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**CITY OF KANNPOLIS, NC  
PLANNING AND ZONING COMMISSION**

**Minutes of Regular Meeting  
July 10, 2019**

The Kannapolis Planning and Zoning Commission met on Wednesday, July 10, 2019 at 6:00 PM at City Hall, 401 Laureate Way, Kannapolis, North Carolina.

**Commission Members Present:** Scott Trott, Chairman  
David Steele, Vice-Chairman  
Alan Overcash  
Chris Puckett  
Jeff Parker  
Larry Ensley

**Commission Members Absent:** Paula Severt  
William Cranford

**Visitors:** Daniel Hines  
Brian Miller  
Mark Hebard

**Staff Present:** Zac Gordon, AICP, Planning Director  
Ryan Lipp, AICP, Senior Planner  
David Hancock, IT

**SWEARING-IN OF RE-APPOINTED COMMISSION MEMBERS**

Scott Trott and David Steele were sworn-in and re-appointed as Commission members to serve another term as approved by City Council at their July 8, 2019 meeting.

**CALL TO ORDER**

Chairman Scott Trott called the meeting to order at 6:02 P.M.

**ROLL CALL AND RECOGNITION OF QUORUM**

Recording Secretary Pam Scaggs called the roll. The presence of a quorum was recognized.

**APPROVAL OF AGENDA**

Chairman Trott asked for a motion to approve the Agenda. Mr. Steele made the motion to adjust the agenda so that the election of a new chairman and vice-chairman be moved prior to the adjournment of the meeting. Mr. Parker seconded the motion which was unanimously approved.

**APPROVAL/CORRECTION OF MINUTES**

Chairman Trott asked for a motion to approve the June 5, 2019 minutes which was made by Mr. Ensley, seconded by Mr. Steele and the motion was unanimously approved.

**WATERSHED REVIEW BOARD**

1 **SIA-2019-03 – Special Intensity Allocation – Davita Kannapolis**

2 Planning Director, Zac Gordon, gave a PowerPoint presentation regarding Special Intensity Allocation  
3 Case #SIA-2019-03 (Exhibit 1) for approximately 1.12 +/- acres on property located at 614 S. Cannon  
4 Boulevard. Mr. Gordon identified the applicant and property owner, the physical location of the subject  
5 property, the current zoning and the Parcel Identification Number(s). He stated that approval of the  
6 request will allow the applicant to develop a medical facility for dialysis patients.  
7

8 Mr. Gordon directed the Commission’s attention to the Vicinity, Zoning and Future Land Use maps for  
9 the subject property as well as the submitted site plan. He stated that the subject property is located within  
10 the Lake Concord Watershed Protected Area and that the applicant is requesting 70% (or an additional  
11 .52 acres) build-upon area which is the maximum allowed within the Lake Concord watershed with an  
12 SIA request. Mr. Gordon then reviewed and discussed the six (6) criteria used to evaluate the merits of  
13 an SIA request, communicating the points that staff has allocated to the request. He reminded the  
14 Commission that they may allocate points to Community Value.  
15

16 He reminded the Commission of the actions requested of them and made himself available for questions.  
17 Mr. Puckett suggested that the request should receive points for revitalization of the site. Mr. Gordon  
18 stated that unless there was an existing building on the site that was being renovated, staff did not assign  
19 points for revitalization but that the Commission could add points to Community Value if they choose to  
20 do so. Mr. Parker asked the impacts on the stormwater since the request for impervious surface will be  
21 increased from 24% to 70% if approved? Mr. Gordon responded that stormwater impacts are addressed  
22 during the review process. He also responded to a question from Mr. Overcash regarding the allocation  
23 of points for Energy Reduction.  
24

25 There being no further questions or comments for staff, Mr. Trott opened the floor to the applicant.  
26

27 Brian Miller, 1927 S. Tryon Street, Charlotte, NC, stated that Davita will be installing bio-retention ponds  
28 as well as an under-ground detention system the will treat the stormwater run-off as well as the water  
29 quality. He added that they will also be increasing the amount of landscaping to the subject property and  
30 was hoping that the Commission would award additional points for the stormwater systems as well as the  
31 increased landscaping.  
32

33 The Commission discussed the points allocated by staff and the points needed to approve the applicant’s  
34 SIA request. Mr. Puckett made a motion to increase the points allocated to Energy  
35 Reduction/Conservation measures from 100 points to 150 points based upon the applicant’s intention to  
36 add a bio-retention pond, underground stormwater detention system and increased landscaping. The  
37 motion was seconded by Mr. Steele and the motion was unanimously approved.  
38

39 Chairman Trott asked for a motion to approve the SIA request which was made by Mr. Steele, seconded  
40 by Mr. Overcash, and the motion was unanimously approved.  
41

42 Chairman Trott asked for a motion to approve the SIA permit which was made by Mr. Parker, seconded  
43 by Mr. Ensley and the motion was unanimously approved.  
44

45 **PLANNING DIRECTOR UPDATE**

46 Mr. Gordon stated that staff has received and is reviewing the first draft of the Unified Development  
47 Ordinance re-write from the consultant. He indicated that once the draft is finalized, a presentation will be  
48 made to the Commission. Mr. Gordon stated that the City will be issuing a Request for Qualifications (RFQ)  
49 for the Cannon Boulevard Corridor study in the near future and provided further details on that study. He  
50 added that the June permit report will be distributed to the Commission and provided an update on the  
51 current projects in the City. He responded questions from the Commission regarding those projects.  
52

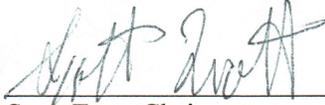
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**OTHER BUSINESS**

Chairman Trott made a motion to appoint David Steele as Chairman which was seconded by Mr. Ensley and the motion was unanimously approved. Mr. Trott made a motion to appoint Chris Puckett as Vice-Chairman which was seconded by Mr. Steele and the motion was unanimously approved.

**ADJOURN**

There being no further business, questions or comments, Chairman Trott asked for a motion to adjourn which was made by Mr. Ensley, seconded by Mr. Steele and the meeting was adjourned by unanimous vote at 6:32 PM on Wednesday July 10, 2019.

  
\_\_\_\_\_  
Scott Trott, Chairman  
Planning and Zoning Commission

  
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Pam Scaggs, Recording Secretary  
Planning and Zoning Commission