



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

APPROVED MINUTES

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

CALL TO ORDER AND WELCOME

ROLL CALL AND RECOGNITION OF QUORUM

APPROVAL OF AGENDA

APPROVAL OF MINUTES

A. Minutes: May 19, 2026 - **Unanimously Approved** (Gabriela Wilkins, Planning Technician)

PUBLIC HEARING

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

PLANNING DIRECTOR UPDATE

ADJOURN

ADA Notice

In accordance with Title II of the Americans with Disabilities Act (ADA), any person requiring an accommodation to participate in a function or program of the City of Kannapolis should contact 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.

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

**Minutes of Meeting
June 16, 2026**

The Kannapolis Planning and Zoning Commission met on Tuesday, June 16, 2026, at 6:00 PM in the Laureate Center of City Hall. This meeting was held in accordance with required public notice, as well as announced on the City's website.

Commission Members Present: Chris Puckett, Chair
James Litaker, Vice-Chair
Larry Ensley
Daisy Malit
Jamie Richardson
Shelly Stein
Ryan French
Mike McClain, ETJ Representative

Commission Members Absent: Nytsa Saayfan

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

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

CALL TO ORDER

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

ROLL CALL AND RECOGNITION OF QUORUM

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

APPROVAL OF AGENDA

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

5 **APPROVAL OF MINUTES**

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

9 **PUBLIC HEARING**

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

11
12 Planner Lauren Russell provided details for case #Z-2026-08, attached and made part of these
13 minutes as Exhibit 1; and identified the applicant, address, and size of the property. Ms. Russell
14 stated that the request is to rezone approximately 0.75 acres located at 319 Ruth Avenue. The subject
15 property is currently zoned City of Kannapolis Office-Institutional (O-I) zoning district, and the
16 request is to assign City of Kannapolis Residential 6 (R6) zoning district. The applicant wishes to
17 construct two residential lots containing single-family residences or duplexes.
18

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5
6 Chair Puckett invited the applicant to speak.

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

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

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

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

20
21 **PLANNING DIRECTOR UPDATE**

22 No items presented.

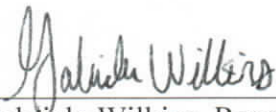
23
24 **ADJOURN**

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

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Chris Puckett, Chair
Planning and Zoning Commission



Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission

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CITY OF KANNPOLIS, NC
PLANNING AND ZONING COMMISSION

Minutes of Meeting
May 19, 2026

The Kannapolis Planning and Zoning Commission met on Tuesday, May 19, 2026, at 6:00 PM in the Laureate Center of City Hall. This meeting was held in accordance with required public notice, as well as announced on the City's website.

Commission Members Present: Chris Puckett, Chair
James Litaker, Vice-Chair
Larry Ensley
Daisy Malit
Jamie Richardson
Shelly Stein
Nytsa Saayfan
Ryan French

Commission Members Absent: Mike McClain, ETJ Representative

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

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

CALL TO ORDER

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

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

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

5 **APPROVAL OF AGENDA**

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

10 **APPROVAL OF MINUTES**

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

14 **PUBLIC HEARING**

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

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

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

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

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

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

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

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

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

45 **Z-2026-07 – Zoning Map Amendment – Extra Territorial Jurisdiction**
46

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING DIRECTOR UPDATE

No items presented.

ADJOURN

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

Chris Puckett, Chair
Planning and Zoning Commission

Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission



City of Kannapolis Planning and Zoning Commission

Planning and Zoning Commission Agenda Staff Report
June 16, 2026

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

Actions Requested by Planning & Zoning Commission

1. Hold Public Hearing
2. Motion to adopt Statement of Consistency
3. Motion to adopt Resolution to Zone

Decision and Required Votes to Pass Requested Actions

Section 2.3.B.(1)a of the Kannapolis Development Ordinance (KDO) allows the Planning and Zoning Commission to render a final decision on a rezoning request. If there is a denial, an approval by a vote of less than three-fourths, or an appeal of the decision, then only City Council shall have final decision-making authority. Any final decision rendered by the Commission may be appealed within fifteen (15) days to City Council.

Background & Project Overview

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

Fiscal Considerations

None.

Policy Issues

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

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

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

Legal Issues

None.

Findings of Consistency with Comprehensive Plan

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

Staff Recommendation and Alternate Courses of Action

Staff Recommendation:

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

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

Alternative Courses of Action:

Motion to Approve (2 votes)

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

Motion to Deny (2 votes)

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

Attachments

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



Zoning Map Amendment Checklist

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

REZONING REQUEST

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

Requested Rezoning Property Address: 319 Ruth Ave., Kannapolis, NC 28083

Applicant: Walnut Lane Homes, LLC

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

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

SUBMITTAL CHECKLIST

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

PROCESS INFORMATION

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

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

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

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

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

Applicant's Signature: Sean Regan

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

Date: 4-28-2026

KANNAPOLIS

ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

Applicant Contact Information

Name: Sean Regan
Address: PO Box 480773
Charlotte, NC 28269
Phone: [REDACTED]
Email: [REDACTED]

Property Owner Contact Information ☐ same as applicant

Name: Walnut Lane Homes, LLC
Address: PO Box 480773
Charlotte, NC 28269
Phone: [REDACTED]
Email: [REDACTED]

Project Information

Project Address: 319 Ruth Avenue, Kannapolis NC 28083

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

Current Zoning Designation: OI Requested Zoning Designation: Select R6

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

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

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

Sean Regan

Digitally signed by Sean Regan
Date: 2026.04.28 10:38:21 -04'00'

4-28-2026

Applicant Signature

Date

Sean Regan, Managing Member Walnut Lane Homes, LLC

Digitally signed by Sean Regan, Managing Member Walnut Lane Homes, LLC
Date: 2026.04.28 10:39:34 -04'00'

4-28-2026

Property Owner Signature

Date

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



Vicinity Map

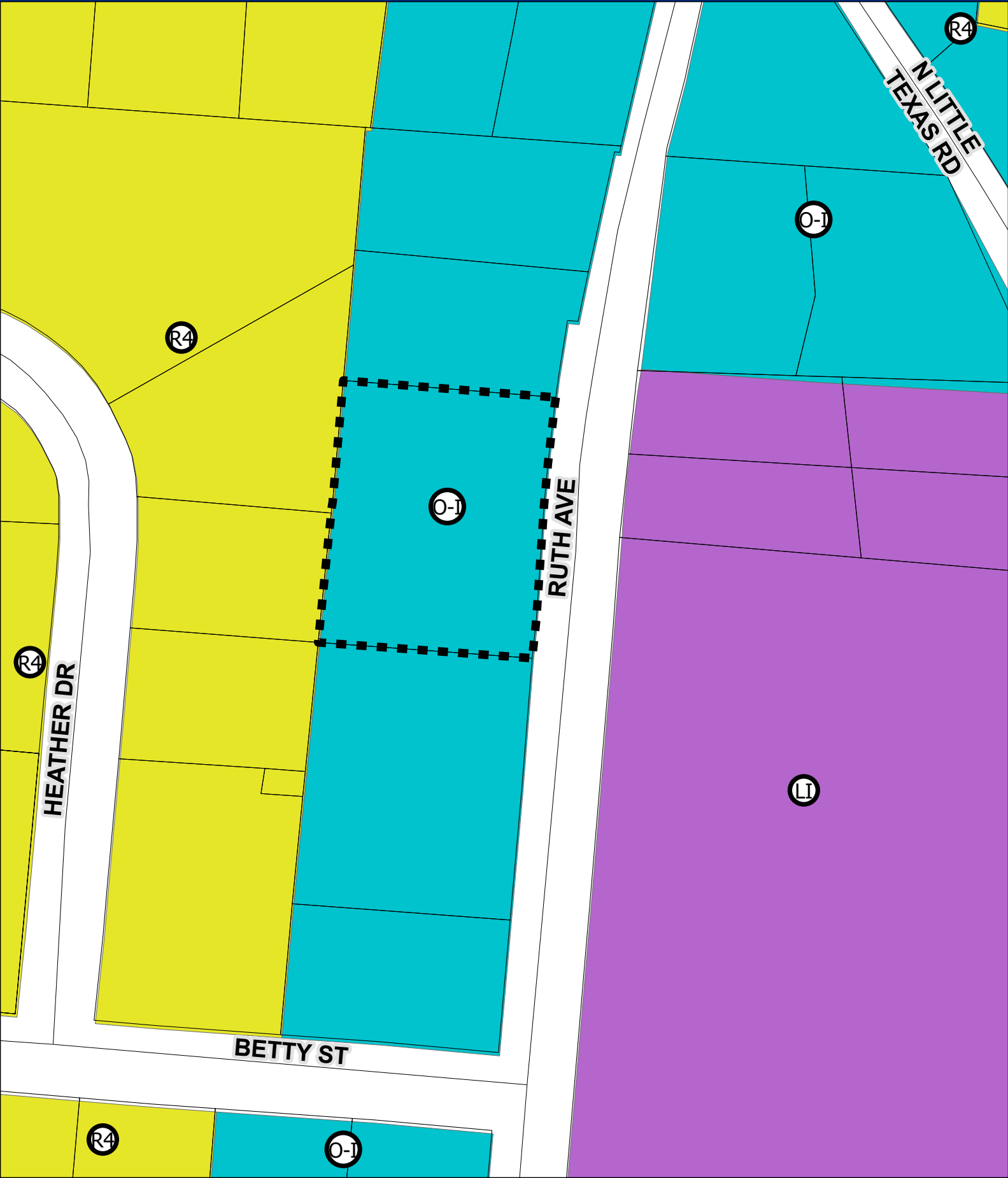
Case Number: Z-2026-08
Applicant: Walnut Lane Homes, LLC
319 Ruth Ave





Kannapolis Current Zoning

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





Kannapolis 2030 Future Land Use Map

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





Order Confirmation

Order# 0000908763

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 Wilkins

Fax: 7049337463
EMail: pscaggs@kannapolisnc.gov

Total Amount **\$645.16**

Payment Amount **\$645.16**

Amount Due **\$0.00**

Tax Amount: 0.00

Payment Meth: Credit - Debit Card

Tear Sheets

0

Proofs

0

Affidavits

1

PO Number:

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000908763-01	CLS Legal	3 X 45 li	\$0.00

Production Method

AdBooker (liner)

Production Notes

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

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

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

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

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

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

TagLine: NOTICEOFPUBLICHEARINGCITYOFKANNAPOLISCITYHALL401LAUREATEWAYKANNAPOLISNC28081PL
ANNINGANDZONINGCOMMISSIONMEETINGTUESDAYJUNE162026



Order Confirmation

Order# 0000908763

PO Box 27283

Richmond, VA 23261-7283

Ad Content Proof

Note: Ad size does not reflect actual ad



NOTICE OF PUBLIC HEARING

City of Kannapolis - City Hall

401 Laureate Way, Kannapolis, NC 28081
Planning and Zoning Commission Meeting

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

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

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

Conditional Zoning Map Amendment - CZ-2026-06 - 2990 Brantley Road - Public Hearing to consider an amendment to the previously approved rezoning conditions for property located at 2990 Brantley Road, zoned City of Kannapolis General Commercial-Conditional Zoning (GC-CZ). The subject property is approximately 8.813 +/- acres and further identified as Cabarrus County Parcel Identification Number 56336685560000.

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 704-970-4312, email adacoordinator@kannapolisnc.gov, or in person at Kannapolis City Hall as soon as possible but not later than 48 hours before the scheduled event.

Publish: June 4, June 11, 2026.



May 26, 2026

Dear Property Owner:

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

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

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

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

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

Sincerely,

Lauren Russell
Planner

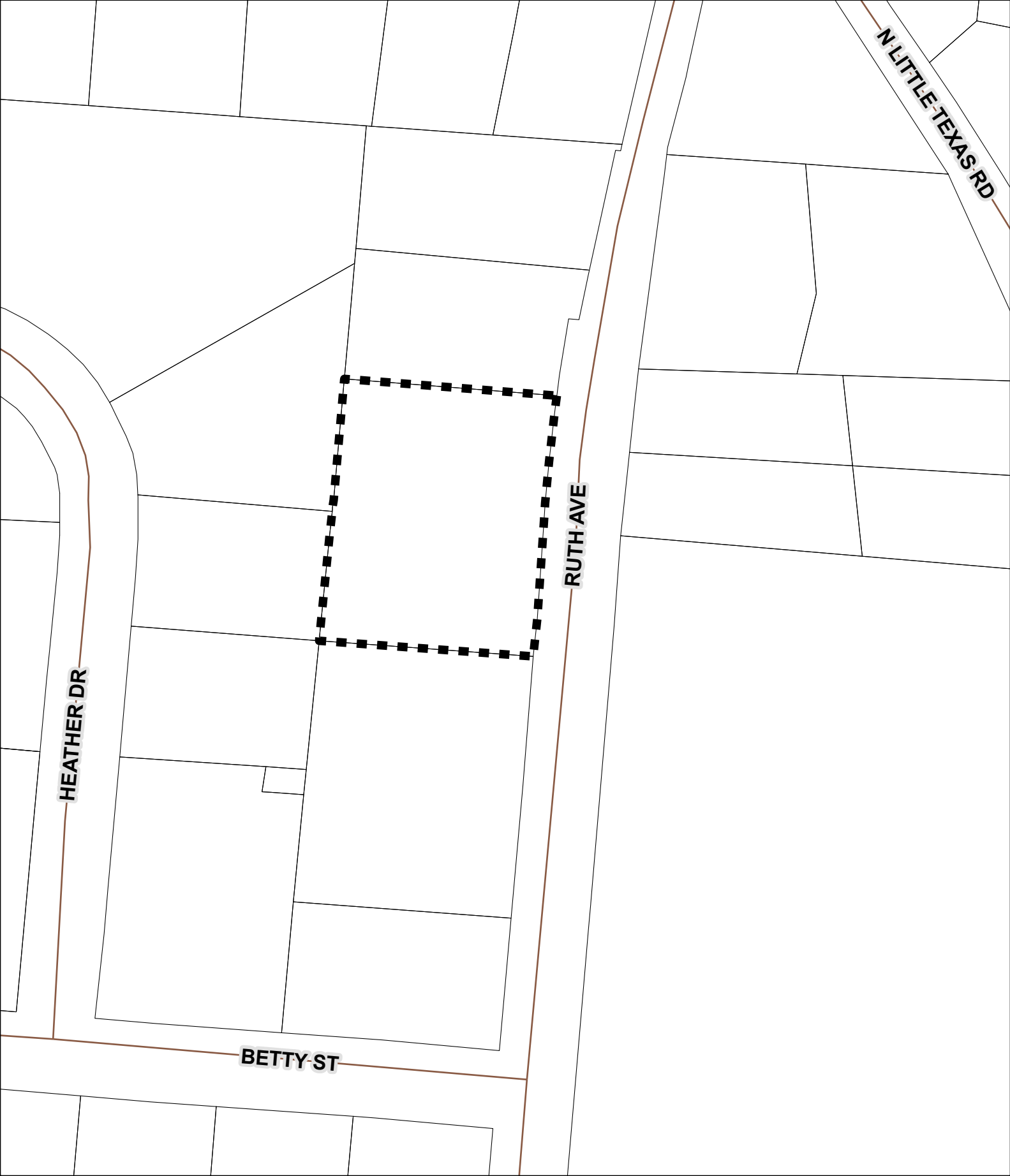
Enclosure

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



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



PLANNING

ZONING

COMMISSION

**PUBLIC HEARING
INFORMATION**

CALL 704-920-4350

CASE # Z-2026-08



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

WHEREAS, Sections 160D-604 and 160D-605 of the North Carolina General Statutes specify that when adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable and explain why the action taken is reasonable and in the public interest; and

WHEREAS, Section 2.3.B(1).a. of the Kannapolis Development Ordinance delegates final authority to the Planning and Zoning Commission on zoning map amendments subject to an affirmative vote of three-fourths of the Commission members present and not excused from voting, or if there is no appeal of the decision; and

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

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

Adopted this the 16th day of June, 2026:

Chris Puckett, Chair
Planning and Zoning Commission

Attest:

Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission



RESOLUTION TO ZONE

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

From City of Kannapolis Office Institutional (O-I) to City of Kannapolis Residential 6 (R6) Zoning Designation

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

WHEREAS, the Commission conducted a public hearing on June 16, 2026, for consideration of rezoning petition Case #Z-2026-08 as submitted to the City of Kannapolis Planning Department; and

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

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

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

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

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

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

No. The City of Kannapolis R6 zoning designation is appropriate for the parcel.

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

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

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

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

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

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

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

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

7. Does the proposed rezoning result in significant adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?

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

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

Adopted this the 16th day of June, 2026:

Chris Puckett, Chair
Planning and Zoning Commission

Attest:

Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission



City of Kannapolis Planning and Zoning Commission

Planning and Zoning Commission Agenda Staff Report
June 16, 2026

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

Actions Requested by Planning & Zoning Commission

1. Hold Public Hearing
2. Motion to adopt Statement of Consistency
3. Motion to adopt Resolution to Zone

Decision and Required Votes to Pass Requested Actions

Section 2.3.B.(1)a of the Kannapolis Development Ordinance (KDO) allows the Planning and Zoning Commission to render a final decision on a rezoning request. If there is a denial, an approval by a vote of less than three-fourths, or an appeal of the decision, then only City Council shall have final decision-making authority. Any final decision rendered by the Commission may be appealed within fifteen (15) days to City Council.

Background & Project Overview

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

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

The required neighborhood meeting for a conditional zoning application was held on Tuesday, May 5, 2026, at 6:00 p.m. at Bethpage Presbyterian Church, 6020 Mooresville Road. A summary of the meeting is attached.

Fiscal Considerations

None.

Policy Issues

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

1. **Is the proposed rezoning consistent with the Comprehensive Plan and other applicable adopted City plans?** Yes. The subject property is within the "Complete Neighborhood 2" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive*

Plan, which includes single-family residential, multifamily, civic, and small format retail as primary uses. Desired residential density in the “Complete Neighborhood 2” Character Area is 4-18 units/acre. The residential density of the proposed development is 8.1 units/acre. Therefore, the proposed development is consistent with the goals and objectives of the Plan.

2. **Is the proposed rezoning in conflict with any provision of this Ordinance or the City Code of Ordinances?** No. The proposed rezoning is not in conflict with any ordinances.
3. **Does the proposed rezoning correct an error in the existing zoning present at the time it was adopted?** No. A correction is not needed. The requested conditional zoning is consistent with the Comprehensive Plan.
4. **Does the proposed rezoning allow uses that are compatible with existing and allowed uses on surrounding land and with the stability and character of any adjacent residential neighborhoods?** Yes. The proposed rezoning for a townhouse development is compatible with neighboring uses. Adjacent uses to the south include the Redwood multifamily development, zoned Residential 18 (R18), as well as a parcel fronting Kannapolis Parkway zoned General Commercial (GC). A single-family detached subdivision, Trinity Crossing, is to the west. It is zoned Residential 4-Conditional Zoning (R4-CZ). The subject property abuts Trinity Crossing common open space. To the north of the subject parcel are single-family detached residential lots that are zoned AG. The zoning designation on the east side of Kannapolis Parkway is also AG.
5. **Does the proposed rezoning ensure efficient development within the City, taking into consideration the capacity and safety of the street network, the adequacy of public facilities, the suitability of the land for the uses allowed under the existing zoning, and other relevant considerations?** Yes. A townhouse development is a suitable use allowed under the requested R18-CZ zoning. Kannapolis Parkway is a NCDOT maintained road. The applicant will need to meet NCDOT's driveway and roadway requirements. Further, future development will need to follow the requirements of the Coddle Creek Thoroughfare Protection Overlay District of the KDO. The Rezoning Plan shows a connection to the adjoining Redwood multifamily development to integrate the street network. A stub road is shown on the north as a future connection. Presently, wastewater allocation is not available for this project. The project is on the waitlist.
6. **Does the proposed rezoning result in a logical and orderly development pattern, taking into consideration the size of the subject lands and the zoning and existing and proposed development on surrounding lands?** Yes. The requested conditional zoning allows for development that is compatible with existing and adjacent zoning and uses. The street network, as shown on the Rezoning Plan, will connect to the existing adjacent apartment development and is designed for a future connection to the north.
7. **Does the proposed rezoning result in significant adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?** No. There are no anticipated significant environmental impacts from rezoning this property. Future development will be required to conform to all applicable local, state, and federal environmental regulations.

Legal Issues

None.

Findings of Consistency with Comprehensive Plan

Staff finds this rezoning **consistent** with the goals and policies of the *Move Kannapolis Forward 2030 Comprehensive Plan* ("2030 Plan"), adopted by City Council, which designates the subject property as located within the "Complete Neighborhood 2" Character Area in the *2030 Plan*. Staff finds the request for rezoning compatible with the surrounding zoning, and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.

Staff Recommendation and Alternate Courses of Action

Staff Recommendation:

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

Based on the request being consistent with the 2030 Plan, staff recommends approval for Zoning Map Amendment Case #CZ-2026-05 with the following conditions:

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

Alternative Courses of Action:

Motion to Approve (2 votes)

1. **Should the Commission choose to approve the request for rezoning as presented in Case #CZ-2026-05, a motion should be made to adopt the following Statement of Consistency:** Staff finds this rezoning **consistent** with the goals and policies of the *Move Kannapolis Forward 2030 Comprehensive Plan* ("2030 Plan"), adopted by City Council, which designates the subject property as located within the "Complete Neighborhood 2" Character Area in the *2030 Plan*. Staff finds the request for rezoning compatible with the surrounding zoning, and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.
2. **Should the Commission choose to approve Case #CZ-2026-05, a motion should be made to adopt the Resolution to Zone.**

Motion to Deny (2 votes)

1. **Should the Commission choose to recommend denial of Case #CZ-2026-05, a motion**

should be made to adopt the following Statement of Consistency: *The Planning and Zoning Commission finds this zoning map amendment as presented in Case #CZ-2026-05 to be **inconsistent** with the goals and policies of the Move Kannapolis Forward 2030 Comprehensive Plan, adopted by City Council, because (state reason(s)) and is unreasonable and not in the public interest because (state reason(s)).*

2. **Should the Commission choose to deny Case #CZ-2026-05, a motion should be made to deny the Resolution to Zone.**

Attachments

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



Conditional Zoning Map Amendment Checklist

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

CONDITIONAL REZONING REQUEST

Conditional Rezoning – Request for an amendment to the Kannapolis Zoning Map.

Approval authority – Planning and Zoning Commission.

Requested Rezoning Property Address: 4671 Kannapolis Parkway Kannapolis, NC 28081

Applicant: 7407 N Freeway IV LLC (Ben Brosseau)

Proposed development: Approximately 106 single-family attached townhomes

SUBMITTAL CHECKLIST

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

PROCESS INFORMATION

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

Review Process: All applications will be reviewed for compliance and then forwarded to the Planning and Zoning Commission for consideration at a public hearing which is held monthly on the 3rd Tuesday at 6:00pm in City Hall Laureate Center. **The pre-application meeting, neighborhood meeting, submittal of application and site plan, and payment of fees, must be completed prior to scheduling the public hearing. Please review Section 2.4.D. of the KDO.**

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

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

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

Applicant's Signature: 

Date: 4/24/2026



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

CONDITIONAL ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

Applicant Contact Information

Name: 7407 N Freeway IV LLC (Ben Brosseau)

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

Phone: [REDACTED]

Email: [REDACTED]

Property Owner Contact Information ☒ same as applicant

Name: 7407 N Freeway IV LLC (Ben Brosseau)

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

Phone: [REDACTED]

Email: [REDACTED]

Project Information

Project Address: 4671 Kannapolis Parkway Kannapolis, NC 28081

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

Current Zoning Designation: AG

Requested Zoning Designation: R-18

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

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

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

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

4/24/2026

Applicant Signature

Date

4/24/2026

Property Owner Signature

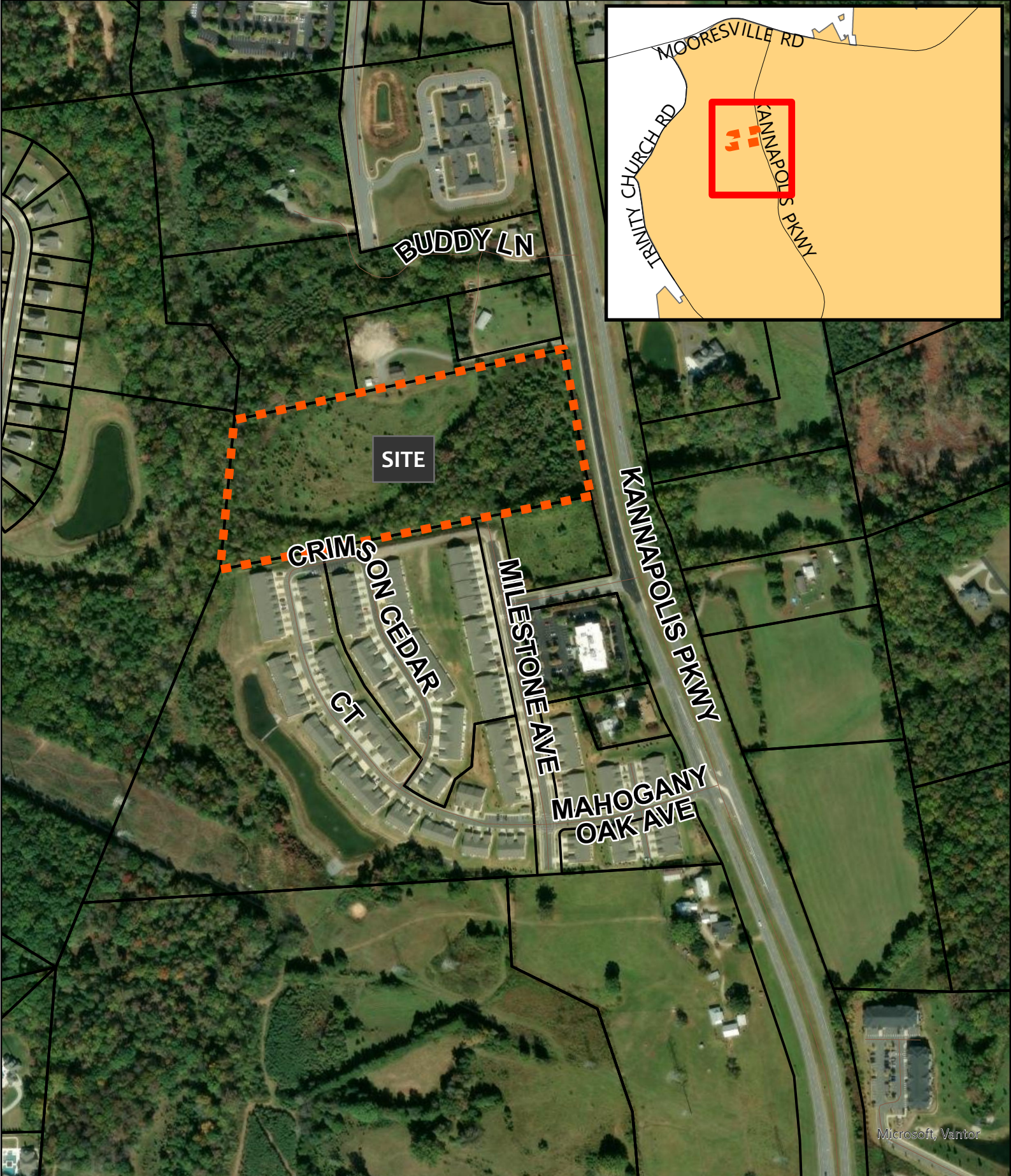
Date



Vicinity Map

Case Number: CZ-2026-05

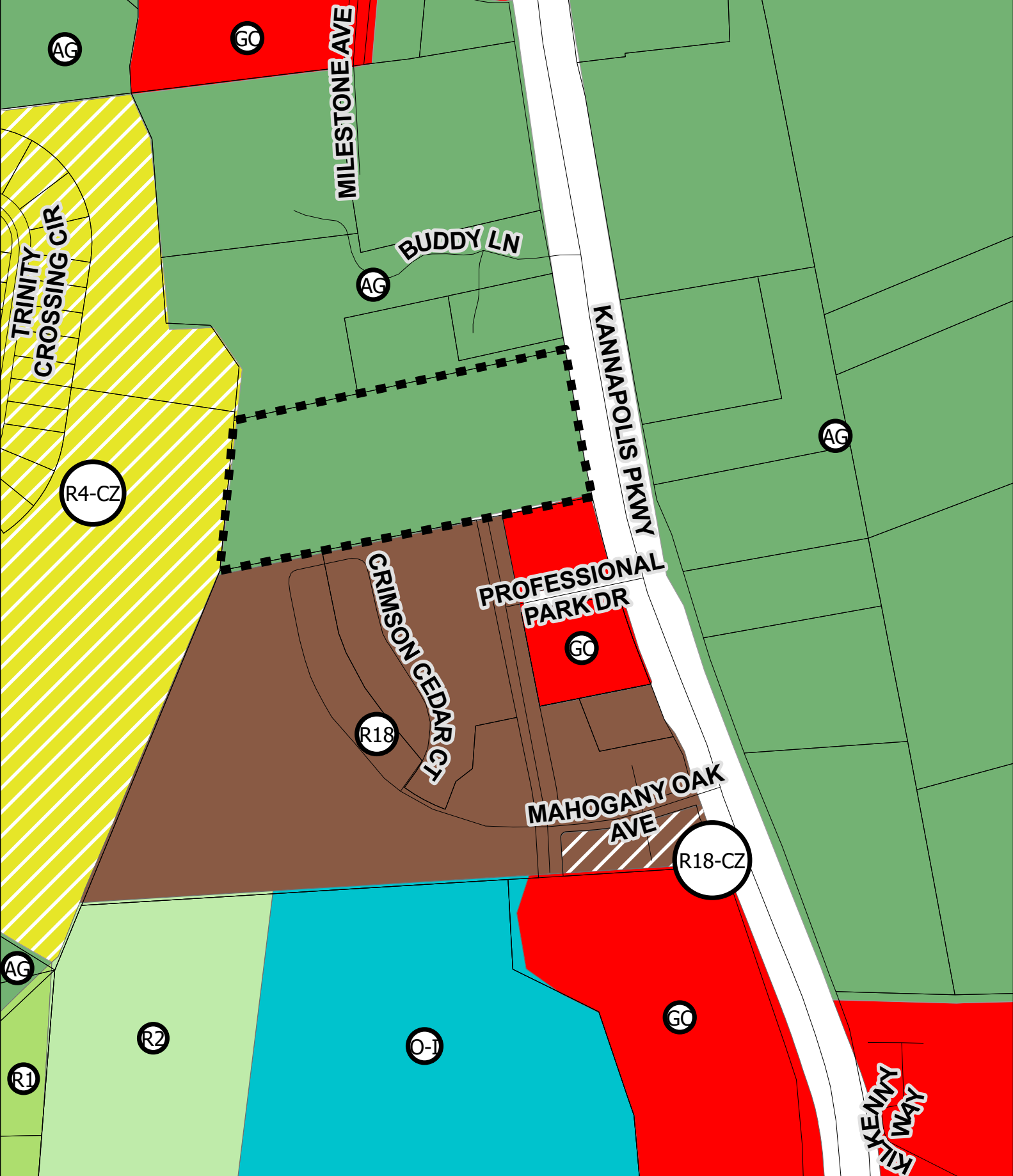
Applicant: 7407 N Freeway IV LLC (Ben Brosseau)
4671 Kannapolis Pkwy





Kannapolis Current Zoning

Case Number: CZ-2026-05
Applicant: 7407 N Freeway IV LLC (Ben Brosseau)
4671 Kannapolis Pkwy



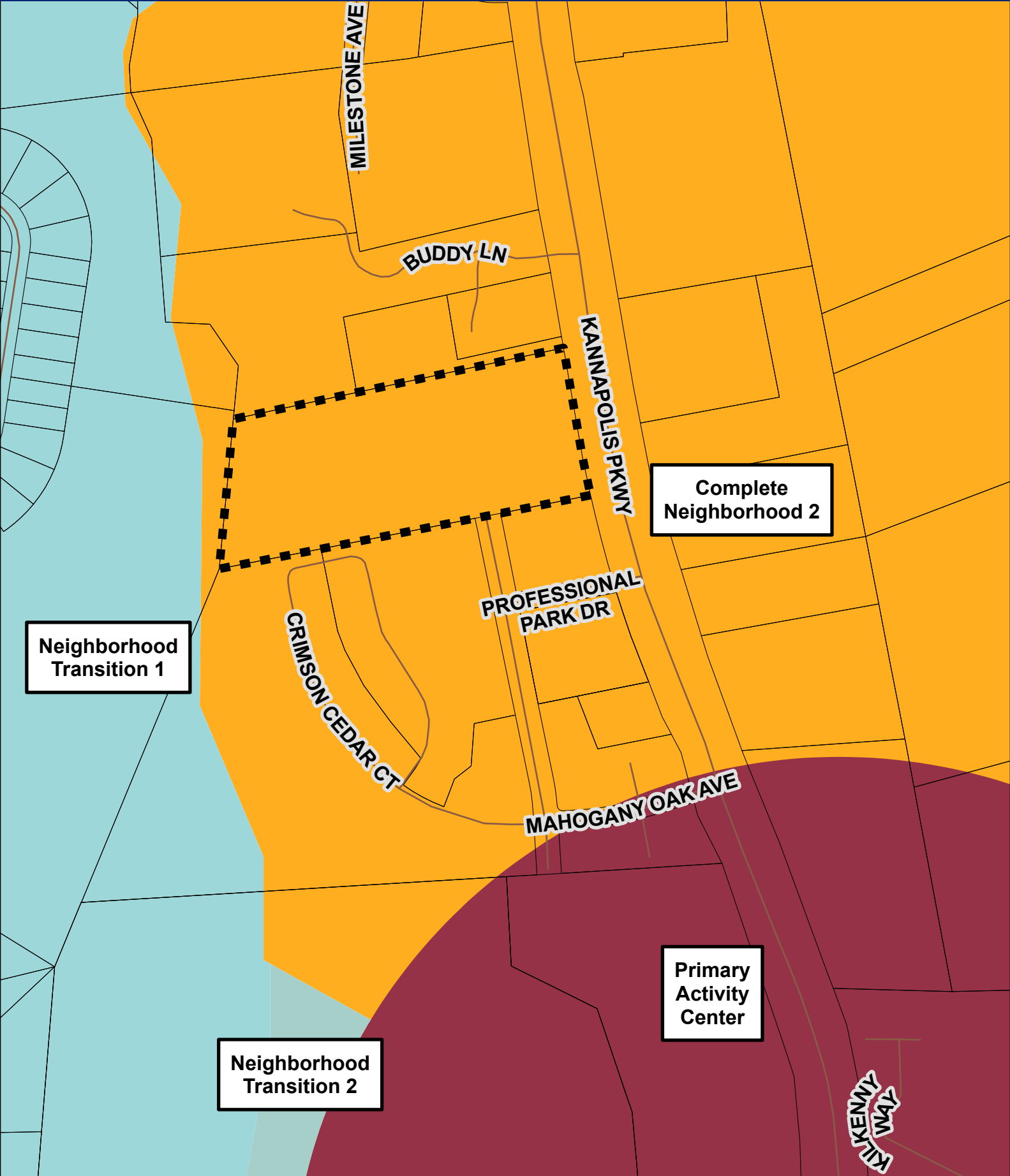


Kannapolis 2030 Future Land Use Map



Case Number: CZ-2026-05

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



MILESTONE AVE

BUDDY LN

KANNAPOLIS PKWY

Complete
Neighborhood 2

PROFESSIONAL
PARK DR

CRIMSON CEDAR CT

MAHOGANY OAK AVE

Neighborhood
Transition 1

Neighborhood
Transition 2

Primary
Activity
Center

KILKENNY
WAY

\\gencidata2\001\5666-00\LS\03 - DWG\PlanSheets\Rezoning Plan\DWG\2026-0421 - Kannapolis Parkway - Rezoning Plan.dwg

SITE DATA

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

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

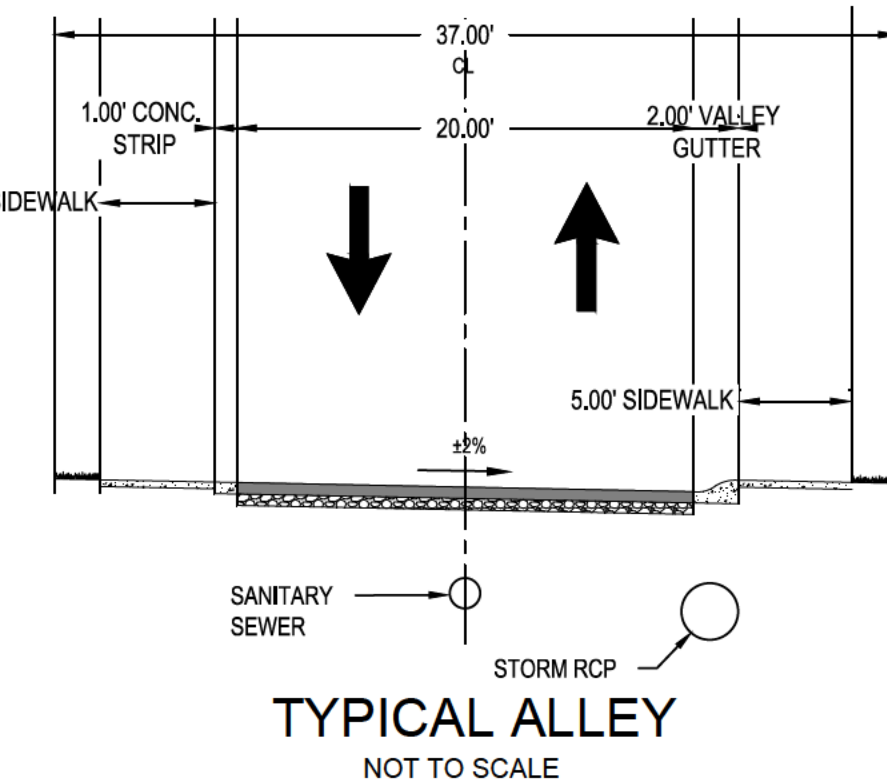
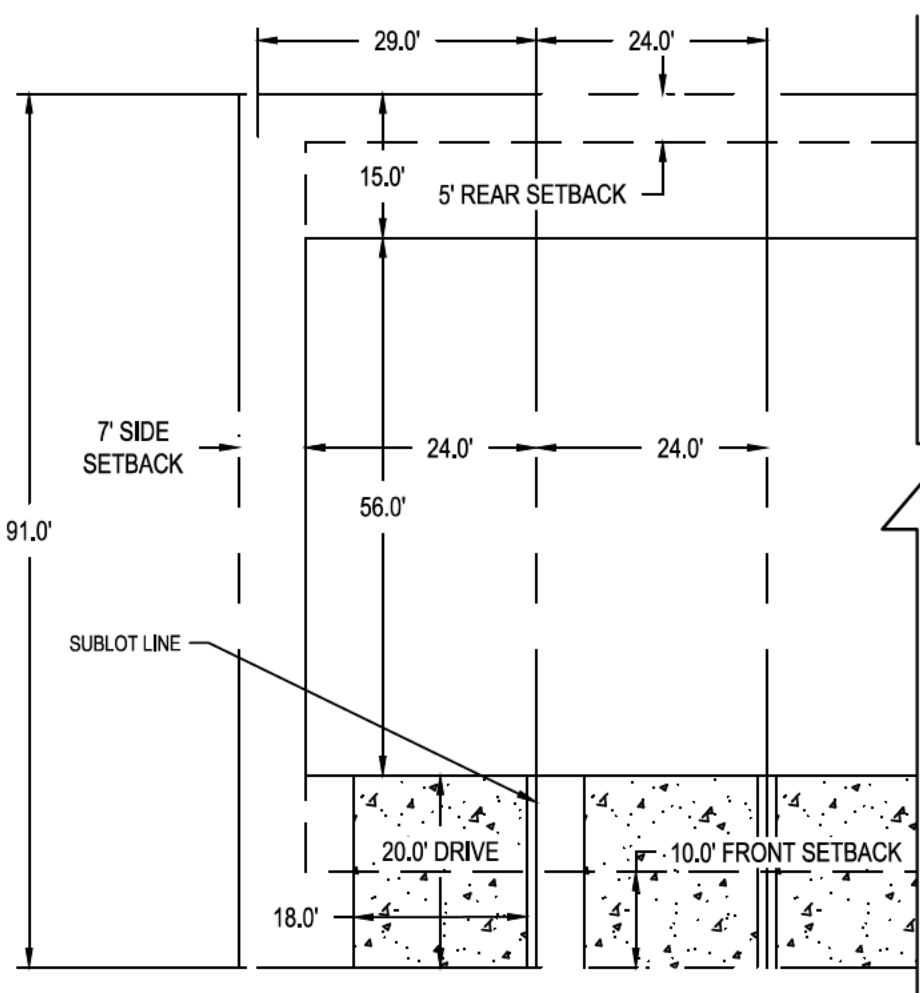
BUFFERS
BUFFER TYPES: 6' CLASS A & 8' CLASS C & 15' VOLUNTARY BUFFER ALONG KANNAPOLIS PARKWAY

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

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

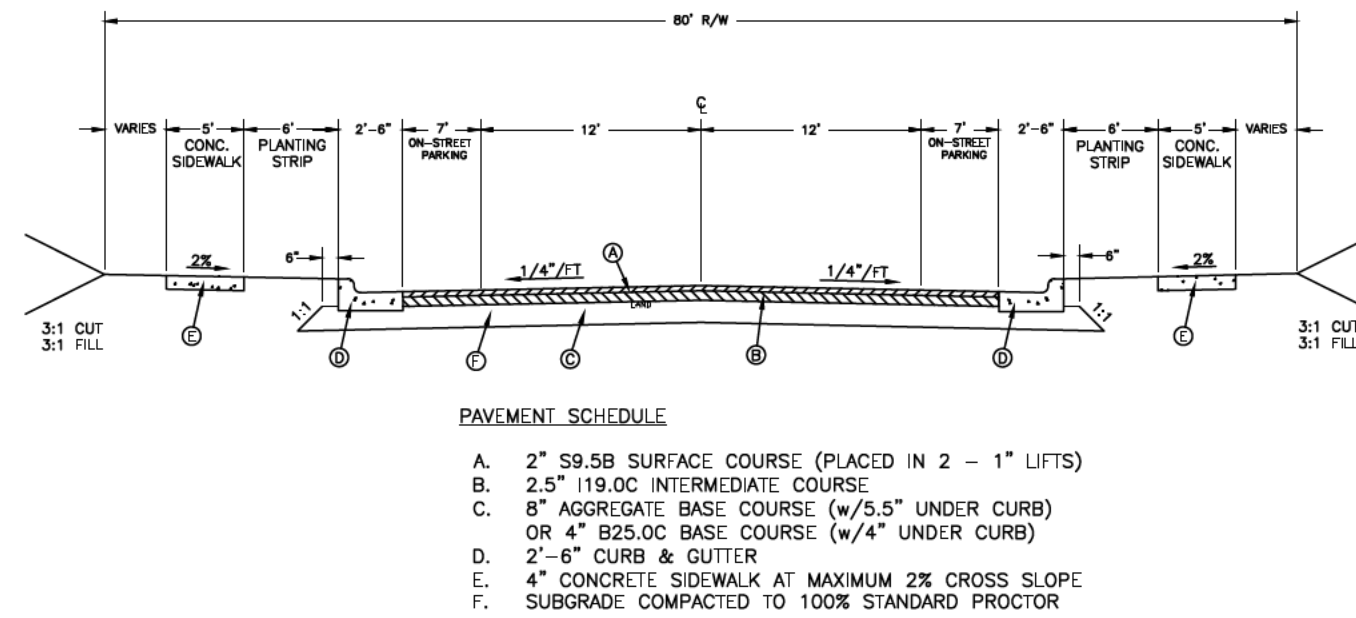
CONNECTIVITY INDEX
REQUIRED CONNECTIVITY RATIO: 1.4 LINKS / NODES
PROVIDED CONNECTIVITY RATIO: 10 LINKS / 7 NODES = 1.42

TYPICAL UNIT LAYOUT SCALE: 1" = 20'

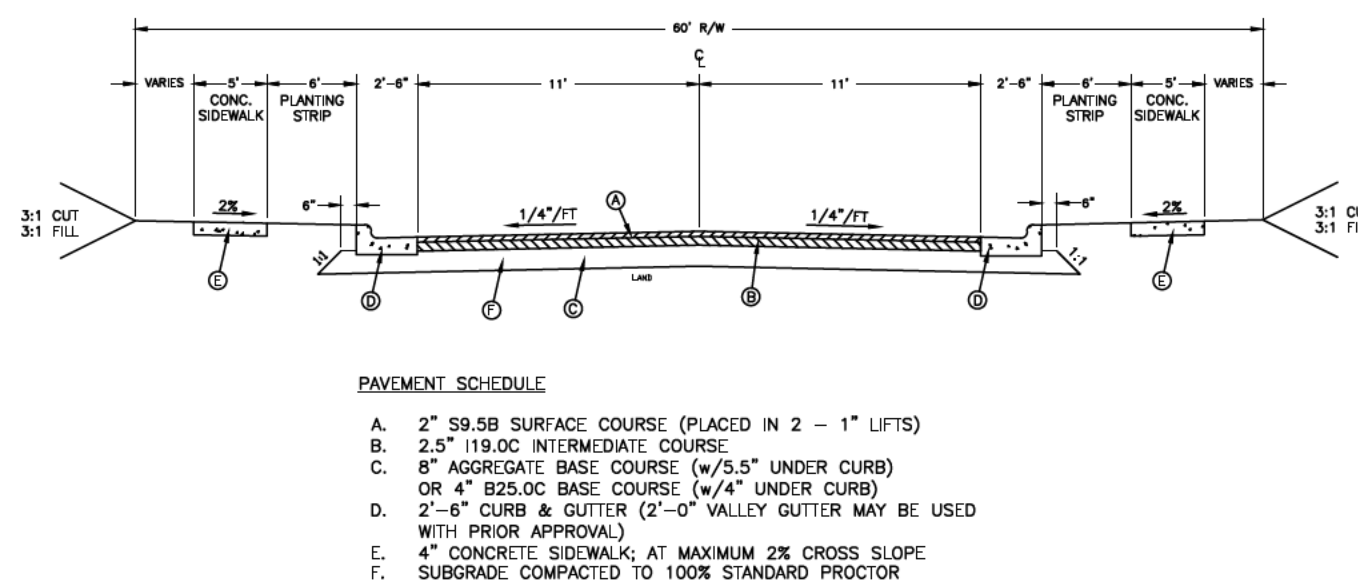


CONDITIONS
1. OWNER SHALL PROVIDE A 15' BUFFER ALONG THE SITE FRONTAGE ALONG KANNAPOLIS PARKWAY CONSISTING OF 12 TREES PER 100'.

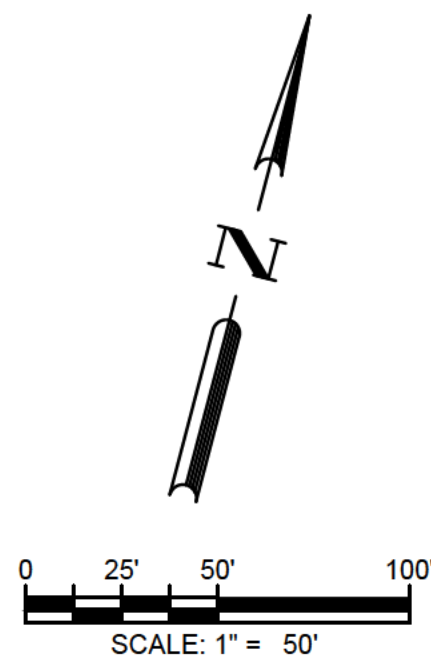
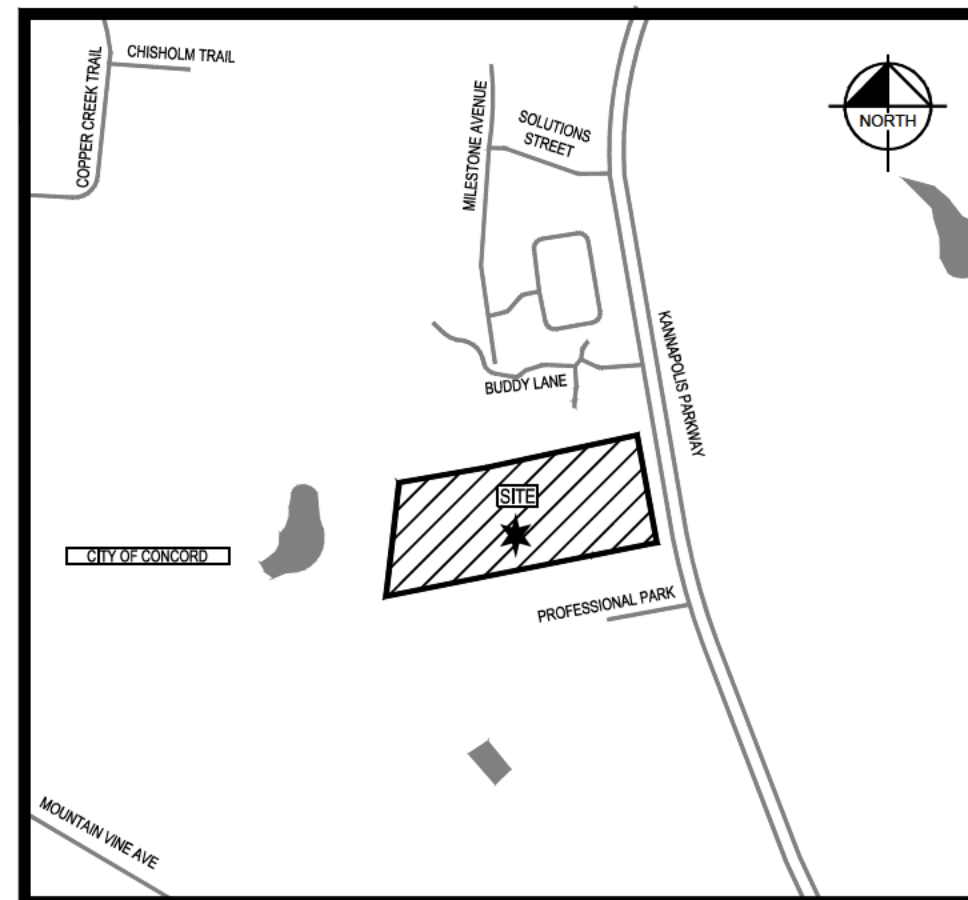
COLLECTOR STREET SECTION NOT TO SCALE



LOCAL RES. STREET SECTION NOT TO SCALE



VICINITY MAP NOT TO SCALE



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



1111 METROPOLITAN AVE.
SUITE 250
CHARLOTTE, NC 28204
NC LICENSE #C-4397
LANDSCAPE ARCHITECTURE SERVICES
PROVIDED BY BOB F.S. INC., AN
AFFILIATED COMPANY
NC LICENSE NUMBER C-546
© 2026



KANNAPOLIS
PARKWAY
4671 KANNAPOLIS PKWY
KANNAPOLIS NC 28081

REZONING PETITION
KANNAPOLIS PARKWAY
TOWNHOMES

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

RZ-1





April 16, 2025

RE: Kannapolis Parkway Rezoning – Community Notification and Meeting

Dear Neighbor,

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

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

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

Sincerely,

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

Spencer McNab, RLA

Sr. Project Manager

Planning + Landscape Architecture

BGE, Inc.

Vicinity Map:





May 6, 2026

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

Re: Kannapolis Parkway Neighborhood Meeting

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

Peggy Overcash

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

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

Peggy Overcash

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

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

Peggy Overcash

What about the schools?

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

Peggy Overcash

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

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

Peggy Overcash

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

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

Peggy Overcash

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

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



Peggy Overcash

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

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

Peggy Overcash

What is the price point on these?

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

Satish Vankineni

Why put residential and not commercial?

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

Satish Vankineni

Why not put apartments?

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

Satish Vankineni

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

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

Satish Vankineni

Is there not a utility issue and waitlist currently?

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

Satish Vankineni

What is the timeline?

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

A handwritten signature in blue ink, appearing to read "Spencer McNab", with a stylized flourish at the end.

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

[illegible]



Order Confirmation

Order# 0000908763

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 Wilkins

Fax: 7049337463
EMail: pscaggs@kannapolisnc.gov

Total Amount **\$645.16**

Payment Amount **\$645.16**

Amount Due **\$0.00**

Tax Amount: 0.00

Payment Meth: Credit - Debit Card

Tear Sheets

0

Proofs

0

Affidavits

1

PO Number:

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000908763-01	CLS Legal	3 X 45 li	\$0.00

Production Method

AdBooker (liner)

Production Notes

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

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

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

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

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

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

TagLine: NOTICEOFPUBLICHEARINGCITYOFKANNAPOLISCITYHALL401LAUREATEWAYKANNAPOLISNC28081PL
ANNINGANDZONINGCOMMISSIONMEETINGTUESDAYJUNE162026



Order Confirmation

Order# 0000908763

PO Box 27283

Richmond, VA 23261-7283

Ad Content Proof

Note: Ad size does not reflect actual ad



NOTICE OF PUBLIC HEARING

City of Kannapolis - City Hall

401 Laureate Way, Kannapolis, NC 28081
Planning and Zoning Commission Meeting

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

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

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

Conditional Zoning Map Amendment - CZ-2026-06 - 2990 Brantley Road - Public Hearing to consider an amendment to the previously approved rezoning conditions for property located at 2990 Brantley Road, zoned City of Kannapolis General Commercial-Conditional Zoning (GC-CZ). The subject property is approximately 8.813 +/- acres and further identified as Cabarrus County Parcel Identification Number 56336685560000.

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.

Publish: June 4, June 11, 2026.



May 26, 2026

Dear Property Owner:

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

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

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

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

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

Sincerely,

Elizabeth McCarty, AICP
Assistant Planning Director

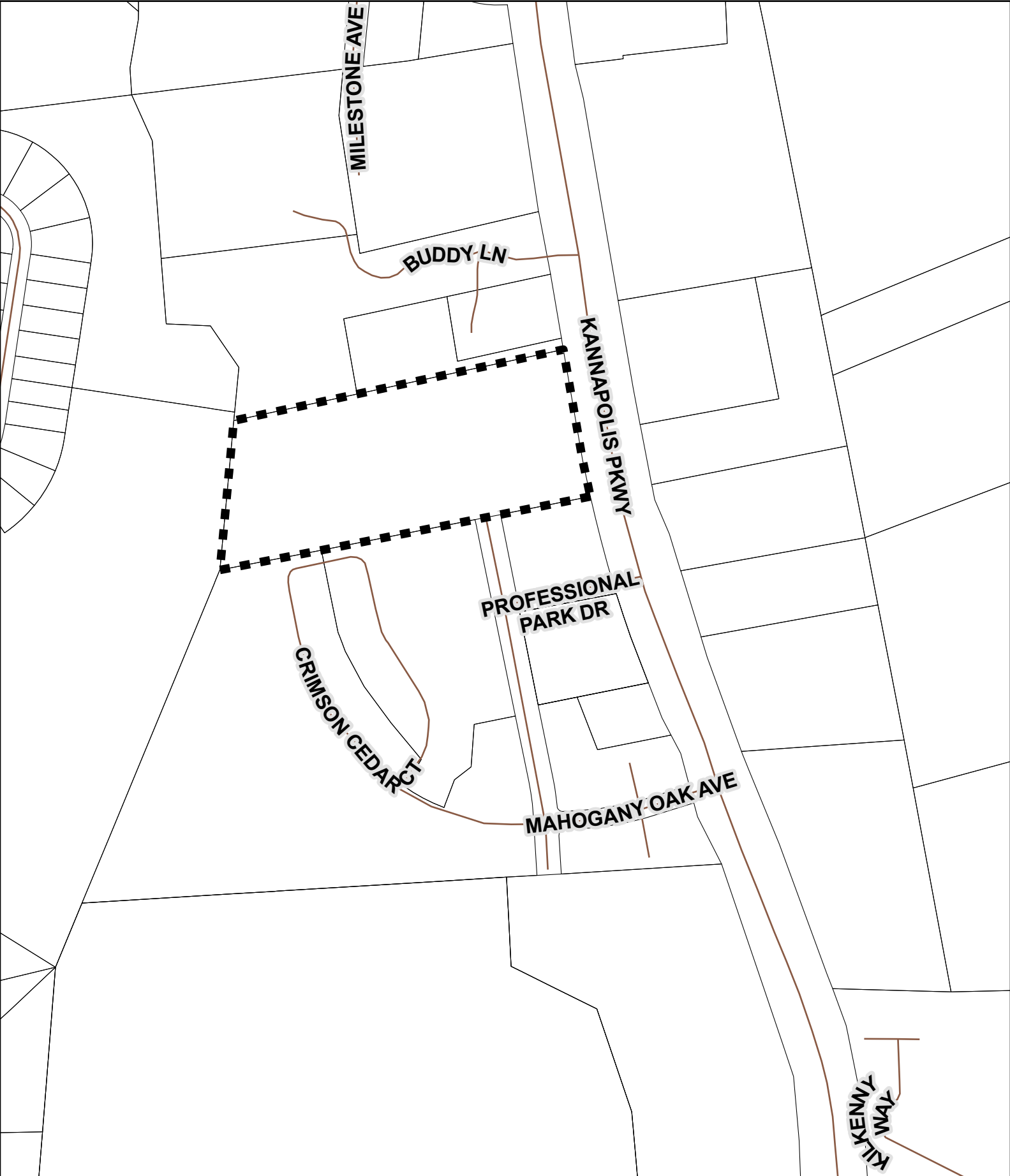
Enclosure

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

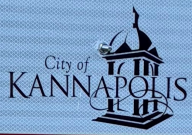


Conditional Rezoning

Case Number: CZ-2026-05
Applicant: 7407 N Freeway IV LLC (Ben Brosseau)
4671 Kannapolis Pkwy



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



PLANNING

ZONING

COMMISSION

**PUBLIC HEARING
INFORMATION
CALL 704-920-4350
CASE #CZ-2026-05**



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

WHEREAS, Sections 160D-604 and 160D-605 of the North Carolina General Statutes specify that when adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable and explain why the action taken is reasonable and in the public interest; and

WHEREAS, Section 2.3.B(1).a. of the Kannapolis Development Ordinance delegates final authority to the Planning and Zoning Commission on zoning map amendments subject to an affirmative vote of three-fourths of the Commission members present and not excused from voting, or if there is no appeal of the decision; and

WHEREAS, on June 16, 2026, the Planning and Zoning Commission conducted a public hearing to consider a request to rezone approximately 13.08 +/- acres of property located at 4671 Kannapolis Parkway (Cabarrus County Parcel Identification Number 56031228580000), owned by 7407 N Freeway IV LLC from City of Kannapolis Agricultural (AG) to City of Kannapolis Residential 18-Conditional Zoning (R18-CZ) zoning district.

NOW, THEREFORE BE IT RESOLVED *The Planning and Zoning Commission finds this rezoning consistent with the goals and policies of the Move Kannapolis Forward 2030 Comprehensive Plan ("2030 Plan"), adopted by City Council, which designates the subject property as located within the "Complete Neighborhood 2" Character Area in the 2030 Plan. Staff finds the request for rezoning compatible with the surrounding zoning, and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.*

Adopted this the 16th day of June, 2026:

Chris Puckett, Chair
Planning and Zoning Commission

Attest:

Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission



RESOLUTION TO ZONE

Case #CZ-2026-05

(4671 Kannapolis Parkway)

**From City of Kannapolis Agricultural (AG) to
City of Kannapolis Residential 18-Conditional Zoning (R18-CZ) Zoning Designation**

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

WHEREAS, the Commission conducted a public hearing on June 16, 2026, for consideration of rezoning petition Case #CZ-2026-05 as submitted to the City of Kannapolis Planning Department; and

WHEREAS, the request was to rezone 13.08 +/- acres of property located at 4671 Kannapolis Highway, (Cabarrus County Parcel Identification Number 56031228580000) owned by 7407 N Freeway IV LLC from City of Kannapolis Agricultural (AG) to City of Kannapolis Residential 18-Conditional Zoning (R18-CZ) zoning designation; and

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

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

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

Yes. The subject property is within the "Complete Neighborhood 2" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*, which includes single-family residential, multifamily, civic, and small format retail as primary uses. Desired residential density in the "Complete Neighborhood 2" Character Area is 4-18 units/acre. The residential density of the proposed development is 8.1 units/acre. Therefore, the proposed development is consistent with the goals and objectives of the Plan.

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

No. The proposed rezoning is not in conflict with any ordinances.

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

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

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

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

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

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

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

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

7. Does the proposed rezoning result in significant adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?

No. There are no anticipated significant environmental impacts from rezoning this property. Future development will be required to conform to all applicable local, state, and federal environmental regulations.

NOW, THEREFORE BE IT RESOLVED by the City of Kannapolis Planning and Zoning Commission that the above referenced property be rezoned from City of Kannapolis Agricultural (AG) to City of Kannapolis Residential 18-Conditional Zoning (R18-CZ), subject to the following conditions:

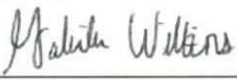
1. The permitted uses allowed by this rezoning shall include the uses, densities, and intensities as shown on the conceptual site plan approved with this rezoning. The intent of this conditional rezoning submittal is for a townhouse development with an amenity area.
2. The number of single-family attached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

Adopted this the 16th day of June, 2026:



Chris Puckett, Chair
Planning and Zoning Commission

Attest:



Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission



City of Kannapolis Planning and Zoning Commission

Planning and Zoning Commission Agenda Staff Report
June 16, 2026

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

Actions Requested by Planning & Zoning Commission

1. Hold Public Hearing
2. Motion to adopt Statement of Consistency
3. Motion to adopt Resolution to Zone

Decision and Required Votes to Pass Requested Actions

Section 2.3.B.(1)a of the Kannapolis Development Ordinance (KDO) allows the Planning and Zoning Commission to render a final decision on a rezoning request. If there is a denial, an approval by a vote of less than three-fourths, or an appeal of the decision, then only City Council shall have final decision-making authority. Any final decision rendered by the Commission may be appealed within fifteen (15) days to City Council.

Background & Project Overview

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

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

The applicant conducted the required neighborhood meeting for a conditional rezoning on May 12, 2026. The meeting was held at 6:00 p.m. on the porch at 2990 Brantley Road. A summary of the meeting is attached.

Fiscal Considerations

None.

Policy Issues

Section 2.5.A.(2).c. of the KDO states that Amending the Zoning Map is a matter committed to the legislative discretion of the Planning and Zoning Commission or of the City Council, as authorized by

this section. In determining whether to adopt or deny the proposed amendment, the Planning and Zoning Commission or City Council, as applicable, may consider, and weigh the relevance of, whether and to what extent the proposed Zoning Map amendment:

1. **Is the proposed rezoning consistent with the Comprehensive Plan and other applicable adopted City plans?** Yes, this area is located within the “Complete Neighborhood 2” Character Area as designated in the Move Kannapolis Forward 2030 Comprehensive Plan. The character intent includes residential, civic functions, small format office, and commercial opportunities. The proposed personal vehicle service and repair use is, therefore, consistent with the goals and objectives of the Plan.
2. **Is the proposed rezoning in conflict with any provision of this Ordinance or the City Code of Ordinances?** No, the proposed rezoning is not in conflict with any ordinances.
3. **Does the proposed rezoning correct an error in the existing zoning present at the time it was adopted?** No, the property is presently zoned GC-CZ. The applicant is requesting to amend the previous conditions of approval to convert the existing building for a personal vehicle service and repair use for a racing team instead of a plumbing contractor's office.
4. **Does the proposed rezoning allow uses that are compatible with existing and allowed uses on surrounding land and with the stability and character of any adjacent residential neighborhoods?** Yes, the subject property is surrounded by lands zoned Cabarrus County Low Density Residential (LDR), Cabarrus County Agricultural/Open Space (AO), Cabarrus County Office/Institutional (OI), City of Kannapolis Light Industrial Conditional Zoning (LI-CZ), and City of Kannapolis Residential 8 Conditional Zoning (R8-CZ). There is single-family residential along Brantley Road and Old Salisbury-Concord Road. Metro 63 is on the north side of Brantley Road across from the subject property and is zoned LI-CZ.
5. **Does the proposed rezoning ensure efficient development within the City, taking into consideration the capacity and safety of the street network, the adequacy of public facilities, the suitability of the land for the uses allowed under the existing zoning, and other relevant considerations?** Yes, this property is a suitable use allowed under the requested zoning. The property has onsite well and septic.
6. **Does the proposed rezoning result in a logical and orderly development pattern, taking into consideration the size of the subject lands and the zoning and existing and proposed development on surrounding lands?** Yes, the property is within the growth area for the City of Kannapolis, and the requested zoning allows for a use that is compatible with existing and adjacent zoning and uses.
7. **Does the proposed rezoning result in significant adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?** No. There are no anticipated significant environmental impacts from rezoning this property. The site is located within the Lake Fisher WS-IV PA and will need to meet the requirements of the Watershed Protection Overlay District of the KDO. The development will be required to conform to all applicable local, state, and federal environmental regulations.

Legal Issues

None.

Findings of Consistency with Comprehensive Plan

Staff finds this rezoning **consistent** with the goals and policies of the *Move Kannapolis Forward 2030 Comprehensive Plan* (“2030 Plan”), adopted by City Council, which designates the subject property as located within the “Complete Neighborhood 2” Character Area in the *2030 Plan*. Staff finds the

request for rezoning compatible with the surrounding zoning and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.

Staff Recommendation and Alternate Courses of Action

Staff Recommendation:

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

Based on the request being consistent with the 2030 Plan, staff recommends approval for Zoning Map Amendment Case CZ-2026-06 with the following conditions:

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

Alternative Courses of Action:

Motion to Approve (2 votes)

1. **Should the Commission choose to approve the request for rezoning as presented in Case CZ-2026-06, a motion should be made to adopt the following Statement of Consistency:** Staff finds this rezoning **consistent** with the goals and policies of the *Move Kannapolis Forward 2030 Comprehensive Plan* ("2030 Plan"), adopted by City Council, which designates the subject property as located within the "Complete Neighborhood 2" Character Area in the *2030 Plan*. Staff finds the request for rezoning compatible with the surrounding zoning, and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.
2. **Should the Commission choose to approve Case CZ-2026-06, a motion should be made to adopt the Resolution to Zone.**

Motion to Deny (2 votes)

1. **Should the Commission choose to recommend denial of Case CZ-2026-06, a motion should be made to adopt the following Statement of Consistency:** *The Planning and Zoning Commission finds this zoning map amendment as presented in Case CZ-2026-06 to be **inconsistent** with the goals and policies of the Move Kannapolis Forward 2030 Comprehensive Plan, adopted by City Council, because (state reason(s)) and is unreasonable*

and not in the public interest because (state reason(s)).

2. **Should the Commission choose to deny Case CZ-2026-06, a motion should be made to deny the Resolution to Zone.**

Attachments

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



Conditional Zoning Map Amendment Checklist

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

CONDITIONAL REZONING REQUEST

Conditional Rezoning – Request for an amendment to the Kannapolis Zoning Map.

Approval authority – Planning and Zoning Commission.

Requested Rezoning Property Address: 2990 Brantley Road, Kannapolis

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

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

SUBMITTAL CHECKLIST

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

PROCESS INFORMATION

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

Review Process: All applications will be reviewed for compliance and then forwarded to the Planning and Zoning Commission for consideration at a public hearing which is held monthly on the 3rd Tuesday at 6:00pm in City Hall Laureate Center. **The pre-application meeting, neighborhood meeting, submittal of application and site plan, and payment of fees, must be completed prior to scheduling the public hearing. Please review Section 2.4.D. of the KDO.**

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

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

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

Applicant's Signature: _____

Date: 5.12.26



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

CONDITIONAL ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

Applicant Contact Information

Name: Team Lone Star, LLC

Address: 1 Carpenter Ct. NW, Ste. 500

Phone: [REDACTED]

Email: [REDACTED]

Property Owner Contact Information ☐ same as applicant

Name: Stonecress, LLC

Address: 710 Mable Ave

Phone: [REDACTED]

Email: [REDACTED]

Project Information

Project Address: 2990 Brantley Road, Kannapolis

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

Current Zoning Designation: GC

Requested Zoning Designation: GC

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

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

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

Applicant Signature

5.12.26

Date

Property Owner Signature

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

5/12/2026

Date



Vicinity Map

Case Number: CZ-2026-06

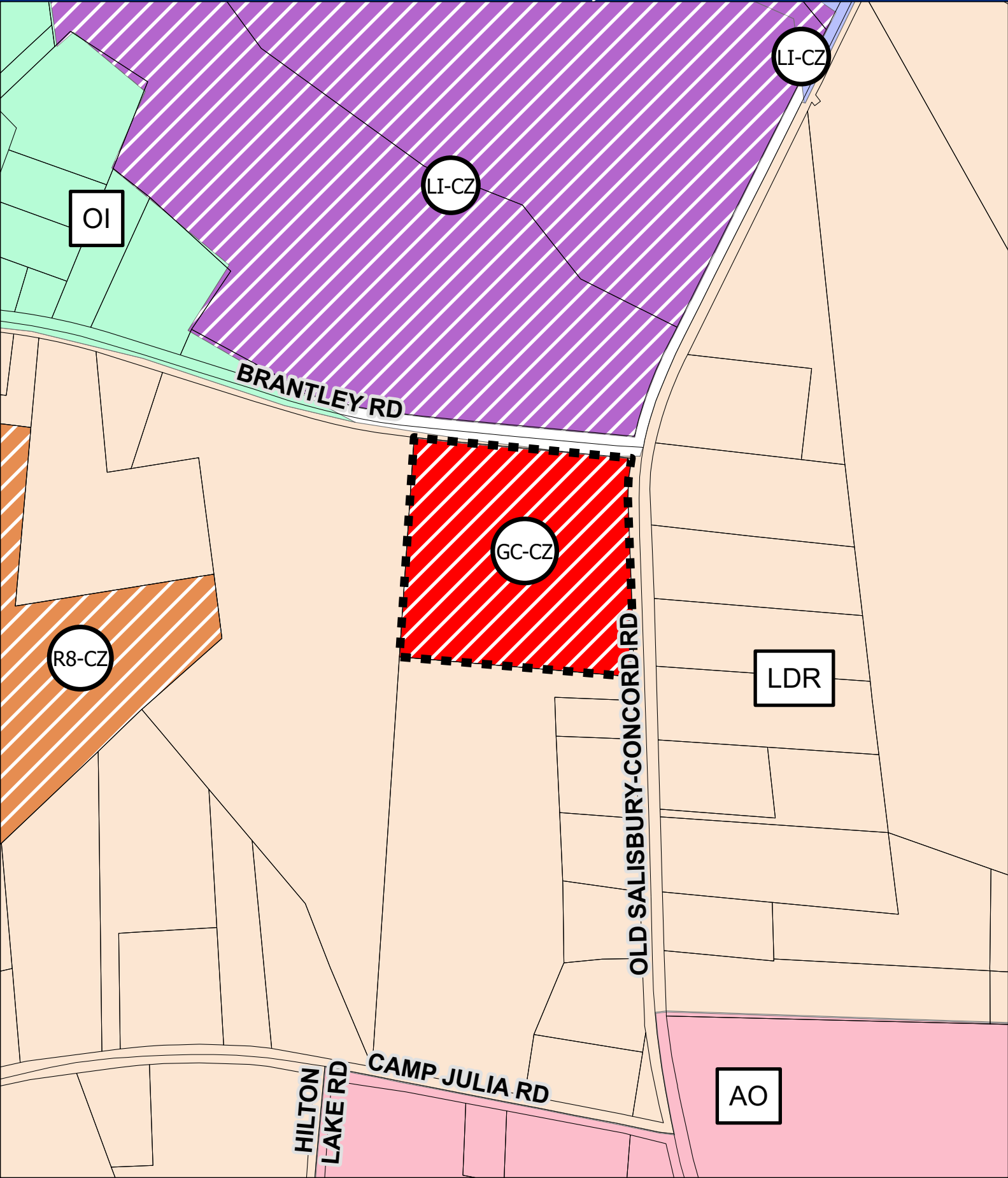
Applicant: Vasser-Sullivan Racing/Team Lone Star, LLC
2990 Brantley Rd





Kannapolis Current Zoning

Case Number: CZ-2026-06
Applicant: Vasser-Sullivan Racing/Team Lone Star, LLC
2990 Brantley Rd



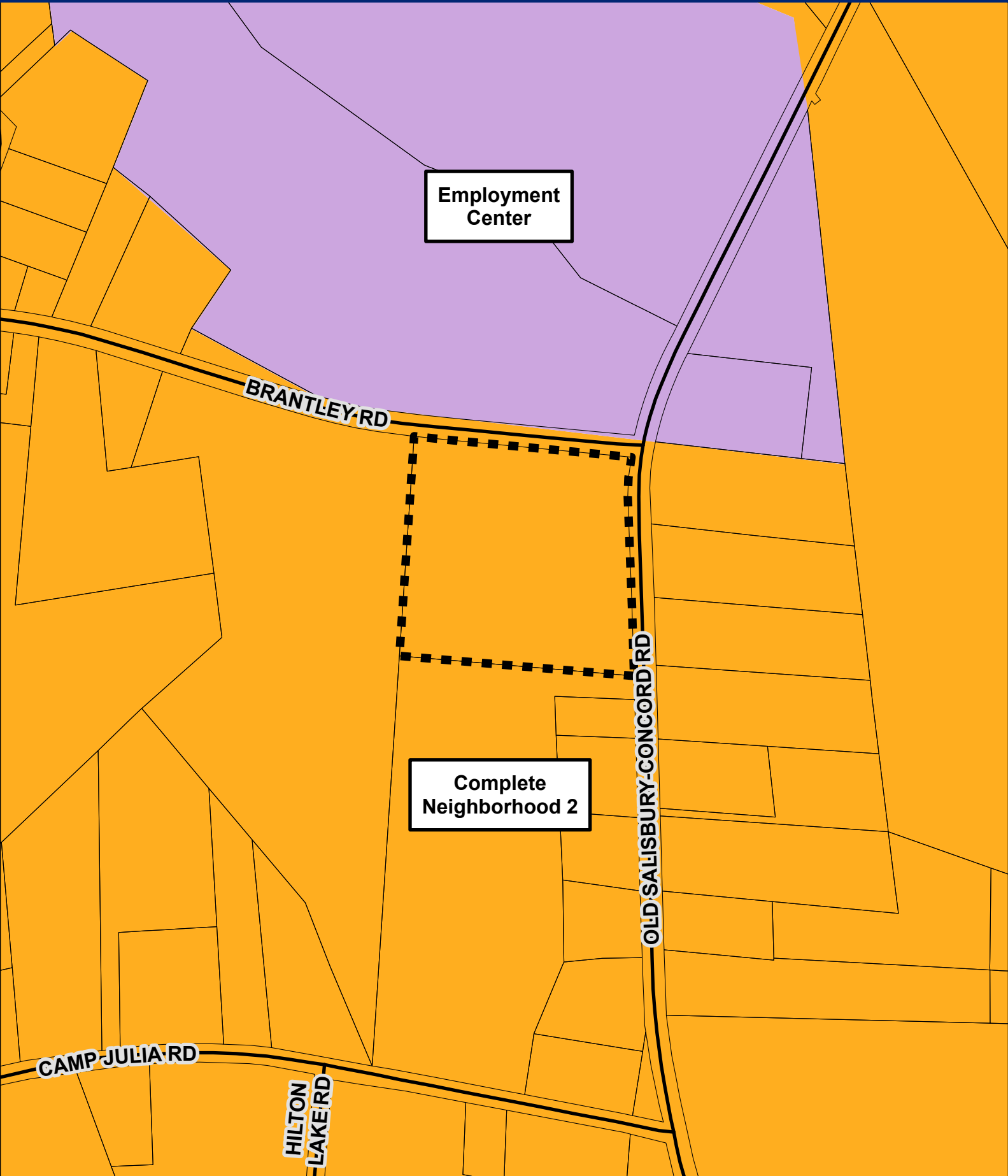


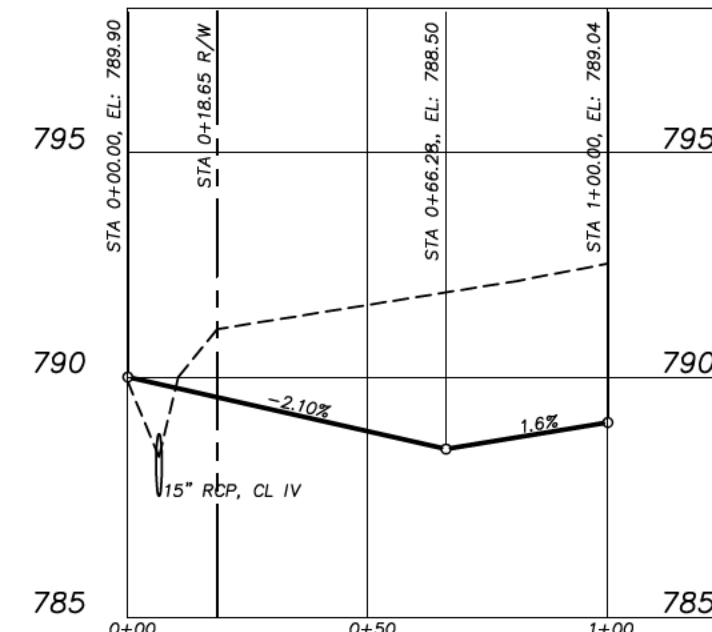
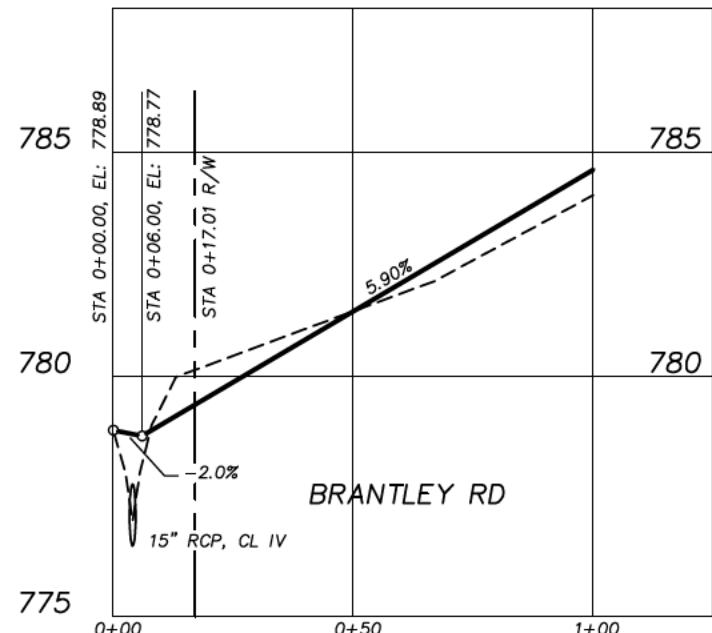
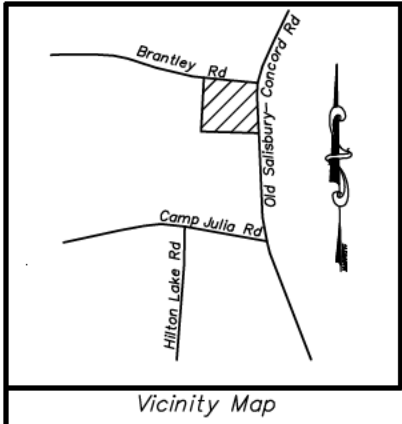
Kannapolis 2030 Future Land Use Map



Case Number: CZ-2026-06

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

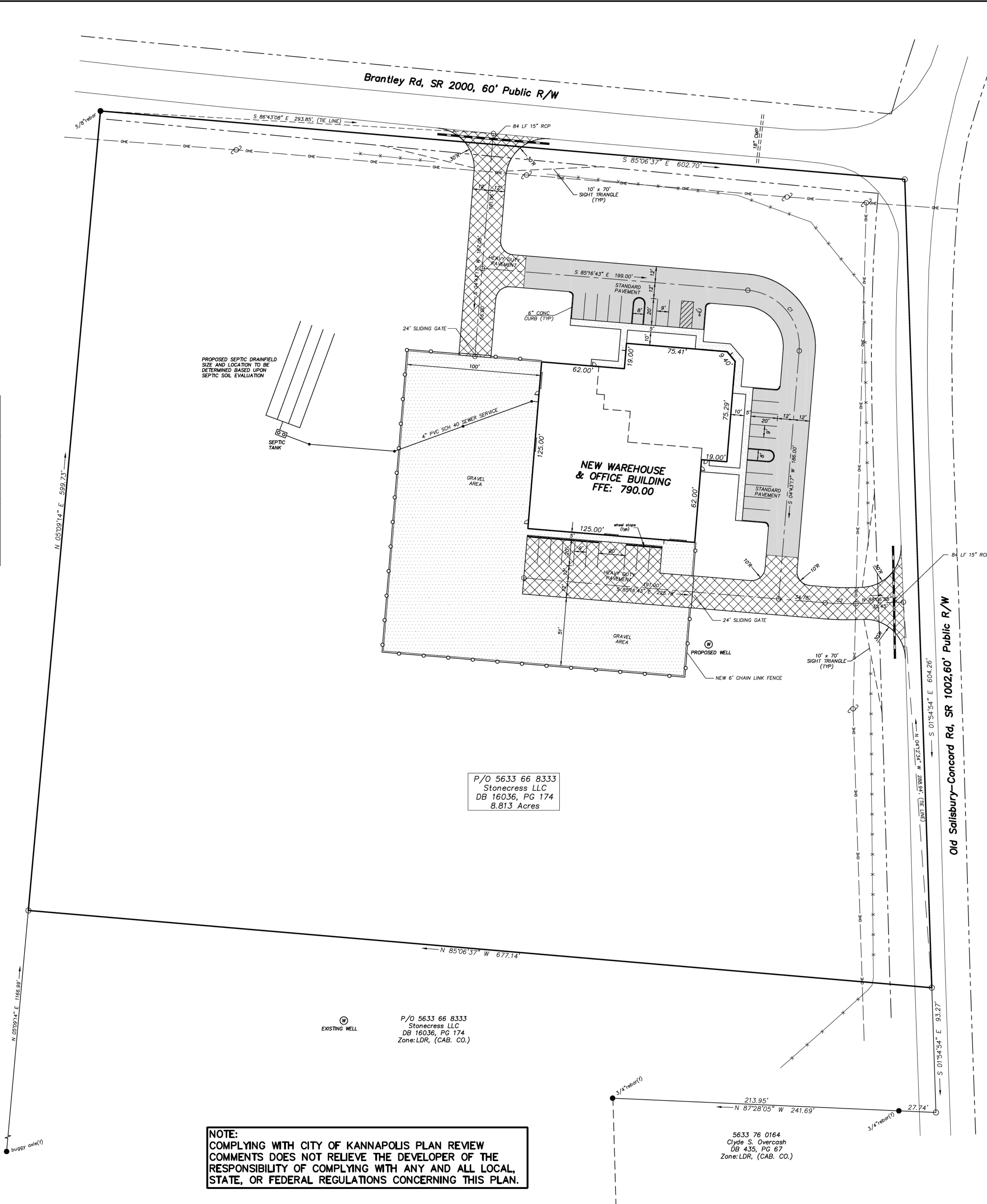




5633 66 2354
Kay C. Roseman
Life Estate
Garold L. Roseman
DB 1169, PG 50
Zone:LDR, (CAB. CO.)

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

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



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

SITE DEVELOPMENT NOTES

- SUBJECT PROPERTY PART OF TAX PARCEL 5633 66 8333
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", (MINIMAL RISK)
PER FEMA PANEL NUMBER 37105633 00K, EFFECTIVE DATE:
NOVEMBER 16, 2018.
- PROPERTY IS SUBJECT TO THE COLDWATER CREEK, (LAKE FISHER) WS-IV
PROTECTED AREA WATERSHED.
- PROPERTY HAS BEEN ANNEXED INTO CITY OF KANNAPOLIS AND REZONED
"GC", (GENERAL COMMERCIAL) CONDITIONAL USE.
- WATER AND SANITARY SEWER SERVICE TO BE PROVIDED VIA WELL AND
GROUND ABSORPTION SEPTIC SYSTEMS TO BE PERMITTED THROUGH
CABARRUS COUNTY HEALTH ALIANCE.
- PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS,
RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD AFFECTING
SUBJECT PROPERTY.
- POST- DEVELOPED BUILT UPON AREA, (BUA) SUMMARY
TOTAL AREA: 383,894 SF, (8.813 AC)

NEW BUILDING:	20,036 SF
NEW GRAVEL:	29,980 SF
NEW ASPHALT:	26,099 SF
NEW CONCRETE:	1,828 SF
TOTAL BUA:	77,943 SF

%BUA = 77,943/383,894 x 100 = 20.30%
- PARKING SUMMARY
STANDARD SPACES: 18
HANDICAP SPACES: 1
TOTAL SPACES: 19

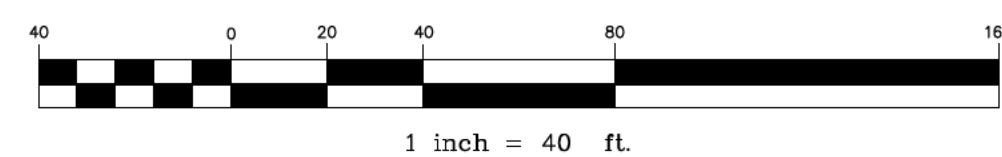
NOTES TO THE CONTRACTOR:

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

CITY OF KANNAPOLIS SITE NOTES:

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

SITE DEVELOPMENT PLAN



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

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

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

NO.	DATE	DESCRIPTION OF REVISIONS

PROJECT NUMBER:
2022-100

SHEET NUMBER

C200



May 5, 2026

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

To: Adjacent Property Owners

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

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

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

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

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

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

In your service,

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

Vicinity Map



COMMUNITY MEETING MINUTES

Vasser-Sullivan Racing – CZ Amendment May 12, 2026

Attending:

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

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

Location: 2990 Brantley Road, Kannapolis, NC

Welcome and Introductions:

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

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

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

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

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

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

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

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

Respectfully submitted

A handwritten signature in black ink, appearing to read "Pete Bogle", written in a cursive style.

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



Order Confirmation

Order# 0000908763

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 Wilkins

Fax: 7049337463
EMail: pscaggs@kannapolisnc.gov

Total Amount **\$645.16**

Payment Amount **\$645.16**

Amount Due **\$0.00**

Tax Amount: 0.00

Payment Meth: Credit - Debit Card

Tear Sheets

0

Proofs

0

Affidavits

1

PO Number:

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000908763-01	CLS Legal	3 X 45 li	\$0.00

Production Method

AdBooker (liner)

Production Notes

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

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

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

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

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

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

TagLine: NOTICEOFPUBLICHEARINGCITYOFKANNAPOLISCITYHALL401LAUREATEWAYKANNAPOLISNC28081PL
ANNINGANDZONINGCOMMISSIONMEETINGTUESDAYJUNE162026



Order Confirmation

Order# 0000908763

PO Box 27283

Richmond, VA 23261-7283

Ad Content Proof

Note: Ad size does not reflect actual ad



NOTICE OF PUBLIC HEARING

City of Kannapolis - City Hall

401 Laureate Way, Kannapolis, NC 28081
Planning and Zoning Commission Meeting

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

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

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

Conditional Zoning Map Amendment - CZ-2026-06 - 2990 Brantley Road - Public Hearing to consider an amendment to the previously approved rezoning conditions for property located at 2990 Brantley Road, zoned City of Kannapolis General Commercial-Conditional Zoning (GC-CZ). The subject property is approximately 8.813 +/- acres and further identified as Cabarrus County Parcel Identification Number 56336685560000.

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 adaordinator@kannapolisnc.gov, or in person at Kannapolis City Hall as soon as possible but not later than 48 hours before the scheduled event.

Publish: June 4, June 11, 2026.



KANNAPOLIS

Planning

May 26, 2026

Dear Property Owner:

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

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

The purpose of this Public Hearing is to consider an amendment to the previously approved rezoning conditions for property located at 2990 Brantley Road, zoned City of Kannapolis General Commercial-Conditional Zoning (GC-CZ). The requested amendment is to allow for personal vehicle service and repair. The subject property is approximately 8.813 +/- acres and further identified as Cabarrus County Parcel Identification Number 56336685560000 (see reverse side of this letter for a map showing the location of this property).

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

If you have any questions about the public hearing or request, please do not hesitate to contact the Planning Department at 704-920-4361 or lrussell@KannapolisNC.gov.

Sincerely,



Lauren Russell
Planner

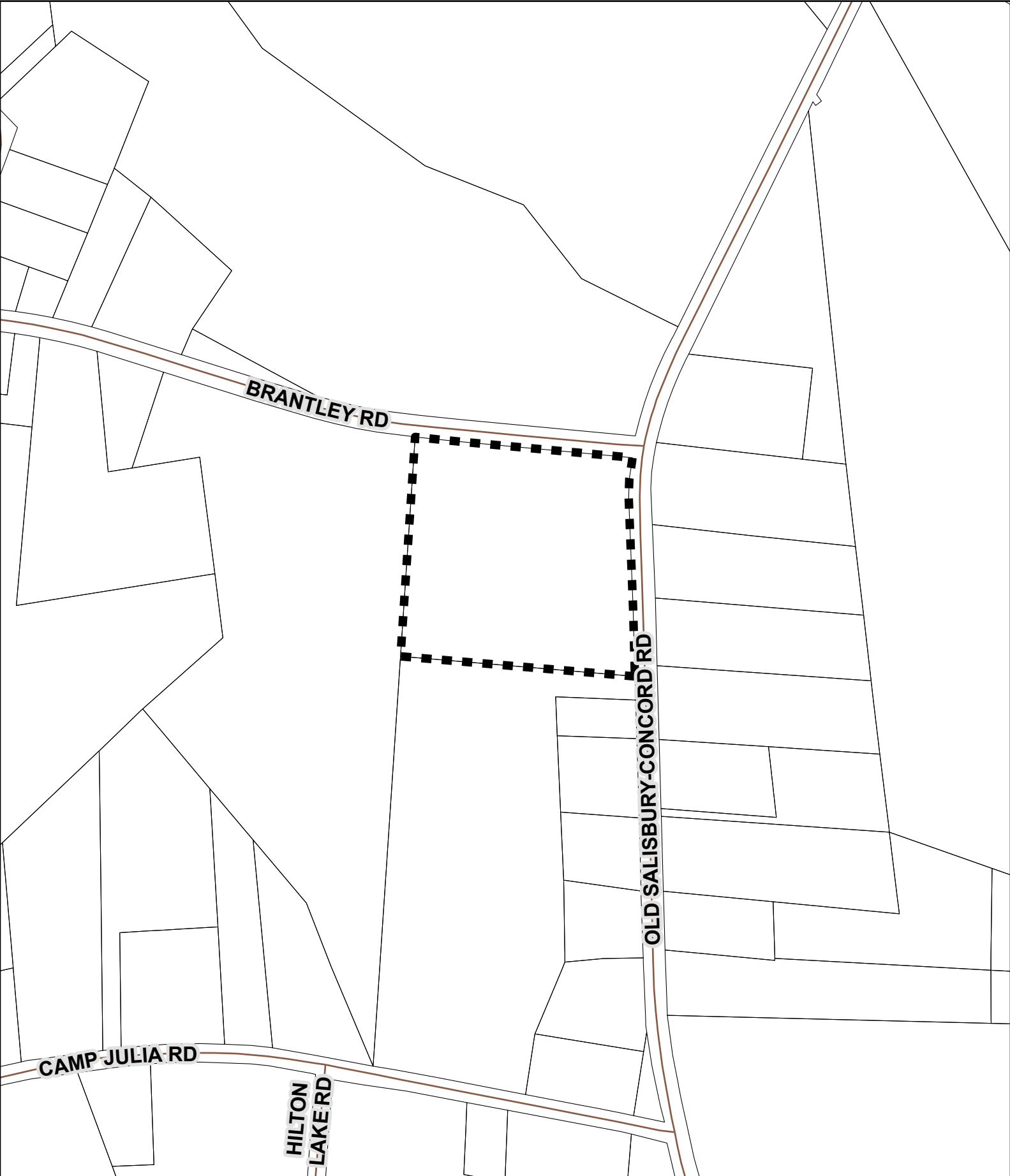
Enclosure

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



Conditional Rezoning

Case Number: CZ-2026-06
Applicant: Vasser-Sullivan Racing/Team Lone Star, LLC
2990 Brantley Rd



OBJECTID	12	PIN14	AcctName1	AcctName2	MailAddr1	MailAddr2	MailCity	MailState	MailZipCod	Shape	Length	Shape Area
100735	56336577310000		STONECRESS LLC		710 MAPLE AVE		KANNAPOLIS	NC	28083	0.010612209		4.98328E-06
100736	56336685560000		STONECRESS LLC		710 MAPLE AVE		KANNAPOLIS	NC	28083	0.007443686		3.37181E-06
100855	56336623540000		ROSEMAN KAY C LF EST	ROSEMAN GAROLD L	635 ROGERS RD		CHINA GROVE	NC	28023	0.014228665		7.07664E-06
100856	56336734860000		CRP/TCC METRO 63 LOGISTICS OWNER LLC		2375 N GLENVILLE DR BLDG A2	FLOOR	RICHARDSON	TX	75082	0.016058791		9.37285E-06
100874	56337649570000		SIMMONS ALEXANDER ROSS	DOBY ABIGAIL DENISE	3045 SIMMONS ST		KANNAPOLIS	NC	28083	0.003896437		8.65656E-07
100908	56337641830000		DEL CARMEN ADRIANA		5220 OLD SALISBURY CONCORD RD		KANNAPOLIS	NC	28083	0.005096223		1.08975E-06
100909	56337645710000		MARTIN ERIN PAIGE		5264 OLD SALISBURY CONCORD RD		KANNAPOLIS	NC	28083	0.004852278		9.92593E-07
101022	56337601640000		OVERCASH CLYDE S		5175 OLD SALISBURY CONCORD RD		KANNAPOLIS	NC	28083	0.002044057		2.1202E-07
101023	56337647810000		BAKER STAN DUPREE JR	BAKER NATALIE NOELLE WF	5308 OLD SALISBURY CONCORD RD		KANNAPOLIS	NC	28083	0.004853977		1.11717E-06
101199	56337539740000		THOMAS K A		5152 OLD SALISBURY CONCORD RD		KANNAPOLIS	NC	28083	0.00311477		5.36357E-07
101858	56337643810000		CHRISTY JAMES B		5248 OLD CONC-SALIS RD		KANNAPOLIS	NC	28081	0.004881773		9.61345E-07
105252	56337509890000		OVERCASH CLYDE S		5175 OLD SALISBURY CONCORD RD		KANNAPOLIS	NC	28083	0.002619217		4.21618E-07



PLANNING

ZONING

COMMISSION

**PUBLIC HEARING
INFORMATION**

CALL 704-920-4350

CASE #CZ-2026-06





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

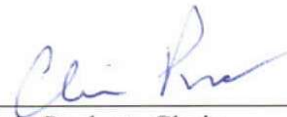
WHEREAS, Sections 160D-604 and 160D-605 of the North Carolina General Statutes specify that when adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable and explain why the action taken is reasonable and in the public interest; and

WHEREAS, Section 2.3.B(1).a. of the Kannapolis Development Ordinance delegates final authority to the Planning and Zoning Commission on zoning map amendments subject to an affirmative vote of three-fourths of the Commission members present and not excused from voting, or if there is no appeal of the decision; and

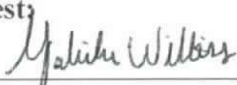
WHEREAS, on June 16, 2026, the Planning and Zoning Commission conducted a public hearing to consider a request to amend previously approved rezoning conditions under Case No. CZ-2022-06 on approximately 8.813 +/- acres of property located at 2990 Brantley Road (Cabarrus County Parcel Identification Number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

NOW, THEREFORE BE IT RESOLVED *The Planning and Zoning Commission finds this rezoning consistent with the goals and policies of the Move Kannapolis Forward 2030 Comprehensive Plan ("2030 Plan"), adopted by City Council, which designates the subject property as located within the "Complete Neighborhood 2" Character Area in the 2030 Plan. Staff finds the request for rezoning compatible with the surrounding zoning and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.*

Adopted this the 16th day of June, 2026:



Chris Puckett, Chair
Planning and Zoning Commission

Attest:


Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission



RESOLUTION TO ZONE

Case #CZ-2026-06

(2990 Brantley Road)

**From City of Kannapolis General Commercial-Conditional Zoning (GC-CZ) to
City of Kannapolis General Commercial-Conditional Zoning (GC-CZ) Zoning Designation**

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

WHEREAS, the Commission conducted a public hearing on June 16, 2026, for consideration of rezoning petition Case #CZ-2026-06 as submitted to the City of Kannapolis Planning Department; and

WHEREAS, the request was to amend previously approved rezoning conditions under Case No. CZ-2022-06 on approximately 8.813 +/- acres of property located at 2990 Brantley Road, (Cabarrus County Parcel Identification Number 56336685560000), as petitioned by Team Lone Star, LLC, and owned by Stonecress, LLC, and zoned City of Kannapolis General Commercial-Conditional Zoning (GC-CZ) zoning designation; and

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

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

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

Yes, this area is located within the "Complete Neighborhood 2" Character Area as designated in the Move Kannapolis Forward 2030 Comprehensive Plan. The character intent includes residential, civic functions, small format office, and commercial opportunities. The proposed personal vehicle service and repair use is, therefore, consistent with the goals and objectives of the Plan.

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

No, the proposed rezoning is not in conflict with any ordinances.

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

No, the property is presently zoned GC-CZ. The applicant is requesting to amend the previous conditions of approval to convert the existing building for a personal vehicle service and repair use for a racing team instead of a plumbing contractor's office.

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

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

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

Yes, this property is a suitable use allowed under the requested zoning. The property has onsite well and septic.

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

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

7. Does the proposed rezoning result in significant adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?

No. There are no anticipated significant environmental impacts from rezoning this property. The site is located within the Lake Fisher WS-IV PA and will need to meet the requirements of the Watershed Protection Overlay District of the KDO. The development will be required to conform to all applicable local, state, and federal environmental regulations.

NOW, THEREFORE BE IT RESOLVED by the City of Kannapolis Planning and Zoning Commission that the conditions for the above referenced property be amended, subject to the following conditions:

1. The conditions and conceptual site plan applicable to the previous conditional rezoning approval, Case #CZ-2022-06, are removed and replaced with the conditions below.
2. The intent of this amendment submittal is to allow for a personal vehicle service and repair facility for a small-scale race team. Prior to the expansion or the development of the property over and beyond its use as a personal vehicle service and repair facility, a

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

3. The permitted uses allowed by this rezoning shall include the uses, densities, and intensities as shown on the conceptual site plan approved with this rezoning.
4. The personal vehicle service and repair activity shall occur within the building.
5. Meet NCDOT driveway and road requirements.
6. The site will be developed in accordance with the Watershed Protection Overlay District (Lake Fisher WS-IV PA) of the KDO.
7. A final site plan, in compliance with the applicable Kannapolis Development Ordinance standards, shall be submitted to and approved by City Staff prior to issuance of a Zoning Clearance permit.
8. The development shall comply with the current Land Development Standards Manual.

Adopted this the 16th day of June, 2026:



Chris Puckett, Chair
Planning and Zoning Commission

Attest:



Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission

