



**Planning & Zoning Commission
May 6, 2020 Meeting**

Staff Report

DATE: April 23, 2020
TO: Planning & Zoning Commission
FROM: Gretchen Coperine, AICP
SUBJECT: **Case #Z-2020-03: 3948 Trinity Church Rd.
Zoning Map Amendment
Applicant: Brandy Sellers**

Request to rezone approximately 3.63 +/- acres located at 3948 Trinity Church Rd. from AG (Agricultural) to RL (Residential Low Density).

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 applicant, Brandy Sellers is proposing to rezone the subject property, further identified as Cabarrus County PIN# 4693-70-2086. This is a map amendment request without any conditions as the intent is to rezone the property from AG (Agricultural) to RL (Residential Low Density). If rezoned, any of the permitted uses in the RL zoning district would be allowed on the 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 3.63+/- 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 within the “Neighborhood Transition 1” Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The Neighborhood Transition 1 Character Area calls for primary uses of single-family detached residential (on lots averaging 15,000 sf), along with agricultural uses. The RL zoning district proposed with this rezoning would allow for the residential and other uses designated in the Neighborhood Transition 1 character area and the 20,000 sf minimum lot size for the RL district exceeds the average lot sizes called for by the *Move Kannapolis Forward 2030 Comprehensive Plan*.

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

The surrounding area consists of predominantly single-family detached residence. The proposed RL 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 is anticipated to experience development in the near future, namely single family residential subdivisions.

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 and south are zoned AG. Properties to the north and east are zoned RL. Properties across Trinity Church Rd. to the west are zoned AO (Agricultural) and are in unincorporated Cabarrus County.

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 AG. 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 RL 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?

An exact length of time is not known.

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 **consistent** with the *Move Kannapolis Forward 2030 Comprehensive Plan*, adopted by City Council, which places the subject property in the “Neighborhood Transition 1” Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The RL zoning district proposed with this rezoning is consistent with the residential primary uses of the Neighborhood Transition 1 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-2020-03

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-2020-03, a motion should be made to adopt the following Statement of Consistency:**

Statement of Consistency: *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 “Neighborhood Transition 1” Character Area as designated in the Move Kannapolis Forward 2030 Comprehensive Plan. The RL zoning district proposed with this rezoning is consistent with the residential primary uses of the Neighborhood Transition 1 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-2020-03, 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-2020-03 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-2020-03 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-2020-03 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. Posted 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: Brandy Sellers

Owner: David and Beverly Dye

Address: 3390 Keady Mill Loop
Kannapolis NC 28081

Address: 1114 Asheford Green Ave NW
Concord NC 28027

Telephone: 704-791-9822

Telephone: _____

Email: brandy_sellersusa@yahoo.com

Email: _____

Legal relationship of applicant to property owner: applicant is the purchaser

Property Location/Address: 3948 Trinity Church Road

Tax Parcel Number: 41A3702086 Zoning District: AG Acreage of Site: 3.6

Brandy Sellers
Applicant Name (Print)

Property Owner Name (Print)

[Signature] 2-4-2020
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: \$625.00

Receipt # _____

Application No.: M-11317

Date Submitted (Complete): 2/5/2020



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

Property Identification Number(s): 4693-70-2086-0000
(attach separate list if necessary)

Present zoning classification: AG

Requested zoning classification: RL

Number of parcels: 1 Approximate size of area: 5.6 acres

Physical location of area: 3948 Trinity Church Road Concord NC 28027

Are public utilities available? City water is available

Reason for map amendment to be able to divide lot into multiple lots
to build houses

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

[Handwritten Signature]

(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.



Physical Address: 3948 TRINITY CHURCH RD CONCORD NC 28027 PIN14: 4693702086000

Account Name 1: DYE DAVID B Account Name 2: DYE BEVERLY STRATMAN

Mailing Address: 1114 ASHEFORD GREEN AVENUE NW Mailing City: CONCORD

Mailing State: NC Mailing Zip Code: 28027

Property Real ID: 04-050 -0006.20 Plat Book:

Plat Page: Land Units: 3.63

Units Type: AC Land Value: AC

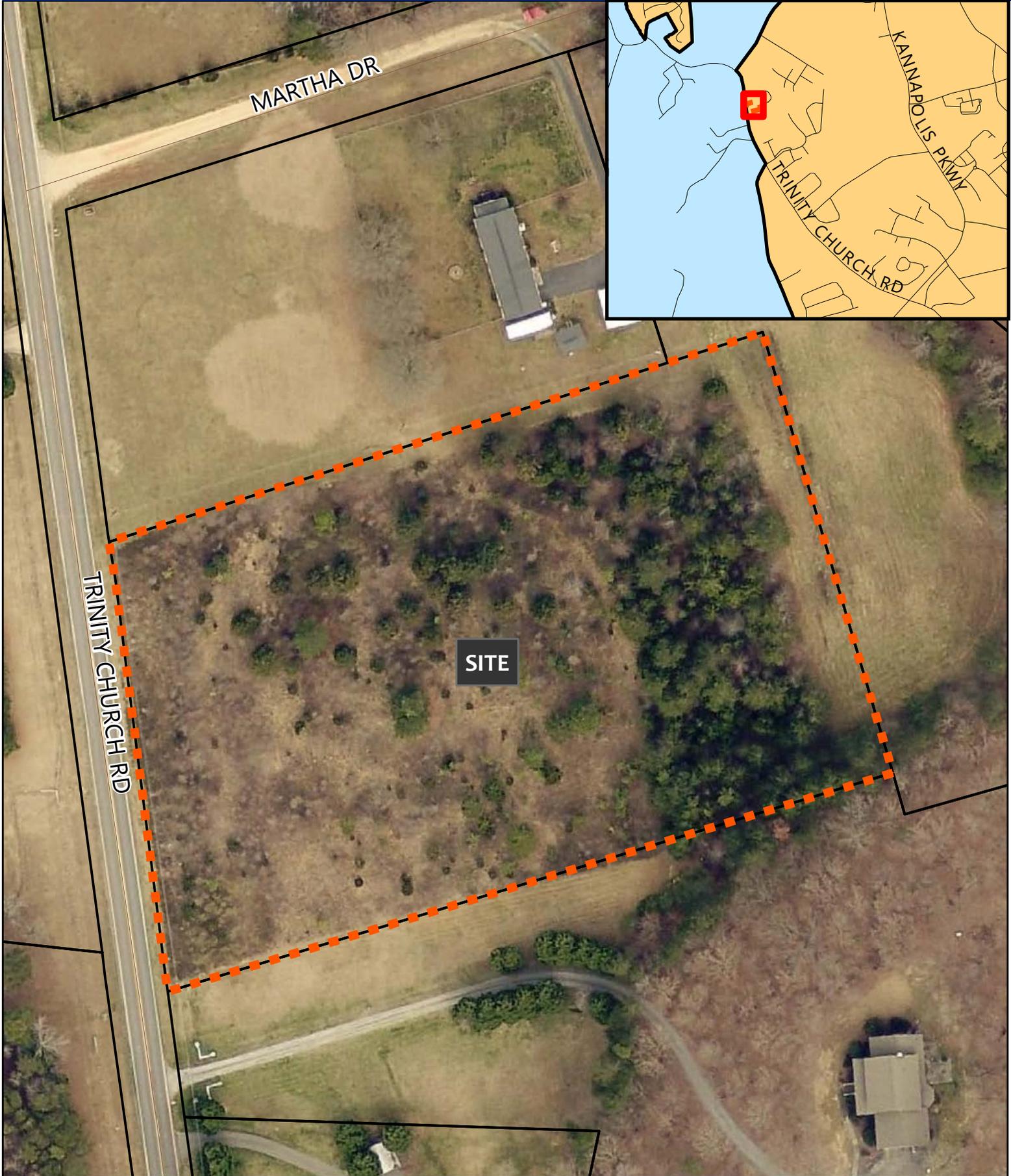
Building Value: 0 OBXF Value: 0

Assessed Value: 98890 Market Value: 98890



Vicinity Map

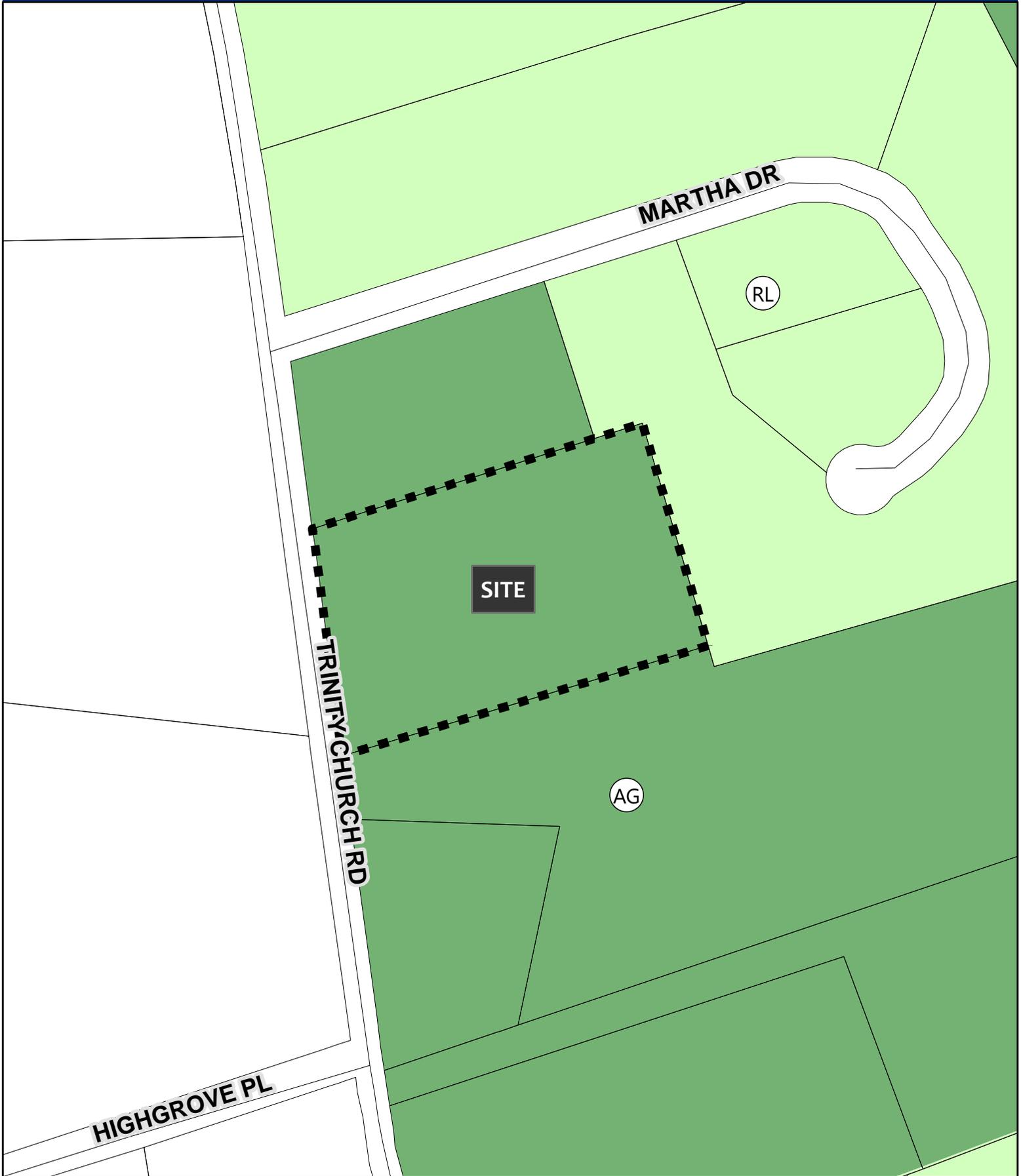
Case Number: Z-2020-03
Brandy Sellers
3948 Trintiy Church Rd





Kannapolis Current Zoning

Case Number: Z-2020-03
Brandy Sellers
3948 Trintiy Church Rd





Kannapolis 2030 Future Land Use Map

Case Number: Z-2020-03

Brandy Sellers

3948 Trintiy Church Rd



**Cluster
Residential**

SITE

**Neighborhood
Transition 1**

TRINITY CHURCH RD

MARTHA DR

HIGHGROVE PL



PO Box 27283
Richmond, VA 23261-7283

Order Confirmation

Order# 0000646331

Client: KANNAPOLIS,CITY OF
Phone: 7049204300

Pavor : 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 \$711.44
Payment Amount \$711.44

Amount Due	\$0.00	<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>	<u>PO Number:</u>
Tax Amount:	0.00	0	0	1	
Payment Meth:	Credit - Debit Card				

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000646331-01	CLS Liner	2 X 55 li	\$0.00

Production Method
AdBooker (liner)

Production Notes

<u>Product and Zone</u>	<u>Placement</u>	<u>Position</u>	<u># Inserts</u>
CON Independent Trib	C-Announcements	General-Spec Notice	?
Run Schedule Invoice Text: NOTICE OF PUBLIC HEARING Planning and Zoning			
<u>Run Dates</u> 4/24/2020, 5/ 1/2020			

<u>Product and Zone</u>	<u>Placement</u>	<u>Position</u>
NCC Online	C-Announcements	General-Spec Notice
Run Schedule Invoice Text: NOTICE OF PUBLIC HEARING Planning and Zoning		
<u>Run Dates</u> 4/24/2020, 5/ 1/2020		

TagLine: NOTICEOFPUBLICHEARINGPLANNINGANDZONINGCOMMISSIONVIRTUA
020AT600PMCONDITIONALZONINGMAPAMENDMENTCZ202002PUBLI



NOTICE OF PUBLIC HEARING
Planning and Zoning Commission
Virtual Meeting

Wednesday May 6, 2020 at 6:00 pm

Conditional Zoning Map Amendment - CZ-2020-02 - Public hearing to consider a request to rezone approximately 1.945 +/- acres located at 5741 & 5791 Wabash Ave. and 413 Archdale Dr. from RE (Rural Estate) to C-2-CZ (General Commercial-Conditional Zoning), further identified as Cabarrus County PINs #5601-12-3347, 5601-12-4384, 5601-12-4168 to allow for development of a hotel.

Conditional Zoning Map Amendment - CZ-2020-05 - Public hearing to consider a request to rezone approximately 6.82 +/- acres located at 3575 Kannapolis Parkway from RE (Rural Estate) to C-2-CZ (General Commercial-Conditional Zoning), further identified as Cabarrus County PIN #5602-37-3785 to allow for development of an automotive engineering office and storage facility Contact the Planning Department at 704-920-4350 with any questions.

Zoning Map Amendment - Z-2020-03 - Public hearing to consider a request to rezone approximately 3.63 +/- acres located at 3948 Trinity Church Rd. from AG (Agricultural) to RL (Residential Low Density), further identified as Cabarrus County PIN #4693-70-2086

IN ORDER TO COMPLY WITH FEDERAL, STATE AND LOCAL RESTRICTIONS IMPOSED IN RESPONSE TO THE COVID-19 VIRUS, PUBLIC PARTICIPATION IN THIS MEETING WILL BE EXCLUSIVELY BY REMOTE TECHNOLOGY. IF YOU WOULD LIKE TO PARTICIPATE (EITHER BY MONITORING THE MEETING OR OFFERING COMMENTS), PLEASE VISIT THE CITY OF KANNAPOLIS WEBSITE AT <https://www.kannapolisnc.gov/Government-Departments/Planning/Planning-Zoning-Commission-Board-of-Adjustment> FOR FURTHER INSTRUCTIONS.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the City of Kannapolis, should contact the office of Tina H. Cline, Human Resource Director, by phone at 704-920-4302 or by email at tccline@kannapolisnc.gov as soon as possible but no later than 48 hours before the scheduled event.

Publish: April 24, May 1, 2020.

AcctName1	MailAddr1	MailCity	MailState	MailZipCod
EDWARD HARTSELL	3943 TRINITY CHURCH RD	CONCORD	NC	28027
VICTOR & CHRISTIE KHOURI	4020 TRINITY CHURCH RD	CONCORD	NC	28027
TODD PERKINS	3900 TRINITY CHURCH RD	CONCORD	NC	28027
DAVID & BEVERLY DYE	1114 ASHEFORD GREEN AVENUE NW	CONCORD	NC	28027
TIMOTHY & DEBORAH ROBSON	5316 RANDOLPH RD	KANNAPOLIS	NC	28081
JERRY MARLOWE	3833 TRINITY CHURCH RD	CONCORD	NC	28027
MARCUS & SARAH PATTERSON	3910 TRINITY CHURCH RD	CONCORD	NC	28027
JOEL & REBEKAH JOHNSON	1205 WINECOFF SCHOOL RD	CONCORD	NC	28027
JAMES & LINDA CARROWAY	4011 TRINITY CHURCH RD	CONCORD	NC	28027
BRANDY SELLERS	3390 KEADY MILL LOOP	KANNAPOLIS	NC	28081
JOELY POWALS	3250 BARR RD	CONCORD	NC	28027



April 23, 2020

Dear Property Owner:

Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Wednesday May 6, 2020 at 6:00 PM for the following case:

Z-2020-03 – Zoning Map Amendment – 3948 Trinity Church Rd

The purpose of this Public Hearing is to consider a request by Brandy Sellers to rezone property located at 3498 Trinity Church Rd. from AG (Agricultural) to RL (Residential Low Density) to allow for subdivision and construction of single-family residential structures. The property is approximately 3.63 +/- acres and is further identified as Cabarrus County Parcel Identification Number 4693-70-2086 (see reverse side of this letter for a map showing the location of this property).

You are being notified because you are an abutting property owner.

NOTE: IN ORDER TO COMPLY WITH FEDERAL, STATE AND LOCAL RESTRICTIONS IMPOSED IN RESPONSE TO THE COVID-19 VIRUS, PUBLIC PARTICIPATION IN THIS MEETING WILL BE EXCLUSIVELY BY REMOTE TECHNOLOGY. IF YOU WOULD LIKE TO PARTICIPATE (EITHER BY MONITORING THE MEETING OR OFFERING COMMENTS), PLEASE VISIT THE CITY OF KANNAPOLIS PLANNING WEBSITE <https://www.kannapolisnc.gov/Government-Departments/Planning/Planning-Zoning-Commission-Board-of-Adjustment> FOR FURTHER INSTRUCTIONS.

Should you have any questions about the public hearing or request for annexation, please do not hesitate to call the Planning Department at 704.920.4350.

Sincerely,

Gretchen Coperine, AICP
Assistant Planning Director

Enclosure

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the City of Kannapolis, should contact the office of Tina H. Cline, Human Resource Director, by phone at 704-920-4302 or by email at tccline@kannapolisnc.gov as soon as possible but no later than 48 hours before the scheduled event.



Rezoning

Case Number: Z-2020-04
Brandy Sellers
3948 Trintiy Church Rd



LAND PLANNING
ZONING
COMMISSION
PUBLIC HEARING
INFORMATION
CALL 704-820-4350
CASE # 2-2722-03

LAND FOR SALE
UNDER CONTRACT


3.6 Acres
704-756-1670
Robert E. Brooks
www.rebrooks.com



**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY
WITH REGARD TO CASE #Z-2020-03**

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 May 6, 2020 the Planning and Zoning Commission conducted a public hearing to consider a request to rezone a property located at 3948 Trinity Church Road (Cabarrus County Parcel Identification Number 4693-70-2086) owned by David & Beverly Dye, from City of Kannapolis Agricultural (AG) Zoning Designation to a City of Kannapolis Residential Low Density (RL) 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 “Neighborhood Transition 1” Character Area as designated in the Move Kannapolis Forward 2030 Comprehensive Plan. The RL zoning district proposed with this rezoning is consistent with the residential primary uses of the Neighborhood Transition 1 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 6th day of May 2020:

David Steele, Chairman
Planning and Zoning Commission

Attest:

Pam Scaggs, Recording Secretary
Planning and Zoning Commission



RESOLUTION TO ZONE
Case #Z-2020-03 (3948 Trinity Church Rd)

**City of Kannapolis Agricultural (AG) Zoning District to
City of Kannapolis Residential Low Density (RL) 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 May 6, 2020 for consideration of rezoning petition Case #Z-2020-03 as submitted to the City of Kannapolis Planning Department; and

WHEREAS, the request was to rezone property located at 3948 Trinity Church Road, (Cabarrus County Parcel Identification Number(s) 4693-70-2086) owned by David & Beverly Dye, from City of Kannapolis Agricultural (AG) Zoning Designation to a City of Kannapolis Residential Low Density (RL) 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 3.63+/- 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 within the “Neighborhood Transition 1” Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The Neighborhood Transition 1 Character Area calls for primary uses of single-family detached residential (on lots averaging 15,000 sf), along with agricultural uses. The RL zoning district proposed with this rezoning would allow for the residential and other uses designated in the Neighborhood Transition 1 character area and the 20,000 sf minimum

lot size for the RL district exceeds the average lot sizes called for by the *Move Kannapolis Forward 2030 Comprehensive Plan*.

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

The surrounding area consists of predominantly single-family detached residence. The proposed RL 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 is anticipated to experience development in the near future, namely single family residential subdivisions.

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 and south are zoned AG. Properties to the north and east are zoned RL. Properties across Trinity Church Rd. to the west are zoned AO (Agricultural) and are in unincorporated Cabarrus County.

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 AG. 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 RL 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?

An exact length of time is not known.

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 RL – Residential Low Density Zoning District

Adopted this the 6th day of May 2020:

David Steele, Chairman
Planning and Zoning Commission

Attest:

Pam Scaggs, Recording Secretary
Planning and Zoning Commission