



**Planning & Zoning Commission  
January 8, 2020 Meeting**

**Staff Report**

**DATE:** December 30, 2019  
**TO:** Planning & Zoning Commission  
**FROM:** Gretchen Coperine, Senior Planner  
**SUBJECT:** **Case #Z-2019-04: 610 E 12<sup>th</sup> Street  
Zoning Map Amendment  
Applicant: Res-NC Restoration**

The applicant is requesting to rezone approximately 0.43 +/- total acres located at 610 E 12<sup>th</sup> Street from C-2 (General Commercial) to RV (Residential Village).

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

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

**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 owner, Res-NC Restoration is proposing to rezone the subject property, further identified as Rowan County PIN# 150 0630001. This is a map amendment request without any conditions as the intent is to develop a single-family home on the subject property.

**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 area is approximately 0.43 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 “Secondary Activity Center” and “Urban Residential” Character Areas as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The Secondary Activity Center Character Area calls for primary uses of retail, office and multi-family residential. Secondary uses are intended to be single-family attached residential, institutional/civic and light manufacturing. This character area also calls for development opportunities in the areas of infill development. The Urban Residential Character Area calls for primary uses of single-family detached and attached residential and civic uses. Secondary uses are intended to be multi-family residential, small format retail, small format office and live-work. The RV zoning district proposed with this rezoning is consistent with the primary and secondary uses of the Urban Residential Character Area and secondary uses of the Secondary Activity Center Character Area.

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

The surrounding area consists of predominantly single-family detached residences with various small retail and office uses to the east. The proposed RV designation is primarily a single-family zoning designation and is therefore compatible with the surrounding area.

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

There is no anticipated adverse impact on the street network as a result of this rezoning.

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

No parking problems are anticipated. At the time of permitting, any proposed development is required to comply with all applicable parking standards of the UDO.

**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, or excessive lighting issues associated with the rezoning request.

**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 surrounding area has been relatively stable with regard to development.

- 8. Is there compliance with the adequate public facilities criteria?**  
Utility improvements or connections will be reviewed during permitting and will be the responsibility of the developer.
- 9. What are the zoning districts and existing land uses of the surrounding properties?**  
Properties to the north, south, and west are zoned RV. Properties to the east are zoned C-2.
- 10. Is the subject property suitable for the uses to which it has been restricted under the existing zoning classification?**  
The subject parcel is zoned C-2. The area is primarily single-family residential. Given the size and location, the property is most suitable for single-family use.
- 11. Is the zoning compatible with the adjacent neighborhood, especially residential neighborhood stability and character?**  
The RV zoning is compatible with the existing single-family uses in the surrounding area.
- 12. What length of time has the subject property remained vacant as zoned?**  
There is currently a single-family detached home on the parcel.
- 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 a wide variety of development types.
- 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 zoning map amendment **consistent** with the *Move Kannapolis Forward 2030 Comprehensive Plan*, adopted by City Council, which places the subject property in the “Urban Residential” and “Secondary Activity Center” Character Areas as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The Secondary Activity Center Character Area calls for secondary uses of single-family attached residential, institutional/civic and light manufacturing. This character area also calls for development opportunities in the areas of infill development. The Urban Residential Character Area calls for primary uses of single-family detached and attached residential and civic uses. The RV zoning district proposed with this rezoning is consistent with the secondary uses of the Secondary Activity Center Character Area and with the primary uses of the Urban Residential Character Area. 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 anticipated to generate parking problems or any adverse impact on the environment. Finally, there is access to adequate public facilities.

#### **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 of Zoning Map Amendment Case #Z-2019-04**

**Alternative Courses of Action**

**Motion to Approve (2 votes)**

- 1. Should the Commission choose to approve the request for rezoning as presented in Case #Z-2019-04, 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 consistent with the Move Kannapolis Forward 2030 Comprehensive Plan, adopted by City Council, which places the subject property in the “Urban Residential” and “Secondary Activity Center” Character Areas as designated in the Move Kannapolis Forward 2030 Comprehensive Plan. The Secondary Activity Center Character Area calls for secondary uses of single-family attached residential, institutional/civic and light manufacturing. This character area also calls for development opportunities in the areas of infill development. The Urban Residential Character Area calls for primary uses of single-family detached and attached residential and civic uses. The RV zoning district proposed with this rezoning is consistent with the secondary uses of the Secondary Activity Center Character Area and with the primary uses of the Urban Residential Character Area. 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 anticipated to generate parking problems or any adverse impact on the environment. Finally, there is access to adequate public facilities.*

- 2. Should the Commission choose to approve Case #Z-2019-04, a motion should be made to adopt the Resolution to Zone.**

**Motion to Deny (2 votes)**

- 1. Should the Commission choose to recommend denial of Case #Z-2019-04 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 #Z-2019-04 to be inconsistent with the goals and policies of the Move Kannapolis Forward 2030 Comprehensive Plan, adopted by City Council, because (state reason(s)) and is unreasonable and not in the public interest because (state reason(s)).*

- 2. Should the Commission choose to deny Case #Z-2019-04 a motion should be made to deny the Resolution to Zone.**

**I. Attachments**

1. Rezoning Application
2. Vicinity Map
3. Zoning Map

4. Future Land Use Map
5. Notice of Public Hearing
6. List of Properties Notified
7. Letter to Adjacent Property Owners
8. Public Notice Sign
9. Resolution to Adopt a Statement of Consistency
10. 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             | <input checked="" type="checkbox"/> |
| Appeal                 | _____ | Conditional Zoning Map Amendment | _____                               |

Applicant: RES-NC RESTORATION Owner: RES-NC RESTORATION

Address: 6179 FOUR WOOD DR Address: MATTHEWS NC 28104

Telephone: 704-400-4784 Telephone: 704-400-4784

Email: DAN@RES-NC.COM Email: \_\_\_\_\_

Legal relationship of applicant to property owner: VICE PRESIDENT / OWNER IN LLC

Property Location/Address: 610-12 ST KANNAPOLIS

Tax Parcel Number: 150 063 0001 Zoning District: G2 Acreage of Site: 1872 sqft

DAN DUNHAM  
Applicant Name (Print)

DAN DUNHAM  
Property Owner Name (Print)

[Signature]  
Applicant Signature & Date

[Signature]  
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: \$575.00

Receipt # M-11273 SDWH

Application No.: \_\_\_\_\_

Date Submitted (Complete): 12/2/2019



**APPLICATION FOR AMENDMENT TO THE  
KANNAPOLIS ZONING MAP**

Property Identification Number(s): 150063 0001  
*(attach separate list if necessary)*

Present zoning classification: C2

Requested zoning classification: RV

Number of parcels: 1 Approximate size of area: 1872 sq ft

Physical location of area: 610 E 12 ST

Are public utilities available? YES

Reason for map amendment RE-ZONE FROM COMMERCIAL (C2)  
TO RESIDENTIAL (RV) FOR A NEW CONSTRUCTION ON A  
SINGLE FAMILY BUILD ON SEPERATED LOT FROM ORIGINAL

The above information is true and accurate to the best of my knowledge. Signature of Applicant(s):

Don Duke / RES-NC RESTORATION

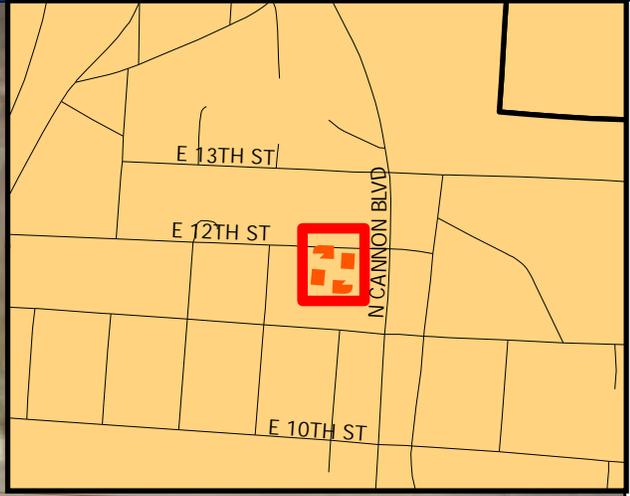
*(attach separate sheet if necessary)*

**Fee:** Please refer to fee schedule to determine applicable fees. All fees are nonrefundable and help to cover administrative and notification costs.



# Vicinity Map

Case Number: Z-2019-04  
Applicant: Res-NC Restoration  
610 12th St.





# Kannapolis Current Zoning

Case Number: Z-2019-04  
Applicant: Res-NC Restoration  
610 12th St.





# Kannapolis 2030 Future Land Use Map

Case Number: Z-2019-04  
Applicant: Res-NC Restoration  
610 12th St.





PO Box 27283  
Richmond, VA 23261-7283

# Order Confirmation

Order# 0000619732

**Client:** KANNAPOLIS,CITY OF  
**Phone:** 7049204300  
**Account:** 3143368  
**Address:** ACTS PAYABLE/WANDA/TEARSHEETS  
KANNAPOLIS NC 28081

**Payer :** KANNAPOLIS,CITY OF  
**Phone:** 7049204300  
**Account:** 3143368  
**Address:** ACTS PAYABLE/WANDA/TEARSHEETS  
KANNAPOLIS NC 28081

**Sales Rep**      **Accnt Rep**      **Ordered By**  
aboan              aboan              Pam

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

**Total Amount**                      \$682.70  
**Payment Amount**                  \$682.70  
**Amount Due**                         \$0.00

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

**Tax Amount:**                      0.00  
**Payment Meth:**      Credit - Debit Card

**Ad Number**                      **Ad Type**                      **Ad Size**                      **Color**  
0000619732-01                      CLS Liner                      2 X 54 li                      \$0.00

**Production Method**                      **Production Notes**  
AdBooker (liner)

**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**                      12/20/2019, 12/27/2019

**TagLine:** NOTICEOFPUBLICHEARINGPLANNINGANDZONINGCOMMISSIONMEETI  
OLISNCWEDNESDAYJANUARY82019AT600PMCONDITIONALZONINGM/



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

**Wednesday January 8, 2019 at 6:00 pm**

**Conditional Zoning Map Amendment - CZ-2019-05** - Public hearing to consider a request to rezone approximately 133.04 +/- acres located at 4782 Mooresville Road, 4325 Rainbow Drive and an unaddressed parcel on Rainbow Drive from CD (Campus Development) to PUD-CZ (Planned Unit Development-Conditional Zoning), further identified as Cabarrus County PIN #5603-66-1917, 5603-78-0189 and 5603-69-9568 to allow for a mixture of single-family (220 units) and townhome (152 units) residential development with a total of 372 units.

**Conditional Zoning Map Amendment - CZ-2019-09** - Public hearing to consider a request to rezone approximately 3.41 +/- acres located at 630 Kannapolis Parkway and an unaddressed parcel on Kannapolis Parkway from RE (Rural Estate) to C-2-CZ (General Commercial-Conditional Zoning), further identified as Cabarrus County PINs #5601036233 & 5601037028 to allow for a 26,600-sf shopping center.

**Zoning Map Amendment - Z-2019-04** - Public hearing to consider a request to rezone approximately .43 +/- acres located at 610 E 12th Street from C-2 (General Commercial) to RV (Residential Village), further identified as Rowan County PIN #150-0630001.

**Zoning Map Amendment - Z-2020-01** - Public hearing to consider a request to rezone approximately .73 +/- acres located at 601 E 13th Street from C-2 (General Commercial) to RV (Residential Village), further identified as Rowan County PIN #159-318.

Contact the Planning Department at 704-920-4350 with any questions.

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 [tcline@kannapolisnc.gov](mailto:tcline@kannapolisnc.gov).

**Publish: Friday December 20, 2019, Friday December 27, 2019**

AcctName1	MailAddr1	MailCity	MailState	MailZipCod
DAVID M O'BRYAN	8030 MCCARRON WAY	CHARLOTTE	NC	28215-8712
NIKOLAOS GEORGIU ETAL	604 E 13TH ST	KANNAPOLIS	NC	28083-0000
JEFFREY & ANGELA BROCK	608 E 13TH ST	KANNAPOLIS	NC	28083-2879
JESSE JR & ALMA FRYE	1790 CHINA GROVE RD	CHINA GROVE	NC	28023-6618
PHILLIP & CHRISTINE DELLINGER	609 E 12TH ST	KANNAPOLIS	NC	28083-2717
MARSHALL EUBANKS	904 CUB ST	KANNAPOLIS	NC	28081-9340
NATHANIEL & WILLIE JORDAN	601 E 12TH ST	KANNAPOLIS	NC	28083-2717
CHARLES & PAMELA GOFORTH	2168 MALLARD POINTE DR	KANNAPOLIS	NC	28083-6204
BRANDON LITTLE & STEPHEN WASSERMAN	4409 LAZY DR	CHARLOTTE	NC	28215-9708
BECKY PLUMMER	604 E 12TH ST	KANNAPOLIS	NC	28083-2716
JAMES DANIELS	230 CYNTHIA ST	STATESVILLE	NC	28677-4209
LANNY NUNN	515 GENEVA DR	ROCKWELL	NC	28138-8618
VANCE A THOMAS JR	1107 N CANNON BLVD	KANNPOLIS	NC	28083-0000
ARTHUR SR & GEORGIANNA THOMAS	PO BOX 1507	SALISBURY	NC	28145-1507
LARRY W PALMER	6625 GOLDFISH RD	KANNAPOLIS	NC	28083-8119
MARGARITA GEORGIU & HUMBERTO AMAYA	902 NANCE ST	KANNAPOLIS	NC	28083-3851
FRANCES J GAINEY	607 E 11TH ST	KANNAPOLIS	NC	28083-2771
BERNARD II & JENNIFER WALKER	609 E 11TH ST	KANNAPOLIS	NC	28083-0000
RONNIE & ROSALLA HEILIG	603 E 11TH ST	KANNAPOLIS	NC	28083-2771
EMMA & DAVID MOORE	601 E 11TH ST	KANNAPOLIS	NC	28083-0000
RES-NC RESTORATION	6179 FOUR WOOD DR	MATTHEWS	NC	28104



December 19, 2019

Dear Property Owner:

**Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Wednesday January 8, 2020 at 6:00 PM at City Hall, located at 401 Laureate Way, for the following case:**

**Z-2019-04 – Zoning Map Amendment – 610 E. 12<sup>th</sup> Street**

The purpose of this Public Hearing is to consider a request by Res-NC Restoration to rezone property located at 610 E. 12<sup>th</sup> Street from C-2 (General Commercial) to RV (Residential Village) to allow for the construction of a single-family residential structure. The property is approximately .43 +/- acres and is further identified as Rowan County Parcel Identification Number 150 0630001 (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,

Ryan Lipp  
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).



# Rezoning

Case Number: Z-2019-04  
Applicant: Res-NC Restoration  
610 12th St.





KANNAPOLIS  
**PLANNING**  
**ZONING**  
**COMMISSION**  
PUBLIC HEARING  
INFORMATION  
CALL 704-920-4350  
CASE # Z - 2019 -04





**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY  
WITH REGARD TO CASE #Z-2019-04**

**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 January 8, 2020 the Planning and Zoning Commission conducted a public hearing to consider a request to rezone a property located at 610 E 12<sup>th</sup> Street owned by Res-NC Restoration, from City of Kannapolis General Commercial (C-2) Zoning Designation to a City of Kannapolis Residential Village (RV) Designation.

**NOW, THEREFORE BE IT RESOLVED** *that the Planning and Zoning Commission finds this zoning map **consistent** with the Move Kannapolis Forward 2030 Comprehensive Plan, adopted by City Council, which places the subject property in the “Urban Residential” and “Secondary Activity Center” Character Areas as designated in the Move Kannapolis Forward 2030 Comprehensive Plan. The Secondary Activity Center Character Area calls for secondary uses of single-family attached residential, institutional/civic and light manufacturing. This character area also calls for development opportunities in the areas of infill development. The Urban Residential Character Area calls for primary uses of single-family detached and attached residential and civic uses. The RV zoning district proposed with this rezoning is consistent with the secondary uses of the Secondary Activity Center Character Area and with the primary uses of the Urban Residential Character Area. 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 anticipated to generate parking problems or any adverse impact on the environment. Finally, there is access to adequate public facilities.*

**Adopted this the 8<sup>th</sup> day of January 2020:**

---

David Steele, Chairman  
Planning and Zoning Commission

**Attest:**

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Pam Scaggs, Recording Secretary  
Planning and Zoning Commission



**RESOLUTION TO ZONE**  
**Case #Z-2019-04 (610 E 12<sup>th</sup> Street)**

**City of Kannapolis General Commercial (C-2) Zoning District to  
City of Kannapolis Residential Village (RV) Zoning 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 3.3.4.2.2 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 January 8, 2020 for consideration of rezoning petition Case #Z-2019-04 as submitted to the City of Kannapolis Planning Department; and

**WHEREAS**, the request was to rezone property located at 610 E 12<sup>th</sup> Street, (Rowan County Parcel Identification Number(s) 150 0630001) owned by Res-NC Restoration, from City of Kannapolis General Commercial (C-2) Zoning Designation to City of Kannapolis Residential Village (RV) Zoning Designation; and

**WHEREAS**, the Commission has approved the request for rezoning and found it to be consistent with the City of Kannapolis *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 area is approximately 0.43 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 “Secondary Activity Center” and “Urban Residential” Character Areas as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The Secondary Activity Center Character Area calls for primary uses of retail, office and multi-family residential. Secondary uses are intended to be single-family attached residential, institutional/civic and light manufacturing. This character area also calls for development opportunities in the areas of infill development. The Urban Residential Character Area calls for primary uses of single-family detached and attached

residential and civic uses. Secondary uses are intended to be multi-family residential, small format retail, small format office and live-work. The RV zoning district proposed with this rezoning is consistent with the primary and secondary uses of the Urban Residential Character Area and secondary uses of the Secondary Activity Center Character Area.

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

The surrounding area consists of predominantly single-family detached residences with various small retail and office uses to the east. The proposed RV designation is primarily a single-family zoning designation and is therefore compatible with the surrounding area.

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

There is no anticipated adverse impact on the street network as a result of this rezoning.

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

No parking problems are anticipated. At the time of permitting, any proposed development is required to comply with all applicable parking standards of the UDO.

**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, or excessive lighting issues associated with the rezoning request.

**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 surrounding area has been relatively stable with regard to development.

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

Utility improvements or connections will be reviewed during permitting and will be the responsibility of the developer.

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

Properties to the north, south, and west are zoned RV. Properties to the east are zoned C-2.

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

The subject parcel is zoned C-2. The area is primarily single-family residential. Given the size and location, the property is most suitable for single-family use.

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

The RV zoning is compatible with the existing single-family uses in the surrounding area.

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

There is currently a single-family detached home on the parcel.

**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 a wide variety of development types.

**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 RV – Residential Village Zoning District

**Adopted this the 8<sup>th</sup> day of January 2020:**

---

David Steele, Chairman  
Planning and Zoning Commission

**Attest:**

---

Pam Scaggs, Recording Secretary  
Planning and Zoning Commission