



**PLANNING AND ZONING COMMISSION
MEETING AGENDA
KANNAPOLIS CITY HALL
401 LAUREATE WAY, KANNAPOLIS NC
JUNE 16, 2026
6:00 PM**

CALL TO ORDER AND WELCOME

ROLL CALL AND RECOGNITION OF QUORUM

APPROVAL OF AGENDA

APPROVAL OF MINUTES

A. Minutes: May 19, 2026 (Gabriela Wilkins, Planning Technician)

PUBLIC HEARING

- A. Z-2026-08 - Zoning Map Amendment - 319 Ruth Avenue (Lauren Russell, Planner)
- B. CZ-2026-05 - Conditional Zoning Map Amendment - 4671 Kannapolis Parkway (Elizabeth McCarty, Assistant Planning Director)
- C. CZ-2026-06 - Conditional Zoning Map Amendment - 2990 Brantley Road (Lauren Russell, Planner)

PLANNING DIRECTOR UPDATE

ADJOURN

ADA Notice

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

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

**Minutes of Meeting
May 19, 2026**

The Kannapolis Planning and Zoning Commission met on Tuesday, May 19, 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
Nytsa Saayfan
Ryan French

Commission Members Absent: Mike McClain, ETJ Representative

Visitors: Lee A. Harrell
Pattii Gard
Brenda Ervin
Doris Sellari
Dodi Sellari
Brian Roe
Kim Roe
Nathan Roe
Naomi Hatchell, City Council Member
Brian Corriher
Isaiah Payne, City Council Member
Nicholas Johnston
Debra Johnston
Kelvin Thompson
Fred Trammell
Mark Broadway
Wanda Shoup
George Robinson

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

CALL TO ORDER

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

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

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

5 **APPROVAL OF AGENDA**

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

10 **APPROVAL OF MINUTES**

11 Chair Puckett asked for a motion regarding the April 21, 2026, minutes. Vice-Chair Litaker made
12 the motion to approve, second by Ms. Malit, and the minutes were unanimously approved.
13

14 **PUBLIC HEARING**

15 **Z-2026-06 – Zoning Map Amendment – 307 S. Little Texas Road**

16
17 Planner Lauren Russell provided details for case #Z-2026-06, attached and made part of these
18 minutes as Exhibit 1; and identified the applicant, address, and size of the property. Ms. Russell
19 stated that the request is to rezone approximately 0.56 acres located at 307 S. Little Texas Road. The
20 subject property is currently zoned City of Kannapolis Residential 4 (R4) zoning district, and the
21 request is to assign City of Kannapolis Residential 6 (R6) zoning district.
22

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

29 Ms. Russell reminded the Commission of the actions requested, concluded her presentation, and
30 made herself available for questions. She shared that the applicant was present.
31

32 Chair Puckett invited the applicant to speak if desired.
33

34 There being no questions from the Commission for staff, Chair Puckett opened the public hearing.
35

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

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

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

45 **Z-2026-07 – Zoning Map Amendment – Extra Territorial Jurisdiction**

1 Assistant Planning Director Elizabeth McCarty provided details for case #Z-2026-07, attached and
2 made part of these minutes as Exhibit 2; and identified the applicant, address, and size of the
3 property. Ms. McCarty stated that the request directed by City Council is to relinquish approximately
4 2,151 acres that comprise the Extra Territorial Jurisdiction (ETJ) with an effective date of City
5 Council’s resolution to be June 30, 2026.

6
7 Ms. McCarty shared that an informational meeting was held on May 12, 2026, at the Kannapolis
8 Train Station. She shared that more than 70 property owners attended with primary concerns
9 including involuntary annexation, changes in emergency services, increases in taxes, and questions
10 regarding Rowan County’s zoning. Ms. McCarty stated that annexation is only voluntary, there will
11 be no changes in emergency services or schools, taxes will not be affected, and Rowan County will
12 provide notification of their determined zoning. She stated that the effective date of the zoning map
13 amendment is June 30, 2026, but consistent with general statutes, the City will continue to issue
14 development permits up to sixty (60) days after June 30, 2026, to give Rowan County opportunity
15 to adopt and apply their zoning.

16
17 Ms. McCarty directed the Commission’s attention to case maps, further illustrating the location,
18 current and surrounding zoning districts, and existing property uses. She stated the ETJs were created
19 by the legislature as a tool for growth, but that it was a more effective growth tool when
20 municipalities could exercise involuntary annexation authority. She stated there is consistency with
21 the Move Kannapolis Forward 2030 Comprehensive Plan’s (“2030 Plan”) broader goals.
22 Relinquishment results in a logical zoning map fully within the City’s jurisdiction ensuring it is
23 fiscally and economically balanced. Ms. McCarty stated that staff is recommending approval of the
24 rezoning request.

25
26 There being no further questions or comments for staff, Chair Puckett opened the public hearing.
27 With no further comments, it was closed.

28
29 There being no further questions or comments for staff, Chair Puckett asked for a motion regarding
30 the Statement of Consistency. Mr. Ensley made the motion to approve, second by Mr. French, and
31 the motion was unanimously approved.

32
33 Chair Puckett asked for a motion regarding the Resolution to Zone. Vice-Chair Litaker made the
34 motion to approve, second by Ms. Malit, and the motion was unanimously approved.

35
36 **TA-2026-02 – Kannapolis Development Ordinance Text Amendments**

37
38 Ms. Russell provided details for case #TA-2026-01, attached and made part of these minutes as
39 Exhibit 3. There are nine (9) City initiated proposed amendments.

40
41 Chair Puckett asked for clarification that the proposed amendments were directly related to removal
42 of the ETJ, as it is to be dissolved. Ms. Russell confirmed.

43
44 Ms. Russell discussed the following proposed text amendments:
45

- 1 1. KDO Table of Contents: Remove Section 1.4.E, Bona Fide Farms in Extra Territorial
2 Jurisdiction.
- 3 2. Article 1 General Provisions Table of Contents: Remove Section 1.4.E, Bona Fide Farms in
4 Extra Territorial Jurisdiction.
- 5 3. Section 1.4.A: Delete the Extra Territorial Jurisdiction (ETJ) from General Applicability.
- 6 4. Section 1.4.E: Delete section, Bona Fide Farms in Extra-Territorial Jurisdiction.
- 7 5. Section 2.3.B(2)a: Delete representation for extraterritorial areas on the Planning and Zoning
8 Commission.
- 9 6. Section 2.3.C(2)a: Delete representation for extraterritorial areas on the Board of
10 Adjustment.
- 11 7. Section 3.8.D.(6): Delete the Extra Territorial Jurisdiction (ETJ) from Floodplain Protection
12 Overlay (FPO) District, Lands to Which Regulations Apply.
- 13 8. Section 3.8.E.(3): Delete subdistricts from Manufactured Home Overlay (MHO) District,
14 Establishment and Subdistricts.
- 15 9. Section 3.8.E.(4): Delete subdistricts from Manufactured Home Overlay (MHO) District,
16 Modification of Underlying Use Permissions.

17
18 There being no further questions or comments for staff, Chair Puckett asked for a motion regarding
19 the Statement of Consistency. Mr. French made the motion to approve, second by Mr. Ensley, and
20 the motion was unanimously approved.

21
22 Chair Puckett asked for a motion to recommend approval of TA-2026-02 as presented by Staff. Ms.
23 Malit made the motion to approve the text amendments presented, second by Ms. Richardson, and
24 the motion was unanimously approved.

25
26 **PLANNING DIRECTOR UPDATE**

27 No items presented.

28
29 **ADJOURN**

30 There being no further business, questions, or comments, Mr. Ensley made the motion to adjourn,
31 second by Vice-Chair Litaker, and the meeting adjourned at 6:23 PM on Tuesday, May 19, 2026.

32
33
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35 _____
36 Chris Puckett, Chair
37 Planning and Zoning Commission

38
39 _____
40 Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission



City of Kannapolis Planning and Zoning Commission

Planning and Zoning Commission Agenda Staff Report
June 16, 2026

To: Planning and Zoning Commission
From: Lauren Russell, Planner
Subject: Z-2026-08 - Zoning Map Amendment - 319 Ruth Avenue

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, Walnut Lane Homes, LLC, is requesting to rezone property located at 319 Ruth Avenue from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Residential 6 (R6) zoning district. The subject property is further identified as Cabarrus County Parcel Identification Number 56232933770000 and is approximately 0.75 +/- acres. If the requested R6 zoning designation is approved, any of the permitted uses in the R6 zoning district would be allowed on the property.

Fiscal Considerations

None.

Policy Issues

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

1. **Is the proposed rezoning consistent with the Comprehensive Plan and other applicable adopted City plans?** Yes. This parcel is located within the "Urban Residential" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The "Urban Residential" Character Area promotes single-family detached residential and single-family attached residential as primary uses. Multifamily residential is promoted as a secondary use. The "Urban Residential" Character Area has a desired density of 4 to 10 units per acre.

2. **Is the proposed rezoning in conflict with any provision of this Ordinance or the City Code of Ordinances?** No. The City of Kannapolis R6 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. Consistency with the "Urban Residential" Character Area makes the requested R6 zoning district an appropriate change.
4. **Does the proposed rezoning allow uses that are compatible with existing and allowed uses on surrounding land and with the stability and character of any adjacent residential neighborhoods?** Yes. The R6 zoning designation is compatible with existing and allowed uses on surrounding land. Surrounding uses are single-family detached residential and a furniture production facility. The surrounding single-family detached dwellings are primarily zoned City of Kannapolis Office-Institutional (O-I) and City of Kannapolis Residential 4 (R4). Under the KDO, single family residential is no longer a permitted use in the O-I District. The furniture production facility, on the east side of Ruth Avenue, is zoned City of Kannapolis Light Industrial (LI).
5. **Does the proposed rezoning ensure efficient development within the City, taking into consideration the capacity and safety of the street network, the adequacy of public facilities, the suitability of the land for the uses allowed under the existing zoning, and other relevant considerations?** Yes. The requested zoning allows for a use that is compatible with existing adjacent residential uses. Sewer and water are accessible. The subject property is located adjacent to roads with adequate capacity and safety.
6. **Does the proposed rezoning result in a logical and orderly development pattern, taking into consideration the size of the subject lands and the zoning and existing and proposed development on surrounding lands?** Yes. The requested zoning allows for a use that is compatible with existing adjacent residential uses. The surrounding properties are zoned O-I, R4, and LI.
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. The site is located within the Watershed Protection Overlay District - Lake Concord Protected Area. There are no anticipated significant environmental impacts from rezoning this property. Any development will be required to conform to all applicable local, state, and federal environmental regulations.

Legal Issues

None.

Findings of Consistency with Comprehensive Plan

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

Staff Recommendation and Alternate Courses of Action

Staff Recommendation:

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

Based on the request being consistent with the 2030 Plan, staff recommends approval for Zoning Map Amendment Case Z-2026-08.

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-2026-08, 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 "Urban Residential" Character Area in the *2030 Plan*. Staff finds the request for rezoning compatible with the surrounding zoning and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.
2. **Should the Commission choose to approve Case Z-2026-08, 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-2026-08, 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-2026-08 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-2026-08, a motion should be made to deny the Resolution to Zone.**

Attachments

1. Z-2026-08 Application
2. Vicinity Map
3. Zoning Map
4. FLU Map
5. Public Notice Ad
6. Notification Letter
7. Notified Addresses
8. Posted Sign
9. Statement of Consistency
10. Resolution to Zone

Zoning Map Amendment Checklist

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. Please either bring this application to the address above or email to bbarcroft@kannapolisnc.gov. 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: 319 Ruth Ave., Kannapolis, NC 28083

Applicant: Walnut Lane Homes, LLC

Proposed development: New construction of two duplexes or two single family homes, or one of each

New construction of two duplexes or two single family homes, or one of each

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: Sean Regan

Digitally signed by Sean Regan
Date: 2026.04.28 10:32:33 -04'00'

Date: 4-28-2026

KANNAPOLIS

ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

Applicant Contact Information

Name: Sean Regan

Address: PO Box 480773
Charlotte, NC 28269

Phone: [REDACTED]

Email: [REDACTED]

Property Owner Contact Information same as applicant

Name: Walnut Lane Homes, LLC

Address: PO Box 480773
Charlotte, NC 28269

Phone: [REDACTED]

Email: [REDACTED]

Project Information

Project Address: 319 Ruth Avenue, Kannapolis NC 28083

Parcel: 5623-29-3377-0000 # of parcels: 1 Approx. size of parcels: .75 acres
(attach separate list if necessary)

Current Zoning Designation: OI Requested Zoning Designation: Select R6

Reason for map amendment: Existing home has been vacant for 20 years and will be torn down.

We are applying to change zoning to R6 to be able to build either two new duplexes or two new single family homes or one of each. We also plan to subdivide the existing 0.75 acre lot into two separate and equal lots before construction one new building on each of the two lots.

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.

Sean Regan Digitally signed by Sean Regan Date: 2026.04.28 10:38:21 -04'00' 4-28-2026
Applicant Signature Date

Sean Regan, Managing Member Walnut Lane Homes, LLC Digitally signed by Sean Regan, Managing Member Walnut Lane Homes, LLC Date: 2026.04.28 10:39:34 -04'00' 4-28-2026
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-2026-08
Applicant: Walnut Lane Homes, LLC
319 Ruth Ave





Kannapolis Current Zoning

Case Number: Z-2026-08
Applicant: Walnut Lane Homes, LLC
319 Ruth Ave





Kannapolis 2030 Future Land Use Map

Case Number: Z-2026-08
Applicant: Walnut Lane Homes, LLC
319 Ruth Ave





PO Box 27283
Richmond, VA 23261-7283

Order Confirmation

Order# 0000908763

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 **Acct Rep** **Ordered By** **Fax:** 7049337463
crpboana crpboana Gabriela Wilkins **EMail:** pscaggs@kannapolisnc.gov

Total Amount \$645.16

Payment Amount \$645.16

Amount Due \$0.00 **Tear Sheets** **Proofs** **Affidavits** **PO Number:**

Tax Amount: 0.00 0 0 1

Payment Meth: Credit - Debit Card

Ad Number **Ad Type** **Ad Size** **Color**
0000908763-01 CLS Legal 3 X 45 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 City of Kannapolis City Hall

Run Dates 6/ 4/2026, 6/11/2026

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

Run Schedule Invoice Text: NOTICE OF PUBLIC HEARING City of Kannapolis City Hall

Run Dates 6/ 4/2026, 6/ 5/2026, 6/ 6/2026, 6/ 7/2026, 6/ 8/2026, 6/ 9/2026, 6/10/2026

TagLine: NOTICEOFPUBLICHEARINGCITYOFKANNAPOLISCITYHALL401LAUREATEWAYKANNAPOLISNC28081PL
ANNINGANDZONINGCOMMISSIONMEETINGTUESDAYJUNE162026




Order Confirmation

Order# 0000908763

PO Box 27283
Richmond, VA 23261-7283

Ad Content Proof

Note: Ad size does not reflect actual ad



KANNAPOLIS

NOTICE OF PUBLIC HEARING
City of Kannapolis - City Hall
401 Laureate Way, Kannapolis, NC 28081
Planning and Zoning Commission Meeting

Tuesday, June 16, 2026, at 6:00 pm

Zoning Map Amendment - Z-2026-08 - 319 Ruth Avenue - Public Hearing to consider a request to rezone property located at 319 Ruth Avenue from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Residential 6 (R6) zoning district. The subject property is approximately 0.75 +/- acres and further identified as Cabarrus County Parcel Identification Number 56232933770000.

Conditional Zoning Map Amendment - CZ-2026-05 - 4671 Kannapolis Parkway - Public Hearing to consider a request to conditionally rezone property located at 4671 Kannapolis Parkway from City of Kannapolis Agricultural (AG) to City of Kannapolis Residential 18-Conditional Zoning (R18-CZ) zoning district. The subject property is approximately 13.08 +/- acres and further identified as Cabarrus County Parcel Identification Number 56031228580000.

Conditional Zoning Map Amendment - CZ-2026-06 - 2990 Brantley Road - Public Hearing to consider an amendment to the previously approved rezoning conditions for property located at 2990 Brantley Road, zoned City of Kannapolis General Commercial-Conditional Zoning (GC-CZ). The subject property is approximately 8.813 +/- acres and further identified as Cabarrus County Parcel Identification Number 5633668560000.

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: June 4, June 11, 2026.



KANNAPOLIS
Planning

May 26, 2026

Dear Property Owner:

Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Tuesday, June 16, 2026, at 6:00 PM, at 401 Laureate Way, Kannapolis, NC for the following case:

Z-2026-08 – Zoning Map Amendment – 319 Ruth Avenue

The purpose of this Public Hearing is to consider a request to rezone property located at 319 Ruth Avenue from City of Kannapolis Office-Institutional (O-I) zoning district to City of Kannapolis Residential 6 (R6) zoning district. The subject property is approximately 0.75 +/- acres and further identified as Cabarrus County Parcel Identification Number 56232933770000 (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

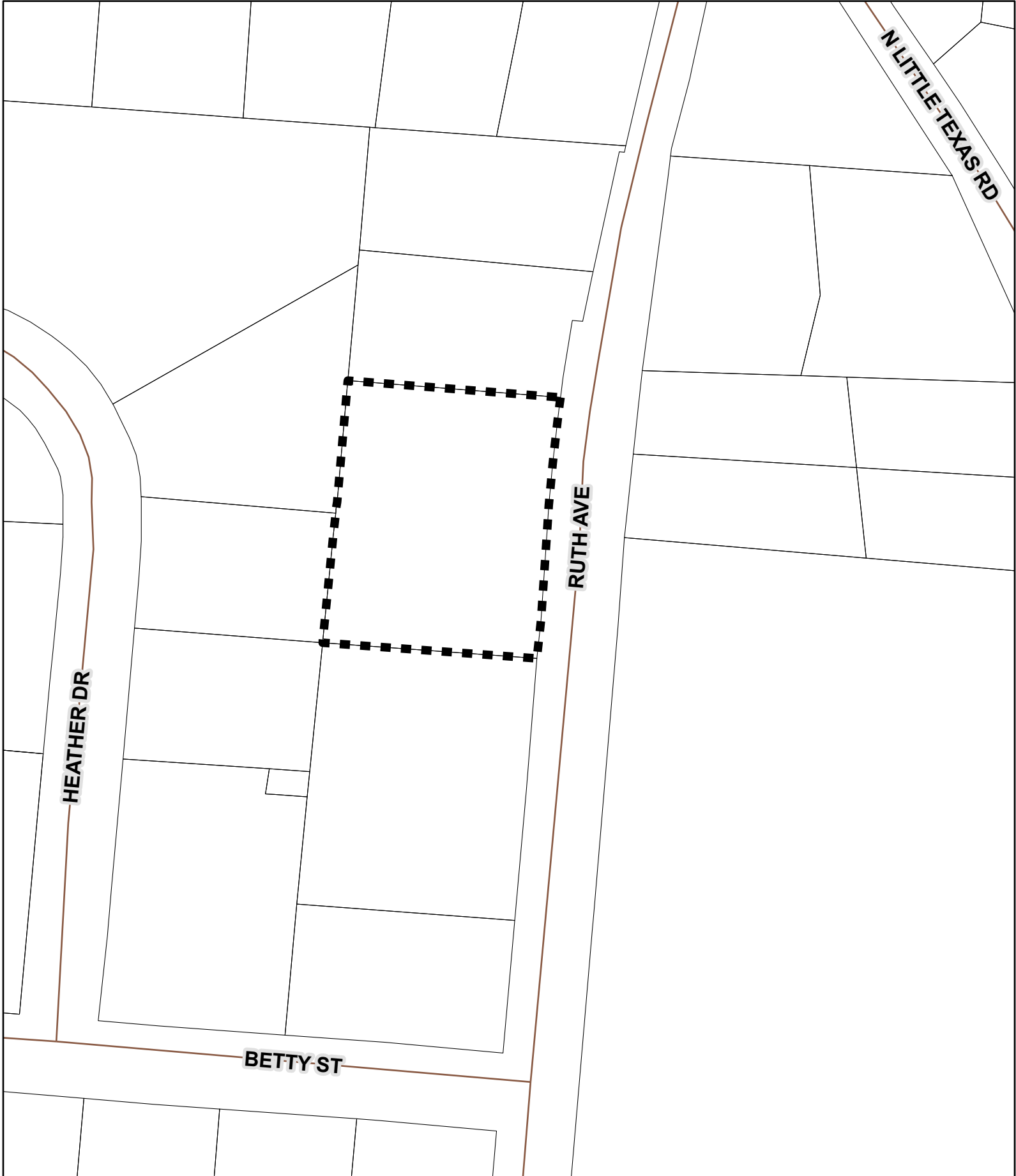
Enclosure

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Rezoning

Case Number: CZ-2026-08
Applicant: Walnut Lane Homes, LLC
319 Ruth Ave



PIN14	AcctName1	AcctName2	MailAddr1	MailAddr2	MailCity	MailState	MailZipCod
56232921040000	SECHLER MACK	SECHLER LOIS G WF	1101 BETTY ST		KANNAPOLIS	NC	28083
56232933770000	WALNUT LANE HOMES LLC		4030 WAKE FOREST RD STE 349		RALEIGH	NC	27609
56232925200000	BROTHERS MARVIN D		1011 HEATHER DR		KANNAPOLIS	NC	28083
56232928910000	ERICKSON ALAN F		501 JACKS RD		LOCUST	NC	28097
56232948800000	WILLIAMS TERESA J		1206 DEBBIE ST		KANNAPOLIS	NC	28083
56232960730000	200 RUTH AVENUE REALTY LLC		401 NORTH LITTLE TEXAS ROAD		KANNAPOLIS	NC	28083
56232965110000	NEW RESIDENTIAL BORROWER 2022-SFR1 LLC		160 MINE LAKE CT STE 200		RALEIGH	NC	27615
56232916650000	MCGINNIS MELODY A		1009 HEATHER DRIVE		KANNAPOLIS	NC	28083
56232923290000	BLACKWELDER DENNIS W	BLACKWELDER MARGARET/WIFE	1015 HEATHER DRIVE		KANNAPOLIS	NC	28083
56232966130000	BRIGMAN DARRELL T	BRIGMAN SHARON K WF	412 ANN ST		KANNAPOLIS	NC	28081
56232922090000							
56232922630000	SLOOP GILBERT ROGER	SLOOP ANNETTE T /WIFE	220 W 21ST ST		KANNAPOLIS	NC	28081
56232946280000	GOLDEN OPPORTUNITY INVESTMENTS LLC		5917 GROSNER PL		CHARLOTTE	NC	28211
56232932630000	SLOOP GILBERT ROGER		220 W 21ST ST		KANNAPOLIS	NC	28081
56232938900000	CARTER RHODA JOINES		306 COTTAGE DR		KANNAPOLIS	NC	28083
56232964140000	CARMONA PEDRO MIGUEL LLANEZ	DELGADO MARIA MONICA LLANEZ WF	318 RUTH AVE		KANNAPOLIS	NC	28083
56232935980000	LITTLE MICHAEL RAY	LITTLE KELLIE M WF	321 RUTH AVE		KANNAPOLIS	NC	28083



PLANNING

ZONING

COMMISSION

**PUBLIC HEARING
INFORMATION**

CALL 704-920-4350

CASE # Z-2026-08



**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY
WITH REGARD TO CASE #Z-2026-08**

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 June 16, 2026, the Planning and Zoning Commission conducted a public hearing to consider a request to rezone approximately 0.75 +/- acres of property located at 319 Ruth Avenue (Cabarrus County Parcel Identification Number 56232933770000), owned by Walnut Lane Homes, LLC, from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Residential 6 (R6) zoning district.

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

Adopted this the 16th day of June, 2026:

Chris Puckett, Chair
Planning and Zoning Commission

Attest:

Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission



RESOLUTION TO ZONE

Case #Z-2026-08 (319 Ruth Avenue)

From City of Kannapolis Office Institutional (O-I) to City of Kannapolis Residential 6 (R6) 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 June 16, 2026, for consideration of rezoning petition Case #Z-2026-08 as submitted to the City of Kannapolis Planning Department; and

WHEREAS, the request was to rezone 0.75 +/- acres of property located at 319 Ruth Avenue, (Cabarrus County Parcel Identification Number 56232933770000) owned by Walnut Lane Homes, LLC from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Residential 6 (R6) zoning district; and

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

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

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

Yes. This parcel is located within the "Urban Residential" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The "Urban Residential" Character Area promotes single-family detached residential and single-family attached residential as primary uses. Multifamily residential is promoted as a secondary use. The "Urban Residential" Character Area has a desired density of 4 to 10 units per acre.

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

No. The City of Kannapolis R6 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. Consistency with the "Urban Residential" Character Area makes the requested R6 zoning district an appropriate change.

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

Yes. The R6 zoning designation is compatible with existing and allowed uses on surrounding land. Surrounding uses are single-family detached residential and a furniture production facility. The surrounding single-family detached dwellings are primarily zoned City of Kannapolis Office-Institutional (O-I) and City of Kannapolis Residential 4 (R4). Under the KDO, single family residential is no longer a permitted use in the O-I District. The furniture production facility, on the east side of Ruth Avenue, is zoned City of Kannapolis Light Industrial (LI).

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

Yes. The requested zoning allows for a use that is compatible with existing adjacent residential uses. Sewer and water are accessible. The subject property is located adjacent to roads with adequate capacity and safety.

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

Yes. The requested zoning allows for a use that is compatible with existing adjacent residential uses. The surrounding properties are zoned O-I, R4, and LI.

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. The site is located within the Watershed Protection Overlay District - Lake Concord Protected Area. There are no anticipated significant environmental impacts from rezoning this property. Any development will be required to conform to all applicable local, state, and federal environmental regulations.

NOW, THEREFORE BE IT RESOLVED by the City of Kannapolis Planning and Zoning Commission that the above referenced property be rezoned from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Residential 6 (R6) Zoning Designation.

Adopted this the 16th day of June, 2026:

Chris Puckett, Chair
Planning and Zoning Commission

Attest:

Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission



City of Kannapolis Planning and Zoning Commission

Planning and Zoning Commission Agenda Staff Report
June 16, 2026

To: Planning and Zoning Commission
From: Elizabeth McCarty, Assistant Planning Director
Subject: CZ-2026-05 - Conditional Zoning Map Amendment - 4671 Kannapolis Parkway

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, 7407 N Freeway IV LLC, is proposing to conditionally rezone approximately 13.08 +/- acres of property located at 4671 Kannapolis Parkway from City of Kannapolis Agricultural (AG) to City of Kannapolis Residential 18-Conditional Zoning (R18-CZ). The subject property is further identified as Cabarrus County Parcel Identification Number 56031228580000.

The applicant's Rezoning Plan shows a 106-unit townhouse development with an amenity area. The proposed townhouse development does not have wastewater allocation. The project is on the waitlist.

The required neighborhood meeting for a conditional zoning application was held on Tuesday, May 5, 2026, 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 the 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. The subject property is within the "Complete Neighborhood 2" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*, which includes single-family residential, multifamily, civic, and small format retail as

primary uses. Desired residential density in the “Complete Neighborhood 2” Character Area is 4-18 units/acre. The residential density of the proposed development is 8.1 units/acre. Therefore, the proposed development 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.
3. **Does the proposed rezoning correct an error in the existing zoning present at the time it was adopted?** No. A correction is not needed. The requested conditional zoning is consistent with the Comprehensive Plan.
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 proposed rezoning for a townhouse development is compatible with neighboring uses. Adjacent uses to the south include the Redwood multifamily development, zoned Residential 18 (R18), as well as a parcel fronting Kannapolis Parkway zoned General Commercial (GC). A single-family detached subdivision, Trinity Crossing, is to the west. It is zoned Residential 4-Conditional Zoning (R4-CZ). The subject property abuts Trinity Crossing common open space. To the north of the subject parcel are single-family detached residential lots that are zoned AG. The zoning designation on the east side of Kannapolis Parkway is also AG.
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. A townhouse development is a suitable use allowed under the requested R18-CZ zoning. Kannapolis Parkway is a NCDOT maintained road. The applicant will need to meet NCDOT’s driveway and roadway requirements. Further, future development will need to follow the requirements of the Coddle Creek Thoroughfare Protection Overlay District of the KDO. The Rezoning Plan shows a connection to the adjoining Redwood multifamily development to integrate the street network. A stub road is shown on the north as a future connection. Presently, wastewater allocation is not available for this project. The project is on the waitlist.
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 conditional zoning allows for development that is compatible with existing and adjacent zoning and uses. The street network, as shown on the Rezoning Plan, will connect to the existing adjacent apartment development and is designed for a future connection to the north.
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. Future 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-2026-05 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 conditional rezoning submittal is for a townhouse development with an amenity area.
2. The number of single-family attached units shall not exceed 110.
3. A NCDOT driveway permit shall be obtained for the proposed access. Roadway requirements for Kannapolis Parkway shall be coordinated with NCDOT.
4. The development depicted on the Rezoning Plan is schematic in nature and is intended to depict 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.
5. 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.
6. 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-2026-05, 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" 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-2026-05, 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 #CZ-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 #CZ-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 #CZ-2026-05, a motion should be made to deny the Resolution to Zone.**

Attachments

1. CZ-2026-05 Application
2. Vicinity Map
3. Zoning Map
4. FLU Map
5. Site Plan
6. Neighborhood Meeting
7. Public Notice Ad
8. Notification Letter
9. Notified Addresses
10. Posted Sign
11. Statement of Consistency
12. Resolution to Zone



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: 4671 Kannapolis Parkway Kannapolis, NC 28081

Applicant: 7407 N Freeway IV LLC (Ben Brosseau)

Proposed development: Approximately 106 single-family attached townhomes

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: 

Date: 4/24/2026



CONDITIONAL ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

Applicant Contact Information

Name: 7407 N Freeway IV LLC (Ben Brosseau)

Address: 2381 Rosecrans Ave, Suite 425
El Segundo, CA 90245

Phone: [REDACTED]

Email: [REDACTED]

Property Owner Contact Information same as applicant

Name: 7407 N Freeway IV LLC (Ben Brosseau)

Address: 2381 Rosecrans Ave, Suite 425
El Segundo, CA 90245

Phone: [REDACTED]

Email: [REDACTED]

Project Information

Project Address: 4671 Kannapolis Parkway Kannapolis, NC 28081

Parcel: C # of parcels: 1 Approx. size of parcels: 13.08 Ac.
(attach separate list if necessary)

Current Zoning Designation: AG Requested Zoning Designation: R-18

Reason for map amendment: To rezone to R-18 for development of approximately 108 single-family attached townhomes and associated infrastructure.

Condition(s) proposed by the applicant (attach separate sheet if necessary): _____

1. Owner shall provide a 15' buffer along the site frontage along Kannapolis Parkway consisting of 12 trees per 100'.

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.

4/24/2026

Applicant Signature

Date

4/24/2026

Property Owner Signature

Date

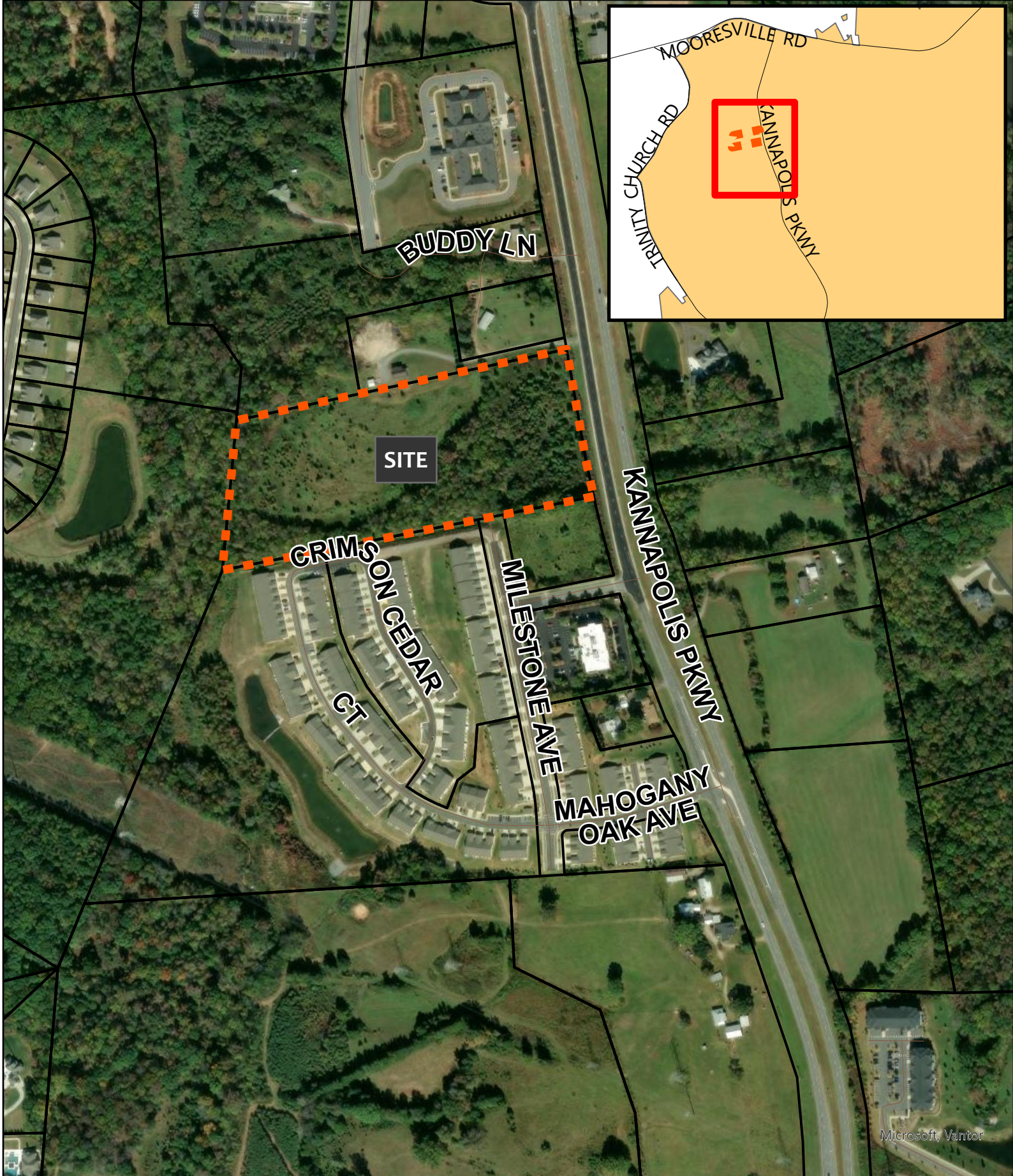




Vicinity Map

Case Number: CZ-2026-05

Applicant: 7407 N Freeway IV LLC (Ben Brosseau)
4671 Kannapolis Pkwy

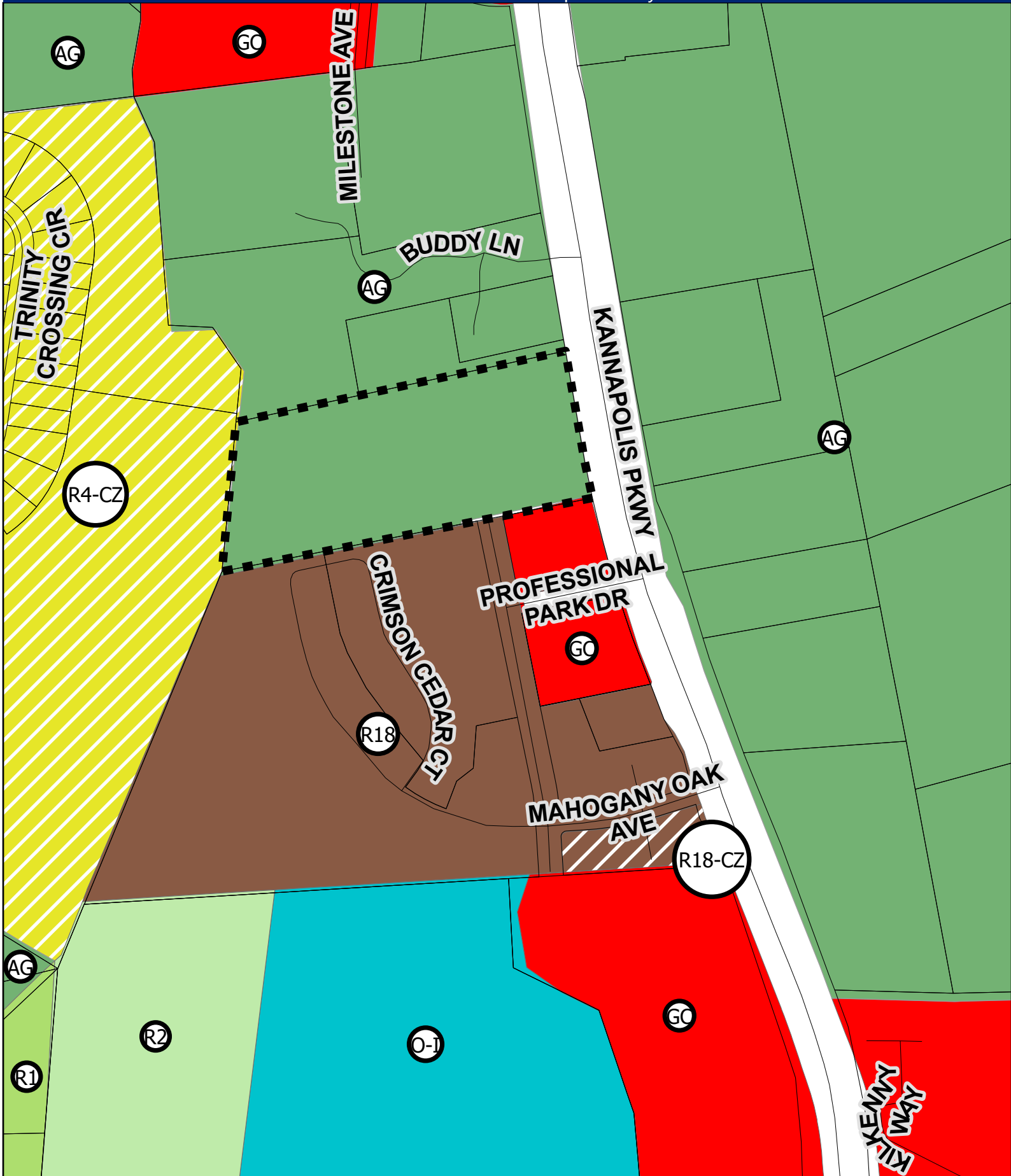




Kannapolis Current Zoning

Case Number: CZ-2026-05

Applicant: 7407 N Freeway IV LLC (Ben Brosseau)
4671 Kannapolis Pkwy



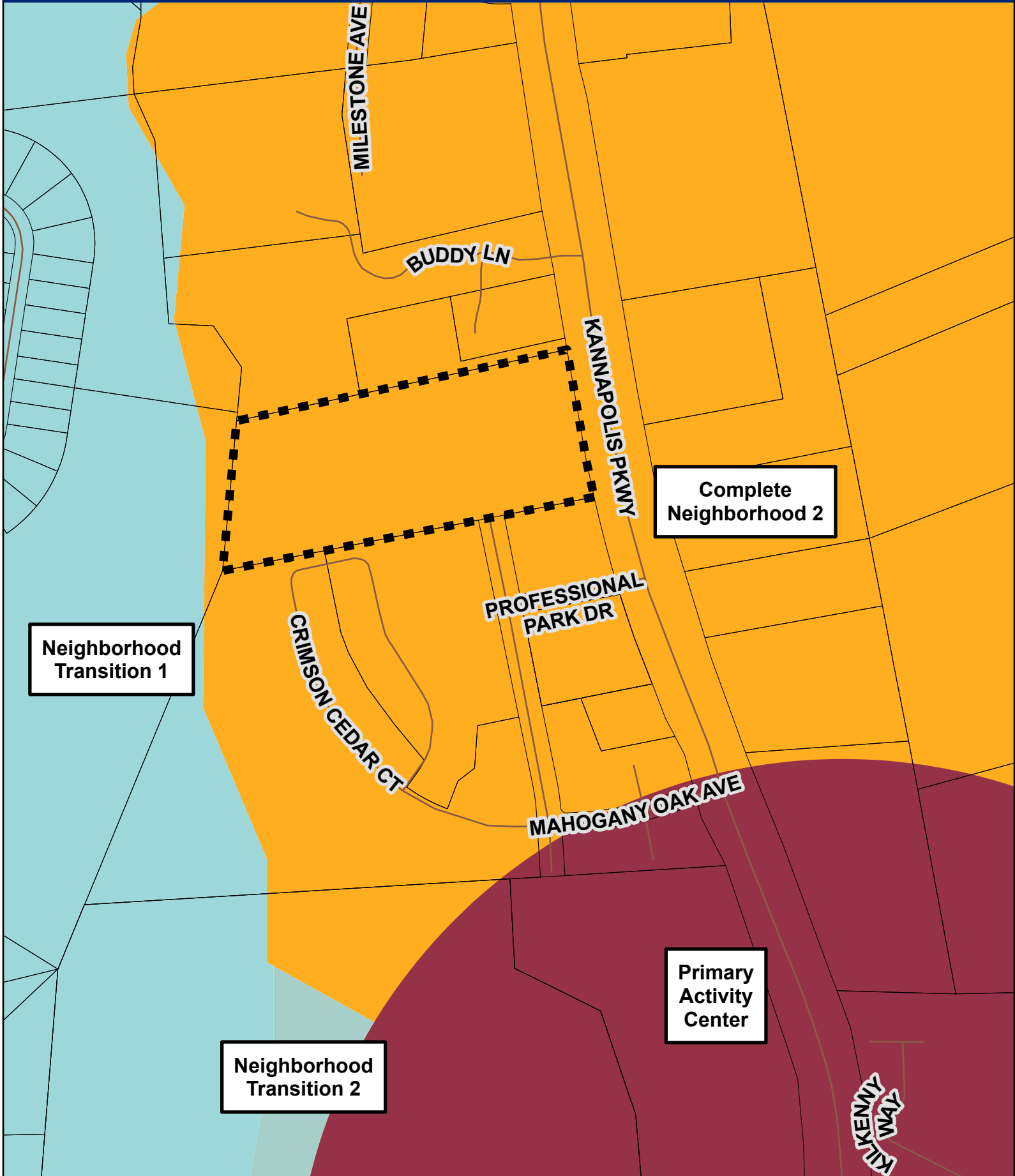
Kannapolis 2030 Future Land Use Map



Case Number: CZ-2026-05

Applicant: 7407 N Freeway IV LLC (Ben Brosseau)

4671 Kannapolis Pkwy



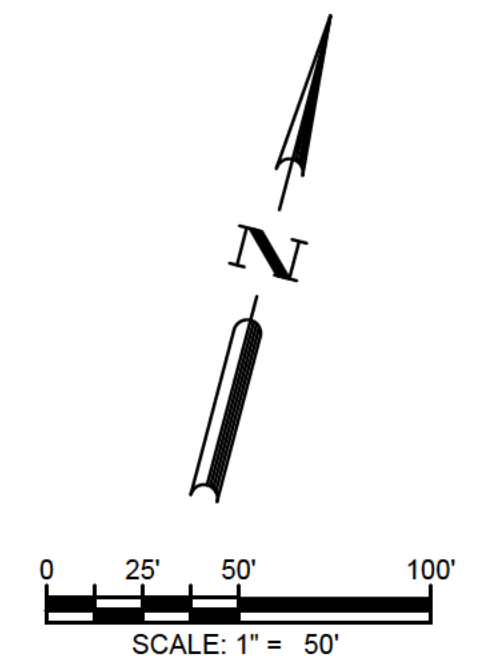
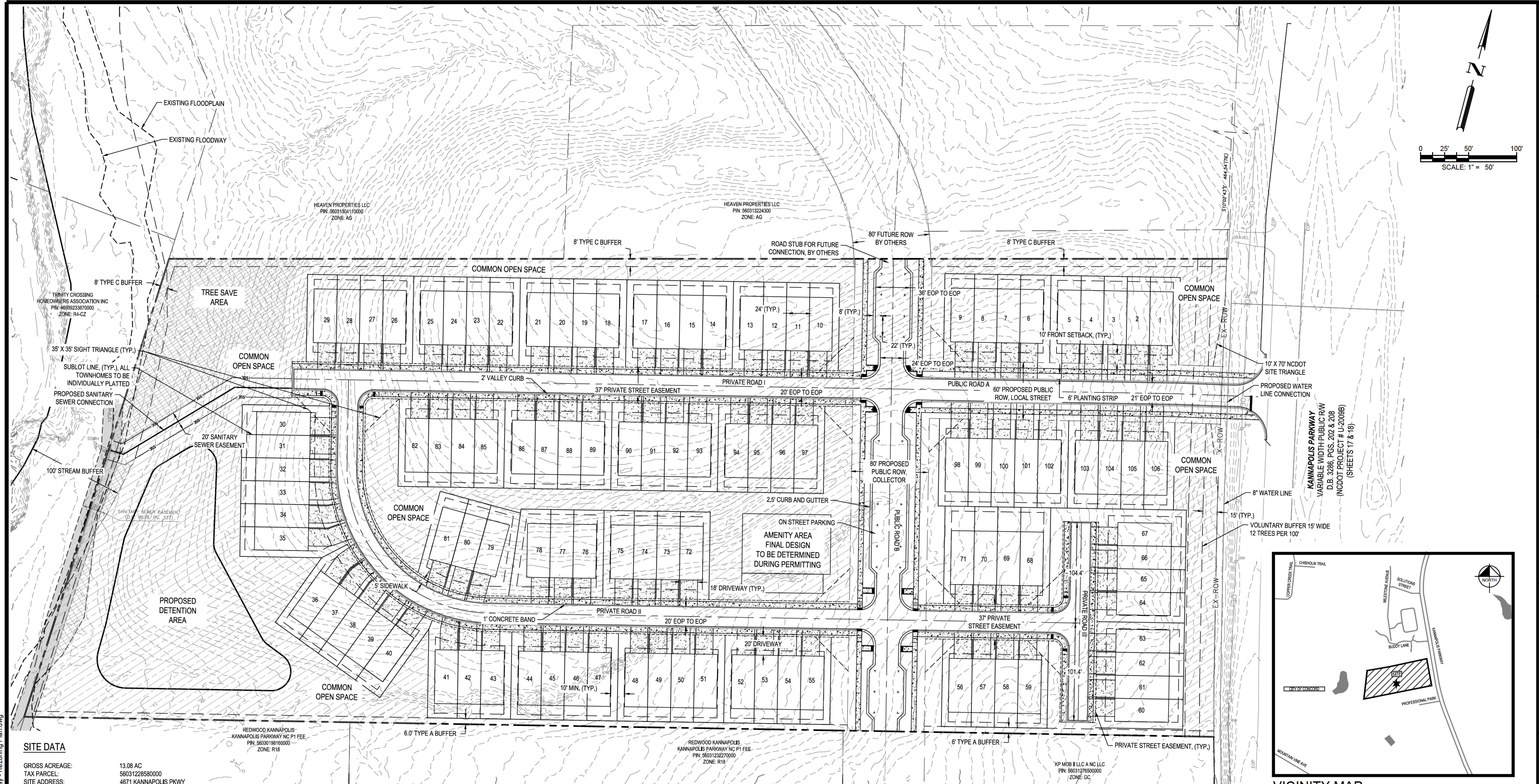
Neighborhood
Transition 1

Complete
Neighborhood 2

Neighborhood
Transition 2

Primary
Activity
Center

KILKENNY
WAY



DATE	REVISION	DESCRIPTION

DRAWN BY: AH
 DESIGNED BY: WSM
 REVIEWED BY: WSM

BGE
 www.bgeinc.com
 1111 METROPOLITAN AVE.
 SUITE 250
 CHARLOTTE, NC 28204
 NC LICENSE #C-4397
 LANDSCAPE ARCHITECTURE SERVICES
 PROVIDED BY BOB FS, INC., AN
 AFFILIATED COMPANY.
 NC LICENSE NUMBER C-546 © 2020

BANYAN
 RESIDENTIAL
 2381 ROSECRANS AVE SUITE 425
 EL SEGUNDO, CA 90245

KANNAPOLIS PARKWAY
 4671 KANNAPOLIS PKWY
 KANNAPOLIS, NC 28081

**REZONING PETITION
 KANNAPOLIS PARKWAY
 TOWNHOMES**

SITE DATA

GROSS ACREAGE: 13.08 AC
 TAX PARCEL: 56031228580000
 SITE ADDRESS: 4671 KANNAPOLIS PKWY
 KANNAPOLIS NC 28081
 EXISTING ZONING: AG (AGRICULTURAL)
 PROPOSED ZONING: R-18 (CONDITIONAL)
 EXISTING USES: VACANT, WOODED
 PROPOSED USE: SINGLE-FAMILY ATTACHED TOWNHOMES
 DWELLING UNITS: 106
 PROPOSED DENSITY: 8.10 DUA
 MAXIMUM BUILDING HEIGHT: PER ORDINANCE

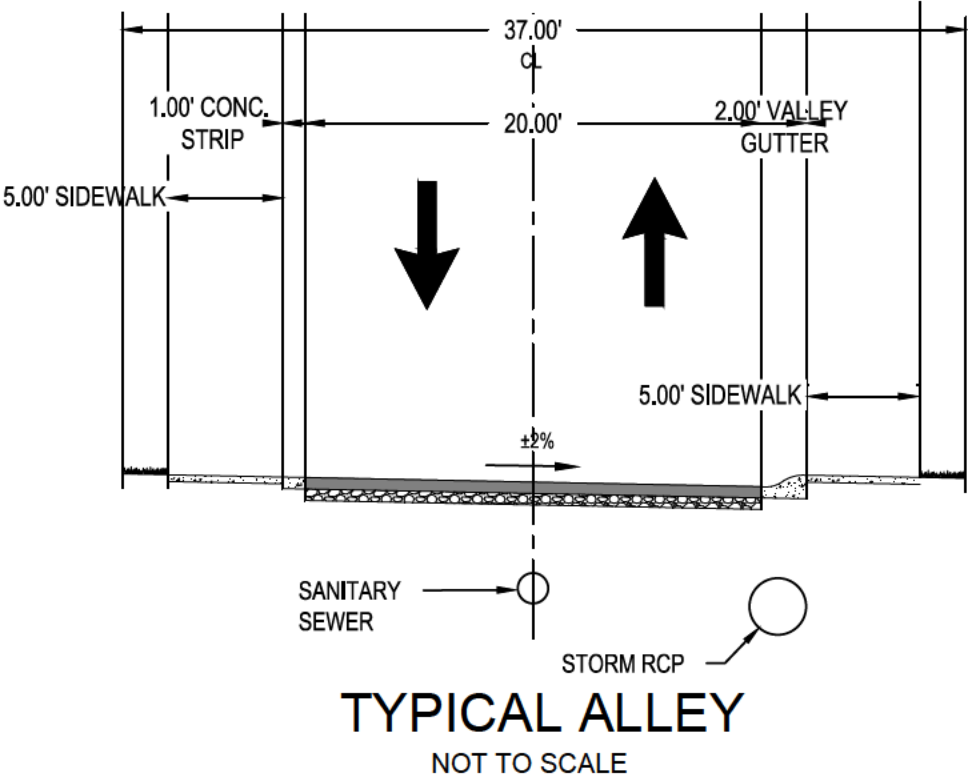
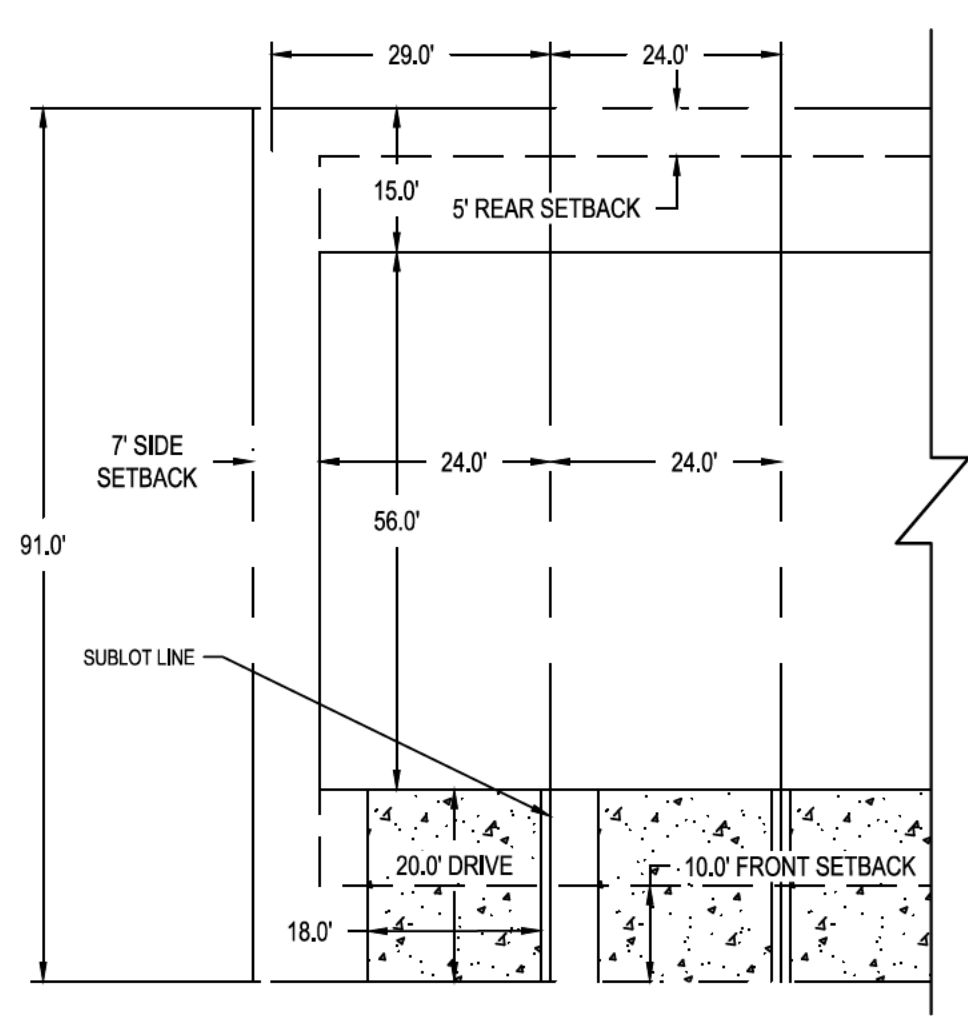
OPEN SPACE
 REQUIRED COMMON OPEN SPACE: 3.27 AC (25%)
 PROVIDED COMMON OPEN SPACE: 3.82 AC (29.2%)

BUFFERS
 BUFFER TYPES: 6' CLASS A & 8' CLASS C & 15' VOLUNTARY BUFFER ALONG KANNAPOLIS PARKWAY

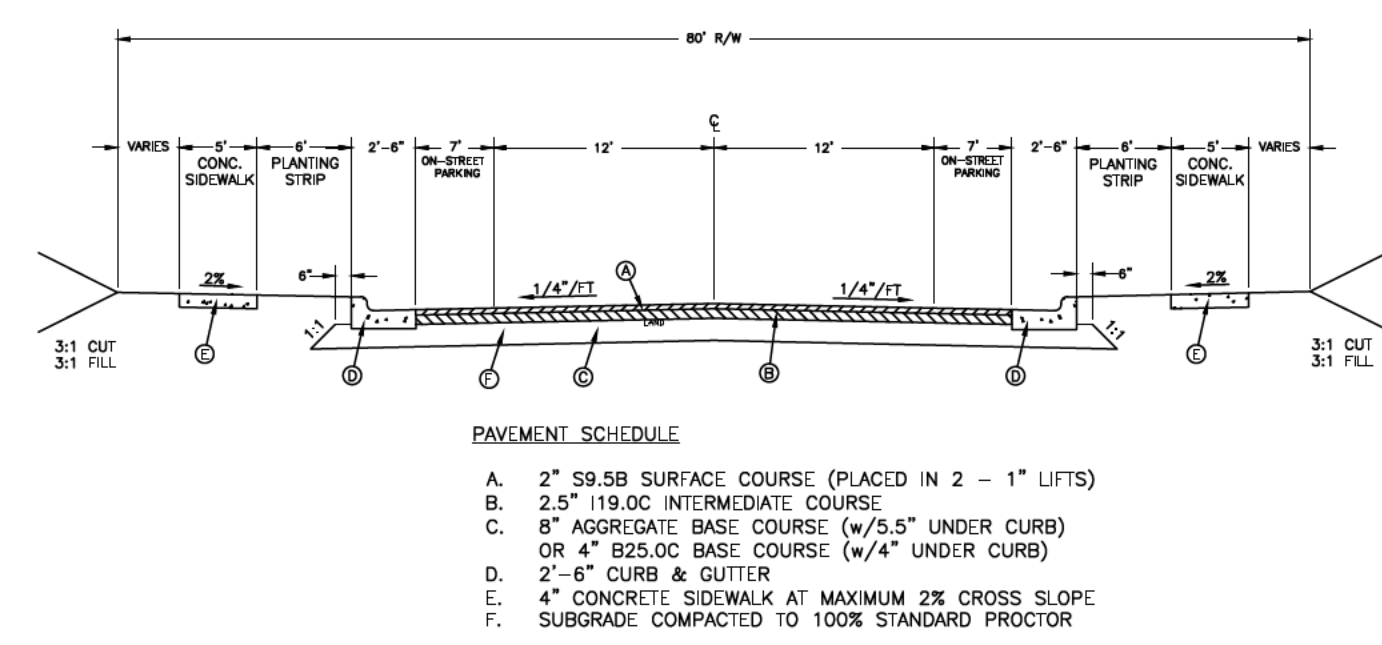
SETBACKS
 FRONT SETBACK: 10'
 SIDE YARD SETBACK: 5'
 REAR YARD SETBACK: 5'
 DRIVEWAY: 20'

PARKING
 PARKING SPACES REQUIRED: 2 SPACES / UNIT X 106 UNITS = 212 SPACES
 212 SPACES PROVIDED
 22 ON-STREET SPACES
 446 TOTAL PROPOSED SPACES

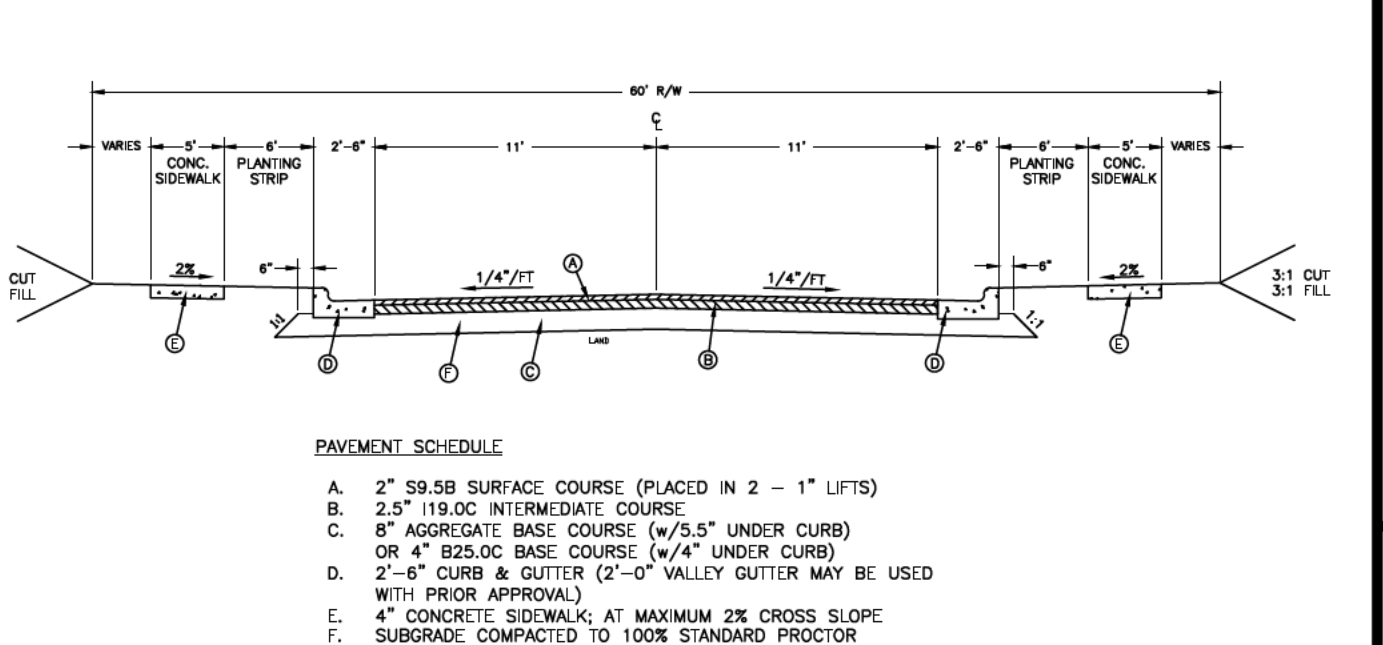
CONNECTIVITY INDEX
 REQUIRED CONNECTIVITY RATIO: 1.4 LINKS / NODES
 PROVIDED CONNECTIVITY RATIO: 10 LINKS / 7 NODES = 1.42



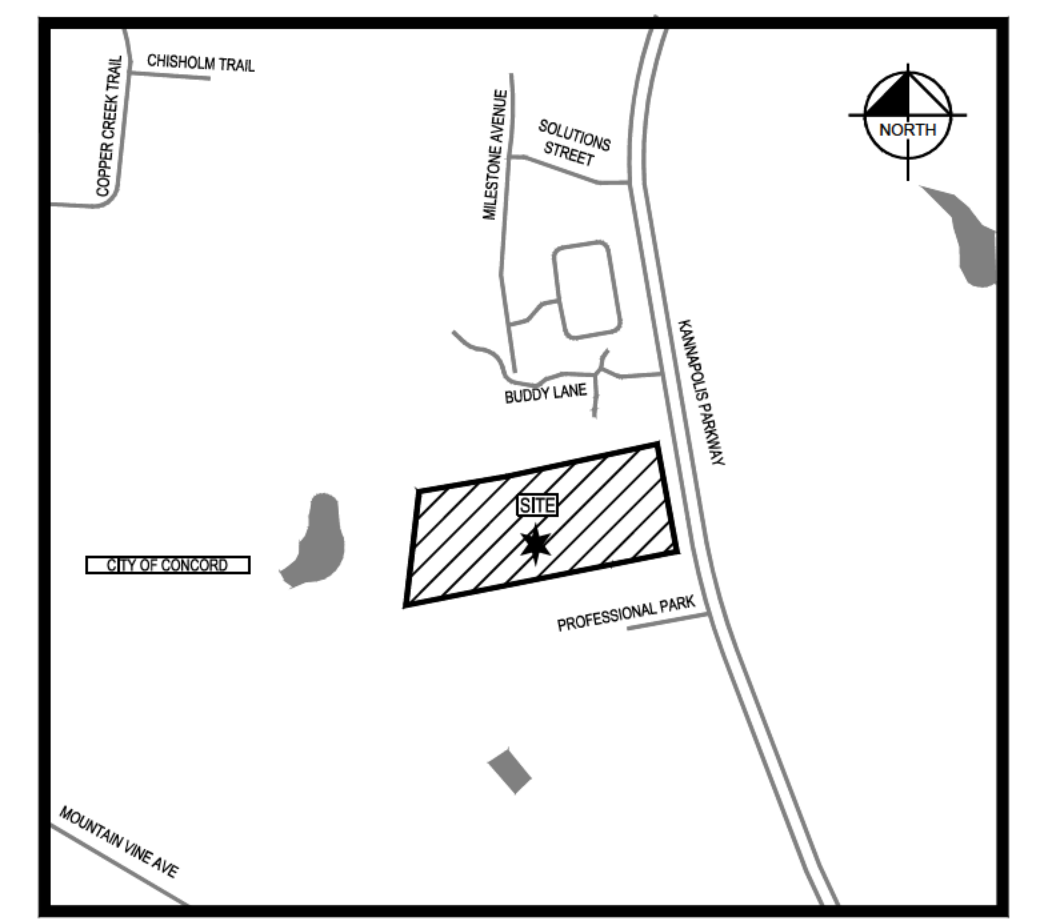
CONDITIONS
 1. OWNER SHALL PROVIDE A 15' BUFFER ALONG THE SITE FRONTAGE ALONG KANNAPOLIS PARKWAY CONSISTING OF 12 TREES PER 100'.



COLLECTOR STREET SECTION
 NOT TO SCALE



LOCAL RES. STREET SECTION
 NOT TO SCALE



FILE NUMBER:
 15666-00
 DATE: 04/21/2026

RZ-1



April 16, 2025

RE: Kannapolis Parkway Rezoning – Community Notification and Meeting

Dear Neighbor,

On behalf of 7407 N Freeway IV, LLC (the “Petitioner”), we are providing this letter to the property owners in the vicinity of our proposed rezoning of approximately 13.5 acres, generally located northwest of the intersection of Kannapolis Parkway and Professional Park Drive. The rezoning includes Tax Parcel #5603122858000 and included on the back of this letter is a vicinity map depicting the parcel location. The City of Kannapolis GIS records indicate that you are either a representative of a registered neighborhood organization or an owner of a property that adjoins or is near our Project. We would like to invite you to a Neighborhood Meeting to discuss the proposed rezoning of this property.

The intent of the rezoning is to modify the zoning from AG (Agricultural) to R-18 CZ to provide for the future development of a townhome neighborhood containing approximately 100 to 110 homes.

This Neighborhood Meeting will be held nearby and after working hours to provide flexibility in attendance. We invite you to attend the Neighborhood Meeting on **Tuesday, May 5th at 6:00 PM**. The meeting will be held at the **Bethpage Presbyterian Church Fellowship Hall – 6020 Mooresville Rd Kannapolis, NC 28081**. If you are interested in attending the Neighborhood Meeting at the scheduled time, **please RSVP by sending an email to SMcNab@BGEinc.com and you will be added to the attendance list.** Please reference the petitioner or site location, and include your name, address, and telephone number in your RSVP so we can record your attendance. If you are unable to attend the Neighborhood Meeting, we can also e-mail a copy of the presentation and answer any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Spencer McNab".

Spencer McNab, RLA

Sr. Project Manager

Planning + Landscape Architecture

BGE, Inc.

Vicinity Map:





May 6, 2026

Planning Department
City of Kannapolis
401 Laureate Way
Kannapolis, NC 28081

Re: Kannapolis Parkway Neighborhood Meeting

Below are the transcribed minutes of the Kannapolis Parkway Meeting that took place at 6:00 PM on May 5, 2026. This meeting took place at the Bethpage Presbyterian Church at 6020 Mooresville Road Statesville, NC 28677. Representatives from Banyan Residential (the developer), and BGE, Inc. (planners and landscape architects) were present. Note that meeting was conducted outside the church due to reservations issues.

Peggy Overcash

How come you are rezoning when there is townhomes there already?

We are rezoning from the currently AG (agriculture) zoning to a zoning that allows a townhome development. This development is separate from the adjacent townhome development.

Peggy Overcash

Why not single-family homes? Why does everything have to be townhomes?

Response: It is currently not cost effective to create single-family homes for the Kannapolis market. Townhomes are also a listed use for this area in the future land use plan.

Peggy Overcash

What about the schools?

Response: Information we were able to retrieve online says that the schools in this district are not at capacity and have the space to accommodate additional students.

Peggy Overcash

I do not know where you got that information, but that is incorrect. Our schools are bursting at the seams.

Response: That is definitely something to consider. Information on this can be hard to come by. We will coordinate with staff, planning board and council on any school concerns.

Peggy Overcash

I still do not understand the draw to townhomes. They will have no yards.

Response: The demographic looking for townhomes exists and is likely to be first time home buyers and young families.

Peggy Overcash

We would rather not have to see them from our location across Kannapolis Parkway.

Response: We can look at ways to mitigate the view of the homes both from your property and from Kannapolis Parkway.



Peggy Overcash

What will these look like? The ones to the South are stacked on top of each other and not very nice.

Response: This is meant to be a high-end product with nice finishes. Banyan is not in the business of creating bad communities as it is not good practice or a good look for us as a company. The homebuilders we work with have nice products that people can be proud to live in.

Peggy Overcash

What is the price point on these?

Response: We are too far out from being able to determine that since we will be waiting on sewer allocation.

Satish Vankineni

Why put residential and not commercial?

Response: Banyan does not do any commercial and focuses on the residential market.

Satish Vankineni

Why not put apartments?

Response: We have identified this area to work better for townhomes for us.

Satish Vankineni

My property is across the street; would I be able to put a commercial use or apartment on my land?

Response: Your property is currently zoned for agricultural use, but after a rezoning those could be accepted uses.

Satish Vankineni

Is there not a utility issue and waitlist currently?

Response: There is no sewer allocation in Kannapolis at this time, but we are currently on the list and are expecting sewer to become available in four or so years.

Satish Vankineni

What is the timeline?

Response: We cannot submit construction documents until we receive sewer allocation so it is unlikely that construction will begin before five or maybe six years.

A handwritten signature in blue ink, appearing to read 'Spencer McNab', written in a cursive style.

Spencer McNab
Senior Project Manager,
Planning + Landscape Architecture
BGE, Inc.
1111 Metropolitan Avenue, Suite 200
Charlotte, North Carolina 28204



PO Box 27283
Richmond, VA 23261-7283

Order Confirmation

Order# 0000908763

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 **Acct Rep** **Ordered By** **Fax:** 7049337463
crpboana crpboana Gabriela Wilkins **EEmail:** pscaggs@kannapolisnc.gov

Total Amount \$645.16

Payment Amount \$645.16

Amount Due \$0.00 **Tear Sheets** **Proofs** **Affidavits** **PO Number:**

Tax Amount: 0.00 0 0 1

Payment Meth: Credit - Debit Card

Ad Number **Ad Type** **Ad Size** **Color**
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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 City of Kannapolis City Hall

Run Dates 6/ 4/2026, 6/11/2026

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

Run Schedule Invoice Text: NOTICE OF PUBLIC HEARING City of Kannapolis City Hall

Run Dates 6/ 4/2026, 6/ 5/2026, 6/ 6/2026, 6/ 7/2026, 6/ 8/2026, 6/ 9/2026, 6/10/2026

TagLine: NOTICEOFPUBLICHEARINGCITYOFKANNAPOLISCITYHALL401LAUREATEWAYKANNAPOLISNC28081PL
ANNINGANDZONINGCOMMISSIONMEETINGTUESDAYJUNE162026



Order Confirmation


Order# 0000908763

PO Box 27283

Richmond, VA 23261-7283

Ad Content Proof

Note: Ad size does not reflect actual ad



KANNAPOLIS

NOTICE OF PUBLIC HEARING
City of Kannapolis - City Hall
401 Laureate Way, Kannapolis, NC 28081
Planning and Zoning Commission Meeting

Tuesday, June 16, 2026, at 6:00 pm

Zoning Map Amendment - Z-2026-08 - 319 Ruth Avenue - Public Hearing to consider a request to rezone property located at 319 Ruth Avenue from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Residential 6 (R6) zoning district. The subject property is approximately 0.75 +/- acres and further identified as Cabarrus County Parcel Identification Number 56232933770000.

Conditional Zoning Map Amendment - CZ-2026-05 - 4671 Kannapolis Parkway - Public Hearing to consider a request to conditionally rezone property located at 4671 Kannapolis Parkway from City of Kannapolis Agricultural (AG) to City of Kannapolis Residential 18-Conditional Zoning (R18-CZ) zoning district. The subject property is approximately 13.08 +/- acres and further identified as Cabarrus County Parcel Identification Number 56031228580000.

Conditional Zoning Map Amendment - CZ-2026-06 - 2990 Brantley Road - Public Hearing to consider an amendment to the previously approved rezoning conditions for property located at 2990 Brantley Road, zoned City of Kannapolis General Commercial-Conditional Zoning (GC-CZ). The subject property is approximately 8.813 +/- acres and further identified as Cabarrus County Parcel Identification Number 5633668560000.

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: June 4, June 11, 2026.



KANNAPOLIS
Planning

May 26, 2026

Dear Property Owner:

Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Tuesday, June 16, 2026, at 6:00 PM, at 401 Laureate Way, Kannapolis, NC for the following case:

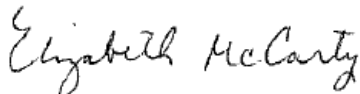
CZ-2026-05 – Conditional Zoning Map Amendment – 4671 Kannapolis Parkway

The purpose of this Public Hearing is to consider a request to conditionally rezone property located at 4671 Kannapolis Parkway from City of Kannapolis Agricultural (AG) zoning district to City of Kannapolis Residential 18-Conditional Zoning (R18-CZ) zoning district. The conditional rezoning request is to allow for a single-family townhouse development. The subject property is approximately 13.08 +/- acres and further identified as Cabarrus County Parcel Identification Numbers 56031228580000 (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 704.920.4362 or emccarty@kannapolisnc.gov.

Sincerely,



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.

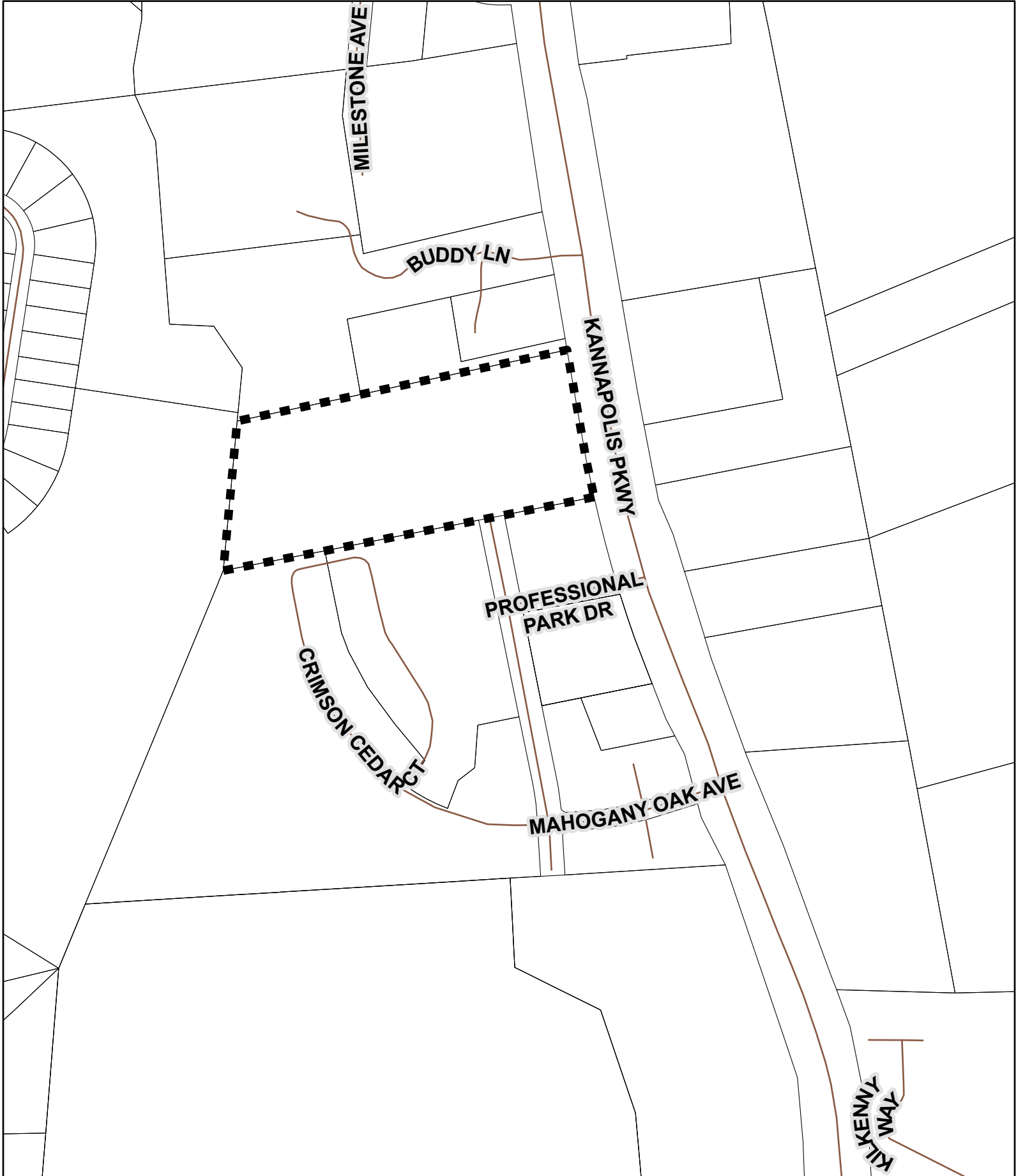


Conditional Rezoning

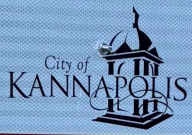
Case Number: CZ-2026-05

Applicant: 7407 N Freeway IV LLC (Ben Brosseau)

4671 Kannapolis Pkwy



PIN14	AcctName1	MailAddr1	MailCity	MailState	MailZipCod
46939233670000	TRINITY CROSSING HOMEOWNERS ASSOCIATION INC	PO BOX 11906	CHARLOTTE	NC	28220
56030198160000	REDWOOD KANNAPOLIS KANNAPOLIS PARKWAY NC P1 FEE	7007 E PLEASANT VALLEY RD	INDEPENDENCE	OH	44131
56031228580000	7407 N FREEWAY IV LLC	1724 BRANDON RD	CHARLOTTE	NC	28207
56031322430000	HEAVEN PROPERTIES LLC	4600 NC HIGHWAY 49 S	HARRISBURG	NC	28075
56031276500000	KP MOB II LLC A NC LLC	2138 N LENTZ HARNESS SHOP RD	MT PLEASANT	NC	28124
56031304110000	HEAVEN PROPERTIES LLC	4600 NC HIGHWAY 49 S	HARRISBURG	NC	28075
56031353810000	OVERCASH TRAVIS LEE	4651 KANNAPOLIS PKWY	KANNAPOLIS	NC	28081
56030335430000	TRINITY CROSSING HOMEOWNERS ASSOCIATION INC	PO BOX 11906	CHARLOTTE	NC	28220
56031232270000	REDWOOD KANNAPOLIS KANNAPOLIS PARKWAY NC P2 LLC	7007 E PLEASANT VALLEY RD	INDEPENDENCE	OH	44131



PLANNING

ZONING

COMMISSION

**PUBLIC HEARING
INFORMATION**

CALL 704-920-4350

CASE #CZ-2026-05



**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY
WITH REGARD TO CASE #CZ-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 June 16, 2026, the Planning and Zoning Commission conducted a public hearing to consider a request to rezone approximately 13.08 +/- acres of property located at 4671 Kannapolis Parkway (Cabarrus County Parcel Identification Number 56031228580000), owned by 7407 N Freeway IV LLC from City of Kannapolis Agricultural (AG) to City of Kannapolis Residential 18-Conditional Zoning (R18-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 “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 16th day of June, 2026:

Chris Puckett, Chair
Planning and Zoning Commission

Attest:

Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission



RESOLUTION TO ZONE

Case #CZ-2026-05

(4671 Kannapolis Parkway)

From City of Kannapolis Agricultural (AG) to City of Kannapolis Residential 18-Conditional Zoning (R18-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 June 16, 2026, for consideration of rezoning petition Case #CZ-2026-05 as submitted to the City of Kannapolis Planning Department; and

WHEREAS, the request was to rezone 13.08 +/- acres of property located at 4671 Kannapolis Highway, (Cabarrus County Parcel Identification Number 56031228580000) owned by 7407 N Freeway IV LLC from City of Kannapolis Agricultural (AG) to City of Kannapolis Residential 18-Conditional Zoning (R18-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. The subject property is within the “Complete Neighborhood 2” Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*, which includes single-family residential, multifamily, civic, and small format retail as primary uses. Desired residential density in the “Complete Neighborhood 2” Character Area is 4-18 units/acre. The residential density of the proposed development is 8.1 units/acre. Therefore, the proposed development 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.

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

No. A correction is not needed. The requested conditional zoning is consistent with the Comprehensive Plan.

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 proposed rezoning for a townhouse development is compatible with neighboring uses. Adjacent uses to the south include the Redwood multifamily development, zoned Residential 18 (R18), as well as a parcel fronting Kannapolis Parkway zoned General Commercial (GC). A single-family detached subdivision, Trinity Crossing, is to the west. It is zoned Residential 4-Conditional Zoning (R4-CZ). The subject property abuts Trinity Crossing common open space. To the north of the subject parcel are single-family detached residential lots that are zoned AG. The zoning designation on the east side of Kannapolis Parkway is also AG.

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. A townhouse development is a suitable use allowed under the requested R18-CZ zoning. Kannapolis Parkway is a NCDOT maintained road. The applicant will need to meet NCDOT's driveway and roadway requirements. Further, future development will need to follow the requirements of the Coddle Creek Thoroughfare Protection Overlay District of the KDO. The Rezoning Plan shows a connection to the adjoining Redwood multifamily development to integrate the street network. A stub road is shown on the north as a future connection. Presently, wastewater allocation is not available for this project. The project is on the waitlist.

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 conditional zoning allows for development that is compatible with existing and adjacent zoning and uses. The street network, as shown on the Rezoning Plan, will connect to the existing adjacent apartment development and is designed for a future connection to the north.

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. Future development will be required to conform to all applicable local, state, and federal environmental regulations.

NOW, THEREFORE BE IT RESOLVED by the City of Kannapolis Planning and Zoning Commission that the above referenced property be rezoned from City of Kannapolis Agricultural (AG) to City of Kannapolis Residential 18-Conditional Zoning (R18-CZ), subject to 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 conditional rezoning submittal is for a townhouse development with an amenity area.
2. The number of single-family attached units shall not exceed 106.
3. A NCDOT driveway permit shall be obtained for the proposed access. Roadway requirements for Kannapolis Parkway shall be coordinated with NCDOT.
4. The development depicted on the Rezoning Plan is schematic in nature and is intended to depict 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.
5. 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.
6. The development shall comply with the current Land Development Standards Manual.

Adopted this the 16th day of June, 2026:

Chris Puckett, Chair
Planning and Zoning Commission

Attest:

Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission



City of Kannapolis Planning and Zoning Commission

Planning and Zoning Commission Agenda Staff Report
June 16, 2026

To: Planning and Zoning Commission
From: Lauren Russell, Planner
Subject: CZ-2026-06 - Conditional Zoning Map Amendment - 2990 Brantley Road

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, Team Lone Star, LLC, is requesting an amendment to the previously approved rezoning conditions for property located at 2990 Brantley Road, zoned City of Kannapolis General Commercial-Conditional Zoning (GC-CZ). The subject property is approximately 8.813 +/- acres and further identified as Cabarrus County Parcel Identification Number 56336685560000. The requested amendment is to allow for personal vehicle service and repair for a small-scale racing team.

The subject parcel was annexed and rezoned to GC-CZ in 2022. The conditions of approval for the rezoning, Case #CZ-2022-06, permitted a plumbing contractor's office. The applicant is requesting an amendment to those conditions to allow for personal vehicle service and repair for a small-scale racing team to use the existing building. As proposed, the zoning designation would remain GC-CZ, but the permitted uses and accompanying rezoning plan would be amended.

The applicant conducted the required neighborhood meeting for a conditional rezoning on May 12, 2026. The meeting was held at 6:00 p.m. on the porch at 2990 Brantley 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. The character intent includes residential, civic functions, small format office, and commercial opportunities. The proposed personal vehicle service and repair use is, therefore, 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 is presently zoned GC-CZ. The applicant is requesting to amend the previous conditions of approval to convert the existing building for a personal vehicle service and repair use for a racing team instead of a plumbing contractor's office.
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 Low Density Residential (LDR), Cabarrus County Agricultural/Open Space (AO), Cabarrus County Office/Institutional (OI), City of Kannapolis Light Industrial Conditional Zoning (LI-CZ), and City of Kannapolis Residential 8 Conditional Zoning (R8-CZ). There is single-family residential along Brantley Road and Old Salisbury-Concord Road. Metro 63 is on the north side of Brantley Road across from the subject property and is zoned LI-CZ.
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. The property has onsite well and septic.
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 a use 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 site is located within the Lake Fisher WS-IV PA and will need to meet the requirements of the Watershed Protection Overlay District of the KDO. 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-2026-06 with the following conditions:

1. The conditions and conceptual site plan applicable to the previous conditional rezoning approval, Case #CZ-2022-06, are removed and replaced with the conditions below.
2. The intent of this amendment submittal is to allow for a personal vehicle service and repair facility for a small-scale race team. Prior to the expansion or the development of the property over and beyond its use as a personal vehicle service and repair facility, a conditional rezoning application shall be made for the City of Kannapolis to further review and reconsider the conditions imposed by approval of this amendment.
3. 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.
4. The personal vehicle service and repair activity shall occur within the building.
5. Meet NCDOT driveway and road requirements.
6. The site will be developed in accordance with the Watershed Protection Overlay District (Lake Fisher WS-IV PA) of the KDO.
7. 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.
8. 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-2026-06, 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-2026-06, 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-2026-06, 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-2026-06 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-2026-06, a motion should be made to deny the Resolution to Zone.**

Attachments

1. CZ-2026-06 Application
2. Vicinity Map
3. Zoning Map
4. FLU Map
5. Site Plan
6. Neighborhood Meeting
7. Public Notice Ad
8. Notification Letter
9. Notified Addresses
10. Posted Sign
11. Statement of Consistency
12. Resolution to Zone



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: 2990 Brantley Road, Kannapolis

Applicant: Vasser-Sullivan Racing / Team Lone Star, LLC

Proposed development: Reuse of existing building to become a race shop

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

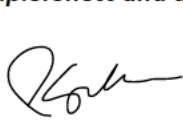
Public Notification: This is a legislative process that requires a public hearing and public notification including newspaper notice, first-class mailed notice to adjacent property owners and a sign posted prominently on the property (Table 2.4.F(2) of the Kannapolis Development Ordinance [KDO]).

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: 

Date: 5.12.26



CONDITIONAL ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

Applicant Contact Information

Name: Team Lone Star, LLC

Address: 1 Carpenter Ct. NW, Ste. 500

Phone: [REDACTED]

Email: [REDACTED]

Property Owner Contact Information same as applicant

Name: Stonecress, LLC

Address: 710 Mable Ave

Phone: [REDACTED]

Email: [REDACTED]

Project Information

Project Address: 2990 Brantley Road, Kannapolis

Parcel: 5633668333 # of parcels: 1 Approx. size of parcels: 8.813 ac
(attach separate list if necessary)

Current Zoning Designation: GC Requested Zoning Designation: GC

Reason for map amendment: Amendment to CZ to include personal vehicle service and repair as needed for the existing building to be used as a race shop by Team Lone Star, LLC

Condition(s) proposed by the applicant (attach separate sheet if necessary): _____

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.

5.12.26

Applicant Signature

Date

Erin Cress
2026.05.12 10:28:02 -04'00'

5/12/2026

Property Owner Signature

Date



Vicinity Map

Case Number: CZ-2026-06

Applicant: Vasser-Sullivan Racing/Team Lone Star, LLC
2990 Brantley Rd

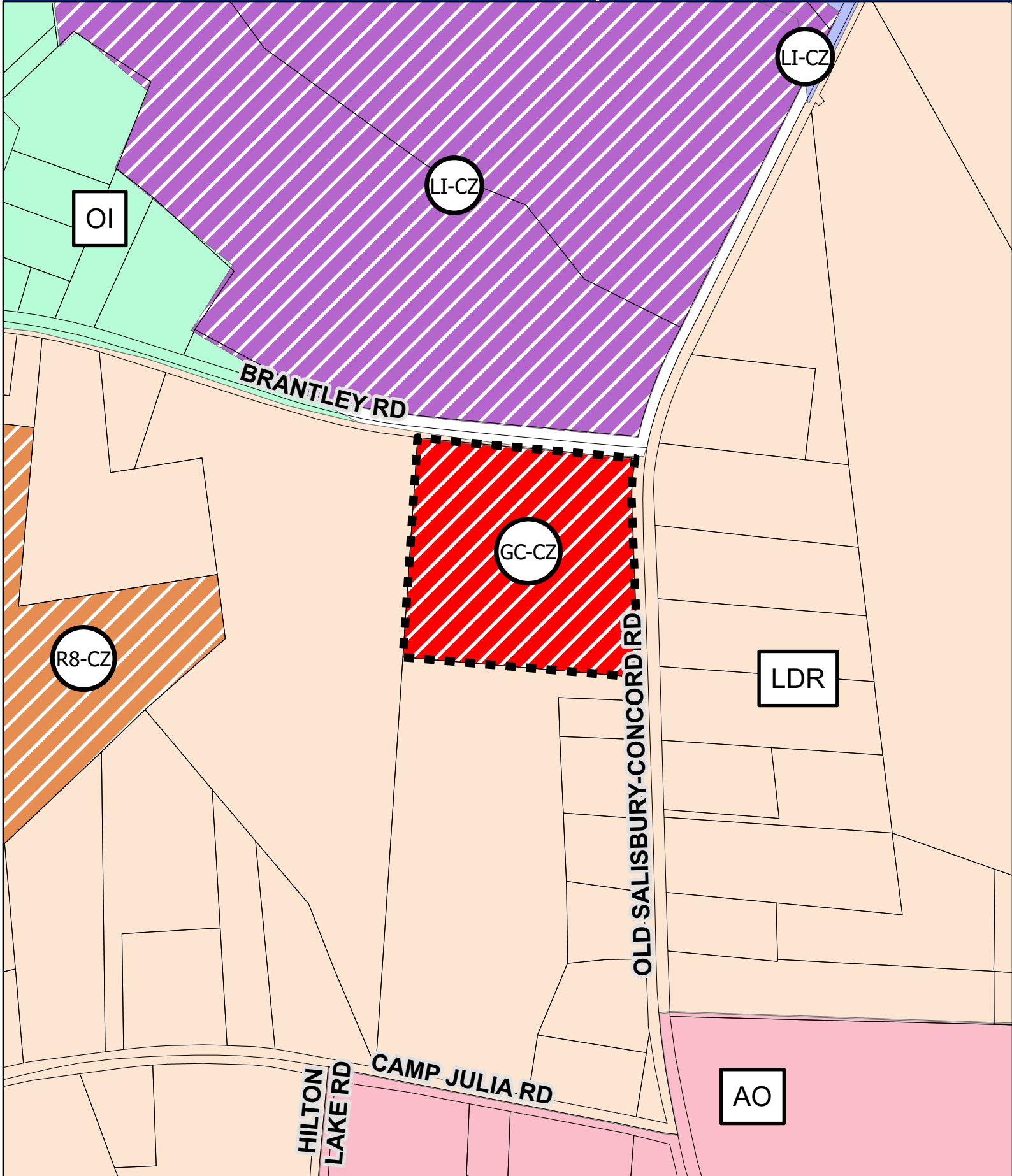




Kannapolis Current Zoning

Case Number: CZ-2026-06

Applicant: Vasser-Sullivan Racing/Team Lone Star, LLC
2990 Brantley Rd



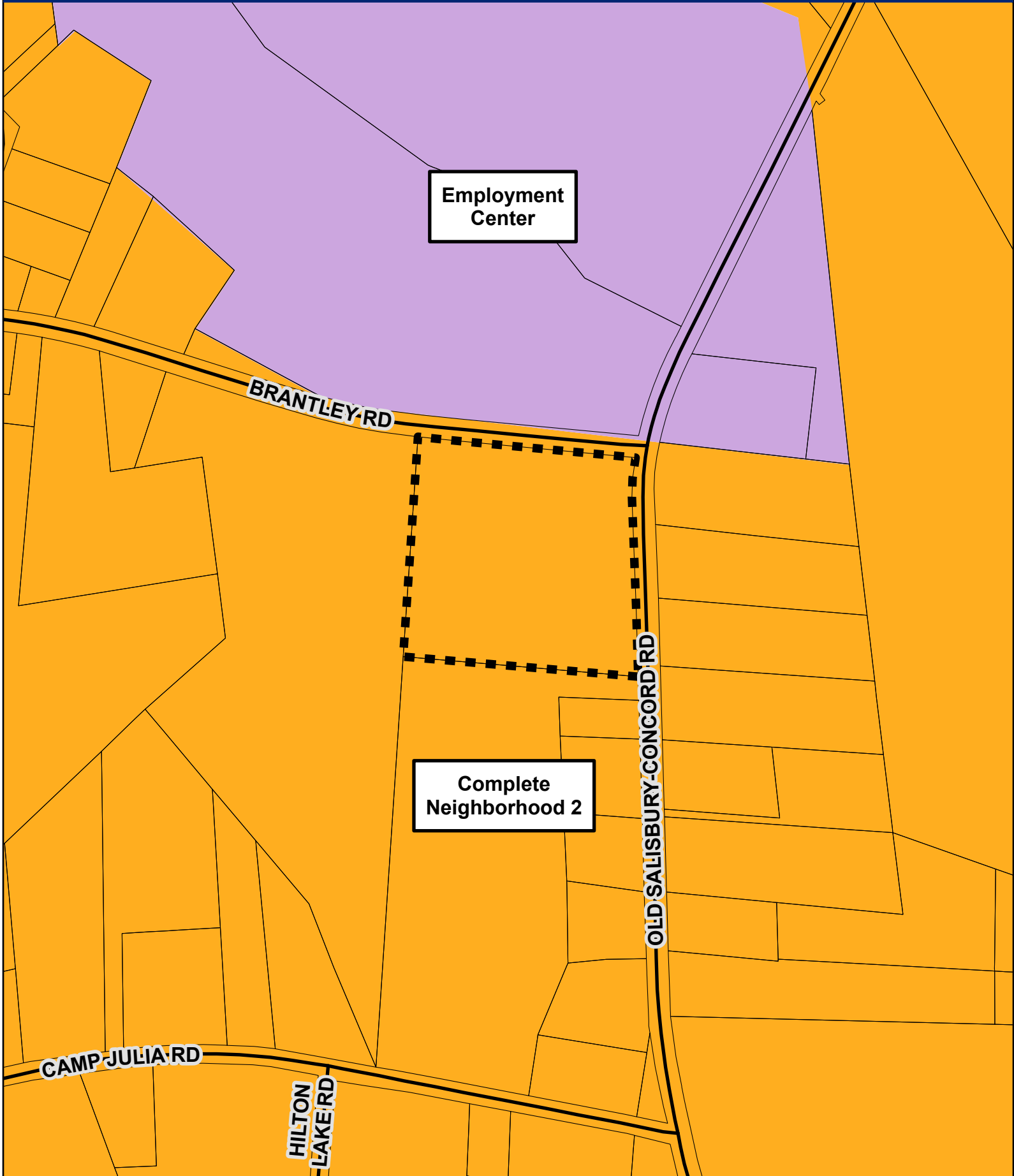


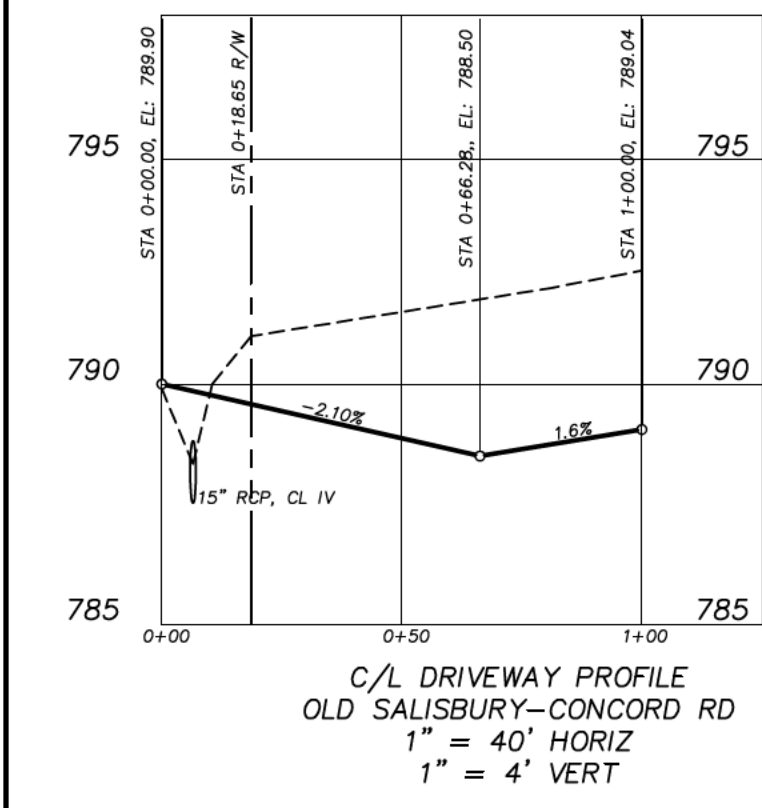
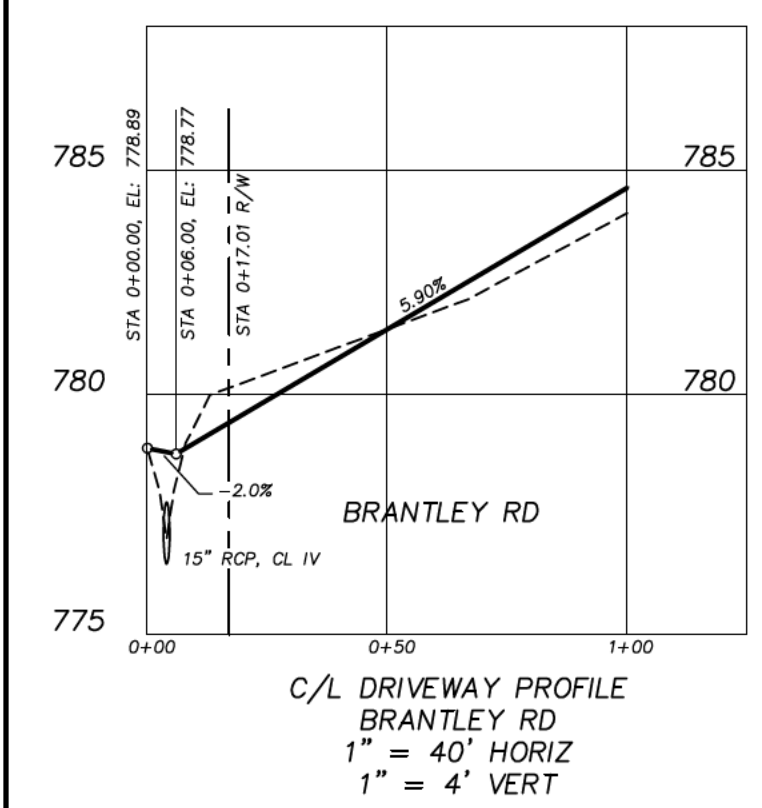
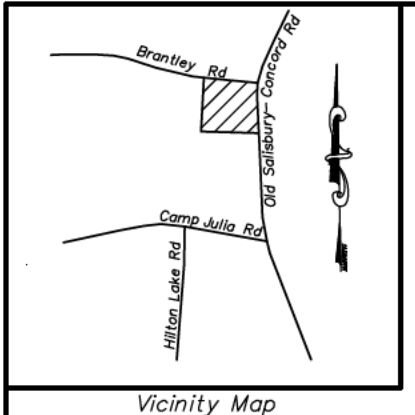
Kannapolis 2030 Future Land Use Map

Case Number: CZ-2026-06

Applicant: Vasser-Sullivan Racing/Team Lone Star, LLC

2990 Brantley Rd





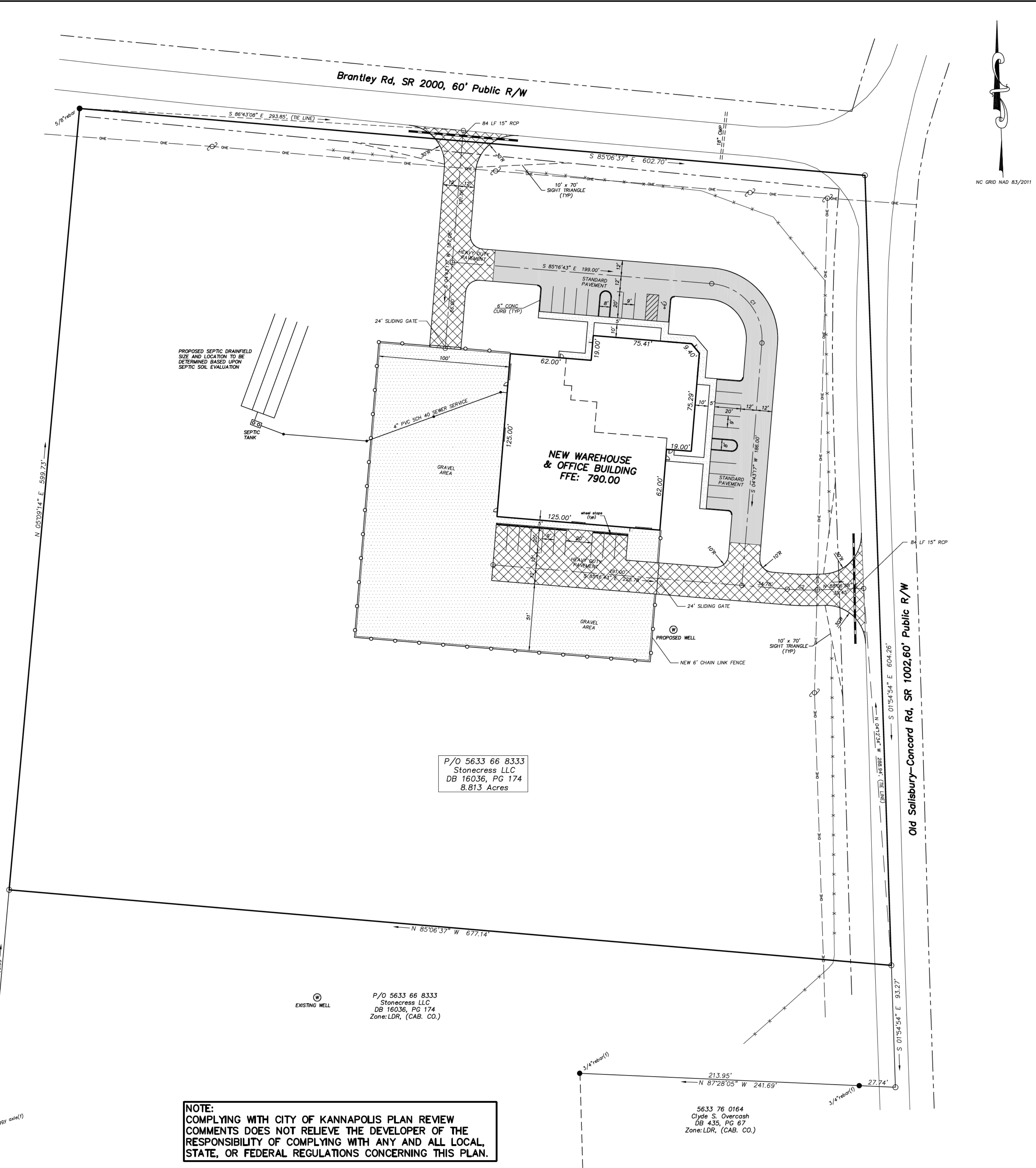
5633 66 2354
 Kay C. Roseman
 Life Estate
 Gerald L. Roseman
 DB 1169, PG 50
 Zone: LDR, (CAB. CO.)

P/O 5633 66 8333
 Stonecross LLC
 DB 16036, PG 174
 8.813 Acres

CENTERLINE DATA
 L1: N 88°06'58" E, 35.45'
 C1: R= 42.00', L= 65.97'
 S 40°16'43" E, 59.40'
 C2: R= 200.00', L= 23.06'
 S 88°34'52" E, 23.04'

- LEGEND**
- EXISTING CONTOUR
 - - - RIGHT OF WAY
 - N90°00'00"E — PROPERTY LINE
 - x x x WIRE FENCE
 - - - ADJOINING PROPERTY LINES
 - - - OVERHEAD UTILITY
 - o UTILITY/LIGHT POLE

NOTE:
 COMPLYING WITH CITY OF KANNAPOLIS PLAN REVIEW COMMENTS DOES NOT RELIEVE THE DEVELOPER OF THE RESPONSIBILITY OF COMPLYING WITH ANY AND ALL LOCAL, STATE, OR FEDERAL REGULATIONS CONCERNING THIS PLAN.



SITE DEVELOPMENT NOTES

1. SUBJECT PROPERTY PART OF TAX PARCEL 5633 66 8333
2. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", (MINIMAL RISK) PER FEMA PANEL NUMBER 37105633 00K, EFFECTIVE DATE: NOVEMBER 16, 2018.
3. PROPERTY IS SUBJECT TO THE COLDWATER CREEK, (LAKE FISHER) WS-IV PROTECTED AREA WATERSHED.
4. PROPERTY HAS BEEN ANNEXED INTO CITY OF KANNAPOLIS AND REZONED "GC", (GENERAL COMMERCIAL) CONDITIONAL USE.
5. WATER AND SANITARY SEWER SERVICE TO BE PROVIDED VIA WELL AND GROUND ABSORPTION SEPTIC SYSTEMS TO BE PERMITTED THROUGH CABARRUS COUNTY HEALTH ALLIANCE.
6. PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD AFFECTING SUBJECT PROPERTY.
7. POST- DEVELOPED BUILT UPON AREA, (BUA) SUMMARY
 TOTAL AREA: 383,894 SF, (8.813 AC)
 NEW BUILDING: 20,036 SF
 NEW GRAVEL: 29,980 SF
 NEW ASPHALT: 26,099 SF
 NEW CONCRETE: 1,628 SF
 TOTAL BUA: 77,743 SF
 %BUA = 77,943/383,894 x 100 = 20.30%
8. PARKING SUMMARY
 STANDARD SPACES: 18
 HANDICAP SPACES: 1
 TOTAL SPACES: 19

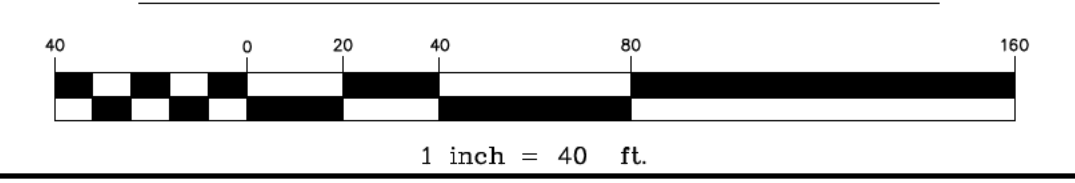
NOTES TO THE CONTRACTOR:

1. CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS HAVE BEEN RECEIVED AND THAT THOSE REQUIRED TO BE DISPLAYED ON-SITE ARE AVAILABLE.
2. A PRE-CONSTRUCTION MEETING SHALL BE HELD AT LEAST ONE (1) WEEK BEFORE ACTUAL START OF CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITY WITH THE CITY OF KANNAPOLIS WATER AND STREET DEPARTMENT.
4. CONTRACTOR SHALL NOTIFY THE CITY/PROJECT ENGINEER AT LEAST 48 HOURS IN ADVANCE OF BEGINNING WORK.
5. CONTRACTOR SHALL MAINTAIN PUBLIC ACCESS TO RESIDENCES AT ALL TIMES.
6. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES (IF ANY) AT EACH POINT OF ACCESS TO STORAGE AND CONSTRUCTION AREAS. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH PLANS AND BEFORE STARTING WORK.
7. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE CITY/PROJECT ENGINEER OR UPON RECOMMENDATION OF NCDENR PERSONNEL AS CONDITIONS WARRANT.
8. IN AREAS WHERE IT IS NOT FEASIBLE TO INSTALL EROSION CONTROL DEVICES, ALL DISTURBED AREAS MUST BE SEEDED AND MULCHED BY THE CONTRACTOR WITHIN THREE DAYS OF INITIAL DISTURBANCE. TEMPORARY SEEDING SHALL BE REQUIRED ON ALL OTHER AREAS TO BE DISTURBED FOR A PERIOD OF 15 DAYS OR LONGER. PERMANENT GROUND COVER SHALL BE INSTALLED WITHIN 30 DAYS OF COMPLETION OF ANY PHASING OR SECTION OF CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GRADING, TIE-IN SLOPES, AND RE-SEEDING AND/OR FILLING DAMAGED AREAS DURING CONSTRUCTION. ALL DEMOLITION WASTE MATERIAL SHALL BE REMOVED TO AN APPROVED AND LICENSED DEMOLITION LANDFILL.
10. THE CONTRACTOR SHALL EMPLOY PROFESSIONAL LAND SURVEYOR TO ESTABLISH THE CENTERLINE OF THE PROPOSED WATER LINE AND TO PROVIDE THE PROJECT ENGINEER WITH "AS BUILT" RECORD DRAWINGS OF THE IMPROVEMENTS. THE RECORD DRAWINGS SHALL SHOW VALVE LOCATIONS, FITTINGS LOCATIONS, VERIFY ELEVATION OF MAIN, RESTRAINED JOINT PIPE (IF APPLICABLE), METERS, LABEL MATERIALS, AND DISTANCES SHALL BE SHOWN IN LINEAR FOOTAGE.

CITY OF KANNAPOLIS SITE NOTES:

1. THE CITY OF KANNAPOLIS LAND DEVELOPMENT STANDARDS AND NCDOT STANDARD SPECIFICATIONS ARE USED FOR CONSTRUCTION OF THE ROADWAYS, INCLUDING THE NCDOT SUPERPAVE MANUAL.
2. SECTION 1018 OF THE NCDOT STANDARD SPECIFICATIONS WILL BE USED FOR THE ACCEPTANCE OF BORROW MATERIAL BEING USED FOR EMBANKMENTS BACKFILL OR OTHER INTENDED USES.
3. A 16 BUSINESS HOUR NOTICE FOR SCHEDULING IS REQUIRED FOR THE PROOF ROLL. PLEASE ALLOW ADEQUATE TIME FOR THE INSPECTOR TO PERFORM GRADE CHECKS ON THE SUBGRADE AND ABC.
 - a. A PROOF ROLL WILL BE PERFORMED PRIOR TO:
 - i. PLACEMENT OF CURB AND GUTTER
 - ii. PLACEMENT OF ABC
 - iii. PLACEMENT OF ASPHALT
4. AGGREGATE BASE COURSE SHALL BE PROVIDED FROM APPROVED SOURCES AS OUTLINED IN SECTION 1010 OF THE NCDOT STANDARD SPECIFICATIONS.
5. A PRE-PAVING MEETING WILL BE REQUIRED PRIOR TO ANY PAVING.
6. A NCDOT APPROVED JOB MIX FORMULA MUST BE SUBMITTED FOR APPROVAL PRIOR TO PAVING.
7. ASPHALT MIXES AND DEPTHS WILL ADHERE TO THE TYPICAL SECTION FOR ROADWAYS APPROVED IN THE CONSTRUCTION DRAWINGS. MINIMUM DEPTHS UNLESS OTHERWISE NOTED WILL BE 2 1/2" OF 1 1/2" PLACED IN ONE LIFT AND 2" OF 5/8" PLACED IN TWO LIFTS. THE FIRST LIFT OF 5/8" WILL BE PLACED IMMEDIATELY ON THE 1 1/2", AND THE SECOND LIFT WILL BE PLACED PRIOR TO ACCEPTANCE OF THE ROAD. DRAINAGE WILL BE REQUIRED ON THE ROADWAY DURING TRANSITION OF THE TWO LIFTS OF 5/8".
8. A POUR MEETING WILL BE REQUIRED PRIOR TO ANY CONCRETE POURS.
9. A NCDOT APPROVED MIX DESIGN MUST BE SUBMITTED ON A NCDOT FORM 312U PRIOR TO PLACING ANY CONCRETE.
10. REFER TO DETAIL SHEETS FOR THE PROPER INSTALLATION REQUIREMENTS FOR STORM PIPING USING NCDOT STANDARD DRAWING 300.01.
11. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A VIDEO OF THE STORM SYSTEM PRIOR TO ACCEPTANCE OF THE SYSTEM. IN NEW SUBDIVISIONS, TWO (2) VIDEOS OF THE STORM SYSTEM SHALL BE REQUIRED. THE FIRST VIDEO IS REQUIRED TO BE PERFORMED PRIOR TO THE FIRST PROOF ROLL. THE SECOND VIDEO IS REQUIRED AFTER THE INSTALLATION OF DRY UTILITIES, BUT PRIOR TO ACCEPTANCE OF THE STREETS BY THE CITY OF KANNAPOLIS.
12. EROSION CONTROL PERMIT IS REQUIRED ON-SITE DURING CONSTRUCTION, NCDQP WILL BE INSPECTING THE PROJECT FOR COMPLIANCE WITH THE EROSION CONTROL PLAN IF DISTURBING MORE THAN 1 ACRE. CITY OF KANNAPOLIS EROSION CONTROL PERMIT REQUIRED FOR ALL CONSTRUCTION DISTURBING LESS THAN 1 ACRE. CITY WILL BE INSPECTING THE PROJECT FOR COMPLIANCE WITH THE EROSION CONTROL PLAN.
13. THE APPROVED TYPICAL SECTION INCLUDES A SHOULDER BEHIND THE CURB AND GUTTER ON BOTH SIDES OF THE ROADWAY. THE SHOULDER MUST BE PRESERVED DURING GRADING OF ADJACENT PROPERTIES.
14. ONLY STREET LEGAL VEHICLES, LEGALLY LOADED APPROPRIATELY FOR THE HAULING VEHICLE, SHALL BE USED TO TRANSPORT CONSTRUCTION MATERIALS ON CITY STREETS.
15. NOTIFY THE CITY OF ANY WORK BEING PERFORMED ON THE WEEKENDS. NO WORK REQUIRING TESTING OR OBSERVATION BY THE CITY WILL BE PERMITTED WITHOUT WRITTEN PERMISSION.
16. NOISE ORDINANCE: 7:00 AM TO 9:00 PM - WEEKDAYS; 8:00 AM TO 9:00 PM WEEKENDS.

SITE DEVELOPMENT PLAN



KING ENGINEERING OF CONCORD, INC.
 35 CHURCH STREET, S. SUITE 107
 CONCORD, NORTH CAROLINA 28025
 PHONE (828) 403 - 5586
 C-4909 kingengineerinc.com

Stolz Services New Warehouse
 and Office Building
 2990 Brantley Rd
 Kannapolis, North Carolina

DRAWN BY: SLK
 DESIGN BY: SLK
 PROJ. MGR.: SLK

NO.	DATE	DESCRIPTION OF REVISIONS

PROJECT NUMBER:
 2022-100

SHEET NUMBER
C200



May 5, 2026

Subject: Neighborhood Meeting Invitation
Amendment to GC-CZ
2990 Brantley Road, Kannapolis

To: Adjacent Property Owners

Vasser-Sullivan Racing is planning to purchase the existing building at 2990 Brantley Road, Kannapolis and intends to use this facility as a race shop for modifying stock vehicles specifically for IMSA series racing. Modifications of stock vehicles will be performed inside the existing building. Exterior improvements include paving the gravel lot, adding a small air compressor enclosure, adding a small exterior storage shed, and adding two overhead doors on the rear façade.

The site is currently zoned GC-CZ (General Commercial with a Conditional Zoning overlay). The proposed use is allowable within the GC district, however, the current CZ overlay limited uses to only include the former plumbing shop. Vasser-Sullivan is proposing to amend the current CZ overlay to include their intended use back into the allowable use matrix for the parcel.

As a neighbor who owns a property with 200 feet of the property, you are invited to attend a meeting regarding this rezoning. Please attend this meeting if you wish to find out more about our rezoning request and the goals for the property. Vasser-Sullivan Racing seeks to be a good neighbor and welcomes your attendance and comments.

Date: Tuesday, May 12, 2026
Time: 6:00pm
Location: 2990 Brantley Road, Kannapolis – Meet on the front porch.

After this Neighborhood Meeting, a public hearing for this CZ Amendment will be held at the City of Kannapolis Planning Board meeting on June 16, 2026, 6:00 PM, at 401 Laureate Way, Kannapolis.

Bogle Firm Architecture of Salisbury is managing this CZ amendment process. Please feel free to contact myself or Ann Crandell at 704.638.2015 or email at ann@boglefirm.com with any questions or concerns.

In your service,



Pete Bogle, AIA, LEED-AP
Principal • NC License 10100
The Bogle Firm Architecture

Vicinity Map



COMMUNITY MEETING MINUTES

Vasser-Sullivan Racing – CZ Amendment
May 12, 2026

Attending:

Pete Bogle	Bogle Firm Architecture	[REDACTED]	[REDACTED]
Laura Cooper	Vasser-Sullivan Racing	[REDACTED]	[REDACTED]
Greg Cates	Vasser-Sullivan Racing	[REDACTED]	[REDACTED]
Boston Reid	Compass Realty	[REDACTED]	[REDACTED]
Stan Baker	Neighbor	[REDACTED]	[REDACTED]
Noelle Baker	Neighbor	[REDACTED]	[REDACTED]
Joan Overcash	Neighbor	[REDACTED]	[REDACTED] 3
Erin Martin	Neighbor	[REDACTED]	[REDACTED]
Dennis White	Neighbor	[REDACTED]	[REDACTED] polis

Meeting Date: Tuesday, May 12, 2026 at 6:00 PM

Location: 2990 Brantley Road, Kannapolis, NC

Welcome and Introductions:

Architect Pete Bogle introduced the Owner and welcomed all neighbors who attended.

The purpose of the Community Meeting was to inform all attendees of the rezoning and the development plans of Vasser-Sullivan Racing. Community members received invitations outlining the purpose of the rezoning / CZ amendment and the minor site changes including paving the rear gravel lot, adding 2 overhead doors on the rear elevation, and adding 2 small lean-to storage sheds on the west elevation. Mr. Bogle reviewed those drawings in the meeting and explained that the intent and reasoning for the rezoning was to amend the CZ to allow the intended use for Vasser-Sullivan Racing.

Greg Cates and Laura Cooper both spoke for Vasser-Sullivan, describing their daily operations and the intent of the minor renovations. Greg stated that they employ roughly 20 people, have 3 to 4 competition vehicles at any time, and 3 semi-trailers, which they intend to store inside the building or park in the rear lot. Greg also stated that they will not have a dyno machine (known for being very loud) and they will not be painting vehicles on site.

Community members then asked questions about the facility and intended uses.

Question was asked about noise. Greg answered that the type of cars their team races all have mufflers, catalytic converters, and are no louder than several of the vehicles that we heard driving along Old Salisbury-Concord Road during the meeting. They do not test drive the vehicles on the premises and these vehicles are not allowed on the roads.

Question was asked if Vasser-Sullivan plans to purchase the entire property or only the front portion. Greg answered that they are only purchasing the 8.8 acres adjacent to Brantley Road and they have no intentions of purchasing the remaining property at this time.

One neighbor asked if the wall-pack light that's currently installed on the east façade could be shielded or dimmed as it points directly at her house. Greg and Laura agreed to consider changing or dimming this fixture if possible.

Neighbors did not express any concerns with the amended CZ rezoning or the described uses and welcomed Vasser-Sullivan to the neighborhood. One neighbor volunteered to test drive their race vehicles. The offer was appreciated, but declined.

Respectfully submitted

A handwritten signature in black ink, appearing to read "Pete Bogle". The signature is stylized and cursive.

Pete Bogle, AIA
Principal and Owner
Bogle Firm Architecture, PLLC



PO Box 27283
Richmond, VA 23261-7283

Order Confirmation

Order# 0000908763

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 **Acct Rep** **Ordered By** **Fax:** 7049337463
crpboana crpboana Gabriela Wilkins **EEmail:** pscaggs@kannapolisnc.gov

Total Amount \$645.16

Payment Amount \$645.16

Amount Due \$0.00 **Tear Sheets** **Proofs** **Affidavits** **PO Number:**

Tax Amount: 0.00 0 0 1

Payment Meth: Credit - Debit Card

Ad Number **Ad Type** **Ad Size** **Color**
0000908763-01 CLS Legal 3 X 45 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 City of Kannapolis City Hall

Run Dates 6/ 4/2026, 6/11/2026

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

Run Schedule Invoice Text: NOTICE OF PUBLIC HEARING City of Kannapolis City Hall

Run Dates 6/ 4/2026, 6/ 5/2026, 6/ 6/2026, 6/ 7/2026, 6/ 8/2026, 6/ 9/2026, 6/10/2026

TagLine: NOTICEOFPUBLICHEARINGCITYOFKANNAPOLISCITYHALL401LAUREATEWAYKANNAPOLISNC28081PL
ANNINGANDZONINGCOMMISSIONMEETINGTUESDAYJUNE162026




Order Confirmation

Order# 0000908763

PO Box 27283
Richmond, VA 23261-7283

Ad Content Proof

Note: Ad size does not reflect actual ad



KANNAPOLIS

NOTICE OF PUBLIC HEARING
City of Kannapolis - City Hall
401 Laureate Way, Kannapolis, NC 28081
Planning and Zoning Commission Meeting

Tuesday, June 16, 2026, at 6:00 pm

Zoning Map Amendment - Z-2026-08 - 319 Ruth Avenue - Public Hearing to consider a request to rezone property located at 319 Ruth Avenue from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Residential 6 (R6) zoning district. The subject property is approximately 0.75 +/- acres and further identified as Cabarrus County Parcel Identification Number 56232933770000.

Conditional Zoning Map Amendment - CZ-2026-05 - 4671 Kannapolis Parkway - Public Hearing to consider a request to conditionally rezone property located at 4671 Kannapolis Parkway from City of Kannapolis Agricultural (AG) to City of Kannapolis Residential 18-Conditional Zoning (R18-CZ) zoning district. The subject property is approximately 13.08 +/- acres and further identified as Cabarrus County Parcel Identification Number 56031228580000.

Conditional Zoning Map Amendment - CZ-2026-06 - 2990 Brantley Road - Public Hearing to consider an amendment to the previously approved rezoning conditions for property located at 2990 Brantley Road, zoned City of Kannapolis General Commercial-Conditional Zoning (GC-CZ). The subject property is approximately 8.813 +/- acres and further identified as Cabarrus County Parcel Identification Number 5633668560000.

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: June 4, June 11, 2026.



May 26, 2026

Dear Property Owner:

Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Tuesday, June 16, 2026, at 6:00 PM, at 401 Laureate Way, Kannapolis, NC for the following case:

CZ-2026-06 – Conditional Zoning Map Amendment – 2990 Brantley Road

The purpose of this Public Hearing is to consider an amendment to the previously approved rezoning conditions for property located at 2990 Brantley Road, zoned City of Kannapolis General Commercial-Conditional Zoning (GC-CZ). The requested amendment is to allow for personal vehicle service and repair. The subject property is approximately 8.813 +/- acres and further identified as Cabarrus County Parcel Identification Number 56336685560000 (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 704-920-4361 or lrussell@KannapolisNC.gov.

Sincerely,

Lauren Russell
Planner

Enclosure

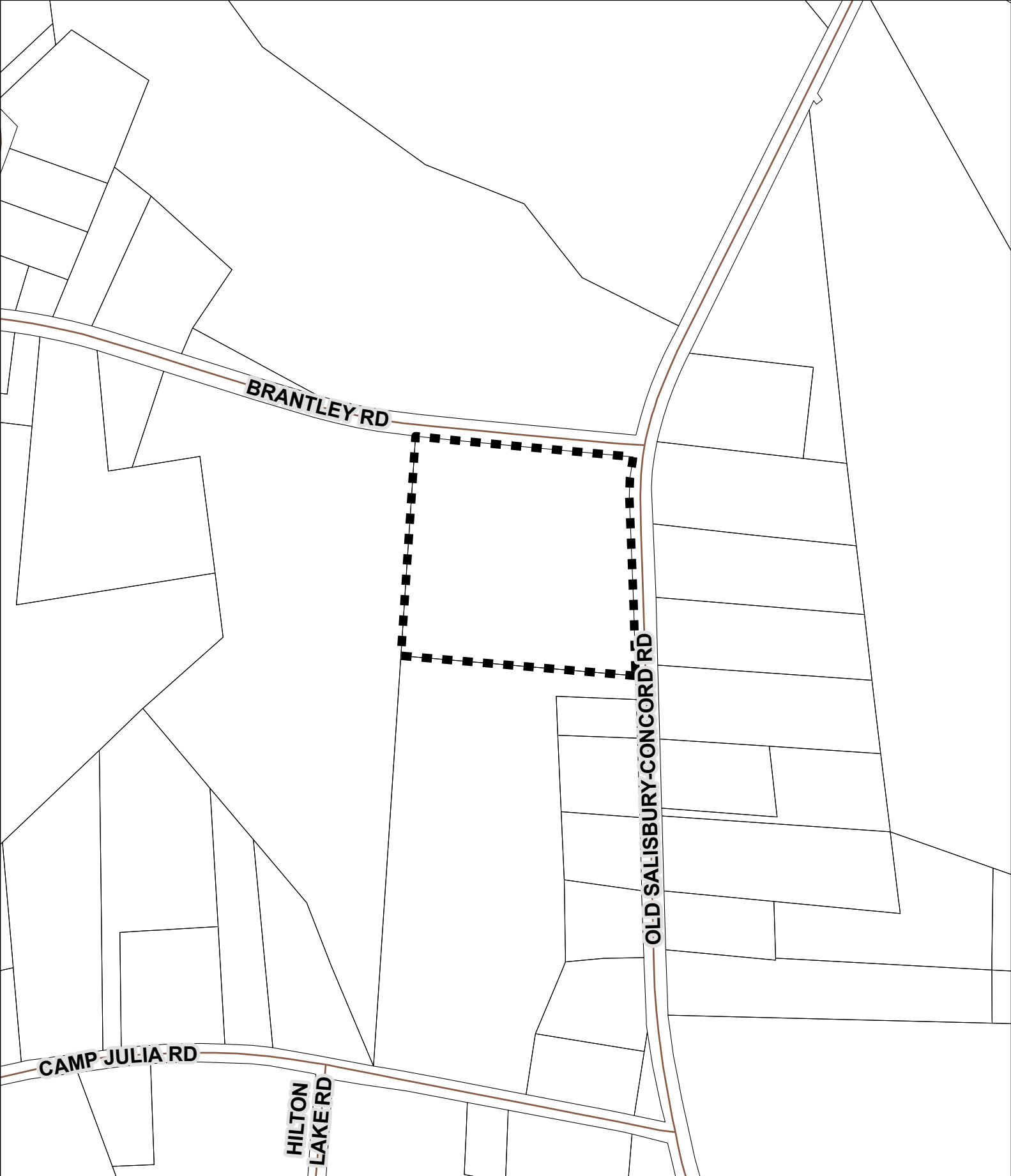
In accordance with Title II of the Americans with Disabilities Act (AD), any person requiring an accommodation to participate in a function or program of the City of Kannapolis, should contact Daniel Jenkins, Assistant Human Resource Director & ADA Coordinator, by phone at 704-920-4312, email adacoordinator@kannapolisnc.gov, 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-2026-06

Applicant: Vasser-Sullivan Racing/Team Lone Star, LLC
2990 Brantley Rd



OBJECTID_12	PIN14	AcctName1	AcctName2	MailAddr1	MailAddr2	MailCity	MailState	MailZipCod	Shape_Length	Shape_Area
100735	56336577310000	STONECRESS LLC		710 MAPLE AVE		KANNAPOLIS	NC	28083	0.010612209	4.98328E-06
100736	56336685560000	STONECRESS LLC		710 MAPLE AVE		KANNAPOLIS	NC	28083	0.007443686	3.37181E-06
100855	56336623540000	ROSEMAN KAY C LF EST	ROSEMAN GAROLD L	635 ROGERS RD		CHINA GROVE	NC	28023	0.014228665	7.07664E-06
100856	56336734860000	CRP/TCC METRO 63 LOGISTICS OWNER LLC		2375 N GLENVILLE DR BLDG A2	FLOOR	RICHARDSON	TX	75082	0.016058791	9.37285E-06
100874	56337649570000	SIMMONS ALEXANDER ROSS	DOBY ABIGAIL DENISE	3045 SIMMONS ST		KANNAPOLIS	NC	28083	0.003896437	8.65656E-07
100908	56337641830000	DEL CARMEN ADRIANA		5220 OLD SALISBURY CONCORD RD		KANNAPOLIS	NC	28083	0.005096223	1.08975E-06
100909	56337645710000	MARTIN ERIN PAIGE		5264 OLD SALISBURY CONCORD RD		KANNAPOLIS	NC	28083	0.004852278	9.92593E-07
101022	56337601640000	OVERCASH CLYDE S		5175 OLD SALISBURY CONCORD RD		KANNAPOLIS	NC	28083	0.002044057	2.1202E-07
101023	56337647810000	BAKER STAN DUPREE JR	BAKER NATALIE NOELLE WF	5308 OLD SALISBURY CONCORD RD		KANNAPOLIS	NC	28083	0.004853977	1.11717E-06
101199	56337539740000	THOMAS K A		5152 OLD SALISBURY CONCORD RD		KANNAPOLIS	NC	28083	0.00311477	5.36357E-07
101858	56337643810000	CHRISTY JAMES B		5248 OLD CONC-SALIS RD		KANNAPOLIS	NC	28081	0.004881773	9.61345E-07
105252	56337509890000	OVERCASH CLYDE S		5175 OLD SALISBURY CONCORD RD		KANNAPOLIS	NC	28083	0.002619217	4.21618E-07



PLANNING

ZONING

COMMISSION

**PUBLIC HEARING
INFORMATION
CALL 704-920-4350
CASE #CZ-2026-06**



**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY
WITH REGARD TO CASE #CZ-2026-06**

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 June 16, 2026, the Planning and Zoning Commission conducted a public hearing to consider a request to amend previously approved rezoning conditions under Case No. CZ-2022-06 on approximately 8.813 +/- acres of property located at 2990 Brantley Road (Cabarrus County Parcel Identification Number 56336685560000), owned by Stonecress, LLC, and zoned City of Kannapolis General Commercial-Conditional Zoning (GC-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 16th day of June, 2026:

Chris Puckett, Chair
Planning and Zoning Commission

Attest:

Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission



RESOLUTION TO ZONE

Case #CZ-2026-06

(2990 Brantley Road)

**From City of Kannapolis General Commercial-Conditional Zoning (GC-CZ) to
City of Kannapolis General Commercial-Conditional Zoning (GC-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 June 16, 2026, for consideration of rezoning petition Case #CZ-2026-06 as submitted to the City of Kannapolis Planning Department; and

WHEREAS, the request was to amend previously approved rezoning conditions under Case No. CZ-2022-06 on approximately 8.813 +/- acres of property located at 2990 Brantley Road, (Cabarrus County Parcel Identification Number 56336685560000), as petitioned by Team Lone Star, LLC, and owned by Stonecress, LLC, and zoned City of Kannapolis General Commercial-Conditional Zoning (GC-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. The character intent includes residential, civic functions, small format office, and commercial opportunities. The proposed personal vehicle service and repair use is, therefore, 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 is presently zoned GC-CZ. The applicant is requesting to amend the previous conditions of approval to convert the existing building for a personal vehicle service and repair use for a racing team instead of a plumbing contractor's office.

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 Low Density Residential (LDR), Cabarrus County Agricultural/Open Space (AO), Cabarrus County Office/Institutional (OI), City of Kannapolis Light Industrial Conditional Zoning (LI-CZ), and City of Kannapolis Residential 8 Conditional Zoning (R8-CZ). There is single-family residential along Brantley Road and Old Salisbury-Concord Road. Metro 63 is on the north side of Brantley Road across from the subject property and is zoned LI-CZ.

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. The property has onsite well and septic.

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 a use 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 site is located within the Lake Fisher WS-IV PA and will need to meet the requirements of the Watershed Protection Overlay District of the KDO. 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-2022-06, are removed and replaced with the conditions below.
2. The intent of this amendment submittal is to allow for a personal vehicle service and repair facility for a small-scale race team. Prior to the expansion or the development of the property over and beyond its use as a personal vehicle service and repair facility, a

conditional rezoning application shall be made for the City of Kannapolis to further review and reconsider the conditions imposed by approval of this amendment.

3. 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.
4. The personal vehicle service and repair activity shall occur within the building.
5. Meet NCDOT driveway and road requirements.
6. The site will be developed in accordance with the Watershed Protection Overlay District (Lake Fisher WS-IV PA) of the KDO.
7. 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.
8. The development shall comply with the current Land Development Standards Manual.

Adopted this the 16th day of June, 2026:

Chris Puckett, Chair
Planning and Zoning Commission

Attest:

Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission