



**Planning & Zoning Commission  
December 4, 2019 Meeting**

**Staff Report**

**DATE:** November 19, 2019  
**TO:** Planning & Zoning Commission  
**FROM:** Gretchen Coperine, AICP, Senior Planner  
**SUBJECT:** **Case #CZ-2019-08: Various Parcels west of N. Main Street, south of West 21<sup>st</sup> Street  
Conditional Zoning Map Amendment  
Applicant: Suncrest Real Estate & Land, LLC**

The applicant is requesting to rezone various unaddressed parcels west of North Main Street, and south of West 21<sup>st</sup> Street, from RV (Residential Village) to PUD-CZ (Planned Unit Development – Conditional Zoning District). These parcels were previously rezoned to RV-CZ under case Z-07-10, which expired due to inactivity of development on the site.

**A. Actions Requested by Planning & Zoning Commission**

1. Hold Public Hearing
2. Motion to adopt Resolution to Zone
3. Motion to adopt Statement of Consistency

**B. Decision and Required Votes to Pass Requested Actions**

Section 3.3.4.2 of the UDO allows the Planning and Zoning Commission to render a final decision on a rezoning request; subject to an affirmative vote of three-fourths of the Commission members present and not excused from voting, or if there is no appeal of the decision. If there is a denial, an approval by a vote of less than three-fourths, or an appeal of the decision, then only the City Council shall have final decision-making authority. Any final decision rendered by the Commission may be appealed within fifteen (15) days to the City Council.

**C. Background**

The subject rezoning proposes a total of 375 units, including 275 single-family detached homes and 100 townhome units. The proposed density is 3.5 units/acre. The current plan provides a perimeter buffer of 30 feet as shown on the attached site plan. This property was previously approved for rezoning in 2010 under case Z-07-10 for a total of 588 units, including 240 apartments, 88 townhomes, and 260

single-family units. The effective density of that proposal was 5.65 units/acre and the plan did not provide perimeter buffers. (See attached Z-07-10 site plan).

Two neighborhood meetings were held on July 18, 2019 and November 21, 2019. At the second community meeting, an updated version of the originally proposed plan was presented and is the version of the plan that is being proposed with this rezoning.

#### **D. Fiscal Considerations**

None

#### **E. Policy Issues**

Section 3.3.5 of the UDO states that the Planning and Zoning Commission may consider the following questions, at a minimum, in reviewing an application for rezoning:

**1. The size of the tract in question.**

The size of the subject tract is approximately 106.232 +/- acres.

**2. Does the proposal conform with and further the goals and policies of the Land Use Plan, other adopted plans, and the goals, objectives, and policies of this Ordinance?**

This property is located in the "Complete Neighborhood 2" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The Complete Neighborhood 2 Character Area calls for primary uses of single-family detached and attached residential, multi-family residential, small format retail, and civic uses. Secondary uses are intended to be a small format office, and live-work units. The PUD-CZ conditional zoning district with this rezoning proposes a 375 mixed-unit-type development, which fits with the primary uses of the Complete Neighborhood 2 Character Area.

**3. Is the proposed rezoning compatible with the surrounding area?**

The subject properties are located west of North Main Street, south of West 21<sup>st</sup> Street. Parcels to the north, south and east are zoned RV (Residential Village) and are developed with existing single-family homes and commercial uses. The parcels to the north and south are zoned C-2 (General Commercial) and developed with both single-family homes and commercial development. Parcels to the west are zoned RC (Residential Compact) and are the site of The Falls subdivision. The subject site is situated between commercial uses along North Main Street and single-family detached to the north, south, east and west. The requested rezoning proposes a mixture of single-family and townhome development of a scale that represents an appropriate transition between the commercial uses on North Main Street and the residential area surrounding the subject property.

**4. Will there be adverse effects on the capacity or safety of the portion of street network influenced by the rezoning?**

The proposed project will be accessed from West 18<sup>th</sup> Street off North Main Street and Harkey Ave., off West 21<sup>st</sup> Street. West 18<sup>th</sup> Street, West 21<sup>st</sup> Street and Harkey Ave. are City owned and maintained roads. North Main Street is an NCDOT owned and maintained road.

The project required a traffic impact analysis (TIA) which identified following improvements as necessary to address the impacts of the proposed development:

- **West 21<sup>st</sup> Street and Harkey Ave./Access A:**  
Construct Access A with one ingress lane and one egress lane (1 left-through-right).

- **North Main Street and West 18<sup>th</sup> Street/Access B:**  
Construct Access B with one ingress lane and one egress lane.  
Construct a 100-foot southbound right turn taper off North Main Street.

A full site plan submittal will be required should the rezoning be approved. Appropriate roadway design will be required at that time per City and NCDOT roadway and safety standards, including upgrades to the existing conditions of West 18<sup>th</sup> Street and Harkey Ave. accessing the development.

**5. Will there be parking problems?**

The site plan submitted with this request for rezoning includes adequate parking for the listed uses.

**6. Will there be environmental impacts that the new use will generate, such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances?**

There are no anticipated environmental impacts such as water, air, or noise pollution issues associated with the rezoning request. In addition, all development will be required to conform to all applicable local, state, and federal environmental regulations.

The required site plan will also be reviewed by City staff to ensure the development meets all stormwater requirements.

There is a large amount of floodplain within the site, which will not be impacted by development as depicted in the proposed plan.

**7. Has there been any change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, and development?**

The character of the area in immediate proximity to the proposed use has remained relatively stable over the recent past. However, some redevelopment is occurring in the area.

**8. Is there compliance with the adequate public facilities criteria?**

Utilities will need to be extended to serve the proposed use and improvements will be required to the existing street network surrounding the development as noted above.

**9. What are the zoning districts and existing land uses of the surrounding properties?**

The subject properties are located west of North Main Street, south of West 21<sup>st</sup> Street. Parcels to the north, south and east are zoned RV (Residential Village) and are developed with existing single-family homes and commercial uses. The parcels to the north and south are zoned C-2 (General Commercial) and developed with both single-family homes and commercial development. Parcels to the west are zoned RC (Residential Compact) and are the site of The Falls subdivision.

**10. Is the subject property suitable for the uses to which it has been restricted under the existing zoning classification?**

The subject property is currently zoned RV. In order to develop the product mix being proposed, the applicant seeks a rezoning to PUD-CZ. Single-family detached and townhomes are suitable uses for the subject site.

**11. Is the zoning compatible with the adjacent neighborhood, especially residential neighborhood stability and character?**

The subject site is situated between commercial uses along North Main Street and single-family detached uses to the north, south, east and west. The requested rezoning proposes a mixture of single-family and townhome development of a scale that represents an appropriate transition between the commercial uses on North Main Street and the residential area surrounding the subject property.

**12. What length of time has the subject property remained vacant as zoned?**

The subject property has been vacant since at least 1993, according to aerial photography.

**13. Is there an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs?**

There is an adequate supply of parcels in the subject area to accommodate redevelopment in the area.

**14. Was the existing zoning in error at the time of adoption?**

No.

**F. Legal Issues**

None

**G. Finding of Consistency with Comprehensive Plan**

Staff finds this rezoning **consistent** with the *Move Kannapolis Forward 2030 Comprehensive Plan*, adopted by City Council, which locates this property within the Complete Neighborhood 2 Character Area and calls for primary uses of single-family detached and attached residential, multi-family residential, small format retail, and civic uses. Staff finds the request for rezoning reasonable and in the public interest because it provides for residential uses of a scale appropriate for transitioning between the more intense commercial uses to the east along North Main Street and the lower intensity single-family residential neighborhood to the north, south and west of the subject parcels. The proposed rezoning is compatible with the surrounding zoning and is not anticipated to have an adverse effect on the capacity and safety of the surrounding street network, nor is it anticipated to generate parking problems or any adverse impact on the environment. Finally, adequate public facilities will be provided to the proposed development through the extension of utilities and improvements to the adjoining street network.

**H. Staff Recommendation and Alternative Courses of Action**

**Staff Recommendation**

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

**Based on the request being consistent with the Move Kannapolis Forward 2030 Comprehensive Plan, staff recommends approval with the following conditions of Zoning Map Amendment Case #CZ-2019-08:**

1. The uses permitted with this rezoning shall only include 375 units (275 single-family detached and 100 townhomes) and amenity building, in general conformance with the plan submitted with this rezoning.
2. The concept plan is illustrative. Final Design and approval of the project, as reviewed by the Technical Review Committee, shall be subject to meeting all city standards.

3. All road intersections, where development has access and/or street frontage, shall be approved by NCDOT and the City.
4. The developer will construct curb and gutter and sidewalk along the entire road frontage where development has access and/or street frontage. The improvements will be constructed to NCDOT and City standards.
5. The lane widths, sidewalks, pavement structure, road alignment, and road grades shall be constructed to current City standards.
6. Any lighting installed on the subject property shall be full cut-off fixtures with all lighting directed downward and away from adjacent properties.
7. The developer shall comply with current Land Development Standards Manual.
8. Roads and parking lots shall comply with all Fire Codes and Autoturn shall be run for an SU-30 and Bus-45 (mimics ladder truck).
9. Streams and wetlands shall be identified by a qualified person and all buffers shown in accordance with Article 4 of the Kannapolis UDO. Construction of buildings, roads, and other structures must comply with AE Zone & RSOD Buffer requirements or be relocated.
10. A Stormwater Management Permit will be required for this Development in accordance with Article 9 of the Kannapolis UDO. Easements, maintenance agreements and viable access shall be provided for all stormwater structures and SCM's. Stormwater SCM's cannot be constructed in the undisturbed buffer. Additional requirements are necessary to verify design of SCM within AE Zone (see attached comments on sketch plan).
11. Water and sewer main extensions will be required for this project. The developer shall be responsible for designing, permitting and constructing water and sewer mains in accordance with City and WSACC standards.
12. All water and sewer mains shall be publicly maintained and located within a public right-of-way or utility easement. The water and sewer mains shall be located in the roadway under the pavement per the City's Typical Utility Layout.
13. Easements for Sanitary Sewer lines, Water lines and Storm Sewer pipes need to be a minimum of 20-feet wide. Additional width may be required depending on the depth of the line. Sanitary sewer lines and storm sewer lines shall be located within Common Open Space. (Easements centered on property lines shall not be permitted.) Viable access shall be provided along all easements with a grade no greater than 15% for maintenance vehicles and cross slopes shall not exceed 5%.
14. The Fire Department shall approve locations of all hydrants.
15. Prior to platting the 31<sup>st</sup> parcel/lot, an emergency access road is required. Emergency access shall remain open at all times. Prior to platting the 100<sup>th</sup> parcel/lot, a permanent second access (built to City standards) is required.
16. Hydrants and fire protection shall comply with UDO Appendix C.3 and Fire Codes.

### **Alternative Courses of Action**

### **APPROVAL**

#### **Motion 1 – Statement of Consistency**

**Should the Commission choose to approve the request for rezoning as presented in Case #CZ-2019-08, a motion should be made to adopt the following Statement of Consistency:**

**Statement of Consistency:** *The Planning and Zoning Commission finds this rezoning consistent Move Kannapolis Forward 2030 Comprehensive Plan, adopted by City Council, which locates this property within the Complete Neighborhood 2 Character Area and calls for primary uses of single-family detached and attached residential, multi-family residential, small format retail, and civic uses.*

*Staff finds the request for rezoning reasonable and in the public interest because it provides for residential uses of a scale appropriate for transitioning between the more intense commercial uses to the east along North Main Street and the lower intensity single-family residential neighborhood to the north, south and west of the subject parcel. The proposed rezoning is compatible with the surrounding zoning and is not anticipated to have an adverse effect on the capacity and safety of the surrounding street network, nor is it anticipated to generate parking problems or any adverse impact on the environment. Finally, adequate public facilities will be provided to the proposed development through the extension of utilities and improvements to the adjoining street network.*

**Motion 2 – Approval to rezone – Resolution to Zone**

**Should the Commission choose to approve the rezoning request, a motion should be made to adopt the Resolution to Zone (see attached).**

**DENIAL**

**Motion 1 – Statement of Consistency**

**Should the Commission choose to deny the rezoning request as presented in Case #CZ-2019-08, a motion should be made to adopt the following Statement of Consistency:**

**Statement of Consistency:** *The Planning and Zoning Commission finds this zoning map amendment as presented in Case #CZ-2019-08 to be inconsistent with the Move Knapolis Forward 2030 Comprehensive Plan, adopted by City Council, because (state reason(s) and is neither reasonable nor in the public interest because (state reason(s) and is therefore denied based on the criteria in Section 3.3.5 of the UDO for evaluating zoning requests, consideration of the application materials and information presented at the Public Hearing..*

**Motion 2 – Denial of Rezoning**

**Should the Commission choose to deny the rezoning request, a motion should be made to not adopt the Resolution to Zone.**

**I. Attachments**

1. Conditional Rezoning Application
2. Vicinity Map
3. Zoning Map
4. Future Land Use Map
5. Site Plan
6. Proposed Elevation
7. Neighborhood Meeting Information
8. Notice of Public Hearing
9. List of Properties Notified
10. Letters to Adjacent Property Owners
11. Posted Public Notice
12. Resolution to Adopt a Statement of Consistency
13. Resolution to Zone

**J. Issue Reviewed By:**

- City Manager
- City Attorney
- Planning Director



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

Type of Action Requested (Check One):

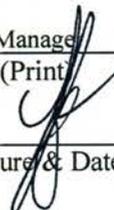
- |                        |       |                                  |                                     |
|------------------------|-------|----------------------------------|-------------------------------------|
| Variance               | _____ | SIA Application                  | _____                               |
| Conditional Use Permit | _____ | Nonconformity Adjustment         | _____                               |
| Subdivision Exception  | _____ | Watershed Boundary Modification  | _____                               |
| Zoning Text Amendment  | _____ | Zoning Map Amendment             | _____                               |
| Appeal                 | _____ | Conditional Zoning Map Amendment | <input checked="" type="checkbox"/> |

Applicant: Suncrest Real Estate & Land, LLC Owner: See Attached Exhibit A-1  
 Contact: Peter Tatge / ESP Associates  
 Address: PO Box 7030 Address: See Attached Exhibit A-1  
Charlotte, NC 28241  
 Telephone: 803-802-2440 Telephone: N/A  
 Email: ptatge@espassociates.com Email: N/A

Legal relationship of applicant to property owner: Under contract to purchase

Property Location/Address: See attached list of Tax Parcel ID #'s and Addresses - Exhibit B

Tax Parcel Number: See list - Exhibit B Zoning District: RV Acreage of Site: 108 +/-

<u>Sean Cooney, Manager</u>	<u>See Attached Joinder Authorization Letter - Exhibit A</u>
Applicant Name (Print)	Property Owner Name (Print)
	<u>See Attached Joinder Authorization Letter - Exhibit A</u>
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, 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: \_\_\_\_\_ Receipt # \_\_\_\_\_  
 Application No.: \_\_\_\_\_ Date Submitted (Complete): \_\_\_\_\_

**CITYOF KANNAPOLIS**  
**APPLICATION FOR A CONDITIONAL ZONING DISTRICT**  
**(to be attached to the Rezoning Application)**

I, Sean Cooney / Suncrest Real Estate & Land, LLC, hereby petition for a Conditional Zoning District for the following exact land use(s), subject to the following condition(s):

**The following use(s) is/are permitted by right or conditional in the general zoning district upon which the "CZ" district is based:**

Proposed rezoning to PUD CZ to allow the development of up to 375 residential homes:

- Single family detached home
- Single family attached Town homes
- Amenity Center / Building / Cabana / Sales Office
- Along with, all accessory uses that are customarily allowed in the RV - Residential Zoning District

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**Condition(s) proposed by the applicant (attach separate sheet if necessary):**

Conditions provided as part of the proposed CD - Rezoning Plan / Technical Data Sheet Sheet \_\_\_ of \_\_\_.

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It is understood and acknowledged that if the property is conditionally rezoned as requested, the property involved in this request will be perpetually bound to the use(s) authorized and subject to such condition(s) as imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

See attached Property Owner Authorizations Letter Exhibit A

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
2701 East Camelback Road, Phoenix, AZ, 85018

\_\_\_\_\_  
Address

\_\_\_\_\_  
602.481.4301

\_\_\_\_\_  
Telephone #

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone #

Please refer to fee schedule to determine applicable fees.

Fees are nonrefundable and help to cover administrative and notification costs.

Exhibit A

Joinder Agreement – Bakers Creek PUD  
Conditional District Zoning PUD (CZ)  
City of Kannapolis, NC

Total Site Acreage: +/- 108 Acres

Petitioner Joinder Agreement

The undersigned, as the owner(s) of the subject parcel(s) of land located west of Main Street and South of West 21<sup>st</sup> Street with various addresses listed on Exhibit B, situated in Kannapolis, North Carolina, properties that are designated by Tax Parcel Identification Numbers (PIN) **154 081, 154 080, 154 051, 160 153, 159 335, 159 336, 159 023A, 160 242, 160 020, 159 006, 0159314, 159 005, 159 011, 159 010, 159 301**, shown on the Rowan County Tax Map and which are the subject of the attached Conditional District Rezoning Application and subsequent Preliminary Plat Application(s), hereby join and give permission to Suncrest Real Estate & Land, LLC to request and file these Applications with the City of Kannapolis for the parcels referenced above.

This 12<sup>th</sup> day of August, 2019  
(day) (month)

By: Anthony H. Hahn  
(Owner Signature)

The Meadows Development Group  
5411 Village Dr. NW  
Concord, NC 28027

By: Anthony H. Hahn  
(Owner Signature)

Meadows Development Group LLC  
100 North Cherry St. Ste 600  
Winston Salem, NC 27101

Pennsylvania  
County of Lancaster

Anthony H. Hahn, appearing before the undersigned  
*Name of Property Owner (printed)*

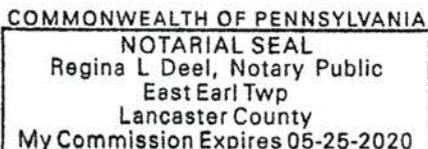
- Notary and being duly sworn, says that:
1. I am the owner of the property described above
  2. All statements above are true and correct

*Property Owners Signature*

Sworn to (or affirmed) and subscribed before me this the 12<sup>th</sup> day of August, 2019.

(Official Seal)

Regina L. Deel  
*Official Signature of Notary*



Regina L. Deel, Notary Public  
*Notary's Name (printed)*  
My commission expires: 05/25/2020

**Exhibit B**  
**Tax Parcel Numbers**

**154 081:**

25.73 Acres  
THE MEADOWS DEVELOPMENT GROUP  
Property Location Address:  
0 LIPE ST  
Mailing Address:  
5411 VILLAGE DR. NW  
CONCORD, NC 28027

**154 080:**

27.16 Acres  
THE MEADOWS DEVELOPMENT GROUP  
Property Location Address:  
0 W 21ST ST  
Mailing Address:  
5411 VILLAGE DR. NW  
CONCORD, NC 28027

**154 051:**

25.21 Acres  
THE MEADOWS DEVELOPMENT GROUP  
Property Location Address:  
0 GARY AVE  
Mailing Address:  
5411 VILLAGE DR. NW  
CONCORD, NC 28027

**160 153:**

8.82 Acres  
THE MEADOWS DEVELOPMENT GROUP  
Property Location Address:  
0 W 20TH ST  
Mailing Address:  
5411 VILLAGE DR. NW  
CONCORD, NC 28027

**159 335:**

6.36 Acres  
THE MEADOWS DEVELOPMENT GROUP  
Property Location Address:  
0 W 18TH ST  
Mailing Address:  
5411 VILLAGE DR. NW  
CONCORD, NC 28027

**159 336:**

8.65 Acres  
THE MEADOWS DEVELOPMENT GROUP

## Exhibit B Tax Parcel Numbers

Property Location Address:  
0 W 17TH ST

Mailing Address:  
5411 VILLAGE DR. NW  
CONCORD, NC 28027

**159 023A:**

.68 Acres  
THE MEADOWS DEVELOPMENT GROUP

Property Location Address:  
211 W 18TH ST

Mailing Address:  
5411 VILLAGE DR. NW  
CONCORD, NC 28027

**160 242:**

.38 Acres  
THE MEADOWS DEVELOPMENT GROUP

Property Location Address:  
0 W 21ST ST

Mailing Address:  
5411 VILLAGE DR. NW  
CONCORD, NC 28027

**160 020:**

.51 Acres  
THE MEADOWS DEVELOPMENT GROUP

Property Location Address:  
0 W 21ST ST

Mailing Address:  
5411 VILLAGE DR. NW  
CONCORD, NC 28027

**159 006:**

.28 Acres  
MEADOWS DEVELOPMENT GROUP LLC

Property Location Address:  
204 W 18TH ST

Mailing Address:  
100 NORTH CHERRY ST STE 600  
WINSTON SALEM, NC 27101-4016

**159 314**

.24 Acres  
THE MEADOWS DEVELOPMENT GROUP

Property Location Address:  
202 W 18TH ST

Mailing Address:  
5411 VILLAGE DR. NW

**Exhibit B**  
**Tax Parcel Numbers**

CONCORD, NC 28027

**159 005**

.26 Acres  
THE MEADOWS DEVELOPMENT GROUP  
Physical Location Address:  
200 W 18TH ST  
Mailing Address:  
5411 VILLAGE DR. NW  
CONCORD, NC 28027

**159 011**

.29 Acres  
MEADOWS DEVELOPMENT GROUP LLC  
Physical Location Address:  
102 W 18TH ST  
Mailing Address:  
100 NORTH CHERRY ST STE 600  
WINSTON SALEM, NC 27101-4016

**159 010**

.34 Acres  
MEADOWS DEVELOPMENT GROUP LLC  
Physical Location Address:  
100 W 18TH ST  
Mailing Address:  
100 NORTH CHERRY ST STE 600  
WINSTON SALEM, NC 27101-4016

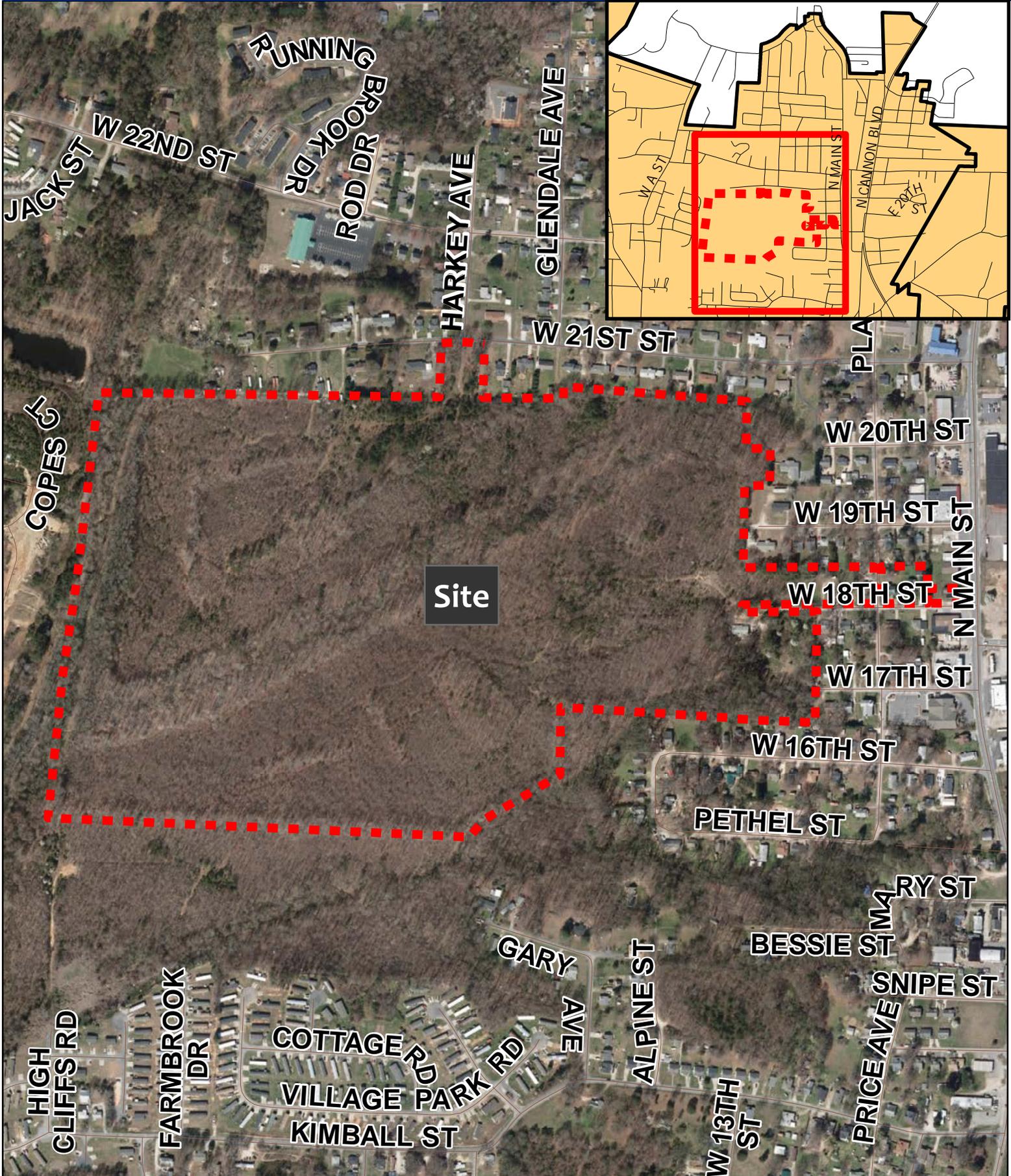
**159 301**

.17 Acres  
MEADOWS DEVELOPMENT GROUP LLC  
Physical Location Address:  
1801 N MAIN ST  
Address:  
100 NORTH CHERRY ST STE 600  
WINSTON SALEM, NC 27101-4016



# Vicinity Map

Case Number: CZ-2019-08  
Applicant: Suncrest Real Estate & Land, LLC  
Baker's Creek PUD

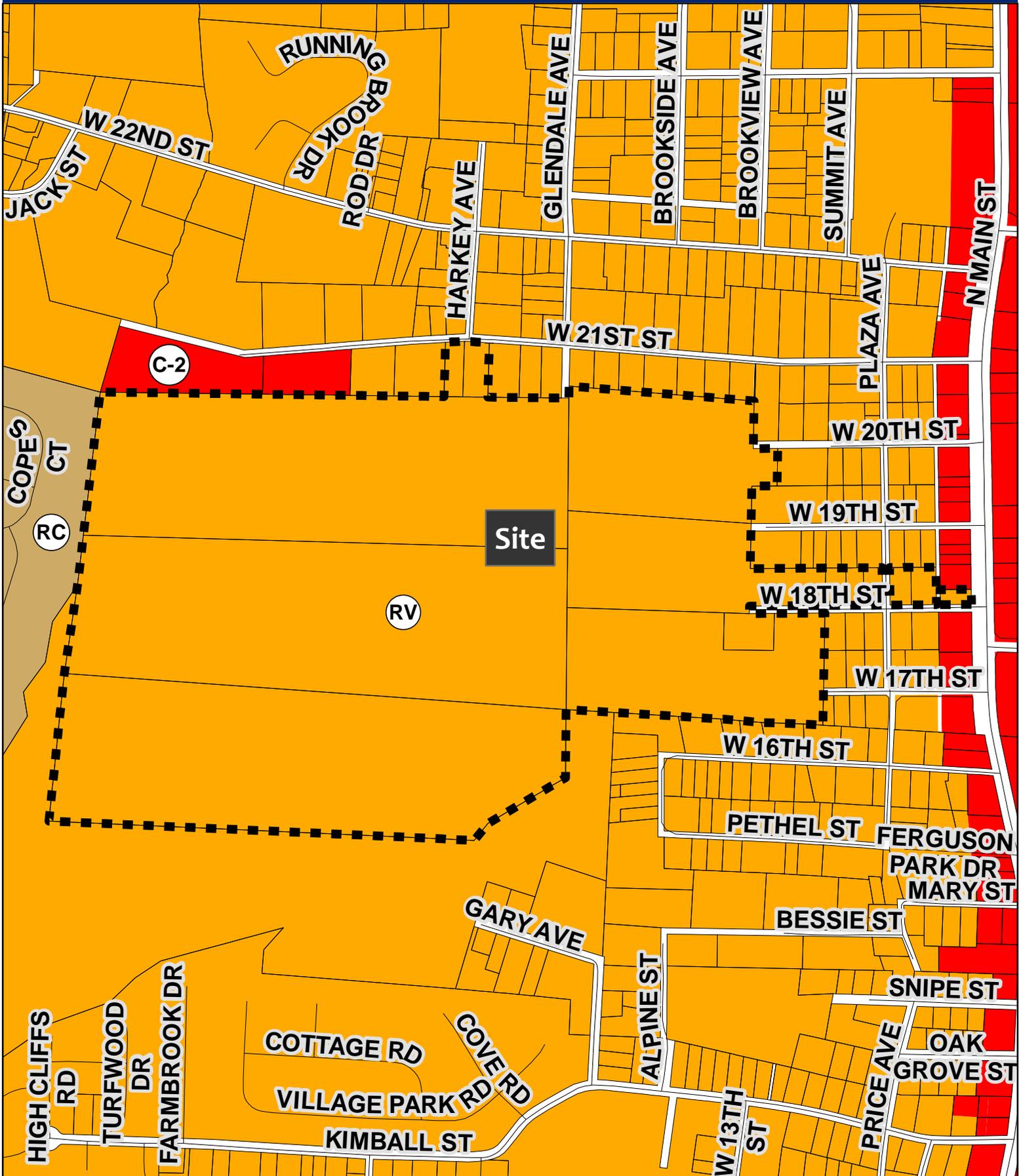




# Kannapolis Current Zoning

Case Number: CZ-2019-08

Applicant: Suncrest Real Estate & Land, LLC  
Baker's Creek PUD





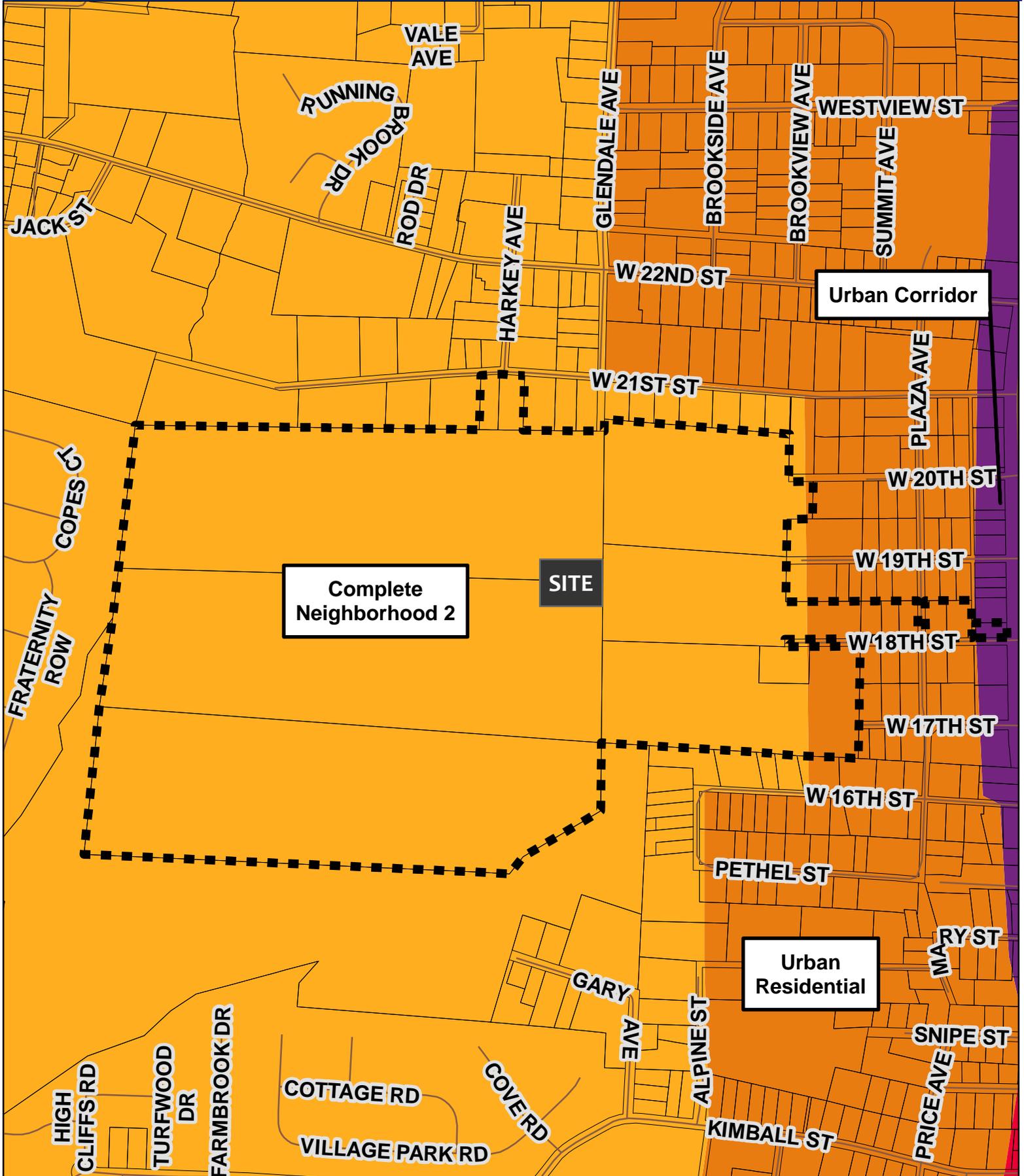
# Kannapolis 2030 Future Land Use Map

Case Number: CZ-2019-08

Applicant: Suncrest Real Estate & Land, LLC

Baker's Creek PUD

N



Complete Neighborhood 2

SITE

Urban Corridor

Urban Residential

# Bakers Creek PUD (Conditional Zoning)

Petition # CZ-2019-08

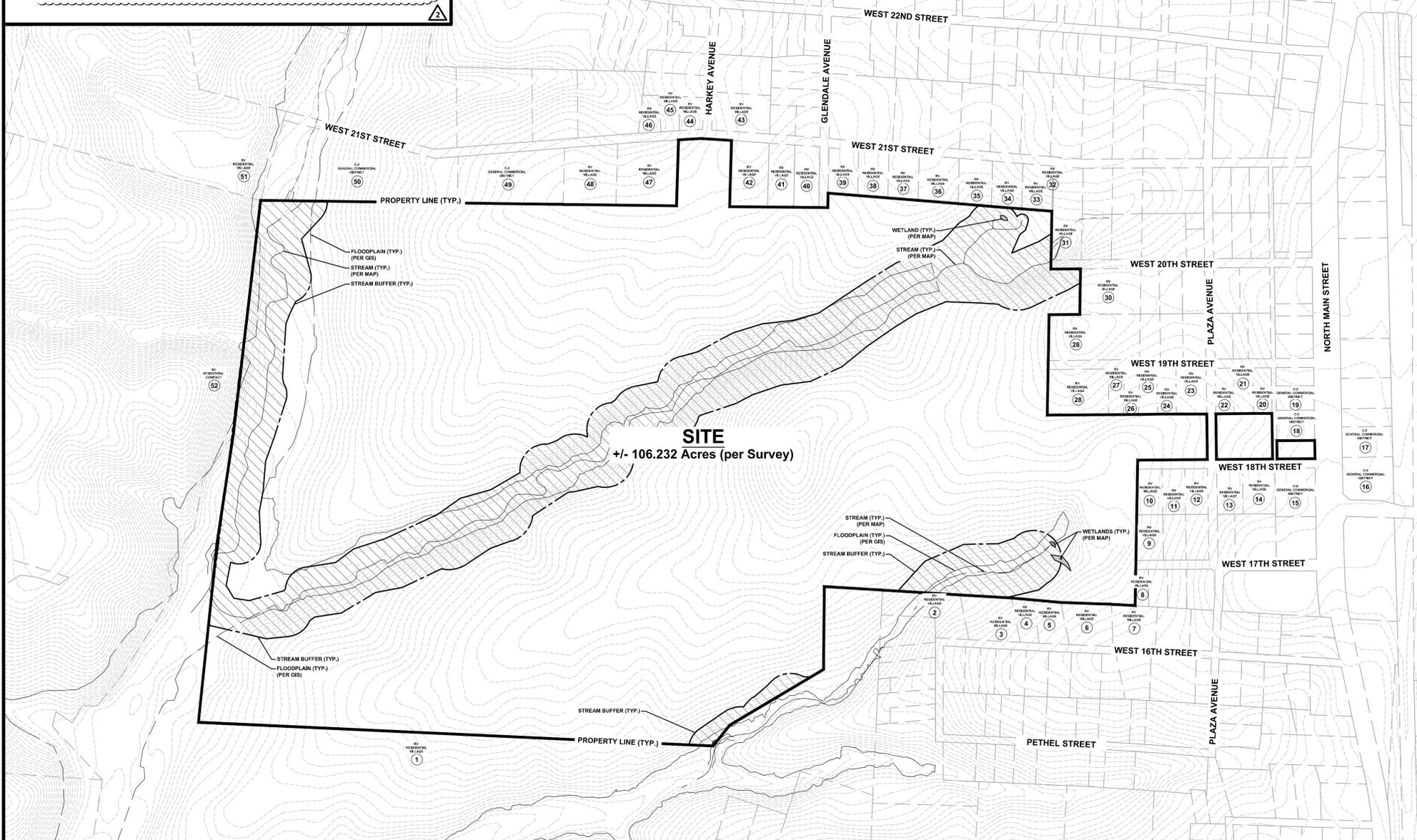
Located In:  
City of Kannapolis / Rowan County, North Carolina

### INDEX OF SHEETS

SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 of 5	COVER SHEET / EXISTING CONDITIONS	09/04/2019	11/25/2019
2 of 5	CONCEPTUAL SITE PLAN	09/04/2019	11/25/2019
3 of 5	DEVELOPMENT STANDARDS	09/04/2019	11/25/2019
4 of 5	MASTER PLAN	09/04/2019	11/25/2019
5 of 5	CONCEPTUAL ELEVATIONS / IMAGES	09/04/2019	11/25/2019

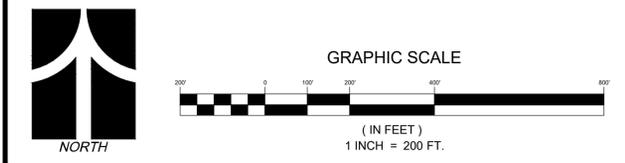


Vicinity Map  
Not to Scale



**SITE**  
+/- 106.232 Acres (per Survey)

- General Notes:**
- Base information obtained from "Boundary Survey of Bakers Creek" dated 09/10/19 provided by ESP Associates Inc. and Rowan County GIS data.
  - Stream/Wetland Information is based on "Suncrest Kannapolis Rowan Co. NC - Preliminary Map Subject to USACE/NCDEQ verification" dated 06/26/2019 provided by Wetlands and Environmental Planning Group and Rowan County GIS data.



Property Owners		
PID:	Owner:	Zoning:
154081,154080,160242,154051,159336,160020,159335,160153,159005	THE MEADOWS DEVELOPMENT GROUP	RV
159023A,159314	THE MEADOWS DEVELOPMENT GROUP LLC	RV
159006,159011,159010,159301	MEADOWS DEVELOPMENT GROUP LLC	RV

Adjacent Property Owners		
PID:	Owner:	Zoning:
1	152195 NODEL RICHARD	RV
2	159040 MARQUEZ-GUZMAN JUVENTINO & WF CAMPOS-PALACIO MERECEDES	RV
3	159039 MILLSAPS RAY HEIRS	RV
4	159038 CARAPPELLATTI LYN ANN	RV
5	159037 GOODNIGHT SHERRY BURGESS	RV
6	159036 PENA MARIA LUISA GONZALEZ	RV
7	15903401 EBERHARDT CURTIS DARYL	RV
8	159029 SCOTT ALFREDA H	RV
9	159028 THREATT DAVID L & SHAVER DAVID L	RV
10	159023 PITTARD J B	RV
11	159024 ADAMS HOMER FRANKLIN & WF ADAMS JOYCE FAYE	RV
12	159025 FREYTAG TAMMY ARTZ	RV
13	15902001 ROBERTS MARGIE H TRUSTEE & ROBERTS MARGIE H REVOCABLE TR	RV
14	159020 SANCHEZ MANUEL	RV
15	159016 KANNAPOLIS SERVICE CO INC	C-2
16	160173 KANNAPOLIS SERVICE CO INC	C-2
17	160174 HOLBROOKS GENE S	C-2
18	159300 VALIA SACHIN NALINBHAI	C-2
19	159014 STOKES VICKIE CHILDERS & STOKES KEITH LEE	C-2
20	159009 ALLISON MICHAEL C	RV
21	159008 ADAMS REBEKAH GRIGGS	RV
22	159007 GRIGGS CYNTHIA S	RV
23	159004 RAMSEUR HAZEL W	RV
24	159003 KINLEY SHANA NICOLE	RV
25	159002 TOTHEROW RONNIE E & TOTHEROW TYLER J	RV
26	160199 MOORE MICHAEL LAMONT & WF MOORE EQUANDA ALLISON	RV
27	160260 PLUARD PAUL ANDREW & PLUARD CLAUDIA ALEXANDER	RV
28	160264 BUTRON LUIS	RV
29	160202001 HOBBS PHILLIP LYNN & WF & HOBBS SUSAN ROBINETTE	RV
30	160217 KING ZEBETTA MARIE	RV
31	160203 GOODNIGHT JOHN W	RV
32	160257 DEAL RALPH L & WF DEAL LINDA B	RV
33	160201 DEAL RALPH L & WF DEAL LINDA B	RV
34	160200 BELLEVILLE WILLIAM W & WF BELLEVILLE LINDA M	RV
35	160205 JARRETT DANA R	RV
36	160207 EAGLE JANET MCGINNIS	RV
37	160209 EARNHARDT-HEGLAR CAROL L	RV
38	160210 MCCANTS GENE & WF MCCANTS ANITA	RV
39	160208 POWELL JAMES HAROLD III & WF POWELL TONYA HELMS	RV
40	160261 ERJ COMMERCE NC LLC	RV
41	16002001 DAUGHERTY JOHN W	RV
42	160243 COE DANIEL GARRETT	RV
43	160017 CHERRY HENRY L & SPOUSE CHERRY BENNITA	RV
44	155187 PUGH MEREDITH C & HUS PUGH CHRISTOPHER V	RV
45	155186 HARTZ RENTALS LLC	RV
46	155099 PAULIN BRANDY LYNN	RV
47	155105 FISHER JASON MATTHEW & FISHER JENNIFER MOLLY	RV
48	155106 CUMMINGS HELEN NICHOLSON & COBLE JUDY LYNN	RV
49	155107 HERMAN ELSIE B	C-2
50	155108 HERMAN MICHAEL D SR	C-2
51	154070 LOWES RENTALS INC	RV
52	154076 DEPENDABLE DEVELOPMENT INC	RC

PUD CONDITIONAL ZONING - PUD (CZ)  
Cover Sheet / Existing Conditions - MAJOR SITE PLAN - Petition # CZ-2019-08

PROJECT INFORMATION	
PROJECT MANAGER:	AB
DESIGNED BY:	SW
DRAWN BY:	SW
PROJECT NUMBER:	HP50.100
ORIGINAL DATE:	09/04/2019



**Bakers Creek - Petition #CZ-2019-08**  
**Conditional Zoning - Development Standards 11/25/2019**

**I. General Provisions**

- These Development Standards form a part of the Major Site Plan associated with Rezoning Submittal filed by Suncrest Real Estate Land, LLC, (the "Petitioner") to accommodate the development of a master planned unit development (PUD) on approximately 108-acre site located west of Main street and south of West 21<sup>st</sup> Avenue, and east of Bakers Creek more particularly depicted on the Major Site Plan (the "Site"). The Site is comprised of Tax Parcel Number(s) 154.081, 154.080, 154.051, 160.153, 159.335, 159.336, 159.023, 159.006, 159.314, 159.005, 159.011, 159.010, 159.301, 160.020 and 160.242.
- Development of the Site will be governed by the Major Site Plan, these Development Standards and the applicable provisions of the City of Kannapolis Unified Development Ordinance (the "Ordinance").
- Unless the Major Site Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the PUD zoning district shall govern the development and use of the Site.
- The development depicted on the Major Site Plan is intended to reflect the general arrangement of proposed uses on the site. Final configuration, placement, and site of individual site elements may be altered or modified during design development and construction phase. The petitioner reserves the right to modify the total number of units & square footages identified in each individual village or phase, reallocate units from a village or phase to another, reconfigure streets layouts, provided that the maximum density for the entire mixed-use development does not exceed the maximum density.

**II. Permitted Uses**

- The Site may be devoted, but not limited, to a single-family residential community of up to 375 units including both detached and attached dwelling units, an Amenity area, temporary sales/real estate trailer along with any incidental and accessory uses relating thereto that are allowed in the RV zoning district.
- Homes shall not exceed two stories in height for single-family detached homes and three stories in height for single-family attached homes.
- Architectural features including roof overhangs, eaves, cornices, chimneys, gutters, vents, bay windows, and other architectural elements may project up to 24" into required setbacks.

**III. Streets**

- Vehicular access will be as generally depicted on the Major Site Plan. The placements and configurations of the vehicular access points shown on the Major Site Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by NCDOT for approval.
- As depicted on the Major Site Plan, the Site will be served by internal public and private streets. Minor adjustments to the locations of the internal public streets shall be allowed during the construction permitting process.
- The Petitioner agrees to dedicate all rights-of-way to the City of Kannapolis via fee simple conveyance.
- Petitioner requests flexibility to make adjustments to the proposed geometric configurations, street arrangements, street widths, related street connections, and other transportation indications shown on Sheet 4 of the Major Site Plan to allow for minor modifications which address issues discovered during the detailed design and construction document design phase. Minor modifications may include the need to relocate or eliminate certain internal street/road connections, adjust newly relocated street/road connections in alternative areas to enhance connectivity and potentially help minimize unnecessary disturbance of natural areas, and removal of existing trees due to excessive grading and/or retaining wall placement, provided that these minor modifications do not deviate and are consistent with City of Kannapolis Land Development road standards and satisfy the street network requirements of the Ordinance.

**IV. Vehicular access and Road Improvements**

- Vehicular access: Access will be provided from West 18<sup>th</sup> street and West 21<sup>st</sup>, in the general locations shown on the Major Site Plan. Adjustments to the locations of street and driveway entrances may occur, as required to meet state and local agency standards and coordinate with final subdivision and site plan design.
- Improvements to Existing Roads: Improvements to Harkey Street from the project site extending north to West 22<sup>nd</sup> Street will be coordinated with the City of Kannapolis.
- Petitioner agrees to permit and begin construction on the central stream crossing linking Phases I and II within the PUD development prior to the issuance of the 101<sup>st</sup> Certificate of Occupancy.

**V. Roadway / Transportation Improvements**

Petitioner / Developer or their assignee, agree that as this Rezoning to PUD and Conditional Zoning (CZ) is approved, project improvements identified in the TIA shall be constructed by the Petitioner or their assignee.

**VI. Parking**

Parking shall meet the minimum requirements for proposed Site elements and the PUD District.

**VII. Streetscape and Landscaping**

- Residential driveway lengths shall be twenty (20) feet in length or greater, measured from the back of sidewalk to face of garage. Garages may extend beyond (in front of) the primary façade of the home.
- The Petitioner shall provide landscape buffers where required by the Ordinance and the PUD Zoning District. Buffers shown on the Major Site Plan are conceptual for this submittal. Buffers shall include plantings that are approved by the City of Kannapolis and do not meet any "invasive plant" standards. Plantings will be specified during the Construction document design and permitting process.
- Buffers- Petitioner proposes a 30' perimeter buffer in areas identified on the PUD Conditional Zoning (CZ) plan with exceptions allowed where there is existing floodplain or stream buffers which abut, comprise or are directly adjacent to the PUD property boundary. Existing vegetation may be utilized

to satisfy project perimeter buffer requirements. Transitional grading is allowed within the 30' wide buffer area as necessary, provided that required trees and shrubs are re-installed in these areas where grading may occur. A fifteen 15' foot wide perimeter buffer is being provided along the PUD project boundary in the rear lots/ buffer area extending along the north side of West 18<sup>th</sup> Street since proposed single family lots abut existing single family lots on adjacent properties.

**VIII. Open Space**

- The Petitioner shall provide open space areas as generally depicted on the Major Site Plan. Amenities may be provided in portions of the open space areas, as indicated on the Major Site Plan, which may include, but not be limited to, benches, walking trails, plazas, clubhouse, pool, playgrounds, athletic courts and/or landscaping.
- Existing Natural & Open Space shall be preserved where possible and necessary and shall be maintained by the Homeowners Association once it is established for the community.

**IX. Water and Sewer**

Water and Sewer service to the project will be provided by the City of Kannapolis for all lots and/ or Amenities located within the Planned Unit Development ( PUD).The Petitioner is responsible for all costs associated with the installation of project related Water and Sewer Utility infrastructure . The Petitioner shall comply with all City of Kannapolis Water and Sewer specifications.

**X. Environmental Features**

The Petitioner shall comply with the City of Kannapolis for placement of stormwater management systems. The location, size, and type of stormwater management systems depicted on the Major Site Plan are considered to be preliminary and will be subject to review and approval as part of the full development plan submittal and are not implicitly approved with this submittal. Adjustments may be necessary in order to accommodate proposed grading during the construction document design phase, actual stormwater treatment requirements and natural site discharge points.

**XI. Lighting**

- Pedestrian scale, freestanding lighting fixtures shall be installed throughout the Site along all internal roads. Lighting fixtures will be uniform in design and the final spacing will be determined by the developer.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (26) feet.
- Any lighting fixtures attached to the buildings to be constructed on the site shall be capped and downwardly directed, with the exception of flood lights. ( e.g., Amenity Center)

**XII. Construction Schedule and Phasing**

This development will likely be constructed in phases. Proposed phasing will be determined and presented during the Preliminary and/or Final Plat process.

**XIII. Improvements**

The Petitioner will be responsible for installation of all subdivision streets, common areas, amenity improvements, open space and buffer yards. As shown on the approved PUD Conditional Zoning-PUD (CZ) Plan.

**XIV. Restrictive Covenants**

Restrictive Covenants will be created and recorded prior to Final Plat recordation, to establish, among other items, permitted uses and maintenance responsibility of the Homeowner's Association.

**XV. Vesting**

If approved by City of Kannapolis the Petitioner hereby requests a five (5) year vested right to undertake and complete the development on this site under the terms and conditions as so approved, commencing upon approval. The petitioner makes this request for a five-year vested right due to the size and phasing of the proposed development, market conditions, and level of investment involved.

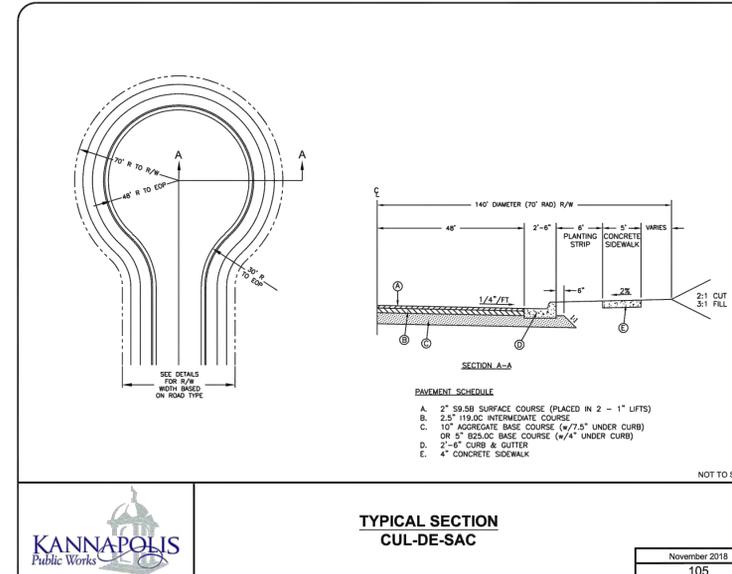
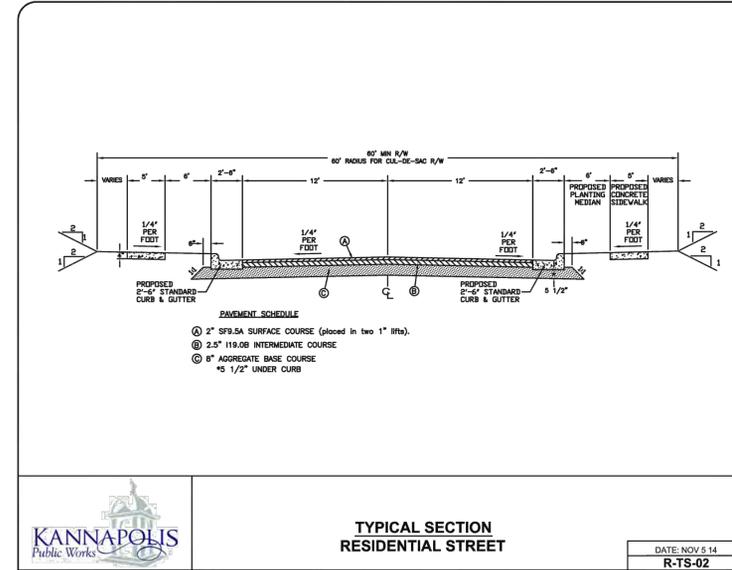
**XVI. Binding Effect of Documents and Definitions**

- If this Petition is approved, all conditions applicable to the development of the site imposed under the Major Site Plan and Development Standards will, unless amended in the manner provided under the ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owner's" shall be deemed to include the heirs, devisees, personal representatives, successor's in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

**XVII. Amendments**

Future amendments to the Major Site Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions outlined in the Ordinance at time of approval.

**Typical Road Sections**  
Not to Scale



ESP Associates, Inc.  
P.O. Box 7030  
Charlotte, NC 28241  
3475 Lakemont Blvd.  
Fort Mill, SC 29708  
704-583-8440 (NC)  
803-802-2440 (SC)  
www.esassociates.com



NO.	DATE	REVISION	BY	SW	SW
1	11/02/2019	REVISED PER STAFF COMMENTS			
2	11/02/2019	REVISED PER STAFF COMMENTS			

PUD CONDITIONAL ZONING - PUD (CZ)  
Development Standards - MAJOR SITE PLAN (Petition # CZ 2019-08)

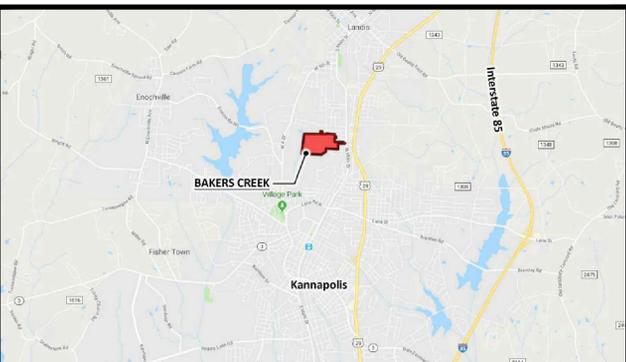
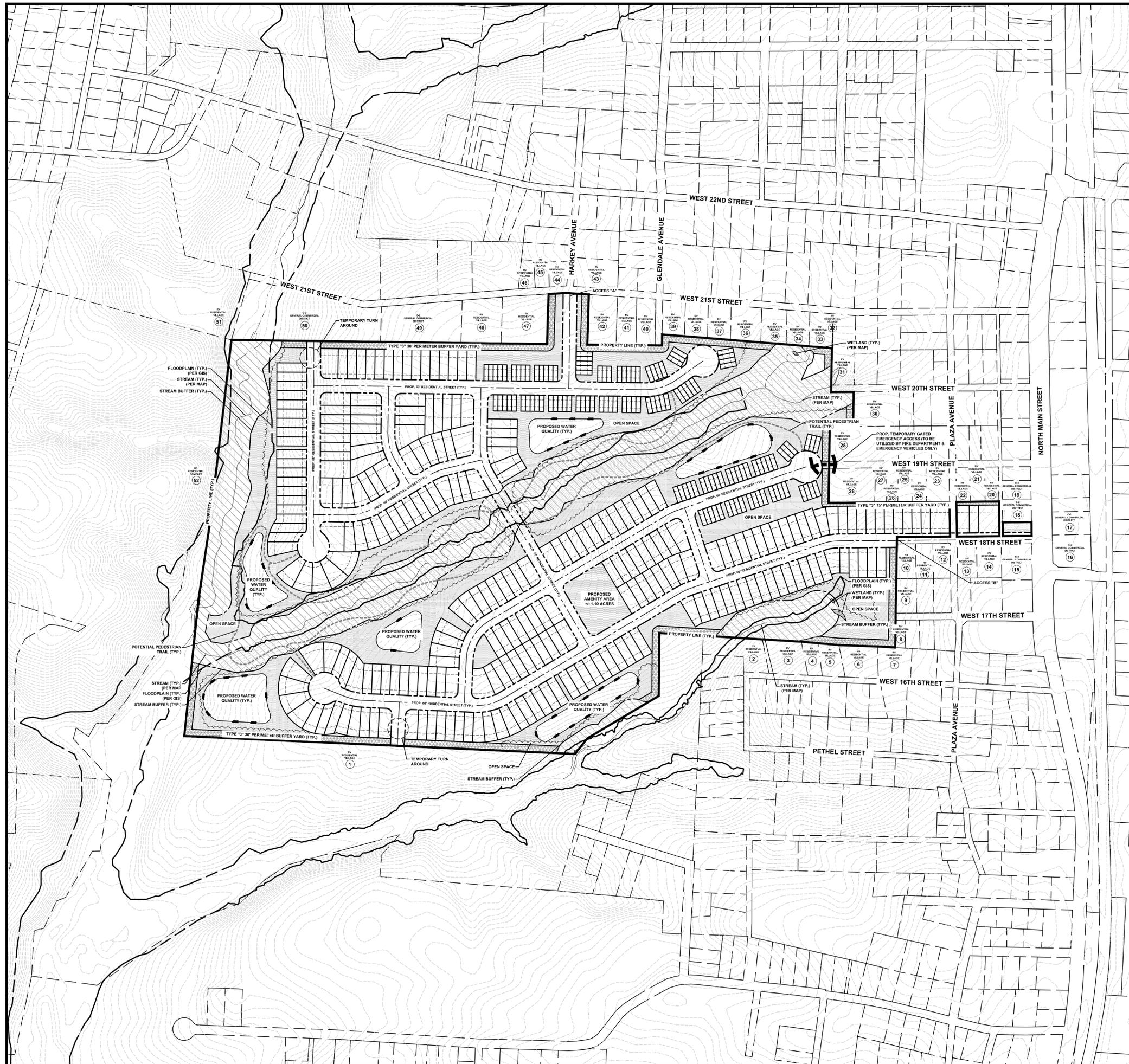
**BAKERS CREEK**

Suncrest Real Estate and Land

City of Kannapolis

**PROJECT INFORMATION**

PROJECT MANAGER:	AB
DESIGNED BY:	SW
DRAWN BY:	SW
PROJECT NUMBER:	HP50.100
ORIGINAL DATE:	09/04/2019



**Vicinity Map**  
Not to Scale

**Site Data**

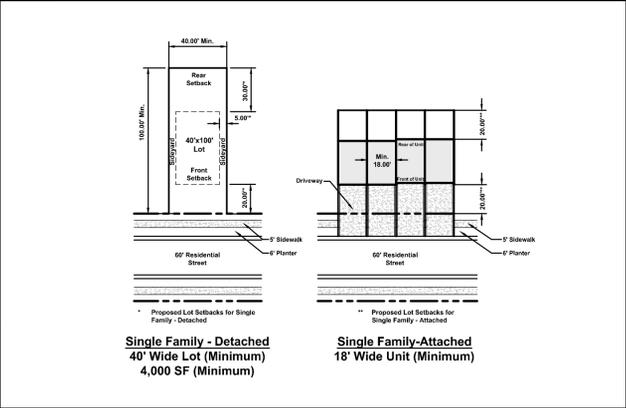
Tax Parcels:	154081, 154080, 154051, 160153, 159335, 159336, 160242, 160020, 159023A, 159006, 159314, 159005, 159011, 159010, & 159301
Total Acreage:	+/- 106.232 Acres (per Survey)
Existing Location:	Kannapolis, North Carolina
Existing Zoning:	RV
Proposed Zoning:	PUD-CZ
Existing Use:	Vacant and Residential
Proposed Uses:	Single Family Residential Townhomes
Total Potential Units:	Up to 375 Units
Proposed Density:	+/- 3.53 DU/AC
Parking:	2 Spaces per Unit
Open Space:	Required: +/- 26.56 Acres (25% Minimum) Proposed: +/- 26.56 Acres (25%)

**Development Standards:**

Single-Family Detached:	
Minimum Lot Width:	40'
Minimum Lot Size:	4,000 SF
Setbacks:	
Front:	20'
Side:	5'
Rear:	30'
Single-Family Attached:	
Minimum Unit Width:	18'
Front:	20'
Rear:	20'

**General Notes**  
 1. Base information provided by "Boundary Survey of Bakers Creek" dated 09/10/19 prepared by ESP Associates Inc. and Rowan County GIS Data and should be verified for accuracy.  
 2. Stream/Wetland Information is based on "Suncrest Kannapolis Rowan Co. NC - Preliminary Map Subject to USACE/NCDEQ verification" dated 06/26/2019 provided by Wetlands and Environmental Planning Group and Rowan County GIS data.

**Typical Details**  
Not to Scale



**GRAPHIC SCALE**  
(IN FEET)  
1 INCH = 200 FT.

**PROJECT INFORMATION**

PROJECT MANAGER:	AB
DESIGNED BY:	SW
DRAWN BY:	SW
PROJECT NUMBER:	HP50.100
ORIGINAL DATE:	09/04/2019
SHEET:	<b>4 of 5</b>



NO.	DATE	REVISION	REVISED PER STAFF COMMENTS
1	11/02/2019		REVISED PER STAFF COMMENTS
2	11/02/2019		REVISED PER STAFF COMMENTS

BY	SW	SW

PUD CONDITIONAL ZONING - PUD (CZ)  
 Master Plan - MAJOR SITE PLAN - Petition # CZ 2019-08

**BAKERS CREEK**  
Suncrest Real Estate & Land

City of Kannapolis



Conceptual Single Family Elevation  
Not to Scale



Conceptual Single Family Elevation  
Not to Scale



Conceptual Single Family Elevation  
Not to Scale



Conceptual Single Family Elevation  
Not to Scale

Note: Elevations are Conceptual Renderings and Subject to Change



Conceptual Townhome Elevation  
Not to Scale

ESP Associates, Inc.  
P.O. Box 7030  
Charlotte, NC 28241  
3475 Lakewood Blvd  
Fort Mill, SC 29708  
704-583-4445 (NC)  
803-582-2440 (SC)  
www.espaceassociates.com



NO.	DATE	REVISION	BY
1	11/02/2019	REVISED PER STAFF COMMENTS	SW
2	11/02/2019	REVISED PER STAFF COMMENTS	SW

PUD CONDITIONAL ZONING - PUD (CZ)  
Conceptual Elevations - MAJOR SITE PLAN - Petition # CZ 2019-08

Suncrest Real Estate & Land  
**BAKERS CREEK**  
City of Kannapolis

PROJECT INFORMATION	
PROJECT MANAGER:	AB
DESIGNED BY:	SW
DRAWN BY:	SW
PROJECT NUMBER:	HP50.100
ORIGINAL DATE:	09/04/2019

**BAKERS CREEK  
NEIGHBORHOOD MEETING  
JULY 18, 2019  
6:00 pm – 7:00 pm**

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the applicant mailed a written notice of the date, time and location of the Neighborhood Meeting to the individuals and organizations set out on **Exhibit A-1** attached. A copy of the written notice **Exhibit A-2** attached was sent via U.S. Mail on July 2, 2019.

**DATE, TIME AND LOCATION OF MEETING:**

The Neighborhood Meeting for Bakers Creek was held on Thursday January 18, 2019 from 6:00 to 7:00p.m. at The Laureate Center – Section 1 and 2 in Kannapolis City Hall, 401 Laureate Way, Kannapolis, NC 28081.

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Neighborhood Meeting was attended by those individuals identified on the attached sign-in sheet **Exhibit B**.

**INTRODUCTION & SUMMARY OF PROJECT:**

Items presented at the Neighborhood Meeting included a Site Aerial / Base (**Exhibit C-1**), Illustrative Rendering (**Exhibit C-2**), Preliminary Concept Plan (**Exhibit C-3**), Conceptual Elevation Images (**Exhibit C-4**), Zoning Exhibit (**Exhibit C-5**) and Project Comparison to Previous Approved Plan (**Exhibit C-6**). Upon arrival to the meeting which stated promptly at 6:00 p.m. patrons were asked to sign in and were welcomed to the event. Several stations were set up throughout the room with various boards on display for the surrounding property owners to review information about the projects. The Boards are described above as part of the Exhibit summary. Representatives from the Developers/ Applicant's team were located at each station to respond to questions from residents about the project. Developers representatives outlined how the Applicants were intending on filing a request to rezone the property with a PUD zoning designation as further outlined in the notification letter that mailed to them from the applicant back on July 1, 2019.

Discussion ensued with residents about what the Developer/ Applicants intentions were for the property with traffic being the primary topic of discussion. Related questions about the what the developer would be building were also posed along with requests about home value, price points phasing and project schedule. The developer's representative spoke to the group about next steps

and a preliminary schedule which anticipates a possible rezoning submittal in September with an anticipated preliminary review date by the City's Planning and Zoning Commission on October 2<sup>nd</sup>. The developer indicated that surrounding property owners would be receiving a 2<sup>nd</sup> letter from the City regarding this upcoming public meeting along with more detailed instructions about the Developer's request once an application and a more detailed Rezoning plan is filed with the City's Planning Department. Copies of Suncrest's submittal will be available on the City's website as part of their list of upcoming/ongoing projects. Or you can have one of the team members contact you and we will provide you with a copy of a more detailed plan once it is available. We have business cards available for you all.

*The meeting concluded at 7:00 p.m.*

A preliminary date for when the applicant may be appearing before the City's Planning and Zoning Commission is anticipated to be October 2, 2019. Residents were invited to attend.

### **DISCUSSION POINTS & QUESTIONS RAISED BY MEETING PARTICIPANTS:**

- “The old approved site plan was very aggressive with 588 units. How many units will be allowed at Bakers Creek?” And it included rental / Apartments
  - Petitioner: “The site will have up to 350 units. The project is much less aggressive, and the project does not include any apartments at this time.”
- “What is the price range of the homes?”
  - Petitioner: “The housing product is still preliminary. They will be listed at entry-level prices.” Price Points will be around 300K.
- “What impact will an increase in traffic have on West 21<sup>st</sup> Street?”
  - Petitioner: “Suncrest has hired a professional traffic engineer who will work alongside the City of Kannapolis and NCDOT to identify the scope for what areas will be studied and recommendations will be provided for how the developer will be required to “mitigate” increases in traffic, generated by the Project.
  - The City staff and the applicant agree that the primary route to and from the project will not be via 21<sup>st</sup> street.
  - The Developer will be required to improve (widen) Harkey Street from the projects entrance to gain access to West 22<sup>nd</sup> street since it is currently a collector type road. The East-West Neighborhood Connector.”
- “Will the homes be Low Income Housing or for rent?”
  - Petitioner: “No, the project will be market rate. There is no low income housing or rental type housing being proposed at this time. Homes will not be for rent.” An HOA will be put in place for the Bakers Creek community to monitor quality and upkeep of the neighborhood based on the community's recorded by-laws. (CC& R's)
    - Neighbors expressed need for more homes that were not rental properties in the area.

- “Will the site have a buffer along the perimeter?”
  - Petitioner: “Yes, the concept plan is showing a 25’-30’ perimeter buffer.”
- “Would the stream be protected from development?”
  - Petitioner: “Yes, the stream has a required stream buffer that is shown on the Preliminary Concept Plan. There will be no development allowed in these protected zones.
- “What is the time frame for the project?”
  - Petitioner: “Site development will occur within a year and homes will start to be built late next summer or fall. The project will have a minimum four year buildout, but as of now all timelines are preliminary.”
- “Will homeowners have rules on which homes they can build?”
  - Petitioner: “Yes, the HOA will have rules that new residents will have to abide by. Homes that have the exact same elevations will not be allowed to be built right next to one other.”
- “What will happen to all of the wildlife on the site?”
  - Petitioner: “The plan is showing a minimum of 30% open space, with much of that area being Tree save stream buffers and floodplain with environmentally sensitive areas. This will allow wildlife habitat to remain.”
- “Will the project be built in phases?”
  - Petitioner: “Yes, the project will be built in two phases. Phasing will be based on fire access and the distribution of the three housing types that are being shown on the Conceptual Site Plan. (see concept elevation boards – proposed product).
- “Will the site have appropriate fire access?”
  - Petitioner: “Yes, we have met with the Fire Marshall to discuss requirements for providing adequate fire access.”

The meeting concluded at 7:00 p.m. Schedule – A preliminary date for when the applicant may appear before the City’s Planning and Zoning Commission is anticipated to be October 2, 2019. Residents were invited to attend.

# Exhibit A-1

THE MEADOWS DEVELOPMENT GROUP  
5411 VILLAGE DR. NW  
CONCORD, NC 28027-5344

LOWES RENTALS INC  
624 E RIDGE AVE  
LANDIS, NC 28088-1520

THE MEADOWS DEVELOPMENT GROUP  
5411 VILLAGE DR. NW  
CONCORD, NC 28027-5344

GUILLEN LETICIA SANCHEZ  
2179 MONTFORD AVE NW  
CONCORD, NC 28027 0732

HARTZ RENTALS LLC  
1610 W PLAZA DR  
TALLAHASSEE, FL 32308-0000

WRIGHT DANNY RAY & WRIGHT  
TAMMY FURR  
1420 GARY AV  
KANNAPOLIS, NC 28081-2312

NODEL RICHARD  
3000 TOWN CENTER STE 540  
SOUTHFIELD, MI 48075-0000

THE MEADOWS DEVELOPMENT GROUP  
5411 VILLAGE DR. NW  
CONCORD, NC 28027-5344

DEPENDABLE DEVELOPMENT INC  
2649 BREKONRIDGE CENTRE DR  
MONROE, NC 28110-0000

PAULIN BRANDY LYNN  
506 W 21ST ST  
KANNAPOLIS, NC 28081-0000

HERMAN ELSIE B  
212 S EAST AVE  
KANNAPOLIS, NC 28083-4412

HERMAN MICHAEL D SR  
212 S EAST AVE  
KANNAPOLIS, NC 28083-4412

PUGH MEREDITH C & PUGH  
CHRISTOPER V  
1085 SELLERS CT  
CHINA GROVE, NC 28023-5676

CUMMINGS HELEN NICHOLSON &  
COBLE JUDY LYNN  
509 W 21ST ST  
KANNAPOLIS, NC 28081-2410

DICKSON BOBBY R JR & DICKSON DINA E  
508 W 21ST ST  
KANNAPOLIS, NC 28081-0000

BLACKWATER SECOND CHANCE INC  
5917 HAVENCREST CT NW  
CONCORD, NC 28027-7820

FISHER JASON MATTHEW & FISHER  
JENNIFER MOLLY  
505 W 21ST ST  
KANNAPOLIS, NC 28081-2410

MARTIN GLENDA R  
514 W 21ST ST  
KANNAPOLIS, NC 28081-2410

TOTHEROW RONNIE E & TOTHEROW  
TYLER J  
118 CRYSTAL CIR  
MOORESVILLE, NC 28117-0000

HERRING KEITH DOUGLAS  
200 W 17TH ST  
KANNAPOLIS, NC 28081-2308

THREATT DAVID L & SHAVER DAVID L  
833 S MAIN ST  
KANNAPOLIS, NC 28081-4917

SCOTT ALFREDA H  
203 W 17TH ST  
KANNAPOLIS, NC 28081-2307

CARAPPELLATTI LYN ANN  
216 W 16TH ST  
KANNAPOLIS, NC 28081-0000

MILLSAPS RAY HEIRS  
% KATHY MILLSAPS  
441 FIVE POINTS RD  
MILNER, GA 30257-3910

HARRINGTON KAREN B  
4945 BLACKWELDER RD  
CONCORD, NC 28027-8734

POLANCO ISRAEL  
445 STONYBROOK RD  
STRATFORD, CT 06614-0000

RAMSEUR HAZEL W  
1803 PLAZA AVE  
KANNAPOLIS, NC 28081-2358

SCOTT ALFREDA H  
203 W 17TH ST  
KANNAPOLIS, NC 28081-2307

BENFORD ENTERPRISES INC  
21412 BETHEL CHURCH RD  
CORNELIUS, NC 28031-7030

BEAVER GEORGE LEE & BEAVER DEBRA  
WALKER  
315 TRAILS END LN  
SALISBURY, NC 28146-7752

SANDERS ALICE CATHERINE  
202 W 16TH ST  
KANNAPOLIS, NC 28081-2304

MILLSAPS RAY HEIRS  
% KATHY MILLSAPS  
441 FIVE POINTS RD  
MILNER, GA 30257-3910

MARQUEZ-GUZMAN JUVENTINO &  
CAMPOS-PALACIO MERCEDES  
228 W 16TH ST  
KANNAPOLIS, NC 28081-2304

CHILDERS SAMANTHA  
217 W 16TH ST  
KANNAPOLIS, NC 28081-2303

OLVERA EVODIO CRUZ  
215 W 16TH ST  
KANNAPOLIS, NC 28081-0000

HOOPER DON  
407 BROOKFIELD CIR  
SALISBURY, NC 28146-7844

HANNAH ORA LEE  
2106 HARKEY AVE  
KANNAPOLIS, NC 28081-2438

DAME VICKI M TRUSTEE  
315 N ENOCHVILLE AVE  
KANNAPOLIS, NC 28081-8899

RIVERA JORGE GONZALEZ & VALENTIN  
MIGDALIA  
208 W 21ST ST  
KANNAPOLIS, NC 28081-0000

DELGADO BRENDA Y & CRUZ  
SALVADOR DELGADO  
212 W 21ST ST  
KANNAPOLIS, NC 28081-0000

ADAMS ANITA L  
204 W 21ST ST  
KANNAPOLIS, NC 28081-2404

MEADOWS DEVLEOPMENT GROUP, LLC  
THE  
5411 VILLAGE DR NW  
CONCORD, NC 28027-5345

THE MEADOWS DEVELOPMENT GROUP  
5411 VILLAGE DR. NW  
CONCORD, NC 28027-5344

OSBORNE JOANNE & OSBORNE KARL  
230 E MAPLE AV  
MOCKSVILLE, NC 27028-0000

ALDRICH VELMA  
406 W 21ST ST  
KANNAPOLIS, NC 28081-0000

HARTSOCK ROBERT L & HARTSOCK  
JANE H  
467 SUNNY SIDE DR  
CONCORD, NC 28026-0323

THE MEADOWS DEVELOPMENT GROUP  
5411 VILLAGE DR. NW  
CONCORD, NC 28027-5344

ROUSIS DIMITRIOS  
348 WEBSTER PL  
CHARLOTTE, NC 28209-2333

SLOOP ANNETTE T & SLOOP G ROGER  
220 W 21ST ST  
KANNAPOLIS, NC 28081-2404

DEAL RALPH L & DEAL LINDA B  
207 W 21ST ST  
KANNAPOLIS, NC 28081-2403

HOBBS PHILLIP LYNN & HOBBS SUSAN  
ROBINETTE  
175 STONE MILL CIR  
SALISBURY, NC 28146-8690

EARNHARDT-HEGLAR CAROL L  
215 W 21ST ST  
KANNAPOLIS, NC 28081-2403

MCCANTS GENE & MCCANTS ANITA  
217 W 21ST ST  
KANNAPOLIS, NC 28081-2403

THE MEADOWS DEVELOPMENT GROUP  
5411 VILLAGE DR. NW  
CONCORD, NC 28027-5344

COE DANIEL GARRETT  
PO BOX 758  
KANNAPOLIS, NC 28082

PLUARD PAUL ANDREW & PLUARD  
CLAUDJA ALEXANDER  
207 W 19TH ST  
KANNAPOLIS, NC 28081-2346

STIREWALT VICTOR C  
202 W 17TH ST  
KANNAPOLIS, NC 28081-2308

EBERHARDT CURTIS DARYL  
206 W 16TH ST  
KANNAPOLIS, NC 28081-2304

PENA MARIA LUISA GONZALEZ  
210 W 16TH ST  
KANNAPOLIS, NC 28081-2304

GOODNIGHT SHERRY BURGESS  
212 W 16TH ST  
KANNAPOLIS, NC 28081-2304

ZAGUILAN WANDA GAIL  
232 PETHEL ST  
KANNAPOLIS, NC 28081-2326

ODOM RICHARD R & ODOM KATHY K  
101 W 16TH ST  
KANNAPOLIS, NC 28081-2301

GOSS JEDADIAH JAMES R & GOSS JOAN  
C  
213 W 16TH ST  
KANNAPOLIS, NC 28081-2303

VANALONG SOMCHITH & VANALONG  
BOUNXONE  
207 W 16TH ST  
KANNAPOLIS, NC 28081-2303

MILLER DONNA MENIUS  
206 W 21ST ST  
KANNAPOLIS, NC 28081-2404

BELLEVILLE WILLIAM W & BELLEVILLE  
LINDA M  
209 W 21ST ST  
KANNAPOLIS, NC 28081-2403

GOODNIGHT JOHN W  
205 W 21ST ST  
KANNAPOLIS, NC 28081-0000

KING ZEBETTA MARIE  
207 W 20TH ST  
KANNAPOLIS, NC 28081-2350

ERJ COMMERCE NC LLC  
5186 BENITO ST #4538  
MONTCLAIR, CA 91763-0000

BUTRON LUIS  
209 W 19TH ST  
KANNAPOLIS, NC 28081-0000

ROBERTS SAMUEL A JR  
216 W 21ST ST  
KANNAPOLIS, NC 28081-2404

MOORE MICHAEL LAMONT & MOORE  
EQUANDA ALLISON  
205 W 19TH ST  
KANNAPOLIS, NC 28081-2346

JARRETT DANA R  
211 W 21ST ST  
KANNAPOLIS, NC 28081-0000

KING ZEBETTA MARIE  
207 W 20TH ST  
KANNAPOLIS, NC 28081-2350

EAGLE JANET MCGINNIS  
337 EAGLE WOOD DR  
CHINA GROVE, NC 28023-5753

KING ZEBETTA MARIE  
207 W 20TH ST  
KANNAPOLIS, NC 28081-2350

KINLEY SHANA NICOLE  
839 CANAAN CHURCH RD  
DENTON, NC 27239-0000

MEADOWS DEVLEOPMENT GROUP LLC  
5411 VILLAGE DR NW  
CONCORD, NC 28027-5345

MEADOWS DEVELOPMENT GROUP LLC  
5411 VILLAGE DR NW  
CONCORD, NC 28027-5345

PITTARD J B  
613 S VANCE ST  
LANDIS, NC 28088-0000

MEADOWS DEVLEOPMENT GROUP, LLC  
THE  
5411 VILLAGE DR NW  
CONCORD, NC 28027-5345

ADAMS HOMER FRANKLIN & ADAMS  
JOYCE FAYE  
109 KIMBALL ST  
KANNAPOLIS, NC 28081-2212

FREYTAG TAMMY ARTZ  
201 W 18TH ST  
KANNAPOLIS, NC 28081-2342

FORGAYS JAMES EDWARD & FORGAYS  
ANGELA MORRIS  
200 W 16TH ST  
KANNAPOLIS, NC 28081-2304

DURAN ROBERT EARL  
235 PETHEL ST  
KANNAPOLIS, NC 28081-2325

STAMEY GREGORY ALAN  
PO BOX 622  
KANNAPOLIS, NC 28082-0622

SMITH WILL  
3589 COUNTY DOWN AV  
KANNAPOLIS, NC 28081-0000

HICKS CHARLES MARK & HICKS AMY  
STEWART  
219 W 16TH ST  
KANNAPOLIS, NC 28081-2303

FLACK DANNY LEE & RINEHARDT  
PHYLLIS LOWDER  
PO BOX 1472  
MT PLEASANT, NC 28124-1472

THE MEADOWS DEVELOPMENT GROUP  
5411 VILLAGE DR. NW  
CONCORD, NC 28027-5344

HOWELL PATRICIA WOODARD HEIRS  
408 W 21ST ST  
KANNAPOLIS, NC 28081-2408

THE MEADOWS DEVELOPMENT GROUP  
5411 VILLAGE DR. NW  
CONCORD, NC 28027-5344

DAUGHERTY JOHN W  
403 W 21ST ST  
KANNAPOLIS, NC 28081-2407

ROBERTS SAMUEL A JR & ROBERTS  
ANN MARIE  
216 W 21ST ST  
KANNAPOLIS, NC 28081-2404

LITTLE SHARON G  
203 W 21ST ST  
KANNAPOLIS, NC 28081-2403

POWELL JAMES HAROLD III & POWELL  
TONYA HELMS  
219 W 21ST ST  
KANNAPOLIS, NC 28081-2403

KING ZEBETTA MARIE  
207 W 20TH ST  
KANNAPOLIS, NC 28081-2350

DEAL RALPH L & DEAL LINDA B  
207 W 21ST ST  
KANNAPOLIS, NC 28081-2403

CARDE CATHLINA  
402 W 21ST ST  
KANNAPOLIS, NC 28081-0000

BULLARD POLLY ANNA  
2163 GLENDALE AVE  
KANNAPOLIS, NC 28081-2474

The Honorable Mr. Darrell Hinnant,  
Mayor  
209 WESTVIEW STREET  
KANNAPOLIS, NC 28081

The Honorable Mrs. Dianne Berry  
MAYOR PRO TEM  
532 CHINA GROVE ROAD  
KANNAPOLIS, NC 28083

The Honorable Mr. Doug Wilson  
1225 PENDLETON DRIVE  
KANNAPOLIS, NC 28081

The Honorable Mr. Ryan G. Dayvault  
1513 Daybreak Ridge Rd.  
KANNAPOLIS, NC 28081

The Honorable Mr. Roger Haas  
916 BRIGHTON DRIVE  
KANNAPOLIS, NC 28083

The Honorable Mr. Tom Kincaid  
4716 KANNAPOLIS PARKWAY  
KANNAPOLIS, NC 28081

The Honorable Mr. Van Rowell  
1316 Townsgate Court  
KANNAPOLIS, NC 28081

SCOTT TROTT, CHAIRMAN  
2909 DONEGAL DRIVE  
KANNAPOLIS, NC 28081

DAVID STEELE, VICE CHAIRMAN  
2173 CHARLES TOWNE CT.  
KANNAPOLIS, NC 28083

Chris Puckett, Commissioner  
848 LANTERN WAY  
KANNAPOLIS, NC 28081

Jeff Parker, Commissioner  
1630 EASTWOOD DRIVE  
KANNAPOLIS, NC 28083

Larry Ensley, Commissioner  
6600 FINGER LAKE DR.  
CONCORD, NC 28027

William Cranford, Commissioner  
331 CHESTNUT AVENUE  
KANNAPOLIS, NC 28081

Paula Severt, Commissioner  
1310 CANNON FARM ROAD  
CHINA GROVE, NC 28023

Alan Overcash, Commissioner  
1641 DALE EARNHARDT BLVD  
KANNAPOLIS, NC 28083

Zac Gordon, Planning Director  
401 LAUREATE WAY  
KANNAPOLIS, NC 28081

Gretchen Coperine, Senior Planner  
401 LAUREATE WAY  
KANNAPOLIS, NC 28081

# Exhibit A-2



Suncrest Real Estate & Land  
2701 East Camelback Road  
#180 Biltmore Park  
Phoenix, AZ 85016

July 1, 2019

RE: **Bakers Creek - Neighborhood Meeting**  
**PUD - Conditional District Rezoning request**

Dear Neighbor:

Suncrest Real Estate & Land (“Suncrest”) cordially invites you to attend a Neighborhood Meeting to share their plans for the “Bakers Creek PUD Development”, an exciting residential Planned Unit Development (PUD) community that is planned to be located on property located west of Main Street near downtown Kannapolis. Please see the vicinity map illustrating the location of this approximate 108-acre site accessible from West 21<sup>st</sup> Street between North Main Street and Bakers Branch Creek.

As surrounding property owners, you may recall the property being previously rezoned to PUD by the City of Kannapolis’ Council for a prior applicant a number of years ago. They decided not to pursue the project for unknown reasons. The current PUD proposal for the property consists of far fewer units that are all proposed to be “owner occupied” as the rental apartment component has been eliminated with this improved more recent PUD proposal. Suncrest is interested in sharing their new plans for this “walkable” master planned residential community with surrounding neighbors to obtain your input. Please join us to learn more about this project:

**Neighborhood Meeting Location:**

The Laureate Center  
Kannapolis City Hall  
401 Laureate Way  
Kannapolis, NC 28081

**Date & Time:**

Thursday July 18<sup>th</sup>  
6:00-7:00 PM

Please find the enclosed map and location of the meeting. Thank you in advance for your interest and participation. Should you have any questions, please feel free to contact Peter Tatge at ESP Associates at 803.802.2440 or through e-mail [ptatge@espassociates.com](mailto:ptatge@espassociates.com).

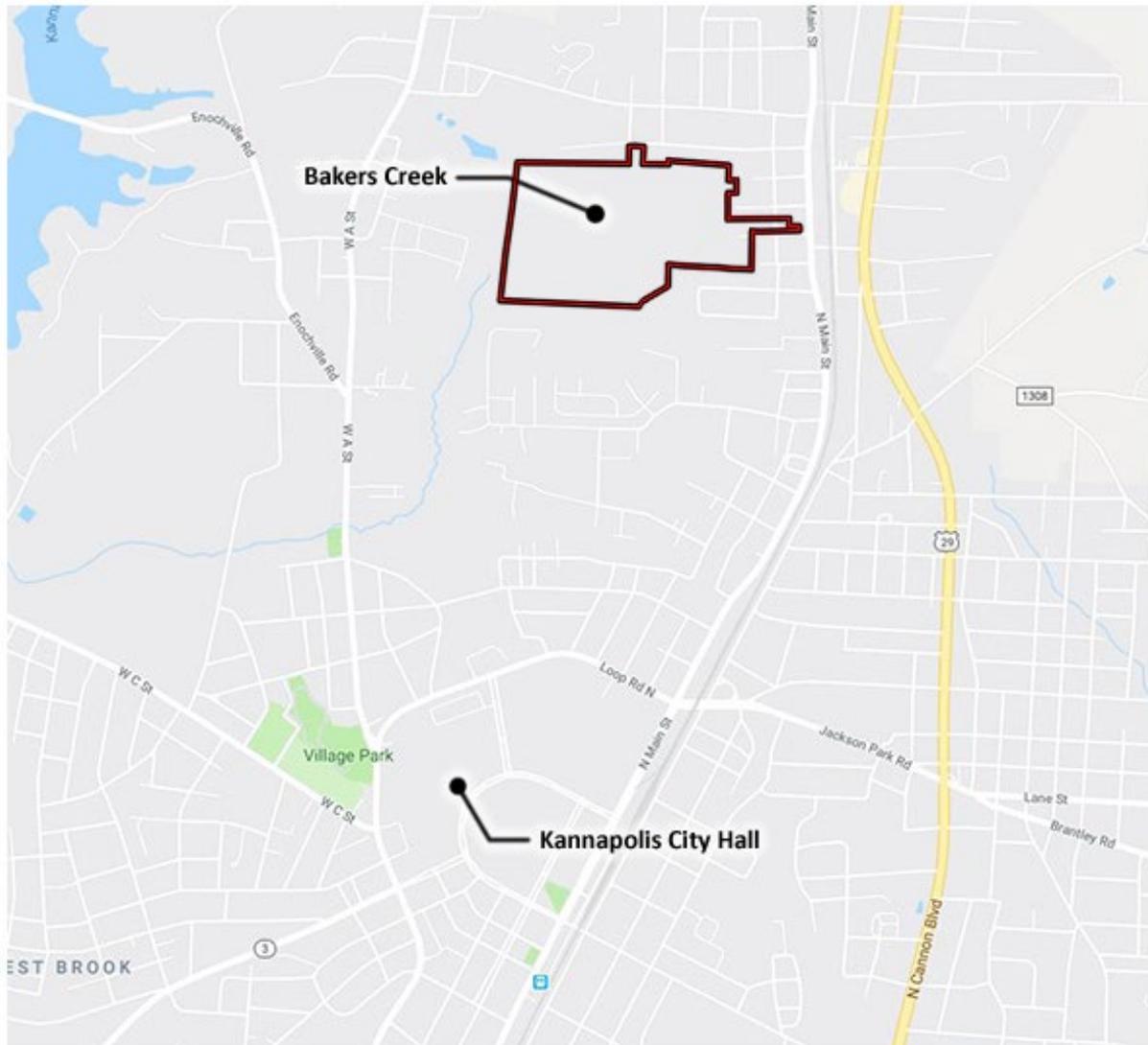
Cordially,

Sean Cooney, Managing Partner  
Suncrest Real Estate & Land

# Bakers Creek

## Neighborhood Meeting Location Map

The Laureate Center - Kannapolis City Hall  
401 Laureate Way, Kannapolis, NC 28081



# Exhibit B

BAKERS CREEK  
Neighborhood Meeting  
Thursday, July 18, 2019  
SIGN-IN SHEET

Name: SKYLAR WHITE - ESP

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Name: ALEX BOWDA - ESP

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Name: Zebetta King

Address: P.O. Box 314

Phone: 919-389-8838

Email: zmking@bellsouth.net

Name: Mario Ball

Address: 203 West 21

Phone: 704-699-0521

Email: \_\_\_\_\_

Name: Dana & Kelly Jarrett

Address: 211 W 21<sup>st</sup> Street

Phone: 704-298-8080

Email: jarrettdr@yahoo.com  
kbjarrett@yaho.com

Name: Charles Mark Hicks

Address: 219 West 16<sup>th</sup> St

Phone: 704-796-4352

Email: imacrosscrafter@gmail.com

Name: HERMAN EAGLE

Address: 337 EAGLE Woods DR

Phone: 704-794-4805

Email: HEAGLE52@AOL.com

Name: CASEY WERNER - SUNCREST

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Name: PETER TATGE - ESP

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Name: Carol Hester

Address: 215 W 21<sup>st</sup> St

Phone: 704-938-5885

Email: \_\_\_\_\_

Name: Douy Wilson

Address: \_\_\_\_\_

Phone: 704-933-5988

Email: \_\_\_\_\_

Name: Ryan Deyart

Address: \_\_\_\_\_

Phone: 704-791-5843

Email: \_\_\_\_\_

Name: James & Tonya Powell

Address: 219 West 21<sup>st</sup>

Phone: 704-467-5493

Email: tpowell003@gmail.com

Name: Gene + Anita McCants

Address: 2176 21<sup>st</sup> St.

Phone: 704-932-7585

Email: skooter3fan@hotmail.com

**BAKERS CREEK**  
**Neighborhood Meeting**  
**Thursday, July 18, 2019**  
**SIGN-IN SHEET**

Name: Leticia Sanchez

Name: \_\_\_\_\_

Address: 518 W 21<sup>st</sup> Kp.

Address: \_\_\_\_\_

Phone: 980-622-3828

Phone: \_\_\_\_\_

Email: sanchez\_s24@yahoo.com

Email: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

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Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

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Phone: \_\_\_\_\_

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Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

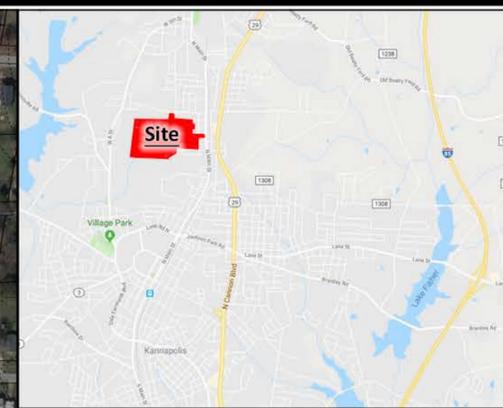
Phone: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

# Exhibit C-1



## Vicinity Map

Not To Scale



### Site Data:

**Tax Parcels:** 154081, 154080, 154051, 160153, 159335, 159336, 160242, 160020, 159023A, 159006, 159314, 159005, 159011, 159010, 159301

**Total Acreage:** +/- 107.83 Acres (per GIS)

**Location:** Kannapolis, NC (Rowan Co.)

**Existing Zoning:** RV - Residential Village (City of Kannapolis)

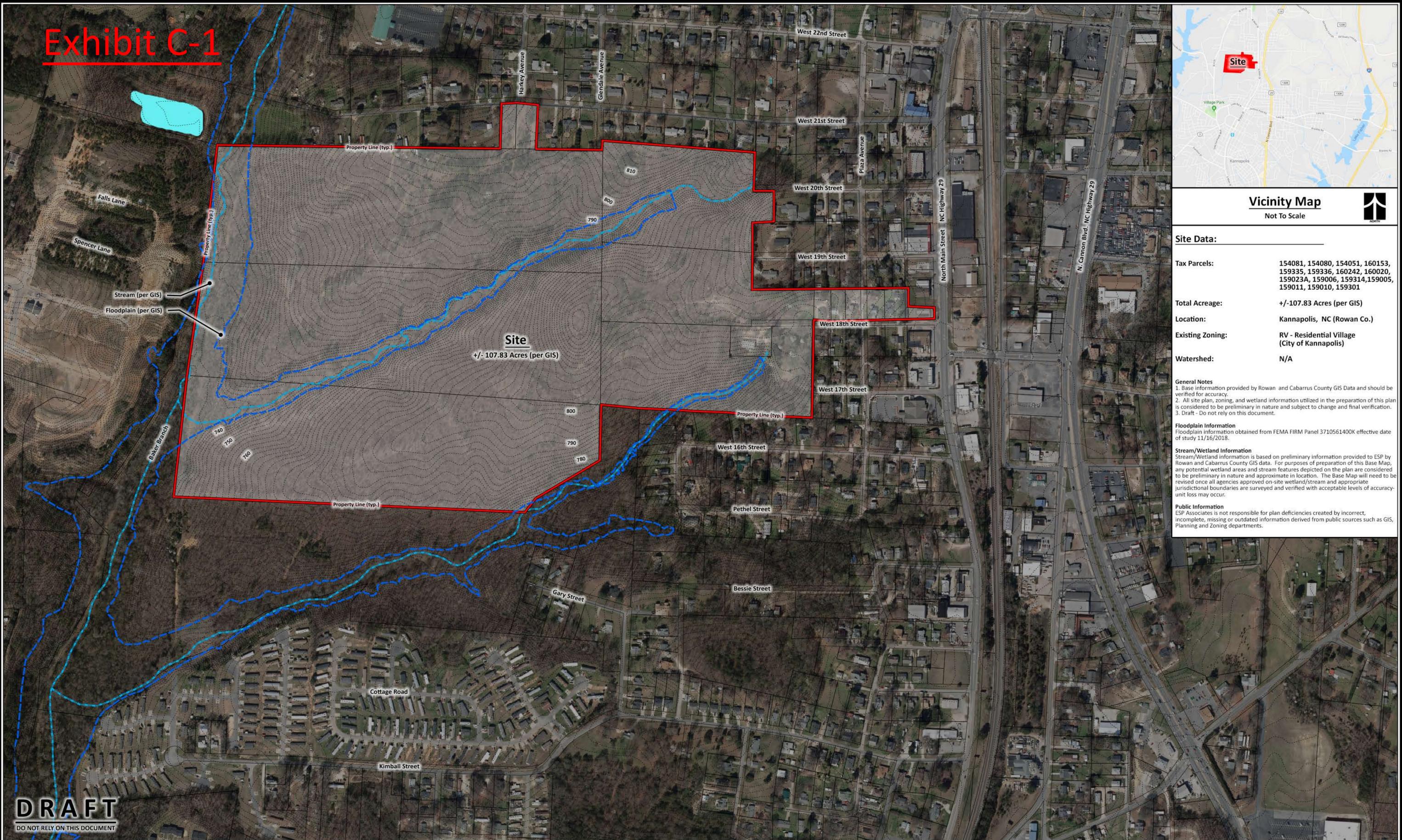
**Watershed:** N/A

**General Notes**  
 1. Base information provided by Rowan and Cabarrus County GIS Data and should be verified for accuracy.  
 2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.  
 3. Draft - Do not rely on this document.

**Floodplain Information**  
 Floodplain information obtained from FEMA FIRM Panel 3710561400K effective date of study 11/16/2018.

**Stream/Wetland Information**  
 Stream/Wetland information is based on preliminary information provided to ESP by Rowan and Cabarrus County GIS data. For purposes of preparation of this Base Map, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Base Map will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy-unit loss may occur.

**Public Information**  
 ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.



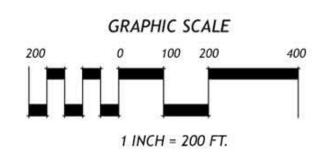
**DRAFT**  
 DO NOT RELY ON THIS DOCUMENT

ESP Associates, Inc.  
 P.O. Box 7030  
 Charlotte, NC 28241  
 803.802.2440  
 www.espassociates.com



## 21st PUD Development Site Base Map

ESP Job HP50



SUNCREST  
 Real Estate & Land  
 2701 East Camelback Road #180  
 Biltmore Park, Phoenix, Arizona 85016

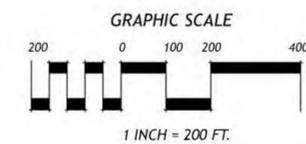
# Bakers Creek

## Illustrative Site Plan

## Exhibit C-2



Note: Illustrative Master Plan is Conceptual in Nature and Subject to Change



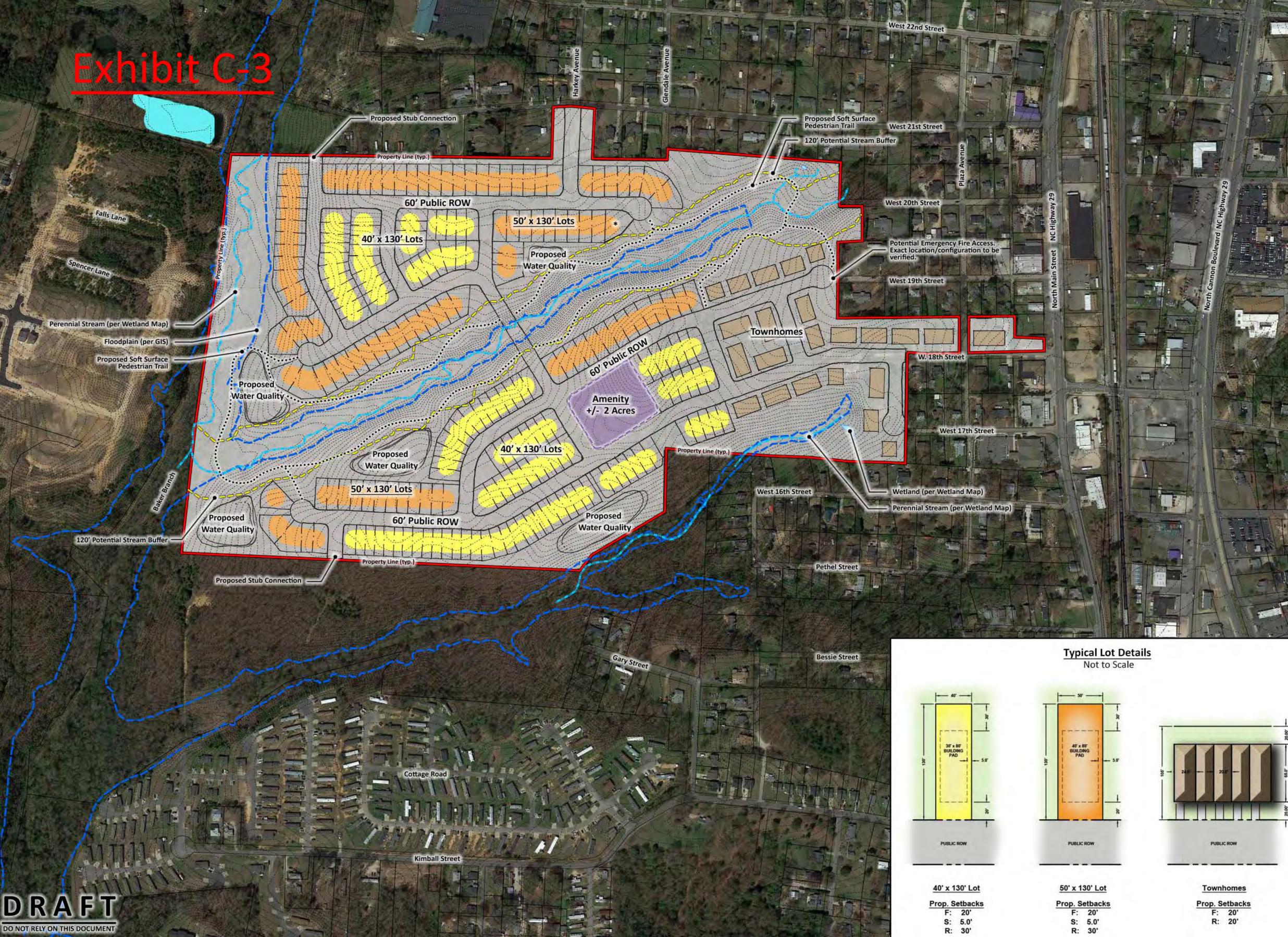
# Exhibit C-3



**Vicinity Map**  
Not To Scale

**Site Data:**

<b>Tax Parcels:</b>	154081, 154080, 154051, 160153, 159335, 159336, 160242, 160020, 159023A, 159006, 159314, 159005, 159011, 159010, 159301
<b>Total Acreage:</b>	+/- 107.83 Acres (per GIS)
<b>Location:</b>	Kannapolis, NC (Rowan Co.)
<b>Zoning:</b>	Existing: RV Proposed: PUD-CZ
<b>Total Potential Units:</b>	Up to +/- 350 Units
	Townhomes
	40' x 130' Lots
	50' x 130' Lots
*Note: Lots with an asterisk (*) are potential restricted lots	
<b>Density:</b>	+/- 3.25 DU/AC
<b>Open Space:</b>	
Required:	+/- 26.96 Acres (25% Minimum)
Proposed:	+/- 32.35 Acres (30%)
<b>Connectivity:</b>	
Required:	1.4
Provided:	1.38 (29 Links/21 Nodes)



**General Notes**

1. Base information provided by Rowan and Cabarrus County GIS Data and should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
3. Draft - Do not rely on this document.

**Floodplain Information**  
Floodplain information obtained from FEMA FIRM Panel 3710561400K effective date of study 11/16/2018.

**Stream/Wetland Information**  
Stream/Wetland information is based on preliminary information provided to ESP by "Preliminary Map-Subject to USACE/NCDEQ verification" prepared by Wetlands and Environmental Planning Group dated 06/26/19 and Rowan and Cabarrus County GIS data. For purposes of preparation of this Preliminary Concept Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Preliminary Concept Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy- unit loss may occur.

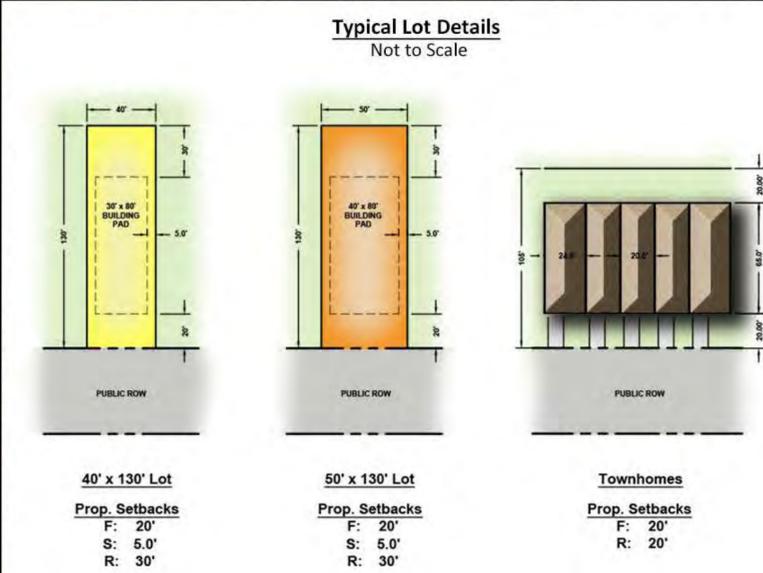
**Access Points/Driveways/Streets**

1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the City of Kannapolis Unified Development Ordinance and applicable standards identified by the NCDOT. Street connections and street types are preliminary and may be subject to change based on agency input and review.

**Potential Stormwater Quality Areas**  
Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as detention, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

**Open Space/ Tree Save**  
Open Space and tree save areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as detention, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

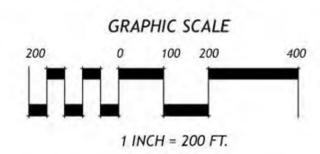
**Public Information**  
ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.



**DRAFT**  
DO NOT RELY ON THIS DOCUMENT



## 21st PUD Development Site Preliminary Concept Plan B



# Elevation Concepts



40' Home Sites

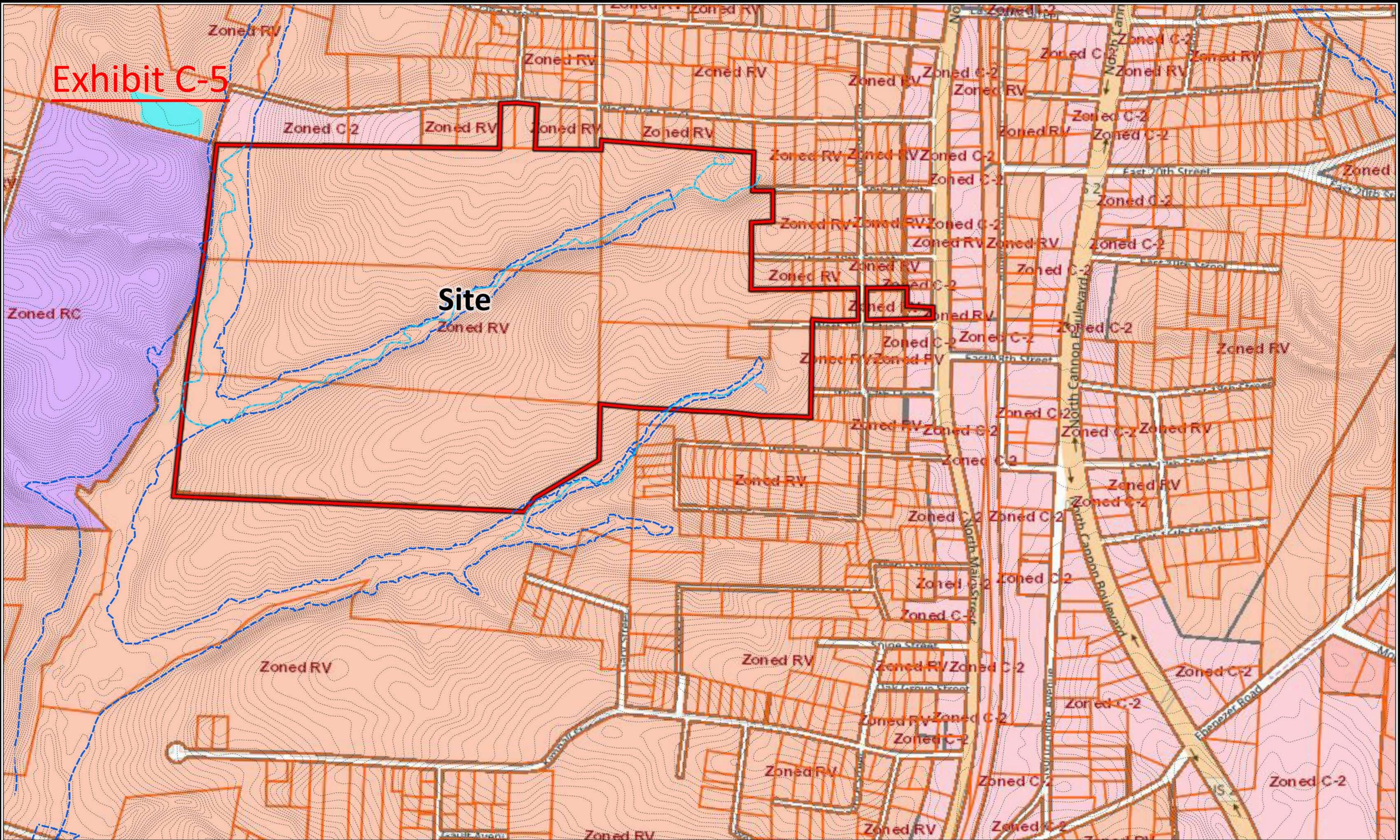
50' Home Sites



Townhomes

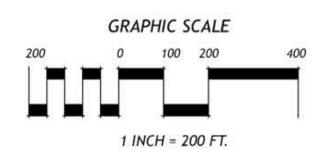


# Exhibit C-5



## 21st PUD Development Site Zoning Exhibit

ESP Job #HP50



 **ESP Associates, Inc.**  
P.O. Box 7030  
Charlotte, NC 28241  
803.802.2440  
www.espassociates.com



 **SUNCREST**  
Real Estate & Land  
2701 East Camelback Road #180  
Biltmore Park, Phoenix, Arizona 85016

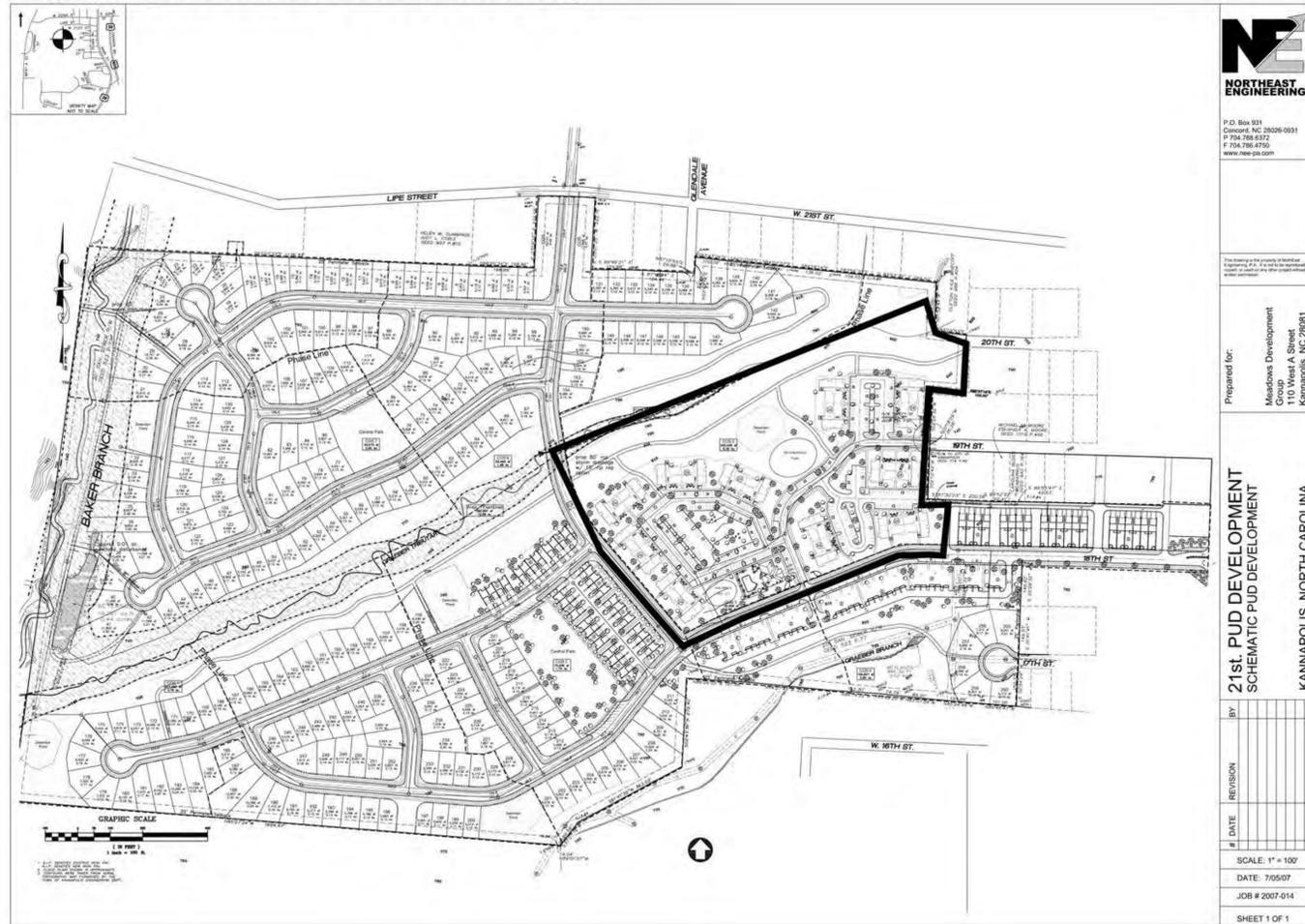
# Exhibit C-6

# Project Comparison

## 21st PUD Development

Rezoning Case Z-07-10

- **RV-CZ - Residential Village - Conditional Zoning (Approved Zoning)**  
3-Story Apartments/Multi-Family (Rental)
- **Total Dwelling Units: 588 Units**
  - Apartments: +/- 240 Units
  - Townhomes: +/- 88 Units
  - Single-Family: +/- 260 Units
- **Density: +/- 5.65 DU/AC**
- **No Perimeter Buffers**
- **Open Space: 25% of Total Acreage**



## Bakers Creek PUD

- **PUD-CZ - Planned Unit Development-Conditional Zoning**  
Eliminate Multi-Family/Apartments(No Rental)
- **Total Dwelling Units: Up to 350 Units**
  - Townhomes
  - Single-Family
- **Density: +/- 3.25 DU/AC**
- **Perimeter Buffers: Minimum 25'-30'**
- **Open Space: Over 30% of Total Acreage**





PO Box 27283  
Richmond, VA 23261-7283

# Order Confirmation

Order# 0000613772

**Client:** KANNAPOLIS,CITY OF  
**Phone:** 7049204300

**Payor :** KANNAPOLIS,CITY OF  
**Phone:** 7049204300

**Account:** 3143368  
**Address:** ACTS PAYABLE/WANDA/TEARSHEETS  
KANNAPOLIS NC 28081

**Account:** 3143368  
**Address:** ACTS PAYABLE/WANDA/TEARSHEET  
KANNAPOLIS NC 28081

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

**Fax:** 7049337463  
**EMail:** byow@kannapolisnc.gov

**Total Amount**                      \$522.08  
**Payment Amount**                      \$522.08

**Amount Due**                      \$0.00

**Tear Sheets**                      0                      **Proofs**                      0                      **Affidavits**                      1                      **PO Number:**

**Tax Amount:**                      0.00

**Payment Meth:**      Credit - Debit Card

**Ad Number**                      **Ad Type**                      **Ad Size**                      **Color**  
0000613772-01                      CLS Liner                      2 X 41 li                      \$0.00

**Production Method**  
AdBooker (liner)

**Production Notes**

**Product and Zone**                      **Placement**                      **Position**                      **# Inserts**  
CON Independent Trib                      C-Announcements                      General-Spec Notice                      2

**Run Schedule Invoice Text:**      NOTICE OF PUBLIC HEARING Planning and Zoning

**Run Dates**                      11/24/2019, 11/29/2019

**TagLine:** NOTICEOFPUBLICHEARINGPLANNINGANDZONINGCOMMISSIONMEETING401LAUREATEWAYKANNAPOLISNC28081WEDNESDAYDECEMBER42019AT600PMZONINGMAPAM



**NOTICE OF PUBLIC HEARING**  
**Planning and Zoning Commission Meeting**  
**401 Laureate Way, Kannapolis, NC 28081**

**Wednesday December 4, 2019 at 6:00 pm**

**Zoning Map Amendment - CZ-2019-08** - Public hearing to consider a request to rezone approximately 108 +/- acres located on several unaddressed properties in Rowan County as well as property located at 100, 102, 200, 202, 204 & 211 W 18th St. and 1801 N Main St., from RV (Residential Village) to PUD-CZ (Planned Unit Development-Conditional Zoning), further identified as Rowan County PIN #'s 154-081, 154-080, 154-051, 160-153, 159-335, 159-336, 160-242, 160-020, 159-010, 159-011, 159-005, 159-314, 159-006, 159-023A, and 159-301 to allow for a mixture of a single-family (275 units) and townhome (100 units) residential development with a total of 375 units.

For additional information, please contact the City of Kannapolis Planning Department at 704-920-4350.

Hearing impaired persons desiring additional information or having questions regarding this subject should call the North Carolina Relay Number for the Deaf (1-800-735-8262). The meeting facility is accessible to people with disabilities. To request special accommodations in advance, contact the City's ADA Coordinator at 704-920-4302 or email [tccline@kannapolisnc.gov](mailto:tccline@kannapolisnc.gov).

**Publish: November 24, 29, 2019.**

OWNNAME	Address	City	State	Zip
RAY MILLSAPS				
C/O KATHY MILLSAPS	441 FIVE POINTS RD	MILNER	GA	30257-3910
ALFREDA SCOTT	203 W 17TH ST	KANNAPOLIS	NC	28081-2307
ALICE SANDERS	202 W 16TH ST	KANNAPOLIS	NC	28081-2304
ANITA L ADAMS	204 W 21ST ST	KANNAPOLIS	NC	28081-2404
BENFORD ENTERPRISES INC	21412 BETHEL CHURCH RD	CORNELIUS	NC	28031-7030
BLACKWATER SECOND CHANCE INC	5917 HAVENCREST CT NW	CONCORD	NC	28027-7820
BOBBY JR & DINA DICKSON	508 W 21ST ST	KANNAPOLIS	NC	28081-0000
BRANDY PAULIN	506 W 21ST ST	KANNAPOLIS	NC	28081-0000
CAROL L EARNHARDT-HEGLAR	215 W 21ST ST	KANNAPOLIS	NC	28081-2403
CATHLINA CARDE	402 W 21ST ST	KANNAPOLIS	NC	28081-0000
CHARLES & AMY HICKS	219 W 16TH ST	KANNAPOLIS	NC	28081-2303
CHRISTOPHER & MEREDITH PUGH	1085 SELLERS CT	CHINA GROVE	NC	28023-5676
CURTIS EBERHARDT	206 W 16TH ST	KANNAPOLIS	NC	28081-2304
DANA R JARRETT	211 W 21ST ST	KANNAPOLIS	NC	28081-0000
DANIEL GARRETT COE	PO BOX 758	KANNAPOLIS	NC	28082
DANNY & TAMMY WRIGHT	1420 GARY AV	KANNAPOLIS	NC	28081-2312
DANNY FLACK & PHYLLIS RINEHARDT	PO BOX 1472	MT PLEASANT	NC	28124-1472
DAVID THREATT & DAVID SHAVER	833 S MAIN ST	KANNAPOLIS	NC	28081-4917
DEPENDABLE DEVELOPMENT INC	2649 BREKONRIDGE CENTRE DR	MONROE	NC	28110-0000
DIMITRIOS ROUSIS	348 WEBSTER PL	CHARLOTTE	NC	28209-2333
DON HOOPER	407 BROOKFIELD CIR	SALISBURY	NC	28146-7844
DONNA MILLER	206 W 21ST ST	KANNAPOLIS	NC	28081-2404
ERJ COMMERCIAL NC LLC	5186 BENITO ST #4538	MONTCLAIR	CA	91763-0000
EVODIO CRUZ OLVERA	215 W 16TH ST	KANNAPOLIS	NC	28081-0000
GENE & ANITA MCCANTS	217 W 21ST ST	KANNAPOLIS	NC	28081-2403
GEORGE & DEBRA BEAVER	315 TRAILS END LN	SALISBURY	NC	28146-7752
GLENDA R MARTIN	514 W 21ST ST	KANNAPOLIS	NC	28081-2410
GREGORY STAMEY	PO BOX 622	KANNAPOLIS	NC	28082-0622
HARTZ RENTALS LLC	1610 W PLAZA DR	TALLAHASSEE	FL	32308-0000
HAZEL W RAMSEUR	1803 PLAZA AVE	KANNAPOLIS	NC	28081-2358
HELEN CUMMINGS & JUDY COBLE	509 W 21ST ST	KANNAPOLIS	NC	28081-2410
HOMER & JOYCE ADAMS	109 KIMBALL ST	KANNAPOLIS	NC	28081-2212
ISRAEL POLANCO	445 STONYBROOK RD	STRATFORD	CT	06614-0000
J B PITTARD	613 S VANCE ST	LANDIS	NC	28088-0000
JAMES & ANGELA FORGAYS	200 W 16TH ST	KANNAPOLIS	NC	28081-2304
JAMES III & TONYA POWELL	219 W 21ST ST	KANNAPOLIS	NC	28081-2403
JANET EAGLE	337 EAGLE WOOD DR	CHINA GROVE	NC	28023-5753
JASON & JENNIFER FISHER	505 W 21ST ST	KANNAPOLIS	NC	28081-2410
JEDADIAH & JOAN GOSS	213 W 16TH ST	KANNAPOLIS	NC	28081-2303
JOHN W DAUGHERTY	403 W 21ST ST	KANNAPOLIS	NC	28081-2407
JOHN W GOODNIGHT	205 W 21ST ST	KANNAPOLIS	NC	28081-0000
JORGE & MIGDALIA RIVERA	208 W 21ST ST	KANNAPOLIS	NC	28081-0000
JUVENTINO & MERCEDES MARQUEZ-GUZMAN	228 W 16TH ST	KANNAPOLIS	NC	28081-2304
KAREN B HARRINGTON	4945 BLACKWELDER RD	CONCORD	NC	28027-8734
KARL & JOANNE OSBORNE	230 E MAPLE AV	MOCKSVILLE	NC	27028-0000
KEITH HERRING	200 W 17TH ST	KANNAPOLIS	NC	28081-2308
LETICIA SANCHEZ GUILLEN	2179 MONTFORD AVE NW	CONCORD	NC	28027 0732
LOWES RENTALS INC	624 E RIDGE AVE	LANDIS	NC	28088-1520
LUIS BUTRON	209 W 19TH ST	KANNAPOLIS	NC	28081-0000
LYN ANN CARAPPELLATTI	216 W 16TH ST	KANNAPOLIS	NC	28081-0000
MARIA LUISA GONZALEZ PENA	210 W 16TH ST	KANNAPOLIS	NC	28081-2304
MEADOWS DEVELOPMENT GROUP	5411 VILLAGE DR NW	CONCORD	NC	28027-5345
MICHAEL & EQUANDA MOORE	205 W 19TH ST	KANNAPOLIS	NC	28081-2346
MICHAEL D HERMAN SR				
ELSIE B HERMAN	212 S EAST AVE	KANNAPOLIS	NC	28083-4412
ORA LEE HANNAH	2106 HARKEY AVE	KANNAPOLIS	NC	28081-2438
PATRICIA HOWELL HEIRS	408 W 21ST ST	KANNAPOLIS	NC	28081-2408
PAUL & CLAUDJA PLUARD	207 W 19TH ST	KANNAPOLIS	NC	28081-2346
PHILLIP & SUSAN HOBBS	175 STONE MILL CIR	SALISBURY	NC	28146-8690
POLLY BULLARD	2163 GLENDALE AVE	KANNAPOLIS	NC	28081-2474
RALPH & LINDA DEAL	207 W 21ST ST	KANNAPOLIS	NC	28081-2403
RICHARD & KATHY ODOM	101 W 16TH ST	KANNAPOLIS	NC	28081-2301
RICHARD NODEL	3000 TOWN CENTER STE 540	SOUTHFIELD	MI	48075-0000
ROBERT & JANE HARTSOCK	467 SUNNY SIDE DR	CONCORD	NC	28026-0323
ROBERT DURAN	235 PETHEL ST	KANNAPOLIS	NC	28081-2325
ROGER & ANNETTE SLOOP	220 W 21ST ST	KANNAPOLIS	NC	28081-2404
SALVADOR & BRENDA DELGADO	212 W 21ST ST	KANNAPOLIS	NC	28081-0000
SAMANTHA CHILDERS	217 W 16TH ST	KANNAPOLIS	NC	28081-2303
SAMUEL JR & ANN MARIE ROBERTS	216 W 21ST ST	KANNAPOLIS	NC	28081-2404
SHANA KINLEY	839 CANAAN CHURCH RD	DENTON	NC	27239-0000
SHARON G LITTLE	203 W 21ST ST	KANNAPOLIS	NC	28081-2403
SHERRY GOODNIGHT	212 W 16TH ST	KANNAPOLIS	NC	28081-2304
SOMCHITH & BOUNXONE VANALONG	207 W 16TH ST	KANNAPOLIS	NC	28081-2303
SUNCREST REAL ESTATE & LAND, LLC				
ATTN: PETER TATGE/ESP ASSOCIATES	PO BOX 7030	CHARLOTTE	NC	28241
TAMMY FREYTAG	201 W 18TH ST	KANNAPOLIS	NC	28081-2342
TYLER & RONNIE TOTHEROW	118 CRYSTAL CIR	MOORESVILLE	NC	28117-0000
VELMA ALDRICH	406 W 21ST ST	KANNAPOLIS	NC	28081-0000
VICKI M DAME TRUSTEE	315 N ENOCHVILLE AVE	KANNAPOLIS	NC	28081-8899
VICTOR C STIREWALT	202 W 17TH ST	KANNAPOLIS	NC	28081-2308
WANDA ZAGUILAN	232 PETHEL ST	KANNAPOLIS	NC	28081-2326
WILL SMITH	3589 COUNTY DOWN AV	KANNAPOLIS	NC	28081-0000
WILLIAM & LINDA BELLEVILLE	209 W 21ST ST	KANNAPOLIS	NC	28081-2403
ZEBETTA KING	207 W 20TH ST	KANNAPOLIS	NC	28081-2350



November 21, 2019

Dear Property Owner:

**Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Wednesday, December 4, 2019 at 6:00 PM at City Hall, located at 401 Laureate Way, for the following case:**

**CZ-2019-08 – Zoning Map Amendment – Baker’s Creek PUD**

The purpose of the Public Hearing is to consider a request by Suncrest Real Estate & Land, LLC to rezone properties located on several unaddressed properties in Rowan County as well as property located at 100, 102, 200, 202, 204 & 211 W 18<sup>th</sup> St., and 1801 N Main St. from RV (Residential Village) to PUD-CZ (Planned Unit Development-Conditional Zoning) to allow for a mixture of a single-family (275 units) and townhome (100 units) residential development with a total of 375 units. The subject properties are approximately 108 +/- acres in size and further identified as Rowan County Parcel Identification Number(s) 154-081, 154-080, 154-051, 160-153, 159-335, 159-336, 160-242, 160-020, 159-010, 159-011, 159-005, 159-314, 159-006, 159-023A, and 159-301 (see reverse side of this letter for vicinity map showing the location of this property).

**As an abutting property owner, you are being notified of this public hearing in accordance with the requirements of the Kannapolis Unified Development Ordinance; and are invited to attend the public hearing and present testimony, should you desire, to the Planning and Zoning Commission.**

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,

Gretchen Coperine, AICP  
Senior Planner

Enclosure

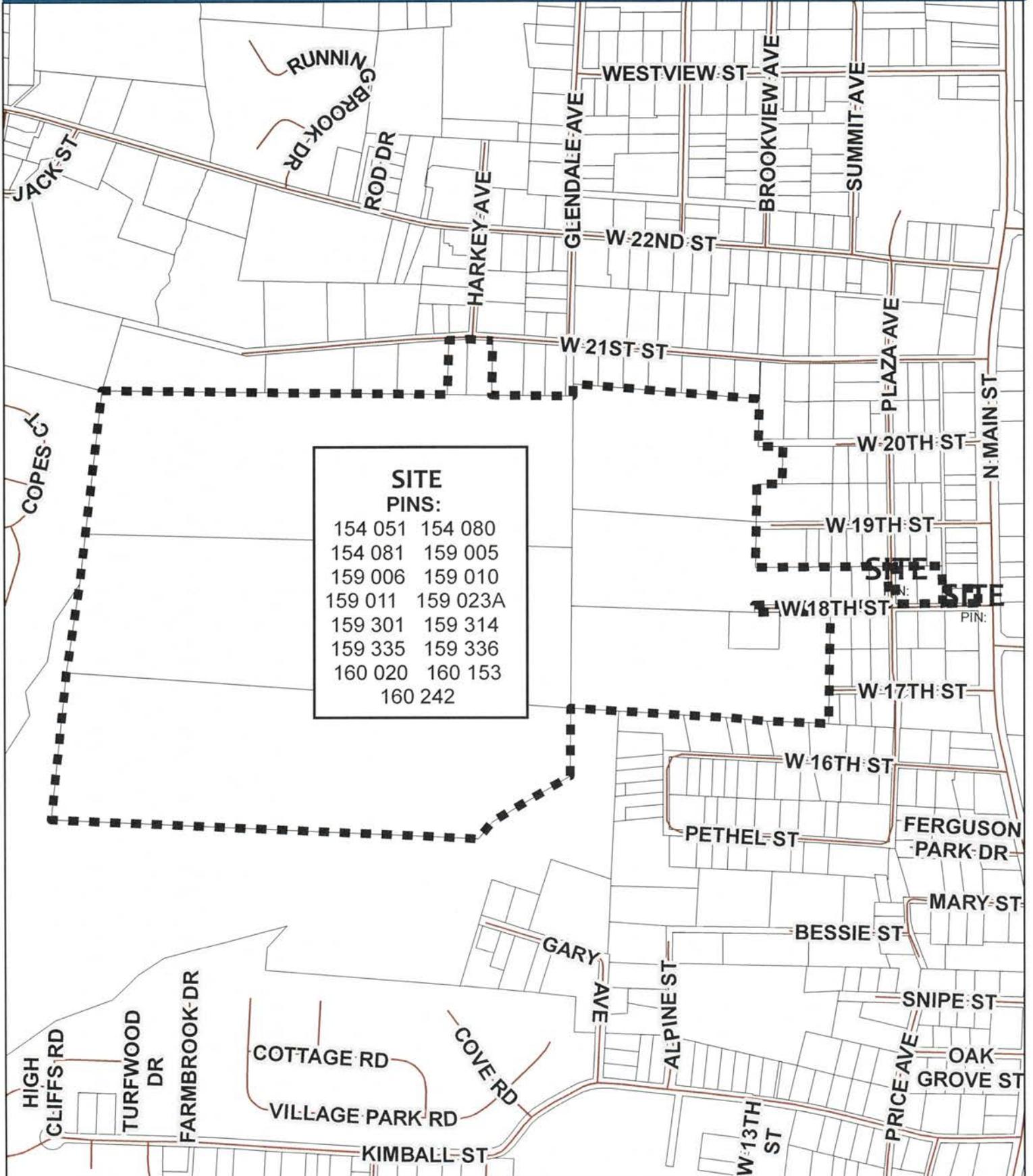
The meeting facility is accessible to people with disabilities. To request special accommodation in advance, contact the City’s ADA Coordinator at 704-920-4302 or e-mail to [tcline@kannapolisnc.gov](mailto:tcline@kannapolisnc.gov).



# Conditional Rezoning

Case Number: CZ-2019-08

Applicant: Suncrest Real Estate & Land, LLC  
Baker's Creek PUD





KANNAPOLIS  
**PLANNING ZONING**  
COMMISSION  
PUBLIC HEARING  
INFORMATION  
CALL 704-920-4350  
CASE #GZ-2019-08

**PRIVATE PROPERTY**



PLANNING  
COMMISSION  
PUBLIC HEARING  
INFORMATION  
CALL 704-833-4150  
CASE # CP 2016-04

West 18<sup>th</sup> St  
100





**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY  
WITH REGARD TO CASE # CZ-2019-08**

**WHEREAS**, Section 160A-383 (2013) of the North Carolina General Statutes specifies that when adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable and explain why the action taken is reasonable and in the public interest; and

**WHEREAS**, Section 3.3.4.2 of the Unified Development Ordinance delegates final authority to the Planning and Zoning Commission on zoning map amendments subject to an affirmative vote of three-fourths of the Commission members present and not excused from voting, or if there is no appeal of the decision; and

**WHEREAS**, on December 4, 2019 the Planning and Zoning Commission conducted a public hearing to consider a request to rezone properties located on various parcels located west of N. Main Street, south of West 21<sup>st</sup> Street (Rowan County Parcel Identification Number(s) 154-081, 154-080, 154-051, 160-153, 159-335, 159-336, 160-242, 160-020, 159-010, 159-011, 159-005, 159-314, 159-006, 159-023A, and 159-301) owned by The Meadows Development Group, from City of Kannapolis Zoning Designation RV (Residential Village) to PUD-CZ (Planned Unit Development-Conditional Zoning);

**NOW, THEREFORE BE IT RESOLVED** *that the Planning and Zoning Commission finds this rezoning consistent Move Kannapolis Forward 2030 Comprehensive Plan, adopted by City Council, which locates this property within the Complete Neighborhood 2 Character Area and calls for primary uses of single-family detached and attached residential, multi-family residential, small format retail, and civic uses. Staff finds the request for rezoning reasonable and in the public interest because it provides for residential uses of a scale appropriate for transitioning between the more intense commercial uses to the east along North Main Street and the lower intensity single-family residential neighborhood to the north, south and west of the subject parcel. The proposed rezoning is compatible with the surrounding zoning and is not anticipated to have an adverse effect on the capacity and safety of the surrounding street network, nor is it anticipated to generate parking problems or any adverse impact on the environment. Finally, adequate public facilities will be provided to the proposed development through the extension of utilities and improvements to the adjoining street network.*

**Adopted this the 4<sup>th</sup> day of December 2019:**

---

David Steele, Chairman  
Planning and Zoning Commission

**Attest:**

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Pam Scaggs, Recording Secretary  
Planning and Zoning Commission



## **RESOLUTION TO ZONE**

**Case # CZ-2019-08**

**(Various Parcels west of N. Main Street, south of West 21<sup>st</sup> Street)**

**City of Kannapolis Residential Village (RV) Zoning District to  
City of Kannapolis Planned Unit Development-Conditional Zoning (PUD-CZ) District**

**WHEREAS**, Section 3.3.4.1 of the City of Kannapolis Unified Development Ordinance specifically delegates authority from the City Council to the Planning and Zoning Commission to take final action on a rezoning petition; and

**WHEREAS**, Section 3.3.4.2 of the City of Kannapolis Unified Development Ordinance subjects this authority to an affirmative vote of three-fourths of the Commission members present and not excused from voting, or if there is no appeal of the decision; and

**WHEREAS**, the Commission conducted a public hearing on December 4, 2019 for consideration of rezoning petition Case #CZ-2019-08 as submitted to the City of Kannapolis Planning Department; and

**WHEREAS**, the request was to rezone various properties located west of N. Main Street, south of West 21<sup>st</sup> Street (Rowan County Parcel Identification Number(s) 154-081, 154-080, 154-051, 160-153, 159-335, 159-336, 160-242, 160-020, 159-010, 159-011, 159-005, 159-314, 159-006, 159-023A, and 159-301) owned by The Meadows Development Group, from City of Kannapolis Zoning Designation RV (Residential Village) to PUD-CZ (Planned Unit Development-Conditional Zoning); and

**WHEREAS**, the Commission has approved the request for rezoning and found it to be consistent with the *Move Kannapolis Forward: 2030 Comprehensive Plan*, reasonable and in the public interest; and

**WHEREAS**, per Section 3.3.5 of the Kannapolis UDO, the Planning and Zoning Commission makes the following findings in support of and in analysis of the rezoning:

**1. The size of the tract in question.**

The size of the subject tract is approximately 106.232 +/- acres.

**2. Does the proposal conform with and further the goals and policies of the Land Use Plan, other adopted plans, and the goals, objectives, and policies of this Ordinance?**

This property is located in the "Complete Neighborhood 2" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The Complete Neighborhood 2 Character Area calls for primary uses of single-family detached and attached residential, multi-family residential, small format retail, and civic uses. Secondary uses are intended to be a small format office, and live-work units. The PUD-CZ conditional zoning district with this rezoning proposes a 375 mixed-unit-type development, which fits with the primary uses of the Complete Neighborhood 2 Character Area.

**3. Is the proposed rezoning compatible with the surrounding area?**

The subject properties are located west of North Main Street, south of West 21<sup>st</sup> Street. Parcels to the north, south and east are zoned RV (Residential Village) and are developed with existing

single-family homes and commercial uses. The parcels to the north and south are zoned C-2 (General Commercial) and developed with both single-family homes and commercial development. Parcels to the west are zoned RC (Residential Compact) and are the site of The Falls subdivision. The subject site is situated between commercial uses along North Main Street and single-family detached to the north, south, east and west. The requested rezoning proposes a mixture of single-family and townhome development of a scale that represents an appropriate transition between the commercial uses on North Main Street and the residential area surrounding the subject property.

**4. Will there be adverse effects on the capacity or safety of the portion of street network influenced by the rezoning?**

The proposed project will be accessed from West 18<sup>th</sup> Street off North Main Street and Harkey Ave., off West 21<sup>st</sup> Street. West 18<sup>th</sup> Street, West 21<sup>st</sup> Street and Harkey Ave. are City owned and maintained roads. North Main Street is an NCDOT owned and maintained road.

The project required a traffic impact analysis (TIA) which identified following improvements as necessary to address the impacts of the proposed development:

- **West 21<sup>st</sup> Street and Harkey Ave./Access A:**  
Construct Access A with one ingress lane and one egress lane (1 left-through-right).
- **North Main Street and West 18<sup>th</sup> Street/Access B:**  
Construct Access B with one ingress lane and one egress lane.  
Construct a 100-foot southbound right turn taper off North Main Street.

A full site plan submittal will be required should the rezoning be approved. Appropriate roadway design will be required at that time per City and NCDOT roadway and safety standards, including upgrades to the existing conditions of West 18<sup>th</sup> Street and Harkey Ave. accessing the development.

**5. Will there be parking problems?**

The site plan submitted with this request for rezoning includes adequate parking for the listed uses.

**6. Will there be environmental impacts that the new use will generate, such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances?**

There are no anticipated environmental impacts such as water, air, or noise pollution issues associated with the rezoning request. In addition, all development will be required to conform to all applicable local, state, and federal environmental regulations.

The required site plan will also be reviewed by City staff to ensure the development meets all stormwater requirements.

There is a large amount of floodplain within the site, which will not be impacted by development as depicted in the proposed plan.

**7. Has there been any change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, and development?**

The character of the area in immediate proximity to the proposed use has remained relatively stable over the recent past. However, some redevelopment is occurring in the area.

**8. Is there compliance with the adequate public facilities criteria?**

Utilities will need to be extended to serve the proposed use and improvements will be required to the existing street network surrounding the development as noted above.

**9. What are the zoning districts and existing land uses of the surrounding properties?**

The subject properties are located west of North Main Street, south of West 21<sup>st</sup> Street. Parcels to the north, south and east are zoned RV (Residential Village) and are developed with existing single-family homes and commercial uses. The parcels to the north and south are zoned C-2 (General Commercial) and developed with both single-family homes and commercial development. Parcels to the west are zoned RC (Residential Compact) and are the site of The Falls subdivision.

**10. Is the subject property suitable for the uses to which it has been restricted under the existing zoning classification?**

The subject property is currently zoned RV. In order to develop the product mix being proposed, the applicant seeks a rezoning to PUD-CZ. Single-family detached and townhomes are suitable uses for the subject site.

**11. Is the zoning compatible with the adjacent neighborhood, especially residential neighborhood stability and character?**

The subject site is situated between commercial uses along North Main Street and single-family detached uses to the north, south, east and west. The requested rezoning proposes a mixture of single-family and townhome development of a scale that represents an appropriate transition between the commercial uses on North Main Street and the residential area surrounding the subject property.

**12. What length of time has the subject property remained vacant as zoned?**

The subject property has been vacant since at least 1993, according to aerial photography.

**13. Is there an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs?**

There is an adequate supply of parcels in the subject area to accommodate redevelopment in the area.

**14. Was the existing zoning in error at the time of adoption?**

No.

**NOW, THEREFORE BE IT RESOLVED** by the City of Kannapolis Planning and Zoning Commission that the above referenced property be rezoned City of Kannapolis PUD-CZ – Planned Unit Development-Conditional Zoning District, subject to the following conditions:

- 1. The uses permitted with this rezoning shall only include 375 units (275 single-family detached and 100 townhomes) and amenity building, in general conformance with the plan submitted with this rezoning.**
- 2. The concept plan is illustrative. Final Design and approval of the project, as reviewed by the Technical Review Committee, shall be subject to meeting all city standards.**
- 3. All road intersections, where development has access and/or street frontage, shall be approved by NCDOT and the City.**

4. **The developer will construct curb and gutter and sidewalk along the entire road frontage where development has access and/or street frontage. The improvements will be constructed to NCDOT and City standards.**
5. **The lane widths, sidewalks, pavement structure, road alignment, and road grades shall be constructed to current City standards.**
6. **Any lighting installed on the subject property shall be full cut-off fixtures with all lighting directed downward and away from adjacent properties.**
7. **The developer shall comply with current Land Development Standards Manual.**
8. **Roads and parking lots shall comply with all Fire Codes and Autoturn shall be run for an SU-30 and Bus-45 (mimics ladder truck).**
9. **Streams and wetlands shall be identified by a qualified person and all buffers shown in accordance with Article 4 of the Kannapolis UDO. Construction of buildings, roads, and other structures must comply with AE Zone & RSOD Buffer requirements or be relocated.**
10. **A Stormwater Management Permit will be required for this Development in accordance with Article 9 of the Kannapolis UDO. Easements, maintenance agreements and viable access shall be provided for all stormwater structures and SCM's. Stormwater SCM's cannot be constructed in the undisturbed buffer. Additional requirements are necessary to verify design of SCM within AE Zone (see attached comments on sketch plan).**
11. **Water and sewer main extensions will be required for this project. The developer shall be responsible for designing, permitting and constructing water and sewer mains in accordance with City and WSACC standards.**
12. **All water and sewer mains shall be publicly maintained and located within a public right-of-way or utility easement. The water and sewer mains shall be located in the roadway under the pavement per the City's Typical Utility Layout.**
13. **Easements for Sanitary Sewer lines, Water lines and Storm Sewer pipes need to be a minimum of 20-feet wide. Additional width may be required depending on the depth of the line. Sanitary sewer lines and storm sewer lines shall be located within Common Open Space. (Easements centered on property lines shall not be permitted.) Viable access shall be provided along all easements with a grade no greater than 15% for maintenance vehicles and cross slopes shall not exceed 5%.**
14. **The Fire Department shall approve locations of all hydrants.**
15. **Prior to platting the 31<sup>st</sup> parcel/lot, an emergency access road is required. Emergency access shall remain open at all times. Prior to platting the 100<sup>th</sup> parcel/lot, a permanent second access (built to City standards) is required.**
16. **Hydrants and fire protection shall comply with UDO Appendix C.3 and Fire Codes.**

**Adopted this the 4<sup>th</sup> day of December 2019:**

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David Steele, Chairman  
Planning and Zoning Commission

**Attest:**

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Pam Scaggs, Recording Secretary  
Planning and Zoning Commission