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

APPROVED MINUTES

A. July 21, 2026 Meeting Minutes (Gabriela Wilkins, Planning Technician)

CALL TO ORDER AND WELCOME

OATH OF OFFICE FOR NEW AND REAPPOINTED MEMBERS

ROLL CALL AND RECOGNITION OF QUORUM

APPROVAL OF AGENDA

APPROVAL OF MINUTES

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

PUBLIC HEARING

A. Z-2026-08 - Zoning Map Amendment - 319 Ruth Avenue - Continued (Lauren Russell, Planner)

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

PLANNING DIRECTOR UPDATE

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

OTHER BUSINESS

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

ADJOURN

ADA Notice

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

CITY OF KANNPOLIS, NC
PLANNING AND ZONING COMMISSION

Minutes of Meeting
July 21, 2026

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

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

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

OATH OF OFFICE

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

ROLL CALL AND RECOGNITION OF QUORUM

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

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

PUBLIC HEARING

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

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

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

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

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

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

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

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

PLANNING DIRECTOR UPDATE

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

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

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

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

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

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

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

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

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

OTHER BUSINESS

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

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

ADJOURN

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

Chris Puckett, Chair
Planning and Zoning Commission

Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission

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

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

APPROVAL OF MINUTES

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

PUBLIC HEARING

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. The permitted uses allowed by this rezoning shall include the uses, densities, and intensities as shown on the conceptual site plan approved with this rezoning. The intent of this 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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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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

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

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

Chair Puckett invited the applicant to speak.

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

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

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

Chair Puckett asked for a motion regarding the Resolution to Zone. Mr. French made the motion to approve, second by Vice-Chair Litaker, 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 7:10 PM on Tuesday, June 16, 2026.

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Chris Puckett, Chair
Planning and Zoning Commission

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Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission

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Agenda Item: G.A

City of Kannapolis Planning and Zoning Commission

Planning and Zoning Commission Agenda Staff Report
July 21, 2026

To: Planning and Zoning Commission

From: Lauren Russell, Planner

Subject: Z-2026-08 - Zoning Map Amendment - 319 Ruth Avenue - Continued

Actions Requested by Planning & Zoning Commission

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

Decision and Required Votes to Pass Requested Actions

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

Background & Project Overview

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

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

Fiscal Considerations

None.

Policy Issues

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

1. **Is the proposed rezoning consistent with the Comprehensive Plan and other applicable adopted City plans?** Yes. This parcel is located within the “Urban

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

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

Legal Issues

None.

Findings of Consistency with Comprehensive Plan

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

Staff Recommendation and Alternate Courses of Action

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

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

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

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

2. **Should the Commission choose to approve Case Z-202608, a motion should be made to adopt the Resolution to Zone.**

Motion to Deny (2 votes)

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

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

Attachments

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

Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

KANNAPOLIS

Zoning Map Amendment Checklist

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

REZONING REQUEST

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

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

Applicant: Walnut Lane Homes, LLC

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

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

SUBMITTAL CHECKLIST

- ☑ **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

Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

KANNAPOLIS

ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

Applicant Contact Information

Name: Sean Regan

Address: PO Box 480773
Charlotte, NC 28269

Phone: [redacted]

Email: [redacted]

Property Owner Contact Information ☐same as applicant

Name: Walnut Lane Homes, LLC

Address: PO Box 480773
Charlotte, NC 28269

Phone: [redacted]

Email: [redacted]

Project Information

Project Address: 319 Ruth Avenue, Kannapolis NC 28083

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

Current Zoning Designation: OI Requested Zoning Designation: ~~Select~~ R6

Reason for map amendment: Existing home has been vacant for 20 years and will be torn down. We are applying to change zoning to R6 to be able to build either two new duplexes or two new single family homes or one of each. We also plan to subdivide the existing 0.75 acre lot into two separate and equal lots before construction one new building on each of the two lots.

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

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

Sean Regan, Managing Member Walnut Lane Homes, LLC — Digitally signed by Sean Regan, Managing Member Walnut Lane Homes, LLC Date: 2026.04.28 10:39:34 -04'00' — 4-28-2026
Property Owner Signature — Date

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

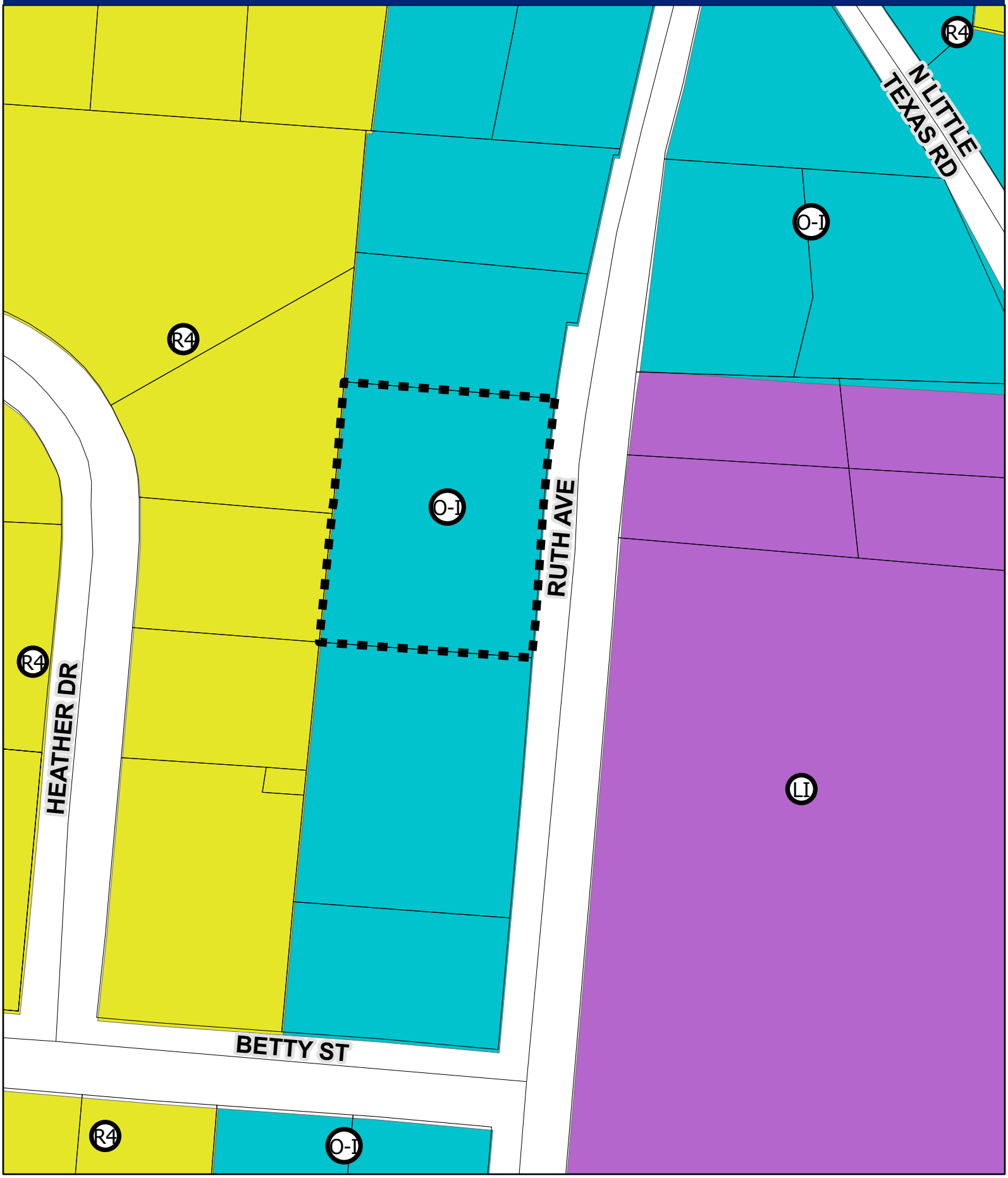
Vicinity Map

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



Kannapolis Current Zoning

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



Kannapolis 2030 Future Land Use Map

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



Order Confirmation

Order# 0000910182

PO Box 27283
Richmond, VA 23261-7283

Client: CITY OF KANNAPOLIS
Phone: 7049204300

Payor : CITY OF KANNAPOLIS
Phone: 7049204300

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

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

Total Amount $570.12
Payment Amount $0.00
Amount Due $570.12
Tax Amount: 0.00
Payment Meth: Invoice - Statement

Tear Sheets	Proofs	Affidavits	PO Number:
0	0	1	

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

Production Method
AdBooker (liner)

Production Notes

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

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

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

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

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

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

TagLine: NOTICEOFPUBLICHEARINGCITYOFKANNAPOLISCITYHALL401LAUREATEWAYKANNAPOLISNC28081PLANNINGANDZONINGCOMMISSIONMEETINGTUESDAYJULY212026A

Order Confirmation

Order# 0000910182

PO Box 27283
Richmond, VA 23261-7283

Ad Content Proof

Note: Ad size does not reflect actual ad

KANNAPOLIS

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

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

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

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

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

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

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

KANNAPOLIS
Planning

July 10, 2026

Dear Property Owner:

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

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

At the June 16, 2026, Planning and Zoning Commission meeting, the Commission held a Public Hearing and considered a request to rezone property located at 319 Ruth Avenue from City of Kannapolis Office-Institutional (O-I) zoning district to City of Kannapolis Residential 6 (R6) zoning district. The Commission tabled the case at the June meeting. The subject property is approximately 0.75 +/- acres and further identified as Cabarrus County Parcel Identification Number 56232933770000 (see reverse side of this letter for a map showing the location of this property).

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

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

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

Sincerely,

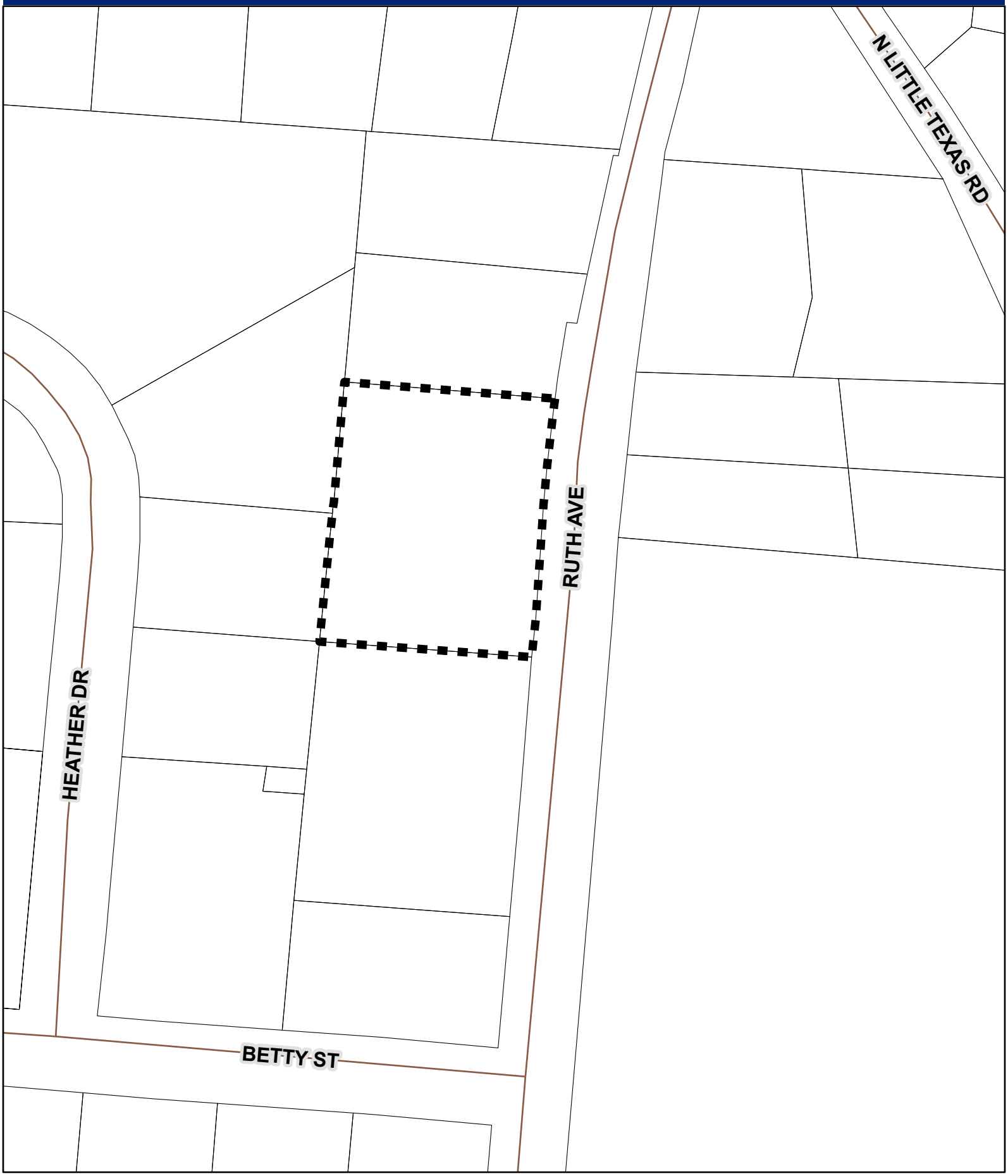
Lauren Russell
Planner

Enclosure

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

Rezoning

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



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


City of
KANNAPOLIS
PLANNING
ZONING
COMMISSION
PUBLIC HEARING
INFORMATION
CALL 704-920-4350
CASE # Z-2026-08

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

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

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

WHEREAS, on June 16, 2026, and July 21, 2026, the Planning and Zoning Commission conducted public hearings to consider a request to rezone approximately 0.75 +/- acres of property located at 319 Ruth Avenue (Cabarrus County Parcel Identification Number 56232933770000), owned by Walnut Lane Homes, LLC, from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Residential 6 (R6) zoning district.

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

Adopted this the 21st day of July 2026:

_____
Chris Puckett, Chair
Planning and Zoning Commission

Attest:

_____
Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission

RESOLUTION TO ZONE

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

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

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

WHEREAS, the Commission conducted public hearings on June 16, 2026, and July 21, 2026, for consideration of rezoning petition Case #Z-2026-08 as submitted to the City of Kannapolis Planning Department; and

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

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

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

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

2. **Is the proposed rezoning in conflict with any provision of this Ordinance or the City Code of Ordinances?**
   No. The City of Kannapolis R6 zoning designation is appropriate for the parcel.

3. **Does the proposed rezoning correct an error in the existing zoning present at the time it was adopted?**
   No. Consistency with the "Urban Residential" Character Area makes the requested R6 zoning district an appropriate change.

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

5. **Does the proposed rezoning ensure efficient development within the City, taking into consideration the capacity and safety of the street network, the adequacy of public facilities, the suitability of the land for the uses allowed under the existing zoning, and other relevant considerations?**
   Yes. The requested zoning allows for a use that is compatible with existing adjacent residential uses. Sewer and water are accessible. The subject property is located adjacent to roads with adequate capacity and safety.

6. **Does the proposed rezoning result in a logical and orderly development pattern, taking into consideration the size of the subject lands and the zoning and existing and proposed development on surrounding lands?**
   Yes. The requested zoning allows for a use that is compatible with existing adjacent residential uses. The surrounding properties are zoned O-I, R4, and LI.

7. **Does the proposed rezoning result in significant adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?**
   No. The site is located within the Watershed Protection Overlay District - Lake Concord Protected Area. There are no anticipated significant environmental impacts from rezoning this property. Any development will be required to conform to all applicable local, state, and federal environmental regulations.

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

Adopted this the 21st day of July 2026:

_____
Chris Puckett, Chair
Planning and Zoning Commission

Attest:

_____
Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission

Agenda Item: G.B

City of Kannapolis Planning and Zoning Commission

Planning and Zoning Commission Agenda Staff Report
July 21, 2026

To: Planning and Zoning Commission

From: Lauren Russell, Planner

Subject: Z-2026-09 - Zoning Map Amendment - An Unaddressed Parcel on S. Chapel Street (Parcel ID 156 084) - Continued

Actions Requested by Planning & Zoning Commission

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

Decision and Required Votes to Pass Requested Actions

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

Background & Project Overview

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

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

Fiscal Considerations

None.

Policy Issues

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

1. **Is the proposed rezoning consistent with the Comprehensive Plan and other applicable adopted City plans?** Yes, this area was added to the City of Kannapolis future growth area through an Annexation Agreement with the Town of Landis that became effective April 1, 2022. Because this agreement followed the adoption of the Move Kannapolis Forward 2030

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

2. **Is the proposed rezoning in conflict with any provision of this Ordinance or the City Code of Ordinances?** No. The City of Kannapolis R8 zoning designation is appropriate for the parcel.
3. **Does the proposed rezoning correct an error in the existing zoning present at the time it was adopted?** No. The property was recently annexed into the City of Kannapolis.
4. **Does the proposed rezoning allow uses that are compatible with existing and allowed uses on surrounding land and with the stability and character of any adjacent residential neighborhoods?** Yes. The R8 zoning designation is compatible with existing and allowed uses on surrounding land. The subject parcel is at the corner of S. Chapel Street and E. 31st Street. Surrounding uses along E. 31st Street are single-family detached residential and are primarily zoned Rowan County Commercial, Business, Industrial (CBI). Uses on the east side of S. Chapel Street include a shopping center and former manufacturing building. They are zoned City of Kannapolis General Commercial (GC) and City of Kannapolis Heavy Industrial (HI), respectively.
5. **Does the proposed rezoning ensure efficient development within the City, taking into consideration the capacity and safety of the street network, the adequacy of public facilities, the suitability of the land for the uses allowed under the existing zoning, and other relevant considerations?** Yes. The requested zoning allows for a use that is compatible with existing adjacent residential uses. Currently, water is accessible; sewer is not. The subject property is located adjacent to roads with adequate capacity and safety.
6. **Does the proposed rezoning result in a logical and orderly development pattern, taking into consideration the size of the subject lands and the zoning and existing and proposed development on surrounding lands?** Yes. The requested zoning allows for a use that is compatible with existing adjacent residential uses. The surrounding properties are zoned Rowan County Commercial, Business, Industrial (CBI), City of Kannapolis General Commercial (GC), and City of Kannapolis Heavy Industrial (HI).
7. **Does the proposed rezoning result in significant adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?** No. The site is located within the Watershed Protection Overlay District - Lake Fisher Protected Area. There are no anticipated significant environmental impacts from rezoning this property. Any development will be required to conform to all applicable local, state, and federal environmental regulations.

Legal Issues

None.

Findings of Consistency with Comprehensive Plan

Staff finds this rezoning **consistent** with the goals and policies of the *Move Kannapolis Forward 2030 Comprehensive Plan ("2030 Plan")*, adopted by City Council. This area was added to the City of Kannapolis growth area in 2022 through an Annexation Agreement adopted by City Council. Staff finds the request for rezoning compatible with the surrounding zoning, and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.

Staff Recommendation and Alternate Courses of Action

Staff Recommendation:

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

Based on the request being consistent with the *2030 Plan*, staff recommends approval for Zoning Map Amendment Case Z-2026-09.

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

1. **Should the Commission choose to approve the request for rezoning as presented in Case Z-2026-09, a motion should be made to adopt the following Statement of Consistency:** Staff finds this rezoning **consistent** with the goals and policies of the *Move Kannapolis Forward 2030 Comprehensive Plan ("2030 Plan")*, adopted by City Council. Staff finds the request for rezoning compatible with the surrounding zoning and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.

2. **Should the Commission choose to approve Case Z-2026-09, a motion should be made to adopt the Resolution to Zone.**

Motion to Deny (2 votes)

1. **Should the Commission choose to recommend denial of Case Z-2026-09, a motion should be made to adopt the following Statement of Consistency:** *The Planning and Zoning Commission finds this zoning map amendment as presented in Case Z-2026-09 to be **inconsistent** with the goals and policies of the Move Kannapolis Forward 2030 Comprehensive Plan, adopted by City Council, because (state reason(s)) and is unreasonable and not in the public interest because (state reason(s)).*

2. **Should the Commission choose to deny Case Z-2026-09, a motion should be made to deny the Resolution to Zone.**

Attachments

1. Z-2026-09 Application
2. Vicinity Map
3. Zoning Map
4. FLU Map
5. Public Notice Ad
6. Notification Letter
7. Notified Addresses
8. Posted Sign
9. Z-2026-09 Statement of Consistency
10. Z-2026-09 Resolution to Zone

Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

Zoning Map Amendment Checklist

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

REZONING REQUEST

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

Requested Rezoning Property Address: 0 S. CHAPEL ST KANNAPOLIS NC 28083

Applicant: FORTUNATE DEVELOPMENT / ERIC TROYER

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

SUBMITTAL CHECKLIST

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

PROCESS INFORMATION

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

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

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

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

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

Applicant's Signature: _____ *Date:* 6/ /26

Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

KANNAPOLIS

ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

Applicant Contact Information

Name: ERIC TROYER

Address: 1090 QUIET CV.
KANNAPOLIS, NC 28083

Phone: [redacted]

Email: [redacted]

Property Owner Contact Information ☒ same as applicant

Name: _____

Address: _____

_____

Phone: _____

Email: _____

Project Information

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

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

Current Zoning Designation: Select CBI Requested Zoning Designation: Select

Reason for map amendment: ANEXATION INTO CITY OF KANNAPOLIS

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

Eric Troyer — 6/28/26
Applicant Signature — Date

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

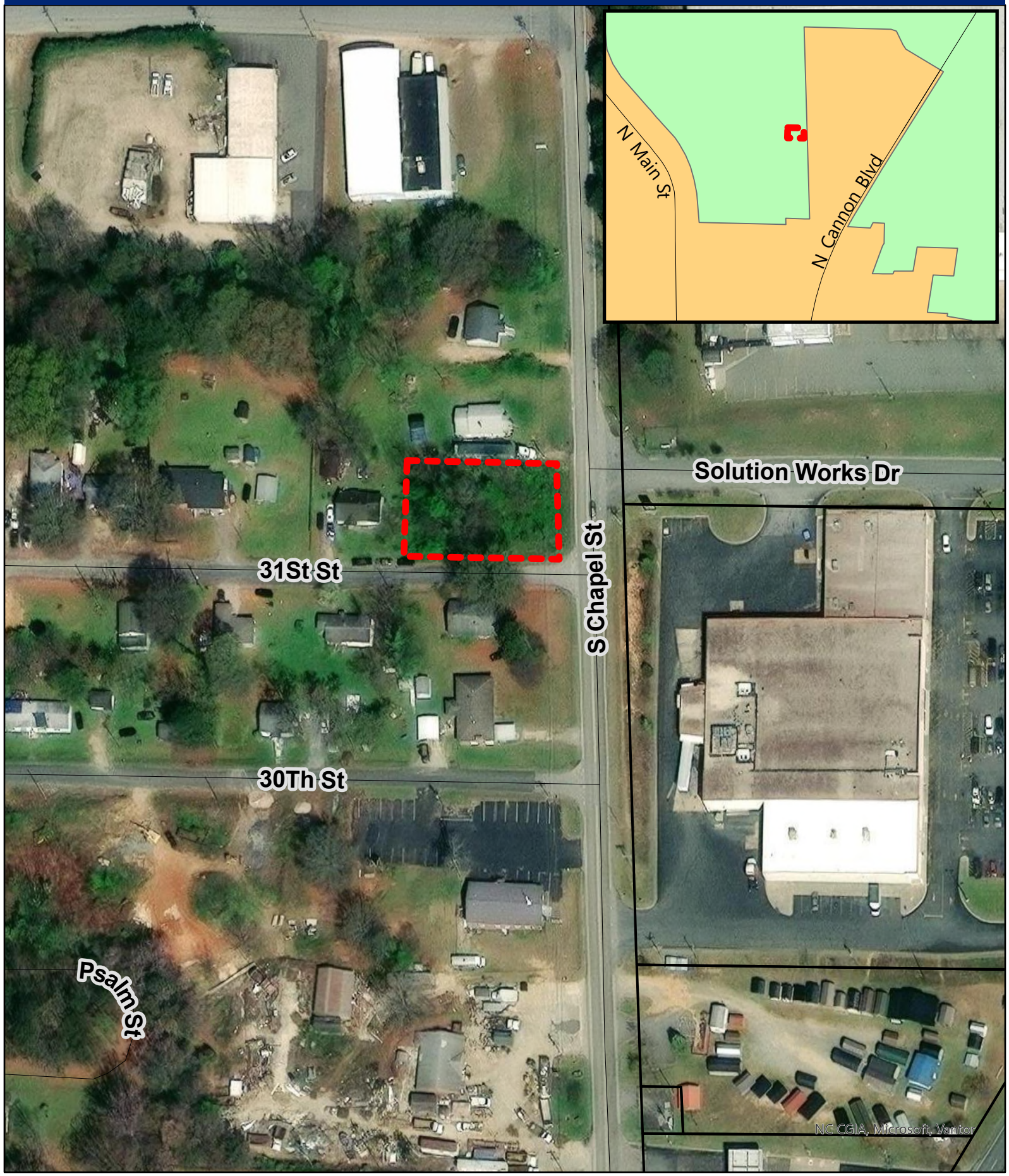
Note: This is not a permit to occupy a structure. Owner and/or applicant are responsible for the location of utility lines and easements. Zoning Map Amendment does not guarantee the availability of water and/or sewer.

Vicinity Map

Case Number: Z-2026-09

Applicant: Fortunate Development

Parcel 156 084

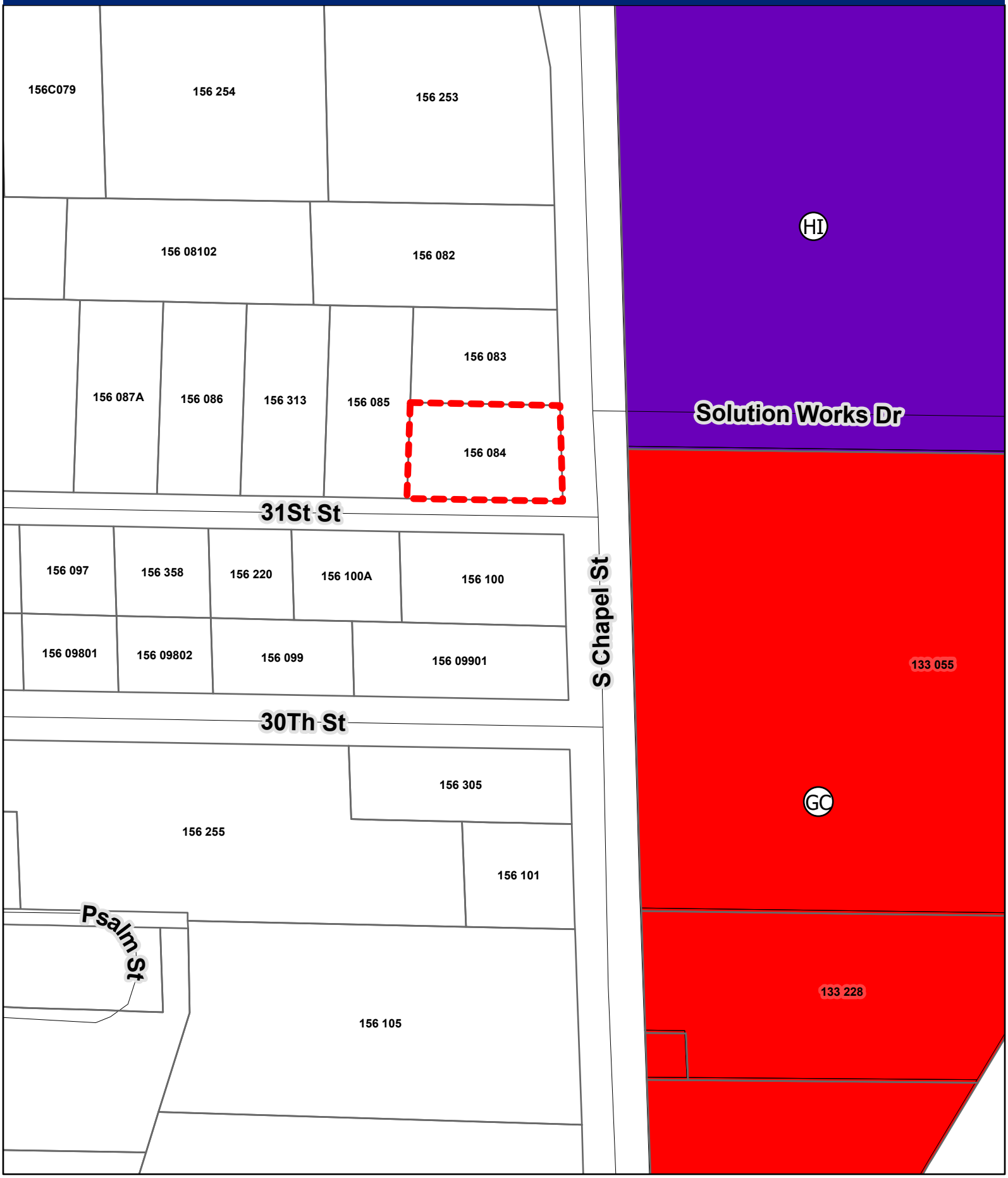


Kannapolis Current Zoning

Case Number: Z-2026-09

Applicant: Fortunate Development

Parcel 156 084

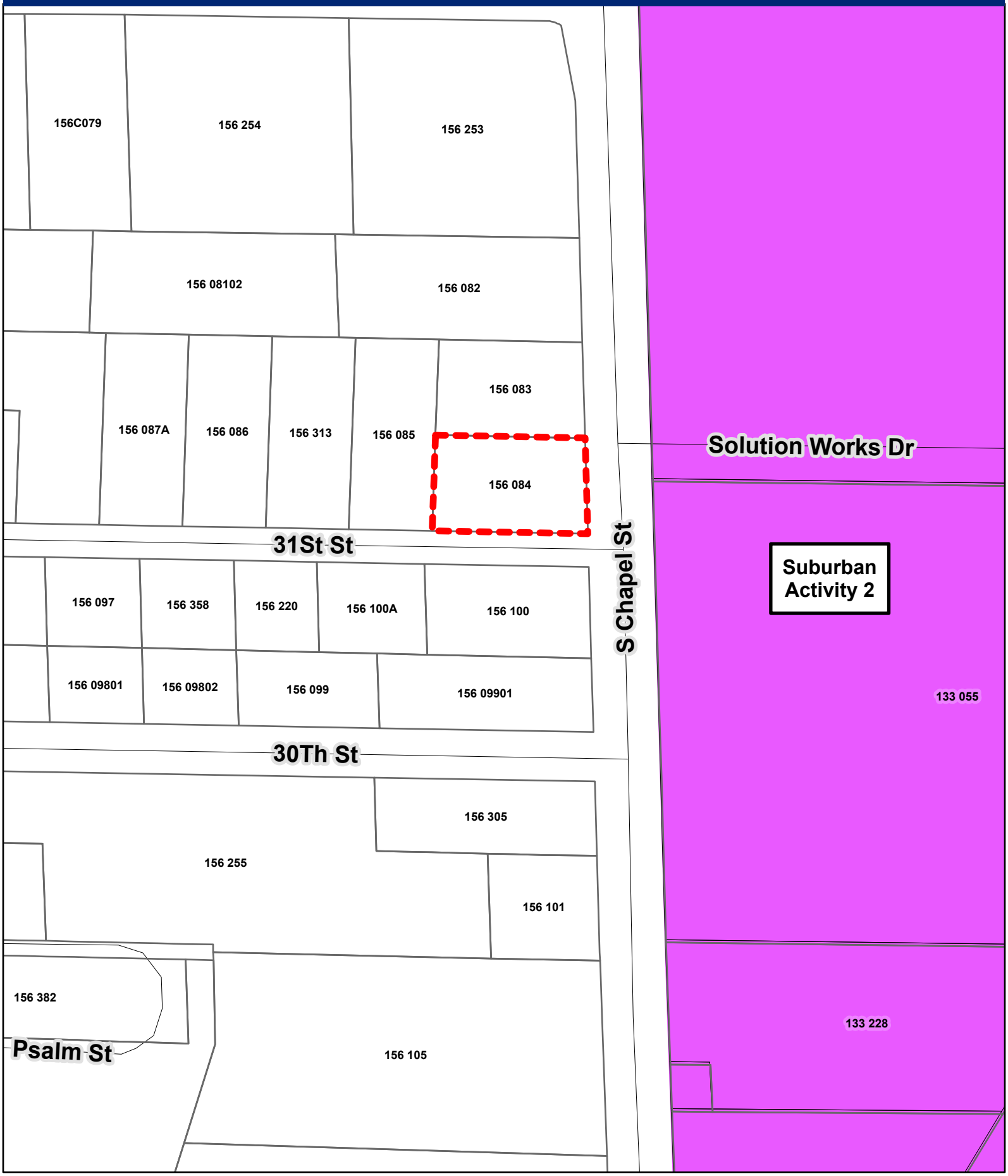


Kannapolis 2030 Future Land Use Map

Case Number: Z-2026-09

Applicant: Fortunate Development

Parcel 156 084



Order Confirmation

Order# 0000910182

PO Box 27283
Richmond, VA 23261-7283

Client: CITY OF KANNAPOLIS
Phone: 7049204300

Payor : CITY OF KANNAPOLIS
Phone: 7049204300

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

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

Total Amount $570.12
Payment Amount $0.00
Amount Due $570.12
Tax Amount: 0.00
Payment Meth: Invoice - Statement

Tear Sheets	Proofs	Affidavits	PO Number:
0	0	1	

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

Production Method
AdBooker (liner)

Production Notes

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

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

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

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

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

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

TagLine: NOTICEOFPUBLICHEARINGCITYOFKANNAPOLISCITYHALL401LAUREATEWAYKANNAPOLISNC28081PLANNINGANDZONINGCOMMISSIONMEETINGTUESDAYJULY212026A

Order Confirmation

Order# 0000910182

PO Box 27283
Richmond, VA 23261-7283

Ad Content Proof

Note: Ad size does not reflect actual ad

KANNAPOLIS

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

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

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

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

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

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

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

KANNAPOLIS
Planning

July 9, 2026

Dear Property Owner:

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

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

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

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

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

Sincerely,

Lauren Russell

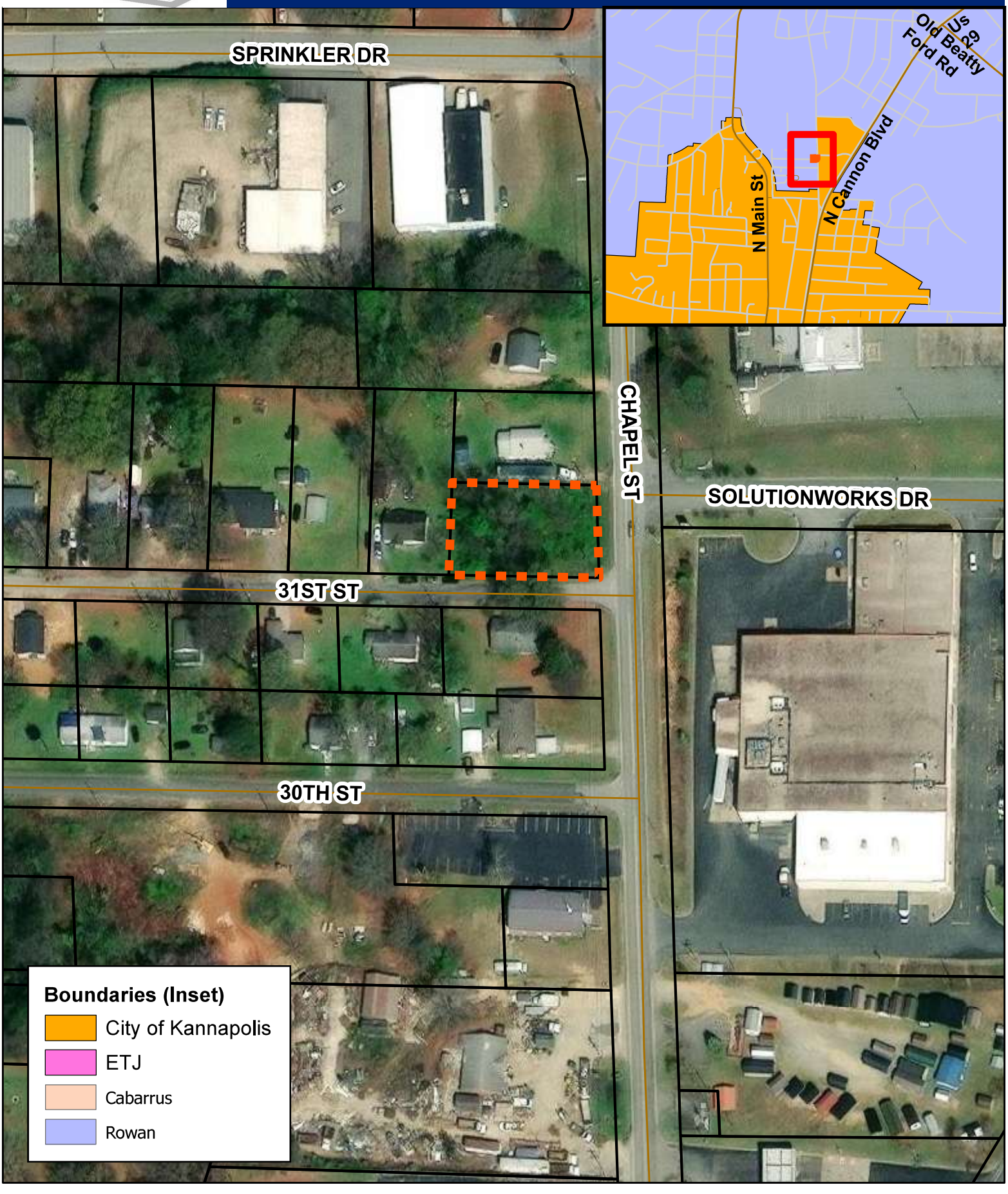
Lauren Russell
Planner

Enclosure

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

Vicinity Map

Z-2026-09
0 Chapel St
156 084



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


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

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

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

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

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

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

Adopted this the 21st day of July 2026:

_____
Chris Puckett, Chair
Planning and Zoning Commission

Attest:

_____
Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission

RESOLUTION TO ZONE

Case #Z-2026-09
(Unaddressed parcel on S. Chapel Street)

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

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

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

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

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

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

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

2. **Is the proposed rezoning in conflict with any provision of this Ordinance or the City Code of Ordinances?**
   No. The City of Kannapolis R8 zoning designation is appropriate for the parcel.

3. **Does the proposed rezoning correct an error in the existing zoning present at the time it was adopted?**
   No. The property was recently annexed into the City of Kannapolis.

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

5. **Does the proposed rezoning ensure efficient development within the City, taking into consideration the capacity and safety of the street network, the adequacy of public facilities, the suitability of the land for the uses allowed under the existing zoning, and other relevant considerations?**
   Yes. The requested zoning allows for a use that is compatible with existing adjacent residential uses. Currently, water is accessible; sewer is not. The subject property is located adjacent to roads with adequate capacity and safety.

6. **Does the proposed rezoning result in a logical and orderly development pattern, taking into consideration the size of the subject lands and the zoning and existing and proposed development on surrounding lands?**
   Yes. The requested zoning allows for a use that is compatible with existing adjacent residential uses. The surrounding properties are zoned Rowan County Commercial, Business, Industrial (CBI), City of Kannapolis General Commercial (GC), and City of Kannapolis Heavy Industrial (HI).

7. **Does the proposed rezoning result in significant adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?**
   No. The site is located within the Watershed Protection Overlay District - Lake Fisher Protected Area. There are no anticipated significant environmental impacts from rezoning this property. Any development will be required to conform to all applicable local, state, and federal environmental regulations.

NOW, THEREFORE BE IT RESOLVED by the City of Kannapolis Planning and Zoning Commission that the above referenced property be rezoned from Rowan County Commercial, Business, Industrial (CBI) zoning district to City of Kannapolis Residential 8 (R8) Zoning Designation.

Adopted this the 21st day of July 2026:

_____
Chris Puckett, Chair
Planning and Zoning Commission

Attest:

_____
Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission

Agenda Item: H.A

City of Kannapolis Planning and Zoning Commission

Planning and Zoning Commission Agenda Staff Report
July 21, 2026

To: Planning and Zoning Commission

From: Mia Alvarez, Senior Planner

Subject: Mobility Hub Presentation

Actions Requested by Planning & Zoning Commission

Presentation Only. No Action Required.

Background & Project Overview

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

Attachments

1. Kannapolis Mobility Hub - Concept Design

CONNECT Beyond

MOBILITY HUB PILOT PROJECT

KANNAPOLIS TRAIN STATION HUB

March 2026



Mobility Hub Pilot Project

ACKNOWLEDGMENTS & PROJECT CONTEXT

Centralina Regional Council
Andy Grzymski
Jason Wager
Joyce Liu
Sarah Niess

Mobility Hub Pilot Project Sponsor
City of Kannapolis
Elizabeth McCarty
Mia Alvarez
Richard Smith

Consultants
HDR
Kevin Walsh
Jason Lawrence
Nirmal Tamang
Sabrina Colon

Bolton & Menk
Allen Davis
Baixin Ren
Brad Turcotte
John Cock
Zoe Huebner

CONNECT BEYOND MOBILITY HUBS PROGRAM: PLAYBOOK & PILOTS

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

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

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

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

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

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



VISION & ENGAGEMENT

VISION FOR THE MOBILITY HUB

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



ENGAGEMENT AND DESIGN COORDINATION





START → KICKOFF → SITE VISIT → SITE PROGRAM VERIFICATION → CONCEPT ALTERNATIVES REVIEW → FINISH → FINAL DESIGN

WHAT WE HEARD

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

SITE LOCATION & OVERVIEW

SITE CONTEXT

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

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

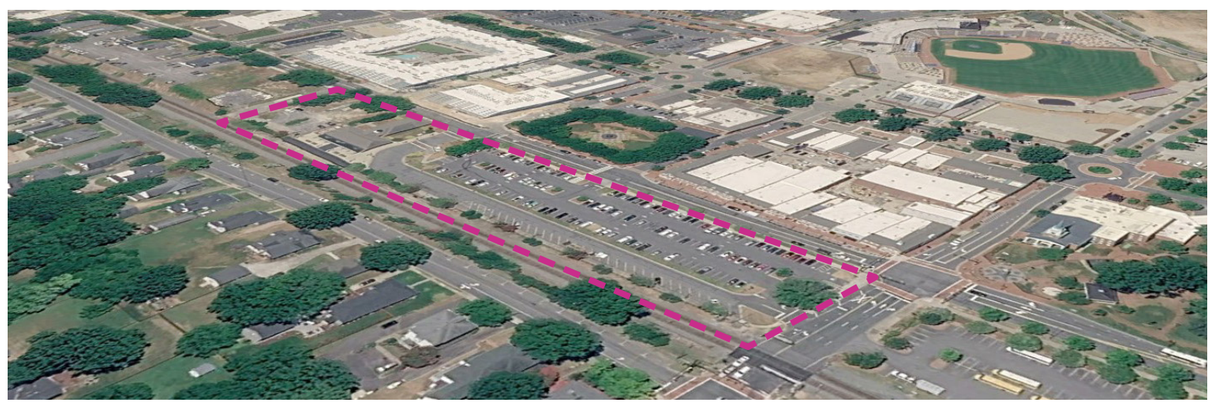
OPPORTUNITIES FOR A MOBILITY HUB

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

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

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





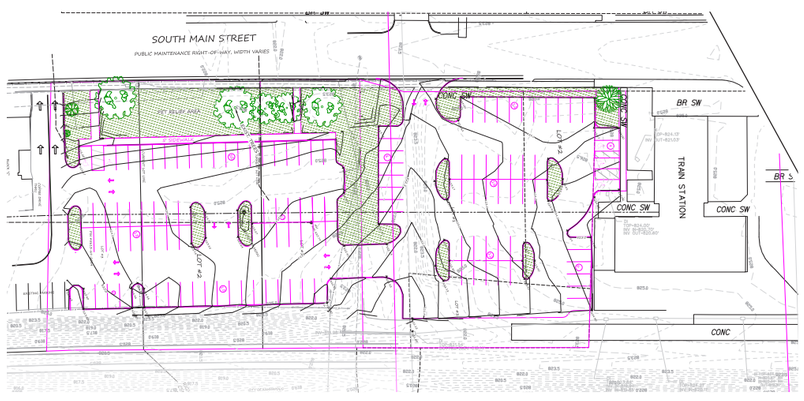
RELATED PLANS & STUDIES

PLANNED SOUTHERN PARKING LOT

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



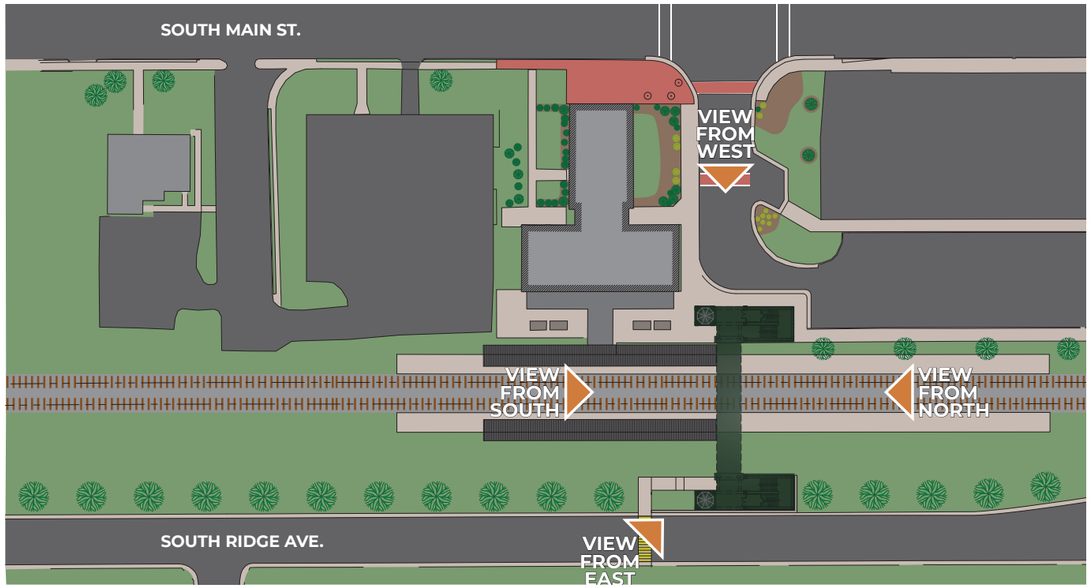
EXISTING AREA



PLANNED PARKING LOT LAYOUT

PLANNED PEDESTRIAN OVERPASS

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







SITE ANALYSIS

EXISTING CONDITIONS

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

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

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

CONNECTIVITY AND ACCESS

PEDESTRIAN & NEIGHBORHOOD CONNECTIONS

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

TRANSIT

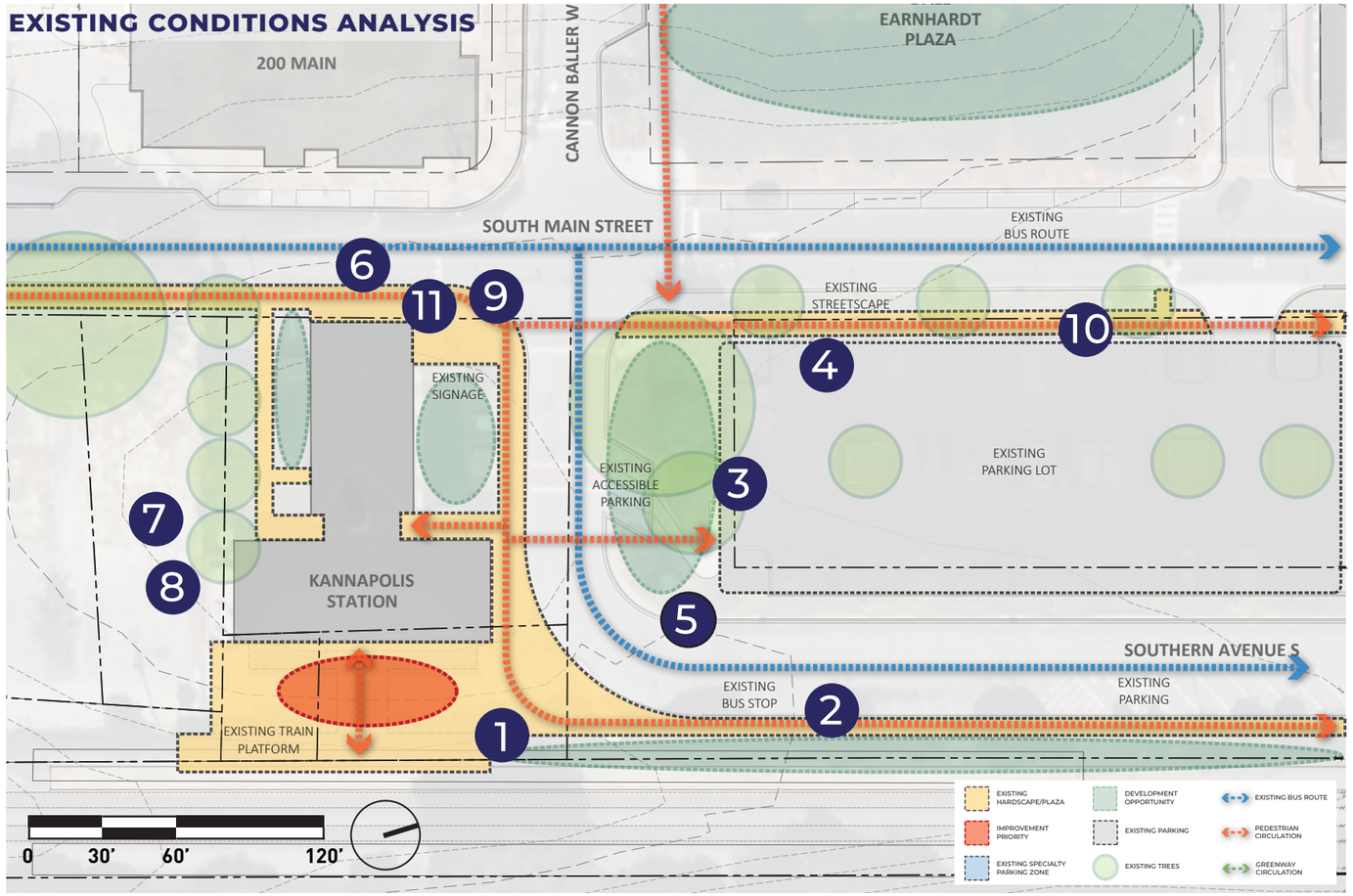
Amtrak provides four daily regional trips, offering key intercity access for residents and visitors. Rider Transit's Blue and Brown routes also serve the station, but transit infrastructure is limited and lacks modern amenities such as shelters, lighting, and real-time information. Expanding shuttle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

VEHICULAR & LOCAL ACCESS

The site benefits from:

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

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





TRAIN STATION PLATFORM



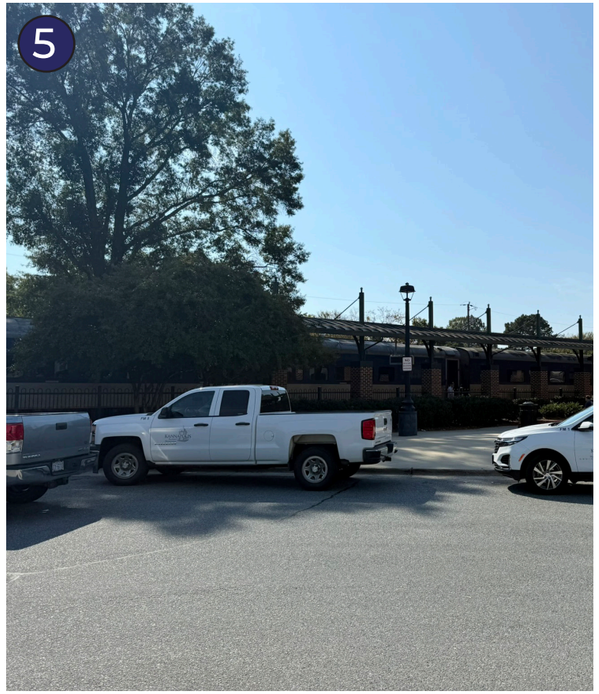
BUS STOP



TRAIN STATION WITH "FLOATING" MID-BLOCK CROSSWALK



BIKE LOCKERS



TRAIN STATION LANDING



TRAIN STATION SIGN



REAR BUILDING ACCESS



UTILITY SCREENING



TRANSIT SIGNAGE

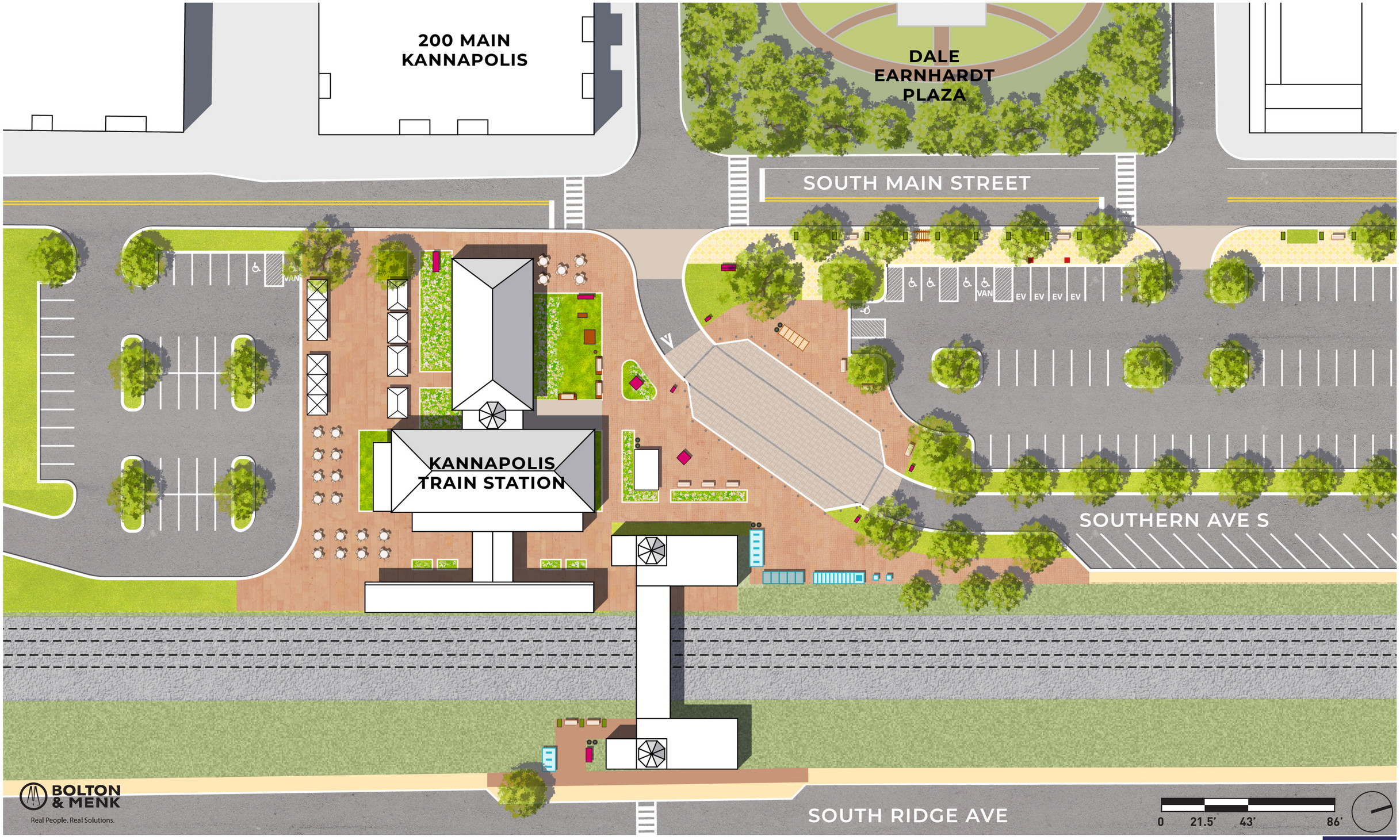


STREETSCAPE

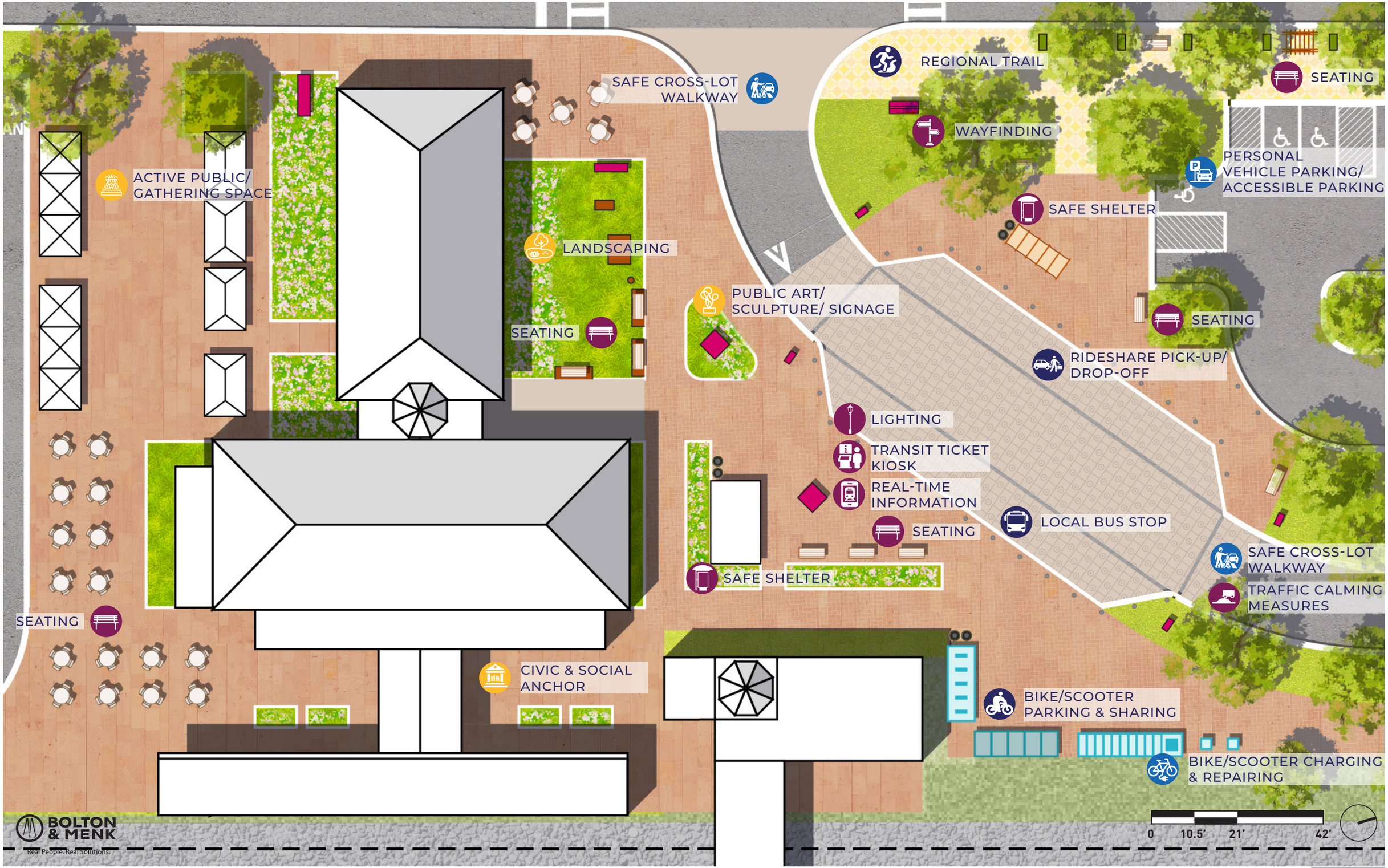


ROAD FRONTAGE

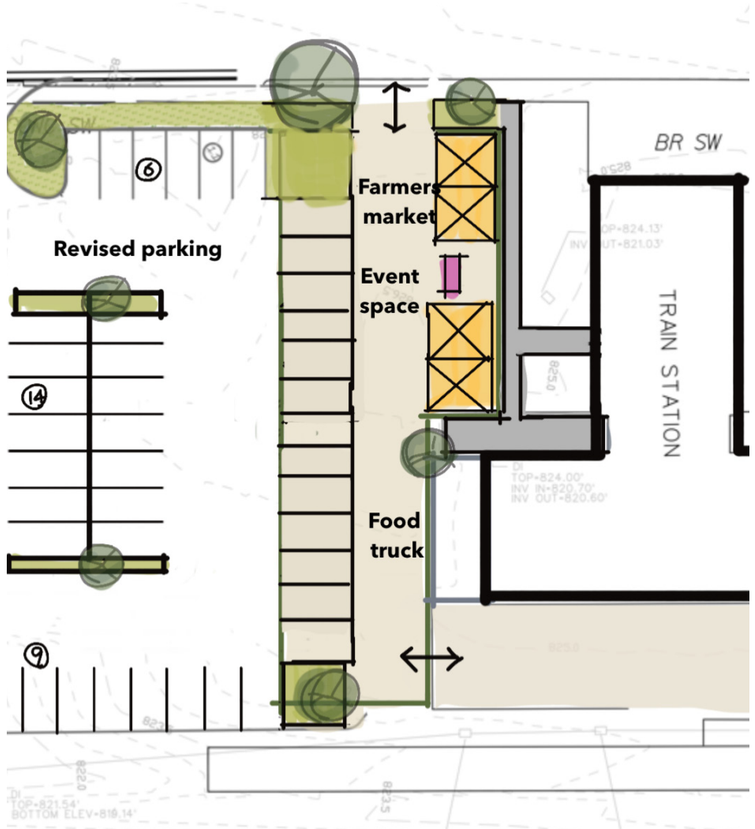
MOBILITY HUB DESIGN CONCEPT



BOLTON & MENK
Real People. Real Solutions.

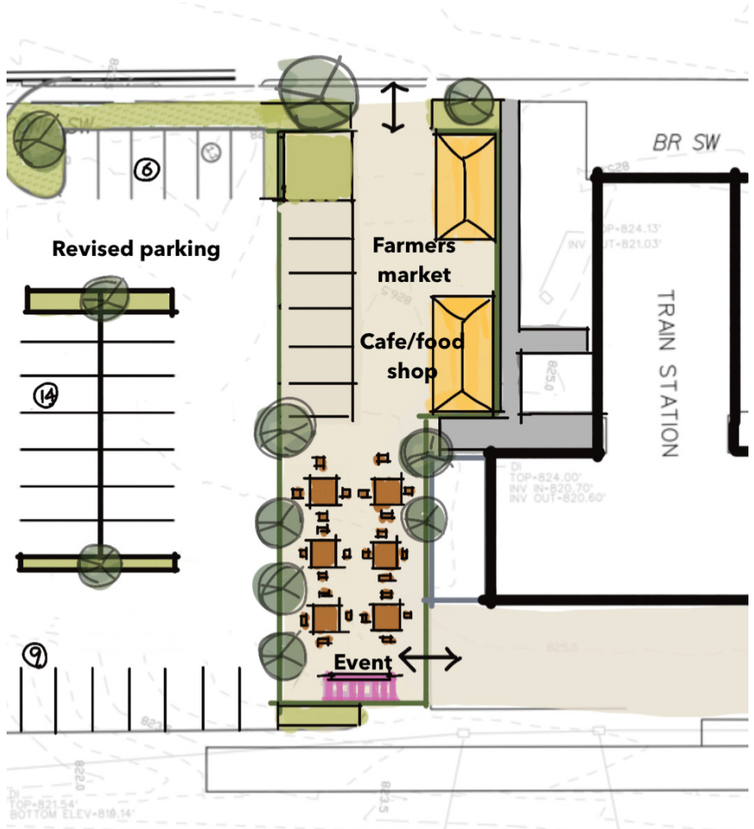

REGIONAL TRAIL
SEATING
WAYFINDING
PERSONAL VEHICLE PARKING/ ACCESSIBLE PARKING
SAFE CROSS-LOT WALKWAY
ACTIVE PUBLIC/ GATHERING SPACE
SAFE SHELTER
LANDSCAPING
PUBLIC ART/ SCULPTURE/ SIGNAGE
SEATING
SEATING
RIDESHARE PICK-UP/ DROP-OFF
LIGHTING
TRANSIT TICKET KIOSK
REAL-TIME INFORMATION
SEATING
LOCAL BUS STOP
SAFE CROSS-LOT WALKWAY
SAFE SHELTER
TRAFFIC CALMING MEASURES
SEATING
CIVIC & SOCIAL ANCHOR
BIKE/SCOOTER PARKING & SHARING
BIKE/SCOOTER CHARGING & REPAIRING
BOLTON & MENK
Real People. Real Solutions.
0
10.5'
21'
42'

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



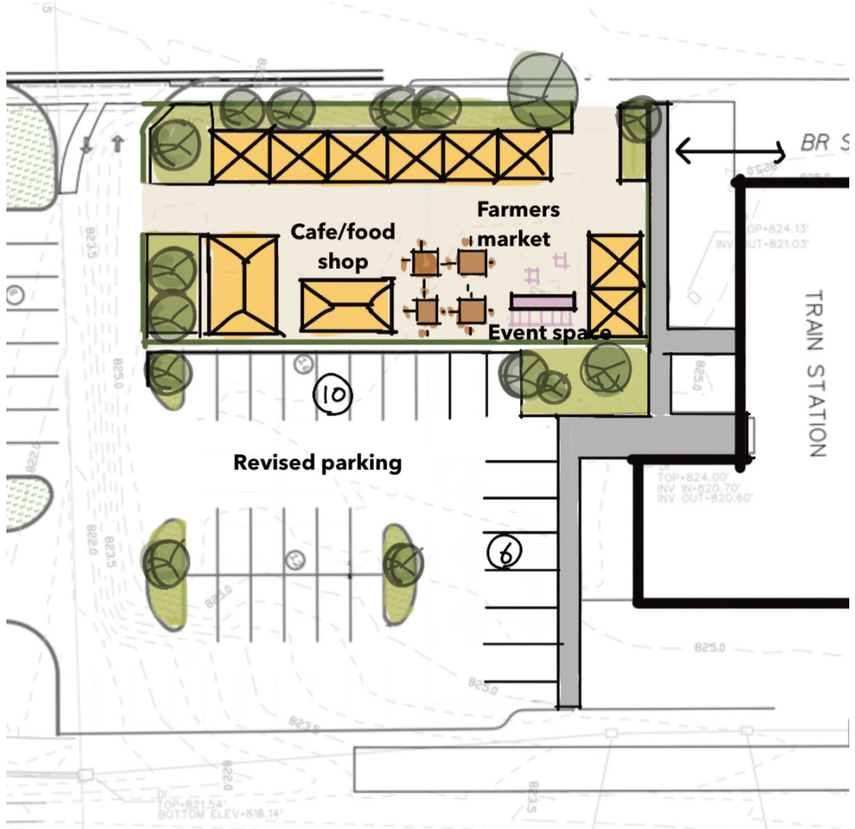
Option 1

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



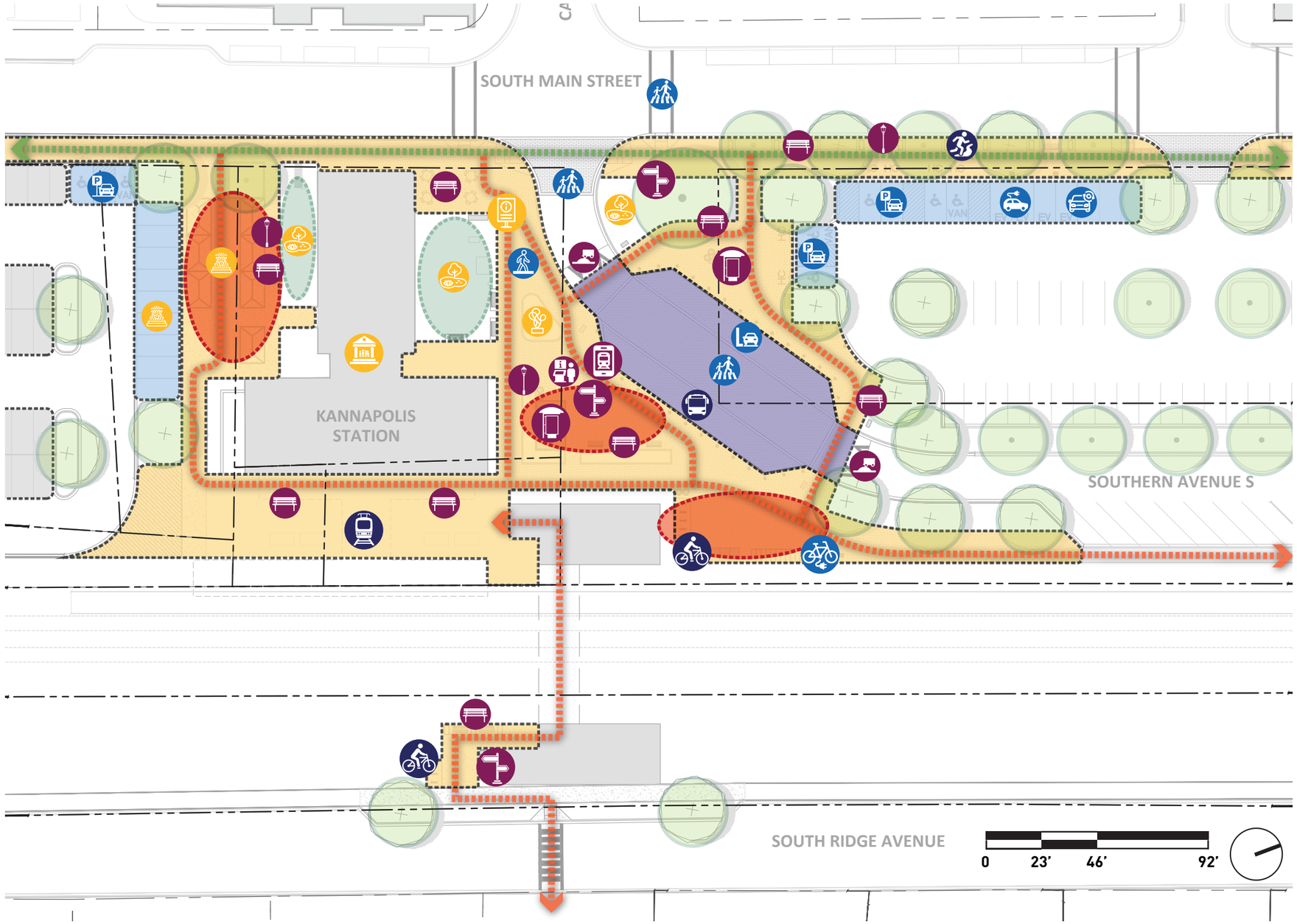
OPTION 2

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



OPTION 3

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



CORE MOBILITY SERVICE

FIRST/LAST MILE CONNECTIVITY

HUB ANCHORS & IDENTITY

RIDER EXPERIENCE & AMENITIES

INFRASTRUCTURE & RESILIENCY

PROGRAM ELEMENTS

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



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