PLANNING AND ZONING COMMISSION
MEETING AGENDA
KANNAPOLIS CITY HALL
401 LAUREATE WAY, KANNAPOLIS NC
AUGUST 18, 2026
6:00 PM

CALL TO ORDER AND WELCOME

OATH OF OFFICE FOR NEW MEMBER

ROLL CALL AND RECOGNITION OF QUORUM

APPROVAL OF AGENDA

APPROVAL OF MINUTES

A. Minutes: July 21, 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)

C. Z-2026-10 - Zoning Map Amendment - 6758 Davidson Highway and an unaddressed parcel on Davidson Highway (Elizabeth McCarty, Assistant Planning Director)

OTHER BUSINESS

A. TA-2026-03 - Kannapolis Development Ordinance Text Amendment - Coddle Creek Subdistrict of Thoroughfare Protection Overlay (TPO) District (Elizabeth McCarty, Assistant Planning Director)

PLANNING DIRECTOR UPDATE

ADJOURN

ADA Notice

In accordance with Title II of the Americans with Disabilities Act (ADA), any person requiring an accommodation to participate in a function or program of the City of Kannapolis should contact Heather James, Human Resources Director & ADA Coordinator by phone at 704-920-4322, email adacoordinator@kannapolisnc.gov, or in person at Kannapolis City Hall as soon as possible, but not later than forty-eight (48) hours prior.

CITY OF KANNPOLIS, NC
PLANNING AND ZONING COMMISSION

Minutes of Meeting
July 21, 2026

The Kannapolis Planning and Zoning Commission met on Tuesday, July 21, 2026, at 6:00 PM in the Laureate Center of City Hall. This meeting was held in accordance with required public notice, as well as announced on the City's website.

Commission Members Present:	Chris Puckett, Chair
	James Litaker, Vice-Chair
	Larry Ensley
	Daisy Malit
	Shelly Stein
	Ryan French
Commission Members Absent:	Jamie Richardson
	Nytsa Saayfan
Visitors:	Bobby Parks
	Charles Carter
	Larry Doyle
	Mona Woods
	Sharon Brothers
	Lois Sechler
	Sean Regan
Staff Present:	Richard Smith, Planning Director
	Elizabeth McCarty, Assistant Planning Director
	Lauren Russell, Planner
	Mia Alvarez, Senior Planner
	Doug Wilson, Mayor
	Wilmer Melton, City Manager
	Andrew Kelly, City Attorney
	Carson Purvis, Legal Intern
	Isaiah Payne, City Council Member
	Naomi Hatchell, City Council Member
	David Jordan, Information Technology
	Gabriela Wilkins, Planning Technician

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

OATH OF OFFICE

DRAFT NOT APPROVED

Recording Secretary Gabriela Wilkins conducted the Oath of Office for reappointed Commission members Chris Puckett, Daisy Malit, and Shelly Stein.

ROLL CALL AND RECOGNITION OF QUORUM

Ms. Wilkins called the roll. The presence of a quorum was recognized.

APPROVAL OF AGENDA

Chair Puckett asked for any changes to the agenda, hearing none, asked for a motion to approve the agenda. Mr. French made the motion to approve the agenda, second by Ms. Malit, and the agenda was unanimously approved.

APPROVAL OF MINUTES

Chair Puckett asked for a motion regarding the June 16, 2026, minutes. Mr. Ensley made the motion to approve, second by Mr. French, and the minutes were unanimously approved.

PUBLIC HEARING

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

Planner Lauren Russell provided details for case #Z-2026-08 and identified the applicant, address, and size of the property. Ms. Russell stated that the request is to rezone approximately 0.75 acres located at 319 Ruth Avenue. The subject property is currently zoned City of Kannapolis Office-Institutional (O-I) zoning district, and the request is to assign City of Kannapolis Residential 6 (R6) zoning district.

Planning Director Richard Smith asked for a motion to continue case Z-2026-08 to the August meeting due to the absence of several board members and in order to provide the applicant the opportunity to be heard by the full Planning Commission.

Chair Puckett asked for a motion regarding the motion for continuation. Mr. French made the motion to continue, second by Mr. Ensley, and the motion was unanimously approved.

Z-2026-09 – Zoning Map Amendment – An Unaddressed Parcel on S. Chapel Street

Planner Lauren Russell provided details for case #Z-2026-08 and identified the applicant, address, and size of the property. Ms. Russell stated that the request is to rezone approximately 0.27 acres located at an unaddressed parcel on S. Chapel Street. The subject property is currently zoned Rowan County Commercial, Business, and Industrial (CBI) zoning district, and the request is to assign City of Kannapolis Residential 8 (R8) zoning district.

Planning Director Richard Smith asked for a motion to continue case Z-2026-09 to the August meeting due to the absence of several board members and in order to provide the applicant the opportunity to be heard by the full Planning Commission.

Chair Puckett asked for a motion regarding the motion for continuation. Vice-Chair Litaker made the motion to continue, second by Ms. Malit, and the motion was unanimously approved.

DRAFT NOT APPROVED

PLANNING DIRECTOR UPDATE

Senior Planner Mia Alvarez presented an update on Centralina's Mobility Hub Study. She provided a brief overview of previously presented information to the Commission from October 2025. The Kannapolis Train Station was one of four locations selected for Centralina's Pilot Program with it being desirable due to the Amtrak, two CK Rider routes, proximity to downtown Kannapolis, and pedestrian and bike access.

Ms. Alvarez shared that the program study has concluded and shared final findings. She shared that throughout the program, there was a desire to create a destination that supports the local community and strengthens regional visibility. Ms. Alvarez explained that to do so, improvement of wayfinding, signage, and visibility of the Train Station would be important. She also included that creation of a pedestrian focused station area with amenities and a seamless transition into downtown would be needed. Further, there would be room for the expansion of mobility options such as bike facilities, microtransit, and rideshare. With all the options considered, Ms. Alvarez explained that future infrastructure plans were also included in potential design such as the new parking lot and skybridge.

Ms. Alvarez directed the Commission's attention to proposed renderings that included the future parking lot and skybridge. Renderings also included potential dedicated spaces for rideshare drop-off and pick-up, bus stop, bike parking, seating areas, and pedestrian paths. Ms. Alvarez showed three concept plans with various parking and options for flexible space, including housing of the farmers market. Ms. Alvarez then shared that the project is not funded, but grant opportunities were shared via consultants. The grant opportunities span across the local and regional level, state level, and federal level, allowing for a variety of improvements. She concluded her presentation and made herself available for any questions.

Mr. Smith reiterated that this is not a funded project and that no request has been presented before City Council. He explained that the additional city owned parking lot to the south side has been designed and still going through negotiations with North Carolina Railroad and other entities. Mr. Smith shared that staff met with North Carolina Railroad yesterday, and it is understood that the negotiations for the sky bridge are still underway between attorneys with Norfolk Southern. He continued that with the opening of 200 S. Main Street apartments, there will be an increase in pedestrian traffic.

Mr. Smith briefly shared his positive experience last year using Amtrak to Charlotte. He shared that several individuals from the state are interested in the use of our train station as a regional attraction, with the most recent request about a regional location for a Greyhound bus stop. Mr. Smith asked the Commission if they had any questions.

Mr. French inquired about the current passenger count that the train and bus have currently. Mr. Smith responded that he did have that information and would be happy to email it over. Mr. French also asked if there would be commercial opportunities at the train station to make it more of stopping destination. Mr. Smith stated that as it being a city property, the city would have to determine if any type of retail was desired at that location. He shared that one suggestion of the concept plan for the train station would be to incorporate a coffee shop or something else of that nature.

DRAFT NOT APPROVED

Ms. Stein referred to the concept plan depicting the bus stop and ride share stop. She asked if staff believed there would be a traffic conflict with the two being in the same area. Mr. Smith explained that the design was created to facilitate any issues with moving traffic.

Mr. Smith concluded that there had not been a decision made at the staff level for the concept plans provided. He expressed that the Commission should have input before any opportunity to present to City Council for final determination.

Mr. French asked with the property being city owned, would there eventually be opportunity for it to be privately owned in the future, like other parts of downtown such as West Avenue. Mr. Smith explained that it would most likely remain in city ownership since there is a shared agreement with NCDOT on the adjacent properties and the use as a train station.

OTHER BUSINESS

Mr. Smith asked for nominations to serve as Chair for fiscal year 2027. Vice-Chair Litaker motioned for Chair Puckett to remain, second by Ms. Malit, and the motion was unanimously approved.

Chair Puckett asked for nominations to serve as Vice-Chair for the fiscal year 2027. Ms. Malit motioned for Vice-Chair Litaker to remain, second by Mr. Ensley, and the motion was unanimously approved.

ADJOURN

There being no further business, questions, or comments, Mr. Ensley made the motion to adjourn, second by Chair Puckett, and the meeting adjourned at 6:28 PM on Tuesday, July 21, 2026.

_____
Chris Puckett, Chair
Planning and Zoning Commission

_____
Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission

DRAFT NOT APPROVED

City of Kannapolis Planning and Zoning Commission

Planning and Zoning Commission Agenda Staff Report
August 18, 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. At the July 21, 2026, meeting, the Commission opened the case and then continued it to the next regularly scheduled meeting on August 18, 2026, because not enough Commission members were present for a super majority decision.

Fiscal Considerations

None.

Policy Issues

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

Zoning Commission or City Council, as applicable, may consider, and weigh the relevance of, whether and to what extent the proposed Zoning Map amendment:

1. **Is the proposed rezoning consistent with the Comprehensive Plan and other applicable adopted City plans?** Yes. This parcel is located within the “Urban Residential” Character Area as designated in the Move Kannapolis Forward 2030 Comprehensive Plan. The “Urban Residential” Character Area promotes single-family detached residential and single-family attached residential as primary uses. Multifamily residential is promoted as a secondary use. The “Urban Residential” Character Area has a desired density of 4 to 10 units per acre.
2. **Is the proposed rezoning in conflict with any provision of this Ordinance or the City Code of Ordinances?** No. The City of Kannapolis R6 zoning designation is appropriate for the parcel.
3. **Does the proposed rezoning correct an error in the existing zoning present at the time it was adopted?** No. Consistency with the "Urban Residential" Character Area makes the requested R6 zoning district an appropriate change.
4. **Does the proposed rezoning allow uses that are compatible with existing and allowed uses on surrounding land and with the stability and character of any adjacent residential neighborhoods?** Yes. The R6 zoning designation is compatible with existing and allowed uses on surrounding land. Surrounding uses are single-family detached residential and a furniture production facility. The surrounding single-family detached dwellings are primarily zoned City of Kannapolis Office-Institutional (O-I) and City of Kannapolis Residential 4 (R4). Under the KDO, single family residential is no longer a permitted use in the O-I District. The furniture production facility, on the east side of Ruth Avenue, is zoned City of Kannapolis Light Industrial (LI).
5. **Does the proposed rezoning ensure efficient development within the City, taking into consideration the capacity and safety of the street network, the adequacy of public facilities, the suitability of the land for the uses allowed under the existing zoning, and other relevant considerations?** Yes. The requested zoning allows for a use that is compatible with existing adjacent residential uses. Sewer and water are accessible. The subject property is located adjacent to roads with adequate capacity and safety.
6. **Does the proposed rezoning result in a logical and orderly development pattern, taking into consideration the size of the subject lands and the zoning and existing and proposed development on surrounding lands?** Yes. The requested zoning allows for a use that is compatible with existing adjacent residential uses. The surrounding properties are zoned O-I, R4, and LI.
7. **Does the proposed rezoning result in significant adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?** No. The site is located within the Watershed Protection Overlay District - Lake Concord Protected Area. There are no anticipated significant environmental impacts from rezoning this property. Any development will be required to conform to all applicable local, state, and federal environmental regulations.

Legal Issues

None.

Findings of Consistency with Comprehensive Plan

Staff finds this rezoning **consistent** with the goals and policies of the *Move Kannapolis Forward 2030*

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

Staff Recommendation and Alternate Courses of Action

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

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

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

1. **Should the Commission choose to approve the request for rezoning as presented in Case Z-2026-08, a motion should be made to adopt the following Statement of Consistency:** Staff finds this rezoning **consistent** with the goals and policies of the *Move Kannapolis Forward 2030 Comprehensive Plan ("2030 Plan")*, adopted by City Council, which designates the subject property as located within the "Urban Residential" Character Area in the 2030 Plan. Staff finds the request for rezoning compatible with the surrounding zoning, and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.

2. **Should the Commission choose to approve Case Z-2026-08, a motion should be made to adopt the Resolution to Zone.**

Motion to Deny (2 votes)

1. **Should the Commission choose to recommend denial of Case Z-2026-08, a motion should be made to adopt the following Statement of Consistency:** *The Planning and Zoning Commission finds this zoning map amendment as presented in Case Z-2026-08 to be **inconsistent** with the goals and policies of the Move Kannapolis Forward 2030 Comprehensive Plan, adopted by City Council, because (state reason(s)) and is unreasonable and not in the public interest because (state reason(s)).*

2. **Should the Commission choose to deny Case Z-2026-08, a motion should be made to deny the Resolution to Zone.**

Attachments

1. Z-2026-08 Application
2. Vicinity Map
3. Zoning Map
4. FLU Map

5. Public Notice Ad
6. Notification Letter
7. Notified Addresses
8. Posted Sign
9. Statement of Consistency
10. Resolution to Zone

Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

KANNAPOLIS

Zoning Map Amendment Checklist

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

- [x] **Pre-Application Meeting**
- [x] **Zoning Map Amendment Checklist and Application – Complete with all required signatures**
- [x] **Fee: $850.00 ($500 Application Fee, $300 Legal Notices and notification fee, & $50 letter/sign public notice [see Fee Schedule])**
- [x] **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

Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

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

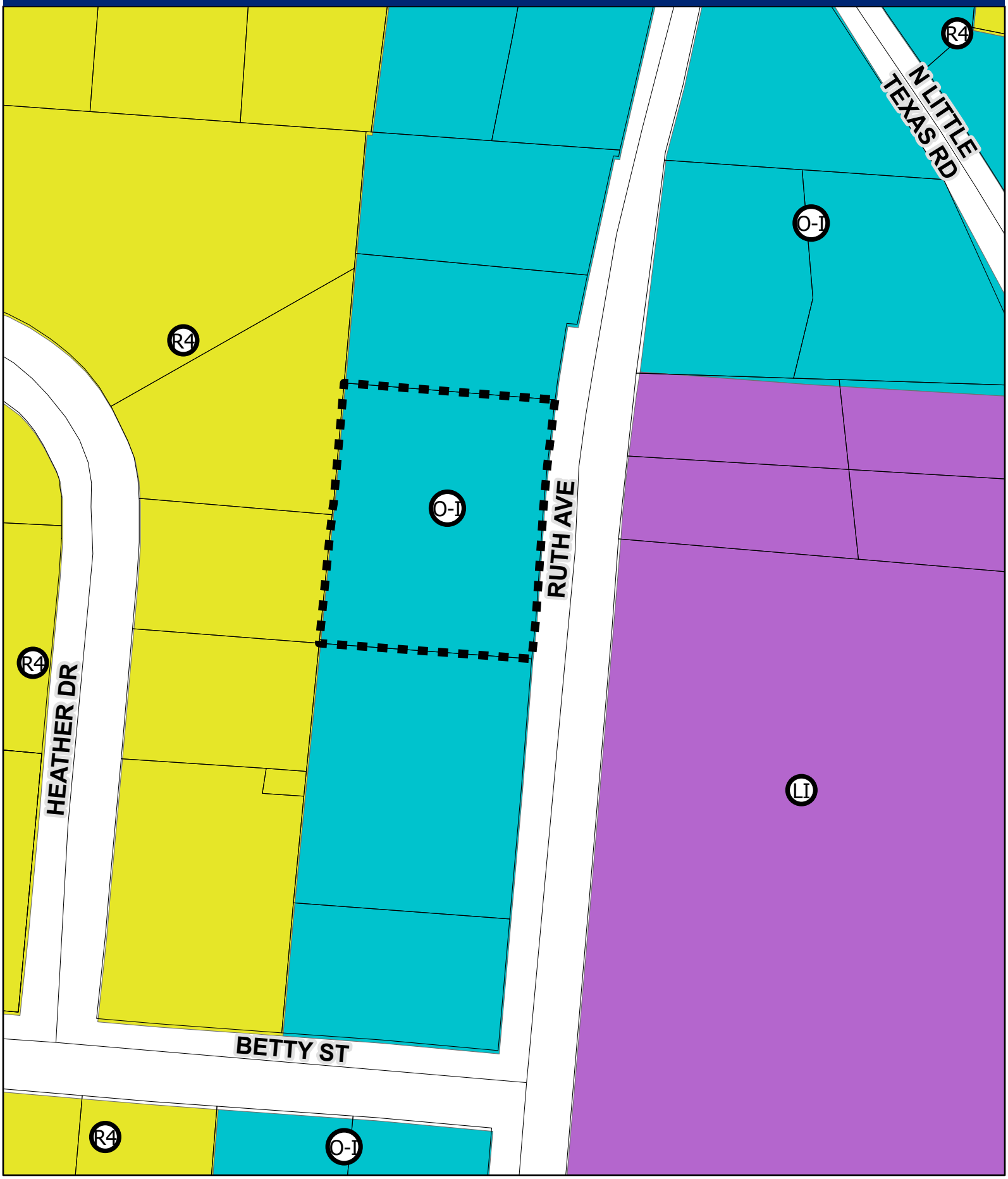
Note: This is not a permit to occupy a structure. Owner and/or applicant are responsible for the location of utility lines and easements. Zoning Map Amendment does not guarantee the availability of water and/or sewer.

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

CITY OF KANNAPOLIS

MEMORANDUM

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

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

Publish dates: Thursday, July 9, 2026
Thursday, July 16, 2026

Send invoice of publication to: gwilkins@kannapolisnc.gov

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

Thank you.
Gabriela Wilkins
gwilkins@kannapolisnc.gov

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.

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 lrussell@kannapolisnc.gov.

Sincerely,

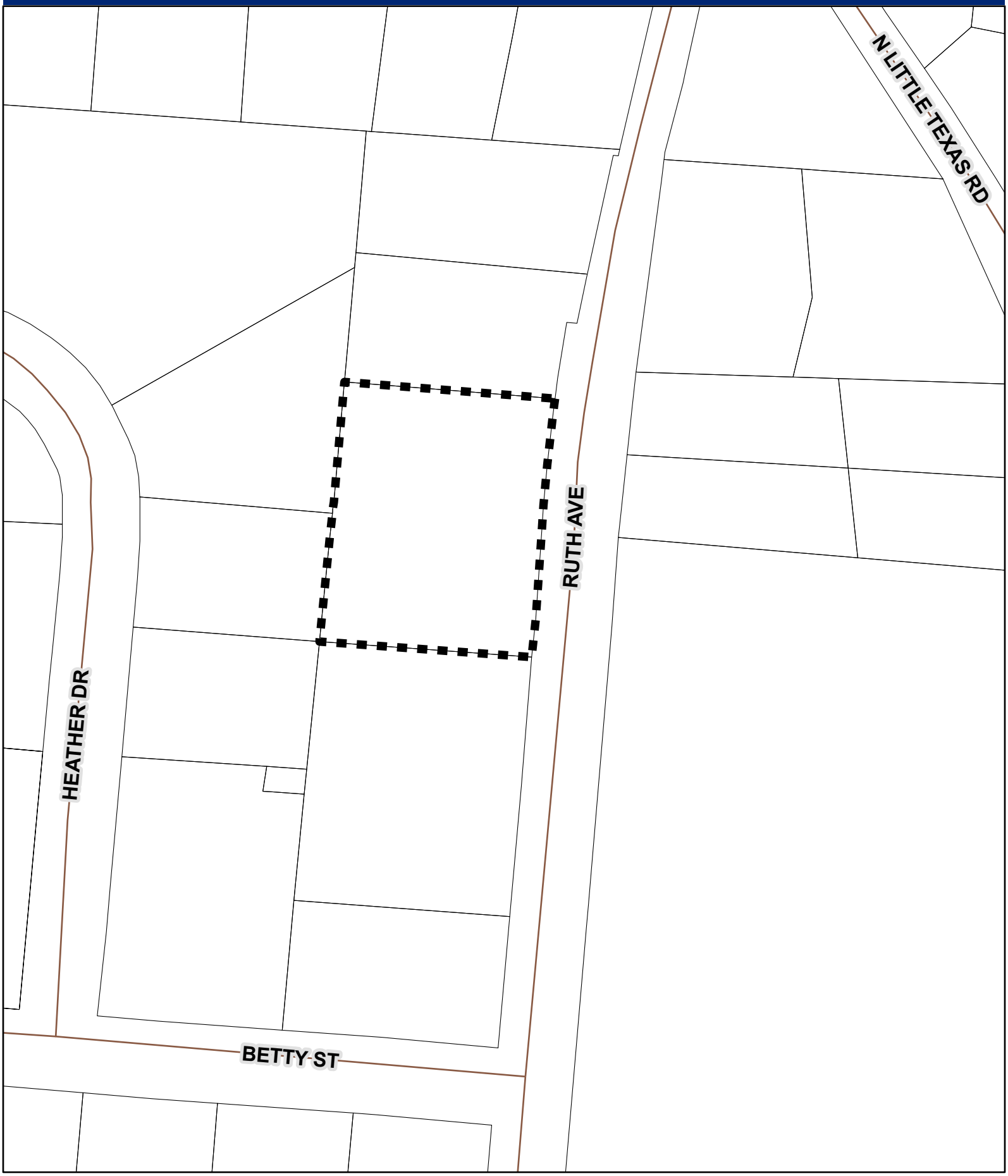
Lauren Russell
Planner

Enclosure

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

Rezoning

Case Number: Z-2026-08
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

City of
KANNAPOLIS
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 August 18, 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 18th day of August 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 August 18, 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 18th day of August 2026:

_____
Chris Puckett, Chair
Planning and Zoning Commission

Attest:

_____
Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission

Agenda Item: F.B

City of Kannapolis Planning and Zoning Commission

Planning and Zoning Commission Agenda Staff Report
August 18, 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.

The Commission opened Case #Z-2026-09 at their meeting on July 21, 2026, and continued the case to the next regularly scheduled meeting on August 18, 2026, because not enough Commission members were present for a super majority decision.

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
3. Zoning Map
4. FLU Map
5. Public Notice Ad
6. Notification Letter
7. Notified Addresses
8. Posted Sign

9. Statement of Consistency
10. Resolution to Zone

Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

KANNAPOLIS

Zoning Map Amendment Checklist

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. Please either bring this application to the address above or email to bbarcroft@kannapolisnc.gov. 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 (4BR TOTAL) DUPLEX

SUBMITTAL CHECKLIST

- [x] Pre-Application Meeting
- [x] **Zoning Map Amendment Checklist and Application – Complete with all required signatures**
- [x] Fee: $850.00 ($500 Application Fee, $300 Legal Notices and notification fee, & $50 letter/sign public notice [see Fee Schedule])
- [x] **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: [signature] *Date:* 6/ /26

Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

KANNAPOLIS

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 ACRE
(attach separate list if necessary)

Current Zoning Designation: Select CBI 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 — 6/28/26
Applicant Signature — Date

Eric Troyer — 6/28/26
Property Owner Signature — Date

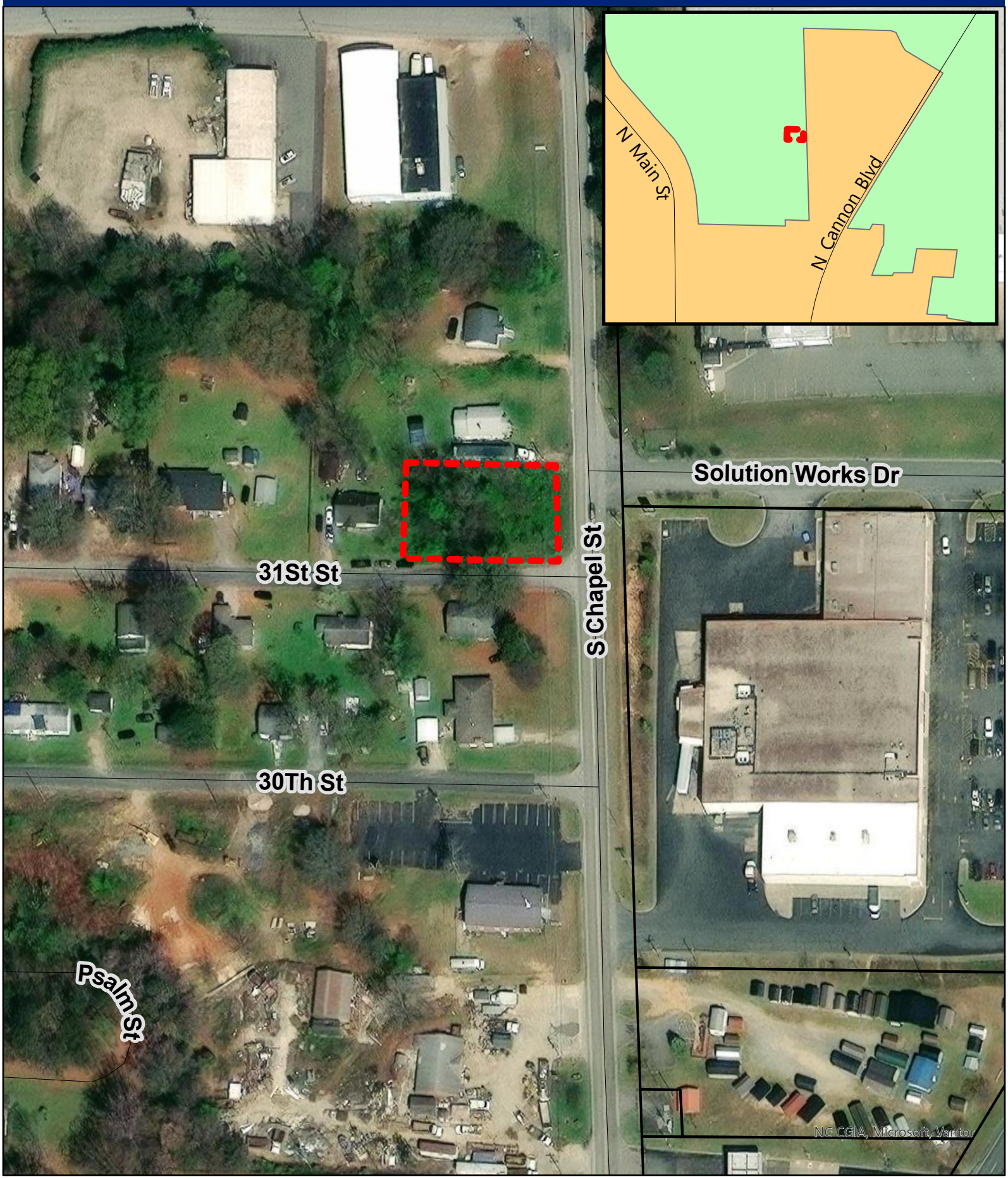
Note: This is not a permit to occupy a structure. Owner and/or applicant are responsible for the location of utility lines and easements. Zoning Map Amendment does not guarantee the availability of water and/or sewer.

Vicinity Map

Case Number: Z-2026-09

Applicant: Fortunate Development

Parcel 156 084

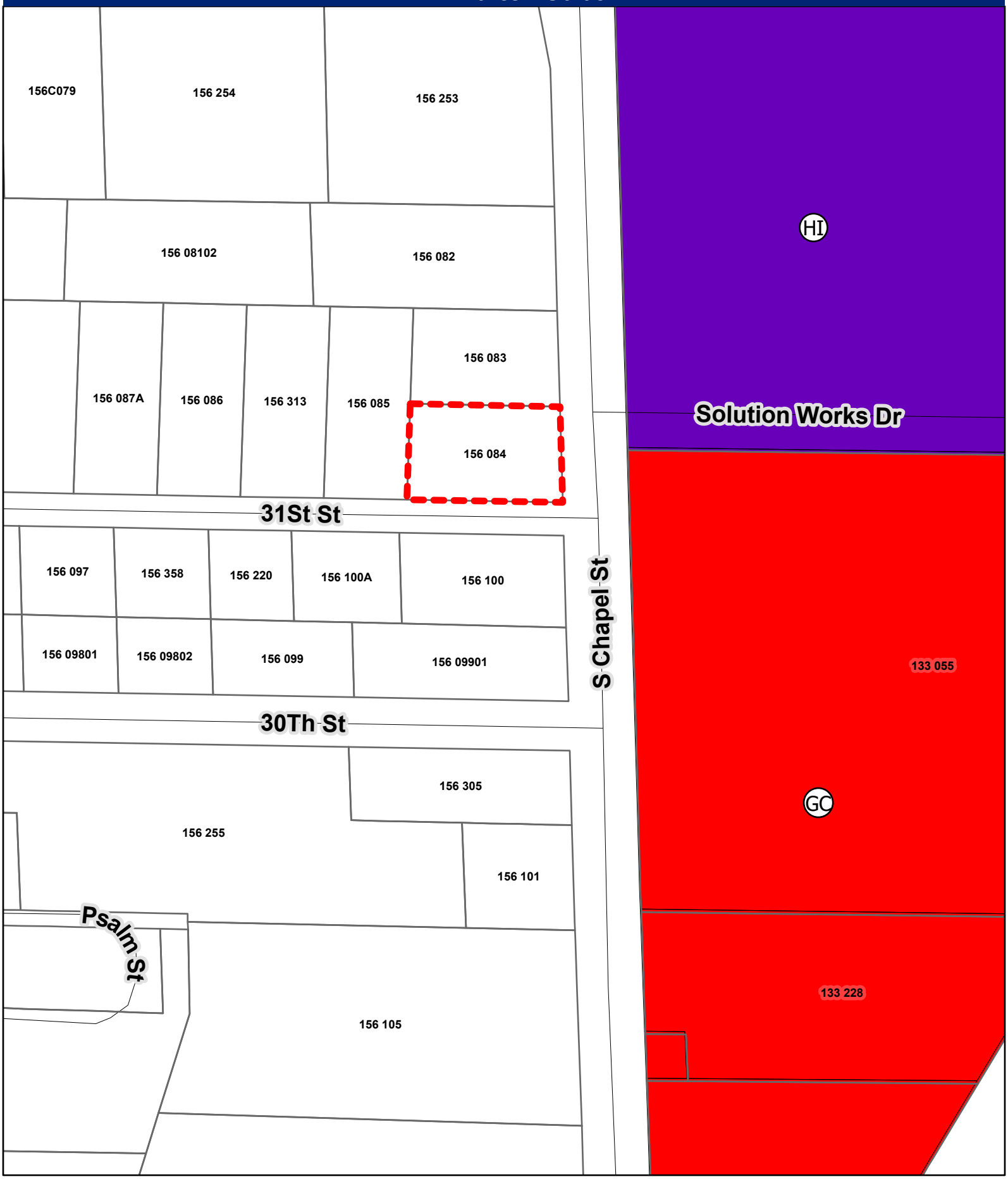


Kannapolis Current Zoning

Case Number: Z-2026-09

Applicant: Fortunate Development

Parcel 156 084

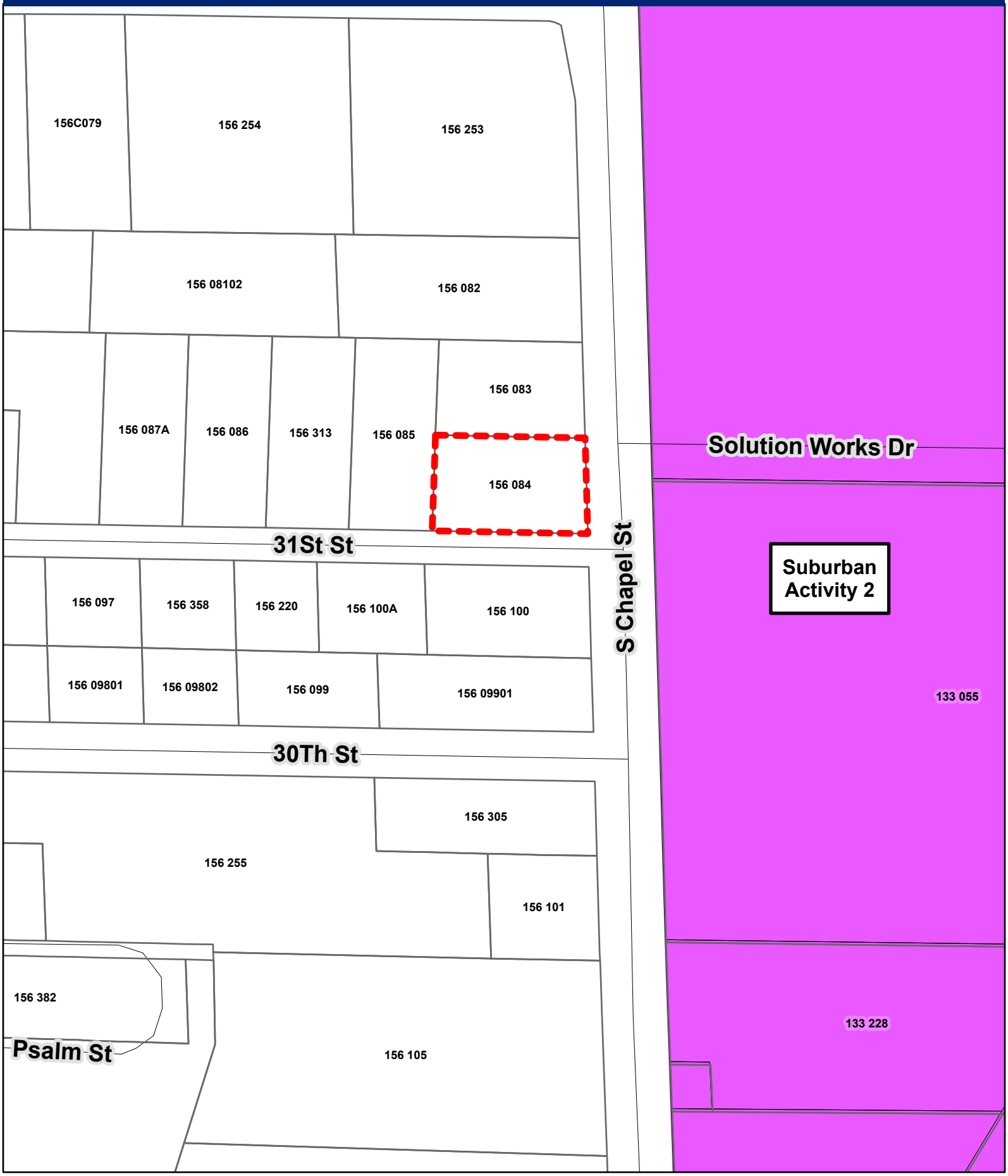


Kannapolis 2030 Future Land Use Map

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	

Ad Number	Ad Type	Ad Size	Color
0000910182-01	CLS Legal	2 X 57 li	$0.00

Production Method
AdBooker (liner)

Production Notes

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

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

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

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

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

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

TagLine: NOTICEOFPUBLICHEARINGCITYOFKANNAPOLISCITYHALL401LAUREATEWAYKANNAPOLISNC28081PLANNINGANDZONINGCOMMISSIONMEETINGTUESDAYJULY212026A

Order Confirmation

Order# 0000910182

PO Box 27283
Richmond, VA 23261-7283

Ad Content Proof

Note: Ad size does not reflect actual ad

KANNAPOLIS

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

Tuesday, 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 9, 2026

Dear Property Owner:

<u>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:</u>

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 lrussell@kannapolisnc.gov.

Sincerely,

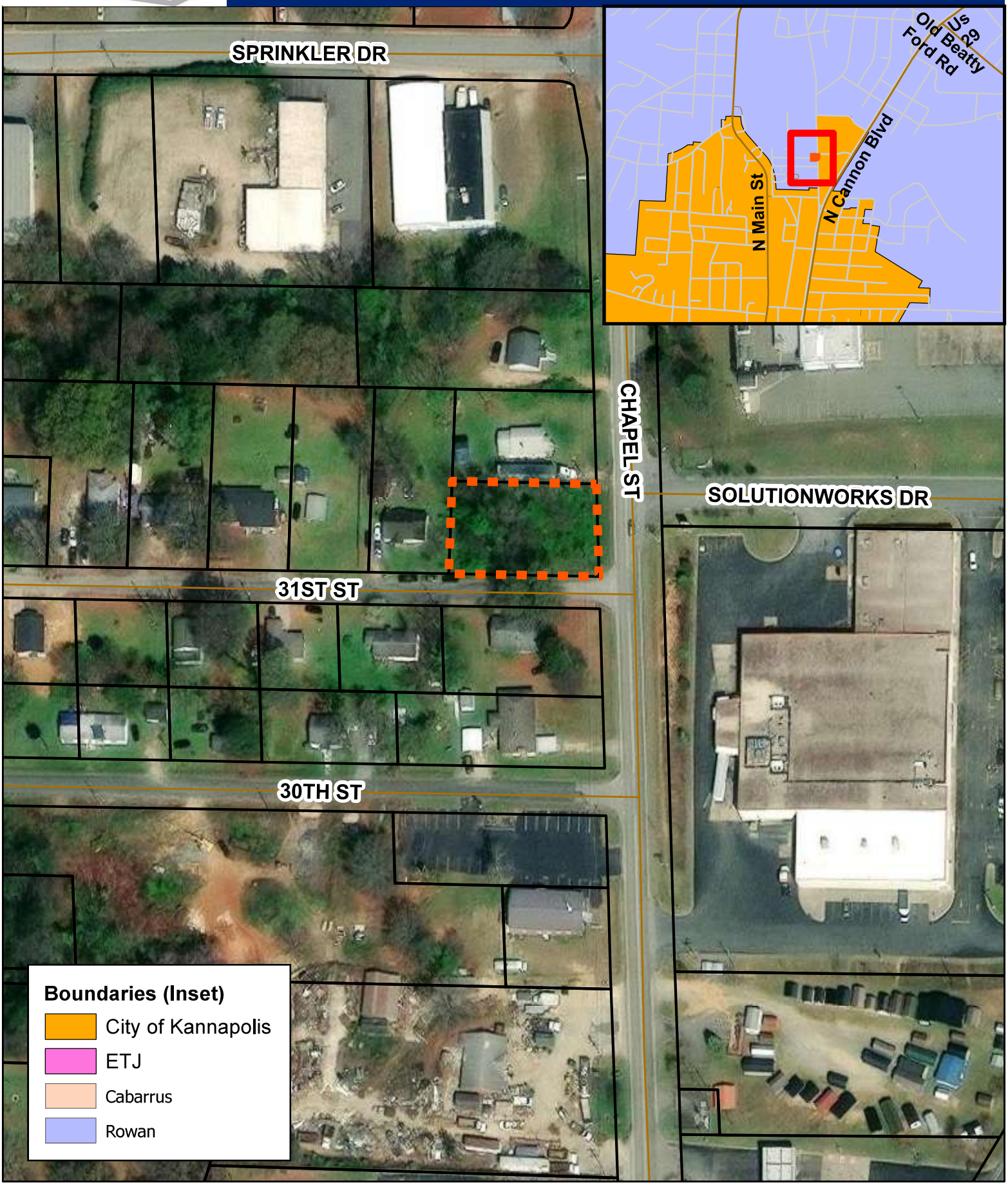
Lauren Russell
Planner

Enclosure

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

Vicinity Map

Z-2026-09
0 Chapel St
156 084



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	

KANNAPOLIS
PLANNING
ZONING
COMMISSION
PUBLIC HEARING
INFORMATION
CALL 704-920-4350
CASE # Z-2026-09

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 August 18, 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 18th day of August 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 August 18, 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 18th day of August 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
August 18, 2026

To: Planning and Zoning Commission

From: Elizabeth McCarty, Assistant Planning Director

Subject: Z-2026-10 - Zoning Map Amendment - 6758 Davidson Highway and an unaddressed parcel on Davidson Highway

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 applicants, Thomas W. Smith and Carla S. Smith, are requesting to rezone property located at 6758 Davidson Highway and a portion of an unaddressed parcel on Davidson Highway from Cabarrus County Agricultural/Open Space (AO) to City of Kannapolis Agricultural (AG) zoning district. The subject properties are further identified as Cabarrus County Parcel Identification Numbers 46916818890000 and 46916838510000, respectively, and are approximately 20.05 +/- combined acres. If approved, any of the permitted uses in the AG zoning district would be allowed on the property. The AG zoning district designation also may serve as a “holding zone” within future growth areas.

The subject properties were voluntarily annexed into the City of Kannapolis on June 22, 2026. Per the North Carolina General Statutes, a zoning designation must be applied to the properties by the Planning and Zoning Commission within 60 days of annexation. A portion of the unaddressed parcel, approximately 5.12 +/- acres, is already within the City of Kannapolis and presently zoned Residential 1 (R1) and will remain R1 zoning district.

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. The subject properties are primarily within the “Employment Center” Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. A smaller area along the western edge of the property is within the "Conservation Neighborhood" Character Area. Primary uses in the “Employment Center” Character Area are manufacturing, warehousing and research assembly. Secondary uses include light industrial and office uses. In the “Conservation Neighborhood” Character Area, densities and impervious surfaces are more limited and primary uses include single-family residential. The requested AG zoning designation serves as a "holding zone" until further development is proposed. This location is within the City's future growth area and increased urbanization is expected.
2. **Is the proposed rezoning in conflict with any provision of this Ordinance or the City Code of Ordinances?** No. The proposed rezoning is not in conflict with any ordinances.
3. **Does the proposed rezoning correct an error in the existing zoning present at the time it was adopted?** No. The properties were 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 AG zoning designation, particularly as a holding zone designation for future development, is compatible with existing and allowed uses on surrounding land. Surrounding uses reflect growth in this area as an employment center and include light industrial uses as well as a few single-family dwellings. The Amazon facility to the east is zoned Campus Development-Conditional Zoning. Nearby 85 Exchange is zoned Light industrial-Conditional Zoning. The vacant property on the south side of Davidson Highway is zoned Planned Development. To the west of the subject property is land owned by the Water and Sewer Authority of Cabarrus County abutting the Coddle Creek Reservoir.
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 AG zoning is suitable at this location until such time that development is proposed. The subject properties are located adjacent to roads with adequate capacity and safety. Any proposed use will be required to follow the standards of the Coddle Creek Thoroughfare Protection Overlay District. The applicant has indicated that the future use of this property is not known.
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 subject properties are within the City’s future growth area. The AG District serves as a “holding zone” and is designed to facilitate orderly growth and development in areas expected to experience increased urbanization over time. The "Employment Center" Character Area provides opportunities for industrial and warehouse development, office parks, and related office uses.
7. **Does the proposed rezoning result in significant adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?** No. There are no anticipated significant environmental impacts from rezoning these properties. 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 properties as located within the "Employment Center" and "Conservation Neighborhood" Character Areas in the *2030 Plan*. Staff finds the request for rezoning compatible with the surrounding zoning, and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.

Staff Recommendation and Alternate Courses of Action

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

Based on the request being consistent with the *2030 Plan*, staff recommends approval for Zoning Map Amendment Case Z-2026-10.

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-2026-10, 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 properties as located within the "Employment Center" and "Conservation Neighborhood" Character Areas in the *2030 Plan.* Staff finds the request for rezoning compatible with the surrounding zoning, and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.

2. **Should the Commission choose to approve Case #Z-2026-10, 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-2026-10, 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-2026-10 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-2026-10, a motion should be made to deny the Resolution to Zone.**

Attachments

1. Z-2026-10 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-2026-10 Statement of Consistency
10. Z-2026-10 Resolution to Zone

Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

KANNAPOLIS

Zoning Map Amendment Checklist

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. Please either bring this application to the address above or email to bbarcroft@kannapolisnc.gov. 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: 6758 Davidson Hwy & unaddressed parcel on Davidson Hwy

Applicant: Thomas W. Smith and Carla S. Smith

Proposed development: future development not known

future development not known

SUBMITTAL CHECKLIST

- [x] **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])**
- [x] 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, <u>must be completed prior to scheduling the public hearing</u>. 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: Thomas W Smith *Date:* 08-05-24
Carla S. Smith

Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

KANNAPOLIS

ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

Applicant Contact Information

Name: Thomas W. Smith & Carla S. Smith

Address: 6758 Davidson Hwy
Concord, NC

Phone [redacted]

Email [redacted]

Property Owner Contact Information ☑ same as applicant

Name:

Address:

Phone:

Email:

Project Information

Project Address: 6758 Davidson Hwy & unaddressed parcel on Davidson Hwy

Parcel: 46916818890000 # of parcels: 2 Approx. size of parcels: 20.05

(attach separate list if necessary)

Current Zoning Designation: Select AO Requested Zoning Designation: AG

Reason for map amendment: recent annexation

parcel: 46916838510000

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.

Thomas W Smith Carla S. Smith 08-05-24
Applicant Signature Date

Thomas W Smith Carla S. Smith 08-05-24
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-2026-10

Applicant: Thomas Wrenn Smith and Carla Spry Smith

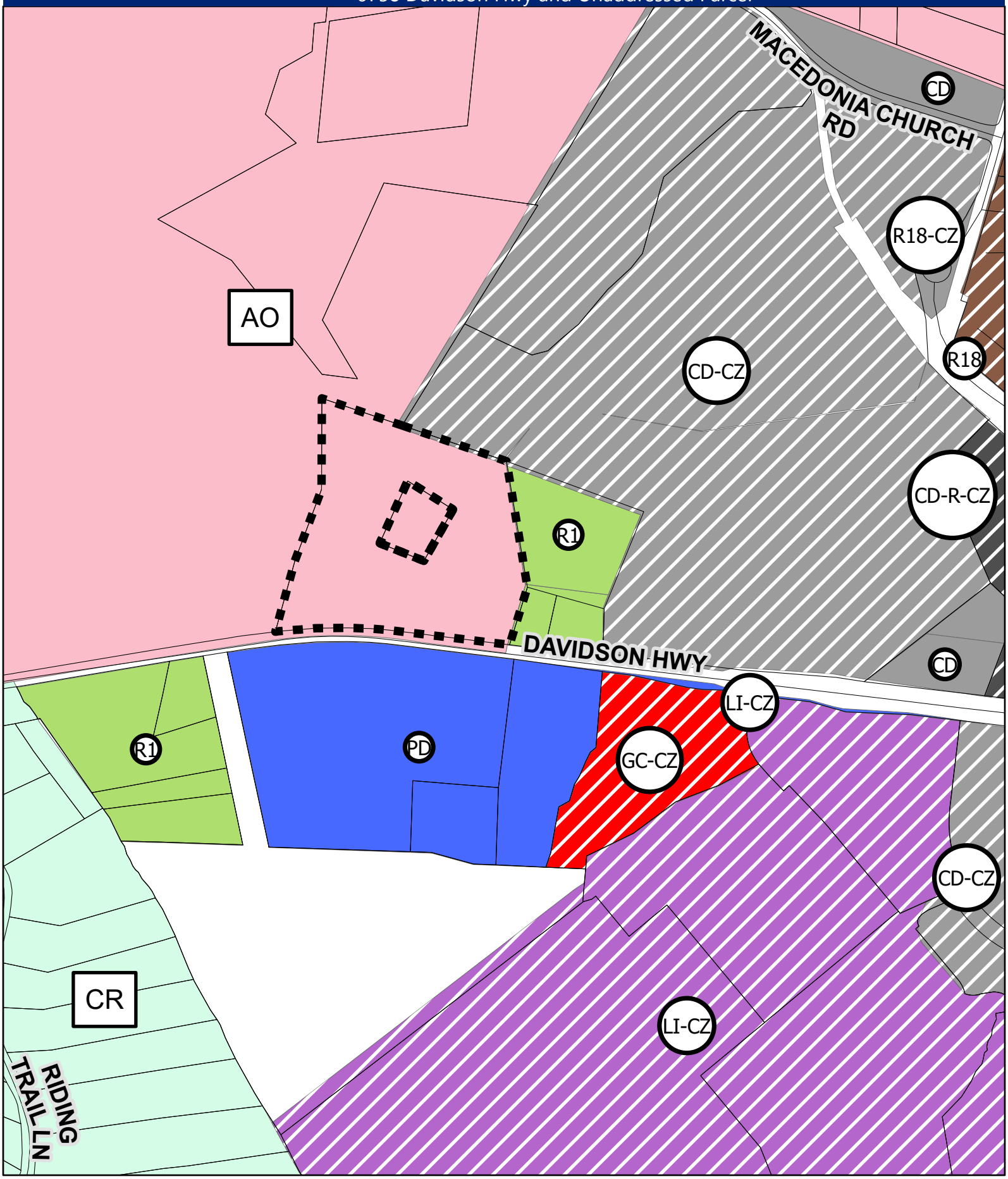
6758 Davidson Hwy and Unaddressed Parcel

Kannapolis Current Zoning

Case Number: Z-2026-10

Applicant: Thomas Wrenn Smith and Carla Spry Smith

6758 Davidson Hwy and Unaddressed Parcel

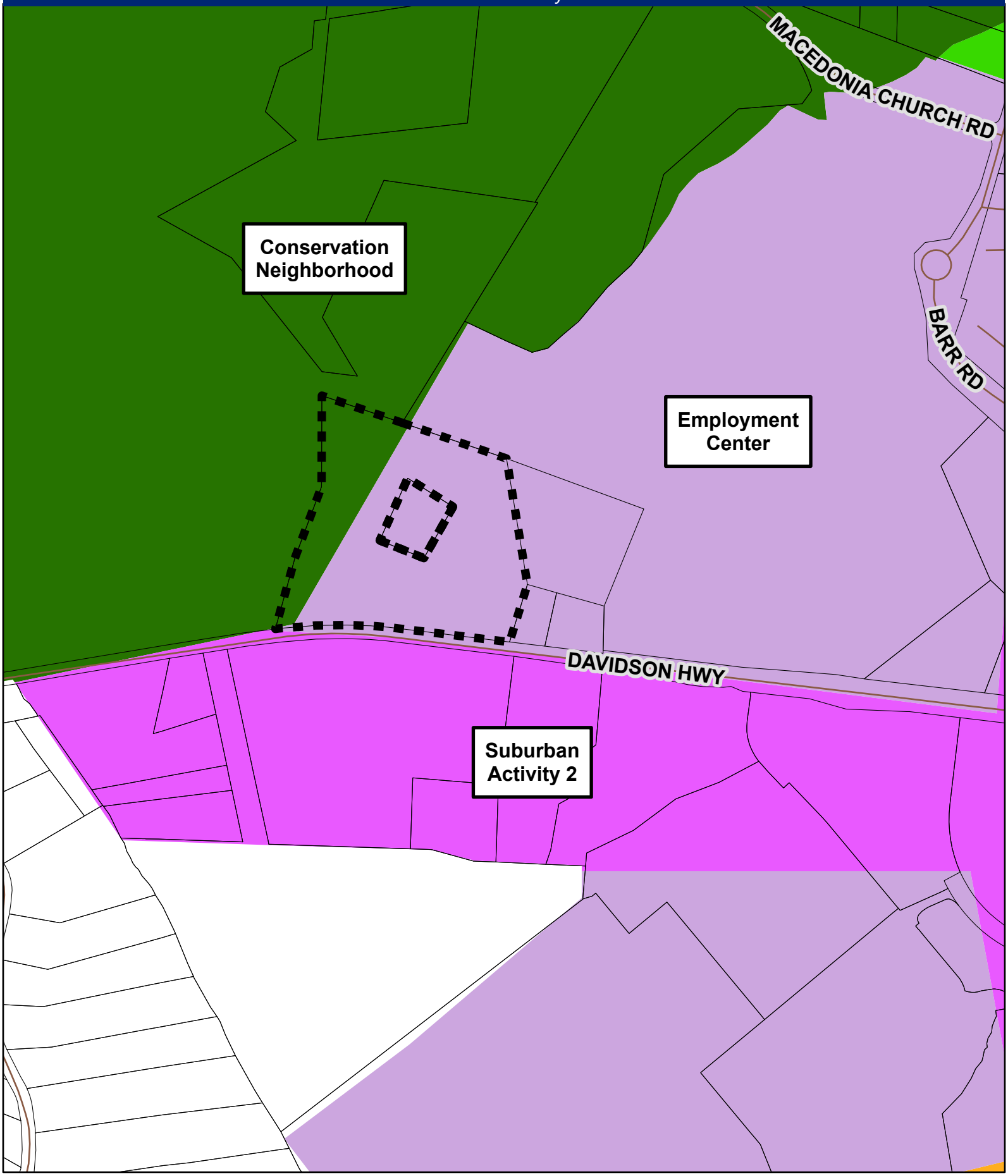


Kannapolis 2030 Future Land Use Map

Case Number: Z-2026-10

Applicant: Thomas Wrenn Smith and Carla Spry Smith

6758 Davidson Hwy and Unaddressed Parcel



Order Confirmation

Order# 0000911410

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	Fax:	7049337463
crpboana	crpboana	Gabriela Wilkins	EMail:	pscaggs@kannapolisnc.gov

Total Amount	**$420.52**
Payment Amount	**$420.52**
Amount Due	**$0.00**
Tax Amount:	0.00
Payment Meth:	Credit - Debit Card

Tear Sheets	Proofs	Affidavits	PO Number:
0	0	1	

Ad Number	Ad Type	Ad Size	Color
0000911410-01	CLS Legal	2 X 43 li	$0.00

Production Method
AdBooker (liner)

Production Notes

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

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

Run Dates 8/ 6/2026, 8/13/2026

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

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

Run Dates 8/ 6/2026, 8/ 7/2026, 8/ 8/2026, 8/ 9/2026, 8/10/2026, 8/11/2026, 8/12/2026

TagLine: NOTICEOFPUBLICHEARINGCITYOFKANNAPOLISCITYHALL401LAUREATEWAYKANNAPOLISNC28081PLANNINGANDZONINGCOMMISSIONMEETINGTUESDAYAUGUST182

Order Confirmation

Order# 0000911410

PO Box 27283
Richmond, VA 23261-7283

Ad Content Proof

Note: Ad size does not reflect actual ad

KANNAPOLIS

NOTICE OF PUBLIC HEARING

City of Kannapolis - City Hall
401 Laureate Way, Kannapolis, NC 28081
Planning and Zoning Commission Meeting
Tuesday, August 18, 2026, at 6:00 pm

Zoning Map Amendment – Z-2026-10 – 6758 Davidson Highway and an Unaddressed Parcel on Davidson Highway – Public Hearing to consider a request to assign City of Kannapolis zoning to recently annexed property located at 6758 Davidson Highway and an unaddressed parcel on Davidson Highway. The subject property is currently zoned Cabarrus County Agricultural/Open Space (AO), and the request is to assign City of Kannapolis Agricultural (AG) zoning district. The subject property is approximately 20.05 +/- 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 Heather James, Director of Human Resources & ADA Coordinator, by phone at 704-920-4322, 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: August 6, August 13, 2026.

August 5, 2026

Dear Property Owner:

Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Tuesday, August 18, 2026, at 6:00 PM, at 401 Laureate Way, Kannapolis, NC for the following case:

Z-2026-10 – Zoning Map Amendment – 6758 Davidson Highway and a portion of an Unaddressed Parcel on Davidson Highway

The purpose of this Public Hearing is to consider a request to assign City of Kannapolis zoning to recently annexed properties located at 6758 Davidson Highway and a portion of an unaddressed parcel on Davidson Highway. The subject properties are currently zoned Cabarrus County Agricultural/Open Space (AO) zoning district, and the request is to assign City of Kannapolis Agricultural (AG) zoning district. The subject properties are approximately 20.05 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 46916818890000 and 46916838510000, respectively (see reverse side of this letter for a map showing the location of the properties). The subject properties were voluntarily annexed on June 22, 2026. Per the North Carolina General Statutes, a City of Kannapolis zoning designation must be applied to the property within sixty (60) days of annexation.

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

If you have any questions about the public hearing or request, please do not hesitate to call the Planning Department at 704.920.4362 or emccarty@kannapolisnc.gov.

Sincerely,

Elizabeth McCarty

Elizabeth McCarty, AICP
Assistant Planning Director

Enclosure

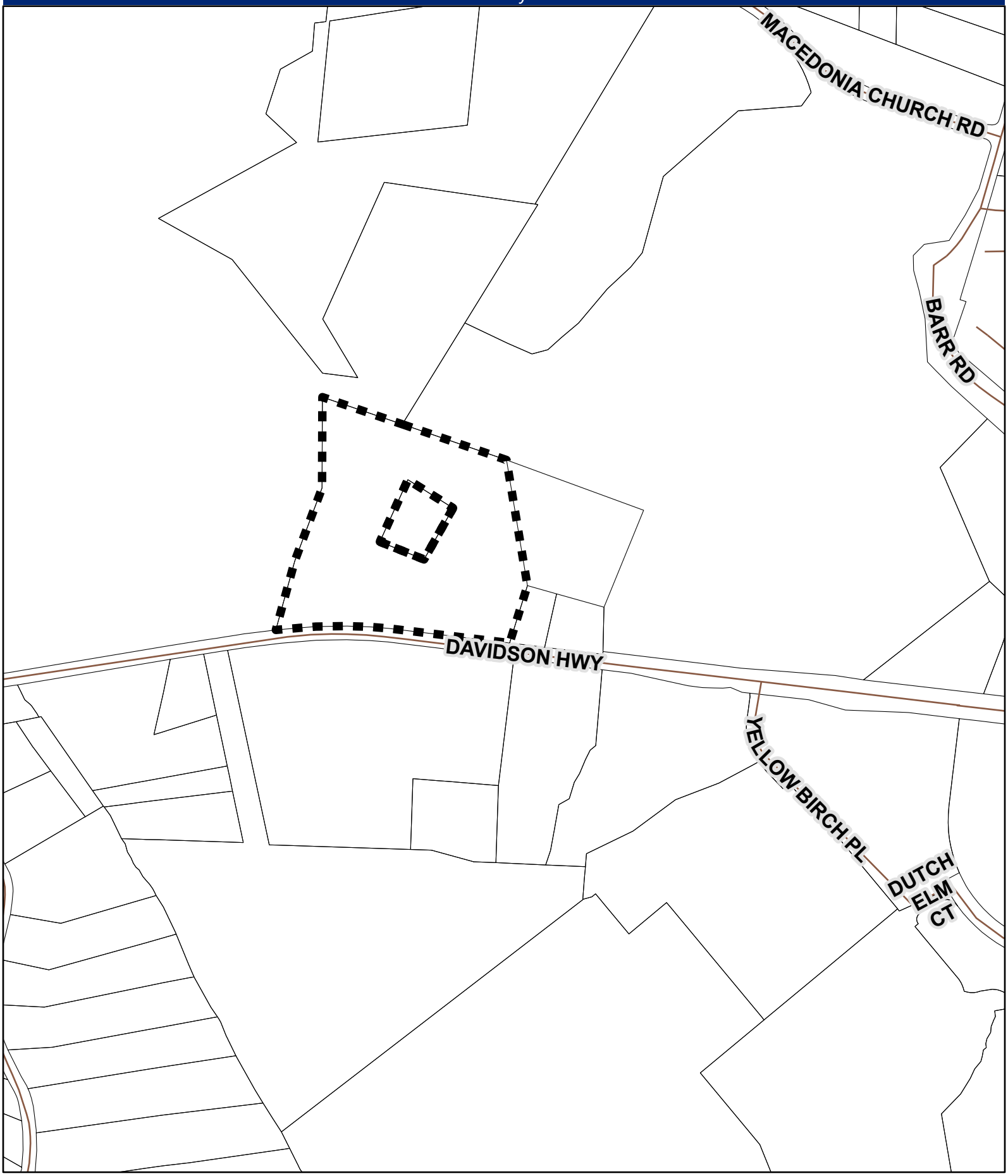
In accordance with Title II of the Americans with Disabilities Act (AD), any person requiring an accommodation to participate in a function or program of the City of Kannapolis, should contact Heather James, Director of Human Resources & ADA Coordinator, by phone at 704-920-4322, email adacoordinator@kannapolisnc.gov, 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-2026-10

Applicant: Thomas Wrenn Smith and Carla Spry Smith

6758 Davidson Hwy and Unaddressed Parcel



PIN14	AcctName1	AcctName2	MailAddr1	MailAddr2	MailCity	MailState	MailZipCod
46916778490000	NOVANT HEALTH INC		C/O PROPERTY MANAGEMENT	P O BOX 33549	CHARLOTTE	NC	28233
46916778490000	NOVANT HEALTH INC		C/O PROPERTY MANAGEMENT	P O BOX 33549	CHARLOTTE	NC	28233
46916874080000	BAUCOM ATLAS B JR	BAUCOM ELIZABETH B /WF	6700 DAVIDSON HWY		CONCORD	NC	28027
46916818890000	SMITH THOMAS WRENN		6758 DAVIDSON HWY		CONCORD	NC	28027
46917964890000	CONCORD OWNER LP		ALPHA INDUSTRIAL PROPERTIES	PO BOX 847	CARLSBAD	CA	92018
46915799690000	SMITH THOMAS WRENN	SMITH CARLA SPRY WF	6758 DAVIDSON HWY		CONCORD	NC	28027
46916884640000	BAUCOM ATLAS B JR		6700 DAVIDSON HWY		CONCORD	NC	28027
46916838510000	SMITH THOMAS WRENN	SMITH CARLA SPRY WF	6758 DAVIDSON HWY		CONCORD	NC	28027
46920592590000	WATER AND SEWER AUTHORITY OF CABARRUS COUNTY		PO BOX 428		CONCORD	NC	28026
46925053540000	MACEDONIA HOLDINGS LLC A NCLLC		6613 MACEDONIA CHURCH RD		CONCORD	NC	28027

City of
KANNAPOLIS
PLANNING
ZONING
COMMISSION
PUBLIC HEARING
INFORMATION
CALL 704-920-4350
CASE # Z-2026-10

RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY WITH REGARD TO CASE #Z-2026-10

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 August 18, 2026, the Planning and Zoning Commission conducted a public hearing to consider a request to rezone approximately 20.05 +/- combined acres of property located at 6758 Davidson Highway and a portion of an unaddressed parcel on Davidson Highway, (Cabarrus County Parcel Identification Numbers 46916818890000 and 46916838510000), owned by Thomas W. Smith and Carla S. Smith, from Cabarrus County Agricultural/Open Space (AO) to City of Kannapolis Agricultural (AG) 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 Employment Center and Conservation Neighborhood Character Areas in the 2030 Plan. Staff finds the request for rezoning compatible with the surrounding zoning and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.*

Adopted this the 18th day of August 2026:

_____
Chris Puckett, Chairman
Planning and Zoning Commission

Attest:

_____
Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission

RESOLUTION TO ZONE

Case #Z-2026-10
(6758 Davidson Highway and an Unaddressed Parcel on Davidson Highway)

From Cabarrus County Agricultural/Open Space (AO) to
City of Kannapolis Agricultural (AG) 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, the City Council shall make the final decision on the application; and

WHEREAS, the Commission conducted a public hearing on August 18, 2026, for consideration of rezoning petition Case #Z-2026-10 as submitted to the City of Kannapolis Planning Department; and

WHEREAS, the request was to rezone 20.05 +/- combined acres of property located at 6758 Davidson Highway and a portion of an unaddressed parcel on Davidson Highway, (Cabarrus County Parcel Identification Numbers 46916818890000 and 46916838510000), owned by Thomas W. Smith and Carla S. Smith, from Cabarrus County Agricultural/Open Space (AO) to City of Kannapolis Agricultural (AG) zoning district.

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

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

1. **Is the proposed rezoning consistent with the Comprehensive Plan and other applicable adopted City plans?**
   Yes. The subject properties are primarily within the "Employment Center" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. A smaller area along the western edge of the property is within the "Conservation Neighborhood" Character Area. Primary uses in the "Employment Center" Character Area are manufacturing, warehousing and research assembly. Secondary uses include light industrial and office uses. In the "Conservation Neighborhood" Character Area, densities and impervious surfaces are more limited and primary uses include single-family residential. The requested AG zoning designation serves as a "holding zone" until further development is proposed. This location is within the City's future growth area and increased urbanization is expected.

2. **Is the proposed rezoning in conflict with any provision of this Ordinance or the City Code of Ordinances?**
   No. The proposed rezoning is not in conflict with any ordinances.

3. **Does the proposed rezoning correct an error in the existing zoning present at the time it was adopted?**
   No. The properties were 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 AG zoning designation, particularly as a holding zone designation for future development, is compatible with existing and allowed uses on surrounding land. Surrounding uses reflect growth in this area as an employment center and include light industrial uses as well as a few single-family dwellings. The Amazon facility to the east is zoned Campus Development-Conditional Zoning. Nearby 85 Exchange is zoned Light industrial-Conditional Zoning. The vacant property on the south side of Davidson Highway is zoned Planned Development. To the west of the subject property is land owned by the Water and Sewer Authority of Cabarrus County abutting the Coddle Creek Reservoir.

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 AG zoning is suitable at this location until such time that development is proposed. The subject properties are located adjacent to roads with adequate capacity and safety. Any proposed use will be required to follow the standards of the Coddle Creek Thoroughfare Protection Overlay District. The applicant has indicated that the future use of this property is not known.

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 subject properties are within the City's future growth area. The AG District serves as a "holding zone" and is designed to facilitate orderly growth and development in areas expected to experience increased urbanization over time. The "Employment Center" Character Area provides opportunities for industrial and warehouse development, office parks, and related office uses.

7. **Does the proposed rezoning result in significant adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?**
   No. There are no anticipated significant environmental impacts from rezoning this property. The property is within the Coddle Creek WS-II Protected Watershed. 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 properties be rezoned from Cabarrus County Agricultural/Open Space (AO) to City of Kannapolis Agricultural (AG) Zoning Designation.

Adopted this the 18th day of August 2026:

_____
Chris Puckett, Chairman
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
August 18, 2026

To: Planning and Zoning Commission

From: Elizabeth McCarty, Assistant Planning Director

Subject: TA-2026-03 - Kannapolis Development Ordinance Text Amendment - Coddle Creek Subdistrict of Thoroughfare Protection Overlay (TPO) District

Actions Requested by Planning & Zoning Commission

1. Consider Resolution to Adopt a Statement of Consistency for TA 2026-03.
2. Consider motion to recommend approval of proposed text amendments by City Council.

Decision and Required Votes to Pass Requested Actions

Article 2, Section 2.5.A of the Kannapolis Development Ordinance (KDO) addresses the procedures for processing amendments to the text of the ordinance. The proposed text amendments were requested by Coddle Creek LLC.

Background & Project Overview

The applicant, Coddle Creek LLC, is requesting a text amendment to allow Vehicle Sales and Services uses within the Coddle Creek Subdistrict of the Thoroughfare Protection Overlay (TPO) District. The Coddle Creek Subdistrict of the TPO District is shown on the zoning map and includes certain segments along Davidson Highway, Trinity Church Road, Kannapolis Parkway, and Mooresville Road. The subdistrict boundaries extend 200 feet from one or both sides of the road right-of-way. Certain uses are prohibited within the Coddle Creek Subdistrict of the TPO District including kennels, amusement parks, prefabricated building sales, self-service storage, motor freight facilities, outdoor storage areas (as an accessory use) as well as uses in the vehicle sales and services category.

The applicant is requesting a text amendment to allow for vehicle sales and services uses within the Coddle Creek Subdistrict when the use is located on an arterial or major collector road and within 500 feet of one of the following six major intersections:

1. Mooresville Rd and Odell School Rd
2. Mooresville Rd and Davidson Rd
3. Davidson Hwy and Shiloh Church Rd
4. Kannapolis Pkwy and Rogers Lake Rd
5. Davidson Hwy and Kannapolis Pkwy
6. Davidson Hwy and Interstate 85

Additionally, no vehicles shall be stored on a site. This text amendment request is associated with a proposal by the applicant for a vehicle fueling station at Mooresville Road and Odell School Road.

Five of the six intersections included in the proposed text amendment are within Primary Activity

Centers as identified in the *Move Kannapolis Forward 2030 Comprehensive Plan*. Primary Activity Centers are located at the intersections of major or minor thoroughfares. As described in the Comprehensive Plan, these centers are easily accessible by car, accommodate multiple modes of transportation, and have a mix of uses. In the Comprehensive Plan, the intersection of Davidson Highway and Kannapolis Parkway is considered a Secondary Activity Center. This intersection was included in the proposed text amendments to avoid creating a non-conforming use; there is an existing vehicle fueling station within 500 feet of the intersection.

The proposed text amendments to the KDO for the Coddle Creek Subdistrict of the TPO District are attached as Exhibit A. Proposed additions are shown as **bold, green text** and deletions are shown as **bold, ~~red text~~**.

Fiscal Considerations
None

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

Legal Issues
None

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

Staff Recommendation and Alternate Courses of Action
The Planning and Zoning Commission may choose to recommend approval or denial of the text amendments as presented. The Commission may also add, delete, or change any of the language as proposed.

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

The following actions are required to recommend approval of TA-2026-03:

1. Consider Resolution to Adopt a Statement of Consistency for TA-2026-03.
2. Consider motion to recommend approval of proposed text amendments by City Council.

The following actions are required to recommend denial of TA-2026-03:

1. Consider Resolution to not Adopt a Statement of Consistency for TA-2026-03.
2. Consider motion to recommend denial of proposed text amendments by City Council.

Attachments

1. TA-2026-03 Application
2. TA-2026-03 Exhibit A - Proposed Text Amendments
3. TA-2026-03 Statement of Consistency

Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

Zoning Text 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 emccarty@kannapolisnc.gov. The fees may also be paid online with a link provided by staff.

APPLICANT

Applicant: Coddle Creek LLC

SUBMITTAL CHECKLIST

- [x] **Pre-Application Meeting**
- [ ] **Zoning Text Amendment Checklist and Application – Complete with all required signatures**
- [x] **Fee: $400.00**

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: The Commission shall consider the text amendment request and make a recommendation to City Council in accordance with Section 2.4.G. of the KDO.

Scope of Approval: City Council may approve or deny the request in accordance with Section 2.5.A(1).

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: Keith Wayne Digitally signed by Keith Wayne DN: C=US, E=keith.wayne@waynebrothers.com, O="Coddle Creek LLC ", CN="Keith Wayne " Date: 2026.07.20 15:06:37-04'00'

Date: 07/20/2026

Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

ZONING TEXT AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

Applicant Contact Information

Name: Coddle Creek LLC

Address: 357 Concrescere Parkway
Davidson NC 28036

Phone: [redacted]

Email: [redacted]

In the space provided below, or on a separate sheet, present your requested text for the Ordinance provisions in question:

3.8.F(4): (1) MODIFICATION OF UNDERLYING USE PERMISSIONS

g. 3. (a) Sites that have frontage on an arterial highway or major collector and are within 500 feet of teh following intersections shall be permitted if no vehicles are stored on site.

1. Mooresville Rd and Odell School Rd 2. Davidson Hwy and Shiloh Church Rd 3. Kannapolis Pkwy and Rogers Lake Rd

4. Davidson Hwy and Kannapolis Pkwy 5. Davidson Hwy and Interstate 85

State your reasons for amending the text of the Ordinance:

To enhance the citizen's benefit to frontage property adjacent to intersections of major arterial highway/major collectors in areas of projected growth.

I certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.

Keith Wayne — Digitally signed by Keith Wayne DN: C=US, E=keith.wayne@waynebrothers.com, O="Coddle Creek LLC ", CN="Keith Wayne " Date: 2026.07.20 15:25:28-04'00' — 07/20/2026

Applicant Signature — Date

Keith Wayne — Digitally signed by Keith Wayne DN: C=US, E=keith.wayne@waynebrothers.com, O="Coddle Creek LLC ", CN="Keith Wayne " Date: 2026.07.20 15:25:39-04'00' — 07/20/2026

Property Owner Signature — Date

EXHIBIT A
PROPOSED TEXT AMENDMENT
TA-2026-03

Amend Section 3.8.F(4)a, Thoroughfare Protection Overlay District (TPO), Modification of Underlying Use Permissions within the Coddle Creek Subdistrict

(4) MODIFICATION OF UNDERLYING USE PERMISSIONS

Within the TPO District, use permissions shall be those that apply in the underlying zoning district, except as follows:

a. WITHIN THE CODDLE CREEK SUBDISTRICT, THE FOLLOWING USES ARE PROHIBITED:

1. Kennels;
2. Amusement parks;
3. Uses in the Vehicle Sales and Services category;

   (a) Sites that have frontage on an arterial highway or major collector and are within 500 feet of the following intersections ~~an intersection of two or more major arterial highways~~ shall be permitted if no vehicles are stored on site.

   1. Mooresville Rd and Odell School Rd
   2. Mooresville Rd and Davidson Rd
   3. Davidson Hwy and Shiloh Church Rd
   4. Kannapolis Pkwy and Rogers Lake Rd
   5. Davidson Hwy and Kannapolis Pkwy
   6. Davidson Hwy and Interstate 85
4. Prefabricated building sales;
5. Self-service storage;
6. Motor freight facilities; and
7. Outdoor storage areas (as an accessory use).

RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY WITH REGARD TO TEXT AMENDMENT TA-2026-03

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

WHEREAS, the text amendments to **Article 3, Section 3.8.F(4), Thoroughfare Protection Overlay (TPO) District, Modification of Underlying Use Permissions within the Coddle Creek Subdistrict**, are consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*; and

WHEREAS, the Planning and Zoning Commission met on August 18, 2026, to consider text amendment Case# TA-2026-03 as submitted by Coddle Creek LLC and shown on Exhibit A (attached);

NOW, THEREFORE BE IT RESOLVED that the Planning and Zoning Commission finds the text amendments as represented in Case TA-2026-03 are consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*, as well as state statutes, reasonable, and in the public interest, and is recommended for approval by the City Council based on consideration of the application materials, information presented, and the recommendation provided by Staff.

Adopted this the 18th Day of August 2026:

_____
Chris Puckett, Chairman
Planning and Zoning Commission

Attest:

_____
Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission