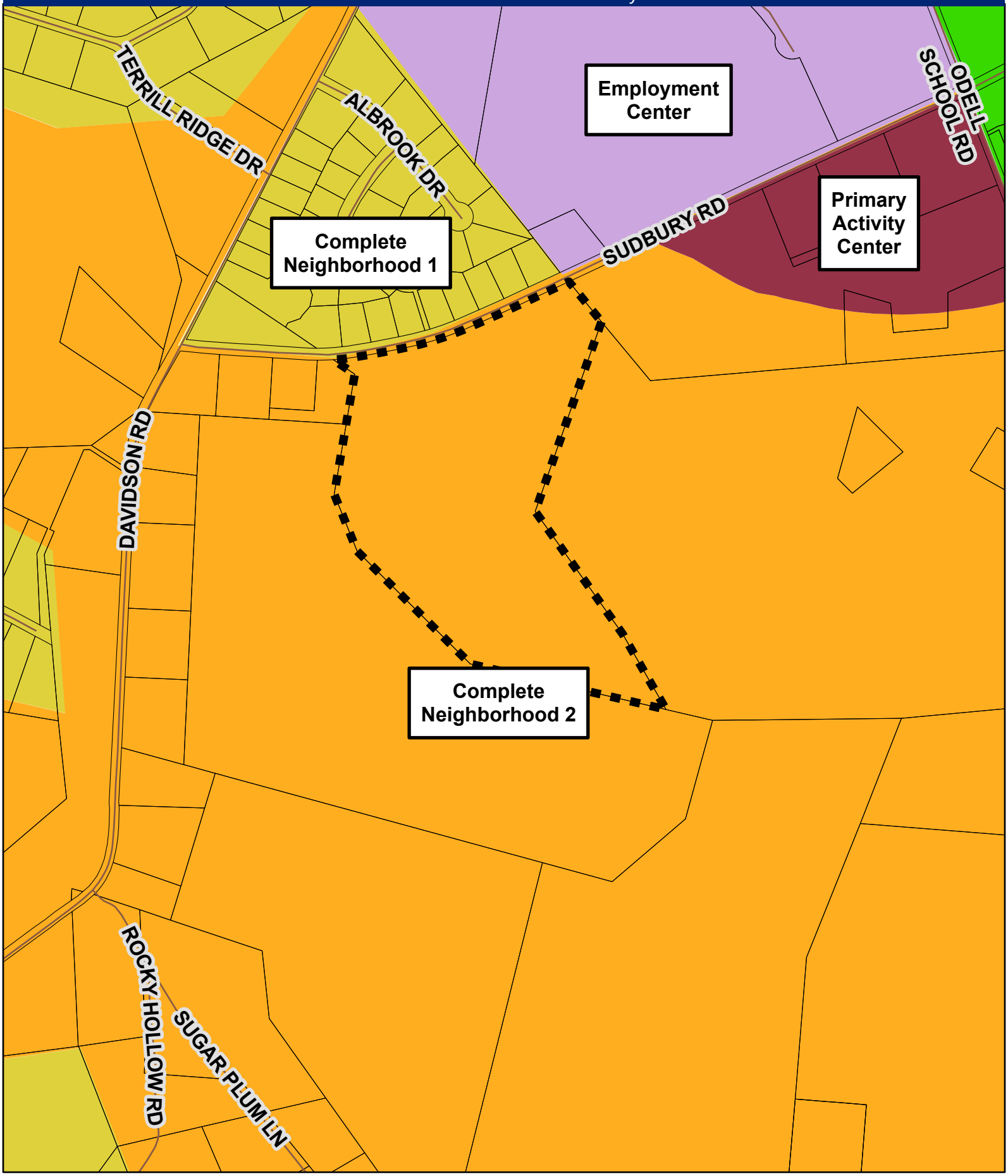


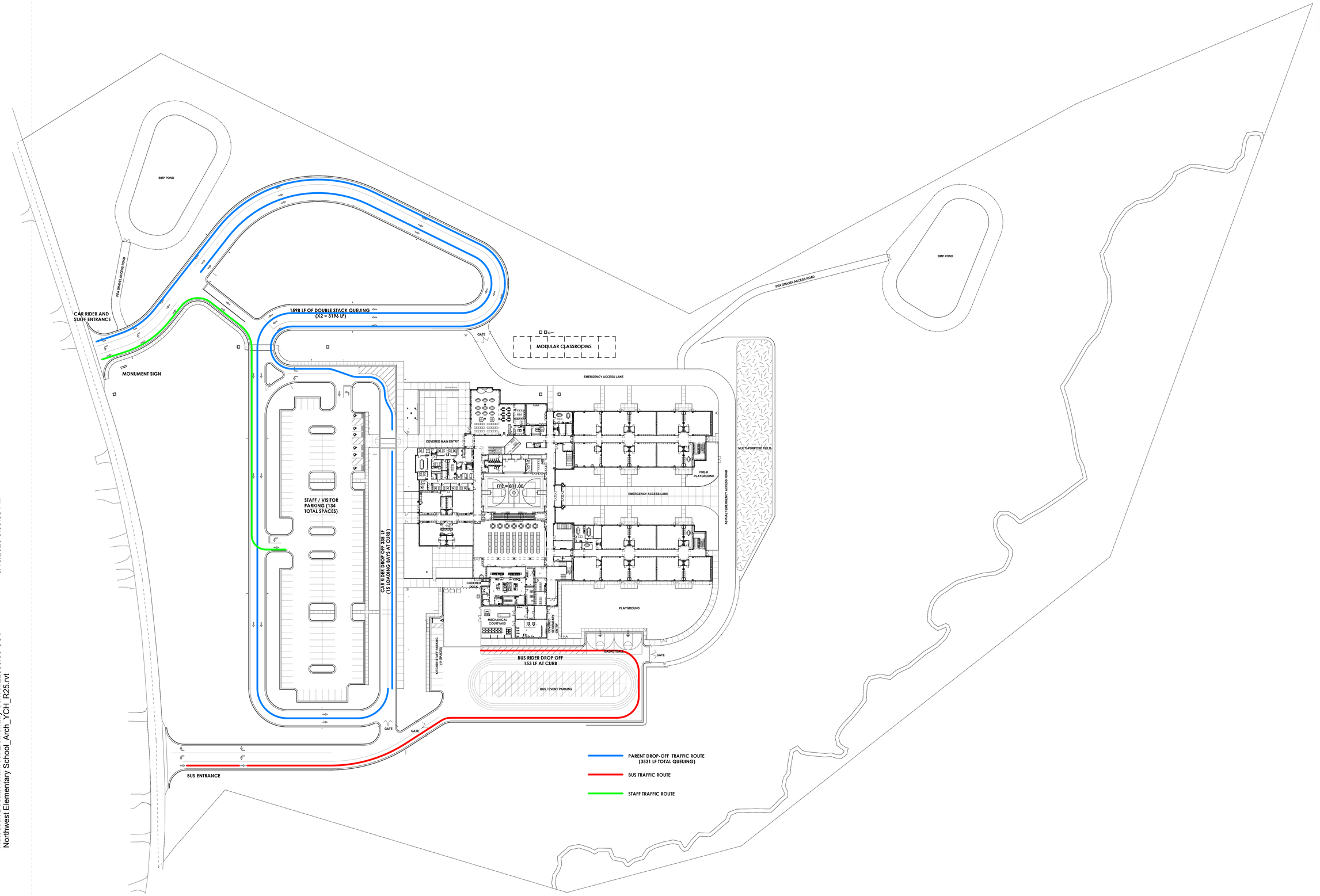
Kannapolis 2030 Future Land Use Map

Case Number: CZ-2026-04

Applicant: Cabarrus County Schools on Behalf of Cabarrus County

11151 Sudbury Rd





N PLAN N TRUE

1 SD100 OVERALL SITE PLAN

1" = 50'-0"

3/16/2026 6:00:55 PM

Autodesk Docs://Northwest Elementary School/22539.00 CCS Northwest Elementary School_Arch_YCH_R25.rvt

YCH Architects

7035 NORTHWINDS DR NW
CONCORD, NC 28027
704.788.2000 | ycharch.com

PROFESSIONAL SEALS:

OWNERSHIP OF INSTRUMENTS OF SERVICE:
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CONSULTANT:

CLIENT:

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Northwest Area Elementary School

11151 Sudbury Road
Kannapolis, North Carolina 28036

YCHA COM#: **22539.00**

PHASE & DATE:
Design Development

03-20-2026

REVISIONS:

SHEET TITLE:
OVERALL SITE PLAN

ARCHITECTURAL:

SD100

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4425 Old Airport Road
PO Box 388
Concord, NC 28026.0388

(704) 260-5654

Northwest Area Elementary School Community Meeting
Notice to Interested Parties of a Rezoning Request
Date of Notice: March 5, 2026

Dear Neighbor and Community Member,

Cabarrus County Schools is writing to inform you about an upcoming community meeting regarding a proposed rezoning request for the 11151 Sudbury Road Property in Kannapolis, North Carolina. The rezoning would allow for the construction of a new Northwest Elementary School to serve this area of the county. As a valued member of the surrounding community, your input is important to us, and we invite you to attend this meeting.

Meeting Details:

- **Date:** Tuesday, March 17, 2026
- **Time:** 6:00 p.m.
- **Location:** W.R. Odell Elementary School, 1885 Odell School Road, Concord, NC 28027
- **Hosted by:** Cabarrus County Schools – Department of Construction

Purpose of the Meeting:

The purpose of this meeting is to update the community on the plans associated with the new elementary school and discuss Cabarrus County Schools' request to amend the conditions applied to the Sudbury Road Property to allow its use as a public-school site. The Kannapolis Unified Development Ordinance (Article 4, Use Regulations, Section 4.2.B-Principal Use Table) identifies public schools as a permitted use within the R-8 zoning designation

During the meeting, district staff will share an overview of the proposed rezoning request, the conceptual site plan, and proposed building layouts. Your participation will help ensure that all viewpoints associated with this project are taken into consideration.

Cabarrus County Schools proudly serves more than 35,000 students and families and values strong community partnerships. This new school will provide amenities for families and community members for years to come, including athletic opportunities supported through a partnership with the City of Kannapolis Parks and Recreation. Thank you in advance for your time and consideration. We look forward to seeing you at the community meeting.

Sincerely,

Brian C. Cone
Executive Director, Capital Planning, Construction, and Real Estate
Cabarrus County Schools

Cc: Mr. Richard Smith, Planning Director, City of Kannapolis
Dr. John Kopicki, Superintendent, Cabarrus County Schools
Mrs. Kelly Sifford, Interim County Manager, Cabarrus County

Department of Construction

NW ES Project Community Presentation



Department Staff

Executive Director of Capital Planning, Construction, and Real Estate: *Mr. Brian C. Cone*
Director of Architecture, Planning, and Construction: *Mr. Harold Hahn*
Demographer/GIS Analyst: *Mrs. Frances Layne*
Construction Permit Coordinator: *Mrs. Dorothy Bramhall*

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03.17.2026 | 6:00pm



Cabarrus County School Project Team

Dr. Jonathan Bowers
Chief of School Performance
and Auxiliary Services
704-260-5689
Jonathan.bowers@cabarrus.k12.nc.us

Dr. John Kopicki
Superintendent
704-260-5610
john.kopicki@cabarrus.k12.nc.us

Harold Hahn
Director of Architecture, Planning,
and Construction
704-791-8597
Harold.hahn@cabarrus.k12.nc.us

Brian C. Cone
Executive Director of Capital Planning,
Construction, and Real Estate
704-260-5654
brian.cone@cabarrus.k12.nc.us

Dorothy “Dottie” Bramhall
Construction Permit Coordinator
Administrative Assistant
704-260-5661
Dorothy.bramhall@cabarrus.k12.nc.us

Frances Layne
GIS Analyst/
Demographic Specialist
704-260-5658
Frances.layne@cabarrus.k12.nc.us

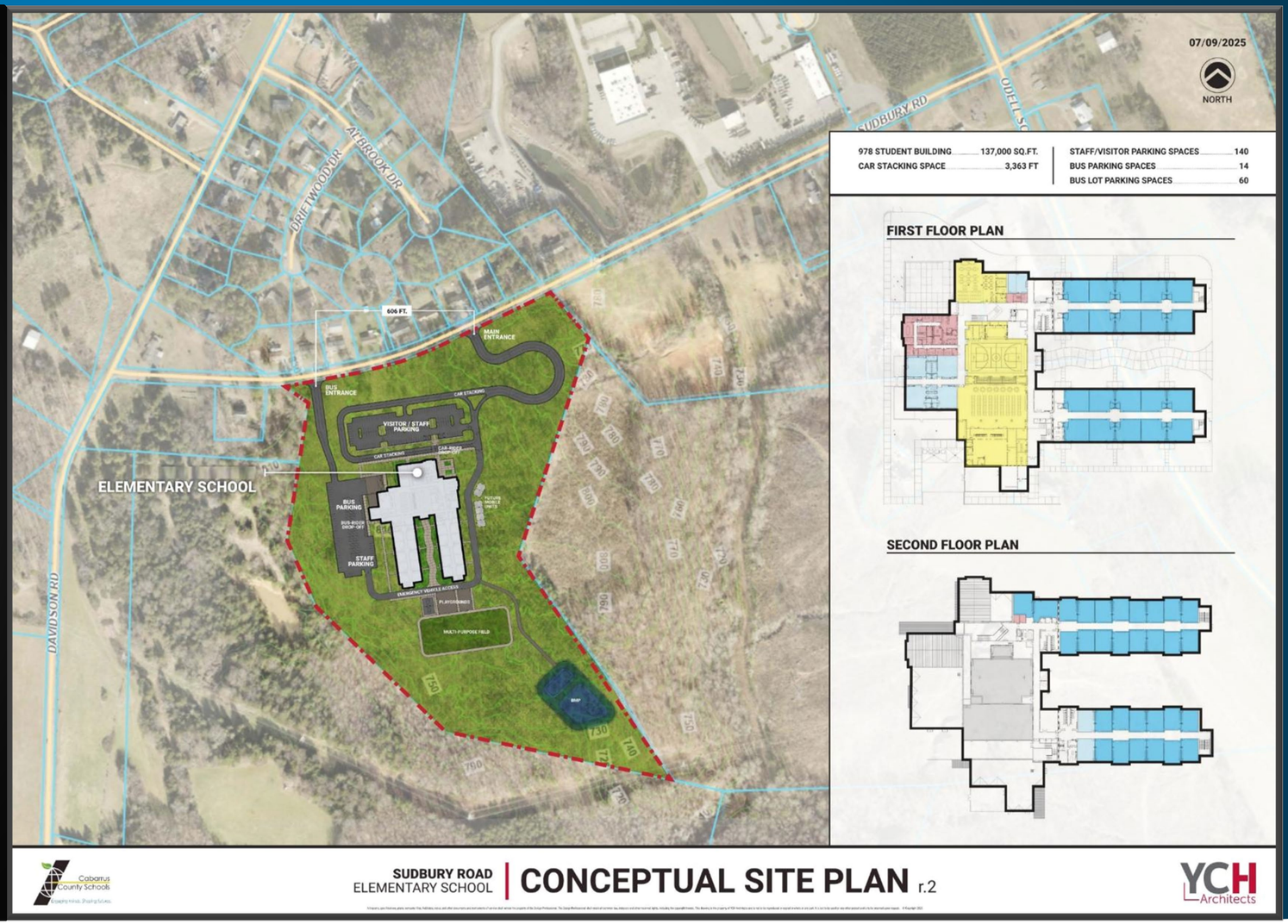
DESTINATION 27
Cabarrus County

@cabcoschools

Purpose and Goals

PROJECT: NW Area ES Project
11151 Sudbury Road, Kannapolis, NC 28036

- **WELCOME AND INTRODUCTION:** (*5 min*)
  - *Cabarrus County Schools*
  - *YCH Architects*
  - *Rodgers Builders*
- **GROWTH AND OVERVIEW** *(10 min)*
  - *CABARRUS COUNTY SCHOOLS*
- **LAND AND LOCATION** *(10 min)*
  - *CABARRUS COUNTY SCHOOLS*
- **TRAFFIC IMPACT ANALYSIS***(5 min)*
  - *CABARRUS COUNTY SCHOOLS*
- **SITE AND BUILDING DESIGN ELEMENTS** (*10 min*)
  - *YCH ARCHITECTS*
- **SITE LOGISTICS AND CONSTRUCTION** *(10 min)*
  - *RODGERS BUILDERS*
  - *BIM Model Video Presentation*
- **CLOSING AND Q&A** *(15 min)*



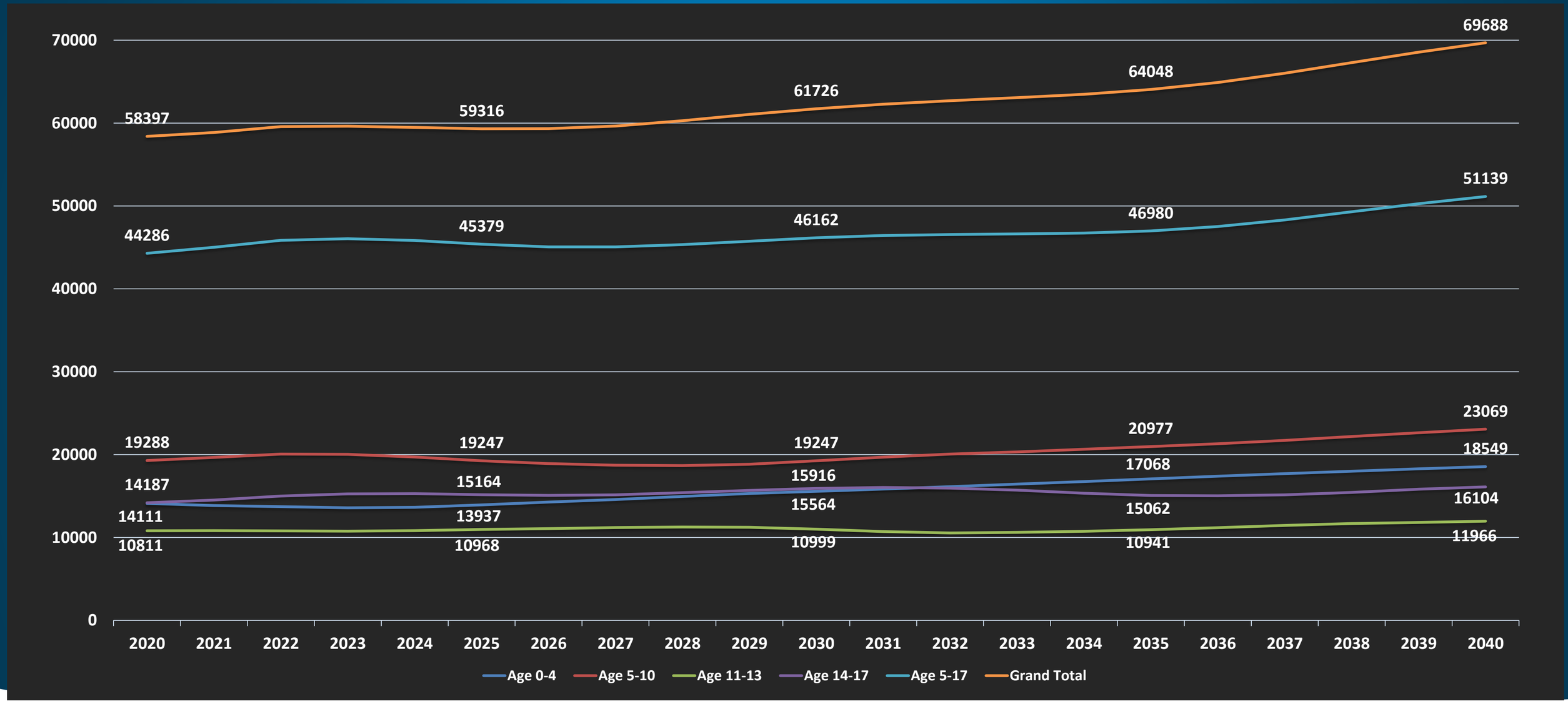
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Cabarrus County Student Population Projections / 2020-2040



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Preliminary Planning Projections

Base Population Change for K-5 from 2019-2020 to 2025-2026				
Schools	2019-2020 Base Population	2025-2026 Base Population	Base Population (Count) Growth	Base Population (Percent) Growth
Cox Mill ES	869	1091	222	26%
Charles E Boger ES	690	987	297	43%
W.R. Odell PS	887	1059	172	19%
W.R. Odell ES	948	1110	162	17%

Enrollment & Utilization from 2019-2020 to 2025-2026							
Schools	Design Capacity	2019-2020 M2 Enrollment	2019- 2020 Utilization	2025-2026 M2 Enrollment	2025-2026 Utilization	Seats Over Capacity	Mobile Classrooms
Cox Mill ES	902	1143	127%	1127	125%	225	15
Charles E Boger ES	825	653	79%	965	117%	140	8
W.R. Odell PS	734	725	99%	1047	143%	313	7
W.R. Odell ES	882	813	92%	1088	123%	206	10

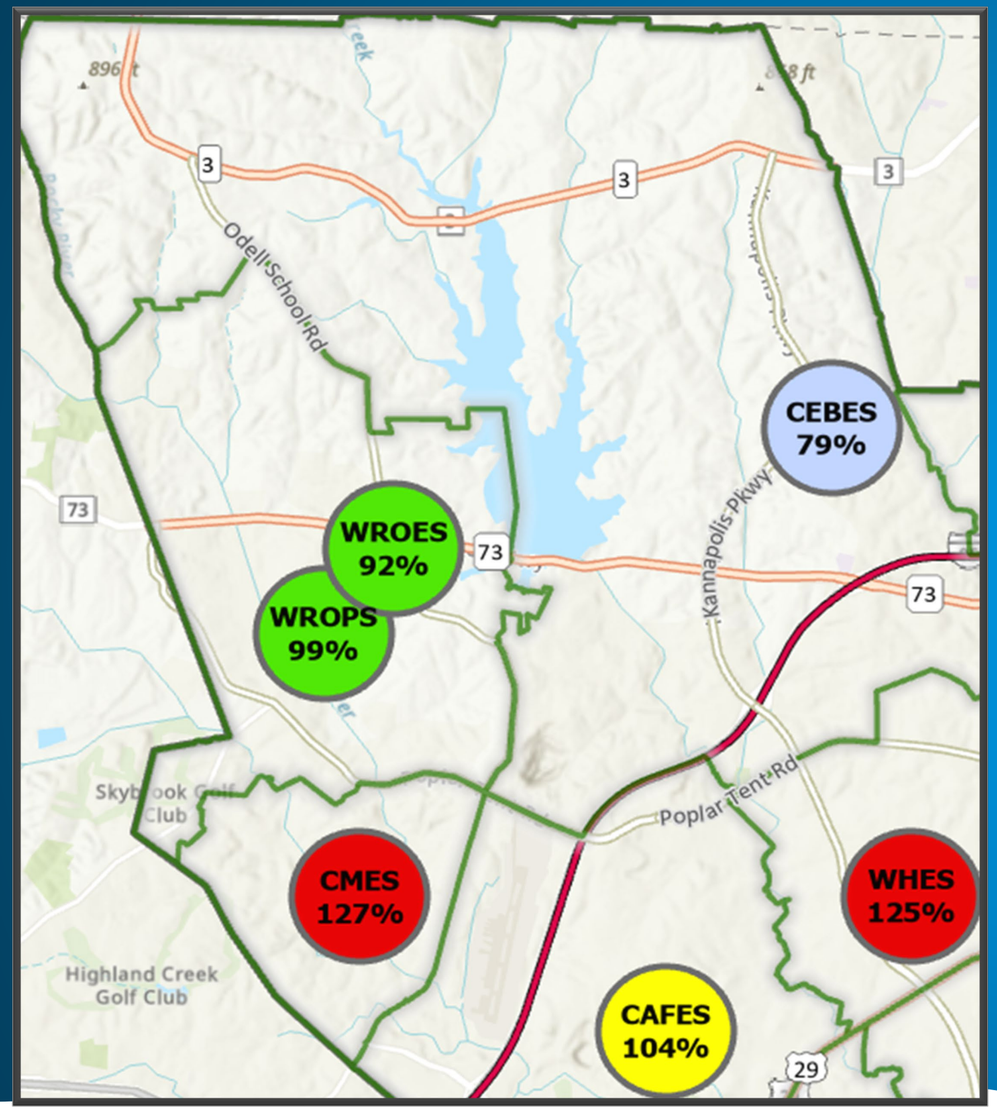
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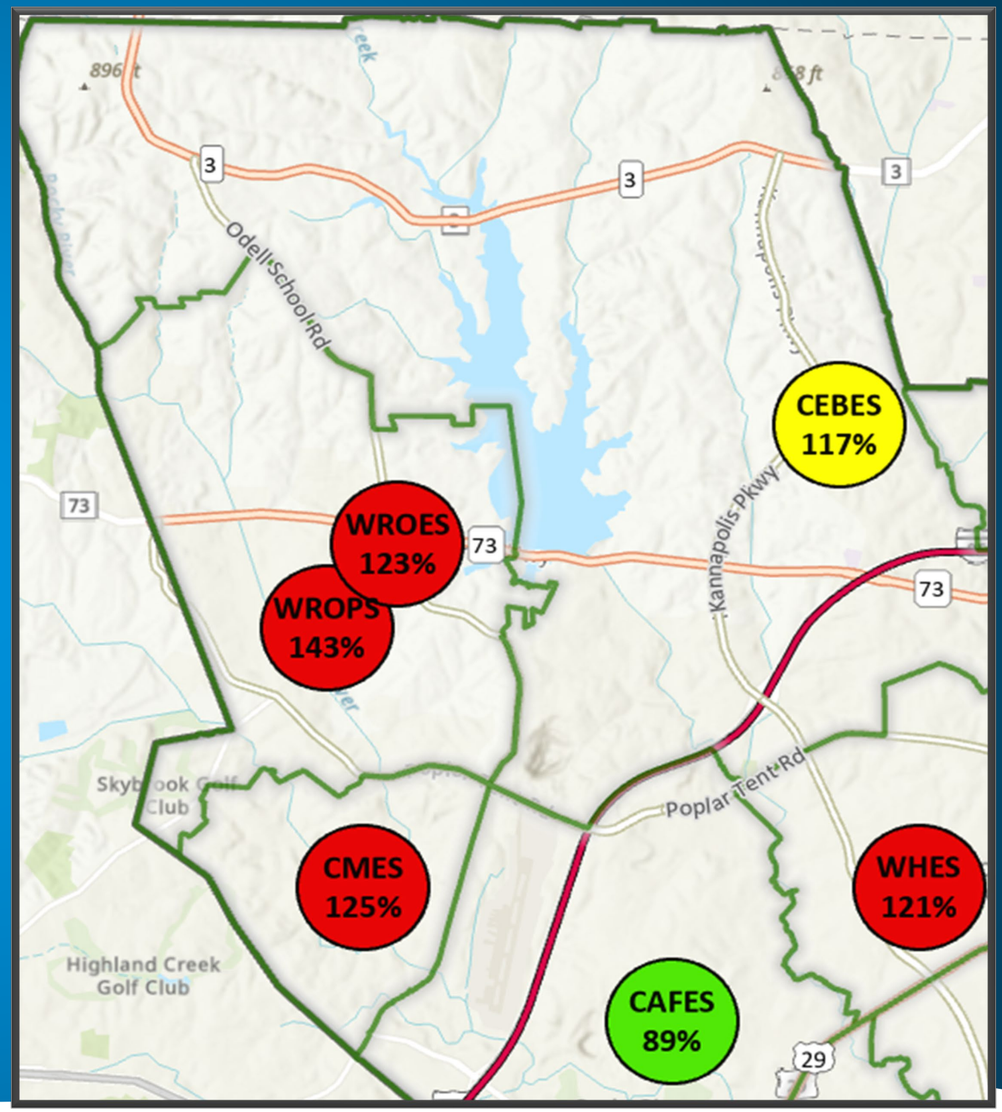
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2019-20 Utilization



2025-26 Utilization



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Challenges of Overcrowding

- Larger class sizes in grades four and five
- Reduced access to art, music, PE, and intervention spaces
- Overcrowded classrooms and shared spaces
- Cafeteria, playground, and arrival/dismissal congestion
- Strain on staffing, transportation, and resources
- Increased supervision and safety challenges for younger students

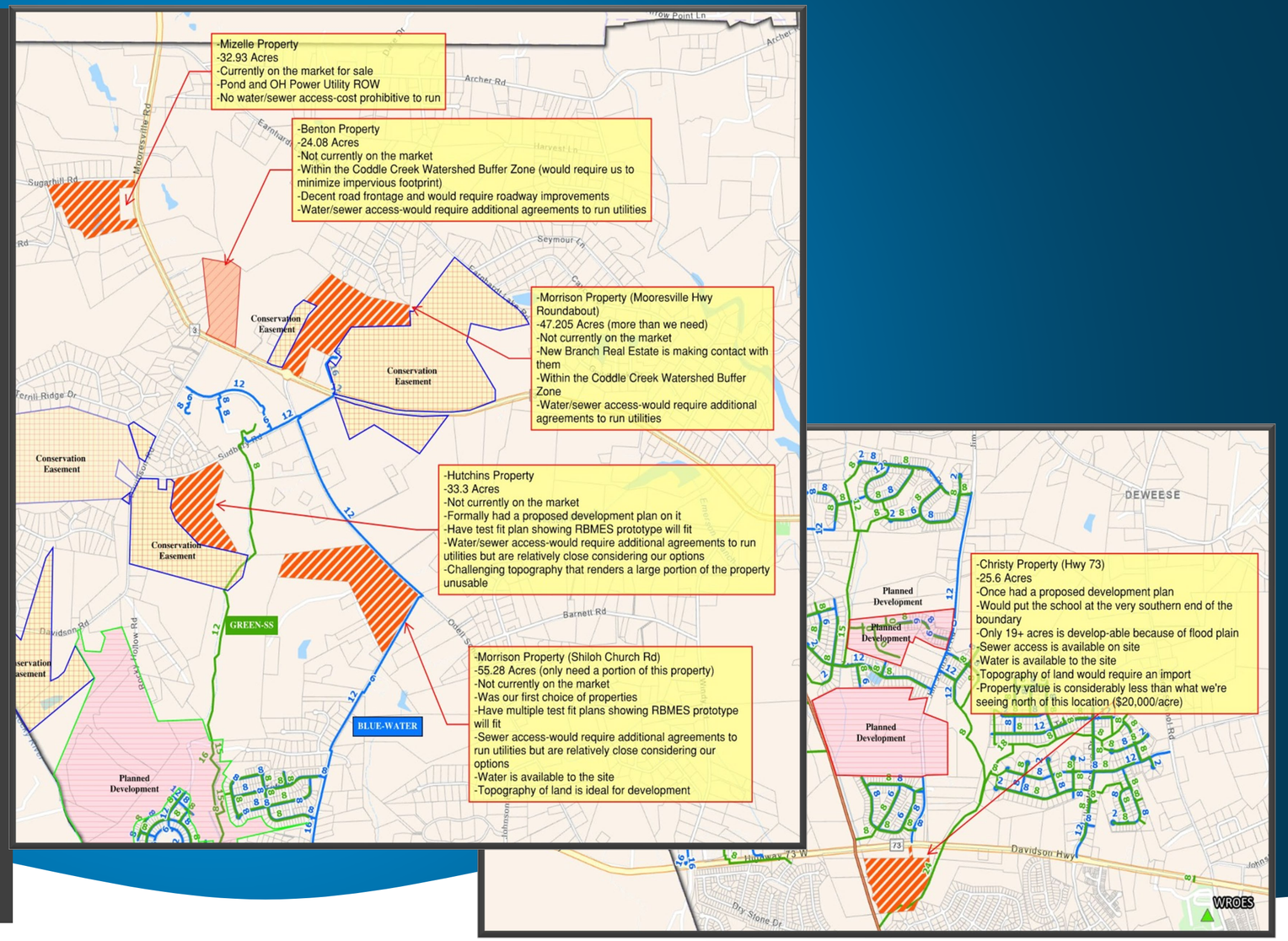




Land and Location

PROJECT: NW Area ES Project
11151 Sudbury Road, Kannapolis, NC 28036

- **Land Acquisition Needs**
  - *Began looking in 2023*
  - *6 potential properties identified*
  - *20-30 acres for development needs*
  - *Available infrastructure*
- **Why Sudbury Road Property**
  - *Water and sewer in close proximity*
  - *Amount of useable land was adequate*
  - *Geographical location supports growth*
  - *Property owner willing to sell*
  - *R8 zoning allows for public school*
  - *Aligns with Move Kannapolis Forward 2030 Comprehensive Plan Activity Centers*
- **City of Kannapolis Requirements**
  - *Rezoning is not required for property*
  - *2021 Conditional Use (CZ) allowed for 63 single family lots*
  - *Amendment to CZ required for public school*
  - *Current zoning will remain R8*
  - *CZ amendment process is similar to a rezoning process*



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Traffic Impact Analysis

PROJECT: NW Area ES Project
11151 Sudbury Road, Kannapolis, NC 28036

- **NCDOT Due Diligence Requirements**
  - *Completed MSTA School Traffic Calculator*
  - *NCDOT will be handling the Traffic Impact Analysis (TIA)*
  - *HNTB of North Carolina will be the NCDOT Consulting Traffic Engineers completing the TIA*
  - *Kick-off meeting was held with NCDOT/MSTA/HNTB on February 12, 2026*
  - *The TIA will aide in evaluating safe access to the site, including roadway conditions, driveway placement, internal traffic circulation, and overall operations during student drop-off and pick-up times*
  - *Traffic counts have been collected at all major intersections along Sudbury Road*
- **Internal Site Requirements/Mitigation**
  - ***2,770 feet** of internal car rider line required by NCDOT & MSTA*
  - ***3,450 feet** of internal car rider line has been designed and incorporated into the site*
  - *~25% more car rider line than provided than required*

ENTER NUMBERS IN WHITE SPACES

School Name:

Type: **Typical Public with buses**

Version: 04012021

MSTA School Queue Input					Calculations					
Type School	Student Population	Number of Buses	Staff Members	Student Drivers	PM Total Vehicles	PM Peak Vehicles	Average Queue Length	Total AM Trips	Total PM Trips	High Demand Length
										30%
Elementary	842	15	110		211	96	2130	741	437	2770
		12	99							
Middle										
High										
							2130	741	437	2770

DESTINATION27 Cabarrus County Schools

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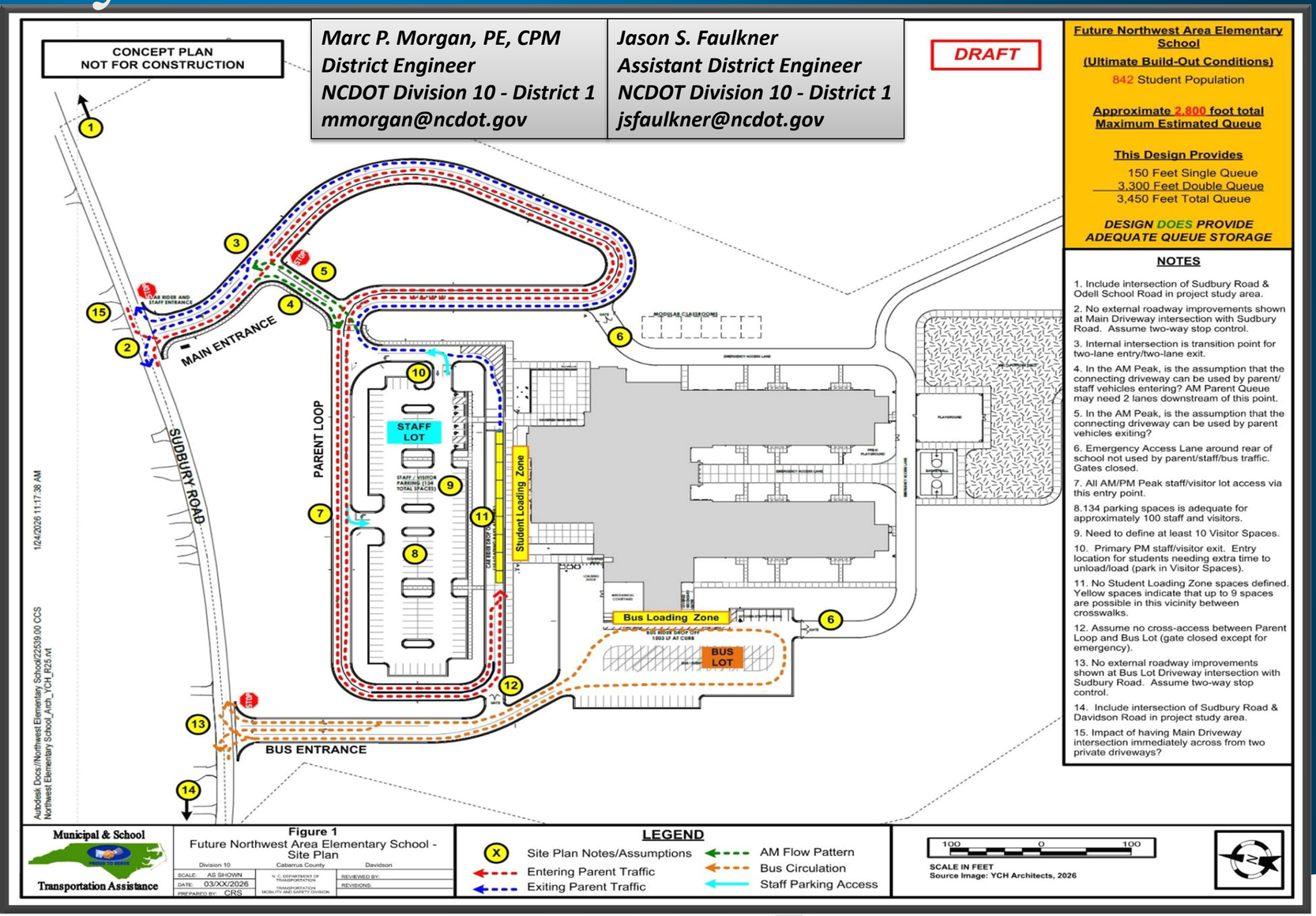
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Traffic Impact Analysis

PROJECT: NW Area ES Project
11151 Sudbury Road, Kannapolis, NC 28036

- **HNTB/NCDOT Study Area**
  - *The traffic review area will include the intersections at both Odell School Road and Davidson Road*
  - *Study area includes review of existing road conditions, and they will take those into improvements into consideration.*
  - *NCDOT's District Office is working to identify additional improvements along Sudbury Road and potentially partnering with CCS to re-build Sudbury Road from Davidson Road east to Highway 3*
- **HNTB/NCDOT Timeline and Schedule**
  - **End of March** *- A draft TIA report is expected to be submitted to NCDOT for internal review*
  - **Mid April** *- NCDOT comments will be addressed in a revised draft re-submitted for final review*
  - *NCDOT/MSTA/CCS teams will review the study findings and recommendations*
  - **End of April** *-NCDOT and MSTA will make final determination on what roadway improvements are required*
  - **May 2026** *- Design work will begin on the proposed improvements required by NCDOT and MSTA after TIA closeout*



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Design/ Construction Project Team



YCH Architects

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Site Plan

PROJECT: NW Area ES Project
11151 Sudbury Road, Kannapolis, NC 28036



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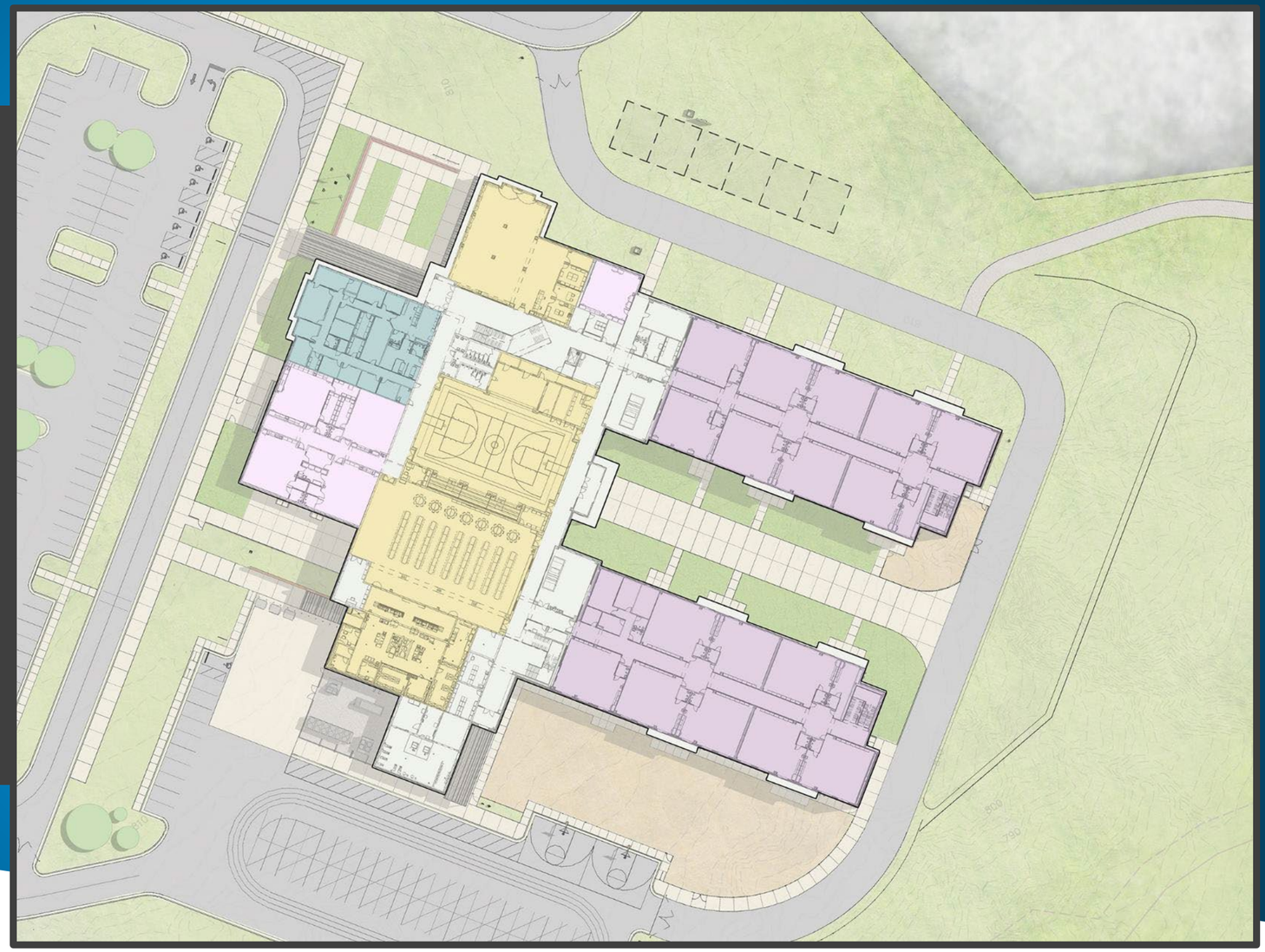
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Floorplan Overview

PROJECT: NW Area ES Project
11151 Sudbury Road, Kannapolis, NC 28036

- **Administration**
- **Classrooms**
  (Typical K-5)
- **Specialty Classrooms**
  (Art - Music - Stem – EC)
- **Shared Spaces**
  (Library - Gym - Cafeteria)



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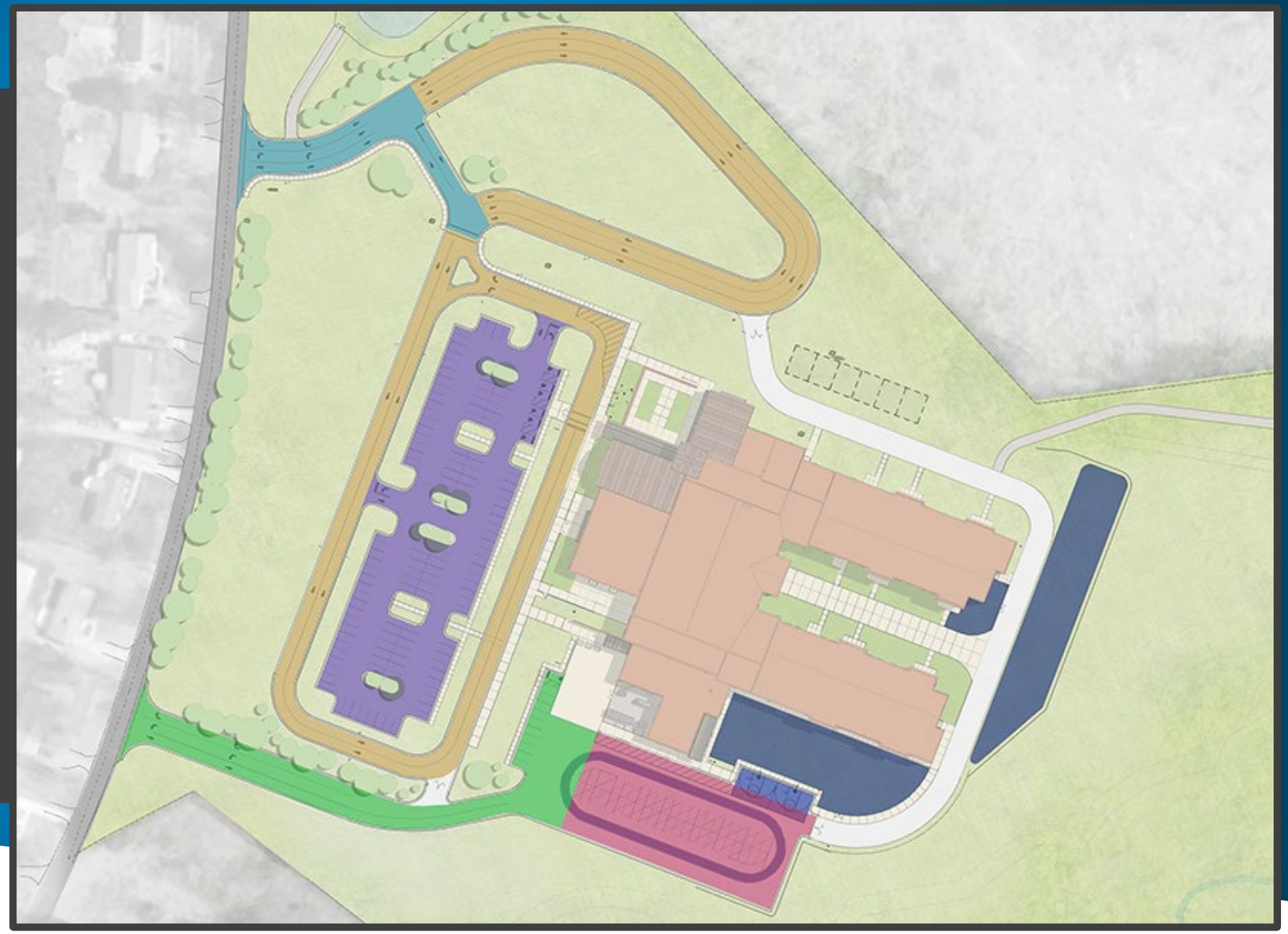
Site Circulation

PROJECT: NW Area ES Project
11151 Sudbury Road, Kannapolis, NC 28036

Site Access:
Parents/Staff/Visitors
Car Rider Drop Off
Bus/Deliveries

Parking Area:
Visitor/Staff Lot
Bus Lot

Multipurpose Fields,
Playgrounds, Athletics



DESTINATION27 Cabarrus County Schools

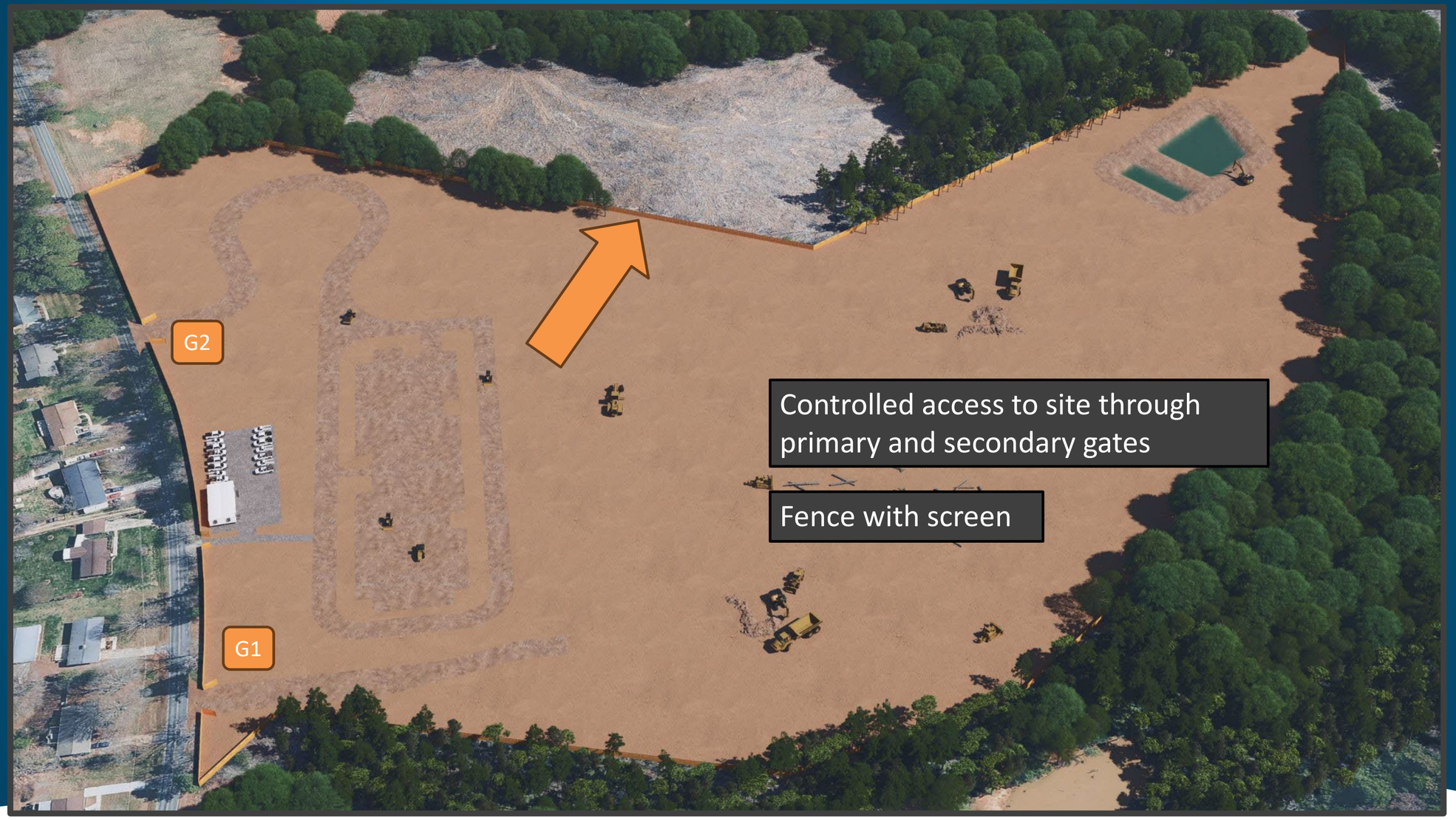
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Site Logistics

PROJECT: NW Area ES Project
11151 Sudbury Road, Kannapolis, NC 28036



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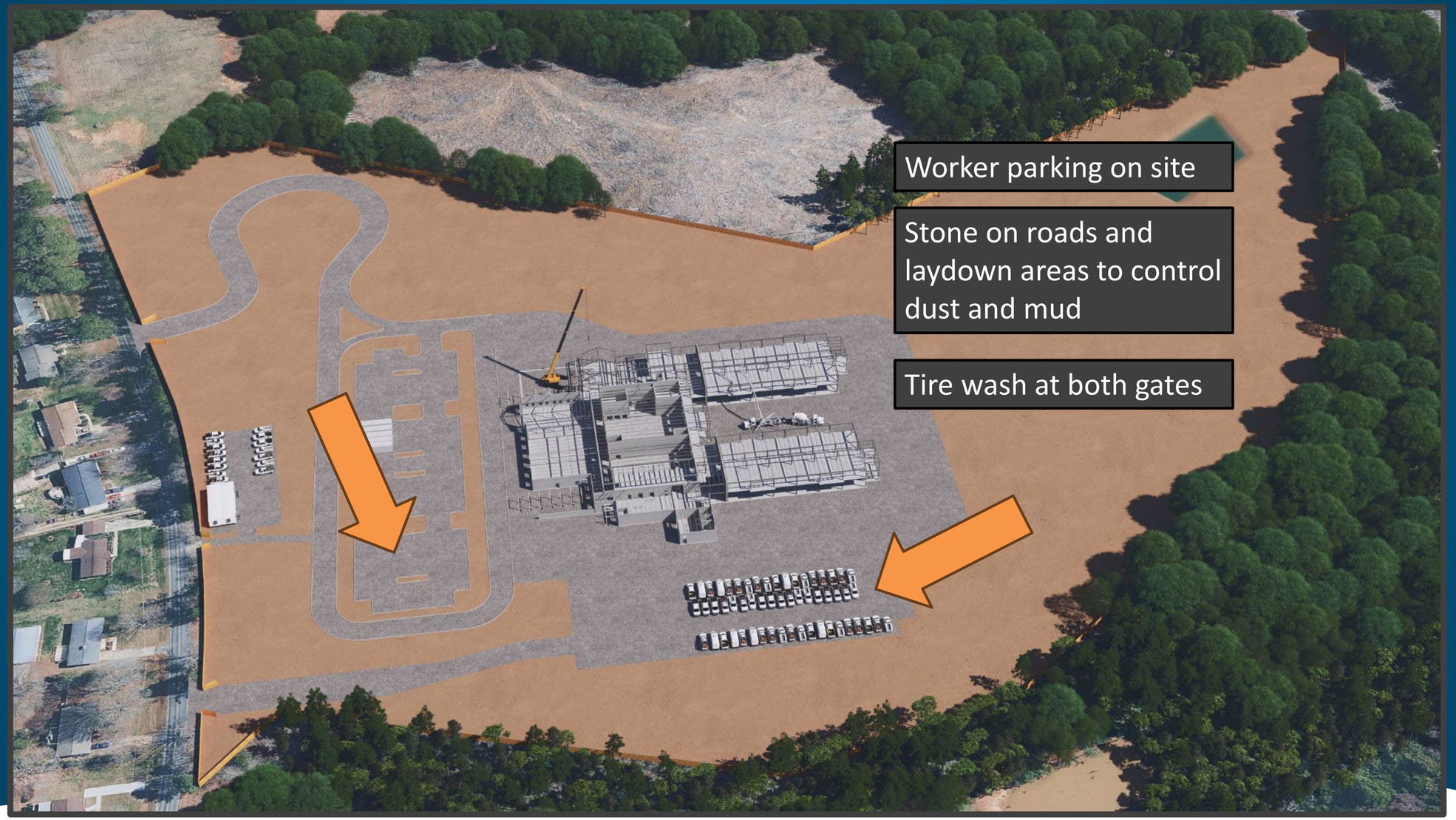
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Site Logistics

PROJECT: NW Area ES Project
11151 Sudbury Road, Kannapolis, NC 28036



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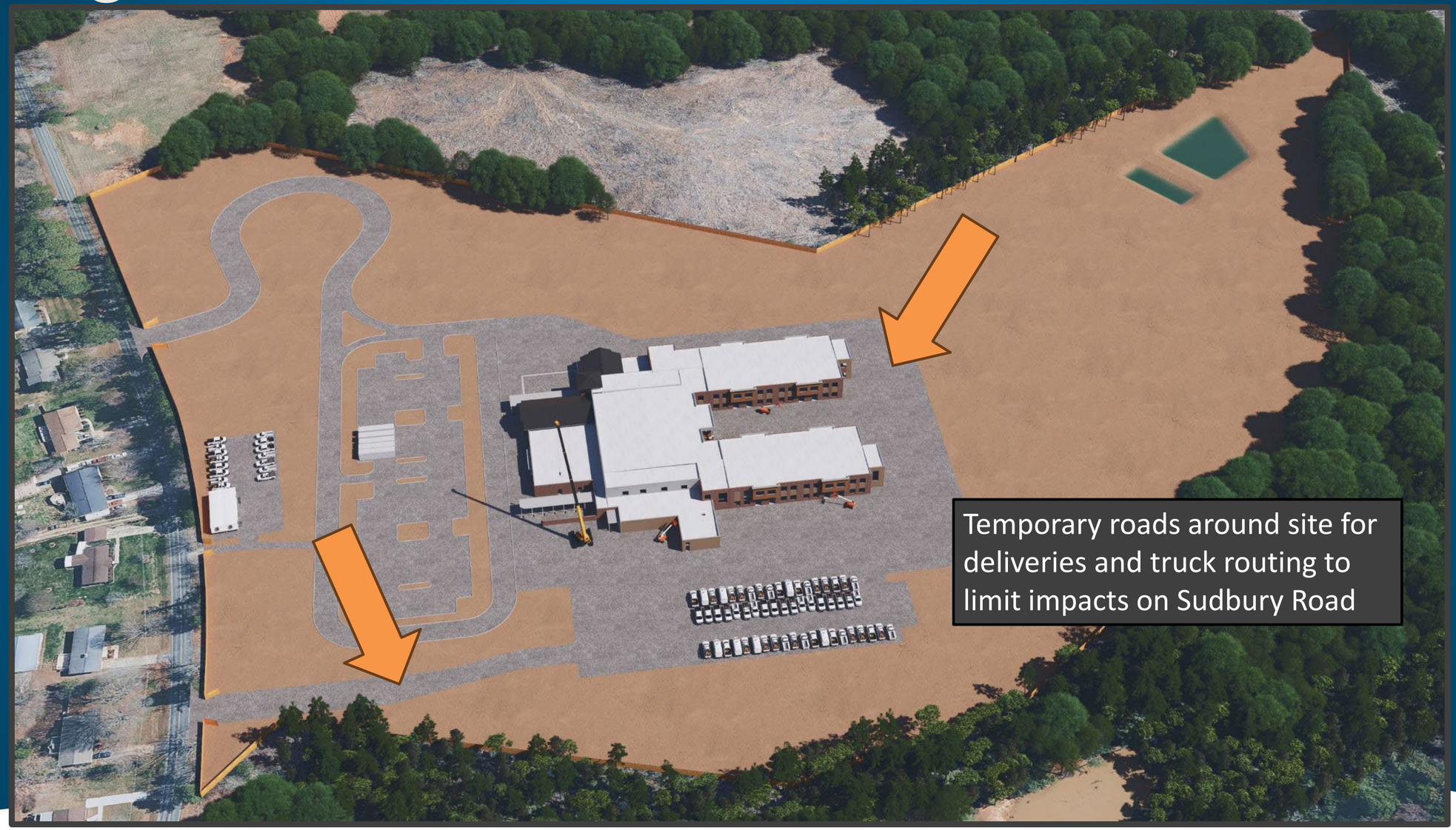
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Site Logistics

PROJECT: NW Area ES Project
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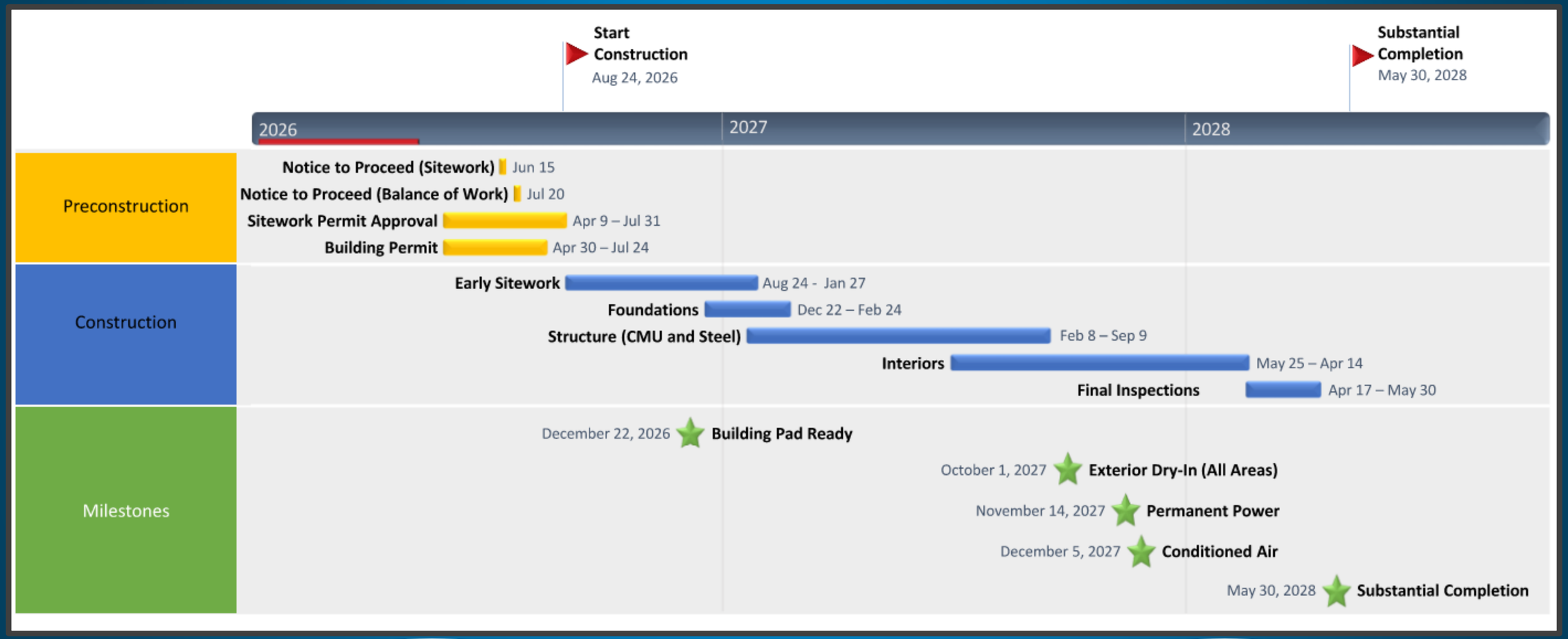
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Schedule

PROJECT: NW Area ES Project
11151 Sudbury Road, Kannapolis, NC 28036



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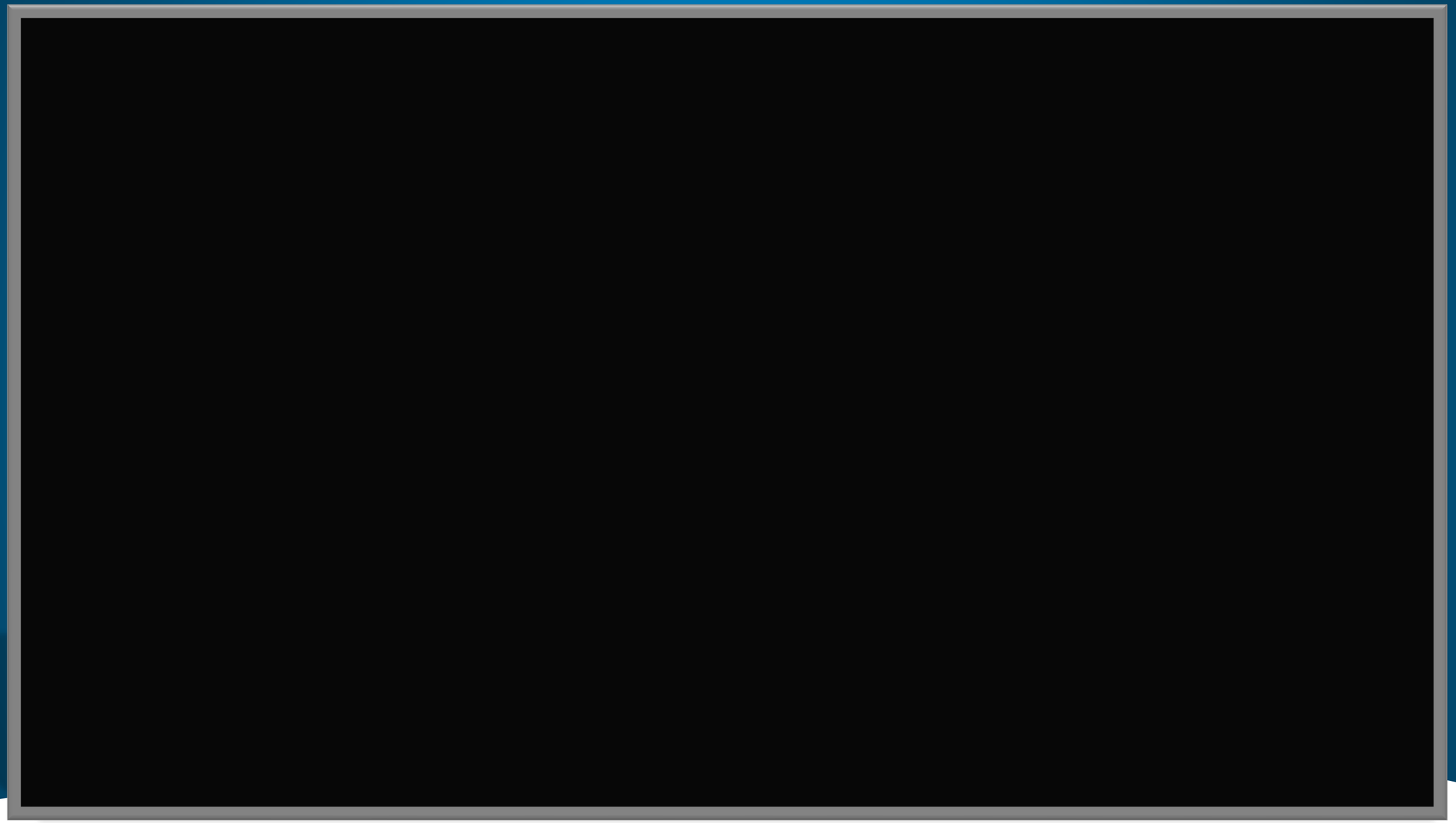
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BIM Model Animation

PROJECT: NW Area ES Project
11151 Sudbury Road, Kannapolis, NC 28036



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Questions?

brian.cone@cabarrus.k12.nc.us

4425 Old Airport Road
Concord, NC 28025

https://engagewithccs.com/

@cabcoschools

March 17th, 2026
Neighborhood Meeting
Northwest Elementary School
Conditional Zoning Amendment

☆ATTENDANCE

Cabarrus County School Board: Mr. Greg Mills

Cabarrus County Staff: Dr. John Kopicki, Dr. Jonathan Bowers, Mr. Brian Cone, Mr. Harold Hahn, Mrs. Dorothy "Dottie" Bramhall, Mrs. Frances Layne, Andy Campbell, and Dalen Helm

Rogers Builders: Eric Reichard, Will Myer, Troy Smith, Quint Dorner, and Seth Spurlock

YCH Architects: Bill Hughes, Ben Schneider, and Katie Martin

Neighbors and Community Members: Alice Helms, Clark Stapleton, Keith Wayne, Philip Morrison, Pam Berry, Ross Berry, Hall Morrison, Rose Mantel, Daniel Honeycutt, Alex Morrison, Susan Morrison, Shannon Sapp, Shelia Lister, Ted Lister, Heather Berry, and Alex Browning and wife

MEETING SYNOPSIS: ⚠️ Concerns, ❓ Questions Raised, and 💬 Additional Comments

---

⚠️ CONCERNS

- Traffic safety is the dominant concern — existing roads, particularly Sudbury Road and surrounding intersections (Odell School Road, Davidson, Shiloh Church, and Jim Johnson), are already considered dangerous and inadequate for current traffic, let alone the additional load a new school would bring.
- Residents expressed concern about left turns at intersections being unsafe for school buses and construction vehicles.
- A resident stated they cannot get out of their driveway due to existing traffic congestion.
- Concern was raised that the traffic impact study estimate of 236 car riders is too low — nearby Boger Elementary already sees 300–400 car riders.
- A resident raised concern about headlights from the school entrance shining directly into their home and requested a design adjustment.
- Concern about light pollution from the parking lot, with a request for a buffer of trees or a berm between the parking lot and nearby homes.
- A community member expressed serious doubt about site suitability, citing the heavily wooded ravine topography, high site preparation costs (grading, utilities, road improvements), and the feeling that school construction funds are being diverted to infrastructure work.
- Concern was raised that the school is being built smaller than ideal due to land constraints, which was characterized as a "compromise" that shortchanges students.
- A teacher at a nearby school noted overcrowding (18 first-grade and 18 second-grade teachers) and expressed concern that traffic will only worsen.

- Concern about lack of meaningful community engagement.
- A community member questioned whether more suitable land exists along the Highway 73/Odell or Davidson Highway corridors that would require less site preparation.

❓ **QUESTIONS RAISED**

- **Where is the community involved in the traffic study timeline?**
    - The district provided the NCDOT District Engineer's email and encouraged community members to contact NCDOT directly. Ultimately the school system must comply with the requirements from NCDOT for road infrastructure improvements based on the Traffic Impact Analysis.

- **Will DOT hold public hearings before making road improvements?**
    - The school system is not aware of public hearing requirements for NCDOT road infrastructure improvements or traffic analysis study's. Staff encouraged the community to reach out to the District Engineer with NCDOT.

- **Who pays for road improvements — the county, the state, or a partnership?**
    - The County (School System) initially pays for the road improvements through the construction phase of the project. Upon completion, the school district will request reimbursement from the State of NC for road improvements.

- **What happens to the stormwater from the ponds on the site? Will it all dump onto the adjacent property?**
    - North Carolina requires stormwater best management practices (BMPs) to be implemented in order to manage runoff volume from new impervious surfaces, reduce pollution into nearby waterways and comply with state and federal water quality regulations when land is developed.
    - The stormwater infrastructure for the school site is designed so that the flow from the site is either equal to or less than the current flow. The current design shows two stormwater control measures for the site.

- **Has the project been approved by the county commission? Is there a formal approval timeline?**
    - The County Commissioners have approved the funding for the project and the County will request financing approval from the LGC (Local Government Commission in Raleigh). This project will be on the request to the LGC in May 2026.

- **Can the school entrance be repositioned to reduce headlight impact on nearby homes?**
    - Acknowledged as a possibility — the traffic impact analysis will evaluate entrance placement; grading constraints limit options, but it can be explored.

- **Can a berm or tree buffer be planted between the parking lot and neighboring properties?**
    - Officials stated the goal is to minimize clearing and preserve natural vegetation; building a new berm would require clearing vegetation at the front of the school property.

- **Can the school building be pushed further back on the property?**
    - Noted that design is constrained by grading and topography on the site and the stream that runs on the west/south side of the property also requires a 100' buffer.

- **Why was the property condemned?**
    - The out-of-state heirs requested it; officials did not know the specific reason.

- **How expensive will it be to bring water and sewer to the site, given that neighboring properties are on septic and well?**
    - Officials characterized the expansion of water and sewer to the site as a routine utility job with new school construction, noting that each site has its own costs and challenges. Officials noted that the distance for new infrastructure was a huge consideration when looking at school sites. At some point (running new utilities a mile or more), is an infrastructure cost that is no longer feasible for the total cost of the project.

- **Is there sewer infrastructure further east, closer to Kannapolis, that could have served an alternative site?**
    - Currently there is limitation to accessing water and sewer for many of the properties east of this site to the reservoir. Other sites would require major utility infrastructure extensions that are not cost feasible.

- **What is the predicted school boundary/attendance zone?**
    - It is premature to define a new school boundary or attendance area formally. However, relief is needed for all schools adjacent to this new school. Population is likely to be drawn from areas North of Hwy 73 and West of the reservoir.
    - The school system expects a new school boundary will primarily impact Charles E Boger, W R Odell Primary and Elementary, and the Cox Mill Elementary communities.

- **Will there be another full district-wide realignment when the school opens?**
    - This geographic area was intentionally excluded from the last district-wide realignment for elementary school to minimize the number of students moving multiple times. We do not expect a district wide realignment, but we do expect an area realignment.

- **Will the realignment include vertical (feeder school) alignment — e.g., will middle schoolers move from Northwest to Harris Road?**
    - Feeder Patterns remain one of the 4 core criteria of realignment and will be assessed at the time the realignment project begins. The primary goal for feeder patterns is to keep them intact where possible.

- **When will a principal be selected, and when will PTO development begin?**
    - Principals' selection process will start the year before the school is scheduled to open. The official hiring may not take place until 4th quarter of 2027 or 1st quarter 2028.

- **Does the district foresee that mobile/modular units will be needed in the first five years?**
    - The site designates space for 6–8 mobile units (required by NCDPI standards); officials hope to mitigate the need through thoughtful enrollment planning

---

💬 **ADDITIONAL COMMENTS**

- The project information, presentation materials, and timelines will be posted on the project website for community access.
- The school design capacity is planned for approximately 800 students, scaled back from a 900-student model to better reflect the expected needs of the service area.
- The site was selected after exhaustive efforts; conservation easements, watershed overlays, lack of utilities, and unwilling property owners eliminated many other potential sites.
- The site design was described as a near-perfect cut/fill balance, and officials stated they do not believe the design compromises school quality.
- The site plan includes space for 6–8 mobile/modular units if needed for overflow capacity.
- 75% of principals hired in the district come from within Cabarrus County Schools.
- The district intentionally held off on realigning certain areas (Boger, Cox Mill, Odell) during the last redistricting, anticipating this new school would serve those communities.
- A community member noted they first learned about the school through a letter about surveyors on their property, and neither they nor neighbors received responses after calling and emailing the contact provided.
- A community member in the site work business acknowledged the topography is challenging but said they believe the school is reasonably well-suited for the site given the design.

Welcome !

Cabarrus County Schools
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Please Sign In

Thank you for coming. Please leave your name and contact information.

DATE	TIME	NAME	EMAIL	PHONE
3/17/26	6:00pm	John Doe	[redacted]	0
3/17/26	5:15	Harold Hahn		7
3/17/26	5:33	Quint Dorner		
3/17/26	5:34	Troy Smith		
3/17/26	5:34	Bill Hughes		9169
3/17/26	5:35	Ben Schneided		
3/17/26	6:00	Brian Cone		2
3.17.26	5:45	Eric Reicham		-57
3-17-26	5:48	Alice Helms		01
3-17	5:45	Clark Stapleton		525
3/17/26	5:45	Dylan Blalock		-6427
3/17/26	5:52	Keith Wynn		om
3/17/26	5:54	Philip Morrison		1587
3/17/26	5:56	Pam Berry		652
3/17/26	5:56	Ross Berry		679
3/17/26	6:00	Hall Morrison		304
3/17/26	6:02	Rose Mantel		
3/17/26	6:02	Frances Layne		5

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Welcome !

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Please Sign In

Thank you for coming. Please leave your name and contact information.

DATE	TIME	NAME	EMAIL	PHONE
3/17/26	6:00pm	John Doe	[redacted]	
3/17/26	5:15	Daniel Honeycutt		
3/17/26	5:30	Seth Spurlock		
3-17-26	5:40	Alex + Susan Morrison		
"	5:41	Shannon Sapp		
3-17-26	5:45	Katie Martin		
3-17-26	5:54	Shelia Lister		
3-17-26	5:54	Ted Lister		
3-17-26	5:56	Heather Berry		
3-17-26	6:05	Greg Mills		
~	~	Alex Bowers		
		Dorothy Bradshall		

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KANNAPOLIS NC 28081

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KANNAPOLIS NC 28081

Sales Rep	Accnt Rep	Ordered By
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Fax: 7049337463
EMail: pscaggs@kannapolisnc.gov

Total Amount $503.28
Payment Amount $503.28
Amount Due $0.00
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Note: Ad size does not reflect actual ad

KANNAPOLIS

NOTICE OF PUBLIC HEARING
Planning and Zoning Commission Meeting

Tuesday, April 21, 2026, at 6:00 pm

Zoning Map Amendment – Z-2026-05 – 4855 Integra Springs Boulevard – Public Hearing to consider a request to rezone a portion of property located at 4855 Integra Springs Boulevard from City of Kannapolis Planned Development-Traditional Neighborhood Development (PD-TND) to City of Kannapolis General Commercial (GC) zoning district. The subject property is approximately 2.44 +/- acres of a 10.137 +/- acre parcel, further identified as Cabarrus County Parcel Identification Number 56024936040000.

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 April 13, 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.

Conditional Zoning Map Amendment – CZ-2026-04 – 11151 Sudbury Road – Public Hearing to consider an amendment to the previously approved rezoning conditions for property located at 11151 Sudbury Road, zoned City of Kannapolis Residential 8-Conditional Zoning (R8-CZ). The subject property is approximately 33.3 +/- acres and further identified as Cabarrus County Parcel Identification Number 46734445370000. The requested change is to allow for a public school.

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

Publish: April 9, April 16, 2026.

PIN14	AcctName1	AcctName2	MailAddr1	MailAddr2	MailCity	MailState	MailZipCod	Shape_Length	Shape_Area
46733389540000	RISE DAVIDSON LLC		445 S MAIN ST FL 3		DAVIDSON	NC	28036	0.021636118	1.94409E-05
46733544660000	SMITH ESTEL C	SMITH LARLENE K WF	5100 DAVIDSON RD		DAVIDSON	NC	28036	0.004207262	6.39562E-07
46734536620000	PENNINGER BRIAN		11120 SUDBURY RD		DAVIDSON	NC	28036	0.001878057	1.95207E-07
46736414190000	MORRISON PHILIP MASON	MORRISON KATHY H WF	4925 ODELL SCHOOL RD		DAVIDSON	NC	28036	0.035208361	3.11179E-05
46734517620000	HYDRAULICS LTD			202 MACKENAN DR	CARY	NC	27519	0.002892265	3.24753E-07
46734525770000	YOST MARK A	YOST DONYA B/WIFE	11140 SUDBURY ROAD		DAVIDSON	NC	28036	0.0018297	1.77511E-07
46734504680000	KEITH FURMAN BROWN	KEITH BARBARA ALLEY WF	11180 SUDBURY RD		DAVIDSON	NC	28036	0.001706004	1.78428E-07
46734546650000	STAPLETON S CLARK	STAPLETON SUZANNE W WF	11100 SUDBURY RD		DAVIDSON	NC	28036	0.001708406	1.75648E-07
46734588300000	PARKS ALAN	DELLINGER REBECCA	11020 SUDBURY RD		DAVIDSON	NC	28036	0.002711829	4.22369E-07
46733594460000	BROWNING DAVID ALEXANDER	MANTEL ROSE MARGARET SPOUSE	11214 SUDBURY RD		DAVIDSON	NC	28036	0.001693479	1.75985E-07
46734445370000	CABARRUS COUNTY BOARD OF EDUCATION		4401 OLD AIRPORT RD		CONCORD	NC	28025	0.01662259	1.19565E-05
46734515720000	BRACKETT RONALD E & WIFE	ROSA J	11160 SUDBURY ROAD		DAVIDSON	NC	28036	0.001690556	1.76285E-07
46733562820000	OLD HOUSE INVESTMENTS LLC		183 UNION ST N		CONCORD	NC	28025	0.002398835	3.57757E-07
46733574950000	STRIDER BOBBIE JO		11230 SUDBURY RD		DAVIDSON	NC	28036	0.002158016	2.69132E-07
46734557700000	SETTLER MARTIN JOHN	DORN ARIEL SPOUSE	11074 SUDBURY RD		DAVIDSON	NC	28036	0.001756553	1.86479E-07
46733581250000	RISE DAVIDSON LLC		445 S MAIN ST FL 3		DAVIDSON	NC	28036	0.00355944	4.20449E-07
46734567740000	GRADERT ALISON	GRADERT BENJAMIN SPOUSE	11050 SUDBURY RD		DAVIDSON	NC	28036	0.001852605	2.01417E-07
46735576310000	HPS LLC		16201 JETTON RD		CORNELIUS	NC	28031	0.016475568	7.69827E-06

KANNAPOLIS
Planning

April 2, 2026

Dear Property Owner:

Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Tuesday, April 21, 2026, at 6:00 PM, at 401 Laureate Way, Kannapolis, NC for the following case:

CZ-2026-04 – Conditional Zoning Map Amendment – 11151 Sudbury Road

The purpose of this Public Hearing is to consider an amendment to the previously approved rezoning conditions for property located at 11151 Sudbury Road, zoned City of Kannapolis Residential 8-Conditional Zoning (R8-CZ). The requested amendment is to allow for a new public elementary school. The subject property is approximately 33.3 +/- acres and further identified as Cabarrus County Parcel Identification Number 46734445370000 (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 contact the Planning Department at 704-920-4362 or emccarty@kannapolisnc.gov.

Sincerely,

Elizabeth McCarty

Elizabeth McCarty, AICP
Assistant Planning Director

Enclosure

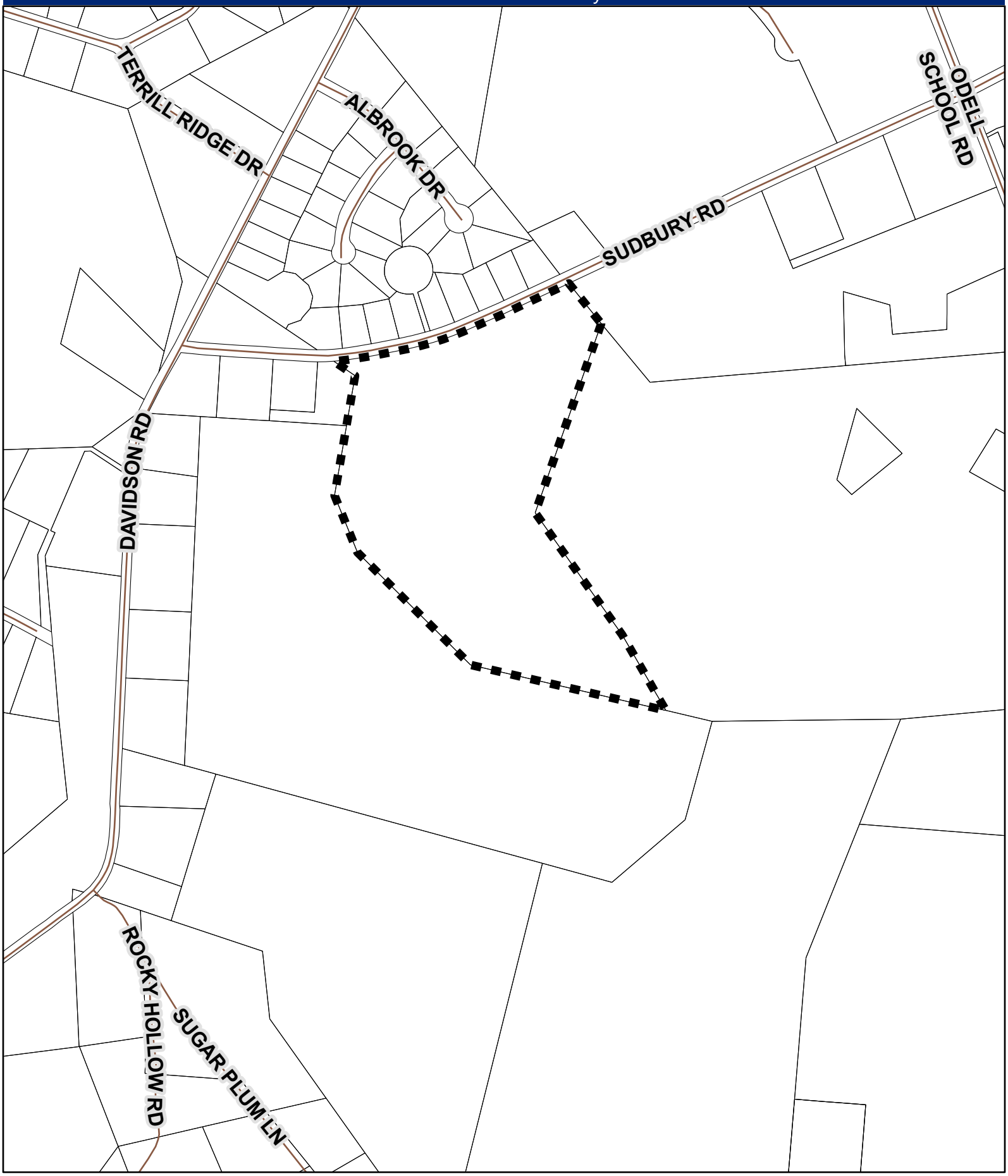
In accordance with Title II of the Americans with Disabilities Act (AD), any person requiring an accommodation to participate in a function or program of the City of Kannapolis, should contact Daniel Jenkins, Assistant Human Resource Director & ADA Coordinator, by phone at 704-920-4312, email adacoordinator@kannapolisnc.gov,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

Conditional Rezoning

Case Number: CZ-2026-04

Applicant: Cabarrus County Schools on Behalf of Cabarrus County

11151 Sudbury Rd




KANNAPOLIS
PLANNING
ZONING
COMMISSION
PUBLIC HEARING
INFORMATION
CALL 704-920-4350
CASE CZ-2026-04

KANNAPOLIS

RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY WITH REGARD TO CASE #CZ-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 April 21, 2026, the Planning and Zoning Commission conducted a public hearing to consider a request to amend previously approved rezoning conditions under Case No. CZ-2021-19 on approximately 33.33 +/- acres of property located at 11151 Sudbury Road (Cabarrus County Parcel Identification Number 46734445370000), owned by Cabarrus County Schools Board of Education, and zoned City of Kannapolis Residential 8-Conditional Zoning (R8-CZ) zoning designation; and

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 21st day of April, 2026:

Chris Puckett, Chair
Planning and Zoning Commission

Attest:

Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission

KANNAPOLIS

RESOLUTION TO ZONE

Case #CZ-2026-04

(11151 Sudbury Road)

From City of Kannapolis Residential 8-Conditional Zoning (R8-CZ) to City of Kannapolis Residential 8-Conditional Zoning (R8-CZ) 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 April 21, 2026, for consideration of rezoning petition Case #CZ-2026-04 as submitted to the City of Kannapolis Planning Department; and

WHEREAS, the request was to amend previously approved rezoning conditions under Case No. CZ-2021-19 on approximately 33.33 +/- acres of property located at 11151 Sudbury Road, (Cabarrus County Parcel Identification Number 46734445370000), owned by Cabarrus County Schools Board of Education, and zoned City of Kannapolis Residential 8-Conditional Zoning (R8-CZ) zoning designation; and

WHEREAS, the Commission has approved the request to amend the rezoning conditions 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. Primary uses in this character area include single-family residential, multifamily residential, civic, and small format retail. The proposed public school is considered a civic/institutional use, and therefore, is consistent with the goals and objectives of the Plan.

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

No, the proposed rezoning is not in conflict with any ordinances. A public school is a permitted use in most zoning districts, including all residential zoning districts.

3. **Does the proposed rezoning correct an error in the existing zoning present at the time it was adopted?**
   No, the property is presently zoned R8-CZ. The applicant is requesting to amend the previous conditions of approval to construct a public school instead of a single-family residential development.

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 subject property is surrounded by lands zoned Cabarrus County Agricultural/Open Space (AO). Single-family residential is the primary use on neighboring lands. A single-family residential subdivision is on the north side of Sudbury Road across from the subject property. The Concrescere Corporate Park, located at the intersection of Sudbury Road and Mooresville Road, is zoned City of Kannapolis Campus Development (CD).

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 a suitable use allowed under the requested zoning. Mooresville Road is a NCDOT maintained road. The applicant has initiated a Traffic Impact Analysis for the project. NCDOT will determine any roadway or intersection improvements required to address capacity and safety of the street network.

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 property is within the growth area for the City of Kannapolis, and the requested zoning allows for development that is compatible with existing and adjacent zoning and uses.

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. The 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 conditions for the above referenced property be amended, subject to the following conditions:

1. The conditions and conceptual site plan applicable to the previous conditional rezoning approval, Case #CZ-2021-19, are removed and replaced with the conditions below.

2. The permitted uses allowed by this rezoning shall include the uses, densities, and intensities as shown on the conceptual site plan approved with this rezoning. The intent of this rezoning is to allow for a public elementary school and associated amenities.
3. NCDOT driveway permit shall be obtained for the proposed access.
4. The Traffic Impact Analysis shall be completed and submitted to City staff. Recommended improvements shall be coordinated with NCDOT.
5. The development depicted on the rezoning site plan is schematic in nature and is intended to show the general arrangement of such uses and improvements on the site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations, and they may be altered or modified in accordance with the City of Kannapolis Development Ordinance.
6. A final site plan, in compliance with the applicable Kannapolis Development Ordinance standards, shall be submitted to and approved by City Staff prior to issuance of a Zoning Clearance permit.
7. The development shall comply with the current Land Development Standards Manual.

Adopted this the 21st day of April, 2026:

Chris Puckett, Chair
Planning and Zoning Commission

Attest:

Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission