



**PLANNING AND ZONING COMMISSION
MEETING AGENDA
KANNAPOLIS CITY HALL
401 LAUREATE WAY, KANNAPOLIS NC
SEPTEMBER 15, 2026
6:00 PM**

CALL TO ORDER AND WELCOME

ROLL CALL AND RECOGNITION OF QUORUM

APPROVAL OF AGENDA

APPROVAL OF MINUTES

A. Minutes: August 18, 2026 (Gabriela Wilkins, Planning Technician)

PUBLIC HEARING

A. Z-2026-11 - Zoning Map Amendment - Manufactured Home Overlay (MHO) District
(Lauren Russell, Planner)

PLANNING DIRECTOR UPDATE

MOTION TO ADJOURN

ADA Notice

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

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

**Minutes of Meeting
August 18, 2026**

The Kannapolis Planning and Zoning Commission met on Tuesday, August 18, 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
Jamie Richardson
Shelly Stein
Nytsa Saayfan
Ryan French
Erin Haynie

Commission Members Absent: Daisy Malit

Visitors: Daniel Tyler Klein
James Lamb
Alice Helms
Fred Wally
Jan Whitley Morrison
David Haynie
Mora Eerdy
Mari Marie Morrison
Keith Wayne
Sean Regan

Staff Present: Richard Smith, Planning Director
Elizabeth McCarty, Assistant Planning Director
Lauren Russell, Planner
Doug Wilson, Mayor
Wilmer Melton, City Manager
Naomi Hatchell, City Council Member
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 newly appointed Commission member Erin Haynie.

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

3 Ms. Wilkins called the roll. The presence of a quorum was recognized.
4

5 **APPROVAL OF AGENDA**

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

10 **APPROVAL OF MINUTES**

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

14 **PUBLIC HEARING**

15 **Z-2026-08 – Zoning Map Amendment – 319 Ruth Avenue**
16

17 Planner Lauren Russell provided details for case #Z-2026-08 and identified the applicant, address,
18 and size of the property. Ms. Russell stated that the request is to rezone approximately 0.75 acres
19 located at 319 Ruth Avenue. The subject property is currently zoned City of Kannapolis Office-
20 Institutional (O-I) zoning district, and the request is to assign City of Kannapolis Residential 6 (R6)
21 zoning district. The applicant wishes to construct two residential lots containing duplexes.
22

23 Ms. Russell reminded the Commission that the case was tabled at the June 16th meeting and
24 continued at the July 21st Planning and Zoning Commission meeting. She then directed the
25 Commission's attention to case maps, further illustrating the location, current and surrounding
26 zoning districts, existing property uses, as well as the Character Area as determined by the Move
27 Kannapolis Forward 2030 Comprehensive Plan ("2030 Plan"). She further directed the
28 Commission's attention to site photos, stating that staff found consistency with the 2030 Plan and is
29 recommending approval of the rezoning request.
30

31 Ms. Russell reminded the Commission of the actions requested, concluded her presentation, and
32 made herself available for questions. She shared that the applicant was present and would provide a
33 brief presentation.
34

35 Chair Puckett asked if there were any questions from the Commission for staff.
36

37 Mr. Ensley asked if questions and inquiries regarding covenants brought up at the June 16th meeting
38 had been resolved.
39

40 Mr. Smith shared that the City Attorney and applicant's attorney had been in discussion. The City
41 Attorney determined that the Planning and Zoning Commission has no reason to take into
42 consideration any kind of HOA restrictions on property because it is not part of their legal purview.
43 He also stated that the restrictions were in effect over 30 years and the question of whether or not
44 they continue to be in effect is a private issue.
45

1 Chair Puckett asked if there were any further questions from the Commission. He welcomed the
2 applicant to step forward. He also reminded those in attendance that the meeting is a continuation
3 and only new material since the June 16th public hearing would be heard.
4

5 Applicant Sean Regan provided a presentation for the property. He shared that property had a vacant
6 home that was dilapidated, causing to be an eyesore and dangerous spot for the neighborhood for
7 over 20 years. Currently, the property has been cleared and prepared for construction. Mr. Regan
8 began to share his focus on the neighborhood characteristics and why R6 zoning is appropriate for
9 the property.
10

11 Mr. Regan shared that he owns several rental properties in Kannapolis and Concord. He plans not
12 only to construct residences on the property but also maintain them as rentals just as the others he
13 owns. Mr. Regan continued to describe the neighborhood characteristics outside of Ruth Avenue
14 with most surrounding properties containing ranch houses around 2,100 square feet. On Ruth
15 Avenue, neighboring the subject property, is an overgrown property with a barn, an empty grass lot,
16 and then a parking lot at the end of Ruth Avenue. Across the street, there is a factory.
17

18 Mr. Regan shared that the challenge with putting single family residences on Ruth Avenue is that
19 there is a barn to the right and a factory across the street. While the remainder of the neighborhood
20 is facing inward, being visible to one another. Mr. Regan states that placing duplexes would allow
21 for a transition zone between R4 and the factory.
22

23 Mr. Regan shared that the deed restrictions are a separate, private, legal matter. He shared that his
24 attorney is indeed working through the process to get the deed restrictions removed. They were put
25 in place in 1960, well over 30 years of being in place. Mr. Regan referenced the North Carolina
26 Marketable Title Act, where any deed restrictions older than 30 years are not valid. The North
27 Carolina Supreme Court has upheld that view as of 2022.
28

29 To conclude his presentation, Mr. Regan shared that he owns Walnut Lane Homes with his wife.
30 They buy and renovate homes to utilize as rentals. He states that they are local and will be in the
31 neighborhood frequently. Mr. Regan shares there is a thorough screening process to ensure there are
32 good tenants in occupancy. He stated that duplexes will improve property value relative to the rest
33 of the neighborhood. He estimated that each duplex will be worth about \$400,000 and the
34 comparison of an average selling price of a single-family home is \$327,000.
35

36 Mr. Regan provided his contact information to the Commission, offering transparency for his
37 project, and offered to answer any questions.
38

39 Vice-Chair Litaker asked how many duplexes were planned for the subject property. Mr. Regan
40 stated that the property is three-quarters of an acre planning for two duplexes, with a duplex each on
41 a sixth of an acre.
42

43 There being no further questions or comments for staff, Chair Puckett stated that the Commission
44 will not litigate covenants and restrictions and only new information will be heard. He then opened
45 the public hearing.
46

1 Jim Lamb expressed his opposition to the construction of duplexes. Mr. Lamb shared that he would
2 prefer the property to have single-family homes, owner occupied. He also expressed that there is a
3 vast range of uncertainty when managing rentals. Mr. Lamb stated that the intent for the
4 neighborhood would be for no more than three homes per acre. He continues to ask for clarification
5 from the applicant of the desired project density.

6
7 Mr. Regan replied that there would be two duplexes, accounting for four total units on three quarters
8 of an acre.

9
10 Mr. Lamb continued sharing that two single-family homes would be more desirable and cohesive
11 with the neighborhood. He expressed concerns about density and prior projects that did not continue
12 based on the covenants and restrictions in place. Mr. Lamb asked the Commission to consider their
13 own homes and thanked them for their time.

14
15 Chair Puckett asked if there were any further comments. Hearing none, the public hearing was
16 closed.

17
18 Chair Puckett asked the Commission for any further questions for staff.

19
20 Ms. Haynie asked if there was a mockup of the proposed duplexes. Chair Puckett responded that
21 they had not seen any depiction.

22
23 Mr. Regan did not have a rendering but described the duplexes to each be about 1,800 square feet
24 with three bedrooms and two bathrooms.

25
26 There being no further questions or comments for staff, Chair Puckett asked for a motion regarding
27 the Statement of Consistency. Mr. French made the motion to approve, second by Mr. Ensley, and
28 the motion was approved 7-1 with Ms. Stein abstaining.

29
30 Chair Puckett asked for a motion regarding the Resolution to Zone. Mr. French made the motion to
31 approve, second by Mr. Ensley, and the motion was approved 7-1 with Ms. Stein abstaining.

32
33 **Z-2026-09 – Zoning Map Amendment – An Unaddressed Parcel on S. Chapel Street (Parcel**
34 **ID 156 084)**

35
36 Planner Lauren Russell provided details for case #Z-2026-09 and identified the applicant, address,
37 and size of the property. Ms. Russell stated that the request is to rezone approximately 0.27 acres
38 located at an unaddressed parcel on S. Chapel Street. The subject property is currently zoned Rowan
39 County Commercial, Business, and Industrial (CBI) zoning district, and the request is to assign City
40 of Kannapolis Residential 8 (R8) zoning district. The subject property was voluntarily annexed on
41 June 22nd and the rezoning case was continued at the July 21st Planning and Zoning Commission
42 meeting.

43
44 Ms. Russell directed the Commission's attention to case maps, further illustrating the location,
45 current and surrounding zoning districts and existing property uses. She stated that the subject area
46 had been added to the City of Kannapolis future growth area through an annexation agreement with

1 Landis in 2022. Due to the Move Kannapolis Forward 2040 Comprehensive Plan being established
2 in 2018, there is no Character Area identified for this parcel. She further directed the Commission's
3 attention to site photos, stating that staff found consistency with the 2030 Plan and is recommending
4 approval of the rezoning request.

5
6 Ms. Russell reminded the Commission of the actions requested, concluded her presentation, and
7 made herself available for questions. She stated that the applicant was present.

8
9 Chair Puckett asked if there were any questions from the Commission for staff. With there being no
10 questions for staff, he asked if the applicant would like to speak, which the applicant did not have
11 anything to add.

12
13 Chair Puckett opened the public hearing. There being no comments, the public hearing was closed.

14
15 Chair Puckett asked if there were any questions from the Commission for the staff or applicant.

16
17 Mr. Ensley asked if R4 zoning would be a better fit for the property considering the size of the lot.
18 Mr. Smith responded that the zoning recommendation is based on the other zoning designations in
19 the nearby area, which includes Rowan County zoning. He also shared that the Comprehensive Plan
20 provides a range of density and that was considered in the R8 recommendation.

21
22 There being no further questions or comments for staff, Chair Puckett asked for a motion regarding
23 the Statement of Consistency. Vice-Chair Litaker made the motion to approve, second by Ms.
24 Richardson, and the motion was unanimously approved.

25
26 Chair Puckett asked for a motion regarding the Resolution to Zone. Vice-Chair Litaker made the
27 motion to approve, second by Mr. French, and the motion was approved 7-1 with Mr. Ensley
28 abstaining.

29
30 Mr. Ensley inquired about the growth area shown. Mr. Smith shared that the area was included
31 within the City of Kannapolis future growth area and due to the need for water and sewer, properties
32 are required to annex to obtain services.

33
34
35 **Z-2026-010 – Zoning Map Amendment – 6758 Davidson Highway and An Unaddressed Parcel**
36 **on Davidson Highway**

37
38 Assistant Planning Director Elizabeth McCarty provided details for case #Z-2026-10 and identified
39 the applicant, address, and size of the property. Ms. McCarty stated that the request is to rezone
40 approximately 20.05 combined acres located at 6758 Davidson Highway and a portion of an
41 unaddressed parcel on Davidson Highway. The subject property is currently zoned Cabarrus County
42 Agricultural/Open Space (AO), and the request is to assign City of Kannapolis Residential
43 Agricultural (AG) zoning district. The subject properties were voluntarily annexed on June 22nd. A
44 portion of the unaddressed parcel, approximately 5.12 acres, is already with the City of Kannapolis
45 and zoned Residential 1 (R1).

1 Ms. McCarty stated that the entire site is about 25 acres and there was a proposed development for
2 the site that requested conditional zoning. With that project no longer moving forward, the property
3 owners are requesting a straight rezoning to AG which would be a placeholder zoning until future
4 development proceeds.

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

11
12 Ms. McCarty reminded the Commission of the actions requested, concluded her presentation, and
13 made herself available for questions. She stated that the applicant was present and would prefer not
14 to come to the podium, however, they were available to answer any questions.

15
16 Chair Puckett thanked Ms. McCarty and asked if there were any questions from the Commission for
17 staff.

18
19 Mr. Ensley asked if the portion of area in the conservation area would change if the property was
20 rezoned to AG. Ms. McCarty responded that the Character Area would not change, only the zoning.

21
22 There being no further questions for staff, Chair Puckett opened the public hearing. There being no
23 comments, the public hearing was closed.

24
25 Chair Puckett asked for any final comments or questions for staff.

26
27 There being no further questions or comments for staff, Chair Puckett asked for a motion regarding
28 the Statement of Consistency. Vice-Chair Litaker made the motion to approve, second by Ms.
29 Richardson, and the motion was unanimously approved.

30
31 Chair Puckett asked for a motion regarding the Resolution to Zone. Mr. French made the motion to
32 approve, second by Vice-Chair Litaker, and the motion was unanimously approved.

33 34 **OTHER BUSINESS**

35 **TA-2026-03 – Kannapolis Development Ordinance Text Amendment – Coddle Creek** 36 **Subdistrict of Thoroughfare Protection Overlay (TPO) District**

37
38 Ms. McCarty clarified that there was no public hearing for the proposed text amendment. City
39 Council will hold a public hearing and the Planning and Zoning Commission would provide a
40 recommendation to City Council. Ms. McCarty stated that staff had received numerous phone calls
41 regarding the proposed text amendment and that the Commission has been provided information
42 from several individuals prior to the meeting.

43
44 Ms. McCarty provided details for case #TA-2023-03, attached and made part of these minutes as
45 Exhibit A. The request is to amend Article 3.8.F(4)a, Thoroughfare Protection Overlay District

1 (TPO), Modification of Underlying Use Permissions within the Coddle Creek Subdistrict. The
2 request is to allow vehicle sales and service uses when the site meets certain criteria.

3
4 Ms. McCarty reminded the Commission that the TPO District runs along several of the City's main
5 roadways that carry high volumes of traffic. They are often entryways to the City, connecting
6 destinations, workplaces, and residential areas. Ms. McCarty shared the two subdistricts within the
7 KDO, one being the Dale Earnhardt Boulevard Subdistrict with its own overlay, the other being the
8 Coddle Creek Subdistrict. The Coddle Creek Subdistrict includes Davidson Highway, Trinity
9 Church Road, Kannapolis Parkway, and Mooresville Road with boundaries that extend 200 feet from
10 one or both sides of the road right-of-way. Ms. McCarty explained that the proposed amendment
11 will only apply to the Coddle Creek Subdistrict. She continued that the TPO District modifies the
12 underlying zoning and that a few specific uses are prohibited. There are also additional design
13 standards within the TPO overlay.

14
15 The requested text amendment is to allow for vehicle sales and services uses within the Coddle Creek
16 Subdistrict when the use is located on an arterial or major collector road and within 500 feet of one
17 of the following six major intersections:

- 18
- 19 1. Mooresville Road and Odell School Road
- 20 2. Mooresville Road and Davidson Road
- 21 3. Davidson Highway and Shiloh Church Road
- 22 4. Kannapolis Parkway and Rogers Lake Road
- 23 5. Davidson Highway and Kannapolis Parkway
- 24 6. Davidson Highway and Interstate 85

25
26 Additionally, no vehicles shall be stored on a site. The proposed text amendment is associated with
27 a concept plan at Mooresville Road and Odell School Road that includes a vehicle fueling station.

28
29 Ms. McCarty directed the Commission's attention to case maps further identifying the TPO and the
30 Coddle Creek Subdistrict.

31
32 Ms. McCarty explained that the KDO currently allows for vehicle sales and services within the TPO
33 if the site has frontage on an arterial highway and is within 500 feet of an intersection of two or more
34 major arterial highways, no vehicles stored on site. The proposed text amendment would allow the
35 site to have frontage on an arterial or major collector.

36
37 Ms. McCarty then directed the Commission's attention to case maps, further illustrating the location,
38 current and surrounding zoning districts, existing property uses, as well as the Character Area as
39 determined by the Move Kannapolis Forward 2030 Comprehensive Plan ("2030 Plan"). She further
40 directed the Commission's attention to site photos, stating that staff found consistency with the 2030
41 Plan and is recommending approval of the rezoning request.

42
43 Ms. McCarty reminded the Commission of the actions requested, concluded her presentation, and
44 made herself available for questions.

1 Chair Puckett asked if Mr. Smith would address the confusion surrounding the public hearing
2 process and neighborhood meeting requirement. Mr. Smith explained that the scheduled
3 neighborhood meeting for tonight created a conflict with the Planning and Zoning Commission
4 meeting, therefore staff notified the applicant. The applicant sent out notices and provided staff at
5 site to let those planning to attend the neighborhood meeting for the upcoming rezoning know that
6 it has been rescheduled. Mr. Smith believes the new date for the neighborhood meeting is September
7 2nd. Mr. Smith addressed the confusion regarding the public hearing for the text amendment request.
8 He explained that the Commission only makes recommendations to City Council, and that City
9 Council will then hold a public hearing as they have final say on the approval or denial of the text
10 amendment.

11
12 Chair Puckett asked if staff attends the neighborhood meetings. Mr. Smith replied that staff do not
13 attend unless specifically invited, to avoid confusion of the meeting's purpose. The ordinance
14 provides guidance on neighborhood meetings and when they are to be held.

15
16 Chair Puckett asked if the Commission had any questions for staff. He then asked for clarification
17 that vehicle sales and services will not open to a car lot. Mr. Smith clarified that services would be
18 allowed, sales would make for a harder use as there is restriction in the proposed text amendment
19 that vehicles could not be parked long term.

20
21 Ms. Saayfan asked what currently sits at the sites highlighted on a map for sales and services. Ms.
22 McCarty shares that there are fuel stations near Davidson Road and Mooresville Road and Davidson
23 Highway and Kannapolis Parkway. There is a gas station in the Gateway area, there is 85 Exchange
24 and the Amazon.

25
26 Chair Puckett asked what fell under the vehicle sales and services. Ms. McCarty explained that gas
27 stations, car washes, and sales lots. Chair Puckett asked if there was a way to change the verbiage to
28 not allow car sales or outdoor storage of vehicles. Ms. McCarty explained that currently the text
29 states no storage of vehicles.

30
31 Chair Puckett expressed that he would not wish to see more vehicle storage areas within Kannapolis.
32 Mr. Smith replied that the Commission may amend the staff recommendation that would restrict
33 vehicle sales and go with vehicle services only.

34
35 Mr. Ensley shared the definitions of the TPO District and that of vehicle sales and services. He
36 explained that each site is reviewed individually and explained that the TPO covers different modes
37 of transportation. Mr. Smith explained that those specific cases would be evaluated at the rezoning
38 stage.

39
40 Chair Puckett invited the applicant to speak.

41
42 Keith Wayne offered to answer any questions from the Commission. There being no questions for
43 the applicant from the Commission, they thanked Mr. Wayne.

44
45 There being no further questions or comments for staff, Chair Puckett asked for a motion regarding
46 the Statement of Consistency. Mr. Ensley made the motion to deny, second by Vice-Chair Litaker,

1 and the motion to deny was approved 5-3 with Chair Puckett, Ms. Stein, and Ms. Richardson not
2 concurring.

3
4 Chair Puckett asked for a motion regarding the recommendation to City Council. Mr. French made
5 the motion to deny, second by Vice-Chair Litaker, and the motion to deny was approved 5-3 with
6 Chair Puckett, Ms. Stein, and Ms. Richardson not concurring.

7
8
9 **PLANNING DIRECTOR UPDATE**

10 Mr. Smith shared that City Council approved a call for affordable housing projects in September.
11 That will be followed by another call for non-residential projects in September as well. Mr. Smith
12 also shared there may be movement for some projects currently on the waitlist based on Council's
13 approval of the allocation balance.

14
15 Mr. Smith opened himself for any questions.

16
17 Mr. Ensley inquired about legislation on Accessory Dwelling Units and if there would be any
18 ordinance changes. Mr. Smith shared that with the adoption of the KDO, it is very ADU friendly
19 and addresses those concerns. Some jurisdictions such as Charlotte, Raleigh and Cary would have
20 to allow residential anywhere due to population.

21
22 Mr. Ensley also asked about development at Afton Ridge. Mr. Smith explained that continued
23 construction was underway. He also shared that Gordon Foods was adding facilities for their
24 vehicles.

25
26 Chair Puckett asked about the status of Overlook 85. Mr. Smith shared there is no further progress
27 with new occupants at this time.

28
29 Ms. Stein asked about the residential development at Vance Street. Mr. Smith stated that the dog
30 park should be completed early next year, and residential construction is estimated to be completed
31 by the end of next year. Mr. Smith explained the dog park will be a City Park facility.

32
33 **ADJOURN**

34 There being no further business, questions, or comments, Mr. Ensley made the motion to adjourn,
35 second by Chair Puckett, and the meeting adjourned at 7:08 PM on Tuesday, August 18, 2026.

36
37
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39 _____
40 Chris Puckett, Chair
41 Planning and Zoning Commission

42
43 _____
44 Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission



City of Kannapolis Planning and Zoning Commission

Planning and Zoning Commission Agenda Staff Report
September 15, 2026

To: Planning and Zoning Commission
From: Lauren Russell, Planner
Subject: Z-2026-11 - Zoning Map Amendment - Manufactured Home Overlay (MHO) District

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

City Council directed staff to take the necessary steps to relinquish the Extra Territorial Jurisdiction (ETJ) area located in Rowan County. On May 19, 2026, the Planning and Zoning Commission approved a zoning map amendment (Case #Z-2026-07) to remove City of Kannapolis zoning from the ETJ, which goes into effect at the end of September. As another step in the relinquishment of the ETJ, the Planning and Zoning Commission recommended approval of KDO text amendments related to the MHO District at their May 19, 2026, meeting (Case #TA-2026-02). City Council approved the text amendments on June 22, 2026.

Every established Manufactured Home Overlay (MHO) District under the City's zoning jurisdiction is currently located within the ETJ. To stay compliant with North Carolina statutes, there needs to be a location within the City of Kannapolis where new manufactured housing is permitted. Initiated by Planning staff, this proposed zoning map amendment establishes a new MHO District within the City's zoning jurisdiction. The proposed zoning map amendment would become effective September 28, 2026.

The new MHO District is proposed on properties located along Kimball Street between Gary Avenue and the western end of Kimball Street. The subject properties are further identified as Rowan County Parcel Identification Numbers 152 098000001 and 152 195. Together, they are approximately 86.66 +/- acres. The underlying zoning district is Residential 8 (R8). The property owner was contacted and did not have any objections to their property being included within the MHO District (email attached).

Fiscal Considerations

None

Policy Issues

Section 2.5.A.(2).c. of the KDO states that Amending the Zoning Map is a matter committed to the

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

- 1. Is the proposed rezoning consistent with the Comprehensive Plan and other applicable adopted City plans?** Yes. This parcel is located within the "Complete Neighborhood 2" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The "Complete Neighborhood 2" Character Area promotes single-family detached residential and single-family attached residential as primary uses. Multifamily residential is promoted as a secondary use. The "Complete Neighborhood 2" Character Area has a desired density of 4 to 18 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 Manufactured Home Overlay (MHO) zoning designation is appropriate for the parcels.
- 3. Does the proposed rezoning correct an error in the existing zoning present at the time it was adopted?** No. Consistency with the "Complete Neighborhood 2" Character Area makes the requested Manufactured Home Overlay 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 MHO District is compatible with existing and allowed uses on surrounding land. Multiple existing manufactured homes are located on the parcel fronting Kimball Street, PIN 152 098000001. The other parcel, 152 195, is presently undeveloped. Other nearby uses include a variety of residential types including single family detached, single family attached, duplexes, and manufactured homes. North of the subject properties is the Baker's Creek subdivision that consists of single family detached and single family attached dwellings. Baker's Creek is zoned City of Kannapolis Planned Development (PD). Northwest of the properties is The Falls subdivision, which consists of single family detached and is zoned City of Kannapolis Residential 18 (R18). The areas to the west, south, and east of the subject properties are zoned City of Kannapolis Residential 8 (R8) and consist primarily of single family detached units, some of which are manufactured homes, as well as a few duplexes.
- 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 MHO District allows for a use that is compatible with existing adjacent residential uses. The surrounding properties are zoned R8, R18, and PD. Any proposed development having manufactured homes would be required to meet the standards of Section 3.8.E of the KDO, Manufactured Home Overlay District. Otherwise, the R8 standards would apply.
- 7. Does the proposed rezoning result in significant adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?** No. There are no anticipated significant environmental impacts from establishing an overlay on these properties. Baker's Branch stream and floodplain cross the subject properties. Both the regulations of the Floodplain Protection Overlay District (KDO Section 3.8.D) and the River-Stream Overlay District (KDO Section 3.8.H) would apply. Further, development will be required to conform to all other applicable local, state, and federal environmental regulations.

Legal Issues

None

Findings of Consistency with Comprehensive Plan

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

Staff Recommendation and Alternate Courses of Action

Staff Recommendation:

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

Based on the request being consistent with the 2030 Plan, staff recommends approval for Zoning Map Amendment Case Z-2026-11.

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-2026-11, a motion should be made to adopt the following Statement of Consistency:** Staff finds this rezoning **consistent** with the goals and policies of the *Move Kannapolis Forward 2030 Comprehensive Plan* ("2030 Plan"), adopted by City Council, which designates the subject property as located within the "Complete Neighborhood 2" Character Area in the *2030 Plan*. Staff finds the request for rezoning compatible with the surrounding zoning and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.
2. **Should the Commission choose to approve Case Z-2026-11, 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-2026-11, 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-2026-11 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-2026-11, a motion should be made to deny the Resolution to Zone.**

Attachments

1. Vicinity Map
2. Zoning Map
3. FLU Map

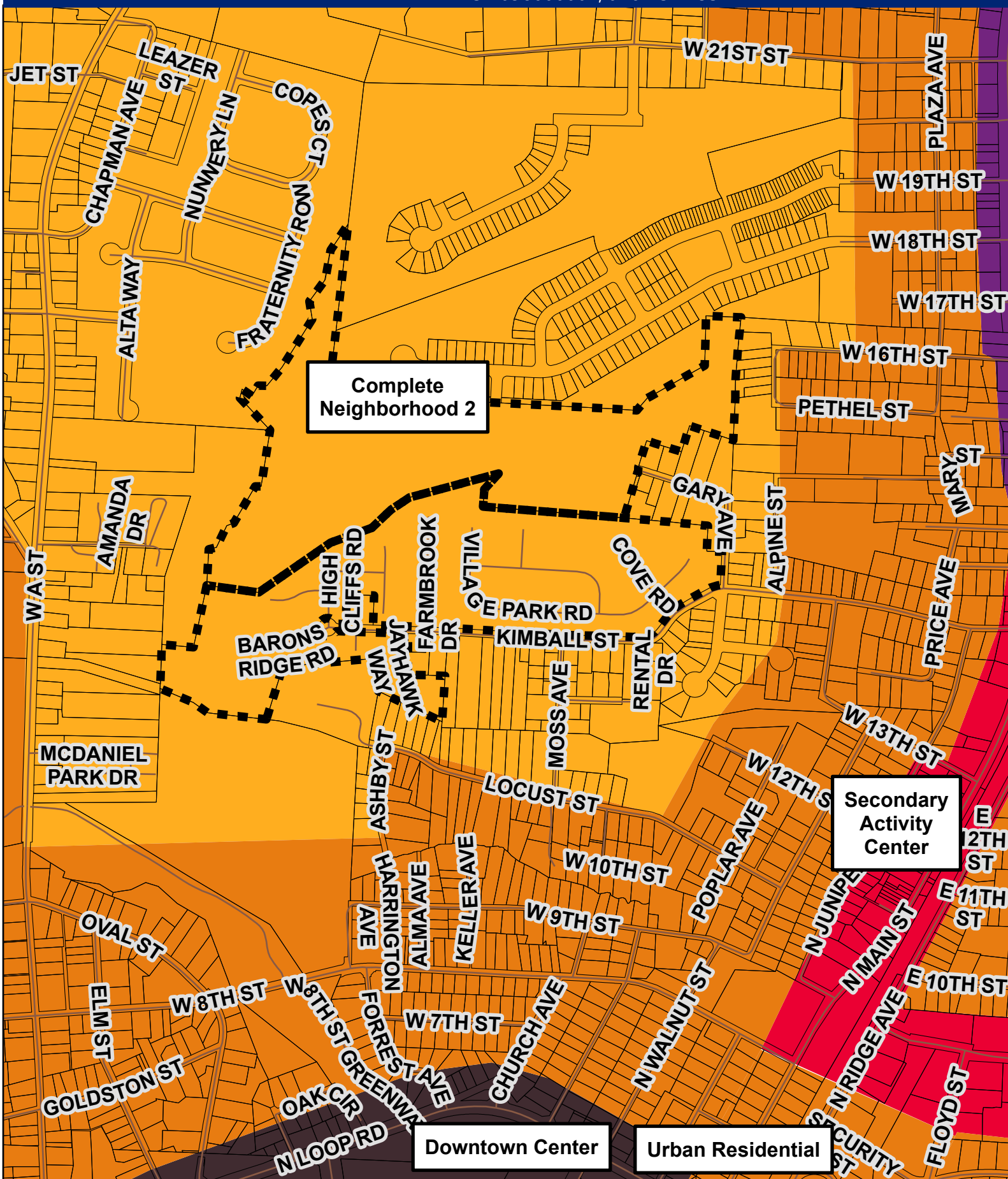
4. Public Notice Ad
5. Notification Letter
6. Notified Addresses
7. Posted Sign
8. Statement of Consistency
9. Resolution to Zone



Vicinity Map

Case Number: Z-2026-11
Applicant: City of Kannapolis
152 098000001, and 152 195







Order Confirmation

Order# 0000912849

PO Box 27283
Richmond, VA 23261-7283

Client: CITY OF KANNAPOLIS
Phone: 7049204300

Payor : CITY OF KANNAPOLIS
Phone: 7049204300

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

Account: 3143368
Address: PAM SCAGGS
KANNAPOLIS NC 28081

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

Fax: 7049337463
EMail: pscaggs@kannapolisnc.gov

Total Amount **\$387.32**

Payment Amount **\$387.32**

Amount Due **\$0.00**

Tax Amount: 0.00

Payment Meth: Credit - Debit Card

Tear Sheets

0

Proofs

0

Affidavits

1

PO Number:

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000912849-01	CLS Legal	2 X 38 li	\$0.00

Production Method

AdBooker (liner)

Production Notes

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

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

Run Dates 9/ 3/2026, 9/10/2026

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

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

Run Dates 9/ 3/2026, 9/ 4/2026, 9/ 5/2026, 9/ 6/2026, 9/ 7/2026, 9/ 8/2026, 9/ 9/2026

TagLine: NOTICEOFPUBLICHEARINGCITYOFKANNAPOLISCITYHALL401LAUREATEWAYKANNAPOLISNC28081PL
ANNINGANDZONINGCOMMISSIONMEETINGTUESDAYSEPTEMBER1



Order Confirmation

Order# 0000912849

PO Box 27283

Richmond, VA 23261-7283

Ad Content Proof

Note: Ad size does not reflect actual ad



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

Tuesday, September 15, 2026, at 6:00 pm

Zoning Map Amendment - Z-2026-11 - Zoning Map Amendment - Manufactured Home Overlay (MHO) District - Public Hearing is to consider establishing a Manufactured Home Overlay (MHO) District on properties located along Kimball Street between Gary Avenue and the western end of Kimball Street. The subject properties are approximately 86.66 +/- combined acres and further identified as Rowan County Parcel Identification Numbers 152 098000001 and 152 195.

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

Publish: September 3, September 10, 2026.



August 31, 2026

Dear Property Owner:

Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Tuesday, September 15, 2026, at 6:00 PM, at 401 Laureate Way, Kannapolis, NC for the following case:

Z-2026-11 – Zoning Map Amendment – Manufactured Home Overlay

The purpose of this Public Hearing is to consider establishing a Manufactured Home Overlay (MHO) District on properties located along Kimball Street between Gary Avenue and the western end of Kimball Street. The subject properties are approximately 86.66 +/- combined acres and further identified as Rowan County Parcel Identification Numbers 152 098000001 and 152 195. (see reverse side of this letter for a map showing the location of these properties).

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

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

Sincerely,

Elizabeth McCarty, AICP
Assistant Planning Director

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 Heather James, Director of Human Resources & ADA Coordinator, by phone at 704-920-4322, email adacoordinator@kannapolisnc.gov, or in person at Kannapolis City Hall as soon as possible but not later than 48 hours before the scheduled event.

PARCEL_ID	OWNNAME	TAXADD1	CITY	STATE	ZIPCODE	OWN2
159 040	MARQUEZ-GUZMAN JUVENTINO & WF	228 W 16TH ST	KANNAPOLIS	NC	28081	CAMPOS-PALACIO MERCEDES
159 098	WEBSTER STEPHANIE	400 ALPINE ST	KANNAPOLIS	NC	28081	
159 096	MCFARLAND PHILLIP WAYNE	406 ALPINE ST	KANNAPOLIS	NC	28081	
154I010						
154I008						
154F011	BASNET EKTA	13517 OLD STORE RD	HUNTERSVILLE	NC	28078-7456	
154F008	JONES ANGEL LASHAWN	744 FRATERNITY ROW	KANNAPOLIS	NC	28081-0000	
154E004	STITT SHAMONE YANTAE	848 FRATERNITY ROW	KANNAPOLIS	NC	28081-0000	
154E002	RAYE CHASTON LAWRENCE	868 FRATERNITY ROW	KANNAPOLIS	NC	28081-0000	
152A001	SAPU BIBI O &	1525 SOLITUDE CT	KANNAPOLIS	NC	28081-7454	WHITIS OLIVIA
152 215	KIMBALL ST MHP LLC	PO BOX 1554	CRYSTAL BAY	NV	89402	
152 214	KIMBALL STREET MHP LLC	411 KIMBALL ST	KANNAPOLIS	NC	28081-2218	
152 196	RH EVERGREEN OWNERCO LLC	5001 PLAZA ON THE LAKE, SUITE 200	AUSTIN	TX	78746-1053	
152 175	RS RENTAL III-A LLC	199 LAFAYETTE ST APT 7A	NEW YORK	NY	10012-4733	
152 101	BARR JOHN MICHAEL	423 KIMBALL ST	KANNAPOLIS	NC	28081-2218	
152 100	LONGENECKER DEREK R	2001 WILKINSON BLDG	CHARLOTTE	NC	28208	
154I005						
154I004						
154F012	SFR JV-HD 2024-1 BORROWER LLC	15771 RED HILL AVENUE SUITE 100	TUSTIN	CA	92780-7333	
154F010	NATHANIEL JESSICA	732 FRATERNITY ROW	KANNAPOLIS	NC	28081-0000	
152A002	MESIMER FRANCIS MICHAEL	1535 SOLITUDE CT	KANNAPOLIS	NC	28081-7454	
152 197	RH EVERGREEN OWNERCO LLC	5001 PLAZA ON THE LAKE, SUITE 200	AUSTIN	TX	78746-1053	
152 137	RITCH BILLY J & WF	1409 GARY ST	KANNAPOLIS	NC	28081	RITCH SHIRLEY COMER
154I012						
154F003	MARRERO MIGUEL ANGEL & SPOUSE	774 FRATERNITY ROW	KANNAPOLIS	NC	28081-0000	CLASS CHRISTINE MARY AMBERT
154 076	DEPENDABLE DEVELOPMENT INC	2649 BREKONRIDGE CENTRE DR	MONROE	NC	28110-0000	
154F007	BIROTTE JOANNA MAY ANCHETA & SPOUSE	750 FRATERNITY ROW	KANNAPOLIS	NC	28081-0000	BIROTTE GENE FRANTZ
154E005	SFR JV-HD 2024-1 BORROWER LLC	15771 RED HILL AVENUE SUITE 100	TUSTIN	CA	92780-7333	
152A028	J2 LAND INVESTMENTS LLC	2339 ODELL SCHOOL ROAD SUITE A	CONCORD	NC	28027-7454	
152 203	WALENESKY PAUL M & WF	1416 GARY AV	KANNAPOLIS	NC	28081	WALENESKY BETTY A
152 200	SANCHELLI RICHARD	317 WILLIAMS RD	HARRISBURG	NC	28075	
152 195	NODEL RICHARD	38505 WOODWARD AVE STE 275	BLOOMFIELD HILLS	MI	48304-5093	
152 190	SPEARS J SCOTT	606 EDDLEMAN RD	KANNAPOLIS	NC	28083-0000	SPEARS KELLIE T
152 170	SORIANO MARIO CARMONA & WF	1402 GARY ST	KANNAPOLIS	NC	28081	PETATAN IRIS
152 161	MARGO INVESTMENTS INC	538 LOCUST ST	KANNAPOLIS	NC	28081-2267	
152 154	WRIGHT DANNY RAY	1420 GARY ST	KANNAPOLIS	NC	28081-2312	
152 138	SPEARS J SCOTT	606 EDDLEMAN RD	KANNAPOLIS	NC	28083-0000	SPEARS KELLIE T
154F001	BRADLEY NICKIE D	786 FRATERNITY ROW	KANNAPOLIS	NC	28081-0000	
154E009	SNIPES CONNIE JUNE & SPOUSE	798 FRATERNITY ROW	KANNAPOLIS	NC	28081-0000	SNIPES MELVIN LAMAR
152A026	J2 LAND INVESTMENTS LLC	2339 ODELL SCHOOL ROAD SUITE A	CONCORD	NC	28027-7454	
153 068	MENIUS AMANDA MICHELLE	901 CEDAR PARK DR	KANNAPOLIS	NC	28081	
159 370	OSBORNE JOANNE &HUS	230 E MAPLE AV	MOCKSVILLE	NC	27028-0000	OSBORNE KARL
152A005	J2 LAND INVESTMENTS LLC	2339 ODELL SCHOOL ROAD SUITE A	CONCORD	NC	28027-7454	
152A003	ALVIAR MARIO ALBERTO	1545 SOLITUDE CT	KANNAPOLIS	NC	28081-7454	
153 093	CHRISTY TED ALEXANDER	1416 W A ST	KANNAPOLIS	NC	28081-9300	
153 073	WEST A TABERNACLE	1218 W A ST	KANNAPOLIS	NC	28081	MISSIONARY BAPTIST CHURCH
154F002	ZEBALLOS PAOLA	780 FRATERNITY ROW	KANNAPOLIS	NC	28081-0000	
152 148	PALACIO JAIME ROBLES	517 KIMBALL ST	KANNAPOLIS	NC	28081-2220	
152 09601	TOURTELLOTT TAMMIE LI	507B KIMBALL ST	KANNAPOLIS	NC	28081-2220	
152 072	ROWAN COUNTY HOUSING AUTHORITY	121 W COUNCIL ST	SALISBURY	NC	28144-4377	
152 097	PINA NICOLAS &	1415 GARY ST	KANNAPOLIS	NC	28081-2311	PINA EDGARDO
152 092B	ROJAS ALEJANDRO VAZQUEZ	501 KIMBALL ST	KANNAPOLIS	NC	28081-2220	MOTA-GONZALEZ ALICIA
152 092	DLN INVESTMENTS LLC	210 OAK AVE	KANNAPOLIS	NC	28081-4329	ATTN: AMANDA FOWLER
152 084	SMITH DEBRA BRESETT	512 LOCUST ST	KANNAPOLIS	NC	28081-0000	
154 051	DRP NC 4 LLC	11605 N COMMUNITY HOUSE RD STE 400	CHARLOTTE	NC	28277-1581	
159 371	HOOPER SHIRLEY V	407 BROOKFIELD CIR	SALISBURY	NC	28146-7844	
159 334	MANNING STEVEN	402 ALPINE ST	KANNAPOLIS	NC	28081-2341	
152 194	RUBIO ENRIQUE J TRUSTEE	421 KIMBALL ST	KANNAPOLIS	NC	28081-2289	
152 189	SPEARS J SCOTT	606 EDDLEMAN RD	KANNAPOLIS	NC	28083-0000	SPEARS KELLIE T
152 169	STEPHENSON JENNIFER	13001 PRICES DISTILLERY RD	CLARKSBURG	MD	20871-9617	
153 124	MENIUS AMANDA MICHELLE	901 CEDAR PARK DR	KANNAPOLIS	NC	28081	
154I174						
154F022	TRUE NORTH PROPERTY OWNER B LLC	PO BOX 4090	SCOTTSDALE	AZ	85261-4090	
154E006	RAMIREZ YNOCENCIO & SPOUSE	828 FRATERNITY ROW	KANNAPOLIS	NC	28081-0000	RAMIREZ LUCILANIA
152 211	MULBERRY LLC	411 WALNUT ST #16025	GREEN COVE SPRINGS	FL	32043-3443	
152 201	WALTER STEVEN & WF	507 KIMBALL ST	KANNAPOLIS	NC	28081	WALTER KATINA
152 098000001	7850 COTTAGE COVE LLC	38505 WOODWARD AVE SUITE 275	BLOOMFIELD HILLS	MI	48304-5093	
152 093	CASTILLO JORGE LUIS A &WF	1207 MOSS AVE	KANNAPOLIS	NC	28081	VELAZQUEZ LUCIA MUNOZ
152 092A	SIMMONS EUNIE MAE	801 SAINT JOHNS CHURCH RD	CONCORD	NC	28025	% BETTY ROBINSON
159 043	ZAGUILAN WANDA GAIL	232 PETHEL ST	KANNAPOLIS	NC	28081	
159 04102	EVERALL LOGAN	237 PETHEL ST	KANNAPOLIS	NC	28081-2325	
152A027	J2 LAND INVESTMENTS LLC	2339 ODELL SCHOOL ROAD SUITE A	CONCORD	NC	28027-7454	
152A025	J2 LAND INVESTMENTS LLC	2339 ODELL SCHOOL ROAD SUITE A	CONCORD	NC	28027-7454	
152 205	MULLIGAN DAWN MARIE	1414 GARY ST	KANNAPOLIS	NC	28081	
159 329	JOY MICHELE ANDI	1406 GARY AVE	KANNAPOLIS	NC	28081-2312	
154I007						
154F021	FALLS HOMEOWNERS' ASSO OF ROWAN INC	PO BOX 38809	CHARLOTTE	NC	28278-8809	
154E007	POOLE TORESSA S	818 FRATERNITY ROW	KANNAPOLIS	NC	28081-0000	
152 184	ADAME ANTONIO LEMUS	207 KIMBALL ST	KANNAPOLIS	NC	28081	

152 104	TORRES CRUZ R	416 GAULT AVE	KANNAPOLIS	NC	28081	
1541175						
1541173						
154F005	SFR JV-HD 2024-1 BORROWER LLC	15771 RED HILL AVENUE SUITE 100	TUSTIN	CA	92780-7333	
152A023	J2 LAND INVESTMENTS LLC	2339 ODELL SCHOOL ROAD SUITE A	CONCORD	NC	28027-7454	
152A021	RODMAN ADRIANNE	1530 SOLITUDE CT	KANNAPOLIS	NC	28081-7454	
152 212	NESHEIWAT DIANE TRUSTEE	129 42ND ST	NEWPORT BEACH	CA	92663	
153 076	WALDROUP VICKIE	1206 WEST A ST	KANNAPOLIS	NC	28081-9501	
152 159	KARASZI MAGDOLNA	518 LOCUST ST	KANNAPOLIS	NC	28081-0000	
152 152	WRIGHT THOMAS JEFFERY &	8180 FREEZE RD	KANNAPOLIS	NC	28081-8967	WRIGHT THOMAS ZACHARY
1541011						
1541009						
154F009	SFR JV-HD 2024-1 BORROWER LLC	15771 RED HILL AVENUE SUITE 100	TUSTIN	CA	92780-7333	
154E001	GALLO MICHAEL ANTHONY JR & SPOUSE	878 FRATERNITY ROW	KANNAPOLIS	NC	28081-0000	GALLO GABRIELLE
159 319	FLACK DANNY LEE	PO BOX 1472	MOUNT PLEASANT	NC	28124	RINEHARDT PHYLLIS LOWDER
153 082	MENIUS THOMAS EUGENE & WF	1312 W A ST	KANNAPOLIS	NC	28081-9394	MENIUS BARBARA L
152 172	S2COR912 LLC	364 WELLINGTON ESTATES DRIVE	CHINA GROVE	NC	28023-5763	
152 103	TAVIRA ESTEBAN & WF	422 GAULT AVE	KANNAPOLIS	NC	28081-2209	RODRIGUEZ ELOISA
152 082	DAYVAULT JAMES RAY JR & WF	2755 COLORADO LANE	KANNAPOLIS	NC	28081-9332	DAYVAULT BEVERLY CAROL
154E003	CATHEY CHRISTOPHER & SPOUSE	858 FRATERNITY ROW	KANNAPOLIS	NC	28081-0022	CATHEY KRYSTAL
152 198	PINA NICOLAS &	1415 GARY ST	KANNAPOLIS	NC	28081-2311	PINA EDGARDO
152 158	NEWTON PROPERTIES &	210 OAK AVE	KANNAPOLIS	NC	28081-4329	INVESTMENTS LLC
152 10201	GONZALEZ IMELDA	419 KIMBALL ST	KANNAPOLIS	NC	28081-2218	
152 183	JOHN TROUTMAN PROPERTIES INC	1313 DOGWOOD AVE	KANNAPOLIS	NC	28081-5847	
152 081	PIZA FERNANDO CURIEL & WF	522 LOCUST ST	KANNAPOLIS	NC	28081-0000	LIMA-CURIEL JOSELYN ANDREA
152 09602	GOLDEN GINA GRIFFIN &	604 WALKER STREET	KANNAPOLIS	NC	28081-5350	STIREWALT JO ANGELA
152 096	BERNAL-VALDIVIA ARMANDO & WF	505 KIMBALL ST	KANNAPOLIS	NC	28081-2220	RENDON FELISA TORRES
152 094	DIXON BRIAN	1205 MOSS AVE	KANNAPOLIS	NC	28081-2230	
152 080	MARGO INVESTMENTS INC	205 W BROAD ST	STATESVILLE	NC	28677-5259	C/O MARGARET RABON
152 077	JOHN TROUTMAN PROPERTIES INC	1313 DOGWOOD AVE	KANNAPOLIS	NC	28081-5847	
153 071	VAZQUEZ LOMBERA LIVING TRUST	6433 SACKETT WAY	CHARLOTTE	NC	28269-1012	
148 126	CITY OF KANNAPOLIS	401 LAUREATE WAY	KANNAPOLIS	NC	28081-0005	
159 097	HERNANDEZ ANAHI CARMONA	404 ALPINE ST	KANNAPOLIS	NC	28081	
154F006	JOHNSON ROBERT WILLIAM	756 FRATERNITY ROW	KANNAPOLIS	NC	28081-0000	
154F004	MCNEELY JESSIE CAROLYN	768 FRATERNITY ROW	KANNAPOLIS	NC	28081-0000	
152 204	SERVIN TIFFANY ELIZABETH & HUS	1416B GARY AV	KANNAPOLIS	NC	28081	SERVIN DANA MIGUEL
152 160	BROWNING KELLY DRAPER	510 LOCUST ST	KANNAPOLIS	NC	28081-2267	
152 153	WRIGHT DANNY RAY &WF	1420 GARY AV	KANNAPOLIS	NC	28081-2312	WRIGHT TAMMY FURR
152 083	LINTON GEORGE WILLIAM III	905 HARRINGTON AVE	KANNAPOLIS	NC	28081-2468	
1541013						
154E008	ARGUETA JOSE V	1135 NUGENT AV	BAY SHORE	NY	11706-1337	
152A022	J2 LAND INVESTMENTS LLC	2339 ODELL SCHOOL ROAD SUITE A	CONCORD	NC	28027-7454	
152A006	J2 LAND INVESTMENTS LLC	2339 ODELL SCHOOL ROAD SUITE A	CONCORD	NC	28027-7454	
152A004	MUNOZ ANGELA LAUREANO & SPOUSE	4803 STAFFORDSHIRE LN	CHARLOTTE	NC	28213-4391	MORA MARTIN
152 171	CARMONA JOSE LUIS & WF	1400 GARY ST	KANNAPOLIS	NC	28081	CARMONA EVANGELINA TAPIA H
152 151	APRILE MICHAEL PETER	604 KIMBALL ST	KANNAPOLIS	NC	28081-2223	
152 105	PAYNE MICKEY	102 CINCO AVE	KANNAPOLIS	NC	28081-3325	PAYNE VICTORIA
152 09604	DAVID MILLER REALTY & INVESTMENT INC	364 WELLINGTON ESTATES DR	CHINA GROVE	NC	28023-5763	
159 042	GARMON JEREMY	233 PETHEL ST	KANNAPOLIS	NC	28081-2325	
159 094	MCCRAW RONALD LEE	6009 MOORESVILLE RD	SALISBURY	NC	28147	
159 095	EDWARDS RANDY ERVIN	411 ALPINE ST	KANNAPOLIS	NC	28081	
159 04101	DURAN ROBERT EARL	235 PETHEL ST	KANNAPOLIS	NC	28081	



KANNAPOLIS

PLANNING
ZONING
COMMISSION
PUBLIC HEARING
INFORMATION
CALL 704-920-4350
CASE # Z-2026-11





**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY
WITH REGARD TO CASE #Z-2026-11**

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 September 15, 2026, the Planning and Zoning Commission conducted a public hearing to consider establishing a Manufactured Home Overlay District on approximately 88.66 +/- combined acres of property located along Kimball Street between Gary Avenue and the western end of Kimball Street. These properties are further identified as Rowan County Parcel Identification Numbers 152 098000001 and 152 195.

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 15th day of September 2026:

Chris Puckett, Chair
Planning and Zoning Commission

Attest:

Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission



RESOLUTION TO ZONE

Case #Z-2026-011

Kimball Street between Gary Avenue and the western end of Kimball Street

Manufactured Home Overlay District 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 September 15, 2026, for consideration of rezoning petition Case #Z-2026-11 as submitted to the City of Kannapolis Planning Department; and

WHEREAS, the request was to consider establishing a Manufactured Home Overlay (MHO) District on 88.66 +/- combined acres of property located along Kimball Street between Gary Avenue and the western end of Kimball Street, (Rowan County Parcel Identification Numbers 152 098000001 and 152 195); and

WHEREAS, establishment of the Manufactured Home Overlay (MHO) District shall be effective September 28, 2026; 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 "Complete Neighborhood 2" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The "Complete Neighborhood 2" Character Area promotes single-family detached residential and single-family attached residential as primary uses. Multifamily residential is promoted as a secondary use. The "Complete Neighborhood 2" Character Area has a desired density of 4 to 18 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 Manufactured Home Overlay (MHO) zoning designation is appropriate for the parcels.

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

No. Consistency with the "Complete Neighborhood 2" Character Area makes the requested Manufactured Home Overlay 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 MHO District is compatible with existing and allowed uses on surrounding land. Multiple existing manufactured homes are located on the parcel fronting Kimball Street, PIN 152 098000001. The other parcel, 152 195, is presently undeveloped. Other nearby uses include a variety of residential types including single family detached, single family attached, duplexes, and manufactured homes. North of the subject properties is the Baker's Creek subdivision that consists of single family detached and single family attached dwellings. Baker's Creek is zoned City of Kannapolis Planned Development (PD). Northwest of the properties is The Falls subdivision, which consists of single family detached and is zoned City of Kannapolis Residential 18 (R18). The areas to the west, south, and east of the subject properties are zoned City of Kannapolis Residential 8 (R8) and consist primarily of single family detached units, some of which are manufactured homes, as well as a few duplexes.

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 MHO District allows for a use that is compatible with existing adjacent residential uses. The surrounding properties are zoned R8, R18, and PD. Any proposed development having manufactured homes would be required to meet the standards of Section 3.8.E of the KDO, Manufactured Home Overlay District. Otherwise, the R8 standards would apply.

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

No. There are no anticipated significant environmental impacts from establishing an overlay on these properties. Baker's Branch stream and floodplain cross the subject properties. Both the regulations of the Floodplain Protection Overlay District (KDO Section 3.8.D) and the River-Stream Overlay District (KDO Section 3.8.H) would apply. Further, development will be required to conform to all other 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 contain a Manufactured Home Overlay District, effective September 28, 2026.

Adopted this the 15th day of September 2026:

Chris Puckett, Chair
Planning and Zoning Commission

Attest:

Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission