



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

CALL TO ORDER AND WELCOME

OATH OF OFFICE FOR NEW AND REAPPOINTED MEMBERS

ROLL CALL AND RECOGNITION OF QUORUM

APPROVAL OF AGENDA

APPROVAL OF MINUTES

A. Minutes: June 16, 2026 (Gabriela Wilkins, Planning Technician)

PUBLIC HEARING

- A. Z-2026-08 - Zoning Map Amendment - 319 Ruth Avenue (Lauren Russell, Planner)
- B. Z-2026-09 - Zoning Map Amendment - An Unaddressed Parcel on S. Chapel Street (Parcel ID 156 084) (Lauren Russell, Planner)

PLANNING DIRECTOR UPDATE

A. Mobility Hub Presentation (Mia Alvarez, Senior Planner)

OTHER BUSINESS

A. Election of FY27 Chair and Vice-Chair (Richard Smith, Planning Director)

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
June 16, 2026**

The Kannapolis Planning and Zoning Commission met on Tuesday, June 16, 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
Ryan French
Mike McClain, ETJ Representative

Commission Members Absent: Nytsa Saayfan

Visitors: Spencer McNab
Joseph Ashmore
Miles Miccichi
Jim Lamb
Laura Cooper
Tim Jackson
Sharon Brothers
Mora Eerdy
Larry Doyle
Sean Regan
Cameron Nikroo
Bob Hill
Greg Cates

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.

ROLL CALL AND RECOGNITION OF QUORUM

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

APPROVAL OF AGENDA

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

5 **APPROVAL OF MINUTES**

6 Chair Puckett asked for a motion regarding the May 19, 2026, minutes. Mr. Ensley made the motion
7 to approve, second by Vice-Chair Litaker, and the minutes were unanimously approved.
8

9 **PUBLIC HEARING**

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

11

12 Planner Lauren Russell provided details for case #Z-2026-08, attached and made part of these
13 minutes as Exhibit 1; and identified the applicant, address, and size of the property. Ms. Russell
14 stated that the request is to rezone approximately 0.75 acres located at 319 Ruth Avenue. The subject
15 property is currently zoned City of Kannapolis Office-Institutional (O-I) zoning district, and the
16 request is to assign City of Kannapolis Residential 6 (R6) zoning district. The applicant wishes to
17 construct two residential lots containing single-family residences or duplexes.
18

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

25 Ms. Russell reminded the Commission of the actions requested, concluded her presentation, and
26 made herself available for questions. She shared that the applicant was present.
27

28 Chair Puckett asked if there were any questions from the Commission for staff.
29

30 Ms. Stein inquired if the property had enough width to be subdivided under R4 regulations. Ms.
31 Russell confirmed that the lot would be able to be subdivided under R4 but would not permit a
32 duplex.
33

34 Mr. Ensley asked if the property would be immediately available for water and sewer. Ms. McCarty
35 clarified that the property would come in as an exempt plat, and city utilities would be readily
36 available.
37

38 Ms. Stein stated her understanding of R6 being requested for the option of a duplex. However, she
39 expressed that R4 seemed to be a better fit to match the surrounding zoning. Ms. McCarty explained
40 that with R4 behind the property and Light-Industrial (LI) across the street, with the current zoning
41 of O-I, it matches the future land use map. The density range within the comprehensive plan is
42 appropriate for R6.
43

44 Mr. Ensley added that in the comprehensive plan, multifamily was also allowed as a secondary
45 purpose.
46

1 Chair Puckett welcomed the applicant to speak. Applicant Sean Regan shared that a duplex would
2 fit in the area, as the street faces a factory, making for a transition zone to the residential area directly
3 behind the subject property.

4
5 There being no further questions for the applicant, Chair Puckett opened the public hearing.

6
7 Joseph Ashmore expressed that a single-family home worth half a million dollars would be a better
8 fit for the property and beneficial to the overall community.

9
10 Jim Lamb opposed the construction of any multifamily dwellings nearby. He expressed that when
11 choosing to relocate to the area about 15 years ago, he did so because there were only single-family
12 residences. Mr. Lamb asked for clarification on what was proposed to be constructed on the two
13 potential lots.

14
15 Mr. Regan clarified that he plans to subdivide the lot into two to be consistent with the lot size of
16 the current properties in the neighborhood. He then explained that he plans to construct a 1,200
17 square foot duplex on each lot.

18
19 Chair Puckett explained this would then create four units in total. Mr. Regan confirmed.

20
21 Mr. Lamb continued, providing a copy of the 1958 plan of the C.M. Sloop Estate and partial
22 covenants. He expressed concern about assurance to ensure that if rezoned to R6, there will not be
23 apartments that go up. Chair Puckett responded that apartments are not allowed in R6.

24
25 Ms. McCarty clarified that with a straight rezoning, once a property is zoned, the only things allowed
26 to be constructed are those that are permitted within that specific zoning. She referenced the KDO
27 that the following are allowed in R6, duplexes, single-family attached dwellings, single-family
28 detached dwellings, and a triplex. Multifamily is not permitted.

29
30 Chair Puckett further explained that all lot dimension requirements would also have to be adhered
31 to. With the current lot, there is no more room to increase the density beyond the proposed four units.

32
33 Mr. Lamb continued that there were no multifamily properties nearby. He asked the Commission to
34 reconsider the rezoning request and allow the property to move to R4 to match the covenants that
35 require single-family, brick-built residences.

36
37 Chair Puckett asked Ms. McCarty if the covenants had been investigated or part of the review. Ms.
38 McCarty responded that they had not been reviewed.

39
40 Mr. Ensley sought confirmation that covenants would be available with the register of deeds. Ms.
41 McCarty confirmed.

42
43 Mr. Lamb questioned how covenants are investigated. Chair Puckett explained that the applicant
44 would be responsible to do so prior to construction. Mr. Lamb referenced the covenants that also
45 required a minimum build of \$28,000 (in 1958) but continued that there is a complete agreement.
46 He shared that he was told he could build a garage in his backyard, but did not do so, since the

1 requirement was brick. Chair Puckett explained that deed restrictions, covenants, and the like are
2 private. He emphasized that those are not enforced by public entities. When provided this
3 information, Mr. Lamb asked who would then enforce those restrictions, as to which Chair Puckett
4 responded that an attorney would.

5
6 Mr. Ensley shared personal experience with covenants that resulted in a loss for development
7 contract. However, after visiting the Registrar's office and consulting an attorney, he found his
8 property was not platted as part of the neighborhood the covenants referred to. Mr. Ensley advised
9 Mr. Lamb to seek assistance obtaining the full covenants from the Register of Deeds. Mr. Lamb
10 shared that he had tried previously and was not successful. Mr. Ensley advised Mr. Lamb to speak
11 directly to Mr. Nixon for assistance. Mr. Lamb expressed concern that the Commission would draw
12 a conclusion today on the rezoning.

13
14 Chair Puckett explained that a conclusion would not be drawn from private property rights because
15 it is out of the realm for the zoning. Mr. Lamb asked who would decide based from covenants. Chair
16 Puckett clarified that zoning and covenants are separate. The zoning of the property is public and of
17 responsibility of the City, the covenants are private and handled by the property owner and entity
18 who is responsible to uphold the covenants such as an HOA.

19
20 Larry Doyle shared concern for parking requirements. He specifically referenced single family
21 homes located on N. Little Texas Road. He explained that there is not enough parking as many
22 individuals have three or more vehicles, with those that do not fit within garages to be parked on the
23 grass. He shared a photograph depicting the parking as a code enforcement violation.

24
25 Sharon Brothers shared her opposition for the proposed duplexes and support for upholding the
26 covenants.

27
28 Mr. Lamb shared a listing when all properties in the neighborhood were sold. He then began reading
29 the covenants and restrictions recorded. He proceeded to encourage the Commission that they should
30 only allow single-family residences. Chair Puckett responded that it was a legal issue, between two
31 entities, such as an HOA regarding enforcement of the covenants. Chair Puckett explained that the
32 responsibility of the Commission is regarding the zoning required for development. The HOA would
33 govern how the neighborhood is run along with enforcing requirements of any deed restrict or
34 covenant. Mr. Lamb expressed his desire for R4 zoning to the subject property to avoid any duplexes.
35 He continued that some homes had been constructed previously that were not brick, to avoid any
36 further outliers to the neighborhood, R4 should be required.

37
38 Mr. Regan thanked everyone for their concern. He shared that the subject property has been vacant
39 for almost 20 years, on the verge of falling. The lot beside it has an old barn and mobile home. The
40 lot further down has a parking lot. Mr. Regan expressed his understanding of the neighbors' desire
41 for a brick neighborhood; however he shared that there had been no investment in this block in over
42 20 years. He said that he wanted to invest in the neighborhood by providing nice duplexes for
43 affordable housing and increasing the density in the area. Mr. Regan acknowledged that he was
44 aware of the deed restrictions and that it is a legal issue. He continued that his request for R6 would
45 allow flexibility between a single-family home or a duplex.

1 Ms. Brothers shared her understanding the subject property was just 319 Ruth Avenue. She described
2 the neighboring property as having a dilapidated fence where there are homeless individuals living.
3 Ms. Brothers concluded she understood the proposed development would be an improvement to the
4 area but prefers only single-family residences.

5
6 There being no further comments, the public hearing was closed.

7
8 Chair Puckett asked if there were any questions or comments for staff.

9
10 Mr. Ensley expressed that he is not opposed to rezoning the property to R6. However, he shared that
11 he does not want to rezone to R6 if the applicant is not able to construct what is desired due to the
12 covenants. Mr. Ensley would like to know if the property is within the subdivision where the
13 covenants apply.

14
15 Vice-Chair Litaker asked if there was opportunity to receive an opinion from the City's attorney.
16 Chair Puckett responded that there was the option to table the rezoning case to await confirmation
17 of the covenants.

18
19 Ms. McCarty stated that if the property is zoned to R6 and the requirement would only be for a
20 single-family detached dwelling, that is permitted in the zoning district. The only allowed uses would
21 be single-family detached, townhomes, duplex, and triplex. Multifamily is prohibited and a triplex
22 would require sewer allocation.

23
24 Chair Puckett clarified what Ms. McCarty provided. A single-family home would still be allowed in
25 R6. If the Commission decides to move through with the R6 zoning, the covenants do not allow for
26 a duplex, therefore the applicant can still build a single-family home. Chair Puckett then confirms a
27 formal decision.

28
29 Chair Puckett asked for a motion to table rezoning case Z-2026-08 until the City's attorney provides
30 review. Mr. Ensley made the motion to table, second by Vice-Chair Litaker, and the motion was
31 unanimously approved.

32
33 **CZ-2026-05 – Conditional Zoning Map Amendment – 4671 Kannapolis Parkway**

34
35 Assistant Planning Director Elizabeth McCarty provided details for case #CZ-2026-05, attached and
36 made part of these minutes as Exhibit 2; and identified the applicant, address, and size of the
37 property. Ms. McCarty stated that the request is to rezone approximately 13.08 +/- acres located at
38 4671 Kannapolis Parkway. The subject property is currently zoned City of Kannapolis Agricultural
39 (AG) zoning district, and the request is to assign City of Kannapolis Residential 18-Conditional
40 Zoning (R18-CZ).

41
42 Ms. McCarty shared that the applicant's rezoning plan shows a 106-unit townhouse development
43 with an amenity area. The proposed townhouse development does not have wastewater allocation.
44

1 For flexibility with final design, the applicant is requesting a maximum of 110 units, which is
2 included in the conditions of approval. There are proposed sidewalks, 22 on-street parking spaces,
3 and a connection to the Redwood Apartments.

4
5 Ms. McCarty directed the Commission's attention to case maps, further illustrating the location,
6 current and surrounding zoning districts, existing property uses, as well as the Character Area as
7 determined by the Move Kannapolis Forward 2030 Comprehensive Plan ("2030 Plan"). She further
8 directed the Commission's attention to site photos, stating that staff found consistency with the 2030
9 Plan and is recommending approval of the rezoning request with the following conditions:

- 10
11 1. The permitted uses allowed by this rezoning shall include the uses, densities, and intensities
12 as shown on the conceptual site plan approved with this rezoning. The intent of this
13 conditional rezoning submittal is for a townhouse development with an amenity area.
- 14 2. The number of single-family attached units shall not exceed 110.
- 15 3. A NCDOT driveway permit shall be obtained for the proposed access. Roadway
16 requirements for Kannapolis Parkway shall be coordinated with NCDOT.
- 17 4. The development depicted on the Rezoning Plan is schematic in nature and is intended to
18 depict the general arrangement of such uses and improvements on the site. Accordingly, the
19 ultimate layout, locations and sizes of the development and site elements depicted on the
20 Rezoning Plan are graphic representations, and they may be altered or modified in
21 accordance with the City of Kannapolis Development Ordinance.
- 22 5. A final site plan, in compliance with the applicable Kannapolis Development Ordinance
23 standards, shall be submitted to and approved by City Staff prior to issuance of a Zoning
24 Clearance permit.
- 25 6. The development shall comply with the current Land Development Standards Manual.

26
27 Ms. McCarty reminded the Commission of the actions requested, concluded, her presentation, and
28 made herself available for questions. She shared that the applicant was present and would share a
29 presentation.

30
31 Chair Puckett asked for confirmation if there was a requirement for two forms of egress for a
32 development with over 100 units. Ms. McCarty confirmed there would be access to Kannapolis
33 Parkway and a connection to Redwood Apartments.

34
35 Mr. Ensley asked if the south side access of the proposed development would be tied into Millstone
36 Avenue in the adjoining complex. Ms. McCarty referred to the site plan, explaining that a connection
37 will be made to Redwood Apartments, as well as a stub for future connection. He expressed concern
38 for cut-through access that could create more traffic in the existing development. Chair Puckett
39 explained that there is only one-way on Kannapolis Parkway on either side, with direct access,
40 therefore not creating more traffic issues.

41
42 Spencer McNab, landscape architect with BGE, introduced himself and Cameron Nikroo, on behalf
43 of the developer. Mr. Nikroo shared that they have done numerous townhome developments across
44 the Sunbelt markets, including a 300-unit townhome and single-family development in Wilmington.
45 Mr. McNab went through their presentation sharing their current proposed site plan of a total of
46 13.08 total acres with approximately 3.82 acres of open space. Mr. McNab continued that there are

1 446 parking spaces on site, including four for each townhome and 22 on-street spaces. He shared
2 the two required buffers including a Type A to the south of the property and Type C to the north.
3 From feedback from their neighborhood meeting, they also included a 15-foot buffer containing 12
4 trees per 100 feet along the frontage on Kannapolis Parkway. Mr. McNab also included a traffic
5 impact analysis summary.

6
7 Mr. Nikroo described the home details and customization. He continued that the homes are meant
8 for sale or rent demographics. Mr. Nikroo also elaborated on the community design. He shared that
9 the open space requirement minimum is 25 percent, while their plan includes 29 percent. There will
10 be an amenity center to include a clubhouse, pool, fitness center, and ample sidewalks within the
11 community. Mr. Nikroo explained that there may be options to incorporate a playground, dog park,
12 outdoor/indoor gatherings, and/or secure package lockers.

13
14 Mr. McNab expanded on most common concerns. He explained there would be a high likelihood of
15 a dedicated right turn lane into the development from Kannapolis Parkway. He also explained that
16 property values would increase due to quality materials comprising each townhome. Mr. McNab
17 explained drainage and storm water would be handled at the back of the site on the proposed BMP
18 location. For construction noise and timeline, Mr. McNab clarified their development does not have
19 sewer allocation and any potential construction will not likely start until at least 2028.

20
21 Chair Puckett asked if there were any questions for the applicant.

22
23 Mr. Ensley asked if any of their projects have rear garages. Mr. Nikroo confirmed that they have
24 provided both rear and front garages on prior projects.

25
26 Vice-Chair Litaker expressed the need for 50 and over communities with ranch style homes. He
27 explained that there is opportunity to get premium price without the proposed density. He continued
28 that there is a large population over 50 that need housing without stairs and a smaller footprint. He
29 complimented the proposed project and encouraged the opportunity to appeal to a population in need
30 and desire for housing.

31
32 There being no further questions or comments for staff, Chair Puckett opened the public hearing.
33 With no comments, it was closed.

34
35 Chair Puckett asked if there were any final questions or comments for staff.

36
37 Vice-Chair Litaker inquired about the timeframe requirements on revisions that would require
38 amendments. Ms. McCarty explained that if there are substantial changes to the plan, they would
39 need to come back through the rezoning process, but there is no time frame.

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

44
45 Chair Puckett asked for a motion regarding the Resolution to Zone. Mr. Ensley made the motion to
46 approve, second by Ms. Richardson, and the motion was unanimously approved.

1
2 **CZ-2026-06 – Conditional Zoning Map Amendment – 2990 Brantley Road**
3

4 Ms. Russell provided details for case #CZ-2026-06, attached and made part of these minutes as
5 Exhibit 3; and identified the applicant, address, and size of the property. Ms. Russell stated that the
6 request is to rezone approximately 8.813 +/- acres located at 2990 Brantley Road. The subject
7 property is currently zoned City of Kannapolis General Commercial-Conditional Zoning (GC-CZ)
8 zoning district, and the request is to amend the conditions of the City of Kannapolis General
9 Commercial-Conditional Zoning to use the existing building for personal vehicle service and repair.
10

11 Ms. Russell provided that the current zoning was originally a conditional rezoning case in 2022 for
12 a plumbing contractor's office after the site was voluntarily annexed into the city.
13

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

- 20 1. The conditions and conceptual site plan applicable to the previous conditional rezoning
21 approval, Case #CZ-2022-06, are removed and replaced with the conditions below.
- 22 2. The intent of this amendment submittal is to allow for a personal vehicle service and repair
23 facility for a small-scale race team. Prior to the expansion or the development of the property
24 over and beyond its use as a personal vehicle service and repair facility, a conditional
25 rezoning application shall be made for the City of Kannapolis to further review and
26 reconsider the conditions imposed by approval of this amendment.
- 27 3. The permitted uses allowed by this rezoning shall include the uses, densities, and intensities
28 as shown on the conceptual site plan approved with this rezoning.
- 29 4. The personal vehicle service and repair activity shall occur within the building.
- 30 5. Meet NCDOT driveway and road requirements.
- 31 6. The site will be developed in accordance with the Watershed Protection Overlay District
32 (Lake Fisher WS-IV PA) of the KDO.
- 33 7. A final site plan, in compliance with the applicable Kannapolis Development Ordinance
34 standards, shall be submitted to and approved by City Staff prior to issuance of a Zoning
35 Clearance permit.
- 36 8. The development shall comply with the current Land Development Standards Manual.
37

38 Ms. Russell reminded the Commission of the actions requested, concluded her presentation, and
39 made herself available for questions. She shared that the applicant was present.
40

41 Chair Puckett thanked Ms. Russell and made observation there was no other nearby GC zoning. He
42 asked if that would be an issue.
43

44 Ms. McCarty explained that there would be no issue with LI across the street, which is also
45 nonresidential. She shared that surrounding Cabarrus County properties are also assigned

1 nonresidential zoning. The only request is to amend the use from a plumbing contractor office to a
2 racing team operation inside the building.

3
4 Ms. Stein commented that she found the current building to be aesthetically pleasing.

5
6 Chair Puckett invited the applicant to speak.

7
8 Greg Cates expressed gratitude to the Commission and staff and shared that their small team is eager
9 to relocate to a new space to work.

10
11 There being no further questions or comments for staff, Chair Puckett opened the public hearing.
12 With no comments, it was closed.

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

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

20
21 **PLANNING DIRECTOR UPDATE**

22 No items presented.

23
24 **ADJOURN**

25 There being no further business, questions, or comments, Mr. Ensley made the motion to adjourn,
26 second by Vice-Chair Litaker, and the meeting adjourned at 7:10 PM on Tuesday, June 16, 2026.

27
28
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30 _____
31 Chris Puckett, Chair
32 Planning and Zoning Commission

33
34 _____
35 Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission



City of Kannapolis Planning and Zoning Commission

Planning and Zoning Commission Agenda Staff Report
July 21, 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.

The Commission considered the rezoning request at their June 16, 2026, meeting and decided to table the case in order for staff to examine information that was presented during the public hearing related to the covenants and restrictions of the subdivision in which the subject property is located. The case was re-advertised for the July 21, 2026, meeting, including both a public notice ad in the newspaper and an updated notification letter to nearby property owners.

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. Z-2026-08 Statement of Consistency
10. Z-2026-08 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

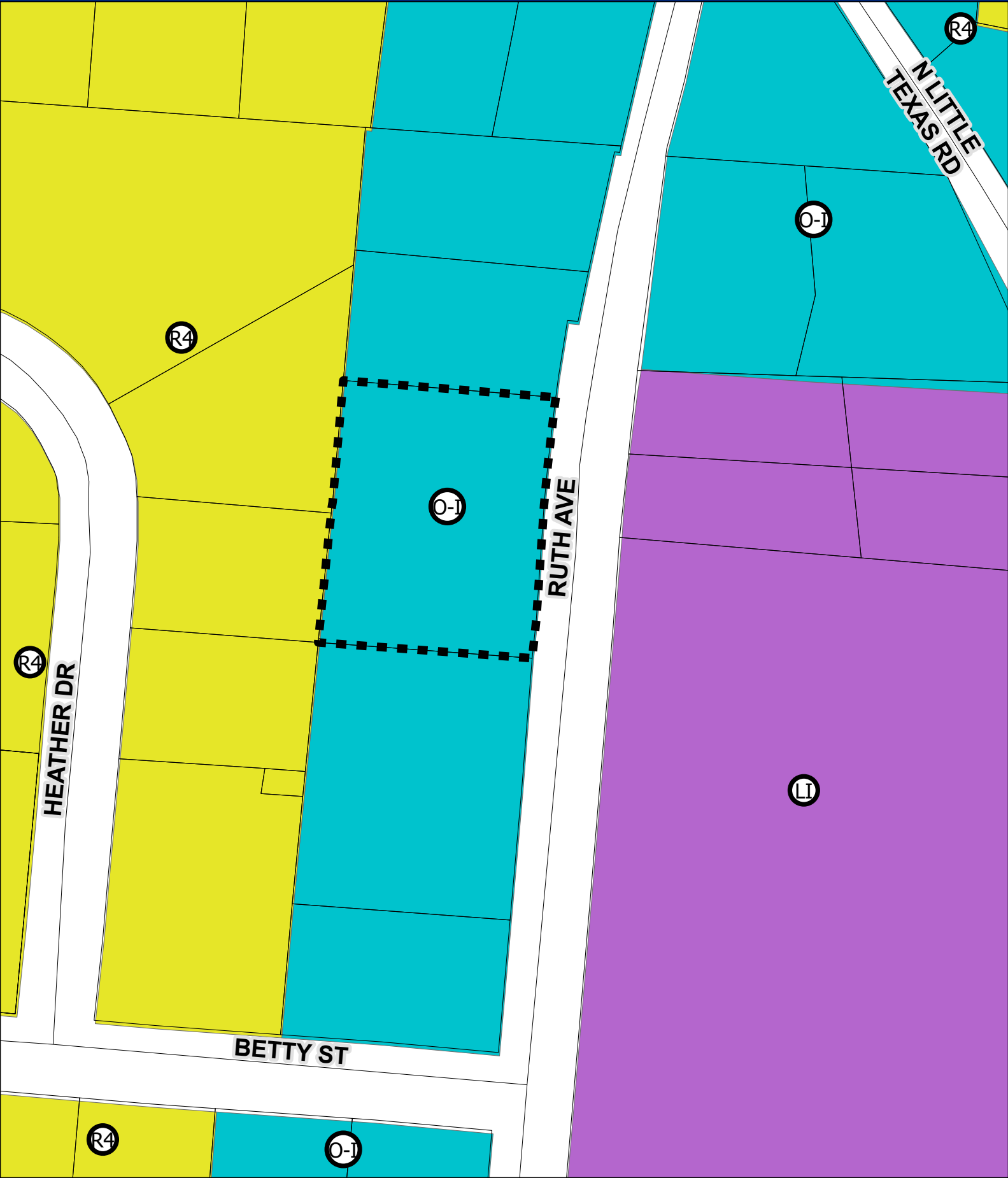
Case Number: Z-2026-08
Applicant: Walnut Lane Homes, LLC
319 Ruth Ave





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





Order Confirmation

Order# 0000910182

PO Box 27283
Richmond, VA 23261-7283

Client: CITY OF KANNAPOLIS
Phone: 7049204300

Payor : CITY OF KANNAPOLIS
Phone: 7049204300

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

Sales Rep **Accnt Rep** **Ordered By**
crpboana crpboana Gabriela

Fax: 7049337463
EMail: pscaggs@kannapolisnc.gov

Total Amount **\$570.12**

Payment Amount **\$0.00**

Amount Due **\$570.12**

Tax Amount: 0.00

Payment Meth: Invoice - Statement

Tear Sheets **Proofs** **Affidavits** **PO Number:**

0 0 1

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000910182-01	CLS Legal	2 X 57 li	\$0.00

Production Method
AdBooker (liner)

Production Notes

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

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

Run Dates 7/ 9/2026, 7/16/2026

<u>Product and Zone</u>	<u>Placement</u>	<u>Position</u>	<u># Inserts</u>
NCC Online	C-Legal Ads	Legal Notices	7

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

Run Dates 7/ 9/2026, 7/10/2026, 7/11/2026, 7/12/2026, 7/13/2026, 7/14/2026, 7/15/2026

TagLine: NOTICEOFPUBLICHEARINGCITYOFKANNAPOLISCITYHALL401LAUREATEWAYKANNAPOLISNC28081PL
ANNINGANDZONINGCOMMISSIONMEETINGTUESDAYJULY212026A



Order Confirmation

Order# 0000910182

PO Box 27283

Richmond, VA 23261-7283

Ad Content Proof

Note: Ad size does not reflect actual ad



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

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

Zoning Map Amendment - Z-2026-08 - 319 Ruth Avenue - Continuation 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.

Zoning Map Amendment - Z-2026-09 - Unaddressed Parcel on S. Chapel Street - Public Hearing to consider a request to rezone recently annexed property located at an unaddressed parcel on S. Chapel Street from Rowan County Commercial, Business, Industrial (CBI) zoning district to City of Kannapolis Residential 8 (R8) zoning district. The subject property is approximately 0.27 +/- acres and further identified as Rowan County Parcel Identification Number 156 084.

Conditional Zoning Map Amendment - CZ-2026-07 - 6758 Davidson Highway and an Unaddressed Parcel on Davidson Highway - Public Hearing to consider a request to conditionally rezone property located at 6758 Davidson Highway and an unaddressed parcel on Davidson Highway from Cabarrus County Agricultural/Open Space (AO) and City of Kannapolis Residential 1 (R1) zoning districts to City of Kannapolis Light Industrial-Conditional Zoning (LI-CZ) zoning district. The subject properties are approximately 25.17 +/- acres and further identified as Cabarrus County Parcel Identification Numbers 46916818890000 and 46916838510000, respectively.

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: Thursday, July 9, 2026 and Thursday, July 16, 2026



July 10, 2026

Dear Property Owner:

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

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

At the June 16, 2026, Planning and Zoning Commission meeting, the Commission held a Public Hearing and considered 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 Commission tabled the case at the June meeting. 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).

Case Z-2026-08 will again be considered at the July 21, 2026, regularly scheduled Planning and Zoning Commission meeting. The Public Hearing of this requested rezoning will be reopened for any new information that was not provided during the June hearing.

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

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

Sincerely,

Lauren Russell
Planner

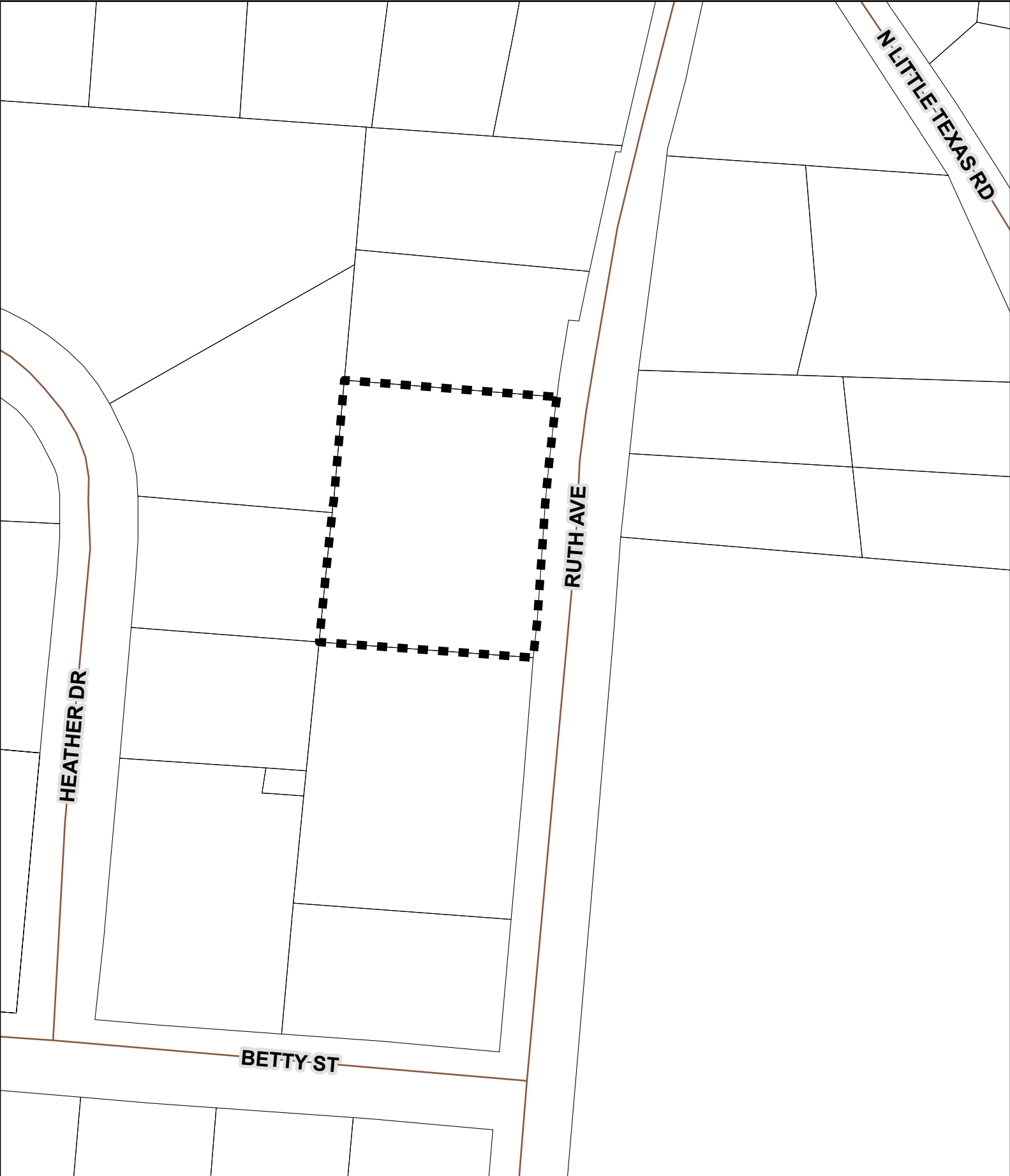
Enclosure

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



Rezoning

Case Number: Z-2026-08
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, and July 21, 2026, the Planning and Zoning Commission conducted public hearings 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 21st day of July 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 public hearings on June 16, 2026, and July 21, 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 21st day of July 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
July 21, 2026

To: Planning and Zoning Commission
From: Lauren Russell, Planner
Subject: Z-2026-09 - Zoning Map Amendment - An Unaddressed Parcel on S. Chapel Street (Parcel ID 156 084)

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, Fortunate Development, is requesting to rezone property located at an unaddressed parcel on S. Chapel Street from Rowan County Commercial, Business, Industrial (CBI) to City of Kannapolis Residential 8 (R8) zoning district. The subject property is further identified as Rowan County Parcel Identification Number 156 084 and is approximately 0.27 +/- acres.

This property was voluntarily annexed by City Council at their June 22, 2026, meeting. Per the North Carolina General Statutes, a City of Kannapolis zoning designation must be applied to the property within sixty (60) days of annexation. If the requested R8 zoning designation is approved, any of the permitted uses in the R8 zoning district would be allowed on the property.

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 was added to the City of Kannapolis future growth area through an Annexation Agreement with the Town of Landis that became effective April 1, 2022. Because this agreement followed the adoption of the Move Kannapolis Forward 2030

Comprehensive Plan in 2018, no Character Area is identified in the Plan for this parcel. There is "Urban Residential" Character Area identified near the property. Staff envisions the added growth area from the Annexation Agreement would be "Urban Residential" Character Area as well.

2. **Is the proposed rezoning in conflict with any provision of this Ordinance or the City Code of Ordinances?** No. The City of Kannapolis R8 zoning designation is appropriate for the parcel.
3. **Does the proposed rezoning correct an error in the existing zoning present at the time it was adopted?** No. The property was recently annexed into the City of Kannapolis.
4. **Does the proposed rezoning allow uses that are compatible with existing and allowed uses on surrounding land and with the stability and character of any adjacent residential neighborhoods?** Yes. The R8 zoning designation is compatible with existing and allowed uses on surrounding land. The subject parcel is at the corner of S. Chapel Street and E. 31st Street. Surrounding uses along E. 31st Street are single-family detached residential and are primarily zoned Rowan County Commercial, Business, Industrial (CBI). Uses on the east side of S. Chapel Street include a shopping center and former manufacturing building. They are zoned City of Kannapolis General Commercial (GC) and City of Kannapolis Heavy Industrial (HI), respectively.
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. Currently, water is accessible; sewer is not. 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 Rowan County Commercial, Business, Industrial (CBI), City of Kannapolis General Commercial (GC), and City of Kannapolis Heavy Industrial (HI).
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 Fisher 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. This area was added to the City of Kannapolis growth area in 2022 through an Annexation Agreement adopted by City Council. 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-2026-09.

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-2026-09, 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. 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-2026-09, 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-2026-09, 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-2026-09 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-2026-09, a motion should be made to deny the Resolution to Zone.**

Attachments

1. Z-2026-09 Application
2. Vicinity Map
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10. Z-2026-09 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: 0 S. CHAPEL ST KANNAPOLIS NC 28083

Applicant: FORTUNATE DEVELOPMENT / ERIC TROYER

Proposed development: SINGLE FAMILY HOME OR POSSIBLY 2 BR (4 BR TOTAL) DUPLEX

SUBMITTAL CHECKLIST

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

PROCESS INFORMATION

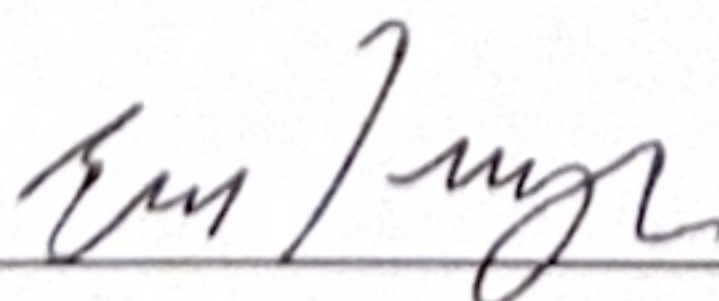
Public Notification: This is a legislative process that requires a public hearing and public notification including newspaper notice, first-class mailed notice to adjacent property owners and a sign posted prominently on the property (Section 2.4.F of the KDO).

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

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

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

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

Applicant's Signature: 

Date: 6/1/26



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

Applicant Contact Information

Name: ERIC TROYER

Address: 1090 QUIET CV.

KANNAPOLIS, NC 28083

Phone: [REDACTED]

Email: [REDACTED]

Property Owner Contact Information ☒ same as applicant

Name: _____

Address: _____

Phone: _____

Email: _____

Project Information

Project Address: 0 S. CHAPEL ST. KANNAPOLIS NC 28083

Parcel: 156 084 # of parcels: 1 Approx. size of parcels: 0.27 ACRES
(attach separate list if necessary)

Current Zoning Designation: Select CB1 Requested Zoning Designation: Select

Reason for map amendment: ANEXATION INTO CITY OF
KANNAPOLIS

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.

Eric Troyer
Applicant Signature

6/28/26

Date

Eric Troyer
Property Owner Signature

6/28/26

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.

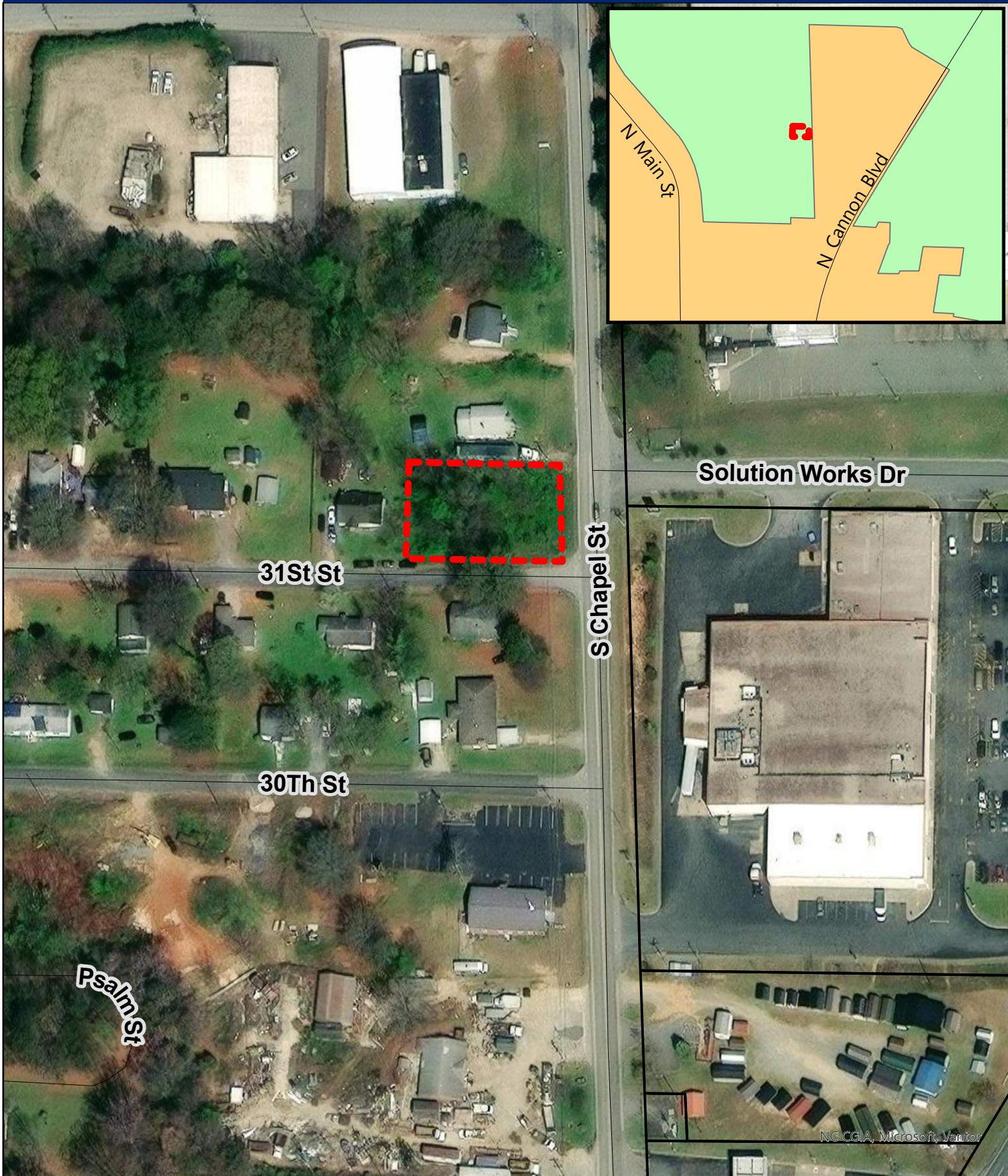


Vicinity Map

Case Number: Z-2026-09

Applicant: Fortunate Development

Parcel 156 084





Kannapolis Current Zoning

Case Number: Z-2026-09

Applicant: Fortunate Development

Parcel 156 084





Kannapolis 2030 Future Land Use Map

Case Number: Z-2026-09

Applicant: Fortunate Development

Parcel 156 084





Order Confirmation

Order# 0000910182

PO Box 27283
Richmond, VA 23261-7283

Client: CITY OF KANNAPOLIS
Phone: 7049204300

Payor : CITY OF KANNAPOLIS
Phone: 7049204300

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

Sales Rep **Accnt Rep** **Ordered By**
crpboana crpboana Gabriela

Fax: 7049337463
EMail: pscaggs@kannapolisnc.gov

Total Amount \$570.12

Payment Amount \$0.00

Amount Due \$570.12

Tax Amount: 0.00

Payment Meth: Invoice - Statement

Tear Sheets **Proofs** **Affidavits** **PO Number:**

0 0 1

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000910182-01	CLS Legal	2 X 57 li	\$0.00

Production Method
AdBooker (liner)

Production Notes

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

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

Run Dates 7/ 9/2026, 7/16/2026

<u>Product and Zone</u>	<u>Placement</u>	<u>Position</u>	<u># Inserts</u>
NCC Online	C-Legal Ads	Legal Notices	7

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

Run Dates 7/ 9/2026, 7/10/2026, 7/11/2026, 7/12/2026, 7/13/2026, 7/14/2026, 7/15/2026

TagLine: NOTICEOFPUBLICHEARINGCITYOFKANNAPOLISCITYHALL401LAUREATEWAYKANNAPOLISNC28081PL
ANNINGANDZONINGCOMMISSIONMEETINGTUESDAYJULY212026A



Order Confirmation

Order# 0000910182

PO Box 27283

Richmond, VA 23261-7283

Ad Content Proof

Note: Ad size does not reflect actual ad



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

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

Zoning Map Amendment - Z-2026-08 - 319 Ruth Avenue - Continuation 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.

Zoning Map Amendment - Z-2026-09 - Unaddressed Parcel on S. Chapel Street - Public Hearing to consider a request to rezone recently annexed property located at an unaddressed parcel on S. Chapel Street from Rowan County Commercial, Business, Industrial (CBI) zoning district to City of Kannapolis Residential 8 (R8) zoning district. The subject property is approximately 0.27 +/- acres and further identified as Rowan County Parcel Identification Number 156 084.

Conditional Zoning Map Amendment - CZ-2026-07 - 6758 Davidson Highway and an Unaddressed Parcel on Davidson Highway - Public Hearing to consider a request to conditionally rezone property located at 6758 Davidson Highway and an unaddressed parcel on Davidson Highway from Cabarrus County Agricultural/Open Space (AO) and City of Kannapolis Residential 1 (R1) zoning districts to City of Kannapolis Light Industrial-Conditional Zoning (LI-CZ) zoning district. The subject properties are approximately 25.17 +/- acres and further identified as Cabarrus County Parcel Identification Numbers 46916818890000 and 46916838510000, respectively.

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: Thursday, July 9, 2026 and Thursday, July 16, 2026



KANNAPOLIS

Planning

July 9, 2026

Dear Property Owner:

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

Z-2026-09 – Zoning Map Amendment – Unaddressed parcel on the corner of E 31st Street and S Chapel Street

The purpose of this Public Hearing is to consider a request to rezone an unaddressed parcel located on the corner of E 31st Street and S Chapel Street from Rowan County Commercial, Business, Industrial (CBI) zoning district to City of Kannapolis Residential 8 (R8) zoning district. The subject property is approximately 0.27 +/- acres and further identified as Rowan County Parcel Identification Number 156 084 (see reverse side of this letter for a map showing the location of this property).

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

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

Sincerely,



Lauren Russell
Planner

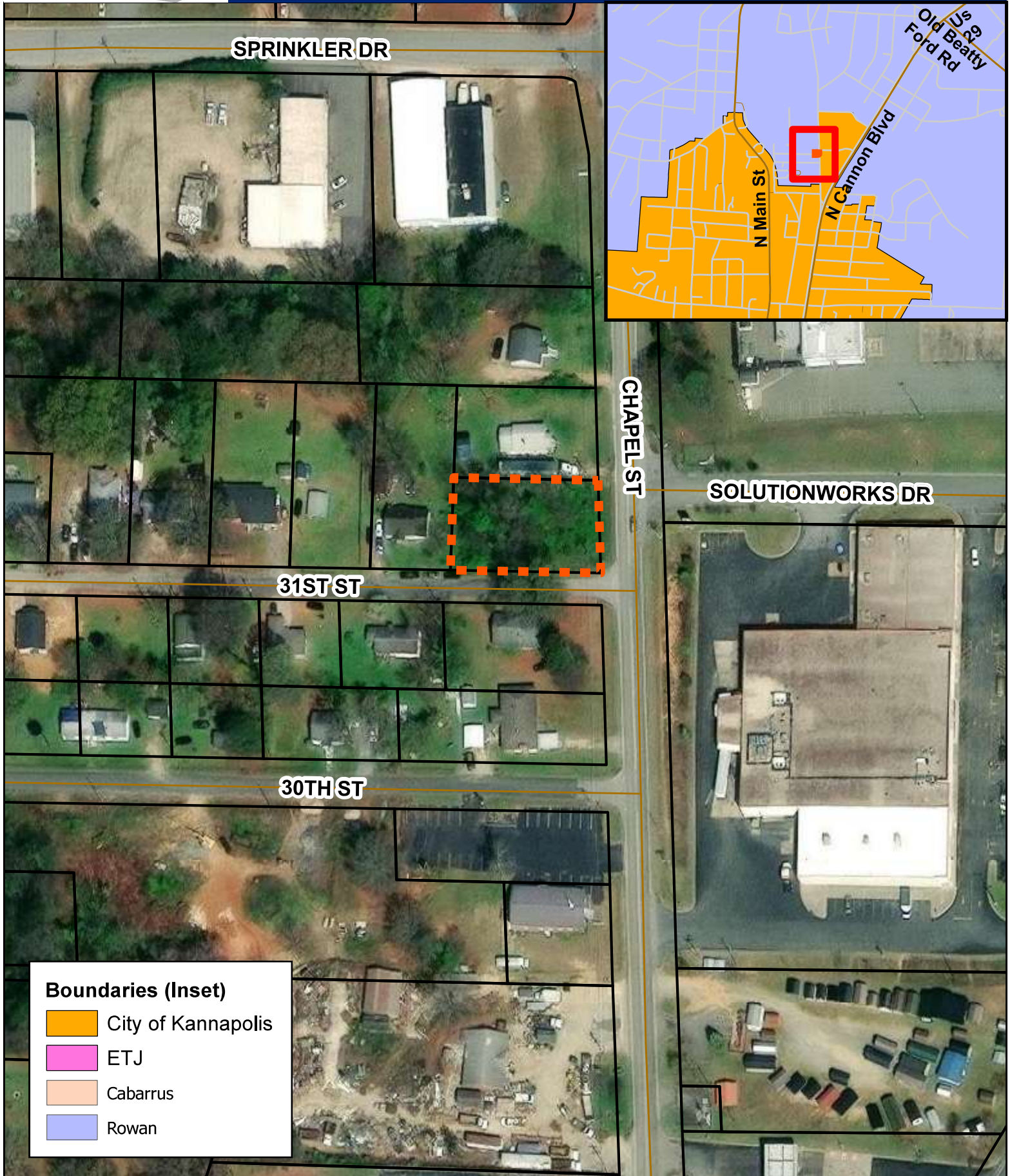
Enclosure

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

Vicinity Map

Z-2026-09
0 Chapel St
156 084

N



PARCEL	II	OWNNAME	TAXADD1	CITY	STATE	ZIPCODE	OWN2
156 09901		MELTON WILMER III ETAL	1102 S CHAPEL ST	KANNAPOLIS	NC	28083	
156 08102		SLOAN BILLY RAY	509 ROSEMONT AVE	KANNAPOLIS	NC	28081-2541	
156 220		PARKS BOBBY TERRILL & WF	150 CAMELOT ROAD	SALISBURY	NC	28147-8931	PARK LAKISHA MONIQUE
156 253		ROY SADRUDDIN N & WF	1215 CHADBOURNE AVE	CONCORD	NC	28027	ROY FARIDA S
156 100		LANE LYNDIA Z	506 SAVANNAH DR	JACKSONVILLE	NC	28546	
156 086		KNOX DONALD &WF	205 E 31ST ST	KANNAPOLIS	NC	28083-0000	KNOX LULA NEAL
156 085		SLOAN JOHN HENRY ETAL	209 E 31ST ST	KANNAPOLIS	NC	28083-9742	
156 084		FORTUNATE DEVELOPMENT LLC	1090 QUIET COVE	KANNAPOLIS	NC	28083-9244	
156 083		MANDISA KONE LLC	914 S CHAPEL ST	LANDIS	NC	28088-1904	
156 358		PARKS BOBBY TERRILL	150 CAMELOT RD	SALISBURY	NC	28147-8931	
156 313		KNOX DONALD &WF	205 E 31ST ST	KANNAPOLIS	NC	28083-0000	KNOX LULA NEAL
156 100A		MELTON WILMER JR & WF	918 S CHAPEL ST	KANNAPOLIS	NC	28083-9784	MELTON HARRIET L
156 082		MISHKIN MICHAEL & WF DARLENE	2258 ISAAC DR	CONCORD	NC	28027	MISHKIN LEONARD & WF GEULA
133 055		CHAPEL SQUARE LLC	85-A MILL ST STE 100	ROSWELL	GA	30075	%MALON D MIMMS COMPANY LLC
156 254		LANDIS BUSINESS PARK INC	6300 GOLD FISH RD	KANNAPOLIS	NC	28083	
156 099		BROADWAY HAROLD LEONARD HEIRS	529 S LITTLE TEXAS RD	KANNAPOLIS	NC	28083	
133 144		2865 NORTH CANNON LLC	1500 TECHNOLOGY DR	JACKSON	MI	49201-2700	





**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY
WITH REGARD TO CASE #Z-2026-09**

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 July 21, 2026, the Planning and Zoning Commission conducted a public hearing to consider a request to rezone approximately 0.27 +/- acres of property located at an unaddressed parcel on S. Chapel Street (Rowan County Parcel Identification Number 156 084), owned by Fortunate Development, from Rowan County Commercial, Business, Industrial (CBI) to City of Kannapolis Residential 8 (R8) zoning district.

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

Adopted this the 21st day of July 2026:

Chris Puckett, Chair
Planning and Zoning Commission

Attest:

Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission



RESOLUTION TO ZONE

Case #Z-2026-09

(Unaddressed parcel on S. Chapel Street)

From Rowan County Commercial, Business, Industrial (CBI) to City of Kannapolis Residential 8 (R8) Zoning Designation

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

WHEREAS, the Commission conducted a public hearing on July 21, 2026, for consideration of rezoning petition Case #Z-2026-09 as submitted to the City of Kannapolis Planning Department; and

WHEREAS, the request was to rezone 0.27 +/- acres of property located at an unaddressed parcel on S. Chapel Street, (Rowan County Parcel Identification Number 156 084) owned by Fortunate Development, from Rowan County Commercial, Business, Industrial (CBI) zoning district to City of Kannapolis Residential 8 (R8) zoning district; and

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

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

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

Yes, this area was added to the City of Kannapolis growth area through an Annexation Agreement with the Town of Landis that became effective April 1, 2022. Because this agreement followed the adoption of the Move Kannapolis Forward 2030 Comprehensive Plan in 2018, no Character Area is identified in the Plan for this parcel. There is "Urban Residential" Character Area identified near the property. Staff envisions the added growth area from the Annexation Agreement would be "Urban Residential" Character Area as well.

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

No. The City of Kannapolis R8 zoning designation is appropriate for the parcel.

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

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

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

Yes. The R8 zoning designation is compatible with existing and allowed uses on surrounding land. The subject parcel is at the corner of S. Chapel Street and E. 31st Street. Surrounding uses along E. 31st Street are single-family detached residential and are primarily zoned Rowan County Commercial, Business, Industrial (CBI). Uses on the east side of S. Chapel Street include a shopping center and former manufacturing building. They are zoned City of Kannapolis General Commercial (GC) and City of Kannapolis Heavy Industrial (HI), respectively.

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. Currently, water is accessible; sewer is not. 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 Rowan County Commercial, Business, Industrial (CBI), City of Kannapolis General Commercial (GC), and City of Kannapolis Heavy Industrial (HI).

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 Fisher 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 Rowan County Commercial, Business, Industrial (CBI) zoning district to City of Kannapolis Residential 8 (R8) Zoning Designation.

Adopted this the 21st day of July 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
July 21, 2026

To: Planning and Zoning Commission
From: Mia Alvarez, Senior Planner
Subject: Mobility Hub Presentation

Actions Requested by Planning & Zoning Commission

Presentation Only. No Action Required.

Background & Project Overview

The Kannapolis Train Station was selected as one of four pilot sites in Centralina's Mobility Hub Study to promote the implementation of mobility hubs in the region. Through the pilot program, Kannapolis received technical assistance with site design and implementation strategies. The initial mobility hub concept was shared at the October 22, 2025, Planning and Zoning Commission meeting. The study is now complete (attached). Final site diagrams and next steps for the program will be presented.

Attachments

1. Kannapolis Mobility Hub - Concept Design



CONNECT Beyond
**MOBILITY HUB
PILOT PROJECT**
KANNAPOLIS TRAIN STATION HUB

March 2026



Mobility Hub Pilot Project

ACKNOWLEDGMENTS & PROJECT CONTEXT

Centralina Regional Council

Andy Grzymski
Jason Wager
Joyce Liu
Sarah Niess

Mobility Hub Pilot Project Sponsor

City of Kannapolis
Elizabeth McCarty
Mia Alvarez
Richard Smith

Consultants

HDR
Kevin Walsh
Jason Lawrence
Nirmal Tamang
Sabrina Colon

Bolton & Menk

Allen Davis
Baixin Ren
Brad Turcotte
John Cock
Zoe Huebner

CONNECT BEYOND MOBILITY HUBS PROGRAM: PLAYBOOK & PILOTS

This document is part of a larger program to promote the implementation of mobility hubs throughout the Centralina region, a key recommendation of the CONNECT Beyond regional plan. This involves a playbook and four pilot projects (of which this is one).

The playbook is a great resource for anyone wishing to do a project like the one presented in the following pages.

The second part of the program involved the creation of schematic designs for four pilot projects in different locations in the region. This document contains design plans and supportive graphics for the Kannapolis Train Station Hub.

The playbook and other three pilot project designs can be found on the CONNECT Beyond website: <https://www.connect-beyond.com>



This study is funded by Centralina’s Integrated Mobility Center using a Regional Infrastructure Accelerator grant from the Build America Bureau of the USDOT.



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- 03 VISION & ENGAGEMENT
- 04 SITE LOCATION & OVERVIEW
- 05 RELATED PLANS & STUDIES
- 06 SITE ANALYSIS
- 08 MOBILITY HUB DESIGN CONCEPT
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- 11 PROGRAM ELEMENTS
- 12 SUPPORTIVE RENDERINGS
- 14 SCHEMATIC SITE PLAN
- 15 OPINION OF PROBABLE COST



VISION & ENGAGEMENT

VISION FOR THE MOBILITY HUB

The Kannapolis Train Station Mobility Hub will establish a strong regional presence while functioning as a welcoming amenity for the community. By improving connections to downtown, enhancing wayfinding, integrating micro-mobility, and upgrading transit facilities, the hub will deliver a seamless and family-friendly user experience. The result will be a multimodal gateway that supports Kannapolis' mobility, economic development, and placemaking goals, transforming the station into a dynamic destination for both residents and visitors.



ENGAGEMENT AND DESIGN COORDINATION



WHAT WE HEARD

- Create a destination that benefits the local community and facilitates a regional presence.
- Improve wayfinding, signage and visibility throughout the site.
- Develop placemaking around the station with pedestrian amenities to enhance the visitor experience.
- Maximize the space outside of the train station to create a seamless connection to downtown Kannapolis.
- Supplement the existing city attractions through alternative modes of transportation like the electric shuttle, rideshare and other micro-transit options.
- Provide bike facilities and storage that are easily accessible and maintained.
- Elevate existing activities and mobility groups like the walking groups and biking groups through bike stations and bike share amenities.
- Enhance the streetscape along the edge of downtown to facilitate movement and accommodate city planned events.
- Organize the future Southern parking lot to manage access and provide space for regional events including the Kannapolis farmers market.
- Utilize the future sky bridge to create safe pedestrian connections to the adjacent residential neighborhoods.

SITE LOCATION & OVERVIEW

SITE CONTEXT

The Kannapolis Train Station Mobility Hub is located at the edge of downtown and currently serves the community through regional Amtrak service. The site is within walking distance of major civic and entertainment destinations, including the North Carolina Research Campus and Atrium Health Ballpark. Surrounding land uses include retail corridors, established neighborhoods, A.L. Brown High School, and a network of informal walking trails that contribute steady foot traffic to the station.

This combination of regional transit access, community amenities, and nearby residential activity positions the station as a strong anchor for a future mobility hub serving both visitors and local residents.

OPPORTUNITIES FOR A MOBILITY HUB

The Kannapolis Train Station site has strong potential to become a vibrant mobility hub that serves as both a transportation node and a community amenity. Key opportunities include:

- Establishing a clear, welcoming main entrance with enhanced wayfinding
- Modernizing transit facilities with real-time information, covered waiting areas, and ADA-compliant features
- Activating hardscaped areas with shade, landscaping, seating, and placemaking elements
- Expanding micro-mobility options such as bike share, scooter share, improved bike lockers, and secure parking
- Creating designated drop-off zones for transit, rideshare, shuttles, and micro-transit services
- Developing flexible public spaces that support community groups and events
- Leveraging the future skybridge and new parking lot to improve cross-track connections and expand programming

These improvements can help transform the station from a simple transit stop into an active, user-focused destination.





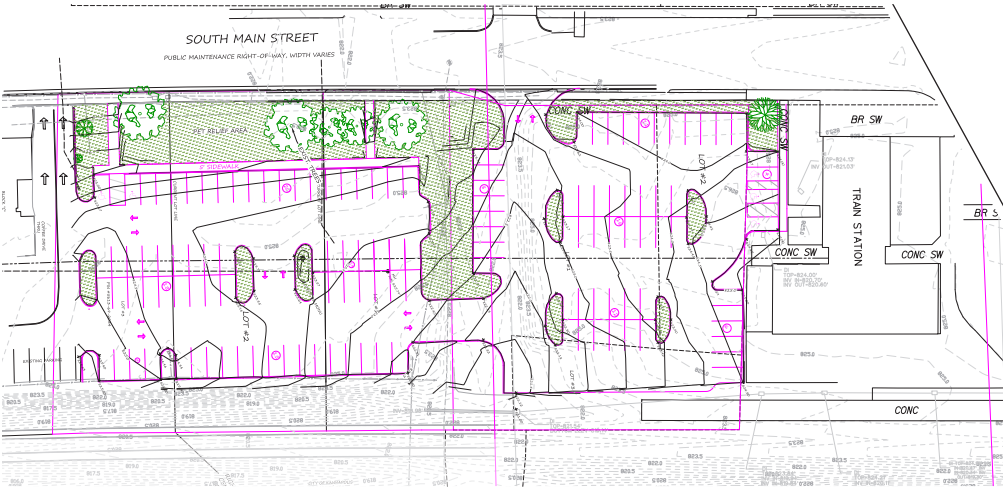
RELATED PLANS & STUDIES

PLANNED SOUTHERN PARKING LOT

The vacant lot south of Kannapolis Station is planned to support the transit center with much-needed additional parking. As the design process unfolded, it also revealed extra space that could serve a broader purpose, offering room for future city events and community gatherings that bring new activity to the area.



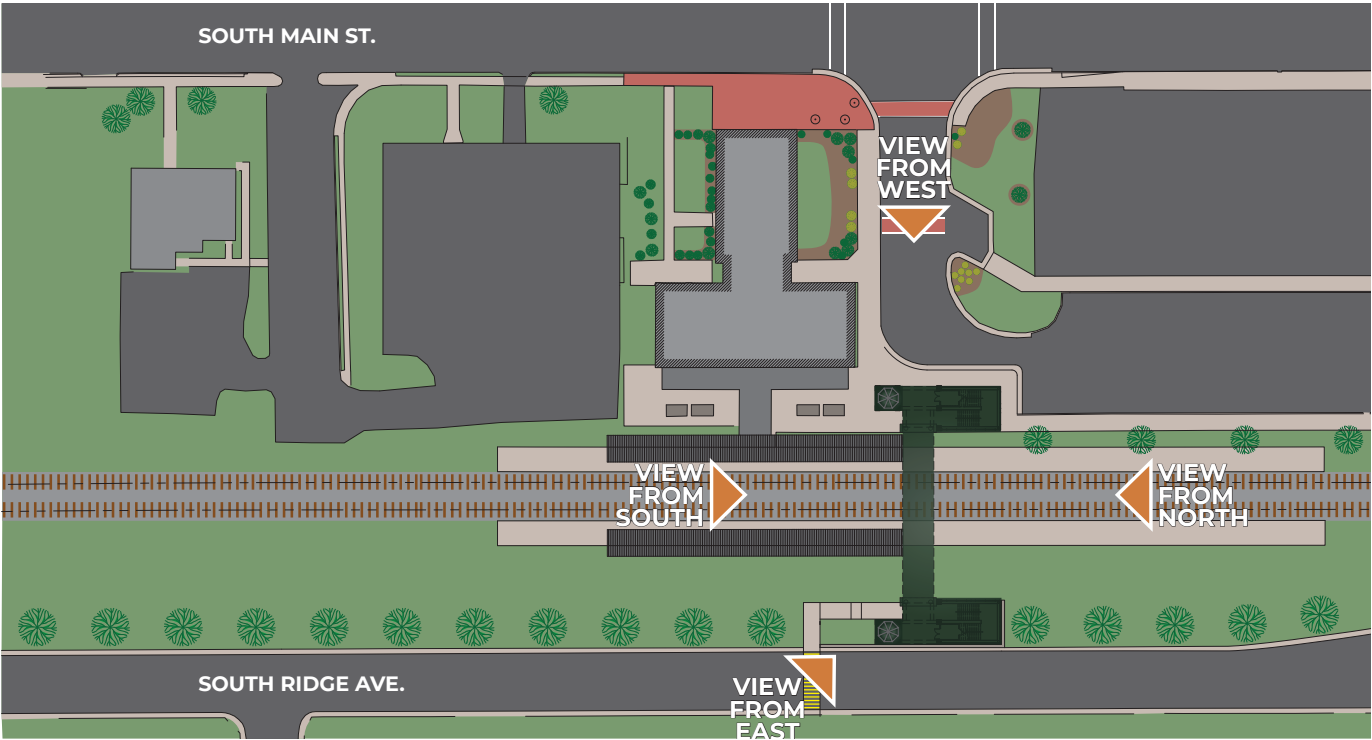
EXISTING AREA



PLANNED PARKING LOT LAYOUT

PLANNED PEDESTRIAN OVERPASS

The Kannapolis Gateway project proposes improvements to the existing transit platform that would help revitalize the train station and strengthen its role within the city. The enhanced platform creates a direct connection between nearby neighborhoods and downtown Kannapolis, making the station a more active and accessible hub. A new skybridge would serve as a prominent landmark, supported by the proposed mobility hub and its accompanying elements, creating a cohesive and welcoming gateway into the city.



SITE ANALYSIS

EXISTING CONDITIONS

The 2.5-acre site lies within the Center City (CC) zoning district and includes the Kannapolis Train Station, which provides four daily Amtrak trips and is served by Rider Transit's Blue and Brown routes.

Despite this transit access, the station lacks a defined entrance, clear wayfinding, and inviting public spaces. The area is heavily hardscaped, dominated by surface parking, and offers limited shade or amenities. Pedestrian connections to surrounding neighborhoods are fragmented and raise safety concerns.

Bike lockers are underutilized and create maintenance issues. Although local walking and biking groups meet here occasionally, the site does not function as a welcoming or active public environment. Planned improvements including a potential skybridge and additional surface parking offer opportunities to strengthen access and support community-oriented activities.

CONNECTIVITY AND ACCESS

PEDESTRIAN & NEIGHBORHOOD CONNECTIONS

Neighborhoods and informal trails surround the site, but safe, direct pedestrian access is limited. Poor crossings and minimal wayfinding make it difficult for residents to reach the station. Planned improvements—such as the potential skybridge—could help strengthen these connections.

TRANSIT

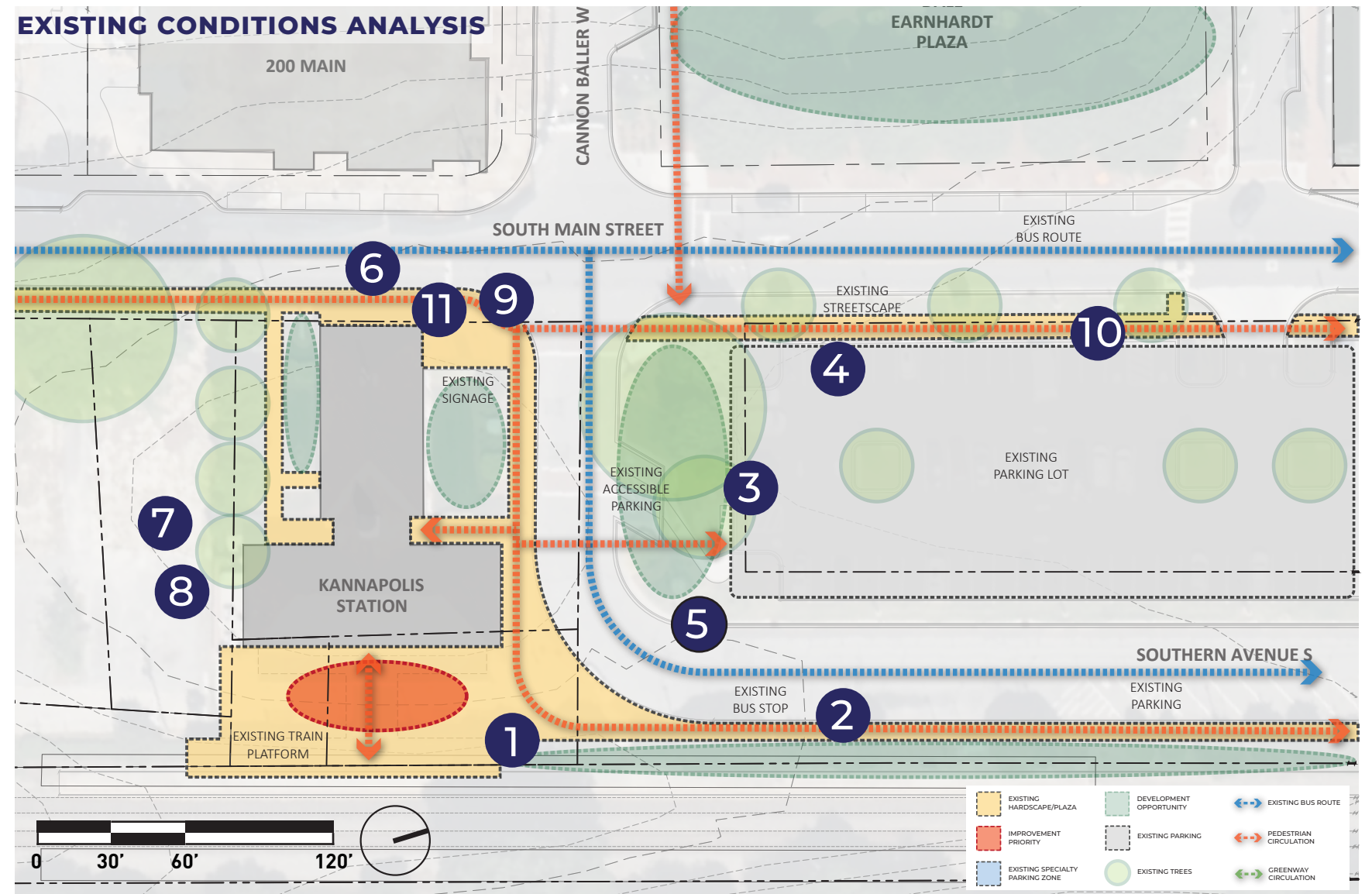
Amtrak provides four daily regional trips, offering key intercity access for residents and visitors. Rider Transit's Blue and Brown routes also serve the station, but transit infrastructure is limited and lacks modern amenities such as shelters, lighting, and real-time information. Expanding shuttle services and integrating micro-transit options would help create a seamless connection between the mobility hub and downtown Kannapolis.

VEHICULAR & LOCAL ACCESS

The site benefits from:

- Existing surface parking that supports commuters and special events
- Proximity to downtown destinations and the Research Campus
- Planned expansion of parking on the south side of the site

These factors create a strong foundation for balanced multimodal circulation while supporting both daily activity and event-based demand.



TRAIN STATION PLATFORM



BUS STOP



TRAIN STATION WITH "FLOATING" MID-BLOCK CROSSWALK



BIKE LOCKERS



TRAIN STATION LANDING



TRAIN STATION SIGN



REAR BUILDING ACCESS



UTILITY SCREENING



TRANSIT SIGNAGE

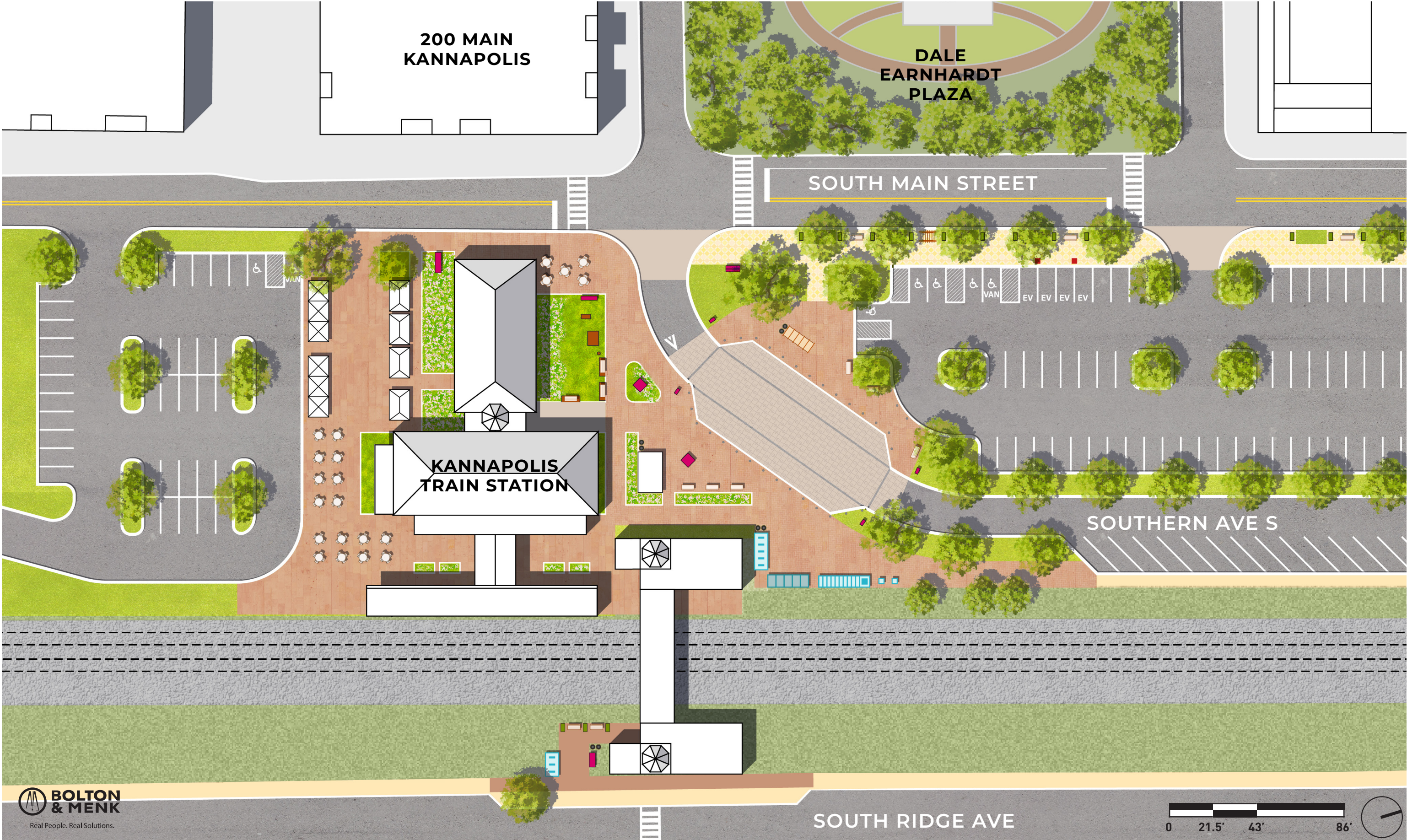


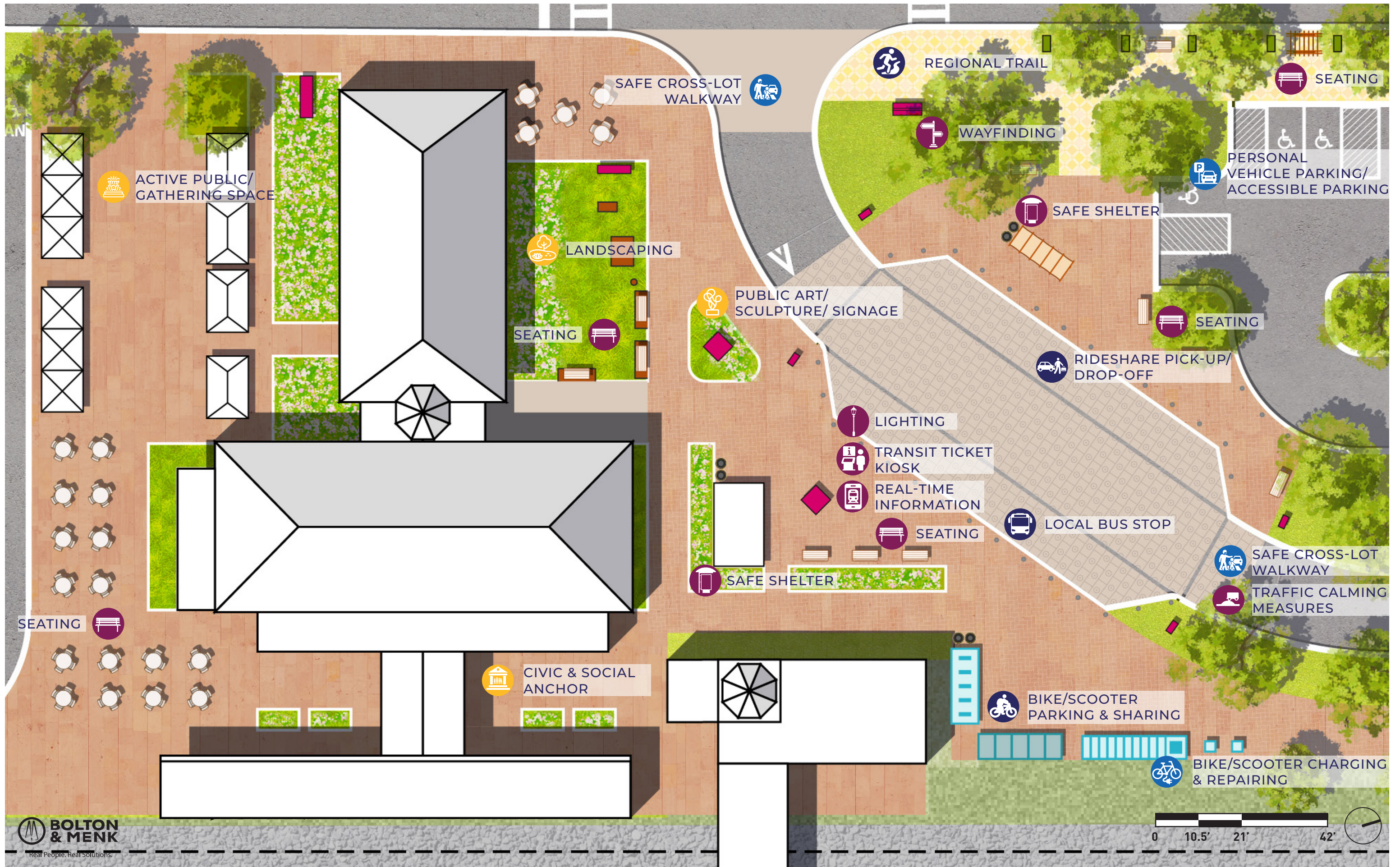
STREETSCAPE



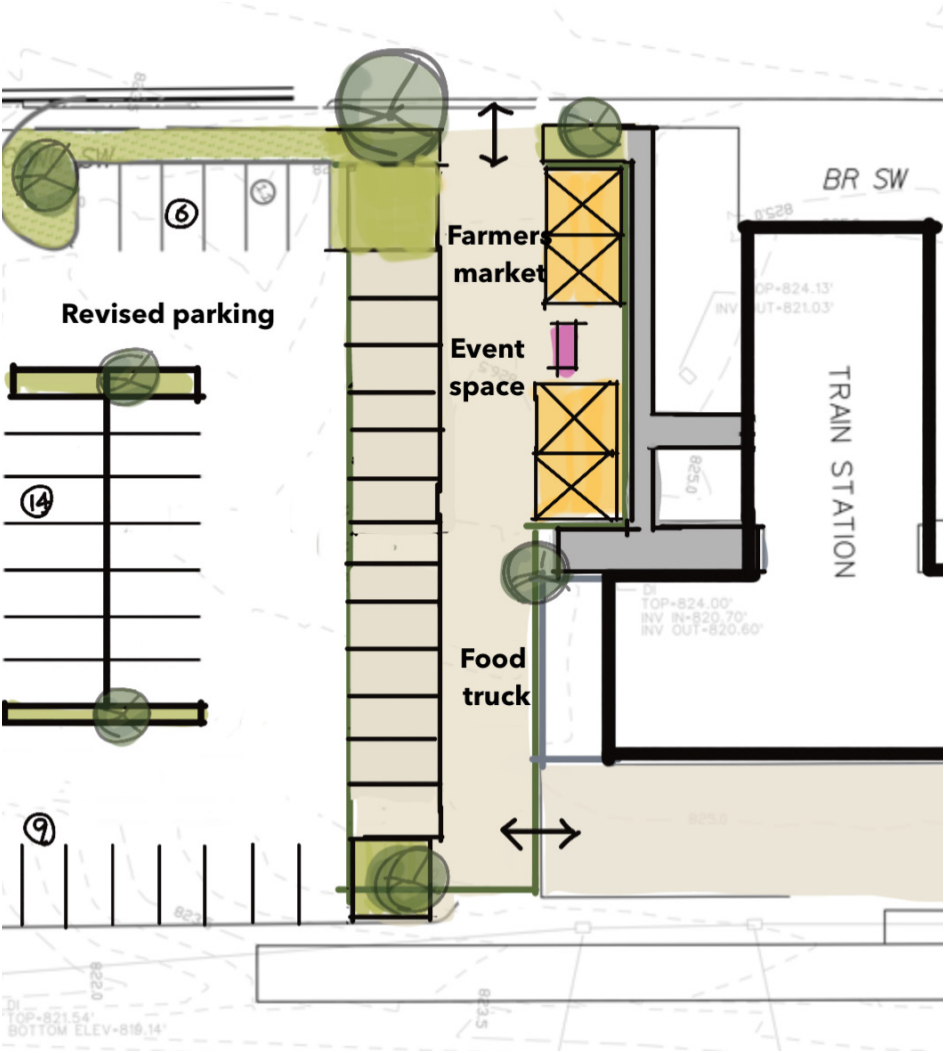
ROAD FRONTAGE

MOBILITY HUB DESIGN CONCEPT



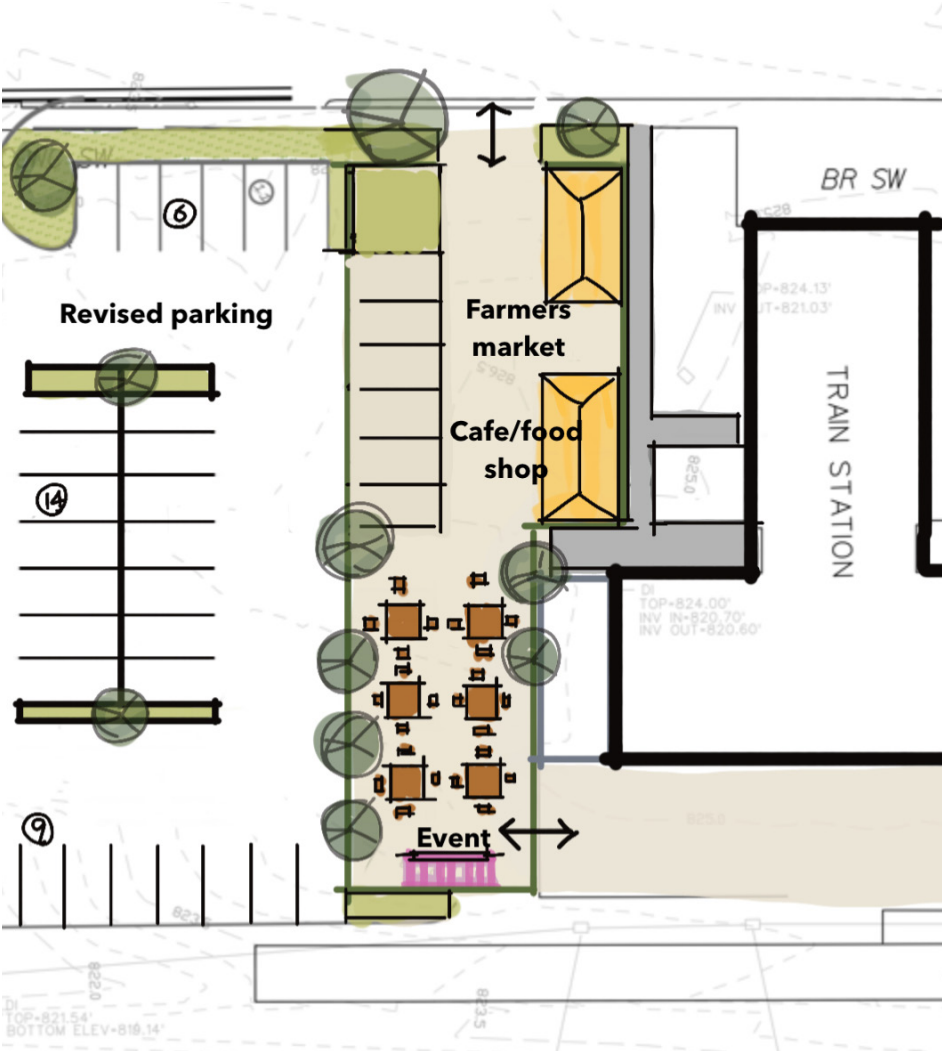


**CONCEPTUAL ALTERNATIVES WERE EXPLORED FOR THE SOUTH SIDE OF THE TRAIN STATION
ALONG THE PLANNED SURFACE PARKING LOT**



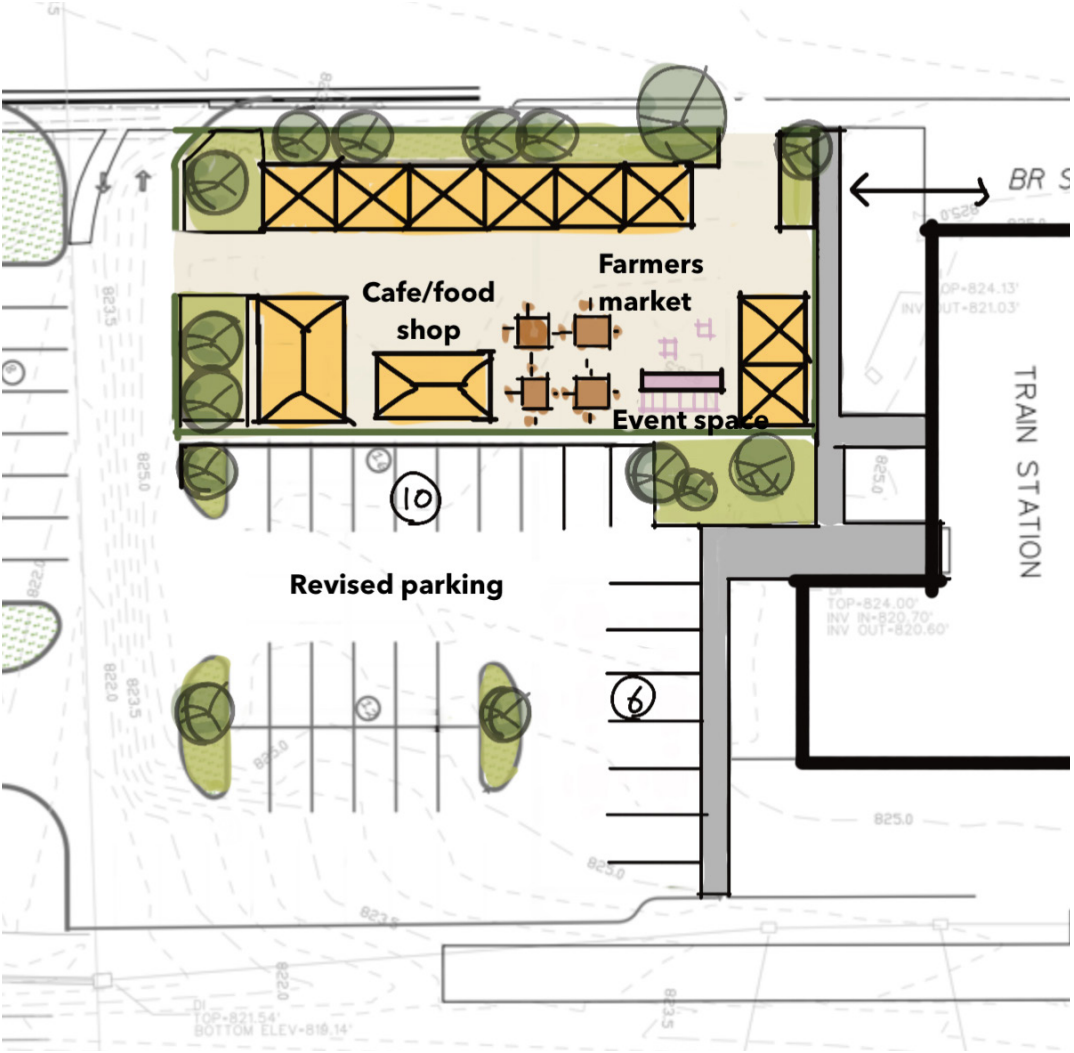
Option 1

- Parking lot reconfigured to maximize parking and provide a plaza space outside the train station.
- The full bay of parking along the train station includes a flush ribbon curb allowing this row of parking to function as a flex space for events.
- The plaza facilitates clear movements through the space while preserving critical existing vegetation.
- Total parking: 50 spaces.



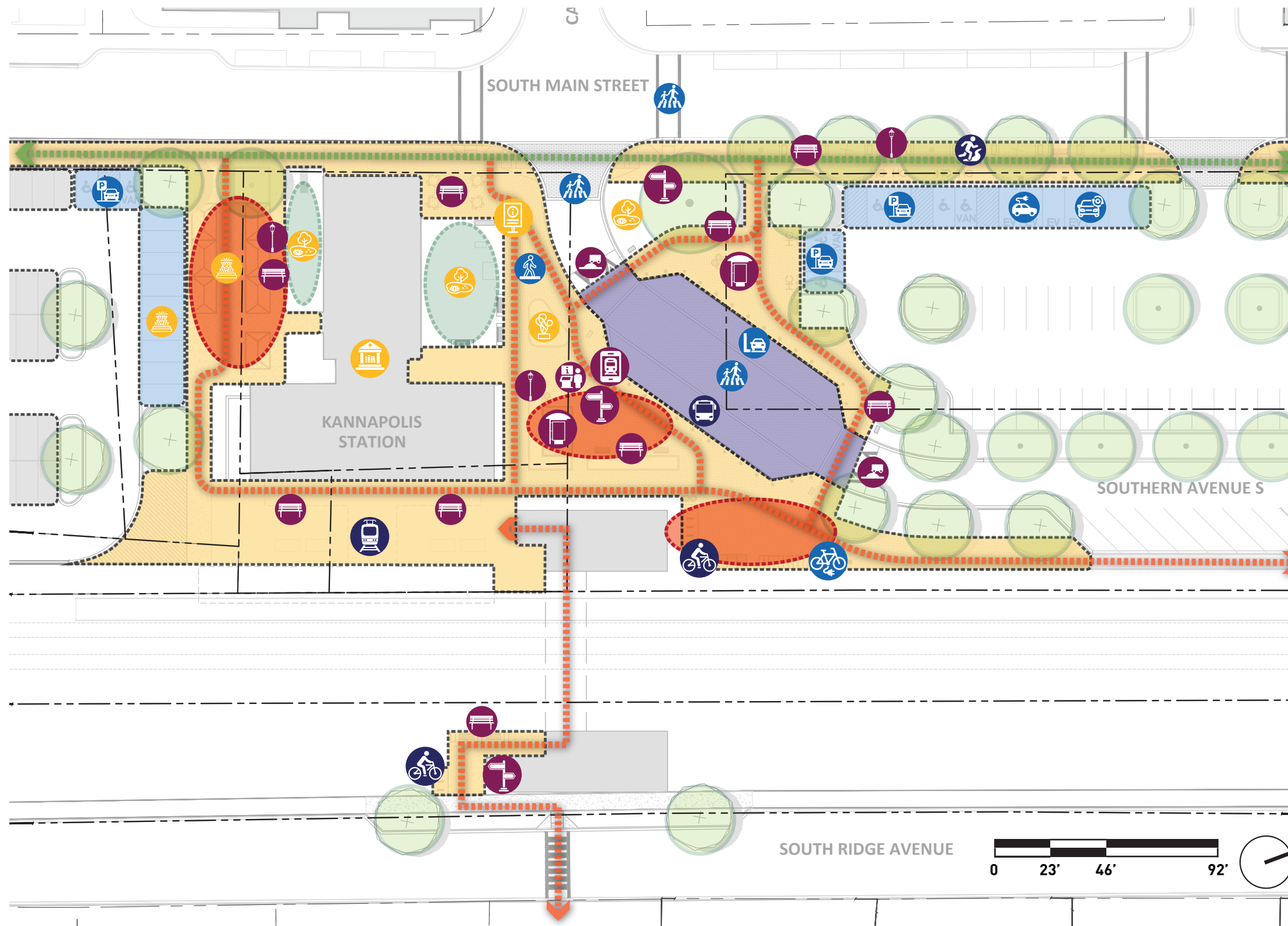
OPTION 2

- Promotes a larger focus on the pedestrian space providing more room for events and amenities.
- Results in less overall parking but still incorporates flex parking for larger events.
- Proposes a designated event zone that is separate from the flex parking plaza.
- Total parking: 43 spaces.



OPTION 3

- Heavily focused on creating a pedestrian plaza that is open at all times.
- Reduces the parking count to accommodate larger events and multiple uses.
- Provides pedestrian access around the entire perimeter of the train station and platform.
- Total parking: 36 spaces.



PROGRAM ELEMENTS

- REGIONAL TRAIL
- BIKE/SCOOTER PARKING & SHARING
- RIDESHARE PICK-UP/DROP-OFF
- LOCAL BUS STOP
- SIDEWALK
- SAFE PEDESTRIAN CROSSING
- SAFE PICK-UP/DROP-OFF ZONE
- SAFE CROSS-LOT WALKWAY
- ELECTRIC VEHICLE CHARGING/PARKING
- BIKE/SCOOTER CHARGING & REPAIRING
- PERSONAL VEHICLE PARKING
- CAR SHARE FACILITY
- CIVIC & SOCIAL ANCHOR
- LANDSCAPING
- PUBLIC ART/ SCULPTURE/ SIGNAGE
- ACTIVE PUBLIC/ GATHERING SPACE
- SEATING
- SHELTER
- LIGHTING
- WAYFINDING
- REAL-TIME INFORMATION
- TRAFFIC CALMING MEASURES
- TRANSIT TICKET KIOSK

- CORE MOBILITY SERVICE
- FIRST/LAST MILE CONNECTIVITY
- HUB ANCHORS & IDENTITY
- RIDER EXPERIENCE & AMENITIES
- INFRASTRUCTURE & RESILIENCY



