



BOARD OF ADJUSTMENT

AGENDA

**Kannapolis City Hall
Laureate Center - Kannapolis, N.C.**

Tuesday August 18, 2020 at 6:00 PM

- 1. Call to Order**
- 2. Swearing In of new Board members**
- 3. Roll Call and Recognition of Quorum**
- 4. Approval of Agenda**
- 5. Approval of Minutes**
- 6. Swearing-In for Testimony**
- 7. Public Hearing:**
 - a. BOA-2020-17 – Conditional Use Permit – Reynolds Comprehensive Sign Package**

Public Hearing to consider a request for a Comprehensive Sign Package which shall be reviewed as a Conditional Use Permit (CUP). The applicant, Reynolds Consumer Brands, is requesting a CUP to allow for signage larger than what is permitted in the UDO. The property is located 6361 Glen Afton Blvd., is more specifically identified as Cabarrus County PIN #4690-79-7301 and is zoned CD (Campus Development).
- 8. Planning Director Update**
- 9. Other Business**
- 10. Adjourn**

ADA Notice and Hearing-Impaired Provisions

In accordance with requirements of Title II of the Americans with Disabilities Act of 1990 (“ADA”), anyone who requires 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 email at tcline@kannapolisnc.gov as soon as possible, but no later than forty-eight (48) hours before the scheduled event.



**Board of Adjustment Meeting
August 18, 2020**

Staff Report

TO: Board of Adjustment

FROM: Ryan Lipp – Senior Planner

SUBJECT: Case# BOA-2020-17: Reynolds Consumer Brands Comprehensive Sign Package

Request for a Comprehensive Sign Package to be reviewed as a Conditional Use Permit for property located at 6361 Glen Afton Blvd.

A. Actions Requested by Board of Adjustment

1. Motion to accept the City's exhibits into the record.
2. Motion to approve/revise Findings of Fact for the Conditional Use Permit.
3. Motion to approve (approve with conditions) (deny) the issuance of the Comprehensive Sign Package.
4. Motion to approve the Order

B. Required Votes to Pass Requested Action

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

C. Background

The applicant, Reynolds Consumer Brands, is requesting approval of a Comprehensive Sign Package. Per article 12.6 in the Unified Development Ordinance (UDO), freestanding structures in excess of twenty-five thousand (25,000) square feet and/or master planned developments in excess of 10 acres shall be allowed to submit an application for a Comprehensive Sign Package. The purpose of a Comprehensive Sign Package is to encourage innovative, creative, and effective signage by providing an alternative to the general permanent signage criteria in Article 12. The Comprehensive Sign Package shall be reviewed as a Conditional Use Permit. The applicant is not limited to any dimensional regulations, except that the overall concept should follow these guidelines:

- The design, character, location and/or materials of all freestanding and attached signs proposed in a Comprehensive Sign Package shall be demonstrably more attractive than signs otherwise

permitted on the parcel(s) proposed for development under the minimum sign standards in Article 12.

- All signs must be architecturally integrated into/with the design of the building and/or site using similar and coordinated design features, materials, colors, etc.

Reynolds Consumer Brands is located at 6361 Glen Afton Blvd. and is zoned Campus Development (CD). The property has two (2) access points to Glen Afton Blvd. (see Vicinity Map).

D. Policy Issues

Section 12.6 of the UDO states: *“As an option to the permanent signage standards set forth in this Chapter, freestanding structures in excess of twenty-five thousand (25,000) square feet and/or master planned developments in excess of 10 acres shall be allowed to submit an application for a Comprehensive Sign Package. All Comprehensive Sign Packages shall be reviewed as a Conditional Use Permit.”*

Staff Findings of Fact - Based on application review

Yes No

 The proposed conditional use will be in harmony with the area in which it is to be located and in general conformance with the City’s Land Use Plan.

The *Move Kannapolis Forward 2030 Comprehensive Plan* designates the subject parcel as being located in a “Regional Commercial Center” Character Area. The subject site is zoned CD (Campus Development), and the current use is a permitted use in the district. Signage is permitted in the CD zoning district. The proposed sign package will be in conformance with the uses recommended for this character area.

 Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

The proposed Comprehensive Sign Package will not create any traffic hazards or traffic congestion on public roads. The package allows for wall signs larger than what is currently allowed. This will aid in visibility, thereby, decreasing the likelihood of traffic congestion and traffic hazards.

 The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

The proposed use will not produce any noxious or offensive noise, odor, dust, smoke, or gas.

 The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

The Comprehensive Sign Package will not impede the orderly development of the surrounding properties as they are all on premise signs.

The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.

The proposed signs will be required to comply with all applicable regulations of the North Carolina Building Code which will help safeguard public health and safety. Therefore, the signs will not be detrimental to or endanger the public health, safety, or general welfare.

Compliance with any other applicable Sections of this Ordinance.

The Comprehensive Sign Package complies with all requirements of Article 12.6. Applicant has submitted a site plan that identifies locations of tenant and property identification signage.

E. Recommendation

Based upon an assessment of the criteria noted above, staff recommends approval of the Comprehensive Sign Package.

However, the Board of Adjustment should consider all facts and testimony after conducting the public hearing and render a decision accordingly to approve, approve with conditions, or deny the requested Conditional Use Permit.

F. Attachments

1. Conditional Use Permit Application
2. Proposed Sign Plans
3. Vicinity Map
4. Zoning Map
5. Future Land Use Map
6. List of Notified Properties
7. Notice to Property Owners
8. Posted Zoning Sign

G. Issue Reviewed By:

City Attorney (W. Safrit, II)
Planning Director (Z. Gordon)



**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 | <u>✓</u> | Nonconformity Adjustment | _____ |
| Subdivision Exception | _____ | Watershed Boundary Modification | _____ |
| Zoning Text Amendment | _____ | Zoning Map Amendment | _____ |
| Appeal | _____ | Conditional Zoning Map Amendment | _____ |

Applicant: REYNOLDS CONSUMER BRANDS Owner: Exeter 6361 Glen Afton LLC

Address: 1900 W. FIELD COURT Address: 101 West Elm St, Suite 600
LAKE FOREST, IL 60045 Conshohocken, PA 19428

Telephone: 847-482-3500 Telephone: (610) 828-3200

Email: _____ Email: kdean@exeterpg.com

BEVERLY.BRITSCH@REYNOLDSBRANDS.COM

Legal relationship of applicant to property owner: Tenant

Property Location/Address: 6361 GLEN AFTON BLVD.

Tax Parcel Number: 46907973010000 Zoning District: Cabarrus Acreage of Site: 24.5

Requesting Zoning (if applicable): n/a

BEVERLY BRITSCH - MANAGER Exeter 6361 Glen Afton LLC, Property Manager: Kevin Dean
Applicant Name (Print) Property Owner Name (Print)

Beverly Britsch 6/12/2020 Kevin Dean
Applicant Signature & Date Property Owner Signature & Date

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(s), and one (1) copy of any required site plan for staff review must be submitted by the deadline. All fees are nonrefundable and help to cover administrative and notification costs.

For Staff Use Only:

Filing Fee: _____ Receipt # _____

Application No.: _____ Date Submitted (Complete): _____



CONDITIONAL USE PERMIT APPLICATION

I, BEVERLY BRITSCHE, hereby petition the Board of Adjustment for a Conditional Use Permit as required by Table 4.6-1 of the Unified Development Ordinance for the following proposed property use: 6361 GLEN AFTON BLVD.

The location of the above-mentioned proposed use is indicated on the accompanying site plan, and the nature of the proposed use is more fully described as follows:

INSTALLATION FOR BUILDING SIGNAGE

APPROVAL CRITERIA

The Board of Adjustment does not have unlimited discretion in deciding whether to approve a conditional use permit. The Unified Development Ordinance requires that the applicant demonstrate successful compliance with several conditions to obtain a conditional use permit. In the spaces provided below, indicate the *facts* that you intend to provide to convince the Board that it can properly reach the following required conclusions:

A. The proposed conditional use conforms to the character of the neighborhood, considering the location, type, and height of buildings or structures and the type and extent of landscaping and screening on the site.

The Reynolds building is a large warehouse that needs a adequate sign to display the business name.

B. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize the traffic congestion on the public roads.

The larger sign of 394 SQ FT is more suitable for the building and will help visitors find the location

C. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

D. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

E. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.

F. Compliance with any other applicable Sections of this Ordinance.

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

REYNOLDS CONSUMER BRANDS
Applicant Name (Print)

Exeter 6361 Glen Afton LLC
Property Owner Name (Print)

Beverly Britsch 6/12/2020
Applicant Signature & Date

Kevin Dean
Property Owner Signature & Date

Required as part of Conditional Use Permit Submittal:

- The Board of Adjustment may add conditions on the use requested as part of the approval to assure that adequate mitigation measures are associated with the use.
- Fee: Please refer to fee schedule on the City's website to determine applicable fees. Fees are nonrefundable and help to cover administrative and notification costs.
- Site plan in conformance with criteria listed in Appendix B.4.
- Tax cards for all adjacent property owners.

Reynolds Consumer Products

6361 Glen Afton Boulevard, Concord, NC

Glen Afton Rd. Elevation

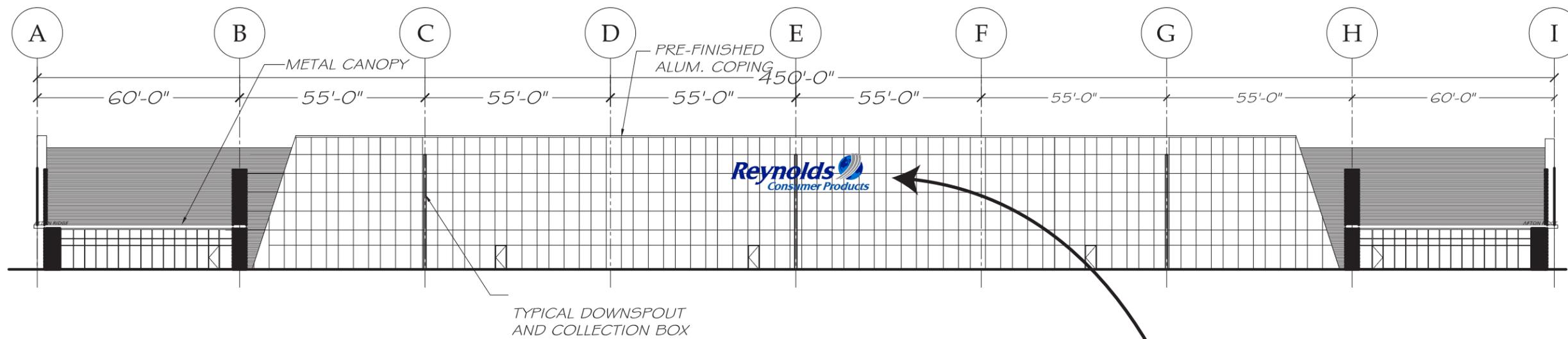
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Date:
5/8/20

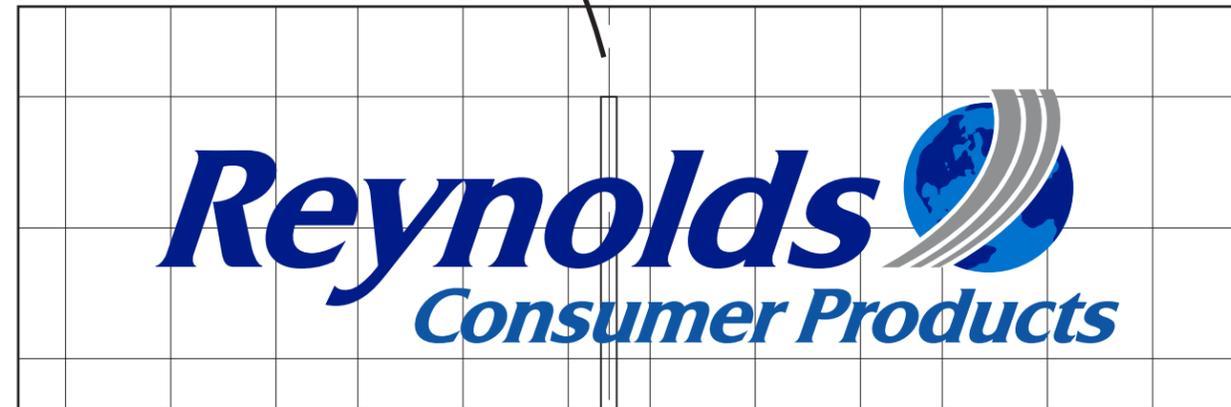
Sales Rep
Nick Fracasso

DESIGNER

A.J. Hinkhouse
ahinkhouse@er2image.com



3 SIDE ELEVATION



CMYK

PMS Reflex Blue

PMS 285 C

PMS 877 C

PMS ----

PMS ----

PMS ----



IMAGE GROUP

4350 Chandler Drive
Hanover Park, IL 60133

PHONE
630.980.4567

ER2image.com

FINISHING NOTES

495" x 130" size of RCP logo -Non-illuminated aluminum letters. 1.5" deep

PLEASE CAREFULLY REVIEW YOUR PROOF! It is the responsibility of the client to approve all aspects of the artwork provided. This may include, size, color, spelling, and finishing instructions.

Reynolds Consumer Products

6361 Glen Afton Boulevard, Concord, NC

Glen Afton Rd. Elevation

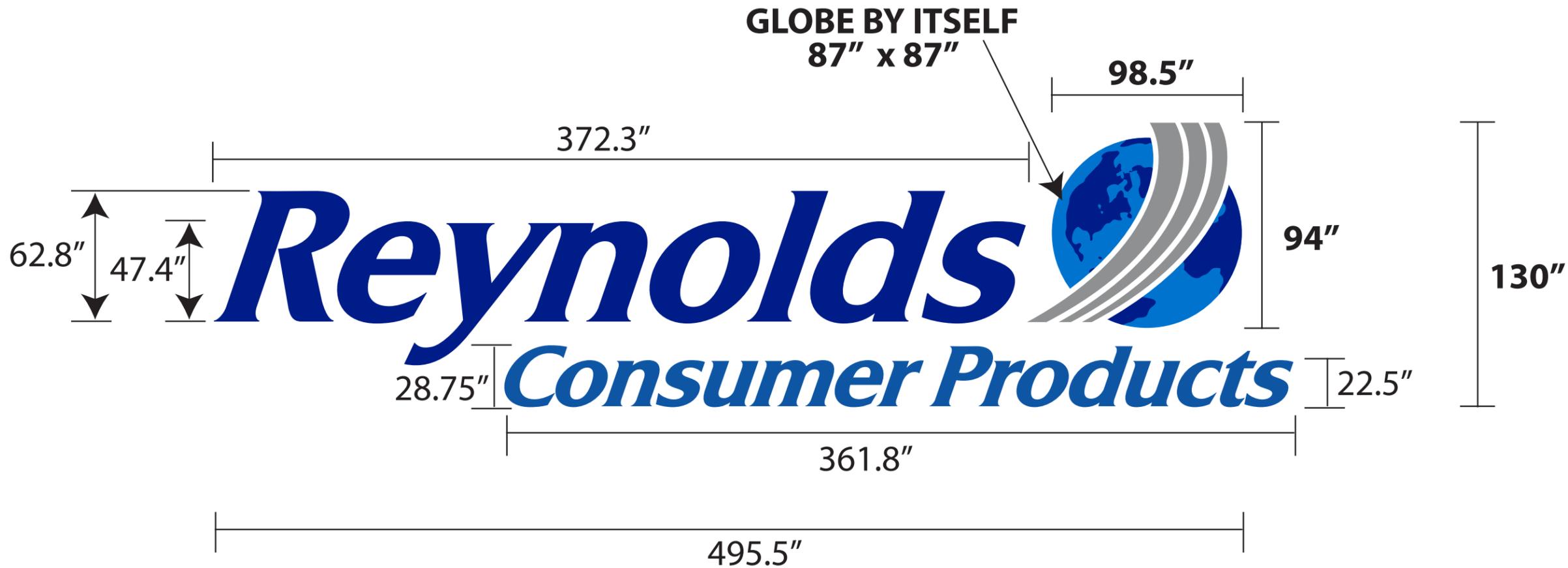
Version: 1

Date:
5/8/20

Sales Rep
Nick Fracasso

DESIGNER

A.J. Hinkhouse
ahinkhouse@er2image.com



CMYK

■ PMS Reflex Blue

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■ PMS 877 C

□ PMS ----

□ PMS ----

□ PMS ----



IMAGE GROUP

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ER2image.com

FINISHING NOTES

495" x 130" size of RCP logo -Non-illuminated aluminum letters. 1.5" deep

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Reynolds Consumer Products

6361 Glen Afton Boulevard, Concord, NC

Highway Facing Elevation

Version: 1

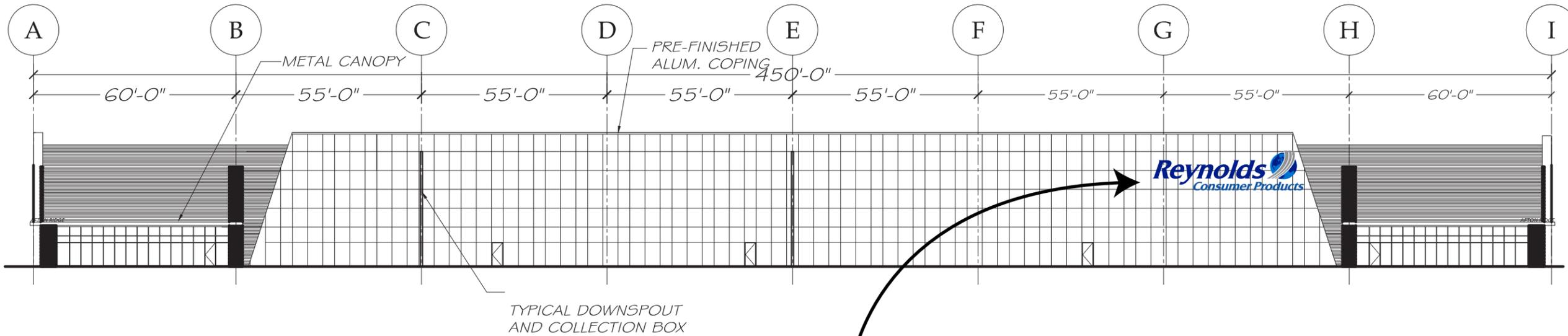
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Date:
5/8/20

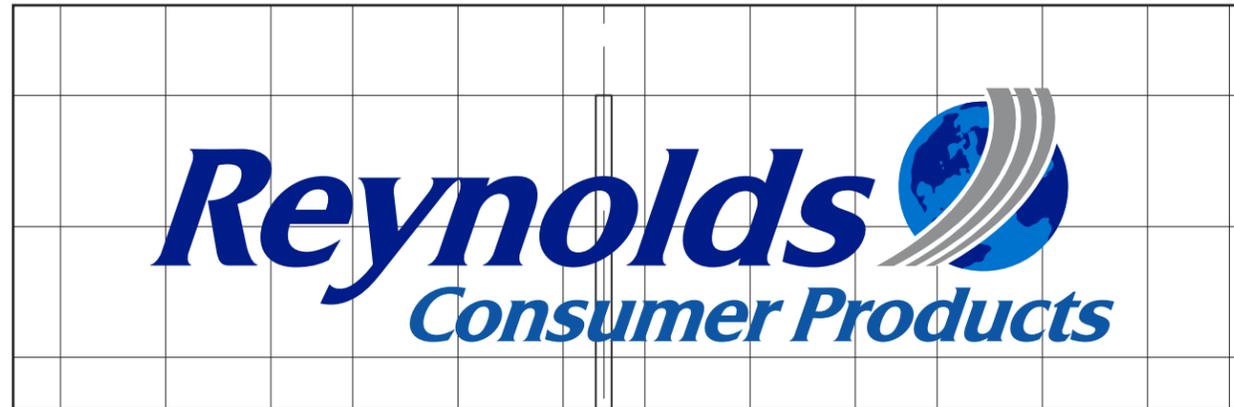
Sales Rep
Nick Fracasso

DESIGNER

A.J. Hinkhouse
ahinkhouse@er2image.com



3 SIDE ELEVATION



CMYK

PMS Reflex Blue

PMS 285 C

PMS 877 C

PMS ----

PMS ----

PMS ----

FINISHING NOTES

660" x 173.4" size of RCP logo -Non-illuminated aluminum letters. 1.5" deep

PLEASE CAREFULLY REVIEW YOUR PROOF! It is the responsibility of the client to approve all aspects of the artwork provided. This may include, size, color, spelling, and finishing instructions.



IMAGE GROUP

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Hanover Park, IL 60133

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630.980.4567

ER2image.com

Reynolds Consumer Products

6361 Glen Afton Boulevard, Concord, NC

Highway Facing Elevation

ORDER #: 150819

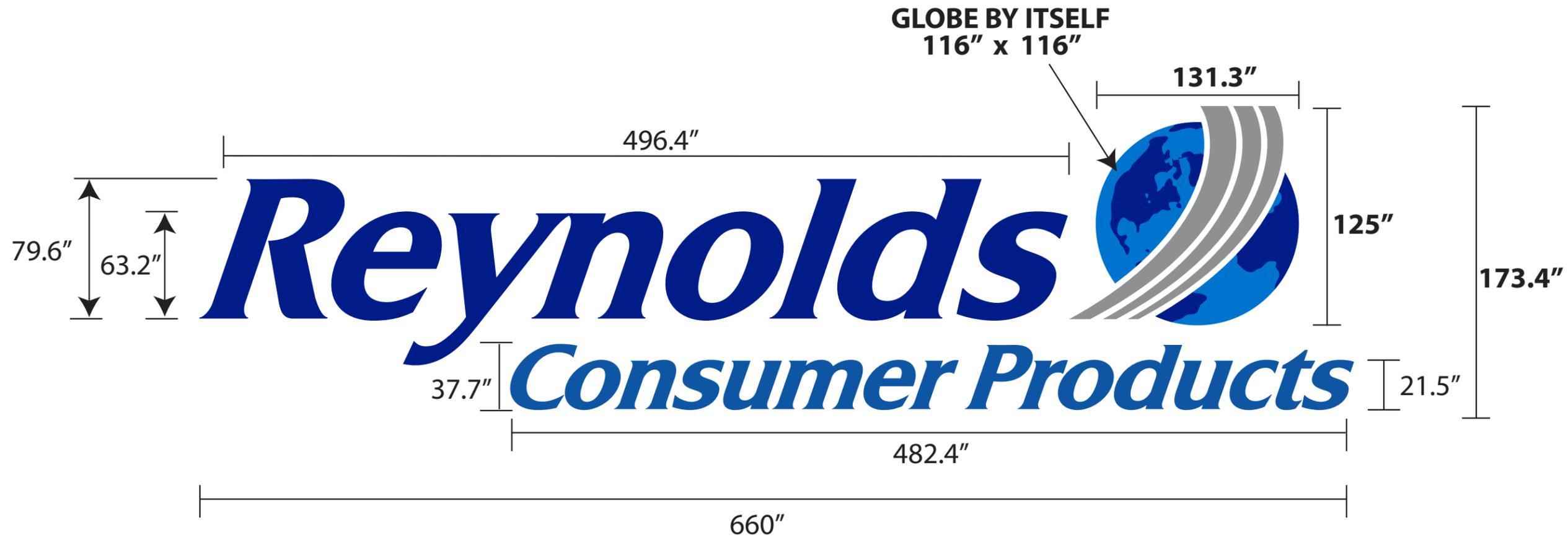
Date:
5/8/20

Sales Rep
Nick Fracasso

Version: 1

DESIGNER

A.J. Hinkhouse
ahinkhouse@er2image.com



CMYK

■ PMS Reflex Blue

■ PMS 285 C

■ PMS 877 C

□ PMS ----

□ PMS ----

□ PMS ----



IMAGE GROUP

4350 Chandler Drive
Hanover Park, IL 60133

PHONE
630.980.4567

ER2image.com

FINISHING NOTES

660" x 173.4" size of RCP logo -Non-illuminated aluminum letters. 1.5" deep

PLEASE CAREFULLY REVIEW YOUR PROOF! It is the responsibility of the client to approve all aspects of the artwork provided. This may include, size, color, spelling, and finishing instructions.

Reynolds Consumer Products

6361 Glen Afton Boulevard, Concord, NC

Version: 1

Date:
5/8/20

Sales Rep
Nick Fracasso

DESIGNER

A.J. Hinkhouse
ahinkhouse@er2image.com



■ CMYK

■ PMS Reflex Blue

■ PMS 285 C

■ PMS 877 C

□ PMS ----

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4350 Chandler Drive
Hanover Park, IL 60133

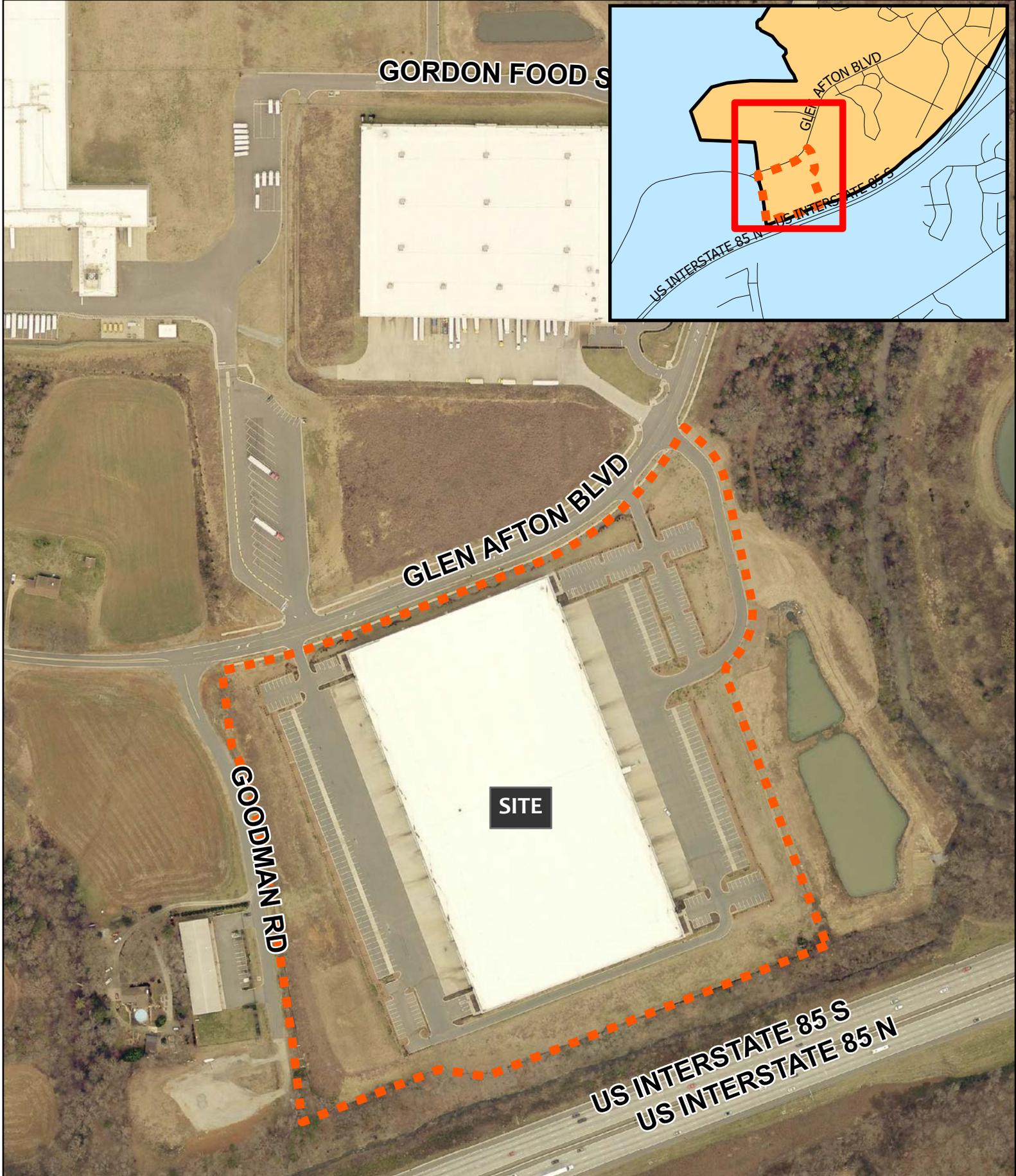
PHONE
630.980.4567

ER2image.com



Vicinity Map

Case Number: BOA-2020-17
Applicant: Reynolds Consumer Brands
6361 Glen Afton Blvd.



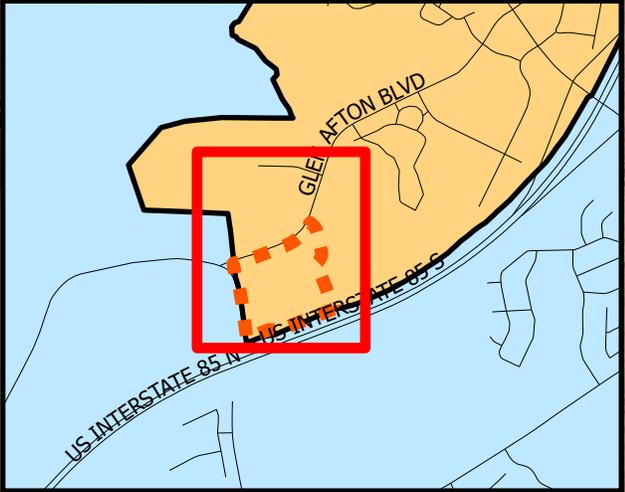
GORDON FOOD S

GLEN AFTON BLVD

GOODMAN RD

SITE

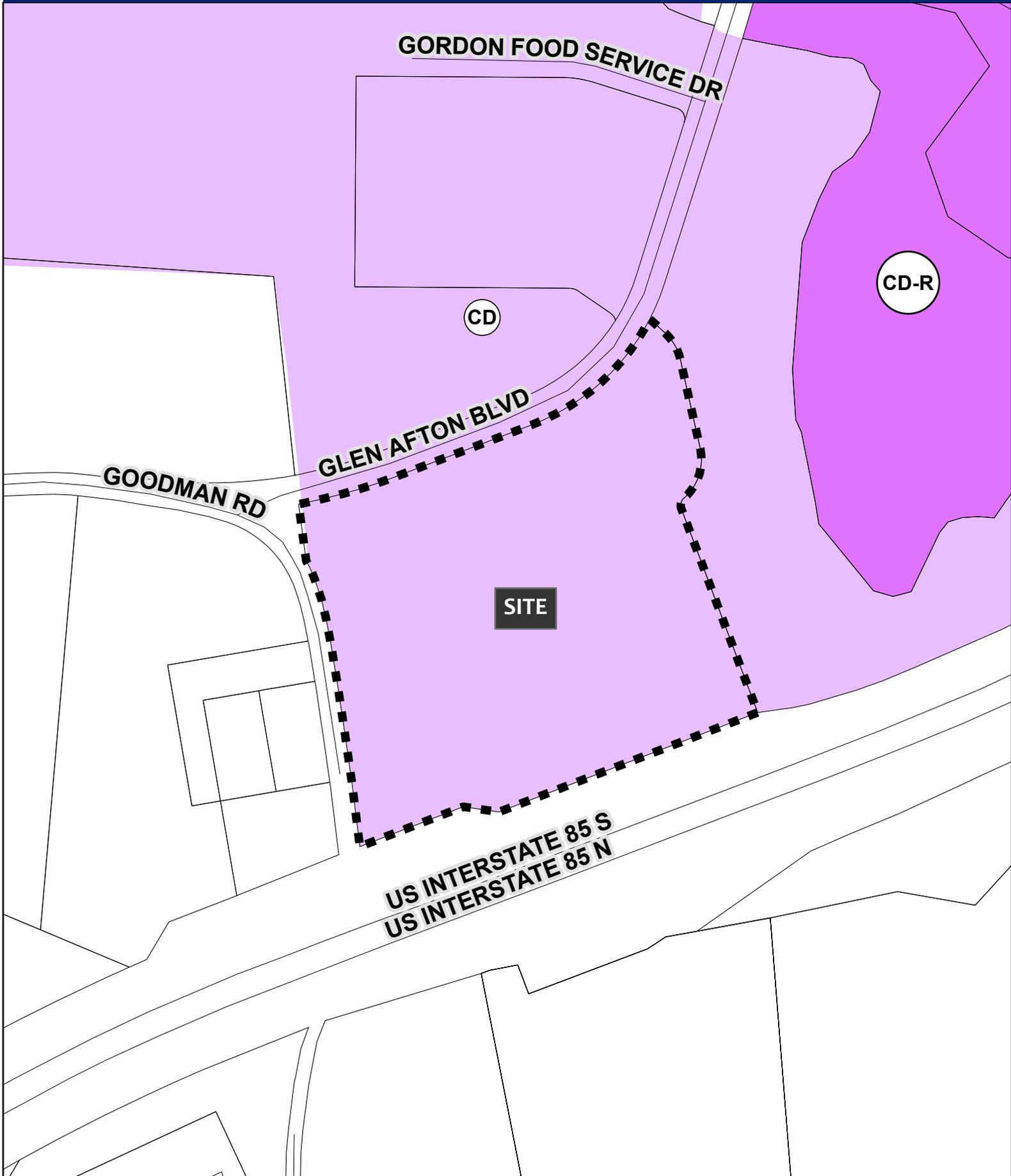
US INTERSTATE 85 S
US INTERSTATE 85 N





Kannapolis Current Zoning

Case Number: BOA-2020-17
Applicant: Reynolds Consumer Brands
6361 Glen Afton Blvd.



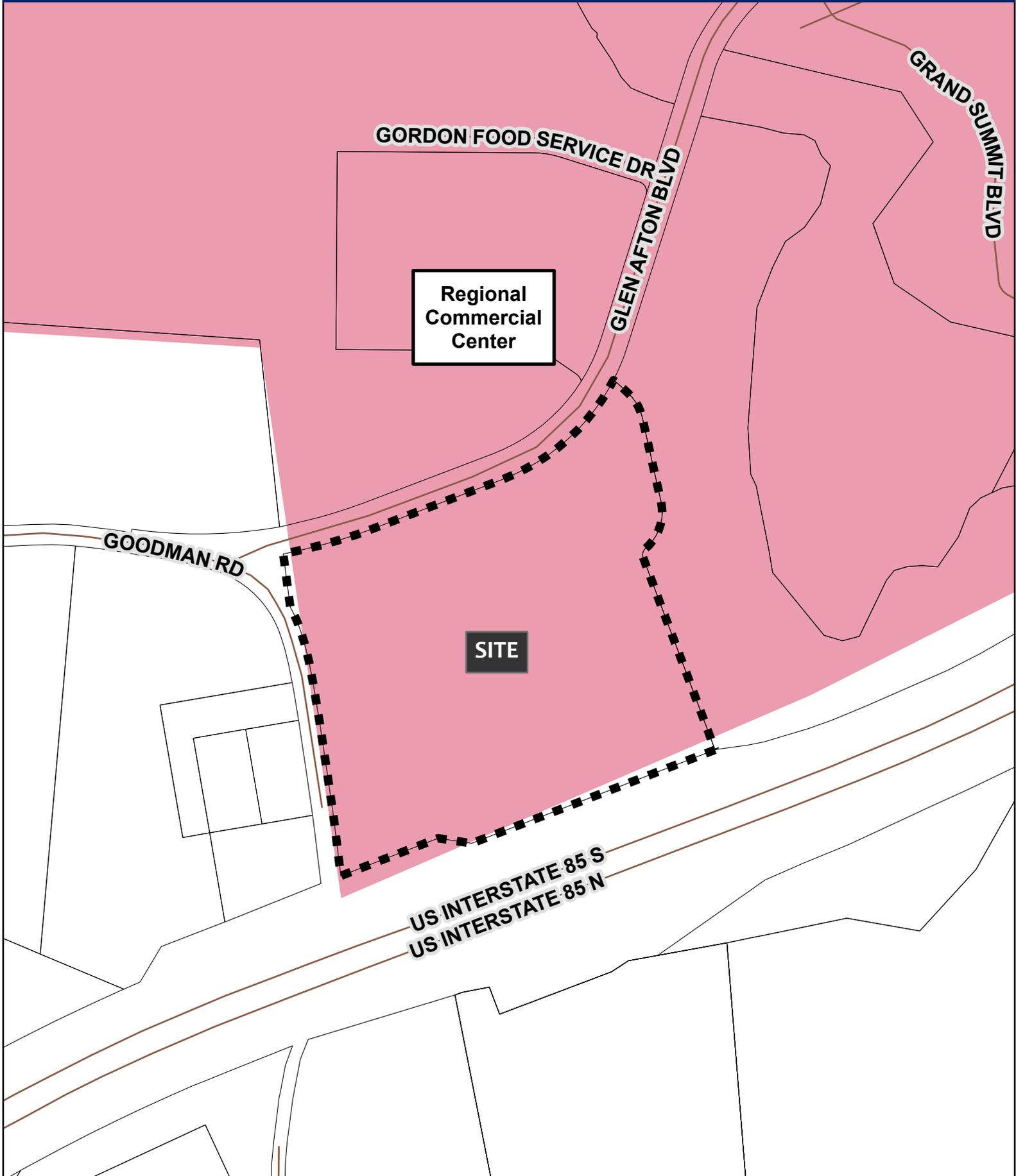
Kannapolis 2030 Future Land Use Map



Case Number: BOA-2020-17

Applicant: Reynolds Consumer Brands

6361 Glen Afton Blvd.



AcctName1	MailAddr1	MailCity	MailState	MailZipCod
GENUINE PARTS COMPANY	160 MINE LAKE CT STE 200	RALEIGH	NC	27615
CURTIS ANDREWS, JR	251 GOODMAN RD	CONCORD	NC	28027
DAVID & CAROL TRIMBLE	11 GOODMAN ROAD	CONCORD	NC	28025
EXETER 6361 GLEN AFTON LLC	101 W ELM ST STE 600	CONSHOHOCKEN	PA	19428
AFTON RIDGE BUSINESS PARK PROPERTY OWNERS ASSOCIATION INC.				
C/O CHILDRESS KLEIN PROPERTIES	301 S COLLEGE ST STE 2800	CHARLOTTE	NC	28202
6200 GLEN AFTON LLC	1300 GEZON PKWY SW	WYOMING	MI	49509
ROBERT ANDREWS JR	100 GOODMAN ROAD	CONCORD	NC	28027
REYNOLDS CONSUMER BRANDS				
C/O BEVERLY BRITSCH	1900 W FIELD CT	LAKE FOREST	IL	60045



July 30, 2020

Dear Property Owner,

Please be advised that the City of Kannapolis Board of Adjustment will conduct a quasi-judicial public hearing at 6:00 PM on Tuesday August 18, 2020 at City Hall, located at 401 Laureate Way, for the following case:

BOA-2020-17 – Reynolds Consumer Products Comprehensive Sign Package

This public hearing is to consider a request for a Comprehensive Sign Package which would allow the applicant to provide innovative, creative, and effective signage by providing an alternative to the general permanent signage criteria in Article 12 of the Unified Development Ordinance (UDO). The subject property is located at 6361 Glen Afton Blvd., is approximately 24.5 +/- acres, and is more specifically identified as Cabarrus County Parcel Identification Number 4690-79-7301. The property is zoned Campus Development (CD). **(Please see reverse side of this letter for vicinity map the location of this property.)**

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

NOTE: IN ORDER TO COMPLY WITH FEDERAL, STATE AND LOCAL RESTRICTIONS IMPOSED IN RESPONSE TO THE COVID-19 VIRUS, SOCIAL DISTANCING PRACTICES WILL BE OBSERVED DURING THIS MEETING.

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,

Ryan Lipp
Senior Planner

Enclosure

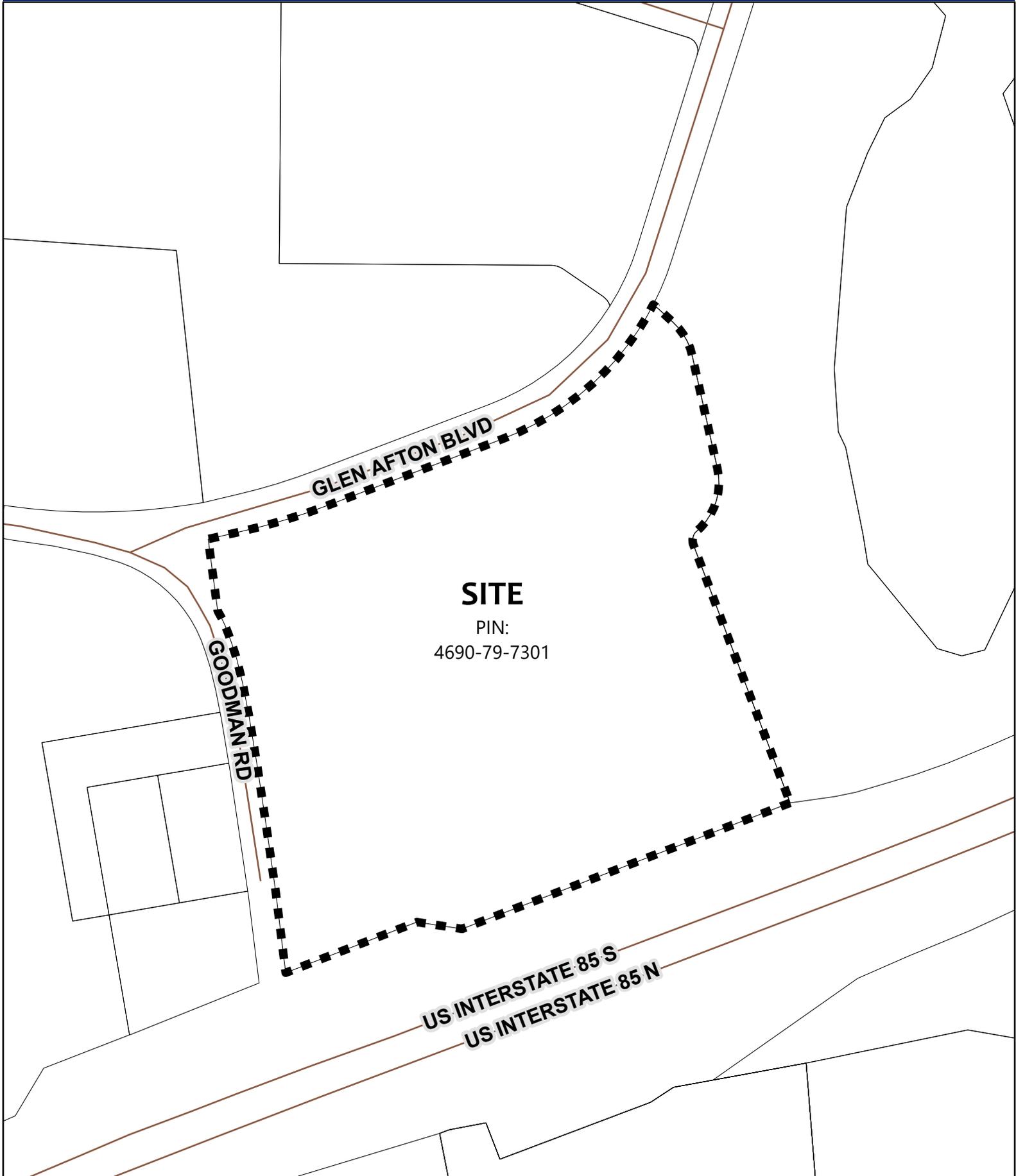
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Conditional Use Permit

Case Number: BOA-2020-17

Applicant: Reynolds Consumer Brands
6361 Glen Afton Blvd.



KANNAPOLIS
BOARD OF
ADJUSTMENT
PUBLIC HEARING
INFORMATION
CALL 704-920-4350
CASE #BOA - 2020 -17

Reynolds
Employees
Visitors