



**CITY COUNCIL
BUSINESS MEETING ACTION AGENDA
KANNAPOLIS CITY HALL
401 LAUREATE WAY, KANNAPOLIS, NC
OCTOBER 28, 2024
6:00 PM**

Please Turn off Cell Phones or Place on Silent Mode.

CALL TO ORDER AND WELCOME

MOMENT OF SILENT PRAYER AND PLEDGE OF ALLEGIANCE

RECOGNITIONS

- A. Ceremonial Swearing-In of Police Officers (Terry Spry, Chief of Police)

ADOPTION OF AGENDA - Motion to Adopt Agenda or make revisions

PROCLAMATIONS

- A. Veteran's Day (Darrell Hinnant, Mayor)

CONSENT AGENDA - Motion to Adopt Consent Agenda or make revisions

- A. **POLICY** - Non-Employee Discrimination Procedure **APPROVED UNANIMOUS**
(Mallory Hodgson, Assistant Engineering Director)
- B. **ORDINANCE FIRST READING:** TA-2024-03 -Text amendments to Article 5,
Section 5.10.F.(2)a.3(b) and Section 5.10.F.(2)b.2.: Stormwater Management
Standards, Operation and Maintenance. **FIRST READING APPROVED** (Richard
Smith, Planning Director)
- C. October 14, 2024 City Council Minutes **APPROVED UNANIMOUS** (Bridgette Bell,
City Clerk)
- D. October 14, 2024 Closed Session Minutes **APPROVED UNANIMOUS** (Bridgette
Bell, City Clerk)

BUSINESS AGENDA

- A. **PUBLIC HEARING AND RESOLUTION** - Request to rename East C Street to
Milton Taylor Street **CONTINUED TO NOVEMBER 25, 2024** (Richard Smith,
Planning Director)
- B. **PUBLIC HEARING:** Voluntary Annexation (A-2024-02) of approximately 99.6 +/-
acres of combined unaddressed properties located on Cannon Farm Road (Rowan

County Parcel #'s 244 046, 244 047 and 244 012) and consider a motion to extend the Corporate Limits of the City of Kannapolis. **APPROVED UNANIMOUS** (Richard Smith, Planning Director)

- C. **PUBLIC HEARING and ORDER** - Withdrawal from dedication a portion of right-of-way known as Small Street. **APPROVED UNANIMOUS** (Richard Smith, Planning Director)

- D. **GRANT SUBMITTAL** - Irish Buffalo Greenway Phase II. **APPROVED UNANIMOUS** (Gary Mills, Parks & Recreation Director)

CITY MANAGER REPORT

CITY COUNCIL COMMENTS

SPEAKERS FROM THE FLOOR

CLOSED SESSION

- A. Motion to go into closed session pursuant to G.S. 143.318.11 (a) (4) for discussing matters relating to the location or expansion of industries or businesses in the area, and G.S. 143.318.11 (a) (5) for discussing the negotiating position regarding the acquisition of real property, and NCGS 143-318.11 (a) (6) for the purpose of discussing personnel matters (Mayor Pro tem Wilson)

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 Daniel Jenkins, Assistant Human Resources Director & ADA Coordinator by phone at 704-920-4312, email adacoordinator@kannapolisnc.gov, or in person at Kannapolis City Hall as soon as possible, but not later than forty-eight (48) hours prior.



Kannapolis City Council

City Council Agenda Staff Report
October 28, 2024

To: Mayor and City Council
From: Terry Spry, Chief of Police
Subject: Ceremonial Swearing-In of Police Officers

Action Requested by City Council

None

Required Votes to Pass Required Action

Presentation Only. No Action Required

Background

Mayor and members of City Council, it's my pleasure to formally introduce five of our newest officers and to have them ceremonially sworn into office by City Clerk Mrs. Bridgette Bell.

These officers recently completed Basic Law Enforcement Training. This course includes over 700 hours of training, covering a variety of law enforcement topics and a comprehensive State exam at the conclusion of the course.

They are currently going through the Police Department's 21-week Field Training Program and by all accounts are doing very well.

Chase Faine
Edward Mena
Dominic Pillo
Brandon Shue
Jordan Young

Fiscal Implications

N/A

Policy Issues

N/A

Legal Issues

N/A

Recommendations and Alternate Courses of Action

N/A

Attachments

None



Office of the Mayor
KANNAPOLIS, NORTH CAROLINA
P R O C L A M A T I O N

VETERANS DAY NOVEMBER 11, 2024

WHEREAS, the freedoms we enjoy as Americans have been purchased and maintained at a high price throughout our history; and

WHEREAS, since the establishment of the original 13 states, Americans have been willing to fight and die to preserve their individual rights as guaranteed in the United States Constitution and the Bill of Rights: and

WHEREAS, for many, that sacrifice had ended in permanent injury or death, yet their spirit remains in the continued preservation of our freedoms and the promise of liberty established as an example for all the oppressed persons of the world; and

WHEREAS, in honor of these dedicated men and women, we pledge our continued defense of our nation so that their sacrifice will stand before the entire world as a tribute to the spirit and determination of people dedicated to the principles of freedom and democracy.

THEREFORE LET IT BE KNOWN, that the Kannapolis City Council recognizes and honors our veterans; and do hereby call upon the citizens of the City of Kannapolis to participate in services and to express gratitude to all veterans known to them; and to further extend this gratitude to the families of deceased veterans; and to solemnly remember the sacrifices of all those who fought so valiantly, on the seas, in the air, and on foreign shores, to preserve our heritage of freedom, and let us rededicate ourselves to the task of promoting an enduring peace so that their efforts shall not have been in vain.



IN WITNESS WHEREOF, I have set
my hand and caused the great seal of
the City of Kannapolis to be affixed this
the 28th day of October 2024.

Milton D. Hinnant



Kannapolis City Council

City Council Agenda Staff Report
October 28, 2024

To: Mayor and City Council
From: Mallory Hodgson, Assistant Engineering Director
Subject: **POLICY - Non-Employee Discrimination Procedure APPROVED UNANIMOUS**

Action Requested by City Council

Motion to approve the Non-Employee Discrimination Procedure

Required Votes to Pass Required Action

Majority Present at Meeting

Background

As a recipient of Federal funding, the City of Kannapolis is required to comply with federal civil rights laws, as required by both statute and EPA regulations to help ensure that recipients do not use federal money for discriminatory purposes.

The City must agree to comply with all applicable EPA civil rights regulations, as outlined in the EPA general terms and conditions, including:

- Title IX obligations, as outlined in 40 CFR Part 5, [Nondiscrimination on the Basis of Sex in Education Programs or Activities Receiving Federal Financial Assistance](#),
- Title VI Obligations, as outlined in 40 CFR Part 7, [Nondiscrimination in Programs or Activities Receiving Federal Assistance from the Environmental Protection Agency](#),
- Statutory and national policy requirements, including those prohibiting discrimination, as outlined in 2 CFR Part 200

In applying the above regulations, the COK must establish its own specific requirements including maintaining compliance information, establishing grievance procedures, designating a Civil Rights Coordinator, and providing notices of non-discrimination.

Upon federal review of the City's policies and procedures, it was identified that the City did not have a non-employee grievance procedure policy for discrimination complaints. The attached policy implements steps to ensure the City is compliant with federal civil rights laws and outlines such a policy for non-employees of the City to file grievances.

The policy will be made available on the City's web page and posted in the work place. The City may also publish the policy in its communications or in public newspapers.

Fiscal Implications

None

Policy Issues

City Council approval is required to adopt the Non-Employee Discrimination Procedure policy.

Legal Issues

None

Recommendations and Alternate Courses of Action

1. **Motion to approve the Non-Employee Discrimination Procedure (Recommended).**
2. Take no action.
3. Table to a future meeting.

Attachments

1. City of Kannapolis Procedure Non-Employee-Discrimination-Complaints_Final_10.10.24



KANNAPOLIS

Grievance Procedure Policy for Non-Employee Discrimination Complaints

The City of Kannapolis (COK) does not discriminate on the basis of race, color, national origin, disability, age, or sex in the administration of its programs or activities, as required by applicable laws and regulations. The COK Non-Discrimination Coordinator is responsible for coordination of compliance efforts and receipt of inquiries concerning the non-discrimination requirements implemented by Title 40 of the Code of Federal (“40 C.F.R. Parts 5 and 7” – Non-discrimination on the Basis of Sex in Education Programs or Activities Receiving Federal Assistance and Non-discrimination in Programs or Activities Receiving Federal Assistance from the Environmental Protection Agency) including Title VI of the Civil Rights Act of 1964, as amended; Section 504 of the Rehabilitation Act of 1973; the Age Discrimination Act of 1975; Title IX of the Education Amendments of 1972; Title II of the Americans with Disabilities Act of 1990; and other applicable federal non-discrimination laws; and Section 13 of the Federal Water Pollution Control Act Amendments of 1972. (hereinafter referred to as “Civil Rights Laws”).

This document outlines complaint procedures relating to the COK’s provision of programs and services. COK’s Non-Discrimination Coordinator shall be responsible for the coordination and oversight of said procedures. The Non-Discrimination Coordinator will receive and review complaints, communicate with complainants, investigate complaints or arrange for the investigation of complaints, issue letters and notices, and perform other actions necessary to fulfill COK’s obligations under nondiscrimination statutes.

Any person who believes he/she has been discriminated against with respect to a COK program or activity may file a complaint using the below procedures. An appropriate, prompt, and fair investigation of allegations filed will be conducted, and a preponderance of the evidence standard will be applied during the analysis of the complaint.

Any individual who files a complaint or testifies, assists, or participates in a non-discrimination investigation, proceeding, or hearing may not be intimidated or retaliated against by the COK for the purpose of interfering with any right or privilege guaranteed by the Civil Rights Laws, or other civil rights statutes. Any claims of intimidation or retaliation will be handled promptly and fairly pursuant to COK’s grievance procedures in the same manner as other claims of discrimination.

The COK’s procedures for non-employee discrimination complaints and retaliation complaints are as follows:

1. Any person who believes that he/she has been subjected to discrimination may file a written complaint with the COK’s Non-Discrimination Coordinator within ninety (90) calendar days of the last alleged incident.
 - a. Complainants also have the right to complain directly to an appropriate federal agency.
 - b. COK may be willing to consider a waiver of the 90 day requirement if the complainant shows good cause and/or under reasonable circumstances.
2. The complainant may submit a complaint online at kannapolisnc.gov, download the complaint form from kannapolisnc.gov, or request the complaint form from the Non-Discrimination Coordinator. In lieu of the complaint form, the complainant may submit to the Non-Discrimination Coordinator a written statement that contains all of the information identified in Sections 3a through 3g below.

The complaint must include the following information:

- a. Name, address, and telephone number of the complainant.
- b. The basis of the alleged discrimination (i.e., race, color, national origin, sex, age, disability, retaliation/intimidation).
- c. The date or dates on which the alleged discriminatory event or events occurred.
- d. Description of the alleged incident, including what led complainant to feel discrimination was a factor.
- e. Names, addresses, and telephone numbers of persons who may have knowledge of the event.
- f. If a complaint has been filed with another agency or court, the agency or court where it was filed and contact name.
- g. Complainant's signature and date.

3. The complaint must be delivered to the Non-Discrimination Coordinator:

Daniel Jenkins
Non-Discrimination Coordinator
401 Laureate Way
Kannapolis, NC 28081
Phone Number: (704) 920-4312
E-mail Address: DJenkins@kannapolisnc.gov

4. If the complainant is unable to submit a written complaint, the COK Non-Discrimination Coordinator should be contacted and the

COK will make reasonable accommodations in its policies and procedures, which are necessary to allow a person with disabilities or limited English proficiency, full access to the complaint filing and investigative process. Such accommodations may include, but not be limited to, using a relay service to communicate with a complainant who has a hearing impairment, or assisting the complainant in preparing his or her written complaint, including those with limited English proficiency.

5. Once a complaint is filed, an acknowledgement letter will be issued to the complainant within five (5) business days.
6. The COK Non-Discrimination Coordinator, with the assistance of the City Attorney, will review the complaint and determine whether it has jurisdiction to investigate the issues presented. If the COK does have jurisdiction, the complainant will be issued an acceptance letter within five (5) business days of said determination. If the COK does not have jurisdiction, the complainant will be issued a “no jurisdiction” letter within five (5) business days of said determination.
7. The COK Non-Discrimination Coordinator may reach out for additional information to work towards informal resolution of the complaint through direct communication with the complainant or their representative. Informal resolution may include open dialogue, discussion using a COK staff member as an intermediary, or other process that results in an acceptable solution within ten (10) business days from the acceptance of the complaint. Any such informal resolution must be signed by both the Non-Discrimination Coordinator and the complainant.
8. The COK has up to one-hundred eighty (180) days to investigate the complaint. The investigation may include interviews of the complainant, employees, contractors, subcontractors, subgrantees, those named in the complaint, and witnesses to the alleged discrimination, as well as a review of any physical or written evidence. If more information is needed to resolve the case, the Non-Discrimination Coordinator may contact the complainant. The complainant has thirty (30) days to send requested information to the investigator assigned to the case.

9. If the Non-Discrimination Coordinator is not contacted by the complainant or does not receive the additional information within thirty (30) days, the COK may administratively close the case. A case can also be administratively closed if the complainant no longer wishes to pursue the case.
10. After the COK Non-Discrimination Coordinator completes their review of the complaint, one of two letters will be issued to the complainant:
 - a.) a closure letter, or
 - b.) a letter of finding (LOF).
11. A closure letter summarizes the allegations, states that there was not a Civil Rights violation, and states that the case will be closed. A LOF summarizes the allegations and the interviews regarding the alleged incident, states what type of violation was found to have occurred, and explains whether any disciplinary action, additional training of staff involved, or other action(s) will occur.
12. If the complainant wishes to appeal the decision, they have ten (10) days after the date of the closure letter or the LOF to do so. Appeals should be submitted to the Non-Discrimination Coordinator and will be decided by the COK's Assistant City Manager, Tina Cline, who supervises the Department of Human Resources.

These procedures do not limit or deny the complainant's right to file a formal complaint with an outside enforcement agency. In addition to the procedures above, any person who feels that they have been discriminated against with respect to a COK program or activity may contact the appropriate federal agency listed below:

U.S. Environmental Protection Agency
The Office of External Civil Rights Compliance
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

U.S. Department of Agriculture
Director, Office of Adjudication
1400 Independence Avenue, S.W.
Washington, DC 20250

U.S. Department of Health and Human Services
Centralized Case Management Operations
200 Independence Avenue, S.W.
Room 509F, HHH Building
Washington, DC 20201

This policy will be reviewed annually for compliance with all applicable Federal and State Non-Discrimination Laws.

Adopted this _____ day of October 2024.



Kannapolis City Council

City Council Agenda Staff Report
October 28, 2024

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **ORDINANCE FIRST READING:** TA-2024-03 -Text amendments to Article 5, Section 5.10.F.(2)a.3(b) and Section 5.10.F.(2)b.2.: Stormwater Management Standards, Operation and Maintenance. **FIRST READING APPROVED**

Action Requested by City Council

Motion to continue to November 25, 2024 for second reading and Public Hearing of TA-2024-03.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The City currently has standards in place to help ensure that proper stormwater control measures (SCMs) are constructed in order to properly mitigate the impacts from new development. Staff is proposing amendments to Article 5, Section 5.10.F(2)a.3(b) and to Section 5.10.F(2)b.2.: Stormwater Management Standards, Operations and Maintenance of the Kannapolis Development Ordinance (KDO) to establish a more efficient system for the maintenance and management of SCM facilities. The proposed amendments are in line with practices permitted by state statutes. The Planning and Zoning Commission recommended approval of TA-2024-03 to City Council at their October 15, 2024 Commission meeting.

Fiscal Implications

None

Policy Issues

The Planning and Zoning Commission recommended approval of TA-2024-03 to City Council at their October 15, 2024 Commission Meeting. Pursuant to Section 2.3.A(1)d. of the KDO, City Council has final authority to review and make decisions on Zoning Text Amendments.

Legal Issues

None

Recommendations and Alternate Courses of Action

1. **Motion to continue to November 25, 2024 for second reading and Public Hearing for TA-2024-03 (Recommended).**
2. Defer action to a future meeting.

Attachments

1. TA-2024-03 PZ Statement of Consistency
2. 1 Proposed Text Amendments



**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY WITH REGARD TO
TEXT AMENDMENT TA-2024-03**

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

WHEREAS, the text amendments to **Article 5, Section 5.10.F.(2)a.3(b) and Section 5.10.F.(2)b.2: Stormwater Management Standards, Operation and Maintenance**, is consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*; and

WHEREAS, the Planning and Zoning Commission conducted a Public Hearing on October 15, 2024 for consideration of text amendment Case# TA-2024-03 as submitted by the Planning Department staff and shown on Exhibit A (attached);

NOW, THEREFORE BE IT RESOLVED that the Planning and Zoning Commission finds the text amendment as represented in Case TA-2024-03 is consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*, as well as state statutes, reasonable, and in the public interest, and is recommended for approval by the City Council based on consideration of the application materials, information presented at the Public Hearing, and the recommendation provided by Staff.

Adopted this the 15th Day of October 2024:

Chris Puckett, Chairman
Planning and Zoning Commission

Attest:

Pam Scaggs, Recording Secretary
Planning and Zoning Commission

EXHIBIT A

ARTICLE 5. DEVELOPMENT STANDARDS; SECTION 5.10.F(2)a.3(b)

F. OPERATION AND MAINTENANCE

(2) OPERATION AND MAINTENANCE AGREEMENT

a. GENERAL REQUIREMENTS

3. An operation and maintenance plan or manual, together with a budget, shall be provided by the initial developer. The plan or manual shall indicate what operation and maintenance actions are needed, and what specific quantitative criteria will be used to determine when those actions are to be undertaken. The plan or manual must indicate the steps that will be taken to restore a stormwater system to design specifications if a failure occurs. The budget shall include the following:
 - (a) Annual costs such as routine maintenance, periodic sediment removal and replenishment of rip-rap, insurance premiums, taxes, mowing and reseeded, and required inspections (common costs include (i) maintenance of the SCM, (ii) premiums for liability insurance in an amount of not less than \$1,000,000.00 covering all occurrences commonly insured against for death, bodily injury and property damage arising out of or in connection with the use, ownership, or maintenance of common areas, including the SCM, and (iii) premiums of hazard insurance on the common area(s) insuring against all risk of loss commonly insured against, including fire and extended coverage of peril); and
 - (b) ~~A sinking fund for structural, biological, or vegetative replacement of the SCM; major repair and replacement repair of the SCM; and other cost of the stormwater control facilities. These required documents shall be attached to the property association declaration as an exhibit~~
The operation and maintenance agreement shall include the establishment of an escrow account created by the Owner or Developer.
 - (c) If structural SCMs are not performing adequately or as intended, or are not properly maintained, the City, in its sole discretion, may remedy the situation and in such instances the City shall be fully reimbursed from the escrow account.
 - (d) The Owner or Developer shall fund the escrow account as follows:
 1. Prior to plat recordation or issuance of construction permits, whichever first occurs, the Owner or Developer shall establish and maintain a separate escrow account to establish, collect or retain funds for maintenance, repair, replacement and reconstruction costs for the stormwater control project's original cost of construction and shall be managed by the Owner or Developer.
 2. The amount of the escrow account shall not exceed ten percent (10%) of the original cost to construct the SCM as estimated by the sealed engineers.
 3. The Owner or Developer shall deposit into the escrow account no less than two percent (2%) of the engineer's estimated costs.
 4. The Owner or Developer shall have a period of five (5) years from the acceptance of the SCM to fully deposit the required escrow amount.
 5. The Owner or Developer shall annually by January 30 of each year verify to the City Engineer the amount held in the escrow account.
4. Each SCM shall be maintained by the landowner, homeowners' association, property owners' association, or commercial lot owner(s) designated in the approved stormwater operations and maintenance manual and budget. An association may be delegated responsibilities in subsection 2 above only if:

ARTICLE 5. DEVELOPMENT STANDARDS; SECTION 5.10.F(2)b.2

F. OPERATION AND MAINTENANCE

(2) OPERATION AND MAINTENANCE AGREEMENT

b. SPECIAL REQUIREMENTS FOR HOMEOWNERS' AND OTHER ASSOCIATIONS

For all structural SCMs required by this section that are or are to be owned and maintained by a homeowners' association, property owners' association, or similar entity, ("Association") the operation and maintenance agreement ("Agreement") required by subsection a above, shall comply with the following requirements, in addition to those in subsection a above.

1. Continuous Operation and Maintenance

The Agreement shall include acknowledgment that the Association shall continuously operate and maintain the stormwater control and management facilities.

2. Escrow Account

- (a) The Agreement shall include the establishment of an escrow account created and maintained by the ~~City~~ Developer and Association and then maintained by the Association.
- (b) If structural SCMs are not performing adequately or as intended, or are not properly maintained, the City, in its sole discretion, may remedy the situation, and in such instances the City shall be fully reimbursed from the escrow account.
- (c) ~~Both Both developer contribution and annual sinking funds~~ Developer and Association shall fund the escrow account, as follows:
 - 1. Prior to plat recordation or issuance of construction permits, whichever first occurs ~~first~~, the ~~developer~~ Developer or the Association shall establish and maintain a separate escrow account to establish, collect or retain funds for maintenance, repair, replacement and reconstruction costs for the stormwater control project's original cost of construction and shall be managed by the Association. pay into the escrow account an amount equal to 15 percent of the initial construction cost of the structural SCMs.
 - 2. The amount of the escrow account shall not exceed ten percent (10%) of the original cost to construct the SCM as estimated by the sealed engineers. The remaining 85 percent of the sinking fund shall be deposited into the escrow account annually for 24 years in and equal amount.
 - 3. The Developer shall deposit into the escrow account no less than two percent (2%) of the engineer's estimated costs.
 - 4. The Association shall have a period of five (5) years from the acceptance of the SCM to fully deposit the required escrow amount.
 - 5. The Association shall annually by January 30 of each year verify to the City Engineer the amount held in the escrow account.

3. City's Right of Entry

The Agreement shall grant the City a right of entry to inspect, monitor, maintain, repair, and reconstruct structural SCMs.

**CITY OF KANNAPOLIS
CITY COUNCIL MEETING
WORK SESSION MINUTES
October 14, 2024**

A regular work session meeting of the City Council of the City of Kannapolis was held on Monday, October 14, 2024, at 4:30 PM at the Kannapolis City Hall located at 401 Laureate Way, Kannapolis, NC.

CITY COUNCIL MEMBERS PRESENT:

Mayor: Milton D. Hinnant

Council Members: Jeanne Dixon
Darrell Jackson
Dianne Berry
Doug Wilson
Tom Kincaid
Ryan Dayvault

Council Members Absent: None

City Manager: Mike Legg

Deputy City Manager: Eddie Smith

Assistant to the City Manager: Kristin Jones

Assistant City Manager: Wilmer Melton

City Clerk: Bridgette Bell

City Attorney: Walter M. Safrit

Staff Present:	Gerald Faulkner	Kirk Beard
	Alex Anderson	Michael Rattler
	Irene Wong	Alberto Reyes-Martinez
	Heather James	Jenny Johnson

Others Present:	Joe Hatley	David Cole
	Leonora Cole	Melanie Ortiz Torres
	Mark Spitzer	Sophia Wilkerson

CALL TO ORDER AND WELCOME:

Mayor Hinnant called the meeting to order and welcomed all in attendance. Mayor Hinnant led a moment of silent prayer and offered the Pledge of Allegiance.

ADOPTION OF AGENDA - Motion to Adopt Agenda or make revisions

Council Member Jackson made a motion to adopt the agenda as presented. Motion was seconded by Council Member Dixon and approved by unanimous vote.

1 **COMMUNITY ORGANIZATION AND CITY DEPARTMENT SPOTLIGHT-**

2 City Department Spotlight: Customer Service (Jenny Johnson, Director of Customer Service)
3 (Copy included as Exhibit A)

4 Mrs. Johnson gave an update on the renovations to the Customer Service Department, statistics
5 and number of service requests and services provided by the Customer Care Team.

6
7 **PROCLAMATIONS:**

8 Mayor Hinnant recognized the month of October as Breast Cancer Awareness month.
9

10 **CONSENT AGENDA - Motion to Adopt Consent Agenda or make revisions**

11 Council Member Dayvault made a motion to approve the Consent Agenda. The move was
12 seconded by Council Member Berry and approved by unanimous vote.
13

14 Resolution Authorizing an Installment Financing Contract for Vehicles and Equipment and
15 corresponding budget amendment. (Brian Roberts, Finance Director, Kristin Jones, Assistant to
16 the City Manager) (Copy included as Exhibit B)
17

18 Voluntary Annexation A-2024-. Resolution Directing the Clerk to Investigate and Certify the
19 Petition; adopt a Resolution of Intent to Annex; and Fix the Date of a Public Hearing on 99.6 +/-
20 acres of combined unaddressed properties located on Cannon Farm Road. (Rowan County Parcel
21 's 244 046, 244 047, and 244 012) and conduct a Public Hearing on 10-28-2024 (Richard Smith,
22 Planning Director) (Copy included as Exhibit C)
23

24 Budget Ordinance Amendment #25-16 - Appropriating Donations Received by the Kannapolis
25 Police Department. (Kristin Jones, Assistant to the City Manager) (Copy included as Exhibit D)
26

27 Budget Ordinance Appropriating Program Income for HOME Program. (Kristin Jones, Assistant
28 to the City Manager) (Copy included as Exhibit e)
29

30 Budget Ordinance FY 25 CDBG and Home Funding. (Kristin Jones, Assistant to the City Manager)
31 (Copy included as Exhibit F)

32 **BUSINESS AGENDA:**

33 Presentation - City Activity Update. (Mike Legg, City Manager) (Copy included as Exhibit G)
34

35 City Manager Legg provided a brief update on the variety of projects and initiatives underway in
36 the City.
37

- 1 Upfits to the City Hall
2 First and Second Floor upfits and parking changes. Interior renovations are to be completed
3 by February 2025.
4
- 5 Public Works Operations Center – Phase 1
6 Scope of work to be identified, architect assisting, work to begin April/May 2025
7
- 8 Train Station Improvements
9 Completed in September, installation of automatic doors, new flooring, new shades and
10 repainting interior
11
- 12 Fire Department Training Tower
13 To be located at Fire Station 1
14 Demo of old tower to begin January 2025
15 New tower to begin construction June 2025
16
- 17 Fire Department Logistics Building
18 To be located at Fire Station 1
19 Construction to begin September 2025
20 Federal Grant
21
- 22 Western Cabarrus Communications tower
23 Highway 3 at Odel School Road
24 Design is mostly complete
25 Construction to start October 2025
26 Federal Grant
27
- 28 Cabarrus Joint Public Safety Training Facility
29 Former Jackson Park Training School property
30 Interlocal agreement pending: Cabarrus County, Concord, Kannapolis
31 LGC advised the County that it would not provide interim financing approval
32 On hold until early 2025
33
- 34 Little Texas Road
35 Design is mostly complete
36 Property acquisition underway
37 Construction to start September 2025
38 Federal CMAQ funding

1 Bethpage Road Sidewalk

2 Design is mostly complete

3 Property acquisition underway

4 Construction to start January/February 2026

5 Federal CMAQ funding

7 Midway Avenue Sidewalk

8 Federal grant approved by necessary Congressional committee(s).

9 Awaiting Congressional approval in next session (2025).

10 Project will not proceed until funding is addressed – likely early 2027.

11 City funding will also be required.

13 Eastside Park

14 Design firm selected. Contract execution by December 2024.

15 Design completed ready to bid by May 2025.

16 Bid awarded and construction starts September/October 2025.

17 State PARTF grant.

19 Downton Block 10 Hotel Park (Contribution)

20 Development agreement drafted.

21 Project pending a) final park design, b) developer completing financing for the larger hotel
22 project.

23 Project unlikely to start before early 2025 with contribution for the park a year from now.

25 Cultural Arts/Historic Preservation Program

26 Parks and Recreation Department reorganization.

27 Cultural Arts/Historic Preservation Manager hired by end of December 2024.

28 Take applications for the new citizens Commission through January 2025.

29 City Council appoints Commission February 2025.

30 Staff and Commission develop work program.

32 Cultural Arts Facility/History Museum

33 Will be part of the new Commission responsibilities to explore options and define the scope of
34 this project.

35 The City Council can be involved directly or can respond to recommendations from the
36 Commission.

38 Gem Theatre Renovations- Phase III

City Council Work Session Meeting
October 14, 2024

1 Project scope and architecture underway.

2 Focus is on a) creating a second concessions area, b) creating a usable flex space/visitors
3 center, c) cleaning up first second spaces for future uses.

4 Construction to start June 2025 (possibly sooner).

5
6 I-85 Monument Signage

7 NCDOT encroachment agreements pending approval.

8 Interlocal Agreement with Concord is likely January 2025.

9 Kannapolis will manage the project – Concord will reimburse for its share of the costs.

10 Construction to start June 2025.

11
12 Downtown Parking Lot – Main Street

13 Plans being reviewed by NCDOT-Rail.

14 NCDOT-Rail Agreement is likely January 2025.

15 The city will manage the project.

16 Cost sharing (approx. 60% City, 40% NCDOT).

17 Construction starts likely June 2025.

18 Part will be signed for rail passenger parking only.

19
20 Midway Revitalization – Phase I

21 Focus initially on stabilization and planning. 18-24 months.

22 Designate Urban Redevelopment Area (URA) – Form Urban Redevelopment Commission.

23 Hire consultant(s) for: 1) inventory of blighted parcels, 2) redevelopment plan.

24 Property owner and public input.

25 Assess redevelopment opportunities of blighted properties.

26
27 West Avenue Express

28 So far: 27 total run days and a total of 270 hours.

29 Total riders = 3,536 (on average 131 riders a night or 13 riders an hour)

30 August 15-17 (Cannon Ballers at home): 504 riders

31 September 12-14 (Cannon Ballers playoff games): 432 riders

32 October 4-5 (2nd weekend of Kantoberfest and Cannon Baller Oktoberfest event): 350 riders

33
34 Downtown Parking Lot – Oak Ave S

35 Project completed.

36 Public parking signs are installed.

37 Reciprocal parking agreement executed with First Presbyterian Church.

1 Downtown Events and Marketing

2 Plans being reviewed by NCDOT-Rail.

3 NCDOT-Rail Agreement is likely January 2025.

4 The city will manage the project.

5 Cost sharing (approx. 60% City, 40% NCDOT).

6 Construction starts likely June 2025.

7 Part will be signed for rail passenger parking only.

8
9 Downtown Block 6 Investment

10 Unlikely any investment to support private development will be necessary for at least 24
11 months.

12 Decisions on defining the project and proceeding could come much earlier.

13 More discussion to come.

14
15 Kannapolis Parkway/Highway 3 Lighting

16 I-85 interchange lighting is funded.

17 Work underway with Duke Energy to develop a lighting plan for the corridor.

18 Budget will depend on lighting type. Installation technique, and location

19 Some costs will be annual/recurring, and some will be upfront payments.

20 May-June 2025 target to begin installation.

21
22 Brownfields Improvement Project – Phase I

23 Grants workshop in Atlanta was last week – staff participated.

24 Glenn Ave, Wyrick property, Midway (old dry cleaners/gas station), other smaller sites.

25 Testing and assessment of each site.

26 Public outreach.

27 Improvement plan.

28 Initial improvements begin (October 2025?).

29 Multiple years and additional funding will be needed.

30
31 MLK Bridge Aesthetic Improvements (Contribution)

32 Construction by NCDOT to start January/February 2025.

33 Lighting and concrete bridge design upgrades.

34 The city's funding is due at the beginning of the project.

35
36 Rogers Lake Grade Separation Enhancements (Contribution)

37 Construction by NCDOT underway.

38 Decorative fencing and sidewalk improvements.

1 The City's funding is due upon project completion (December 2026 or later).

2
3 Following general discussion, no action was required.

4
5 **CITY COUNCIL COMMENTS:**

6 Council Member Dayvault asked if more lighting could be added to the Main Street parking lot.

7
8 **Closed Session pursuant to GS. 143-318.11 (a) (3) to consult with an attorney in order to**
9 **preserve the attorney client privilege and G.S. 143.318.11 (a) (4) for discussing matters**
10 **relating to the location or expansion of industries or businesses in the area and NCGS 143-**
11 **318.11 (a) (6) for the purpose of discussing personnel matters.**

12 Mayor Pro tem Wilson made a motion to go into closed session pursuant to GS. 143-318.11 (a) (3)
13 to consult with an attorney in order to preserve the attorney client privilege and G.S. 143.318.11
14 (a) (4) for discussing matters relating to the location or expansion of industries or businesses in the
15 area and NCGS 143-318.11 (a) (6) for the purpose of discussing personnel matters. Motion was
16 seconded by Council Member Kincaid and approved by unanimous vote.

17
18 The council went into closed session at 5:25 PM.

19
20 Mayor Pro tem Wilson made a motion to come out of closed session. Motion was seconded by
21 Council Member Dixon and approved by unanimous vote.

22
23 The council resumed regular session at 8:20 PM.

24
25 There being no further business brought before Council, Council Member Dayvault made a motion
26 to adjourn the meeting. The motion was seconded by Council Member Berry and approved by
27 unanimous vote.

28
29 The meeting adjourned at 8:20 pm on Monday, October 14, 2024.

30
31
32
33
34

Milton D. Hinnant, Mayor

35
36

Bridgette Bell, MMC, NCCMC
37 City Clerk



Kannapolis City Council

City Council Agenda Staff Report
October 28, 2024

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **PUBLIC HEARING AND RESOLUTION** - Request to rename East C Street to Milton Taylor Street **CONTINUED TO NOVEMBER 25, 2024**

Action Requested by City Council

Conduct a Public Hearing and adopt a Resolution renaming East C Street to Milton Taylor Street.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

At the September 23, 2024 City Council meeting, Council directed staff to begin the process to rename East C Street to Milton Taylor Street to honor and memorialize the contributions made by Mr. Taylor to the City of Kannapolis and community as a whole. Mr. Taylor has served as a public figure in the community for over thirty (30) years, serving in many civic and professional roles, and is best known as a teacher and administrator for the Kannapolis City School System and retired as a principal of George Washington Carver School (Kannapolis Middle School). He passed away in 2017.

As per the City's Addressing Ordinance, the Planning Department is authorized to determine the need for road name changes and to recommend such changes to City Council.

Should City Council move forward with this renaming, contact will be made with Mr. Taylor's family informing them of the decision.

Fiscal Implications

This is a City street and the petition to rename is City driven. The cost of the street sign replacement will be paid by the City.

Policy Issues

None

Legal Issues

None

Recommendations and Alternate Courses of Action

- 1. Motion to adopt Resolution renaming East C Street to Milton Taylor Street (Recommended).**
2. Take no action.
3. Table the matter to a future meeting.

Attachments

1. List of Notified Properties
2. Notice of Public Hearing
3. Resolution-Renaming of East C Street

AcctName1	MailAddr1	MailCity	MailState	MailZipCoc
STEPHEN L MCARTHUR & GAIL E SNOW ROWAN COUNTY	11914 SHAWNEE FOREST DR 130 W INNES ST	LITTLE ROCK SALISBURY	AR NC	72212 28144
NORRIS & SANDRA RAPER	200 N RIDGE AVE	KANNAPOLIS	NC	28083
RICKY & MELISSA HILTON	201 S RIDGE AVE	KANNAPOLIS	NC	28083
JAMES & AMY OVERCASH	202 E C ST	KANNAPOLIS	NC	28083
ROBERT & REBECCA CLARK	203 E C ST	KANNAPOLIS	NC	28083
DAVID & ANITA SIMPSON	301 E C ST	KANNAPOLIS	NC	28083
SHEILA GOODSON	302 E C ST	KANNAPOLIS	NC	28083
RONNIE & PAMELA TOTTEROW	303 E C ST	KANNAPOLIS	NC	28083
DEBORAH D LONG	3331 DANIEL PLACE DR	CHARLOTTE	NC	28213
JGS SERVICES LLC	340 BECKWICK LANE SE	CONCORD	NC	28025
AMIT DHAMEJA	349L COPPERFIELD BLVD NE # 225	CONCORD	NC	28025
ABIGAIL L ROJAS	514 E C ST	KANNAPOLIS	NC	28083
TINIKI T WRIGHT	520 E C ST	KANNAPOLIS	NC	28083
BROWNKANNAPOLIS MORTUARYLLC	540 E C ST	KANNAPOLIS	NC	28083
CAITLIN STROUD	544 E C ST	KANNAPOLIS	NC	28083
NEIL S WOODS III				
BREANA N WILSON	550 E C ST	KANNAPOLIS	NC	28083
RAHUL & EMILY JOSHI	606 E C ST	KANNAPOLIS	NC	28083
BARBARA GORMAN	608 E C ST	KANNAPOLIS	NC	28083
TOMMY & MARY LUNCEFORD	6300 HAWK NEST DR	CONCORD	NC	28027
RMRI LLC	8304 OLD STAGE RD	RALEIGH	NC	27603
SJ LAND TRUST 615 E C ST	9438 PEPPERIDGE AVE NW	CONCORD	NC	28027
CABARRUS COUNTY	PO BOX 707	CONCORD	NC	28026
132 EAYNE AVENUE LLC	525 N TRYON ST STE 1800	CHARLOTTE	NC	28202



October 16, 2024

Dear Property Owner:

Please be advised that the City of Kannapolis City Council will conduct a Public Hearing on Monday, October 28, 2024 at 6:00 PM, at City Hall, located at 401 Laureate Way, for the following case:

Street Renaming of East C Street

The purpose of the Public Hearing is to consider a request to rename East C Street in its entirety to Milton Taylor Street. Please see attached map for affected properties.

You are being notified because you are an affected property owner.

Should you have any questions about the public hearing or request, please do not hesitate to call the Planning Department at 704.920.4350.

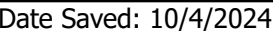
Sincerely,

A handwritten signature in black ink, appearing to read "Richard Smith".

Richard Smith
Planning Director

Enclosure

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the City of Kannapolis, should contact the office of Tina H. Cline, Human Resource Director, by phone at 704-920-4302 or by email at tccline@kannapolisnc.gov as soon as possible but no later than 48 hours before the scheduled event.



**CITY OF KANNAPOLIS
RESOLUTION OF CITY COUNCIL
RENAMING EAST C STREET TO MILTON TAYLOR STREET**

WHEREAS, Code Sec. 15-8 provides that City Council shall approve street names and changes of street names; and

WHEREAS, Milton Taylor served as a distinguished public figure in the Kannapolis community for over thirty years having served in many civic and professional roles; and

WHEREAS, Mr. Taylor was best known as a teacher and administrator for the Kannapolis City School System, having retired as a principal of George Washington Carver School (now Kannapolis Middle School), being admired and loved by students and teachers alike; and

WHEREAS, during his early years he excelled in sports and education having received a college scholarship in both football and baseball and by earning a Master's Degree in Education at North Carolina A&T University; and

WHEREAS, Mr. Taylor served in many community and educational institutions, including Omega Psi Phi Fraternity, the Optimist Club, North Carolina Association of Educators and as President of the Kannapolis Rotary Club; and

WHEREAS, Mr. Taylor was a friend and inspiration to all with intellectual prowess, a quick wit, easy smile and energetic demeanor.

NOW THEREFORE, in grateful memory of Mr. Taylor's many contributions to the wellbeing and betterment of our citizens, the City Council for City of Kannapolis does hereby honor and memorialize Milton Taylor's good works by renaming East C Street to Milton Taylor Street as a lasting tribute to and for his service to the greater Kannapolis community.

Adopted this the 28th day of October, 2024.

Milton D. Hinnant, Mayor

ATTEST:

Bridgette Bell, MMC, NCCMC
City Clerk



Kannapolis City Council

City Council Agenda Staff Report
October 28, 2024

To: Mayor and City Council

From: Richard Smith, Planning Director

Subject: **PUBLIC HEARING:** Voluntary Annexation (A-2024-02) of approximately 99.6 +/- acres of combined unaddressed properties located on Cannon Farm Road (Rowan County Parcel #'s 244 046, 244 047 and 244 012) and consider a motion to extend the Corporate Limits of the City of Kannapolis. **APPROVED UNANIMOUS**

Action Requested by City Council

1. Hold a Public Hearing for Case A-2024-02 to consider the voluntary annexation of approximately 99.6 +/- acres of combined contiguous unaddressed properties located on Cannon Farm Road and further identified as Rowan County Parcel Identification Numbers 244 046, 244 047, and 244 012.
2. Consider adopting the Annexation Ordinance.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The applicant and property owner, Laurel Gardens Development, LLC (Jason Gaddis), has submitted an application for voluntary annexation of approximately 99.6 +/- acres of combined unaddressed contiguous property located on Cannon Farm Road.

On October 14, 2024, City Council adopted a Resolution of Intent to Annex the subject property; authorized the Clerk to Investigate the Intent to Annex; Certify the Sufficiency of the Petition; and established a public hearing date of October 28, 2024.

The properties are further identified as Rowan County Parcel Identification Numbers 244 046, 244 047, and 244 012, and are currently located in an unincorporated area of Rowan County in the Extra Territorial Jurisdiction (ETJ) of the City of Kannapolis. These properties are the previously intended next phase of the older Laurel Crest subdivision developed by Jon Finger. The new developer is requesting annexation in order to receive select city services.

Fiscal Implications

None.

Policy Issues

The subject unaddressed parcels are located on Cannon Farm Road in an unincorporated area of Rowan County and are currently zoned Residential 4 (R4). While the properties are located outside the City's corporate limits, they are within the City's ETJ and already have a City of Kannapolis Zoning Designation.

Legal Issues

Prior to considering the Annexation Ordinance, pursuant to NCGS Chapter 160A-31 *et seq.*, City Council must first direct the City Clerk to Investigate the Intent to Annex and to Certify the Sufficiency of the Petition. City Council must also fix a Public Hearing date for consideration of the petition. At its October 14, 2024 meeting, City Council took action on all the aforementioned items and set a Public Hearing date for October 28, 2024.

Recommendations and Alternate Courses of Action

1. **Motion to adopt an Ordinance extending the Corporate Limits of the City of Kannapolis (Recommended).**
2. Take no action.
3. Table action to a future meeting.

Attachments

1. Laurel Gardens Annexation Application
2. Vicinity Color A-2024-02
3. Laurel Gardens Annexation Survey map
4. Black and White A-2024-02
5. Public Notice Ad CC October 28 2024
6. Vicinity A-2024-02 2.0
7. A-2024-02 Annexation Ordinance
8. Laurel Gardens Metes and Bounds



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

Petition for Contiguous Annexation

So that we may efficiently review your request in a timely manner, it is important that all required documents are submitted with your application. Submit digitals and 1 hard copy of applications and accompanying documents to the Planning Department at the address above.

ANNEXATION REQUEST

Approval authority – City Council.

Property Address: 1845 CANNON FARM ROAD (AND ADJOINING PARCELS)
Applicant: LAUREL GARDENS DEVELOPMENT, LLC
Address: P O BOX 651 City: HARRISBURG State: NC Zip: 28075
Contact number: 7044387090 Email: jason@keblg.com

SUBMITTAL CHECKLIST

- ☒ Pre-Application Meeting – send an email to planreviewappointment@kannapolisnc.gov
- ☒ Annexation Checklist and Application – Complete with all required property owner signatures
- ☒ Stamped, signed black and white 18 x 24" survey of subject property prepared by a registered engineer or surveyor (not preliminary)
- ☒ Metes and Bounds description of subject property

PROCESS INFORMATION

Annexation involves two (2) separate City Council meetings:

First meeting: The City Clerk will certify the sufficiency of the annexation and City Council will set a date for the public meeting.

Second meeting: City Council will review the petition and either approve or decline the annexation request:

1. Newspaper notification at least ten (10) days prior to the second Council meeting
2. Notification to the County or municipality from which the subject property is being annexed
3. Public Hearing
4. State recordation of the Resolution to Extend the Corporate City Limits, the signed/stamped 18X24" survey (can not be stamped as preliminary) and the Metes and Bounds Description.

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: 09 / 08 / 2024



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

PETITION REQUESTING A CONTIGUOUS ANNEXATION

Approval authority – City of Kannapolis City Council

DATE: SEP 09 2024

To the City Council of the City of Kannapolis, North Carolina:

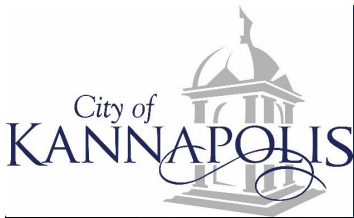
1. We, the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed to the City of Kannapolis.
2. The area to be annexed, located at 1845 CANNON FARM ROAD (A), further identified as MB. 9995, PG. 11005 County Parcel Identification Number 244 046, 244 047, 244 012, is contiguous to the primary limits of the City of Kannapolis, is approximately 99.6 acres, and the boundaries of such territory are as follows:

See Attached Signed, Stamped Survey Map and Metes and Bounds Description

3. This petition is signed by all property owners of the area to be annexed.
4. ☒ The undersigned owners acknowledge that the following City service(s) is (are) not presently available for immediate taps upon annexation: water ☒ sewer ☒; and, subsequently agree that the City shall not provide water and sewer service to the area to be annexed except in accordance with the City's standard water and sewer policy.
5. Please check ONE box below:
☐ The undersigned owners declare that zoning vested rights have been established on the area to be annexed under G.S. 160D-108 or G.S. 160D-108.1 and provide proof of such rights by attachment hereto.
☒ The undersigned owners hereby declare that no such vested rights have been established and that any vested rights previously acquired are hereby terminated.

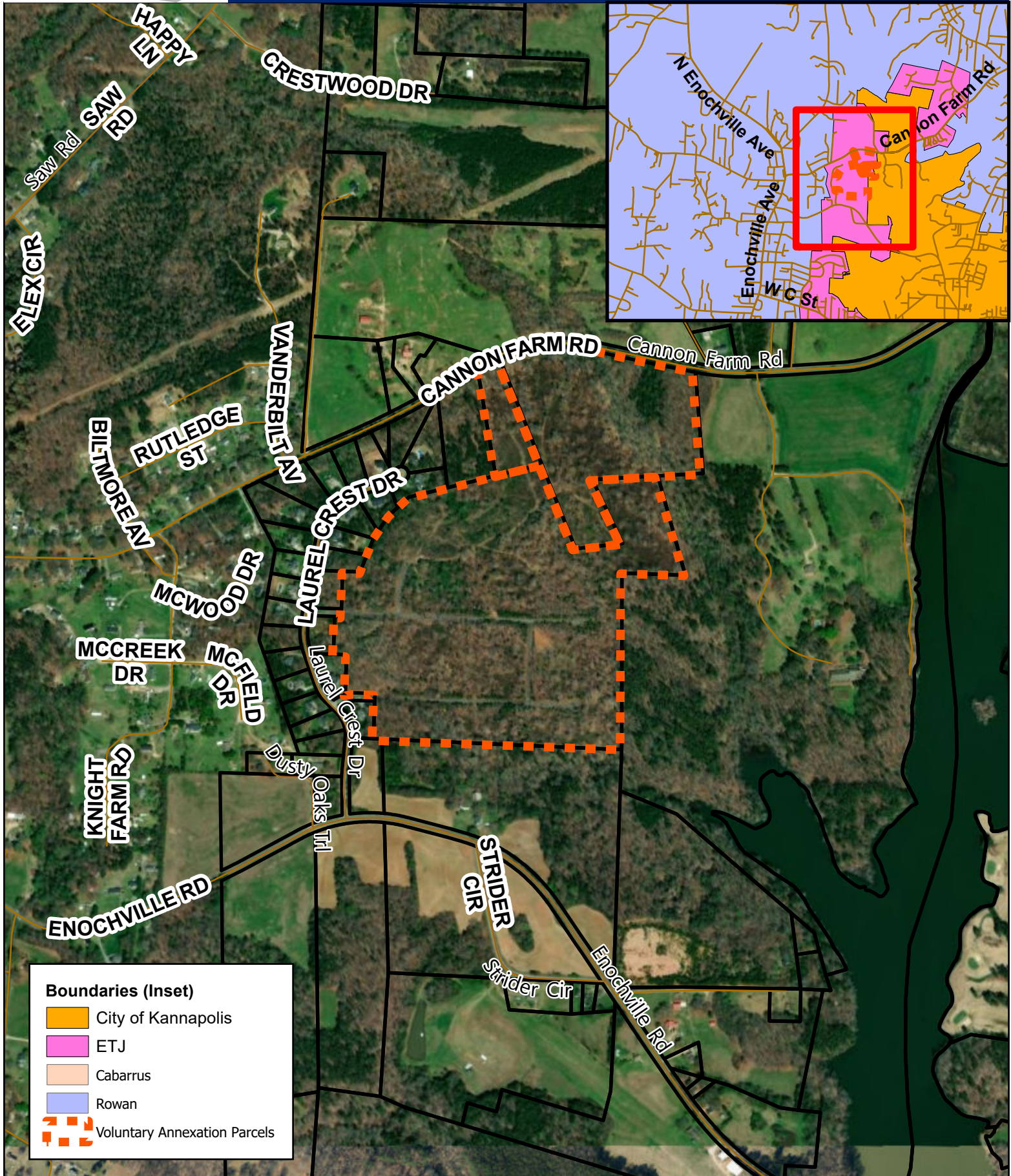
	<u>Name</u> (print or type)	<u>Address</u>	<u>Signature*</u>
1.	JASON GADDIS	P O BOX 651, HARRISBURG, NC, 28075	
2.			
3.			
4.			

**Family members (e.g., husbands and wives) need to sign separately. Signatures for corporations, institutions, etc., are by those with the authority to sign legal documents.*



Vicinity Map

Owner: Laurel Gardens Development, LLC
1845 Cannon Farm Rd and Unaddressed Cannon Farm Rd
Parcel IDs: 244 046, 244 047 and 244 012



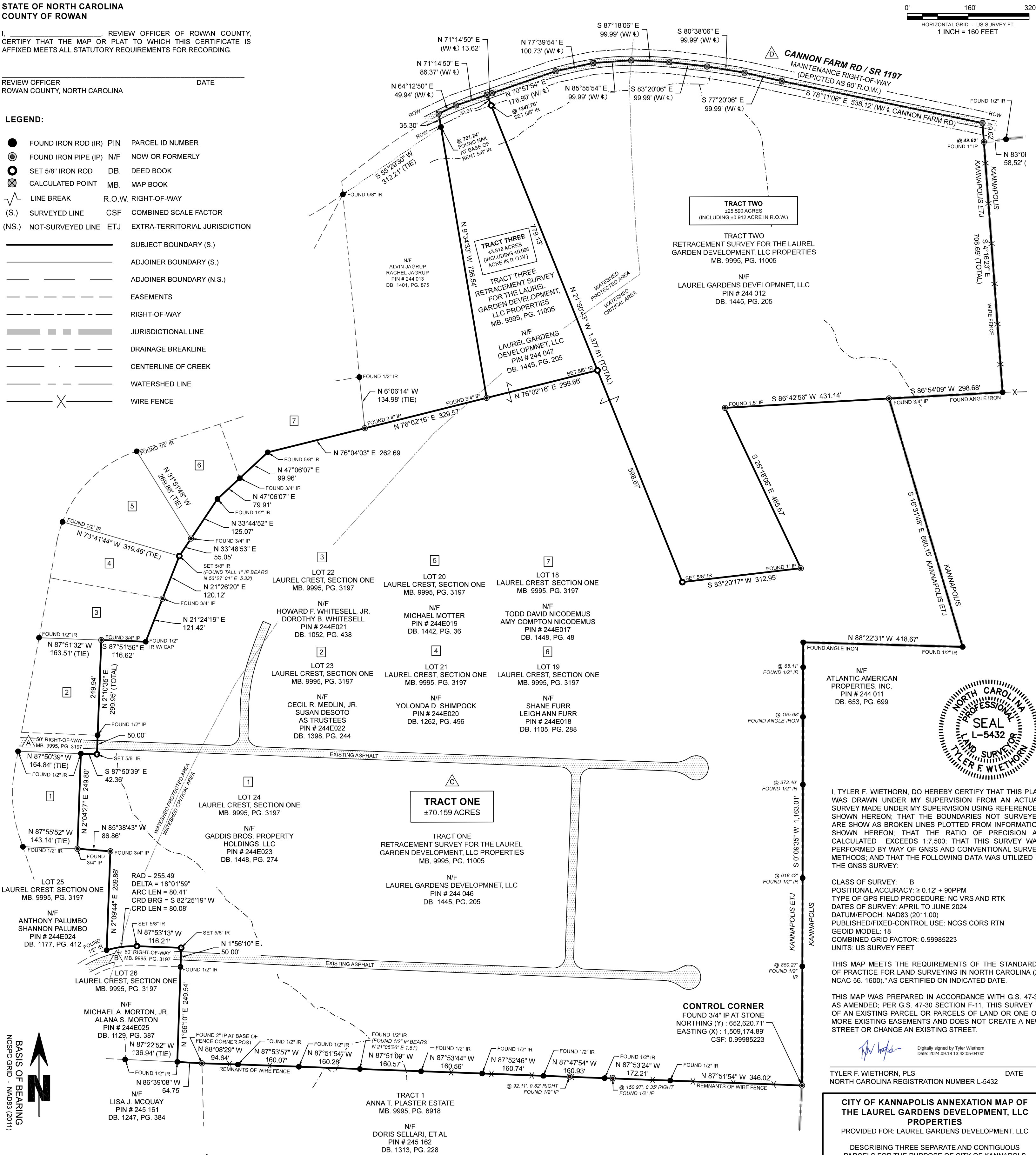
STATE OF NORTH CAROLINA
COUNTY OF ROWAN

I, _____ REVIEW OFFICER OF ROWAN COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS
AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

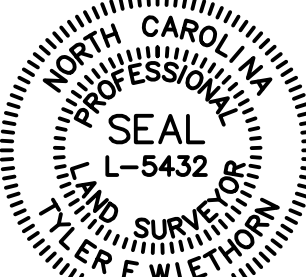
REVIEW OFFICER _____ DATE _____
ROWAN COUNTY, NORTH CAROLINA

LEGEND:

- | | | |
|-------|--------------------------|------------------------------------|
| ● | FOUND IRON ROD (IR) PIN | PARCEL ID NUMBER |
| ⊙ | FOUND IRON PIPE (IP) N/F | NOW OR FORMERLY |
| ⊙ | SET 5/8" IRON ROD DB. | DEED BOOK |
| ⊗ | CALCULATED POINT MB. | MAP BOOK |
| — | LINE BREAK | R.O.W. RIGHT-OF-WAY |
| (S.) | SURVEYED LINE | CSF COMBINED SCALE FACTOR |
| (NS.) | NOT-SURVEYED LINE | ETJ EXTRA-TERRITORIAL JURISDICTION |
| — | SUBJECT BOUNDARY (S.) | |
| — | ADJOINER BOUNDARY (S.) | |
| — | ADJOINER BOUNDARY (N.S.) | |
| — | EASEMENTS | |
| — | RIGHT-OF-WAY | |
| — | JURISDICTIONAL LINE | |
| — | DRAINAGE BREAKLINE | |
| — | CENTERLINE OF CREEK | |
| — | WATERSHED LINE | |
| — | WIRE FENCE | |



0' 160' 320'
HORIZONTAL GRID - US SURVEY FT.
1 INCH = 160 FEET



I, TYLER F. WIETHORN, DO HEREBY CERTIFY THAT THIS PLAT
WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL
SURVEY MADE UNDER MY SUPERVISION USING REFERENCES
SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED
ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION
SHOWN HEREON; THAT THE RATIO OF PRECISION AS
CALCULATED EXCEEDS 1:7,500; THAT THIS SURVEY WAS
PERFORMED BY WAY OF GNSS AND CONVENTIONAL SURVEY
METHODS; AND THAT THE FOLLOWING DATA WAS UTILIZED IN
THE GNSS SURVEY:

CLASS OF SURVEY: B
POSITIONAL ACCURACY: $\geq 0.12'' + 90\text{PPM}$
TYPE OF GPS FIELD PROCEDURE: NC VRS AND RTK
DATES OF SURVEY: APRIL TO JUNE 2024
DATUM/EPOCH: NAD83 (2011.00)
PUBLISHED/FIXED-CONTROL USE: NCGS CORS RTN
GEOID MODEL: 18
COMBINED GRID FACTOR: 0.99985223
UNITS: US SURVEY FEET

THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS
OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21
NCAC 56. 1600)." AS CERTIFIED ON INDICATED DATE.

THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30
AS AMENDED; PER G.S. 47-30 SECTION F-11, THIS SURVEY IS
OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR
MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW
STREET OR CHANGE AN EXISTING STREET.

Digitally signed by Tyler Wiethorn
Date: 2024.09.18 13:42:05-04'00'

TYLER F. WIETHORN, PLS
NORTH CAROLINA REGISTRATION NUMBER L-5432

CITY OF KANNAPOLIS ANNEXATION MAP OF
THE LAUREL GARDENS DEVELOPMENT, LLC
PROPERTIES
PROVIDED FOR: LAUREL GARDENS DEVELOPMENT, LLC

DESCRIBING THREE SEPARATE AND CONTIGUOUS
PARCELS FOR THE PURPOSE OF CITY OF KANNAPOLIS
ANNEXATION

DEED BOOK 1445, PAGE 205
TRACT ONE, TRACT TWO, TRACT THREE
RETRACEMENT SURVEY OF THE LAUREL GARDEN
DEVELOPMENT, LLC PROPERTIES
MB. 9995, PG. 11005

ATWELL TOWNSHIP
ROWAN COUNTY, NORTH CAROLINA

WHITEHALL
LAND SURVEY

1110 S Main St, Unit B | China Grove, NC 28023-1164
704-245-4135 | info@whitehallsurvey.com | whitehallsurvey.com
White Hall Land Survey, PLLC | NCBELS Registered Firm P-2474

SURVEY NOTES:

- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS MAP REFLECTS ONLY THE DOCUMENTS EXPRESSLY REFERENCED, WHICH WERE LOCATED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK. PROPERTY IS SUBJECT TO ANY ITEMS OF RECORD, INCLUDING ADDITIONAL CONVEYANCES, EASEMENTS, AGREEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS THAT MAY HAVE BEEN DISCLOSED BY A COMPLETE AND ACCURATE TITLE EXAMINATION. LAND SURVEYS DO NOT DETERMINE LAND OWNERSHIP, CONVEY TITLE, OR GRANT RIGHTS. NO DEDICATION OF ANY AREA IS INTENDED.
- THIS SURVEY IS A RETRACEMENT OF AN EXISTING BOUNDARY, IS BASED ON THE BEST AVAILABLE EVIDENCE AND REFERENCED DOCUMENTS, AND REPRESENTS THE PROFESSIONAL OPINION OF THE SURVEYOR.
- REPORTED DISTANCES ARE HORIZONTAL GRID US SURVEY FOOT. REPORTED BEARINGS ARE BASED ON GRID NORTH, NC SPCS NAD83 (2011).
- AREA COMPUTED BY THE COORDINATE METHOD, BASED ON STATED GRID DISTANCES, US SURVEY FOOT.
- ANY FURTHER DEVELOPMENT OR SUBDIVISION OF THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF THE PRESIDING JURISDICTION.
- ANY TIE TO A MONUMENT BEING "LEFT" OR "RIGHT" IS PERPENDICULAR RELATIVE TO THE DIRECTION OF THE REFERENCED LINE. ANY CALL TO A FEATURE BEING "IN" OR "OUT" IS RELATIVE TO THE SUBJECT PROPERTY BOUNDARY LINE MEASURED PERPENDICULAR.
- DEPICTED CREEKS AND DRAINAGE FEATURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. LOCATIONS WERE ACQUIRED BY OTHERS. THIS SURVEY SHOULD NOT BE RELIED ON AS A TOPOGRAPHIC SURVEY.

ZONING AND SETBACKS:

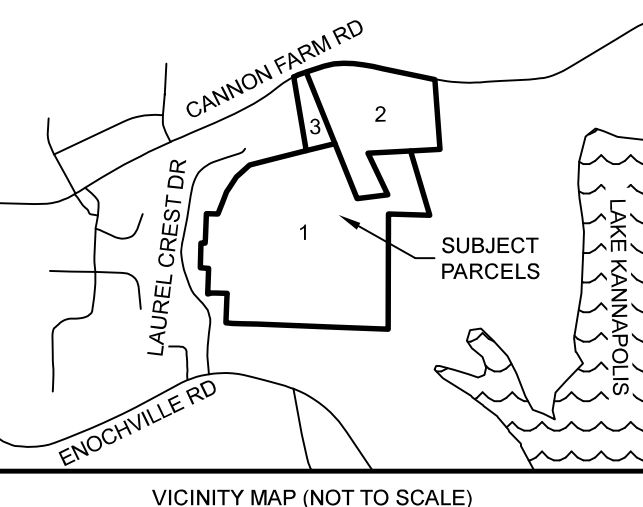
- PER ROWAN COUNTY GIS, SUBJECT PARCEL IS CLASSIFIED AS KANNAPOLIS ETJ, ZONE R4 (RESIDENTIAL).
- PROPERTY IS SUBJECT TO MINIMUM BUILDING SETBACKS: FRONT: 25', SIDE: 10', REAR: 25'.
- ALWAYS CONTACT THE PRESIDING JURISDICTIONS PLANNING OFFICE PRIOR TO ANY FURTHER IMPROVEMENTS OR DEVELOPMENT.

FLOOD AND WATERSHED NOTES:

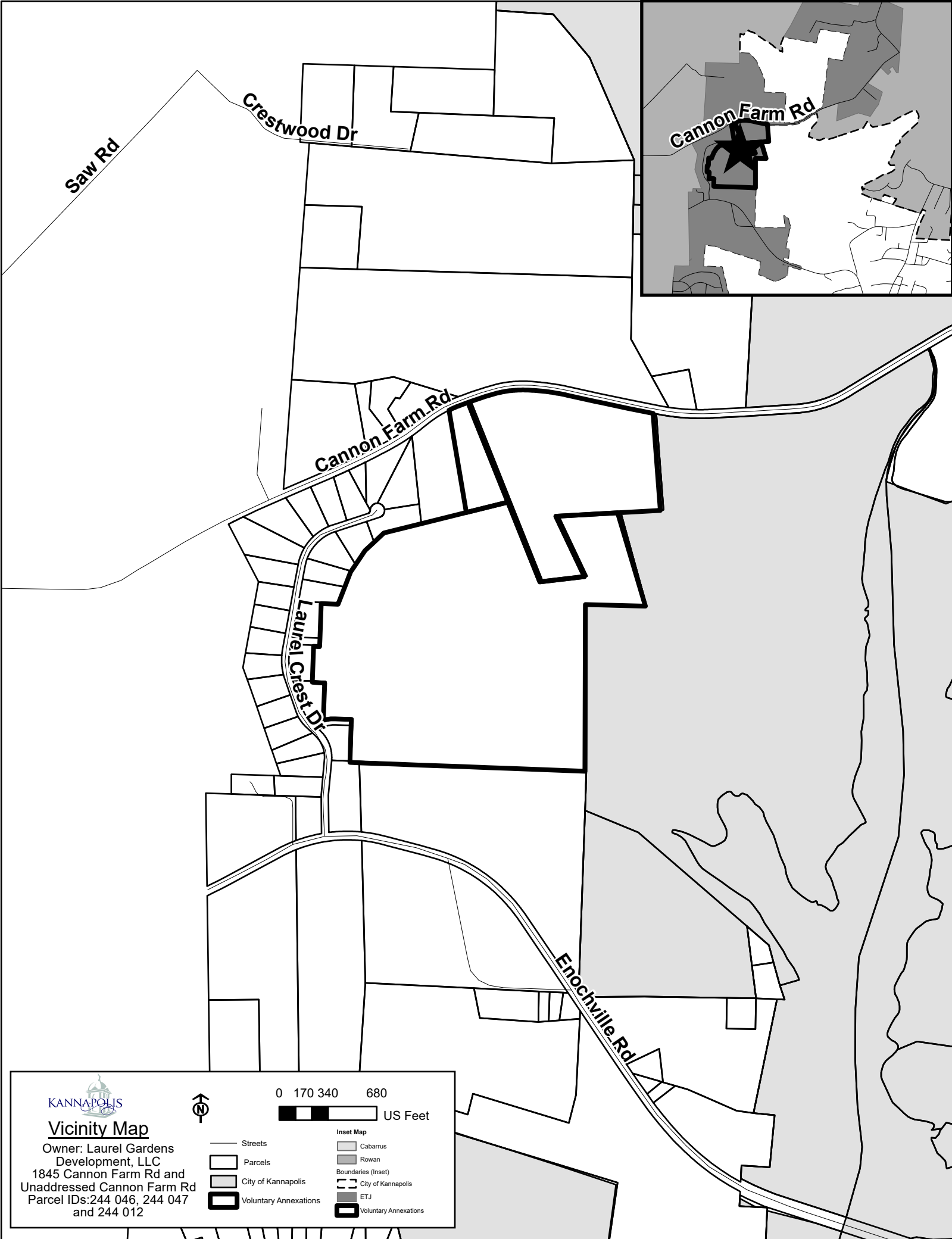
- PER NC FLOOD RISK INFORMATION SYSTEM, THIS PARCEL IS LOCATED WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FEMA FIRM, PANEL NO. 3710560500K WITH AN EFFECTIVE DATE OF 6/16/2009.
- PORTIONS OF THIS PARCEL ARE LOCATED WITHIN A WATERSHED PROTECTED AREA, AND A WATERSHED CRITICAL AREA (LAKE KANNAPOLIS), A PUBLIC WATER SUPPLY WATERSHED. ADDITIONAL DEVELOPMENT RESTRICTIONS MAY APPLY. DEPICTED WATERSHED BOUNDARY IS AS CALCULATED FROM AVAILABLE GIS DATA.

ADDITIONAL NOTES:

- MB. 9995, PG. 3197 DEDICATES A 50' PUBLIC RIGHT-OF-WAY ORIGINATING FROM LAUREL CREST DRIVE AND TERMINATING AT TRACT 1 OF THIS SURVEY, AS DEPICTED. SAID 50' RIGHT-OF-WAY PROVIDES ACCESS TO LAUREL CREST DRIVE FOR TRACT 1. SAID 50' RIGHT-OF-WAY WAS OBSERVED TO BE IMPROVED, OPEN, ACCESSIBLE, AND IN USE BY THE PUBLIC. STREET SIGNAGE INDICATES SAID 50' RIGHT OF WAY TO BE "SPRINGBROOK DRIVE".
- MB. 9995, PG. 3197 DEDICATES A 50' PUBLIC RIGHT-OF-WAY ORIGINATING FROM LAUREL CREST DRIVE AND TERMINATING AT TRACT 1 OF THIS SURVEY, AS DEPICTED. SAID 50' RIGHT-OF-WAY PROVIDES ACCESS TO LAUREL CREST DRIVE FOR TRACT 1. SAID 50' RIGHT-OF-WAY WAS OBSERVED TO BE IMPROVED, OPEN, ACCESSIBLE, AND IN USE BY THE PUBLIC. STREET SIGNAGE INDICATES SAID 50' RIGHT OF WAY TO BE "HARWICK DRIVE".
- TRACT ONE MAY BE SUBJECT TO UTILITY EASEMENTS FOUND IN DB. 1105, PG. 593, AND DB. 1151, PG. 116 (NOT SHOWN ON THIS SURVEY).
- SURVEYOR LOCATED NO RECORDS DESCRIBING A RIGHT-OF-WAY FOR CANNON FARM RD (SR 1197). FOR THE PURPOSE OF CALCULATING SETBACKS AND AREAS, THIS SURVEY DEPICTS A 60' RIGHT OF WAY ON CENTERLINE OF PAVED SURFACE. ACTUAL RIGHT OF WAY IS EQUAL TO THE AREA MAINTAINED BY NCDOT. NO DEDICATION OF SHOWN 60' RIGHT-OF-WAY IS IMPLIED. THIS SURVEY DOES NOT CONVEY ANY RIGHTS TO NCDOT OR THE PUBLIC.



VICINITY MAP (NOT TO SCALE)



Vicinity Map

Owner: Laurel Gardens
Development, LLC
1845 Cannon Farm Rd and
Unaddressed Cannon Farm Rd
Parcel IDs: 244 046, 244 047
and 244 012



0 170 340 680
US Feet

- Streets
- Parcels
- City of Kannapolis
- Voluntary Annexations

- Inset Map
- Cabarrus
 - Rowan
 - Boundaries (Inset)
 - City of Kannapolis
 - ETJ
 - Voluntary Annexations



Order Confirmation

Order# 0000878863

PO Box 27283
Richmond, VA 23261-7283

Client: CITY OF KANNAPOLIS
Phone: 7049204300

Pavor : CITY OF KANNAPOLIS
Phone: 7049204300

Account: 3143368
Address: BRIDGETTE BELL
KANNAPOLIS NC 28081

Account: 3143368
Address: BRIDGETTE BELL
KANNAPOLIS NC 28081

Sales Rep **Accnt Rep** **Ordered By**
aboan hdrclifr Pam

Fax: 7049337463
Email: ap@kannapolisnc.gov

Total Amount \$355.40

Payment Amount \$355.40

Amount Due \$0.00

Tax Amount: 0.00

Payment Meth: Credit - Debit Card

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

0 0 1

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000878863-01	CLS Legal	2 X 34 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 401 Laureate Way,

Run Dates 10/19/2024, 10/24/2024

<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 401 Laureate Way,

Run Dates 10/19/2024, 10/20/2024, 10/21/2024, 10/22/2024, 10/23/2024, 10/24/2024, 10/25/2024

TagLine: NOTICEOFPUBLICHEARING401LAUREATEWAYKANNAPOLISNCCITYCOUNCILMEETINGMONDAYOCTOB
ER282024AT600PMVOLUNTARYANNEXATIONA202402PUBLIC



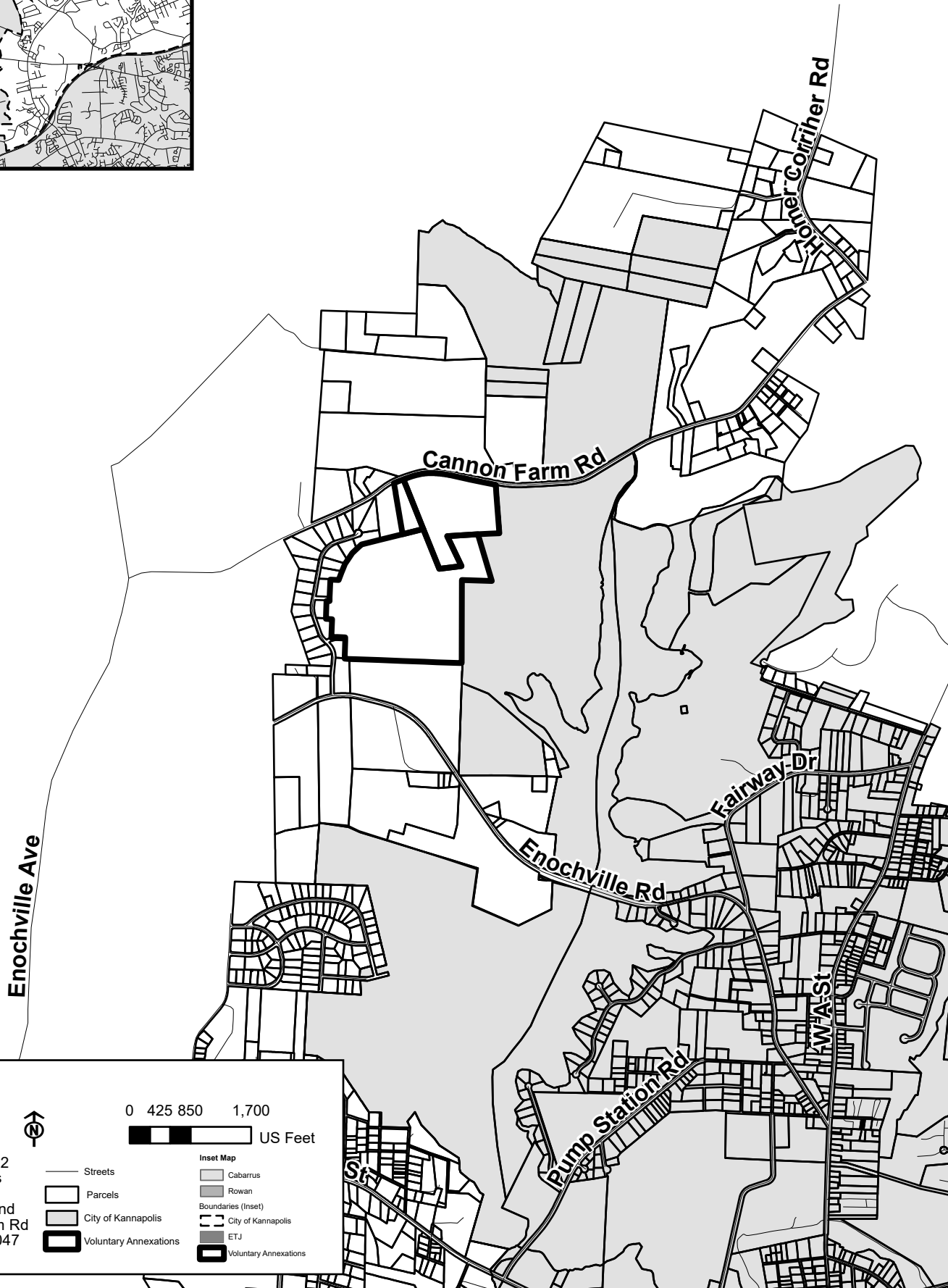
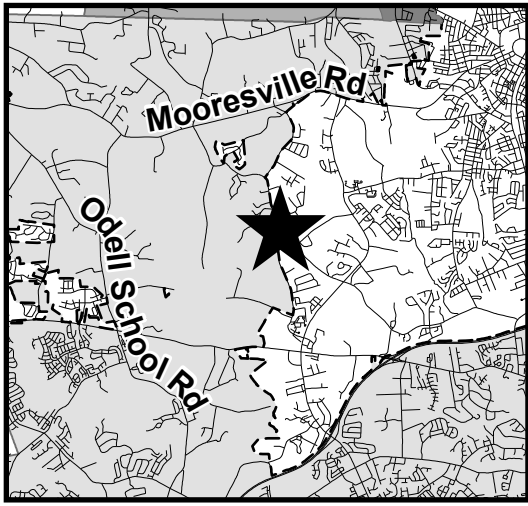
NOTICE OF PUBLIC HEARING
401 Laureate Way, Kannapolis, NC

City Council Meeting
Monday October 28, 2024 at 6:00 pm

Voluntary Annexation A-2024-02 - Public Hearing to consider the voluntary contiguous annexation of approximately 99.6 +/- combined acres of unaddressed properties located on Cannon Farm Road and further identified as Rowan County Parcel Identification Numbers 244 046, 244 047, and 244 012.

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: October 19, 24, 2024.



Vicinity Map

Case Number: A-2024-02
Owner: Laurel Gardens
Development, LLC
1845 Cannon Farm Rd and
Unaddressed Cannon Farm Rd
Parcel IDs: 244 046, 244 047
and 244 012



0 425 850 1,700
US Feet

- Streets
- Parcels
- City of Kannapolis
- Voluntary Annexations

- Inset Map
- Cabarrus
 - Rowan
 - Boundaries (Inset)
 - City of Kannapolis
 - ETJ
 - Voluntary Annexations

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE CITY OF KANNAPOLIS, NORTH CAROLINA**

Annexation 2024-02

WHEREAS, pursuant to Chapter 160A-31 *et seq*, City Council has stated its intent to annex property as described below; and

WHEREAS, City Council has by resolution set and held a public hearing on the question of this annexation at Kannapolis City Hall, located at 401 Laureate Way at 6:00 PM on the 28th day of October 2024, after due notice by the Independent Tribune newspaper on the 19th and 24th days of October, 2024; and

WHEREAS, the City Council finds that the public health, safety and welfare of the City of Kannapolis, North Carolina and of the area proposed for annexation will be best served by annexing the area described.

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Kannapolis, North Carolina that:

Section 1. By virtue of the authority granted pursuant to N.C.G.S. Chapter 160A-31 *et seq*, the following described territory is hereby annexed and made part of the City of Kannapolis, North Carolina as of the 28th day of October, 2024, and being more particularly described as Rowan County Parcel Identification Numbers 244 046, 244 047 and 244 012.

SEE EXHIBIT A – SURVEY

Section 2. Upon and after the 28th day of October 2024, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Kannapolis, North Carolina and shall be entitled to the same privileges and benefits as other parts of the City of Kannapolis, North Carolina. Said territory shall be subject to municipal taxes according to G.S. 160A-58.3.

Section 3. The Mayor of the City of Kannapolis, North Carolina shall cause to be recorded in the office of the Register of Deeds of Rowan County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Board of Elections, as required by G.S. 163-288.1.

Adopted this 28th day of October 2024:

Milton D. Hinnant, Mayor
City of Kannapolis

ATTEST:

Bridgette Bell, MMC, NCCMC
City Clerk

APPROVED AS TO FORM:

Walter M. Safrit, II, City Attorney

**DESCRIPTION FOR CITY OF KANNAPOLIS ANNEXATION OF
THE LAUREL GARDENS DEVELOPMENT, LLC PARCELS**

Being a metes and bounds description of the total extents of three separate parcels, described in aggregate for the purpose of describing a proposed area for City of Kannapolis Annexation, situated and lying in the state of North Carolina, Rowan County, Atwell Township, within the Extra Territorial Jurisdiction of the City of Kannapolis, parcels being Tract One, Tract Two, and Tract Three, as shown on Retracement Survey of the Laurel Garden Development, LLC Properties, Map Book 9995, Page 11005, (all references to map and deed books refer to the records of the Rowan County Register of Deeds), to Laurel Gardens Development, LLC, in Deed Book 1445, Page 205, more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron pipe at stone found, having North Carolina State Plane Coordinate system position of Northing: 652,620.71', Easting: 1,509,174.89', being the southeast corner of Tract One, same being the northeast corner of Tract 1, Anna T. Plaster Estate, Map Book 9995, Page 6918, to Doris Sellari, Et Al, in Deed Book 1313, Page 228, also being a west corner of the tract to Atlantic American Properties, LLC, in Deed Book 653, Page 699, for the **POINT OF BEGINNING**;

THENCE, with the south line of said Tract One (MB 9995, PG 11005), same being the north line of said Tract 1 (MB 9995, PG 6918), the following nine (9) courses and distances:

- 1) North 87°51'54" West, a distance of 346.02', to a 1/2" iron rod found;
- 2) North 87°53'24" West, a distance of 172.21', to a 1/2" iron rod found;
- 3) North 87°47'54" West, a distance of 160.93', to a 1/2" iron rod found;
- 4) North 87°52'46" West, a distance of 160.74', to a 1/2" iron rod found;
- 5) North 87°53'44" West, a distance of 160.56', to a 1/2" iron rod found;
- 6) North 87°51'09" West, a distance of 160.57', to a 1/2" iron rod found;
- 7) North 87°51'54" West, a distance of 160.28', to a 1/2" iron rod found;
- 8) North 87°53'57" West, a distance of 160.07', to a 1/2" iron rod found;
- 9) North 88°08'29" West, a distance of 94.64', to a 2" iron pipe at base of fence corner post found, being the northwest corner of said Tract 1 (MB 9995, PG 6918), also being the northeast corner of the tract to Lisa J. McQuay, in Deed Book 1247, Page 384, same being a south corner of said Tract One (MB 9995, PG 11005);

THENCE, North 86°39'08" West, a distance of 64.75' to a 1/2" iron rod found, with the north line of said McQuay tract, same being the south line of said Tract One (MB 9995, PG 11005), to the southwest corner of said Tract One (MB 9995, PG 11005), also being the southeast corner of Lot 26, Laurel Crest, Section One, Map Book 9995, Page 3197, to Michael A. Morton, Jr, in Deed Book 1129, Page 387, also being on the north line of said McQuay tract;

THENCE North 1°56'10" East, a distance of 249.54' to a 1/2" iron rod found, with a west line of said Tract One (MB 9995, PG 11005), also being the east line of said Lot 26, to a west corner of said Tract One (MB 9995, PG 11005), the northeast corner of said Lot 26, and the southeast corner of a 50' dedicated public Right-of-Way titled 'Harwick Drive' described in said Laurel Crest, Section One;

THENCE North 1°56'10" East, a distance of 50.00', to a 5/8" iron rod set, with the east line of said 50' Right-of-Way titled 'Harwick Drive', same being a west line of said Tract One (MB 9995, PG 11005), to the northeast corner of said 50' Right-of-Way titled 'Harwick Drive', same being an interior corner of said Tract One (MB 9995, PG 11005);

(Continues on next page)

THENCE North 87°53'13" West, a distance of 116.21', to a 5/8" iron rod set, with the north line of said 50' Right-of-Way titled 'Harwick Drive', same being a south line of said Tract One (MB 9995, PG 11005), to a north corner of said 50' Right-of-Way titled 'Harwick Drive', same being a south corner of said Tract One (MB 9995, PG 11005);

THENCE, to the left, 80.41' along the arc of a curve whose radius is 255.49', with a central angle of 18°01'59", whose chord bears South 82°25'19" West, a distance of 80.08', to a 1/2" iron rod found, with the north line of said 50' Right-of-Way titled 'Harwick Drive', same being a south line of said Tract One (MB 9995, PG 11005), to a north corner of said 50' Right-of-Way titled 'Harwick Drive', same being the southeast corner of Lot 25 of said Laurel Crest, Section 1, to Anthony Palumbo and Shannon Palumbo, in Deed Book 1177, Page 412, also being a southwest corner of said Tract One (MB 9995, PG 11005);

THENCE, North 2°09'44" East, a distance of 259.86', to a 3/4" iron pipe found, with the east line of said Lot 25, same being a east line of said Tract One (MB 9995, PG 11005), to the northeast corner of said Lot 25, same being an interior corner of said Tract One (MB 9995, PG 11005);

THENCE, North 85°38'43" West, a distance of 86.86', to a 3/4" iron pipe found, with the north line of said Lot 25, same being a south line of said Tract One (MB 9995, PG 11005), to a north corner of said Lot 25, same being the southeast corner of Lot 24 of said Laurel Crest, Section One, to Gaddis Bros. Property Holdings, LLC, in Deed Book 1448, Page 274, also being a southwest corner of said Tract One (MB 9995, PG 11005);

THENCE, North 2°04'27" East, a distance of 249.80', to a 1/2" iron rod found, with the east line of said Lot 24, same being a west line of said Tract One (MB 9995, PG 11005), to the northeast corner of said Lot 24, same being a northwest corner of said Tract One (MB 9995, PG 11005), also being on the south line of a 50' Right-of-Way titled 'Springbrook Drive' described in said Laurel Crest, Section One;

THENCE, South 87°50'39" East, a distance of 42.36', to a 5/8" iron rod set, with the south line of said 50' Right-of-Way titled 'Springbrook Drive', same being a north line of said Tract One (MB 9995, PG 11005), to the southeast corner of said 50' Right-of-Way titled 'Springbrook Drive', an interior corner of said Tract One (MB 9995, PG 11005);

THENCE, North 2°10'35" East, a distance of 50.00', to a found 1/2" iron rod, with the east line of said 50' Right-of-Way titled 'Springbrook Drive', same being a west line of said Tract One (MB 9995, PG 11005), to the southeast corner of Lot 23 of said Laurel Crest, Section One, to Cecil R. Medlin Jr. and Susan Desoto as Trustees, in Deed Book 1398, Page 244, same being the northeast corner of said 50' Right-of-Way titled 'Springbrook Drive', on a west line of said Tract One (MB 9995, PG 11005);

THENCE, North 2°10'35" East, a distance of 249.94', to a found 3/4" iron pipe, with the east line of said Lot 23, same being a west line of said Tract One (MB 9995, PG 11005), to the northeast corner of said Lot 23, same being a northwest corner of said Tract One (MB 9995, PG 11005), on the south line of Lot 22 of said Laurel Crest, Section One, to Howard F. Whitesell, Jr. and Dorothy B. Whitesell, in Deed Book 1052, Page 438;

THENCE, South 87°51'56" East, a distance of 116.62', to a found 1/2" iron rod with cap, with the south line of said Lot 22, same being a north line of said Tract One (MB 9995, PG 11005), to the southeast corner of said Lot 22, same being an interior corner of said Tract One (MB 9995, PG 11005),

(Continues on next page)

THENCE, North 21°24'19" East, a distance of 121.42', to a found 3/4" iron pipe, with the east line of said Lot 22, same being a west line of said Tract One (MB 9995, PG 11005), to the northeast corner of said Lot 22, same being a west corner of said Tract One (MB 9995, PG 11005), same being the southeast corner of Lot 21 of said Laurel Crest, Section One, to Yolanda Shimpock, in Deed Book 1262, Page 496;

THENCE, North 21°26'20" East, a distance of 120.12', to a set 5/8" iron rod (tall 1" iron pipe bears North 54°27'01" East, a distance of 5.33'), with the east line of said Lot 21, same being a west line of said Tract One (MB 9995, PG 11005), to the northeast corner of said Lot 21, same being a west corner of said said Tract One (MB 9995, PG 11005), same being the southeast corner of Lot 20 of said Laurel Crest, Section One, to Michael Motter, in Deed Book 1442, Page 36;

THENCE, North 33°48'53" East, a distance of 55.05', to a found 3/4" iron pipe, with the east line of said Lot 20, same being a west line of said Tract One (MB 9995, PG 11005), to the northeast corner of said Lot 20, same being a west corner of said Tract One (MB 9995, PG 11005), also being the south corner of Lot 19 of said Laurel Crest, Section One, to Shane Furr and Leigh Ann Furr, in Deed Book 1105, Page 288;

THENCE, North 33°44'52" East, a distance of 125.07', to a 1/2" iron rod found, with the southeast line of said Lot 19, same being a northwest line of said Tract One (MB 9995, PG 11005), to an interior corner of said Lot 19, same being a north corner of said Tract One (MB 9995, PG 11005);

THENCE, North 47°06'07" East, a distance of 79.91', to a 3/4" iron rod found, with the southeast line of said Lot 19, same being a northwest line of said Tract One (MB 9995, PG 11005), to the east corner of said Lot 19, same being a north corner of said Tract One (MB 9995, PG 11005), also being the southwest corner of Lot 18 of said Laurel Crest, Section One, to Todd David Nicodemus and Amy Compton Nicodemus, in Deed Book 1448, Page 48;

THENCE, North 47°06'07" East, a distance of 99.96', to a 5/8" iron rod found, with the south line of said Lot 18, same being a north line of said Tract One (MB 9995, PG 11005), to an interior corner of said Lot 18, same being a north corner of said Tract One (MB 9995, PG 11005);

THENCE, North 76°04'03" East, a distance of 262.69', to a 3/4" iron pipe found, with the south line of said Lot 18, same being a north line of said Tract One (MB 9995, PG 11005), to the southeast corner of said Lot 18, same being north corner of said Tract One (MB 9995, PG 11005), also being the southwest corner of the tract to Alvin Jagrup and Rachel Jagrup, in Deed Book 1401, Page 875;

THENCE, North 76°02'16" East, a distance of 329.57', to a 3/4" iron pipe found, with the south line of said Jagrup tract, same being a north line of said Tract One (MB 9995, PG 11005), to the southeast corner of said Jagrup tract, same being a north corner of said Tract One (MB 9995, PG 11005), also being the southwest corner of Tract Three of said Retracement Survey of the Laurel Garden Development, LLC Properties (MB 9995, PG 11005);

THENCE, North 9°34'33" West, a distance of 756.54', to a calculated point (at 721.24', passing a found nail at base of bent 5/8" iron rod), with the east line of said Jagrup tract, same being the west line of said Tract Three (MB 9995, PG 11005), to a point in the centerline of Cannon Farm Road, NCDOT SR #1197;

THENCE, North 64°12'50" East, a distance of 49.94', to a calculated point, with the centerline of said Cannon Farm Road, same being the north line of said Tract Three (MB 9995, PG 11005), to a point in the centerline of said Cannon Farm Road, a north corner of said Tract Three (MB 9995, PG 11005);

(Continues on next page)

THENCE, North 71°14'50" East, a distance of 86.37', to a calculated point, with the centerline of said Cannon Farm Road, same being the north line of said Tract Three (MB 9995, PG 11005), to a point in the centerline of said Cannon Farm Road, same being the northeast corner of said Tract Three (MB 9995, PG 11005), also being the northwest corner of Tract Two of said Retracement Survey of the Laurel Garden Development, LLC Properties (MB 9995, PG 11005);

THENCE, with the centerline of said Cannon Farm Road, same being the north line of said Tract Two (MB 9995, PG 11005), the following nine (9) courses and distances:

- 1) North 71°14'50" East, a distance of 13.62', to a calculated point;
- 2) North 70°57'43" East, a distance of 176.90', to a calculated point
- 3) North 77°39'54" East, a distance of 100.73', to a calculated point
- 4) North 85°55'54" East, a distance of 99.99', to a calculated point
- 5) South 87°18'06" East, a distance of 99.99', to a calculated point
- 6) South 83°20'06" East, a distance of 99.99', to a calculated point
- 7) South 80°38'06" East, a distance of 99.99', to a calculated point
- 8) South 77°20'06" East, a distance of 99.99', to a calculated point
- 9) South 78°11'06" East, a distance of 538.12', to a calculated point, being in the centerline of said Cannon Farm Road, same being the northeast corner of said Tract Two (MB 9995, PG 11005), also being a northwest corner of said Atlantic American Properties tract;

THENCE, South 4°16'23" East, a distance of 708.69', (at 49.62', passing a 1" iron pipe found), to a angle iron found, with the west line of said Atlantic American Properties tract, same being the east line of said Tract Two (MB 9995, PG 11005), to a west corner of said Atlantic American Properties tract, same being a southeast corner of said Tract Two (MB 9995, PG 11005);

THENCE, South 86°54'09" West, a distance of 298.68', to a 3/4" iron pipe found, with a north line of said Atlantic American Properties tract, also being a south line of said Tract Two (MB 9995, PG 11005), to a northwest corner of said Atlantic American Properties tract, same being a south corner of said Tract Two (MB 9995, PG 11005), also being the northeast corner of said Tract One (MB 9995, PG 11005);

THENCE, South 16°31'48" East, a distance of 680.15', to 1/2" iron rod found, with a west line of said Atlantic American Properties tract, also being an east line of said Tract One (MB 9995, PG 11005), to a west corner of said Atlantic American Properties tract, an east corner of said Tract One (MB 9995, PG 11005);

THENCE, North 88°22'31" West, a distance of 418.67', to an angle iron found; with a north line of said Atlantic American Properties tract, a south line of said Tract One (MB 9995, PG 11005), to a northwest corner of said Atlantic American Properties tract, an interior corner of said Tract One (MB 9995, PG 11005);

THENCE, South 0°09'35" West, a distance of 1,163.01', with a west line of said Atlantic American Properties tract, same being an east line of said Tract One (MB 9995, PG 11005), to the **POINT OF BEGINNING**, containing ±99.567 acres, as shown on a survey by Whitehall Land Survey, PLLC titled "CITY OF KANNAPOLIS ANNEXATION MAP OF THE LAUREL GARDENS DEVELOPMENT, LLC PROPERTES", said map incorporated by reference and considered an integral part of this description.

The basis of bearings and distances for this description is the North Carolina State Plane Coordinate System, NAD83 (2011). Ground distances may be obtained by multiplying the distances shown hereon by grid-to-ground scale factor of 1.000147792.



Kannapolis City Council

City Council Agenda Staff Report
October 28, 2024

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **PUBLIC HEARING and ORDER** - Withdrawal from dedication a portion of right-of-way known as Small Street. **APPROVED UNANIMOUS**

Action Requested by City Council

1. Conduct a Public Hearing to consider withdrawal from dedication a portion of right-of-way (ROW) known as Small Street.
2. Motion to approve an Order to close a portion of Small Street.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

Staff received a request from Larry Tallman to close the portion of Small Street ROW that is located between 204 and 209 Small Street, as depicted on the submitted survey map.

Mr. Tallman has indicated that he has used and maintained this portion of Small Street for the past fifty (50) years. Generally, when these ROW areas are closed, the properties are equally divided between the adjacent property owners. In this case, Mr. Tallman owns both properties adjacent to the requested ROW closure.

Provided there is no evidence given at the Public Hearing that withdrawing from this dedication is not contrary to the public interest, it is recommended that City Council approve the Order to Close.

Fiscal Implications

None

Policy Issues

None

Legal Issues

None

Recommendations and Alternate Courses of Action

1. Motion to approve an Order to Close thereby withdrawing from dedication a portion of ROW known as Small Street (Recommended).
2. Motion to table item to a future meeting.
3. Take no action.

Attachments

1. Small St Application
2. Public Notice Ad
3. Notice to Adjacent Properties
4. Posted Public Notice
5. Small St Survey
6. Order to Close Small St ROW
7. Tallman Survey Metes Bounds



Order Confirmation

Order# 0000878027

PO Box 27283
Richmond, VA 23261-7283

Client: CITY OF KANNAPOLIS
Phone: 7049204300

Pavor : CITY OF KANNAPOLIS
Phone: 7049204300

Account: 3143368
Address: BRIDGETTE BELL
KANNAPOLIS NC 28081

Account: 3143368
Address: BRIDGETTE BELL
KANNAPOLIS NC 28081

Sales Rep **Acct Rep** **Ordered By**
aboan hrclifr Pam

Fax: 7049337463
EMail: ap@kannapolisnc.gov

Total Amount \$1,690.88
Payment Amount \$0.00

Amount Due	\$1,690.88	<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>	<u>PO Number:</u>
Tax Amount:	0.00	0	0	1	
Payment Meth:	Invoice - Statement				

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000878027-01	CLS Legal	2 X 96 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	4

Run Schedule Invoice Text: NOTICE OF PUBLIC HEARING 401 Laureate Way,

Run Dates 10/ 3/2024, 10/10/2024, 10/17/2024, 10/24/2024

<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 401 Laureate Way,

Run Dates 10/ 3/2024, 10/ 4/2024, 10/ 5/2024, 10/ 6/2024, 10/ 7/2024, 10/ 8/2024, 10/ 9/2024

TagLine: NOTICEOFPUBLICHEARING401LAUREATEWAYKANNAPOLISNCCITYCOUNCILMEETINGMONDAYOCTOBER282024AT600PMAREOLUTIONSTATINGTHEINTENTOF THE

Ad Content Proof
Note: Ad size does not reflect actual ad



Order Confirmation

Order# 0000878027

PO Box 27283

Richmond, VA 23261-7283



NOTICE OF PUBLIC HEARING
401 Laureate Way, Kannapolis, NC

City Council Meeting
Monday, October 28, 2024, at 6:00 pm

A RESOLUTION STATING THE INTENT OF THE CITY OF KANNAPOLIS TO CONSIDER CLOSING A PORTION OF SMALL STREET AS DESCRIBED HEREIN AND FIXING THE DATE OF PUBLIC HEARING ON THE QUESTION OF SUCH CLOSING

BE IT RESOLVED by City Council of the City of Kannapolis:

Section 1. That it is the intent of City Council of the City of Kannapolis to consider closing a portion of the following described public street or alley pursuant to Section 160A-299 of the General Statutes of North Carolina.

LEGAL DESCRIPTION
Lying and being in the City of Kannapolis, Township No. 4, Cabarrus County, North Carolina and being an undeveloped right-of-way of unnamed street located on the north side of Small Street and being more particularly described by metes and bounds as follows:

BEGINNING at a computed point being the northeast intersection of Small Street and an unnamed street and the southwest corner of Larry R. Tallman (Parcel Pin Number: 5612-86-5726, Deed Book 9884 page 167) said point being located S 69°05'27" W a distance of 67.01 feet from a ½" existing iron rod on northern right-of-way of Small Street, the southeast corner of the aforementioned Deed Book; **thence S 69°05'27" W a distance of 30.00 feet** to a computed point in northwest intersection of Small Street and unnamed street, also being the southeast corner of Larry R. Tallman (Parcel Pin Number: 5612-86-4743, Deed Book 9884 Page 164) said point being located N 69°05'27" E a distance of 60.04 feet from ½" existing iron rod on the northern right-of-way of Small Street, the southwest corner of aforementioned Deed Book; **thence** with the unnamed street and the eastern line of Tallman N 14°36'15" W a distance of 99.28 feet to an existing nail by ½" iron rod being the northwest corner of unnamed street, said iron also marking the southeast corner of Tara S. Johnson, now or formally, (Parcel Pin Number 5612-86-3870, Deed Book 8663 Page 284), also being Lot No 1 of Plat Book 41 page 71, said corner also marking southwest corner of Lot 13 Plat Book 36 page 65 of Ray Wilson King and wife Teresa H. King, now or formally; **thence** with the line of Lot 13 and the northern line of unnamed street N 69°23'22" E a distance of 30.03 feet to set 5/8" rebar said point being the northeast corner of unnamed street and Larry R. Tallman northwest corner (Deed Book 9884 page 167), said point being located S 69°23'22" W a distance of 11.37 feet from a ½" existing iron rod being the southeast corner of Lot 13; **thence** with the eastern line of unnamed street and the western line of Larry R. Tallman S 14°36'15" E a distance of 99.57 feet to the **point of BEGINNING**, having an area of 2969.37 square feet, 0.07 acres more or less, according to map and survey by Matthew M. Cunningham PLS, of Cunningham Land Surveying, PLLC dated August 19, 2024 (Job number 2024-14 Street closing) to which map and survey reference is hereby made and a copy of which is attached hereto and incorporated herein by reference.

Section 2. That a Public Hearing on the question of such closing of the above described right-of-way will be held at 401 Laureate Way, Kannapolis, North Carolina at 6:00 PM, or as soon thereafter as the matter may be heard, on the 28th day of October, 2024 at which time plans for such closing will be explained and all persons will be given an opportunity to be heard.

Section 3. That notice of said closing and Public Hearing shall be given by publication, mailing, and posting as required by law.

Adopted this 23rd day of September 2024.

Milton D. Hinnant
Mayor

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, October 3, Thursday, October 10, Thursday 17th and Thursday, October 24th, 2024.



October 17, 2024

Larry R Tallman
205 Small Street
Kannapolis, NC 28083

Re: Street Closure –Portion of Small Street

Dear Mr. Tallman:

In accordance with General Statute 160A-299 - *Procedure for Permanently Closing Streets and Alleys*, which states that after City Council adopts a Resolution of Intent declaring its intent to close a street or alley and sets a date for a public hearing on the intent to close, a copy of the Resolution of Intent must be mailed to owners of property adjoining the street or alley.

The City of Kannapolis has received your application to withdraw from dedication a portion of right-of-way known as Small Street located between 205 and 209 Small Street. You have been identified as the only property owner holding interest in property nearby the street as described to be closed (see reverse side of this letter for a map showing the portion described).

Please find enclosed a copy of the Resolution stating the City's intent to consider this withdrawal. The Public Hearing has been scheduled for Monday, October 28, 2024, 401 Laureate Way, Kannapolis, NC at 6:00 PM.

If you need additional information, you may contact the Planning Department at (704) 920-4350.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Smith". The signature is fluid and cursive, with the first name "Richard" and last name "Smith" clearly distinguishable.

Richard Smith
Planning Director

Enclosure



**A RESOLUTION STATING THE INTENT OF THE
CITY OF KANNAPOLIS TO CONSIDER CLOSING A PORTION
OF SMALL STREET AS DESCRIBED HEREIN AND
FIXING THE DATE OF PUBLIC HEARING
ON THE QUESTION OF SUCH CLOSING**

BE IT RESOLVED by City Council of the City of Kannapolis:

Section 1. That it is the intent of City Council of the City of Kannapolis to consider closing of a portion of the following described Public Street or alley pursuant to Section 160A-299 of the General Statutes of North Carolina.

Lying and being in the City of Kannapolis, Township No. 4, Cabarrus County, North Carolina and being an undeveloped right-of-way of unnamed street located on the north side of Small Street and being more particularly described by metes and bounds as follows:

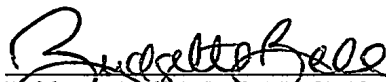
BEGINNING at a computed point being the northeast intersection of Small Street and an unnamed street and the southwest corner of Larry R Tallman (Parcel Pin Number: 5612-86-5726, Deed Book 9884 page 167) said point being located S 69°56'27" W a distance of 67.01 feet from a ½" existing iron rod on northern right-of-way of Small Street, the southeast corner of the aforementioned Deed Book; **thence S 69°56'27" W a distance of 30.00 feet** to a computed point in northwest intersection of Small Street and unnamed street, also being the southeast corner of Larry R. Tallman (Parcel Pin Number 5612-86-4743, Deed Book 9884 Page 164) said point being located N 69°56'27" E a distance of 60.04 feet from ½" existing iron rod on the northern right-of-way of Small Street, the southwest corner of aforementioned Deed Book: **thence** with the unnamed street and the eastern line of Tallman **N 14°36'15" W a distance of 99.28 feet** to an existing nail by ½" iron rod being the northwest corner of unnamed street, said iron also marking the southeast corner of Tara S. Johnson, now or formally, (Parcel Pin Number 5612-86-3870, Deed Book 8663 Page 284), also being Lot No 1 of Plat Book 41 page 71, said corner also marking southwest corner of Lot 13 Plat Book 36 page 65 of Ray Wilson King and wife Teresa H. King, now or formally: **thence** with the line of Lot 13 and the northern line of unnamed street **N 69°23'22" E a distance of 30.03 feet** to set 5/8" rebar said point being the northeast corner of unnamed street and Larry R. Tallman northwest corner (Deed Book 9884 page 167), said point being located S 69°23'22" W a distance of 11.37 feet from a ½" existing iron rod being the southeast corner of Lot 13; **thence** with the eastern line of unnamed street and the western line of Larry R. Tallman **S 14°36'15" E a distance of 99.57 feet** to the **point of BEGINNING**, having an area of 2969.37 square feet, 0.07 acres more or less, according to map and survey by Matthew M. Cunningham PLS, of Cunningham Land Surveying, PLLC dated August 19, 2024 (Job number 2024-14 Street closing) to which map and survey reference is hereby made and a copy of which is attached hereto and incorporated herein by reference.

Section 2. That a public hearing on the question of such closing the above described right-of-way will be held at 401 Laureate Way, Kannapolis, North Carolina, at 6:00 o'clock p.m., on the 28th day of October, 2024 at which time plans for such closing will be explained and all persons will be given an opportunity to be heard.

Section 3. That notice of said closing and public hearing shall be given by publication, mailing and posting as required by law.

Adopted this 23rd day of September 2024


Milton D. Hinnant, Mayor
City of Kannapolis


Bridgette Bell, MMC, NCCMC
City Clerk

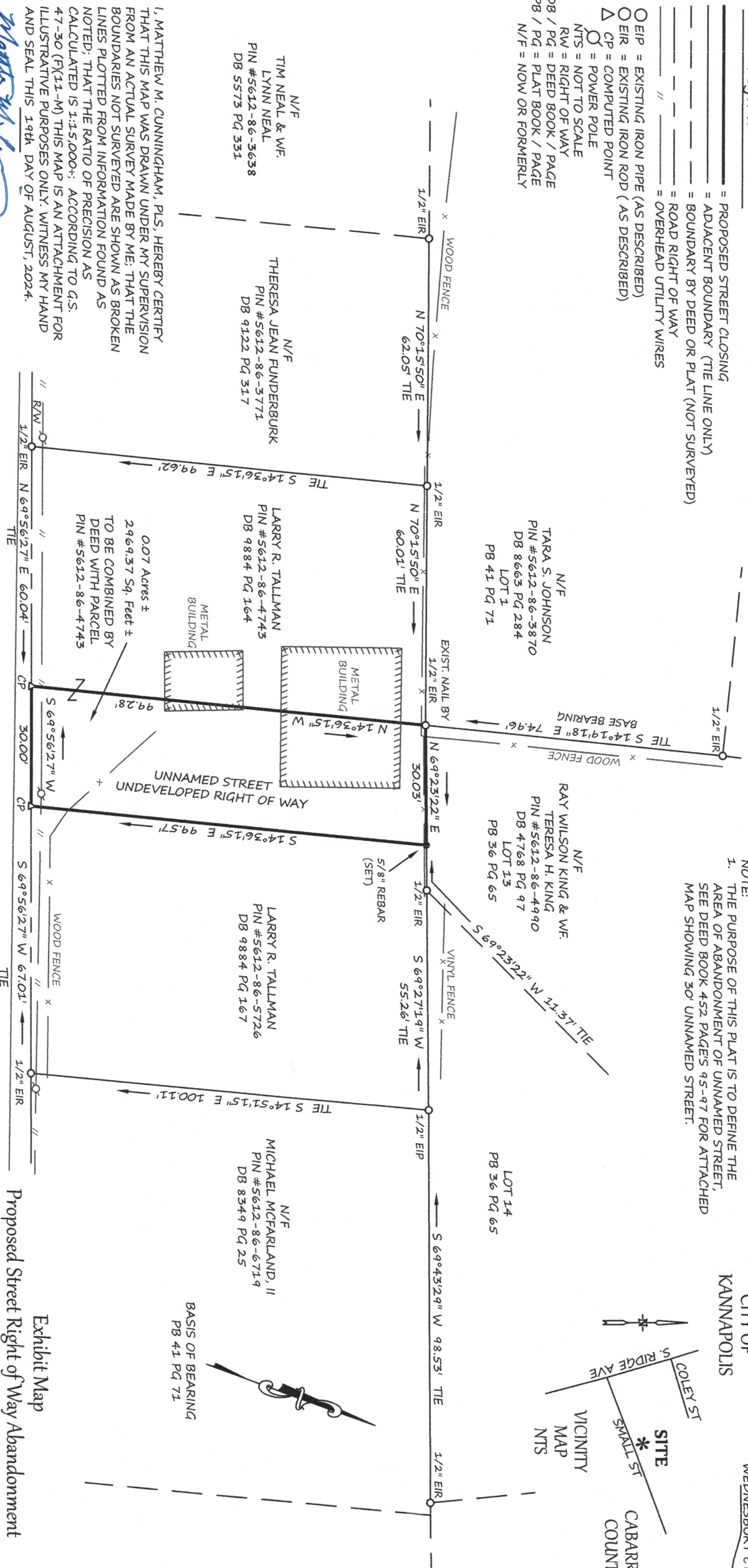
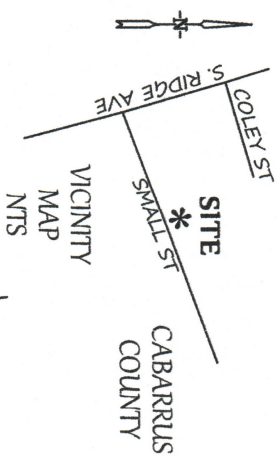


Legend

- = PROPOSED STREET CLOSING
- = ADJACENT BOUNDARY (TIE LINE ONLY)
- = BOUNDARY BY DEED OR PLAT (NOT SURVEYED)
- = ROAD RIGHT OF WAY
- = OVERHEAD UTILITY WIRES
- = EXISTING IRON PIPE (AS DESCRIBED)
- = EXISTING IRON ROD (AS DESCRIBED)
- △ = COMPUTED POINT
- = POWER POLE
- NTS = NOT TO SCALE
- RW = RIGHT OF WAY
- PB / PG = DEED BOOK / PAGE
- PB / PG = PLAT BOOK / PAGE
- N/F = NOW OR FORMERLY

NOTE:
1. THE PURPOSE OF THIS PLAT IS TO DEFINE THE AREA OF ABANDONMENT OF UNNAMED STREET. SEE DEED BOOK 452 PAGES 95-97 FOR ATTACHED MAP SHOWING 30' UNNAMED STREET.

CITY OF KANNAPOLIS
WEDNESBURY CT



I, MATTHEW M. CUNNINGHAM, PLS, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND AS NOTED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15,000+; ACCORDING TO G.S. 47-30 (F)(1)-(M) THIS MAP IS AN ATTACHMENT FOR ILLUSTRATIVE PURPOSES ONLY. WITNESS MY HAND AND SEAL THIS 14TH DAY OF AUGUST, 2024.

Matthew M. Cunningham
Professional Land Surveyor L-4393

Cunningham
Land Surveying, PLLC

NC Firm No. P-2321 NC PLS L-4393
14050 Culp Road, Gold Hill, NC 28071
704-467-2296

THE WORDS "CERTIFY", "CERTIFICATES" OR "CERTIFICATION" AS USED HEREON ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

SMALL STREET
35' PUBLIC R/W

EDGE OF PAVEMENT

Exhibit Map
Proposed Street Right of Way Abandonment

City of Kannapolis
Number 4 Twp, Cabarrus Co., NC
Field Survey Date: August 5, 2024
Map Prepared: August 12, 2024

Scale : 1" = 30'
30' 15' 0' 30' 60'

Job # 2024-14 Street Closing

**CITY COUNCIL
CITY OF KANNAPOLIS
ORDER TO CLOSE**

WHEREAS, pursuant to North Carolina General Statute 160A-299, City Council of the City of Kannapolis has proposed to permanently close a portion of Small Street located between 205 and 209 Small Street described as a Public Street or alley pursuant to Section 160A-299 of the General Statutes of North Carolina which is more particularly described as:

LEGAL DESCRIPTION

Lying and being in the City of Kannapolis, Township No. 4, Cabarrus County, North Carolina and being an undeveloped right-of-way of unnamed street located on the north side of Small Street and being more particularly described by metes and bounds as follows:

BEGINNING at a computed point being the northeast intersection of Small Street and an unnamed street and the southwest corner of Larry R Tallman (Parcel Pin Number: 5612-86-5726, Deed Book 9884 page 167) said point being located S 69°56'27" W a distance of 67.01 feet from a ½" existing iron rod on northern right-of-way of Small Street, the southeast corner of the aforementioned Deed Book; **thence S 69°56'27" W a distance of 30.00 feet** to a computed point in northwest intersection of Small Street and unnamed street, also being the southeast corner of Larry R. Tallman (Parcel Pin Number 5612-86-4743, Deed Book 9884 Page 164) said point being located N 69°56'27" E a distance of 60.04 feet from ½" existing iron rod on the northern right-of-way of Small Street, the southwest corner of aforementioned Deed Book: **thence** with the unnamed street and the eastern line of Tallman **N 14°36'15" W a distance of 99.28 feet** to an existing nail by ½" iron rod being the northwest corner of unnamed street, said iron also marking the southeast corner of Tara S. Johnson, now or formally, (Parcel Pin Number 5612-86-3870, Deed Book 8663 Page 284), also being Lot No 1 of Plat Book 41 page 71, said corner also marking southwest corner of Lot 13 Plat Book 36 page 65 of Ray Wilson King and wife Teresa H. King, now or formally: **thence** with the line of Lot 13 and the northern line of unnamed street **N 69°23'22" E a distance of 30.03 feet** to set 5/8" rebar said point being the northeast corner of unnamed street and Larry R. Tallman northwest corner (Deed Book 9884 page 167), said point being located S 69°23'22" W a distance of 11.37 feet from a ½" existing iron rod being the southeast corner of Lot 13; **thence** with the eastern line of unnamed street and the western line of Larry R. Tallman **S 14°36'15" E a distance of 99.57 feet** to the **point of BEGINNING**, having an area of 2969.37 square feet, 0.07 acres more or less, according to map and survey by Matthew M. Cunningham PLS, of Cunningham Land Surveying, PLLC dated August 19, 2024 (Job number 2024-14 Street closing) to which map and survey reference is hereby made and a copy of which is attached hereto and incorporated herein by reference.

WHEREAS, a Public Hearing on the question of such closing was held on October 28, 2024, at which time the plans for such closing were explained and all persons given an opportunity to be heard; and

WHEREAS, notice of said closing was given in accordance with the requirements of law; and

WHEREAS, it has been found to the satisfaction of the City Council after the Public Hearing that closing of the street or public roadway is not contrary to the public interest and that

no individual owning property in the vicinity of the street or public roadway or in the subdivision in which it is located would be deprived of reasonable means of ingress or egress to their property.

NOW, THEREFORE, IT IS HEREBY ORDERED by the City Council of the City of Kannapolis as follows:

1. That the portion of Small Street located between 205 and 209 Small Street as described above, is hereby closed effective immediately.
2. That the City of Kannapolis reserves any and all right, title and interest in and to any utility improvements or easements within any portion of the above described street closed pursuant to this Order.
3. That a certified copy of this Order be filed in the office of the Register of Deeds for Cabarrus County, North Carolina.

Adopted this 28th day of October, 2024.

Milton D. Hinnant
Mayor

Attest:

Bridgette Bell, MMC, NCCMC
City Clerk

EXHIBIT A

LEGAL DESCRIPTION

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Kannapolis City Council

City Council Agenda Staff Report
October 28, 2024

To: Mayor and City Council
From: Gary Mills, Parks & Recreation Director
Subject: **GRANT SUBMITTAL - Irish Buffalo Greenway Phase II. APPROVED UNANIMOUS**

Action Requested by City Council

Motion to approve the North Carolina Great Trails grant submittal for Irish Buffalo Creek Greenway Phase II

Required Votes to Pass Required Action

Majority Present at Meeting

Background

This project is a +/- 1.2-mile extension (north) of the existing 3.1-mile Irish Buffalo Creek (IBC) Greenway. The existing IBC Greenway starts at Vietnam Veterans Park heading north and ends at the existing trailhead parking area at Rogers Lake Rd. It connects seven residential neighborhoods (several thousand people) to Vietnam Veterans Park and is regionally part of the 15 county Carolina Thread Trail network. Kannapolis' greenway master plan proposes to extend the IBC greenway north into downtown Kannapolis. Grassy fields, woods, schools, and residential neighborhoods border the scenic creekside greenway. When built-out, the greenway will be more than 7-miles in length. The proposed 1.2 mile segment is the next leg of the phased greenway. This proposed segment will head north from Rogers Lake Road and connect to Safrit Park, an existing 17-acre Kannapolis Park, and the Hwy. 3 sidewalk/bike lane network.

This second phase has already received a planning grant (\$35,000) from the Cabarrus Health Alliance (CHA) who has been a project partner since 2008. The project has been attractive to CHA because the greenway provides close to home recreation for thousands of people who can run, bike, walk, and stay active. They see the greenway as a great tool to reduce childhood and adult obesity in Cabarrus County. This next planned phase of the Irish Buffalo Creek Greenway follows the approved Kannapolis greenway master plan. There is widespread public support for the greenway as greenways and walking trails were one of the top requested amenities by City residents in our recent survey as part of our adopted citywide comprehensive P&R master plan. This next phase will require easement or right of way from 5 landowners.

This grant is from a funding source through the state of North Carolina called the Great Trails State Program; as this is the state legislature recognized "Year of the Trail" in North Carolina. The state legislature appropriated \$25 million in funding **this year only**, for trail development across the state of North Carolina. They are funding for acquisition, design, and construction. We are looking to apply for an acquisition grant in the amount of \$290,000 of which the City's portion would be \$145,000. If the grant is awarded, acquisition will need to take place within three years and development will need to occur within five years of acquiring the property.

The current intent is for the City to seek additional outside funding for design/construction of the greenway via another CMAQ grant (which funded the most recent extension).

Attached is the Certification Page, the overall Irish Buffalo Creek Greenway master plan showing the designated project location, and the preliminary design for the greenway.

Fiscal Implications

The City's portion of the match for the Great Trails State Grant will be \$145,000, if grant is awarded and accepted. This will be worked into one of the upcoming annual budgets.

Policy Issues

None

Legal Issues

None

Recommendations and Alternate Courses of Action

1. **Motion to approve the North Carolina Great Trails grant submittal for the Irish Buffalo Creek Greenway Phase II (Recommended)**
2. Take no action.
3. Table to a future meeting.

Attachments

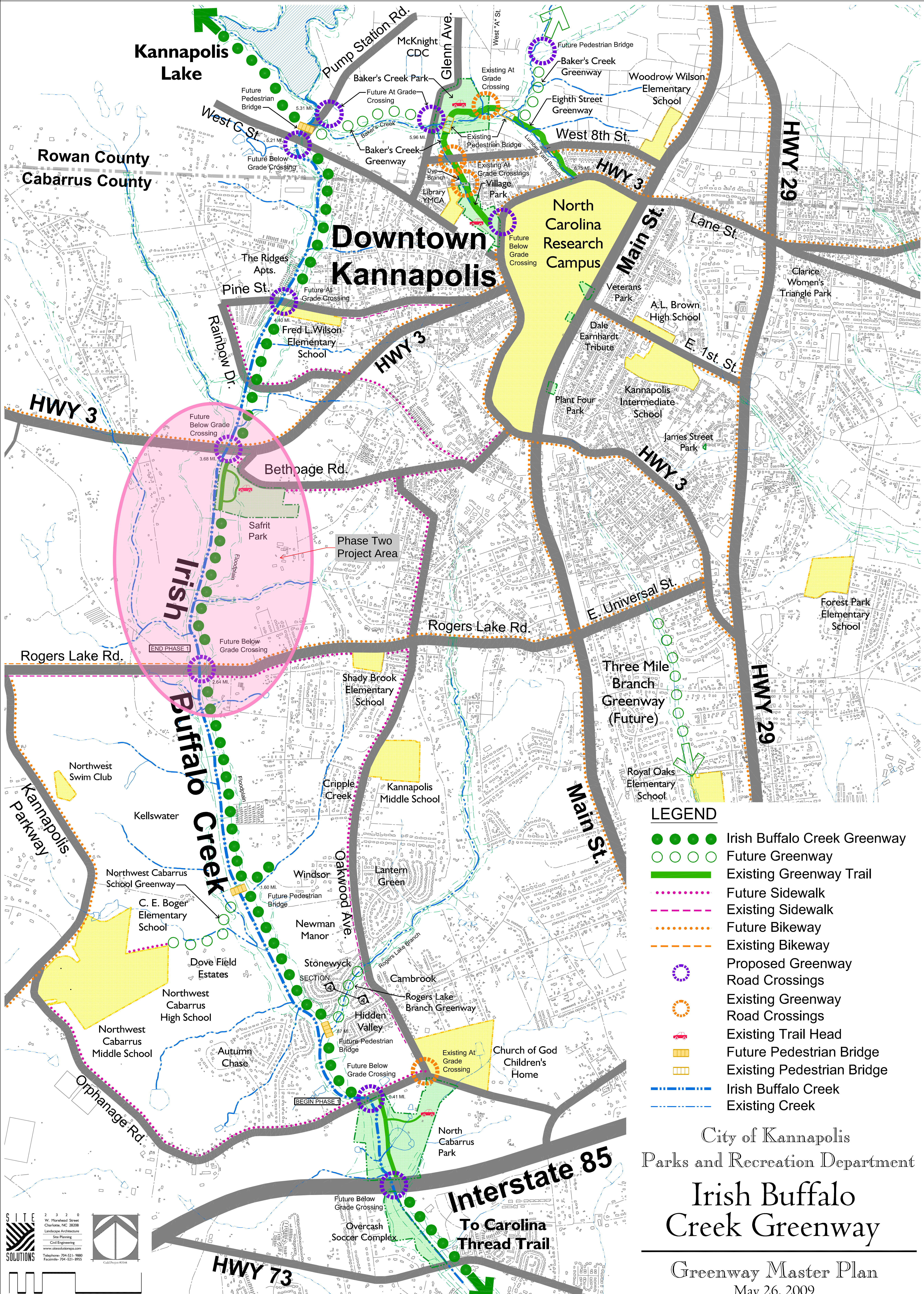
1. IBCG phase 2 Certification signature page
2. IBCG phase 2 location map as part of overall Master Plan
3. IBCG Overall Phase 2 preliminary trail alignment 10-24



Certification & Approval by Governing Board

I hereby certify the information contained in the attached Great Trails State Program application is true and correct, and the required matching funds for the grant will be available within three years of submitting the application. This application has been approved by the governing board.

Mayor Darrell Hinnant, City of Kannapolis
(Print or Type Name and Title)
(Signature)
N/A
If two sponsors are applying together, this form must be completed and signed by each board.



City of Kannapolis
Parks and Recreation Department
**Irish Buffalo
Creek Greenway**
Greenway Master Plan
May 26, 2009



City of Kannapolis
Irish Buffalo Creek
Greenway Phase 2

Overall Greenway Map
AUG. 26, 2024

PRELIMINARY TRAIL ALIGNMENT



PRELIMINARY
NOT FOR
CONSTRUCTION

Corp. NC License: F-1320

Irish Buffalo Creek Greenway
Phase Two
Kannapolis, North Carolina

Project No: 1725-100671.00
Date: 08.29.24
Revisions:

Sheet Title:
OVERALL SITE
PLAN

Sheet No:
C-200

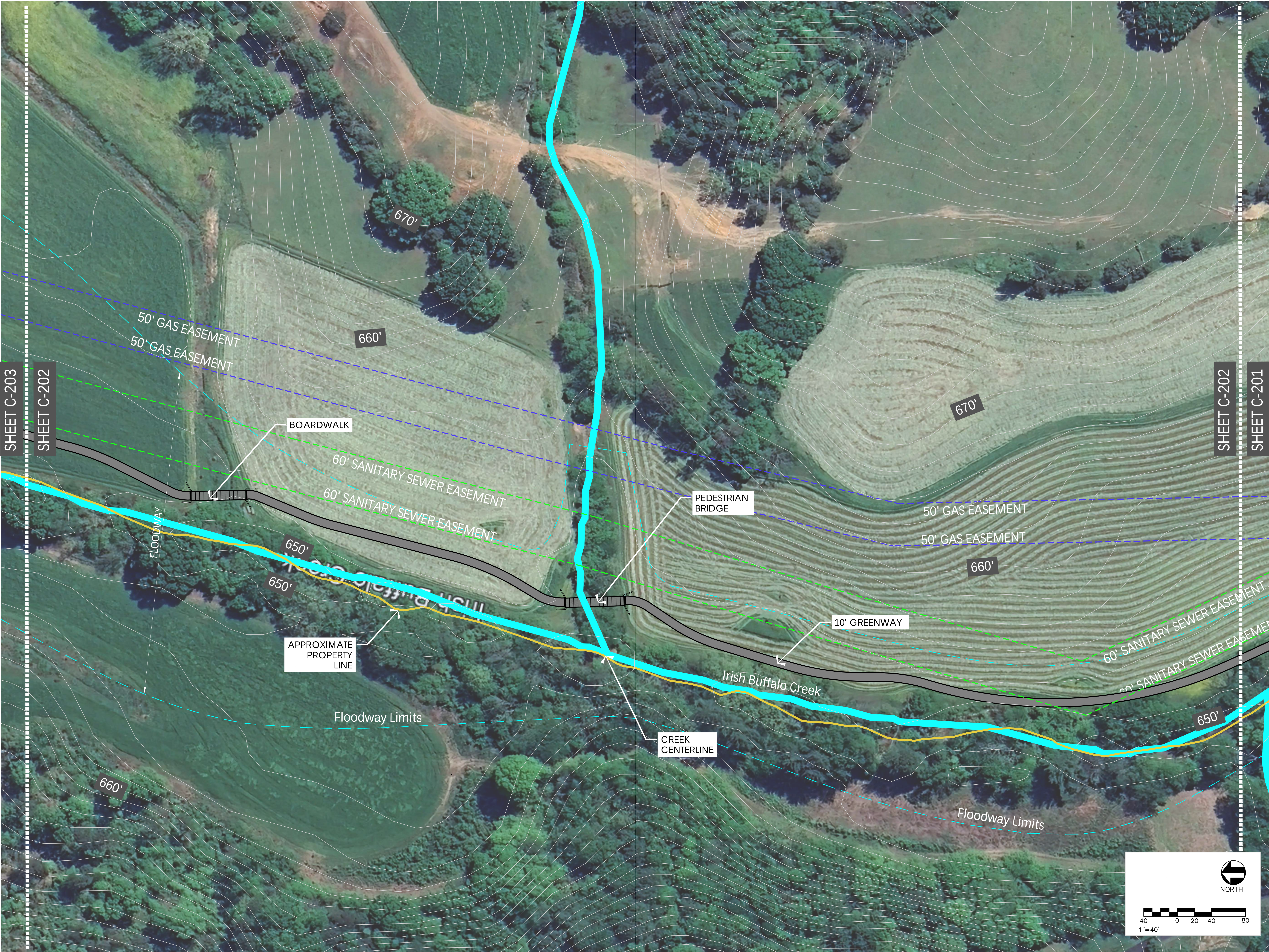


Irish Buffalo Creek Greenway
Phase Two
Kannapolis, North Carolina

Project No: 1725-100671.00
Date: 08.29.24
Revisions:

Sheet Title:
SITE PLAN

Sheet No:
C-201



Irish Buffalo Creek Greenway
Phase Two
Kannapolis, North Carolina

Project No: 1725-100671.00
Date: 08.29.24
Revisions:

Sheet Title:
SITE PLAN

Sheet No:
C-202



Irish Buffalo Creek Greenway
Phase Two
Kannapolis, North Carolina

Project No: 1725-100671.00
Date: 08.29.24
Revisions:

Sheet Title:
SITE PLAN

Sheet No:
C-203

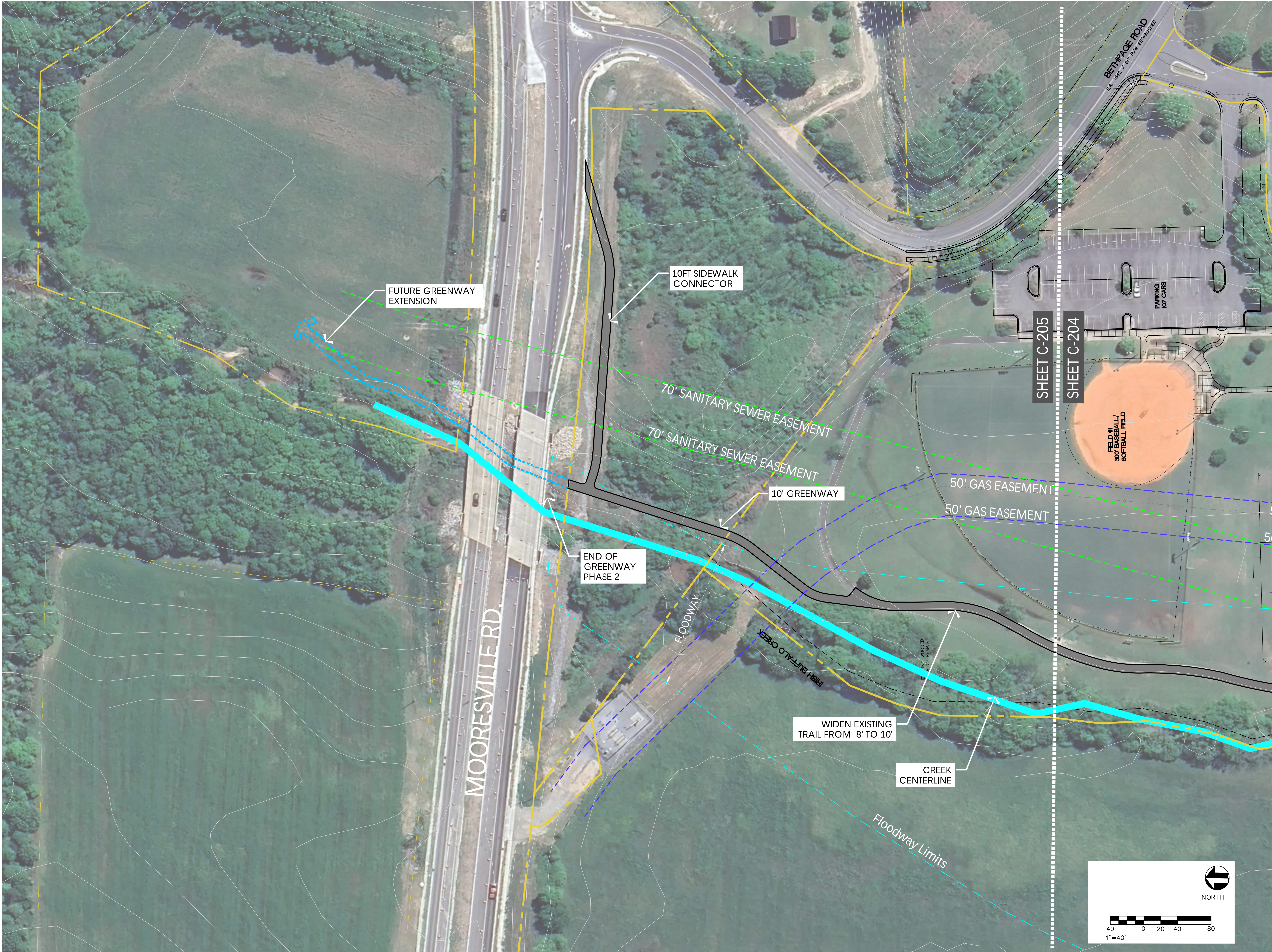


Irish Buffalo Creek Greenway
Phase Two
Kannapolis, North Carolina

Project No: 1725-100671.00
Date: 08.29.24
Revisions:

Sheet Title:
SITE PLAN

Sheet No:
C-204



Irish Buffalo Creek Greenway
Phase Two
Kannapolis, North Carolina

Project No: 1725-100671.00
Date: 08.29.24
Revisions:

Sheet Title:
SITE PLAN

Sheet No:
C-205