



Planning Department

Board of Adjustment

June 21, 2016

Staff Report

TO: Board of Adjustment

FROM: Zachary D. Gordon, AICP, Planning Director

SUBJECT: Case# **BOA-2016-09**: Request for a Certificate of Nonconformity Adjustment to allow a wall sign larger than the maximum allowed in the C-2 General Commercial District.

A. Action Requested by Board of Adjustment

1. Motion to accept the City's exhibits into the record
2. Motion to approve/revise findings of fact proposed by Planning Staff
3. Motion to approve, approve with conditions, or deny the applicant's request for a Certificate of Nonconformity Adjustment

B. Required Votes to Pass Requested Action

A majority vote is required to approve or deny the requested actions.

C. Background

The applicant, Rite Lite Signs, is requesting a Certificate of Nonconformity Adjustment (CONA) to permit a non-conforming wall sign for the Dollar General Store located at 439 N Cannon Blvd., measuring 97.50 square feet, where a maximum of 60 square feet is allowed. The current wall sign measures approximately 120 square feet and is considered "legally non-conforming" as it was installed prior to the adoption of the current sign limitation standards in Article 12, Table 12.1-3 of the UDO. The new proposed sign is approximately 22 square feet smaller than the existing sign.

The property address is 439 N Cannon Blvd., and is more specifically identified as Cabarrus County PIN 5624-00-4912. The property is zoned C-2 General Commercial.

D. Policy Issues

Section 13.1.6.1 of the UDO states: *A Certificate of Nonconformity Adjustment shall be required to enlarge, expand or otherwise alter any Nonconforming Use or Structure as set forth in this Section 13.1. A Certificate of Nonconformity Adjustment shall be issued by the Board of Adjustment subject to the requirements of this section.*

Section 13.1.6.3 of the UDO states that: *The decision to approve or deny will be made based on the following criteria:*

Noise - Does the nonconformity create noise above and beyond levels considered normal to the area?

Staff Assessment

There are no anticipated noise impacts associated with the proposed sign.

Traffic - Does the nonconformity generate or have the potential to generate a significantly higher volume of traffic than surrounding land use?

Staff Assessment

The proposed sign will have no impact on the volume of traffic to and from the site.

Other measurable, physical effects - Does the nonconformity generate any other negative effects including but not limited to: dust, air pollution, foul smell, etc.?

Staff Assessment

No negative effects are anticipated to result from the proposed sign.

Surrounding property values - Does the nonconformity detract from the prevailing property values?

Staff Assessment

The proposed sign should not detract from (and perhaps enhance) adjoining property values.

Aesthetics - Does the nonconformity compliment or detract from the overall aesthetic character of the area?

The proposed sign should complement the overall aesthetic character of the area.

E. Legal Issues

Board's Findings of Fact - Based on application review and public hearing.

In order to determine whether to grant a Certificate of Nonconformity Adjustment, the Board must find that each of the five criteria noted above have been met. If the Board concurs with the staff assessments for each of the criteria, then no additional findings of fact are necessary and the Board may adopt the staff findings as part of its decision. However, if the Board wishes to approve different findings (perhaps as a result of additional evidence or testimony presented at the public hearing), alternate findings need to be included as part of the five criteria below.

Should a certificate of nonconformity adjustment be approved, the Board may impose such reasonable conditions as will ensure that the use of the property to which the certificate applies will be as compatible as practicable with the surrounding properties. Any approval granted will "run with the land" and subject all future property owners to the same restrictions.

Yes **No**

 Noise - Does the nonconformity create noise above and beyond levels considered normal to the area?

 Traffic - Does the nonconformity generate or have the potential to generate a significantly higher volume of traffic than surrounding land use?

 Other measurable, physical effects - Does the nonconformity generate any other negative effects including but not limited to: dust, air pollution, foul smell, etc.?

 Surrounding property values - Does the nonconformity detract from the prevailing property values?

 Aesthetics - Does the nonconformity detract from the prevailing property values?

F. Recommendation

Based upon an assessment of the criteria noted above, staff recommends approval of the applicant's request for a Certificate of Nonconformity Adjustment for a wall sign measuring 97.50 square feet, consistent with the sign plan submitted as part of the applicant's CONA request. However, the Board of Adjustment should consider all facts and testimony after conducting the public hearing and render a decision accordingly to either approve, approve with conditions, or deny the request for a Certificate of Nonconformity Adjustment.

G. Attachments

1. Application
2. Sign Rendering (Existing & Proposed)
3. Site Plan
4. Vicinity Map
5. Zoning Map
6. Future Land Use Map
7. List of notified properties
8. Letter to abutting property owners
9. Posted zoning sign

H. Issue Reviewed By:

Planning Director	X
City Attorney	X

KANNAPOLIS



**Planning and Zoning Commission and Board of Adjustment
General Application Form
(Not for Site Plan Review Submittals)**

Type of Action Requested (Check One):

- | | | | |
|------------------------|-------|----------------------------------|--------------|
| Variance | _____ | SIA Application | _____ |
| Conditional Use Permit | _____ | Nonconformity Adjustment | <u> X </u> |
| Subdivision Exception | _____ | Watershed Boundary Modification | _____ |
| Zoning Text Amendment | _____ | Zoning Map Amendment | _____ |
| Appeal | _____ | Conditional Zoning Map Amendment | _____ |

Applicant: RITE LIFE SIGNS, INC Owner: FRANKLIN HEIGHTS BAPTIST CHURCH
 Address: 1000 BISCAYNE DR. Address: 2000 LANE STREET
CONCORD, NC 28027 KANNAPOLIS, NC 28083
 Telephone: (704) 788-7097 Telephone: (704) 932-5013 - KEITH CANTRELL
 Email: TCATCHPOLE@RITELIFESIGNS.COM Email: KCANTRELL@FRANKLINHEIGHTSBAPTISTKANNAPOLIS.COM
fhbcKannapolis.com
 Legal relationship of applicant to property owner: SIGN VENDOR

Property Location/Address: 439 N. CANNON BLVD
56240049120000 Tax Parcel Number: _____ Zoning District: C-2 Acreage of Site: 2.56

TASIA CATCHPOLE
 Applicant Name (Print)
Tasia Catchpole
 Applicant Signature & Date

Franklin Heights Baptist Church Inc.
 Property Owner Name (Print) by Keith Cantrell
Keith Cantrell 5/13/2016
 Property Owner Signature & Date
Franklin Heights Baptist Church Inc.

The agenda deadline is the first day of the month preceding the month of the meeting. To be considered for placement on the next meeting agenda, the signed application, application fee, and five (5) copies of any required site plans for staff review must be submitted by the deadline. However, to remain on the next meeting agenda, fifteen (15) copies of such plans, determined by staff to conform to all ordinance standards, must be submitted at least ten (10) days before the meeting date. All fees are nonrefundable and help to cover administrative and notification costs.

For Staff Use Only:

Filing Fee: \$ 325.00
 Application No.: BOA-2016-09

Receipt # M-10824
 Date Submitted (Complete): 5-16-2016



City of Kannapolis - Request for Certificate of Nonconformity Adjustment

I, TASHA CATCHPOLE, hereby petition the Board of Adjustment for a CERTIFICATE OF NONCONFORMITY ADJUSTMENT as required by Section 13.1.6 of the Unified Development Ordinance to enlarge, expand, or otherwise alter a Nonconforming Use or Structure.

The current use of the property is described as follows:

RETAIL

The location of the nonconforming use or structure is indicated on the accompanying site plan. The degree of nonconformity with respect to the dimensional and design regulations of the Ordinance is more fully described as follows:

EXISTING SIGN CODE RESTRICTS SIGNAGE NTE 60"

NEW SIGN PROPOSED, THOUGH SMALLER EXCEEDS 60" MAX

The nature of the proposed enlargement, expansion, or alteration is described as follows:

REMOVE EXISTING 120 SQ FT SIGN AND REPLACE WITH

97.50 SQ FT SIGN. SIGN IS 22.50 SQ FT SMALLER

APPROVAL CRITERIA

The Board of Adjustment does not have unlimited discretion in deciding whether to approve a certificate of nonconformity adjustment. The Unified Development Ordinance requires that the applicant demonstrate positive responses to several questions to obtain a certificate of nonconformity adjustment. In the spaces provided below, indicate the *facts* that you intend to provide to convince the Board that the proposed enlargement, expansion, or alteration can properly address the following questions:

A. Does the nonconformity create noise above and beyond levels considered normal to the area?

NO, NATURE OF WORK IS NOT APPLICABLE TO

NOISE LEVELS

B. Does the nonconformity generate or have the potential to generate a significantly higher volume of traffic than surrounding land use?

NO, THE PROPOSED SIGN IMPROVEMENT IS BEING PROPOSED TO IMPROVE THE AESTHETIC VALUE OF BUILDING, TO HOLD TRUE TO DOLLAR GENERAL BRAND IDENTITY.

C. Does the nonconformity generate any other negative effects, including, but not limited to, dust, air pollution, foul smell, etc.?

NO, THE PROPOSED SIGN DOES NOT FORESEEABLY CREATE ANY NEGATIVE EFFECTS

D. Does the nonconformity detract from the prevailing property values?

THE NEW PROPOSED SIGN WILL IMPROVE AESTHETICS OF SHOPPING CENTER, AND SHOULD PROVE TO INCREASE VALUE.

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

Franklin Heights Baptist Church Inc.
by Keith Cantrell
Signature of Property Owner

5-13-2016
Date

The Board of Adjustment may add conditions regarding what the nonconformity owner/operator must do to the property for certification. For example, landscaping or fencing may be required or a shift of operations away from adjoining properties may be stipulated.

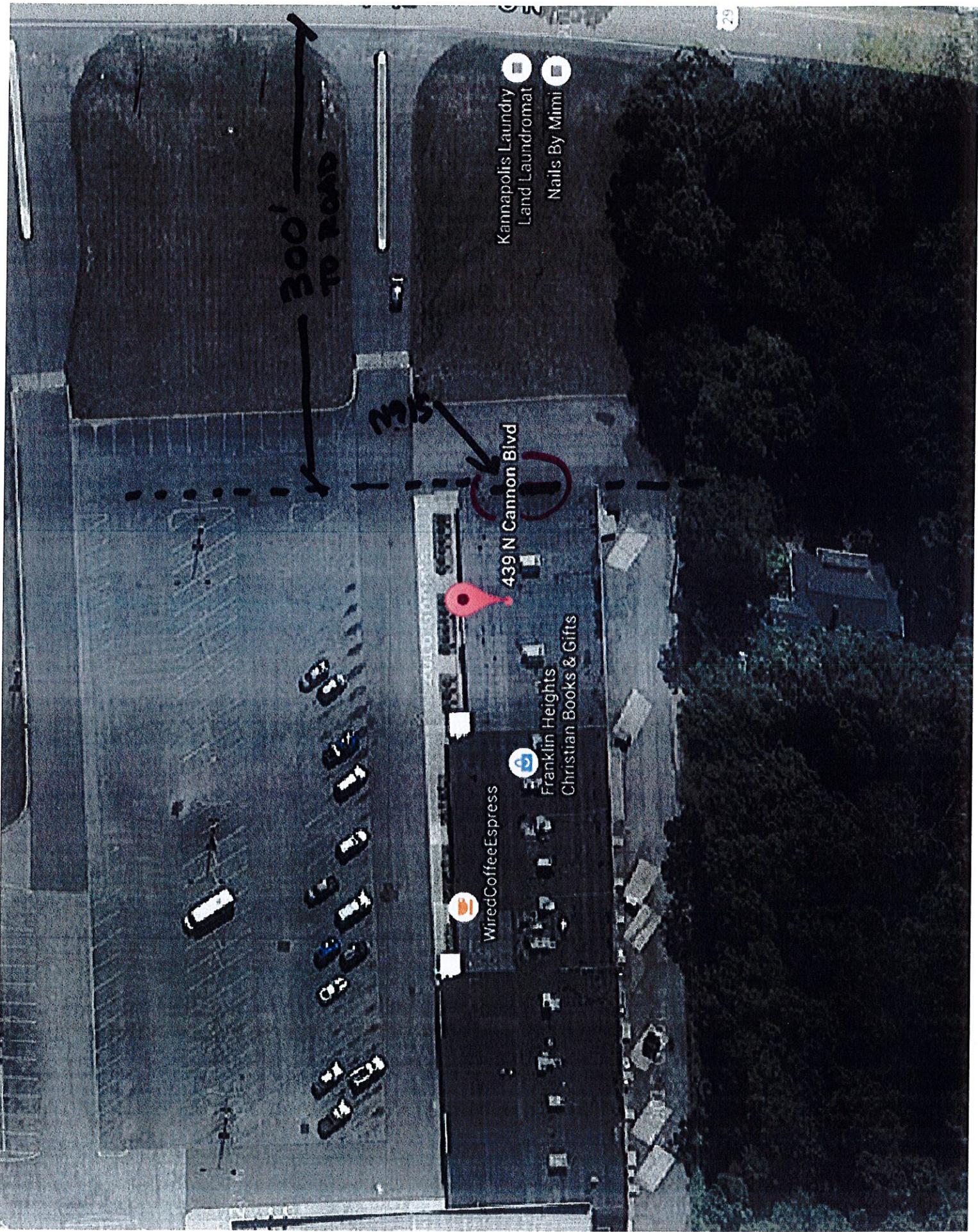
Fee: Please refer to fee schedule to determine applicable fees.
Fees are nonrefundable and help to cover administrative and notification costs.

STAFF USE ONLY

Scheduled meeting date: 6/21/2016
Dates advertised in newspaper: _____ and _____
Date written notices mailed: _____

Board decision: _____
Conditions: _____

Date written notice sent to applicant: _____



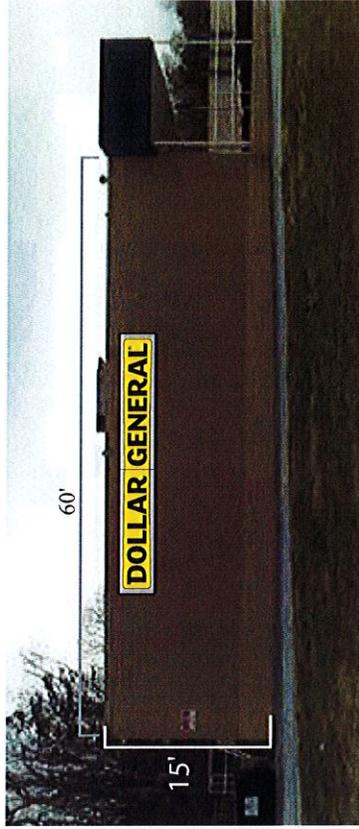
300'
TO ROAD

Kannapolis Laundry
Land Laundromat
Nails By Mimi

439 N Cannon Blvd

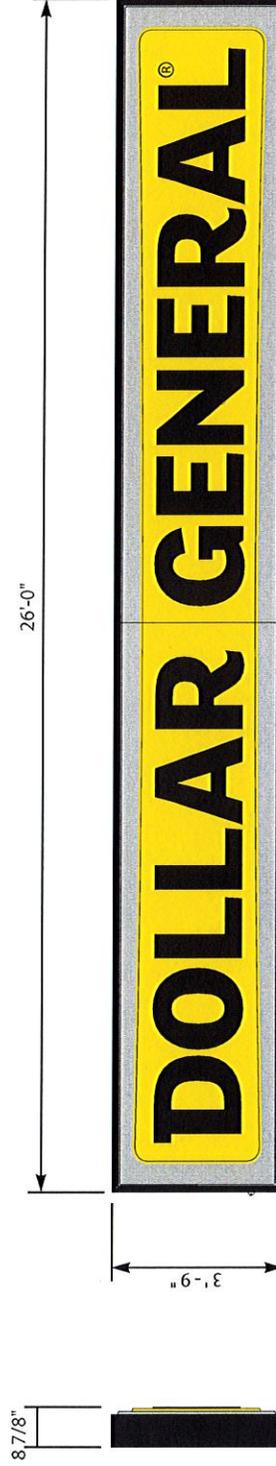
WiredCoffeeEspresso
Franklin Heights
Christian Books & Gifts

Current wall sign size: 4' x 29' 10"



BEFORE

AFTER



3'-9" x 26'-0" WALL CABINET



Customer: Dollar General

Project No: 344405-2

Date: 4/27/16

Location & Site No: 439 N Cannon Blvd
Site: DG02829

Description:
3'-9" x 26' Single Face Wall Sign

Revised:

Revised:

CUSTOMER SIGNATURE

LANDLORD SIGNATURE

DATE

DATE

DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC. Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.



Vicinity Map

Case Number: BOA-2016-09

Applicant: Rite Lite Signs

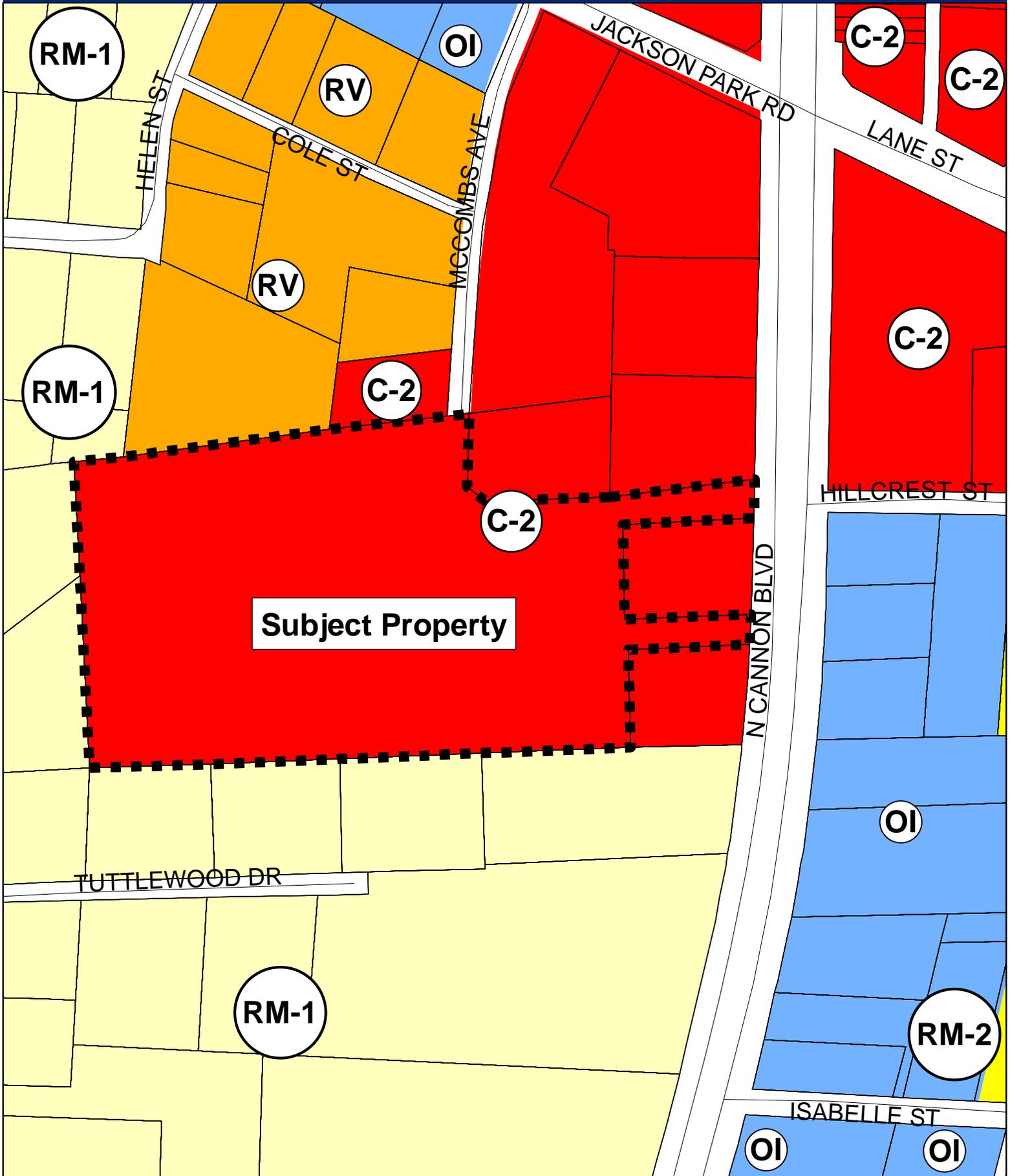




Kannapolis Current Zoning

Case Number: BOA-2016-09

Applicant: Rite Lite Signs

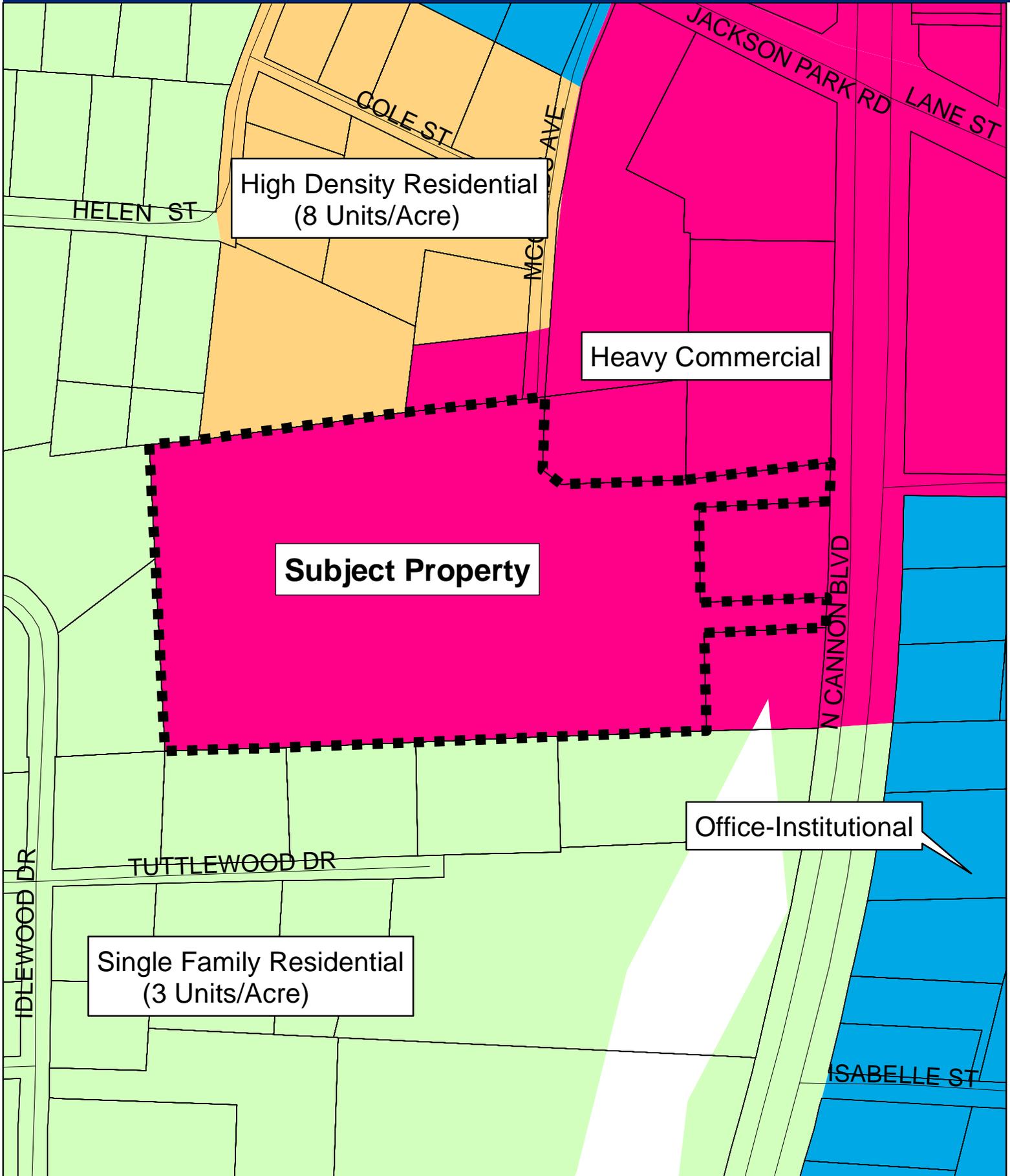




Kannapolis 2015 Future Land Use Plan

Case Number: BOA-2016-09

Applicant: Rite Lite Signs



High Density Residential
(8 Units/Acre)

Heavy Commercial

Subject Property

Office-Institutional

Single Family Residential
(3 Units/Acre)

PIN14	AcctName1	AcctName2	MailAddr1	MailAddr2	MailCity	MailState	MailZipCod
56240026260000	ANDERSON JEFFREY L &	ANDERSON KAREN H /WIFE	603 TUTTLEWOOD DRIVE		KANNAPOLIS	NC	28083
56240152450000	SMITH VICTORIA L		20109 HENDERSON RD UNIT L		CORNELIUS	NC	28031
56240132170000	COSTA ROBERT J	COSTA TERESA WF	510 HELEN ST		KANNAPOLIS	NC	28083
56241110950000	SMITH GRETCHEL B		3160 JACKSON CREEK ROAD		STOCKBRIDGE	GA	30294
56241019950000	MARTIN MICHAEL A JR &	MARTIN CAROLYN H	412 N CANNON BLVD		KANNAPOLIS	NC	28081
56240056770000	ALDRIDGE SUSAN T	TUTTLE JOHN C	90 TUCKAHOE DR		GREENVILLE	NC	27858
56240101390000	MCAFFEE EDWARD HAMILTON	MCAFFEE PATRA EVANS/WIFE	406 IDLEWOOD DRIVE		KANNAPOLIS	NC	28083
56241122120000	COLONIAL KANNAPOLIS LLC	A NC LTD LIABILITY CO	C/O CVS PHAR INC STORE ACCT DP	1 CVS DR STE 3529-02	WOONSOCKET	RI	02895
56240190510000	FRANKLIN HEIGHTS BAPTIST CHURC		2000 LANE ST		KANNAPOLIS	NC	28083
56241018940000	CHAPMAN CHRISTOPHER DIXON		3102 LAKE SHORE RD S		DENVER	NC	28037
56240049120000	FRANKLIN HEIGHTS BAPTIST CHURC		2000 LANE ST		KANNAPOLIS	NC	28083
56240026260000	ANDERSON JEFFREY L &	ANDERSON KAREN H /WIFE	603 TUTTLEWOOD DRIVE		KANNAPOLIS	NC	28083
56240112400000	MCAFFEE EDWARD HAMILTON	MCAFFEE PATRA EVANS/WIFE	406 IDLEWOOD DRIVE		KANNAPOLIS	NC	28083
56240046060000	TUTTLE JOHN C & CINDY B		604 TUTTLEWOOD DRIVE		KANNAPOLIS	NC	28081
56240008340000	HAYNES MICHAEL W & WF TINA M		402 IDLEWOOD DRIVE		KANNAPOLIS	NC	28083
56240171770000	FRANKLIN HEIGHTS BAPTIST CHURC		2000 LANE ST		KANNAPOLIS	NC	28083
56240098530000	FRANKLIN HEIGHTS BAPTIST CHURC		2000 LANE ST		KANNAPOLIS	NC	28083
56240006350000	CRAWFORD JOSEPH R	CRAWFORD DIANE S WIFE	400 IDLEWOOD DRIVE		KANNAPOLIS	NC	28083
56240086680000	MILLER DALE M	PAYNE ELLEN MILLER	316 DEAL ESTATE DR		CHINA GROVE	NC	28023
56149190940000	MCAFFEE EDWARD HAMILTON	MCAFFEE PATRA EVANS/WIFE	406 IDLEWOOD DRIVE		KANNAPOLIS	NC	28083
56240192600000	COUNCIL ENTERPRISES LLC		PO BOX 5086		CONCORD	NC	28027



June 6, 2016

Dear Property Owner,

Please be advised that the City of Kannapolis Board of Adjustment will conduct a quasi-judicial public hearing on Tuesday, June 21, 2016, at 6:00 PM at City Hall, located at 401 Laureate Way, for the following case:

BOA-2016-09 – Dollar General Certificate of Nonconformity Adjustment (CONA)

This public hearing is to consider a request for a Certificate of Nonconformity Adjustment (CONA) by Rite Lite Signs for property located at 439 N Cannon Blvd. and more specifically identified as Cabarrus County Parcel Identification Number 5624-00-4912. The requested CONA is to permit a wall mounted sign measuring 97.50 square feet, where a maximum of 60 square feet is allowed. The current wall mounted sign measures approximately 120 square feet and is considered “legally non-conforming” as it was in place prior to the adoption of the current sign limitation standards. The property is zoned C-2 – General Commercial District.

You have been identified as an adjacent property owner, and are invited to attend the public hearing and present testimony, should you desire, to the Board of Adjustment.

Section 13.1.6 states: “A Certificate of Nonconformity Adjustment shall be required to enlarge, expand, or otherwise alter any Nonconforming Use or Structure as set forth in this Section 13.1.”

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,

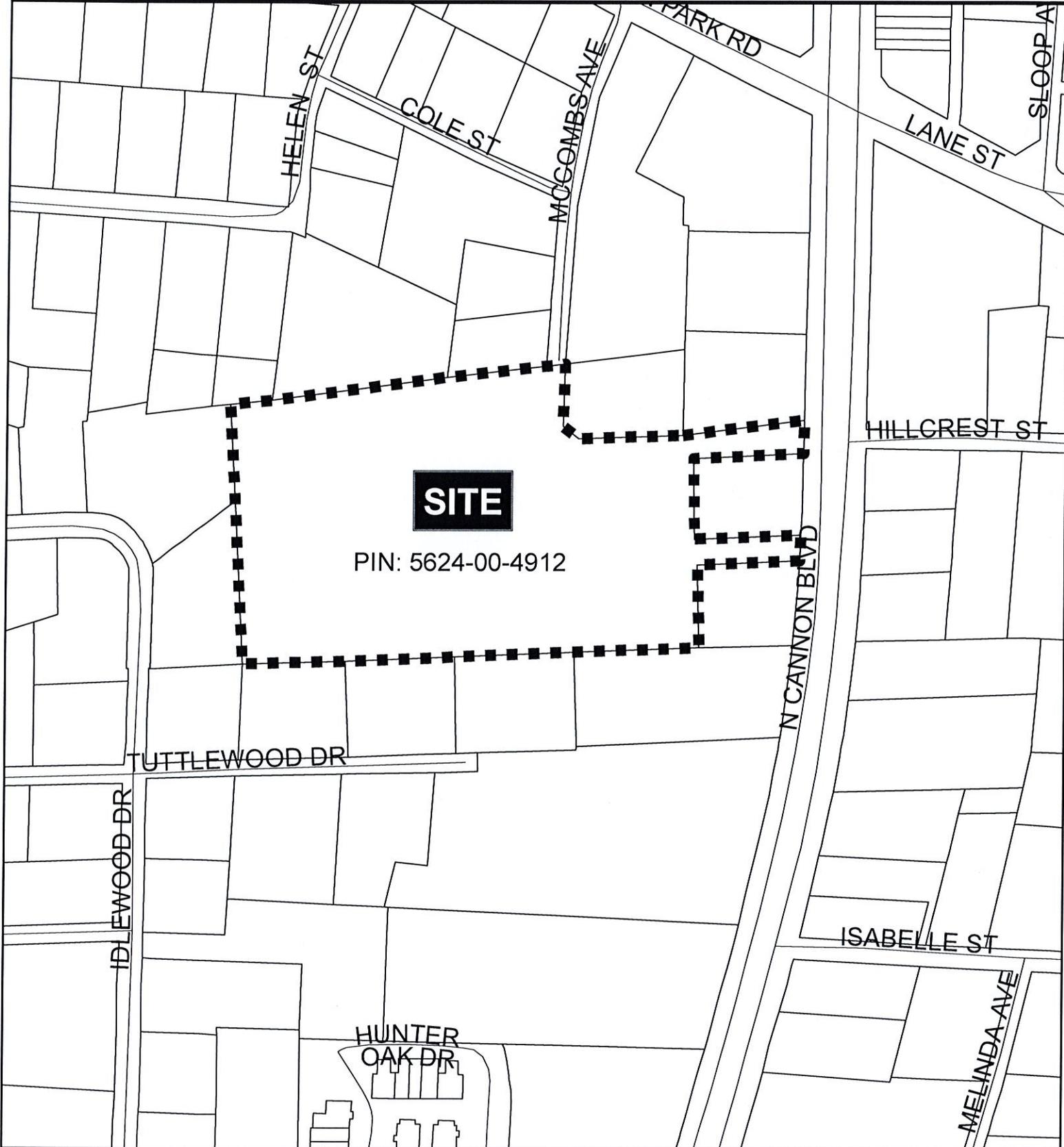
Aaron Tucker
Planning Technician

The meeting is accessible to people with disabilities. To request special accommodation in advance, contact the City's ADA Coordinator at 704-920.4302.



Certificate of Nonconformity Adjustment

Case Number: BOA-2016-09
Applicant: Rite Lite Signs
Address: 439 N Cannon Blvd
PIN: 5624-00-4912





CONNECTION
of Forsyth County

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FUTURE HOME *Decorators & Tools*

COFFEE SHOP

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KANNAPOLIS

BOARD OF

ADJUSTMENT

PUBLIC HEARING
INFORMATION
CALL 704-920-4350
CASE # 804-2016-09





Planning Department

Board of Adjustment

June 21, 2016

Staff Report

TO: Board of Adjustment

FROM: Zachary D. Gordon, AICP, Planning Director

SUBJECT: Case# **BOA-2016-09**: Request for a Certificate of Nonconformity Adjustment to allow a wall sign larger than the maximum allowed in the C-2 General Commercial District.

A. Action Requested by Board of Adjustment

1. Motion to accept the City's exhibits into the record
2. Motion to approve/revise findings of fact proposed by Planning Staff
3. Motion to approve, approve with conditions, or deny the applicant's request for a Certificate of Nonconformity Adjustment

B. Required Votes to Pass Requested Action

A majority vote is required to approve or deny the requested actions.

C. Background

The applicant, Rite Lite Signs, is requesting a Certificate of Nonconformity Adjustment (CONA) to permit a non-conforming wall sign for the Dollar General Store located at 439 N Cannon Blvd., measuring 97.50 square feet, where a maximum of 60 square feet is allowed. The current wall sign measures approximately 120 square feet and is considered "legally non-conforming" as it was installed prior to the adoption of the current sign limitation standards in Article 12, Table 12.1-3 of the UDO. The new proposed sign is approximately 22 square feet smaller than the existing sign.

The property address is 439 N Cannon Blvd., and is more specifically identified as Cabarrus County PIN 5624-00-4912. The property is zoned C-2 General Commercial.

D. Policy Issues

Section 13.1.6.1 of the UDO states: *A Certificate of Nonconformity Adjustment shall be required to enlarge, expand or otherwise alter any Nonconforming Use or Structure as set forth in this Section 13.1. A Certificate of Nonconformity Adjustment shall be issued by the Board of Adjustment subject to the requirements of this section.*

Section 13.1.6.3 of the UDO states that: *The decision to approve or deny will be made based on the following criteria:*

Noise - Does the nonconformity create noise above and beyond levels considered normal to the area?

Staff Assessment

There are no anticipated noise impacts associated with the proposed sign.

Traffic - Does the nonconformity generate or have the potential to generate a significantly higher volume of traffic than surrounding land use?

Staff Assessment

The proposed sign will have no impact on the volume of traffic to and from the site.

Other measurable, physical effects - Does the nonconformity generate any other negative effects including but not limited to: dust, air pollution, foul smell, etc.?

Staff Assessment

No negative effects are anticipated to result from the proposed sign.

Surrounding property values - Does the nonconformity detract from the prevailing property values?

Staff Assessment

The proposed sign should not detract from (and perhaps enhance) adjoining property values.

Aesthetics - Does the nonconformity compliment or detract from the overall aesthetic character of the area?

The proposed sign should complement the overall aesthetic character of the area.

E. Legal Issues

Board's Findings of Fact - Based on application review and public hearing.

In order to determine whether to grant a Certificate of Nonconformity Adjustment, the Board must find that each of the five criteria noted above have been met. If the Board concurs with the staff assessments for each of the criteria, then no additional findings of fact are necessary and the Board may adopt the staff findings as part of its decision. However, if the Board wishes to approve different findings (perhaps as a result of additional evidence or testimony presented at the public hearing), alternate findings need to be included as part of the five criteria below.

Should a certificate of nonconformity adjustment be approved, the Board may impose such reasonable conditions as will ensure that the use of the property to which the certificate applies will be as compatible as practicable with the surrounding properties. Any approval granted will "run with the land" and subject all future property owners to the same restrictions.

Yes **No**

 Noise - Does the nonconformity create noise above and beyond levels considered normal to the area?

 Traffic - Does the nonconformity generate or have the potential to generate a significantly higher volume of traffic than surrounding land use?

 Other measurable, physical effects - Does the nonconformity generate any other negative effects including but not limited to: dust, air pollution, foul smell, etc.?

 Surrounding property values - Does the nonconformity detract from the prevailing property values?

 Aesthetics - Does the nonconformity detract from the prevailing property values?

F. Recommendation

Based upon an assessment of the criteria noted above, staff recommends approval of the applicant's request for a Certificate of Nonconformity Adjustment for a wall sign measuring 97.50 square feet, consistent with the sign plan submitted as part of the applicant's CONA request. However, the Board of Adjustment should consider all facts and testimony after conducting the public hearing and render a decision accordingly to either approve, approve with conditions, or deny the request for a Certificate of Nonconformity Adjustment.

G. Attachments

1. Application
2. Sign Rendering (Existing & Proposed)
3. Site Plan
4. Vicinity Map
5. Zoning Map
6. Future Land Use Map
7. List of notified properties
8. Letter to abutting property owners
9. Posted zoning sign

H. Issue Reviewed By:

Planning Director	X
City Attorney	X



City of Kannapolis - Request for Certificate of Nonconformity Adjustment

I, TASHA CATCHPOLE, hereby petition the Board of Adjustment for a CERTIFICATE OF NONCONFORMITY ADJUSTMENT as required by Section 13.1.6 of the Unified Development Ordinance to enlarge, expand, or otherwise alter a Nonconforming Use or Structure.

The current use of the property is described as follows:

RETAIL

The location of the nonconforming use or structure is indicated on the accompanying site plan. The degree of nonconformity with respect to the dimensional and design regulations of the Ordinance is more fully described as follows:

EXISTING SIGN CODE RESTRICTS SIGNAGE NTE 60"

NEW SIGN PROPOSED, THOUGH SMALLER EXCEEDS 60" MAX

The nature of the proposed enlargement, expansion, or alteration is described as follows:

REMOVE EXISTING 120 SQ FT SIGN AND REPLACE WITH

97.50 SQ FT SIGN. SIGN IS 22.50 SQ FT SMALLER

APPROVAL CRITERIA

The Board of Adjustment does not have unlimited discretion in deciding whether to approve a certificate of nonconformity adjustment. The Unified Development Ordinance requires that the applicant demonstrate positive responses to several questions to obtain a certificate of nonconformity adjustment. In the spaces provided below, indicate the *facts* that you intend to provide to convince the Board that the proposed enlargement, expansion, or alteration can properly address the following questions:

A. Does the nonconformity create noise above and beyond levels considered normal to the area?

NO, NATURE OF WORK IS NOT APPLICABLE TO

NOISE LEVELS

B. Does the nonconformity generate or have the potential to generate a significantly higher volume of traffic than surrounding land use?

NO, THE PROPOSED SIGN IMPROVEMENT IS BEING PROPOSED TO IMPROVE THE AESTHETIC VALUE OF BUILDING, TO HOLD TRUE TO DOLLAR GENERAL BRAND IDENTITY.

C. Does the nonconformity generate any other negative effects, including, but not limited to, dust, air pollution, foul smell, etc.?

NO, THE PROPOSED SIGN DOES NOT FORESEEABLY CREATE ANY NEGATIVE EFFECTS

D. Does the nonconformity detract from the prevailing property values?

THE NEW PROPOSED SIGN WILL IMPROVE AESTHETICS OF SHOPPING CENTER, AND SHOULD PROVE TO INCREASE VALUE.

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

Franklin Heights Baptist Church Inc.
by Keith Cantrell
Signature of Property Owner

5-13-2016
Date

The Board of Adjustment may add conditions regarding what the nonconformity owner/operator must do to the property for certification. For example, landscaping or fencing may be required or a shift of operations away from adjoining properties may be stipulated.

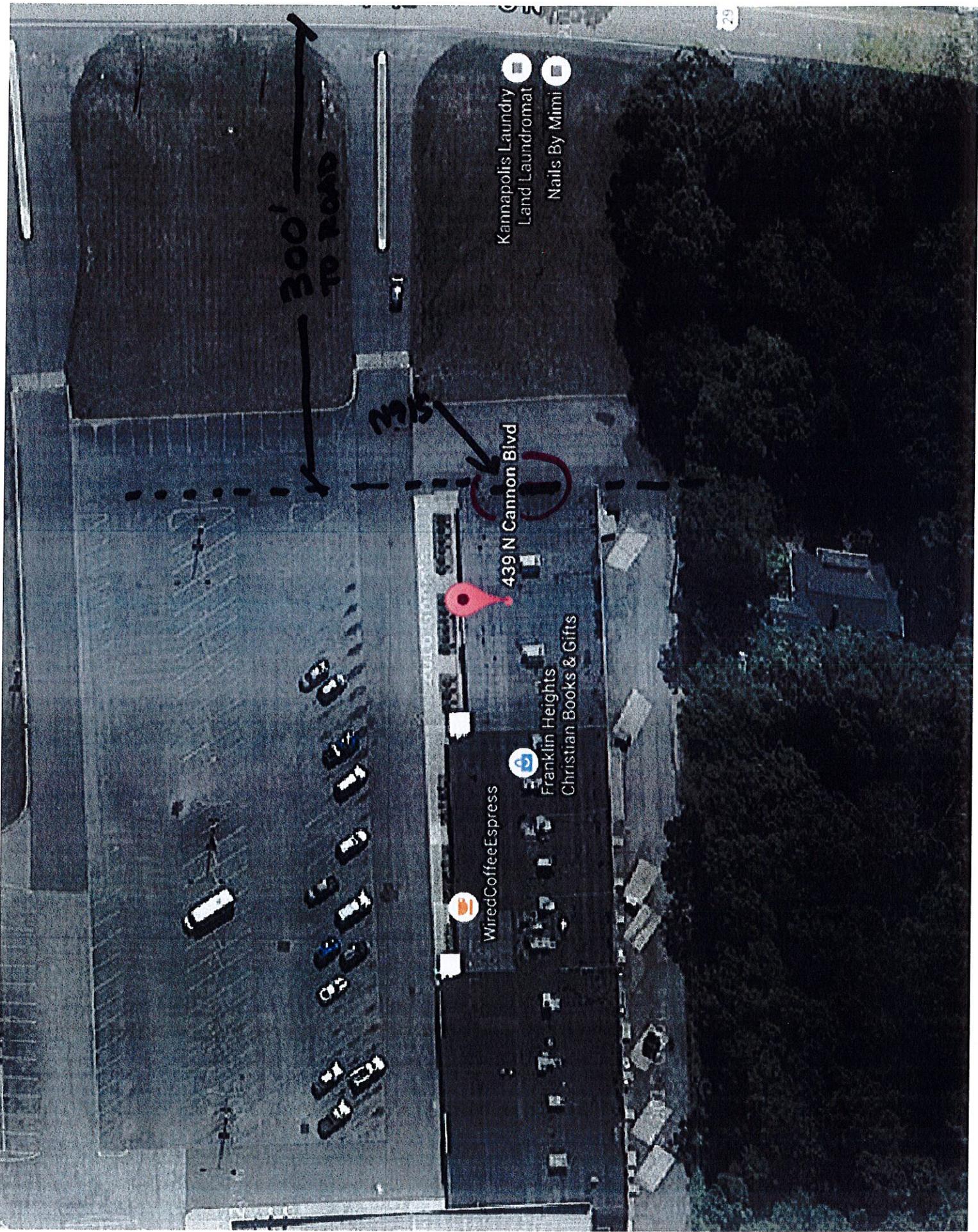
Fee: Please refer to fee schedule to determine applicable fees.
Fees are nonrefundable and help to cover administrative and notification costs.

STAFF USE ONLY

Scheduled meeting date: 6/21/2016
Dates advertised in newspaper: _____ and _____
Date written notices mailed: _____

Board decision: _____
Conditions: _____

Date written notice sent to applicant: _____



300'
TO ROAD

325'

Kannapolis Laundry
Land Laundromat
Nails By Mimi

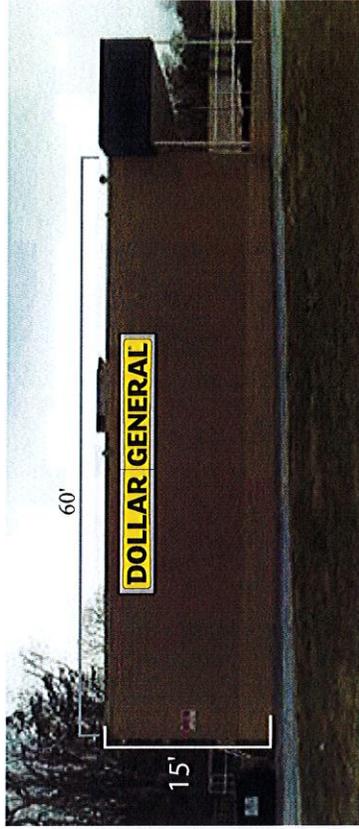
439 N Cannon Blvd

WiredCoffeeEspresso

Franklin Heights
Christian Books & Gifts

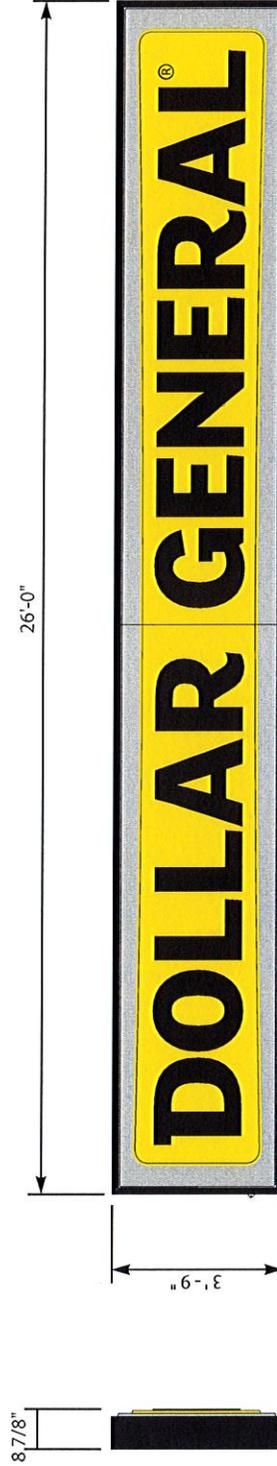
29

Current wall sign size: 4' x 29' 10"



BEFORE

AFTER



3'-9" x 26'-0" WALL CABINET



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC. Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

Customer: Dollar General

Project No: 344405-2

Date: 4/27/16

Location & Site No: 439 N Cannon Blvd
Site: DG02829

Description:

3'-9" x 26' Single Face Wall Sign

Drawn By: DB

Revised:

Revised:

CUSTOMER SIGNATURE _____

LANDLORD SIGNATURE _____

DATE _____

DATE _____

Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.



Vicinity Map

Case Number: BOA-2016-09

Applicant: Rite Lite Signs

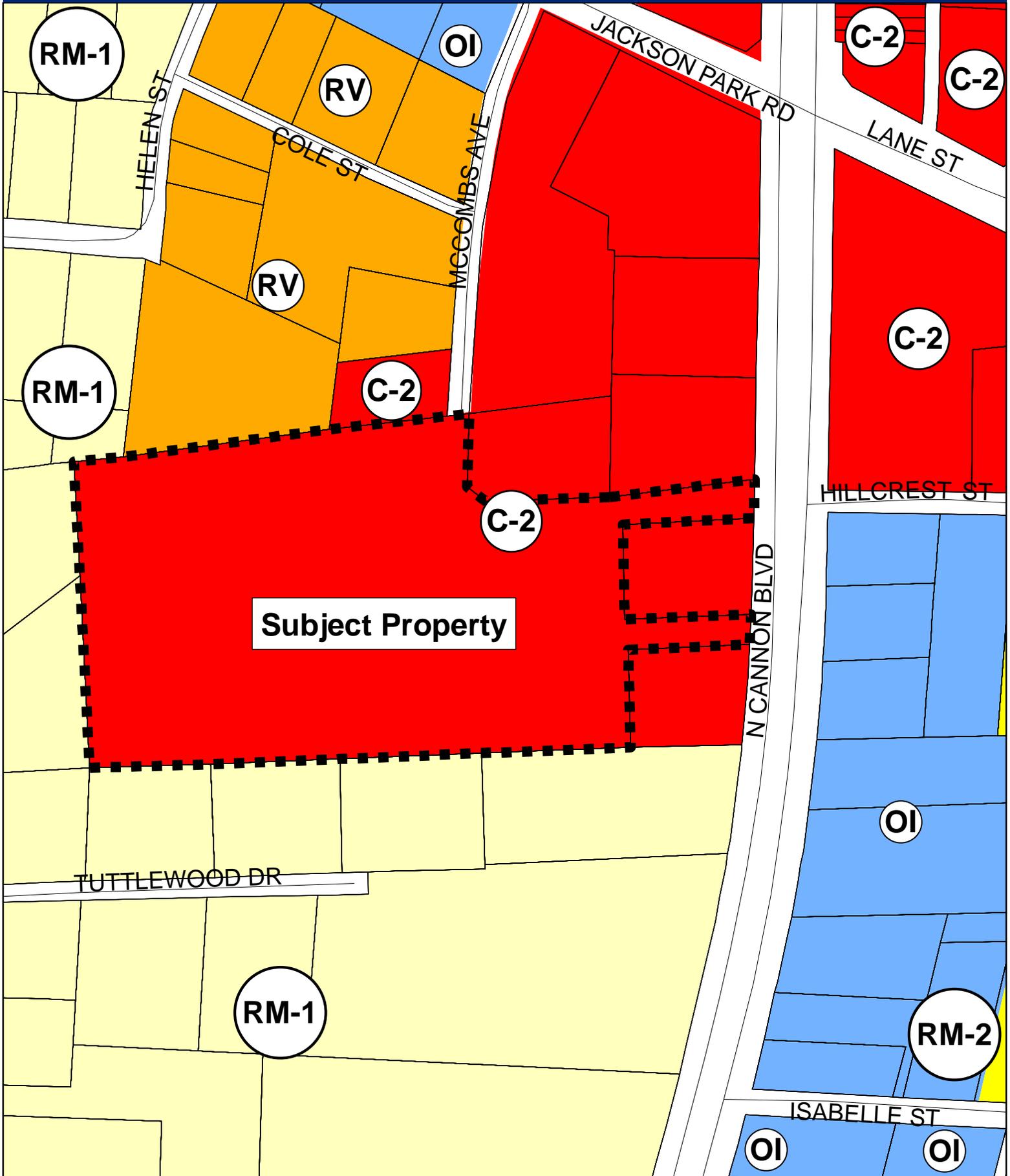




Kannapolis Current Zoning

Case Number: BOA-2016-09

Applicant: Rite Lite Signs

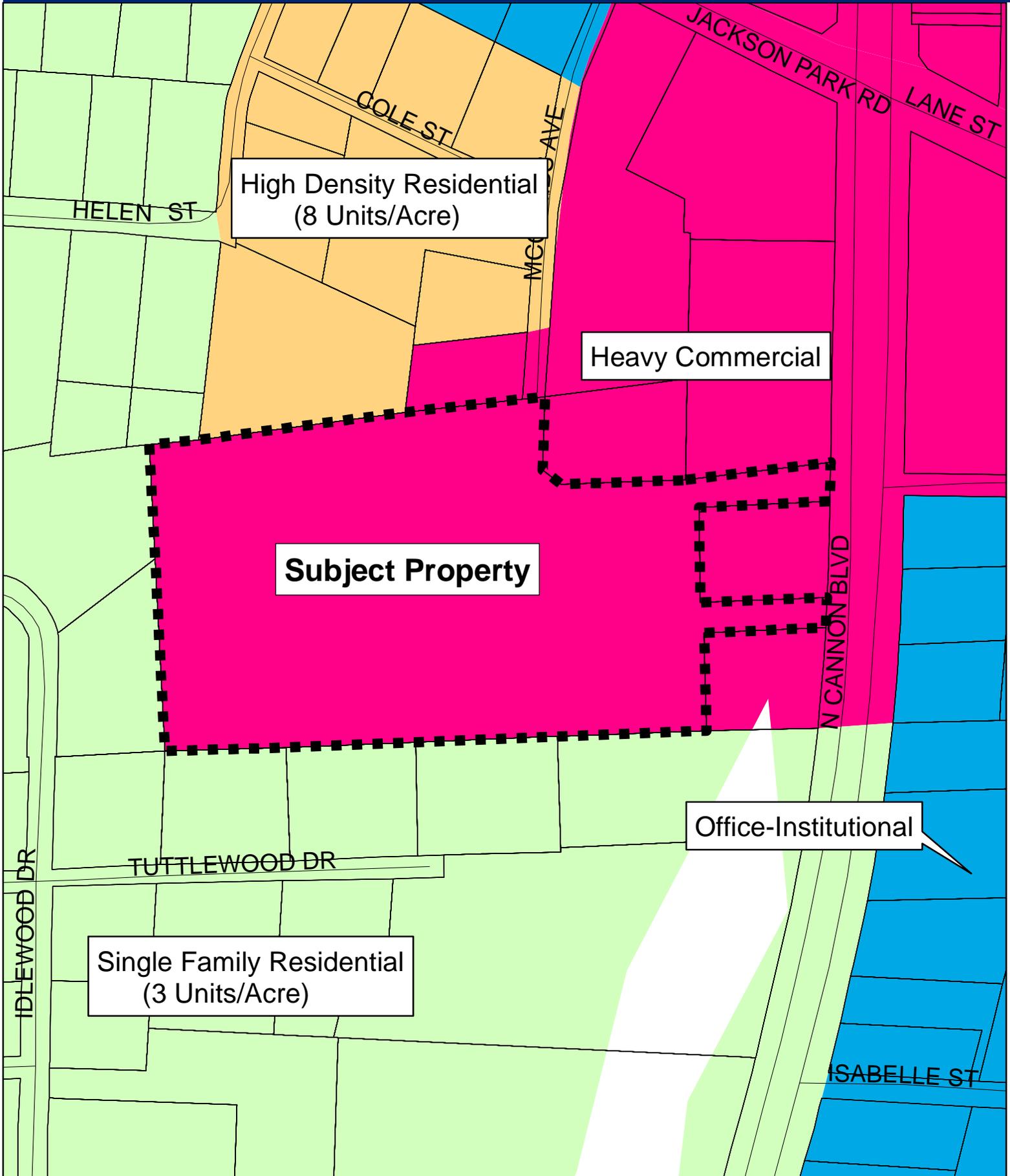




Kannapolis 2015 Future Land Use Plan

Case Number: BOA-2016-09

Applicant: Rite Lite Signs



PIN14	AcctName1	AcctName2	MailAddr1	MailAddr2	MailCity	MailState	MailZipCod
56240026260000	ANDERSON JEFFREY L &	ANDERSON KAREN H /WIFE	603 TUTTLEWOOD DRIVE		KANNAPOLIS	NC	28083
56240152450000	SMITH VICTORIA L		20109 HENDERSON RD UNIT L		CORNELIUS	NC	28031
56240132170000	COSTA ROBERT J	COSTA TERESA WF	510 HELEN ST		KANNAPOLIS	NC	28083
56241110950000	SMITH GRETCHEL B		3160 JACKSON CREEK ROAD		STOCKBRIDGE	GA	30294
56241019950000	MARTIN MICHAEL A JR &	MARTIN CAROLYN H	412 N CANNON BLVD		KANNAPOLIS	NC	28081
56240056770000	ALDRIDGE SUSAN T	TUTTLE JOHN C	90 TUCKAHOE DR		GREENVILLE	NC	27858
56240101390000	MCAFFEE EDWARD HAMILTON	MCAFFEE PATRA EVANS/WIFE	406 IDLEWOOD DRIVE		KANNAPOLIS	NC	28083
56241122120000	COLONIAL KANNAPOLIS LLC	A NC LTD LIABILITY CO	C/O CVS PHAR INC STORE ACCT DP	1 CVS DR STE 3529-02	WOONSOCKET	RI	02895
56240190510000	FRANKLIN HEIGHTS BAPTIST CHURC		2000 LANE ST		KANNAPOLIS	NC	28083
56241018940000	CHAPMAN CHRISTOPHER DIXON		3102 LAKE SHORE RD S		DENVER	NC	28037
56240049120000	FRANKLIN HEIGHTS BAPTIST CHURC		2000 LANE ST		KANNAPOLIS	NC	28083
56240026260000	ANDERSON JEFFREY L &	ANDERSON KAREN H /WIFE	603 TUTTLEWOOD DRIVE		KANNAPOLIS	NC	28083
56240112400000	MCAFFEE EDWARD HAMILTON	MCAFFEE PATRA EVANS/WIFE	406 IDLEWOOD DRIVE		KANNAPOLIS	NC	28083
56240046060000	TUTTLE JOHN C & CINDY B		604 TUTTLEWOOD DRIVE		KANNAPOLIS	NC	28081
56240008340000	HAYNES MICHAEL W & WF TINA M		402 IDLEWOOD DRIVE		KANNAPOLIS	NC	28083
56240171770000	FRANKLIN HEIGHTS BAPTIST CHURC		2000 LANE ST		KANNAPOLIS	NC	28083
56240098530000	FRANKLIN HEIGHTS BAPTIST CHURC		2000 LANE ST		KANNAPOLIS	NC	28083
56240006350000	CRAWFORD JOSEPH R	CRAWFORD DIANE S WIFE	400 IDLEWOOD DRIVE		KANNAPOLIS	NC	28083
56240086680000	MILLER DALE M	PAYNE ELLEN MILLER	316 DEAL ESTATE DR		CHINA GROVE	NC	28023
56149190940000	MCAFFEE EDWARD HAMILTON	MCAFFEE PATRA EVANS/WIFE	406 IDLEWOOD DRIVE		KANNAPOLIS	NC	28083
56240192600000	COUNCIL ENTERPRISES LLC		PO BOX 5086		CONCORD	NC	28027



June 6, 2016

Dear Property Owner,

Please be advised that the City of Kannapolis Board of Adjustment will conduct a quasi-judicial public hearing on Tuesday, June 21, 2016, at 6:00 PM at City Hall, located at 401 Laureate Way, for the following case:

BOA-2016-09 – Dollar General Certificate of Nonconformity Adjustment (CONA)

This public hearing is to consider a request for a Certificate of Nonconformity Adjustment (CONA) by Rite Lite Signs for property located at 439 N Cannon Blvd. and more specifically identified as Cabarrus County Parcel Identification Number 5624-00-4912. The requested CONA is to permit a wall mounted sign measuring 97.50 square feet, where a maximum of 60 square feet is allowed. The current wall mounted sign measures approximately 120 square feet and is considered “legally non-conforming” as it was in place prior to the adoption of the current sign limitation standards. The property is zoned C-2 – General Commercial District.

You have been identified as an adjacent property owner, and are invited to attend the public hearing and present testimony, should you desire, to the Board of Adjustment.

Section 13.1.6 states: “A Certificate of Nonconformity Adjustment shall be required to enlarge, expand, or otherwise alter any Nonconforming Use or Structure as set forth in this Section 13.1.”

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,

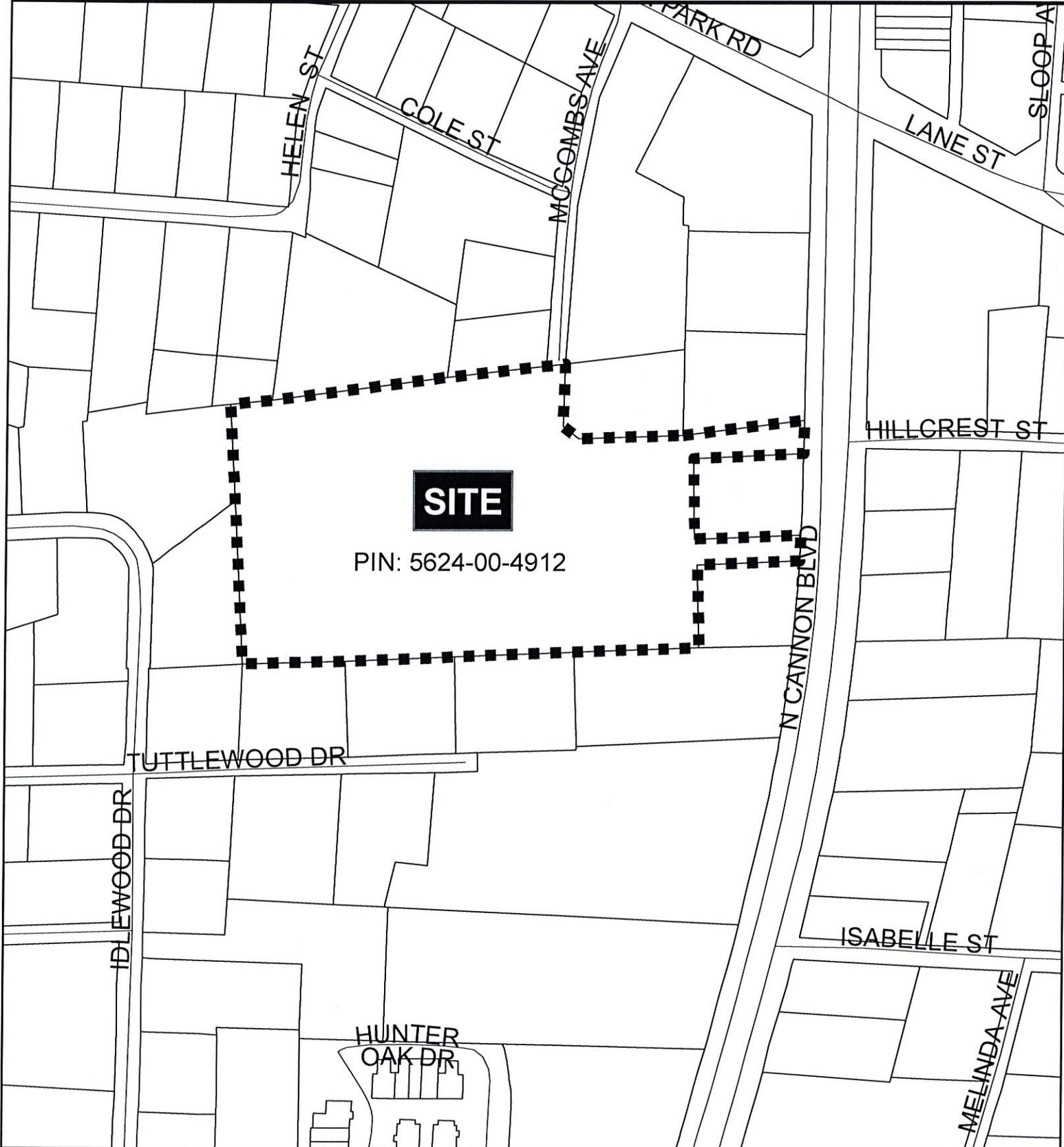
Aaron Tucker
Planning Technician

The meeting is accessible to people with disabilities. To request special accommodation in advance, contact the City's ADA Coordinator at 704-920.4302.



Certificate of Nonconformity Adjustment

Case Number: BOA-2016-09
Applicant: Rite Lite Signs
Address: 439 N Cannon Blvd
PIN: 5624-00-4912






DOLLAR GENERAL
 FUTURE HOME Furniture & Tools
 COFFEE SHOP
 Florist COIN LAUNDRY
 The Express.com
 Free


BOARD OF

ADJUSTMENT
 PUBLIC HEARING
 INFORMATION
 CALL 704-920-4350
 CASE # 804-2016-09

