



Planning Department

Staff Report

October 7, 2020

Planning & Zoning Commission Meeting

DATE: September 29, 2020

TO: Planning & Zoning Commission

FROM: Zachary D. Gordon, AICP, Planning Director

SUBJECT: **CPA-2020-02** – Amend *Move Kannapolis Forward 2030 Comprehensive Plan* “Future Land Use and Character Map” designation of approximately 86 +/- acres located on Lane Street (Cabarrus County PINs 56336990190000 and 56336777140000) and Brantley Road (PIN 56336772400000) from “Future Planning Area” to “Employment Center”

A. Actions Requested by Planning & Zoning Commission

Motion to recommend to City Council approval of the proposed amendment to the *Move Kannapolis Forward 2030 Comprehensive Plan* Future Land Use and Character Map.

B. Decision and Required Votes to Pass Requested Actions

A simple majority vote of the Planning & Zoning Commission will be required to recommend approval/denial. City Council has final decision making authority to approve or deny the amendment.

C. Background

In March 2018, the City Council adopted the *Move Kannapolis Forward 2030 Comprehensive Plan*. This plan includes a “Future Land Use and Character Map”, which provides guidance for future land development in the City of Kannapolis.

At its September 28, 2020 meeting, the City Council adopted a “Resolution of Intent to Annex” the above referenced property and has scheduled a public hearing on annexation for its October 12, 2020 meeting. These parcels are currently designated on the “Future Land Use and Character Map” in the 2030 Plan as being located in a “Future Planning Area”. Staff is proposing that the Future Land Use Character designation for these parcels be changed from “Future Planning Area” to “Employment Center”. The proposed change in designation is in response to a request by the property owners to development this site for a logistics/warehouse facility. A request for rezoning of these parcels has been submitted to the Planning Department and will be placed on the Commission’s agenda when all submittal requirements have been met.

D. Fiscal Considerations

None

E. Policy Issues

Section 2.3.2.1 of the UDO states that “*The Commission shall provide an advisory function to assist in making decisions pertaining to amendments to the Comprehensive Plan*”, and further “*To prepare amendments to the plan and its elements and to submit the amendments to the City Council*”. In accordance with Section 2.4.1 of the UDO, the City Council has final authority to amend the 2030 Plan.

F. Legal Issues

None

G. Staff Recommendation and Alternative Courses of Action

Staff Recommendation

Staff is proposing that the Future Land Use and Character Map of the Move Kannapolis Forward 2030 Comprehensive Plan be amended to change the current designation for the above referenced parcels from “Future Planning Area” to “Employment Center”. (See attached map)

Courses of Action

Based on the foregoing analysis, staff recommends approval of the proposed Land Use Plan amendment, as presented.

APPROVAL

The following action is required for the Planning and Zoning Commission to recommend approval of the proposed amendment to the 2030 Plan “Future Land Use and Character Map”:

1. Consider motion to recommend approval of proposed Move Kannapolis Forward 2030 Comprehensive Plan Future Land Use and Character Map amendment by City Council.

DENIAL

The following actions are required to recommend denial of the proposed amendment to the 2030 Plan “Future Land Use and Character Map”:

1. Consider motion to recommend denial of proposed Move Kannapolis Forward 2030 Comprehensive Plan Future Land Use and Character Map amendment by City Council.

H. Attachments

1. Move Kannapolis Forward 2030 Comprehensive Plan Future Land Use and Character Map (Current)
2. Move Kannapolis Forward 2030 Comprehensive Plan Future Land Use and Character Map (Proposed)

I. Issue Reviewed By:

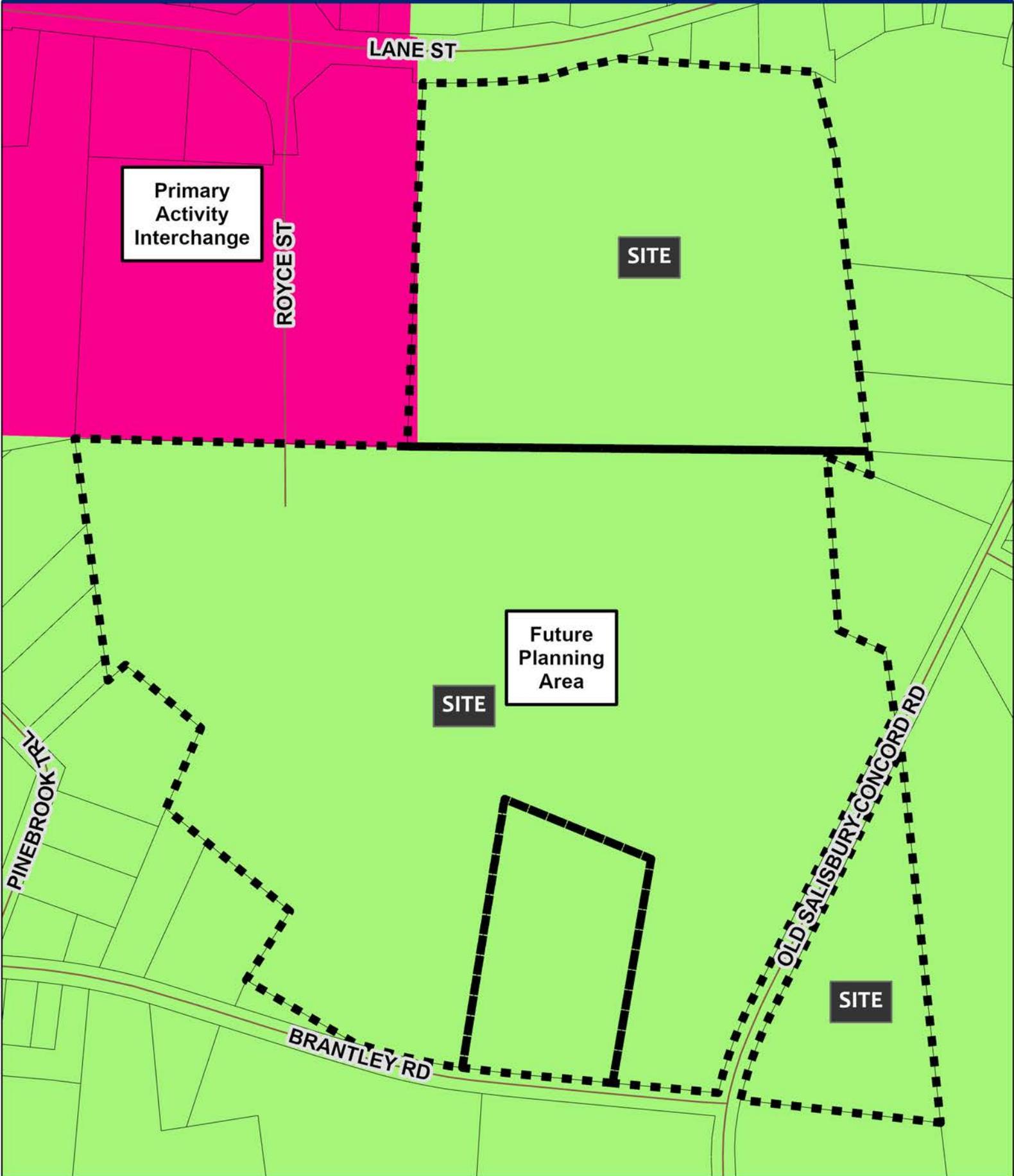
- City Manager (M. Legg)
- Deputy City Manager (E. Smith)
- Assistant City Manager (W. Melton)
- Assistant City Manager (E. Davis)
- City Attorney (W. Safrit)
- Economic & Community Development Director (I. Sacks)
- Communications Director (A. Privette-Keller)

Kannapolis 2030 Future Land Use Map

Case Number: CPA-2020-02

Applicant: Richard Locklear & Marie Ramseur

2989 Brantley Rd





Kannapolis 2030 Future Land Use Map

Case Number: CPA-2020-02

Applicant: Richard Locklear & Marie Ramseur

