

1 **CITY OF KANNAPOLIS, NC**
2 **BOARD OF ADJUSTMENT**

3
4 **Minutes of Meeting**
5 **Tuesday August 18, 2020**

6
7 The Board of Adjustment met on Tuesday August 18, 2020 at 6:00 PM at City Hall, 401 Laureate Way,
8 Kannapolis, North Carolina.

9
10 **Board Members Present:** Jonathan Farmer, Chairman
11 Colby Meadows
12 Joann Crosby
13 Ryan French
14 **Daniel O’Kelly, Alternate**
15 Emily Joshi, Alternate
16

17 **Board Members Absent:** James Palmer, Vice-Chairman
18 Wilfred Bailey
19 Boyd Hardin, ETJ Representative
20 Daisy Malit, Alternate
21

22 **City Attorney:** Walter M. Safrit, II
23

24 **Staff Present:** Zac Gordon, AICP, Planning Director
25 Tony Eury, IT Director
26 David Jordon, IT
27

28 **Visitors Present:** Sherri Hartsell
29

30 **CALL TO ORDER**

31 Chairman Farmer called the meeting to order at 6:04pm.
32

33 **OATH OF OFFICE FOR NEW BOARD MEMBERS**

34 Recording Secretary, Pam Scaggs, performed the Oath of Office for new members Emily Joshi, Daniel
35 O’Kelly and returning Board Chairman, Jonathan Farmer.
36

37 **ROLL CALL AND RECOGNITION OF QUORUM**

38 Recording Secretary Pam Scaggs, called the roll and presence of a quorum was recognized. City Attorney,
39 Wally Safrit, indicated that both Daniel O’Kelly and Emily Joshi are alternate Board members filling
40 vacancies of regular Board members and will be voting on all items.

41 **APPROVAL OF AGENDA**

42 Chairman Farmer asked for a motion to approve the Agenda which was made by Mr. French, seconded by
43 Ms. Crosby and the motion was unanimously approved.
44

45 **SWORN IN FOR TESTIMONY**

46 Zac Gordon and Sherri Hartsell
47
48
49

1 **PUBLIC HEARING**

2
3 **BOA-2020-17 – Comprehensive Sign Package CUP – Reynolds Consumer Brands**

4 Planning Director, Zac Gordon, gave a PowerPoint presentation regarding a request for a Comprehensive
5 Sign Package and provided the application details for case BOA-2020-17 (attached to and made part of
6 these minutes as Exhibit 1). Mr. Gordon stated that the applicant is requesting a Comprehensive Sign
7 Package to allow for an alternative to the general signage requirements in Article 12 of the Unified
8 Development Ordinance (UDO).

9
10 Mr. Gordon directed the Board's attention to the Vicinity, Zoning and Future Land Use maps further
11 detailing the location, zoning and future land use per the *Move Knapolis Forward 2030 Comprehensive*
12 *Plan*. He provided background details on the request directing the Board's attention to the site plan
13 detailing the location and size of the requested wall signs as well as renderings of the requested signage.

14
15 Mr. Gordon directed the Board to the Staff Report for the Policy Issues and staff findings and provided a
16 summary of those findings. He indicated that staff is recommending approval of the Comprehensive Sign
17 Package as a Conditional Use Permit (CUP). Mr. Gordon reminded the Board of the actions requested of
18 them, concluded his presentation and made himself available for questions.

19
20 Chairman Farmer asked if Reynolds will be occupying the entire building? Mr. Gordon responded that
21 Reynolds is a tenant of the building but believes that they will be sole tenant.

22
23 Ms. Crosby asked the number of signs that are being requested? Mr. Gordon responded that two (2) signs
24 are requested and indicated the location of those signs.

25
26 There being no further questions or comments for staff, Chairman Farmer opened the Public Hearing.

27
28 Sherri Hartsell, 414 Russell St., indicated that she is representing the sign company and made herself
29 available for questions.

30
31 Mr. French asked if the signs will consist of individual letters or one sign? Ms. Russell responded that the
32 sign will be constructed of individual letters and will not be illuminated.

33
34 There being no additional questions or comments, Chairman Farmer closed the Public Hearing.

35
36 Chairman Farmer asked for a motion to accept the City's exhibits into the record including the staff report
37 which was made by Mr. French, seconded by Mr. Meadows and the motion was unanimously approved.

38
39 Chairman Farmer asked for a motion to approve or revise the Findings of Fact. Mr. Meadows made the
40 motion to approve the Findings of Fact, which was seconded by Ms. Crosby and the motion was
41 unanimously approved.

42
43 Chairman Farmer asked for a motion to approve or deny the Comprehensive Sign Package CUP. Mr. French
44 made a motion to approve, which was seconded by Mr. Meadows and the motion was unanimously
45 approved.

46
47 Chairman Farmer asked for a motion to issue the Order of Approval which was made by Mr. Meadows,
48 seconded by Ms. Crosby and the motion was unanimously approved.

49
50 **DIRECTOR UPDATE**

51 Mr. Gordon provided an update on the Unified Development Ordinance (UDO) rewrite status.

1
2 **OTHER BUSINESS**

3 Mr. Safrit indicated that there are no outstanding appeals and stated that one case was dismissed by the
4 court.

5
6 Chairman Farmer indicated that he would like to take nominations for a new chairman at the September
7 meeting.

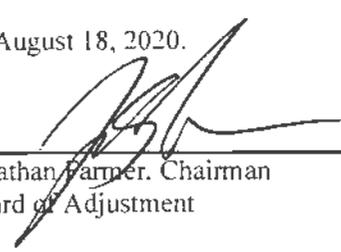
8
9 Mr. Gordon indicated that the Board of Adjustment meeting will be moving to the first Tuesday of the
10 month beginning in January but will require motion of the Board which will also be part of the September
11 agenda.

12
13 Mr. Gordon responded to a question regarding changes to the UDO for size of signs based upon percentages
14 instead of square footage.

15
16 **ADJOURN**

17 There being no further business. Chairman Farmer asked for a motion to adjourn which was made by Mr.
18 French, seconded by Ms. Crosby and the motion was unanimously approved.

19
20 The meeting was adjourned at 6:26 PM on Tuesday August 18, 2020.

21
22
23
24 
25 _____
26 Jonathan Farmer, Chairman
27 Board of Adjustment

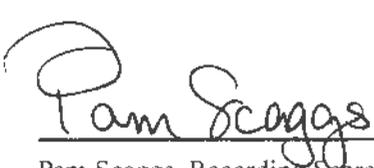
28 
29 _____
30 Pam Scaggs, Recording Secretary
31 Board of Adjustment

EXHIBIT 1

BOA Minutes
August 18, 2020



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)

Reynolds Consumer Products

6361 Glen Afton Boulevard, Concord, NC

Glen Afton Rd. Elevation

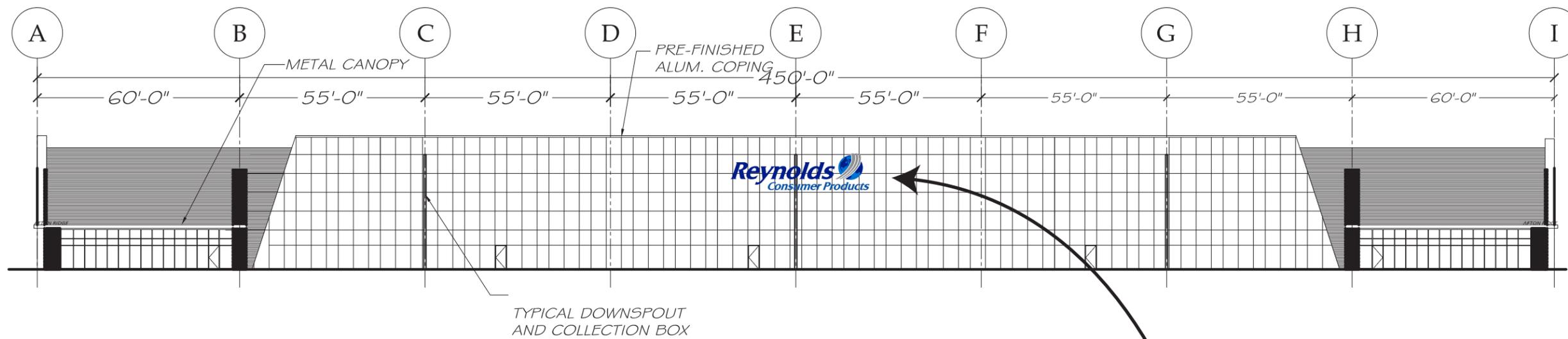
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Date:
5/8/20

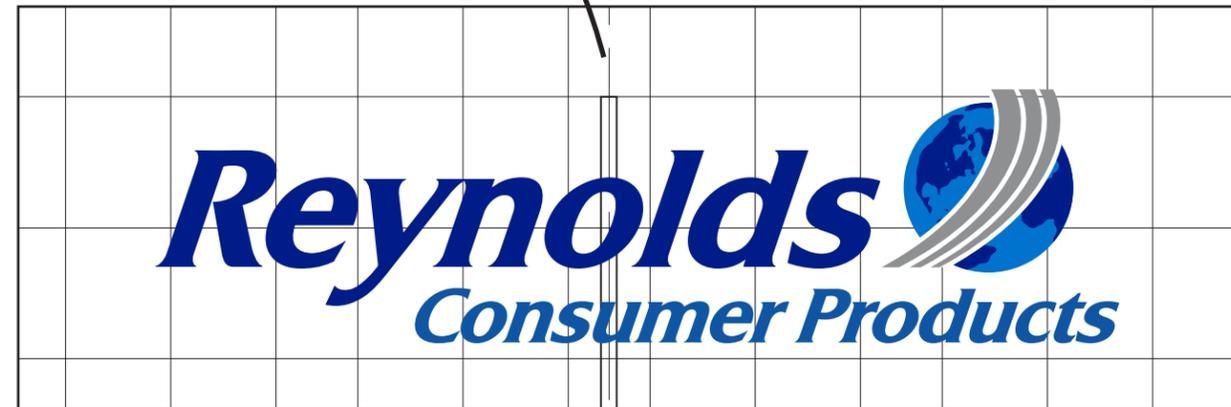
Sales Rep
Nick Fracasso

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

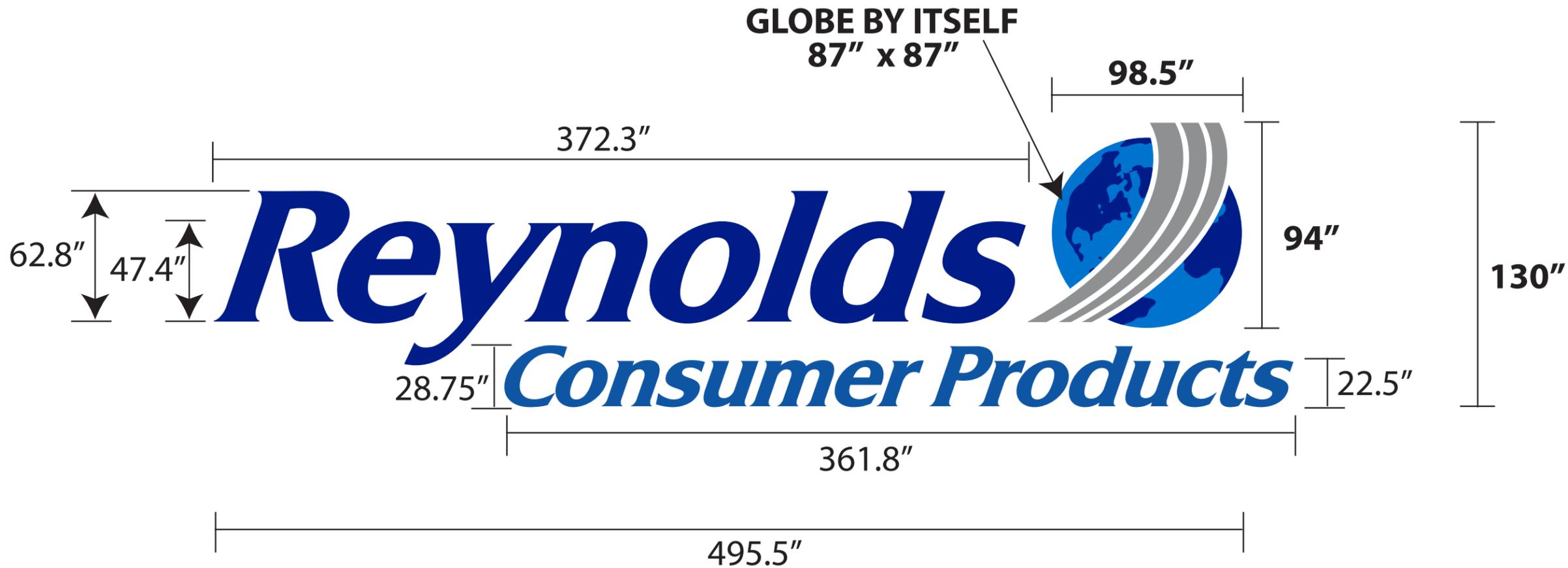
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6361 Glen Afton Boulevard, Concord, NC

Highway Facing Elevation

Version: 1

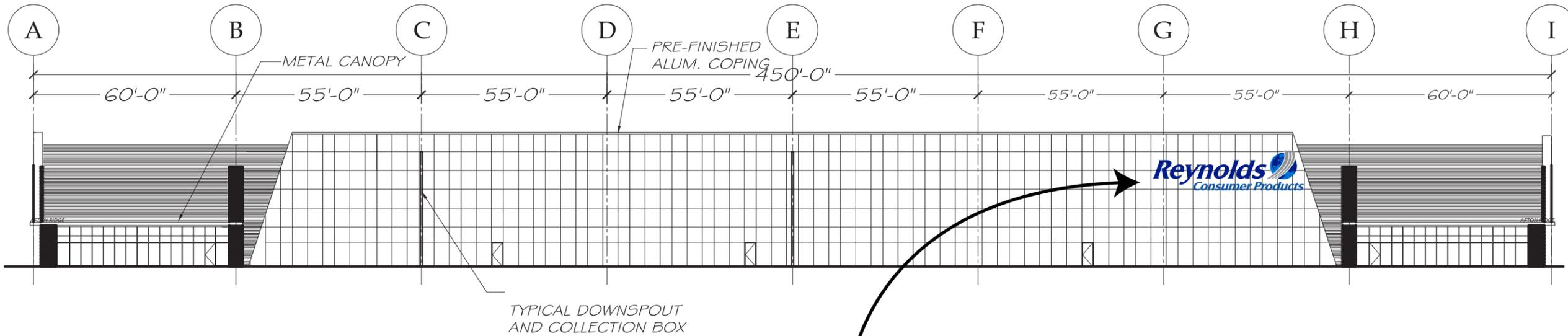
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5/8/20

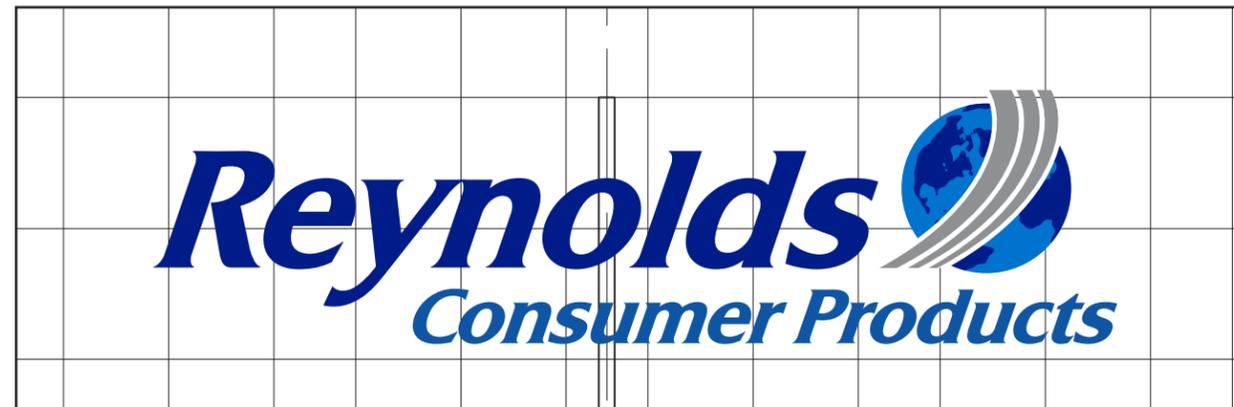
Sales Rep
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DESIGNER

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ahinkhouse@er2image.com



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PMS ----

PMS ----

PMS ----

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

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Highway Facing Elevation

ORDER #: 150819

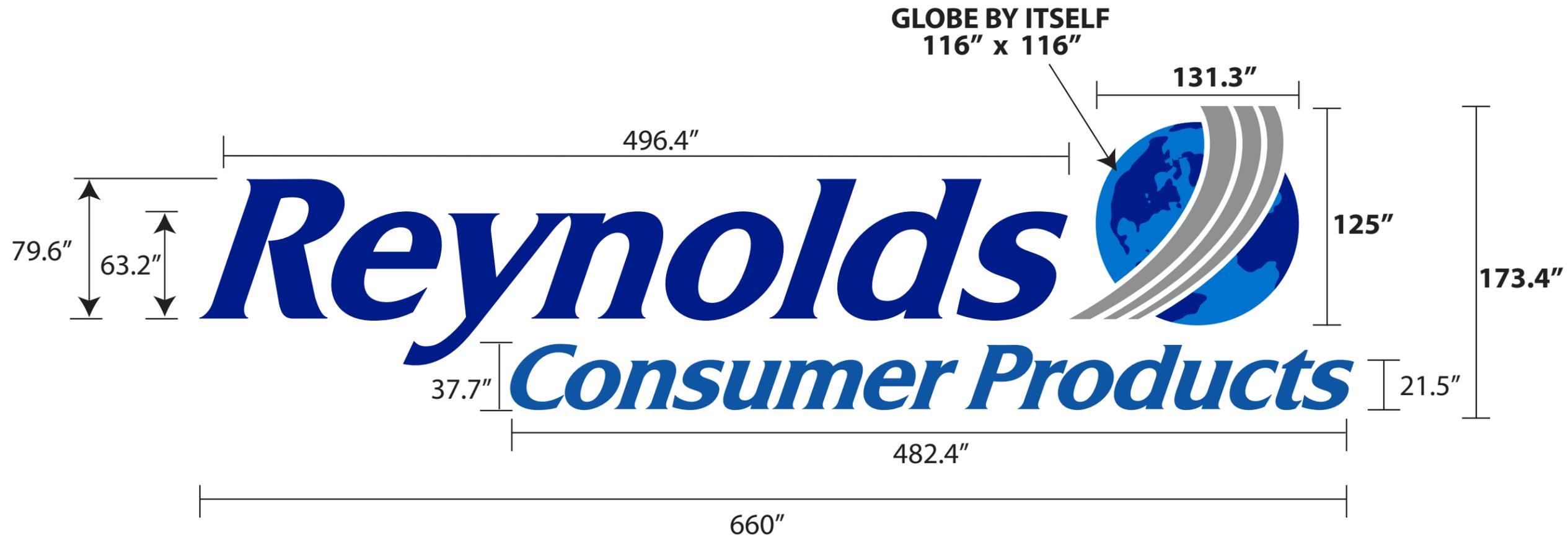
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