



**Planning and Zoning Commission  
July 8, 2020 Meeting**

**Staff Report**

**DATE:** July 1, 2020  
**TO:** Planning & Zoning Commission  
**FROM:** Ryan Lipp, Senior Planner  
**SUBJECT:** **Case #Z-2020-04: 100 N Ridge Ave.  
Zoning Map Amendment  
Applicant: Edward Wright**

Request to rezone approximately .45 +/- acres located at 100 N. Ridge Ave. from O-I (Office-Institutional) to RV (Residential Village).

**A. Actions Requested by Planning and 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, Edward Wright is proposing to rezone the subject property, further identified as Cabarrus County PIN# 5613-79-1905. This is a map amendment request without any conditions as the intent is to rezone the property from O-I (Office-Institutional) to RV (Residential Village). If rezoned, any of the permitted uses in the RV 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 .45 +/- 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 “Urban Residential” Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The Urban Residential Character Area calls for primary uses of single-family detached/attached residential, along with civic uses. The RV zoning district proposed with this rezoning would allow for the residential and other uses designated in the Urban Residential character area and the density of the lot mirrors what is described for this character area.
- 3. Is the proposed rezoning compatible with the surrounding area?**  
The surrounding area consists of predominantly single-family detached residences. 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 is anticipated to experience development in the near future due to its proximity to the adjacent downtown 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 and south are zoned RV. Properties to the east are zoned RV. Properties across Ridge Ave to the west are zoned CC (Center City) and RV.

**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 OI. 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?**

The property is currently being utilized as a single-family dwelling.

**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 “Urban Residential” Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The RV zoning district proposed with this rezoning is consistent with the residential 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-2020-04**

**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-2020-04, a motion should be made to adopt the following Statement of Consistency:**

**Statement of Consistency:** *The Planning and Zoning Commission finds this zoning map **consistent** with the **Move Kannapolis Forward 2030 Comprehensive Plan**, adopted by City Council, which places the subject property in the “Urban Residential” Character Area as designated in the **Move Kannapolis Forward 2030 Comprehensive Plan**. The RV zoning district proposed with this rezoning is consistent with the residential 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-2020-04, 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-2020-04 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-2020-04 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-2020-04 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. 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
Conditional Use Permit
Subdivision Exception
Zoning Text Amendment
Appeal
SIA Application
Nonconformity Adjustment
Watershed Boundary Modification
Zoning Map Amendment
Conditional Zoning Map Amendment

Applicant: Edward Wright
Owner: Edward Wright
Address: 100 N. Ridge Ave. Kannapolis, NC 28083
Telephone: 305-525-2541
Email: Wrightdesign75@gmail.com

Legal relationship of applicant to property owner: same

Property Location/Address: 100 N. Ridge Ave. Kannapolis, NC 28083

Tax Parcel Number: Zoning District: Acreage of Site: -

Requesting Zoning (if applicable):

Edward Wright
Applicant Name (Print)
Edward Wright
Property Owner Name (Print)

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(s), and one (1) copy of any required site plan for staff review must be submitted by the deadline. All fees are nonrefundable and help to cover administrative and notification costs.

For Staff Use Only:

Filing Fee: \$825.-
Receipt #: M-
Application No.: 2-2020-04
Date Submitted (Complete): 6/9/2020
Need \$300.- Ad



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

Property Address: 100 N Ridge Ave. Kannapolis, NC 28083

Property Identification Number(s): \_\_\_\_\_  
*(attach separate list if necessary)*

Present zoning classification: OI Requested zoning classification: RV

Number of parcels: 1 Approximate size of parcels: 4922

Are public utilities available? \_\_\_\_\_

Reason for map amendment: It is a residential home where my family lives and would like the correct zoning of residential to be shown.

***I certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.***

Edward Wright  
Applicant Name (Print)

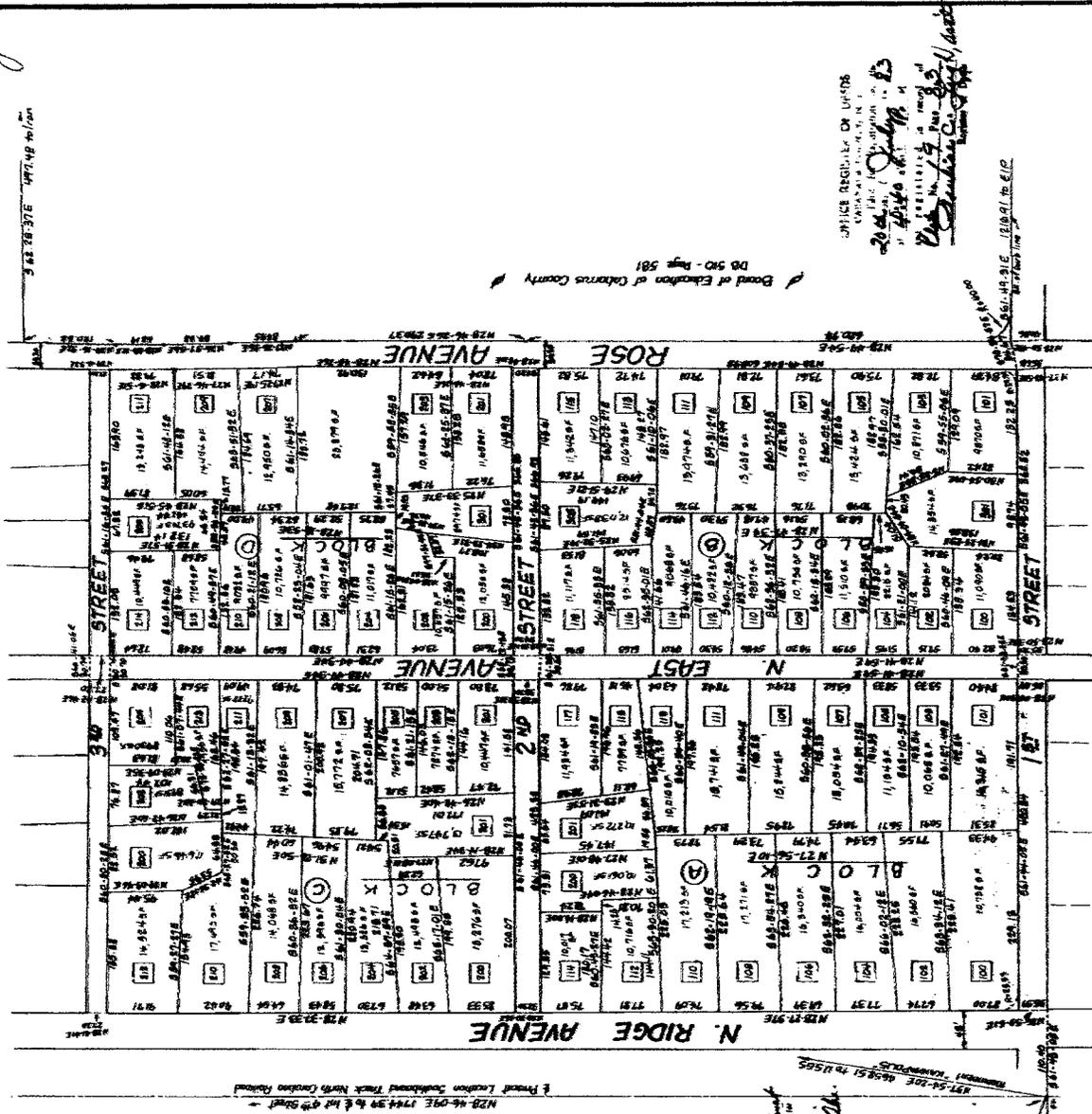
Edward Wright  
Property Owner Name (Print)

[Signature] 05/27/20  
Applicant Signature & Date

[Signature] 05/27/20  
Property Owner Signature & Date

**Required as part of Zoning Map Amendment Submittal:**

ô Fee: Please refer to fee schedule on the City's website to determine applicable fees. Fees are nonrefundable and help to cover administrative and notification costs.



**KANNAPOLIS SUBDIVISION**  
 N.E. SECTION I (Map of 2)  
 Property of Cannon Holding Corporation

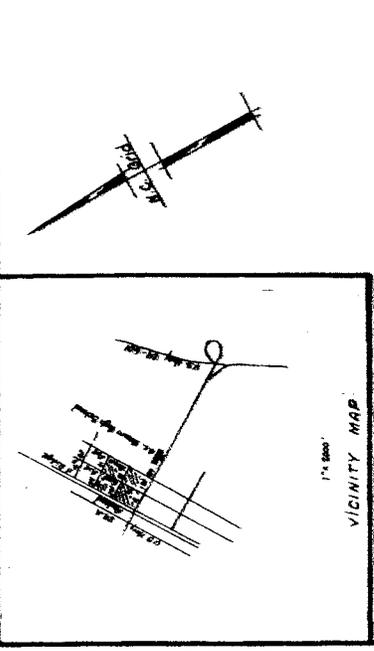
Township # 4  
 Cabarrus Co., N. C.  
 Scale 1" = 100'

Richard S. New NCRLS L-1996  
 Rt 5 Box 104  
 Huntersville, N.C. 28018

Dec 6, 1982

REVISIONS	
1	Initial area of individual lots
2	Final area of individual lots
3	Final area of individual lots

No plates of all lot owners unless noted otherwise.  
 P.K. (lots of street) information lines  
 Street intersections subject to a 5' radius unless noted otherwise. However, annotations above are to be interpreted as if they were.  
 Lot lines shown on this map indicate existing lines. Numbers in each block.  
 X indicates points falling in concrete drive or on concrete curb.  
 Bearings referenced to NAD 83 (1983) datum.  
 Central meridian UTM 84 Position "KANNAPOLIS" is 1,619,402.41  
 Y is 649,604.26



VICINITY MAP  
 1" = 500'  
 (1982) hereby certifies that I have the corner of this property shown and described hereon and that I have been duly sworn to and sworn with my (our) true consent, with the minimum building lines and setbacks, all streets, alleys, paths, utility and private use as shown. I have also sworn that the land shown on this plat falls within the subdivision jurisdiction of Cabarrus County.  
 T-AB-83  
 Date

STATE OF NORTH CAROLINA  
 I, Richard E. New, County Commissioner of Cabarrus County, do hereby certify that the plat of the subdivision of the land shown on this plat falls within the subdivision jurisdiction of Cabarrus County.  
 My commission expires January 23, 1985.  
 My commission expires January 23, 1985.  
 Chairman, Planning Board  
 The Cabarrus County Planning Board hereby approves this final plat for this subdivision.  
 Richard E. New, Chairman, Board of County Commissioners  
 My commission expires January 23, 1985.



DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 APPROVED BY: [Signature]  
 DATE: Feb. 19, 1983  
 APPROVED BY: [Signature]  
 DATE: Feb. 19, 1983  
 APPROVED BY: [Signature]  
 DATE: Feb. 19, 1983

APPROVED BY: [Signature]  
 DATE: Feb. 19, 1983  
 APPROVED BY: [Signature]  
 DATE: Feb. 19, 1983  
 APPROVED BY: [Signature]  
 DATE: Feb. 19, 1983

APPROVED BY: [Signature]  
 DATE: Feb. 19, 1983  
 APPROVED BY: [Signature]  
 DATE: Feb. 19, 1983  
 APPROVED BY: [Signature]  
 DATE: Feb. 19, 1983

5/27/2020 7:02:31 PM

**CABARRUS COUNTY, NC**

**WRIGHT EDWARD PEREZ-WRIGHT ROSALYN M WF**  
 100 N RIDGE AVE NC  
 98481

Return/Appeal Notes: Parcel: **5613 79 1905 0000**  
 PLAT: 19/83  
 ID NO: 04 020 0028.10 0000

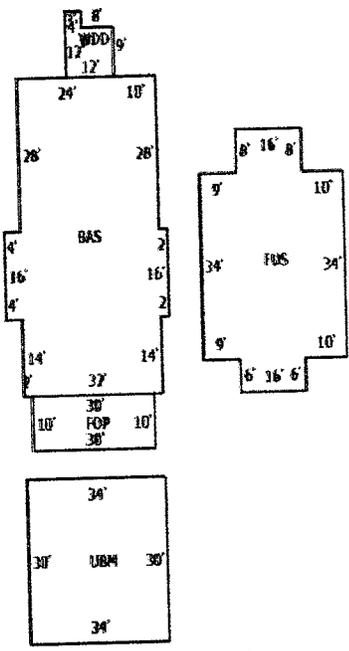
Reval Year: 2012 Tax Year: 2015  
 Appraised by 12 on 02/26/2015 50006 NCRC/KANNAPOLIS DOWNTOWN

CARD NO. 1 of 1  
 1.0000 LT  
 TW-04 CI-04 FR-00 EX- AT- LAST ACTION 20150511  
 SRC= Estimated

CONSTRUCTION DETAIL		MARKET VALUE		DEPRECIATION		CORRELATION OF VALUE	
Foundation - 3							
Continuous Footing	5.00						
Sub Floor System - 5							
Wood	9.00						
Exterior Walls - 10							
Aluminum/Vinyl Siding	30.00						
Roofing Structure - 06							
Irregular/Cathedral	13.00						
Roofing Cover - 03							
Asphalt or Composition Shingle	3.00						
Interior Wall Construction - 5							
Drywall/Sheetrock	20.00						
Interior Floor Cover - 08							
Sheet Vinyl	10.00						
Interior Floor Cover - 12							
Hardwood	0.00						
Heating Fuel - 03							
Gas	1.00						
Heating Type - 04							
Forced Air - Ducted	4.00						
Air Conditioning Type - 03							
Central	4.00						
Bedrooms/Bathrooms/Half-Bathrooms							
6/2/0	19.000						
Bedrooms							
BAS - 2 FUS - 4 LL - 0							
Bathrooms							
BAS - 1 FUS - 1 LL - 0							
Half-Bathrooms							
BAS - 0 FUS - 0 LL - 0							
Office							
BAS - 0 FUS - 0 LL - 0	0						
<b>TOTAL POINT VALUE</b>	<b>118.000</b>						
<b>BUILDING ADJUSTMENTS</b>							
Quality	3	Average	1.0000				
Shape/Design	3	MF3	1.0000				
Size		Size	0.8700				
<b>TOTAL ADJUSTMENT FACTOR</b>	<b>0.870</b>						
<b>TOTAL QUALITY INDEX</b>	<b>103</b>						

USE MOD	Area	QUAL	BASE RATE	RCN	EYB	AYB
01 01	3,645	103	70.04	255296	1980	1930

TYPE: SINGLE FAMILY RESIDENTIAL  
 STYLE: 2 - 1.5 Stories



DEPRECIATION		CORRELATION OF VALUE	
FOBS	Functional Obsolescence	0.20000	
AP	Additional Physical	0.15000	
	Standard	0.32000	
% GOOD		33.0	
CREDENCE TO		MARKET	
<b>DEPR. BUILDING VALUE - CARD</b>		<b>84,250</b>	
<b>DEPR. OB/XF VALUE - CARD</b>		<b>3,720</b>	
<b>MARKET LAND VALUE - CARD</b>		<b>120,580</b>	
<b>TOTAL MARKET VALUE - CARD</b>		<b>208,550</b>	
<b>TOTAL APPRAISED VALUE - CARD</b>		<b>208,550</b>	
<b>TOTAL APPRAISED VALUE - PARCEL</b>		<b>208,550</b>	
<b>TOTAL PRESENT USE VALUE - PARCEL</b>		<b>0</b>	
<b>TOTAL VALUE DEFERRED - PARCEL</b>		<b>0</b>	
<b>TOTAL TAXABLE VALUE - PARCEL \$</b>		<b>208,550</b>	
<b>PRIOR</b>			
BUILDING VALUE		144,520	
OBXF VALUE		3,720	
LAND VALUE		120,580	
PRESENT USE VALUE		0	
DEFERRED VALUE		0	
<b>TOTAL VALUE</b>		<b>268,820</b>	
<b>PERMIT</b>			
CODE	DATE	NOTE	NUMBER AMOUNT
ROUT: WTRSHD:			
<b>SALES DATA</b>			
OFF. RECORD	DATE	DEED TYPE	Q/UV/L INDICATE SALES PRICE
BOOK/PAGE	MO/YR		
123210023	1 2017	QC E I	0
112280075	12 2014	GW U I	155000
006080291	3 1986	WD U I	42000
HEATED AREA 3,482			
<b>NOTES</b>			
ADDED SIDING 1993			

SUBAREA		CODE	DESCRIPTION	COUNT	LT	HW	TH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
TYPE	GS																	
	2,068	100	144843	09D	10	20	200	26.00	100	100	1	1.25	1970	1985	S3		30	1950
BAS	300	035	7354	03L	100	10	1,000	2.00	100	1	0.88	1980	1998	S5			50	880
FOP	1,414	088	87130	05K	20	10	200	3.25	100	1	1.25	1985	1985	S5			30	244
FUS	1,020	020	14288		0	0	250	8.60	100	1	1.00	1985	1994	S5			30	645
UBM	1,200	020	1681															
WDD																		
<b>TOTAL OB/XF VALUE</b>																		<b>3,719</b>

<b>FIREPLACE</b>	1 - None	0
<b>SUBAREA TOTALS</b>	4,922	255,296

**BUILDING DIMENSIONS** BAS=528W4S16E4S14E2E32N14E2N16W2N28W10W24Area:2068;FOP=510E30N10W30Area:300; FUS=W16N6W9N34E9N8E16S8E10S34W10S6Area:1414; ;WDD=N9W8N3W4S12E12Area:120;UBM=S30E34N30W34Area:1020;TotalArea:4922

LAND INFORMATION		OTHER ADJUSTMENTS		LAND UNIT		TOTAL LAND UNITS		TOTAL ADJUST		LAND VALUE		OVERRIDE VALUE		LAND NOTES			
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	AND NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
OFFICE	0400	OI	87	229	1.1000	2	0.9000	LOC	PS	1,400.00	87.000	FF	0.990	1,386.00	120582	0	
<b>TOTAL MARKET LAND DATA</b>																	
<b>TOTAL PRESENT USE DATA</b>																	

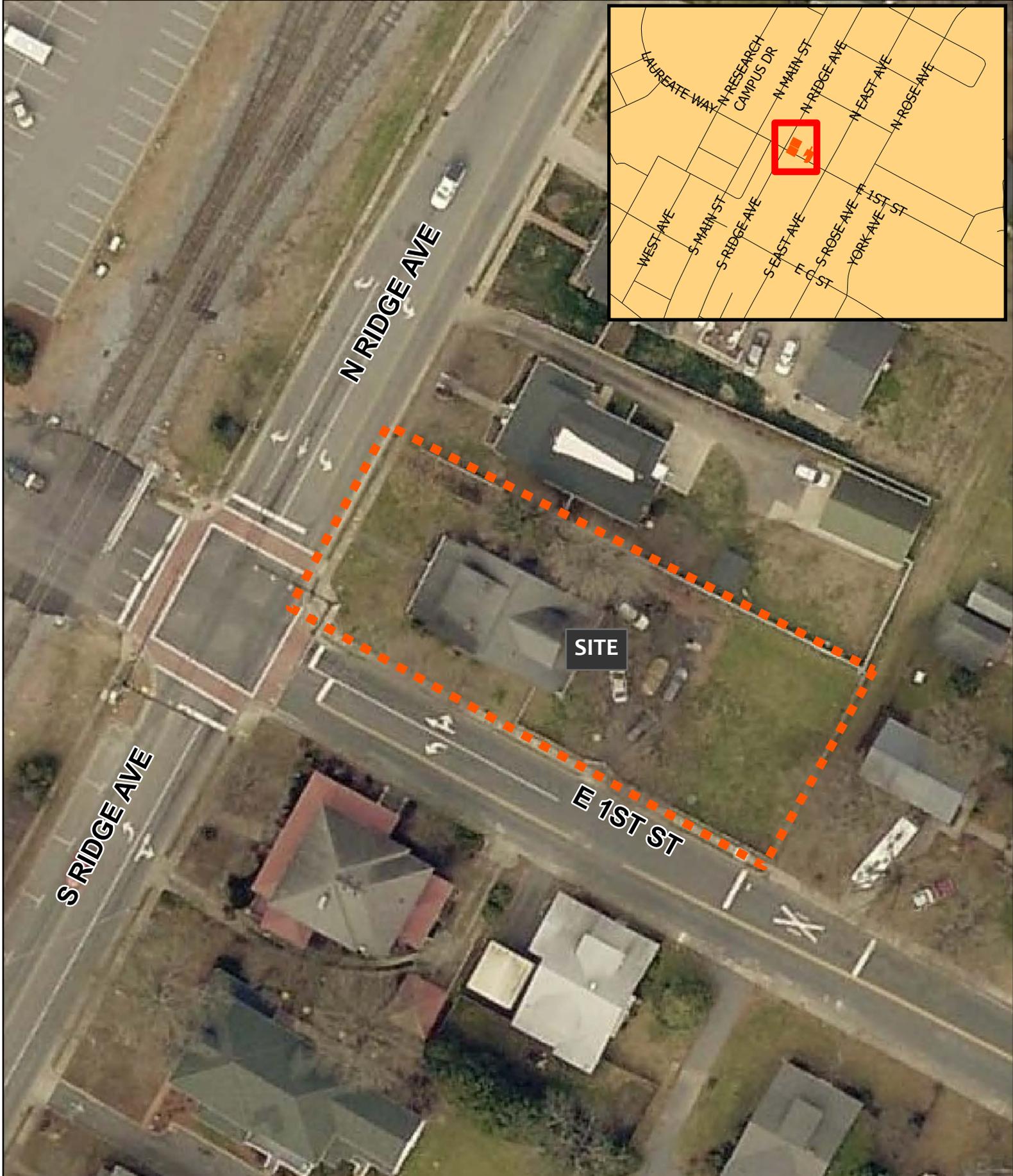


# Vicinity Map

Case Number: Z-2020-04

Applicant: Edward Wright

100 N Ridge Ave

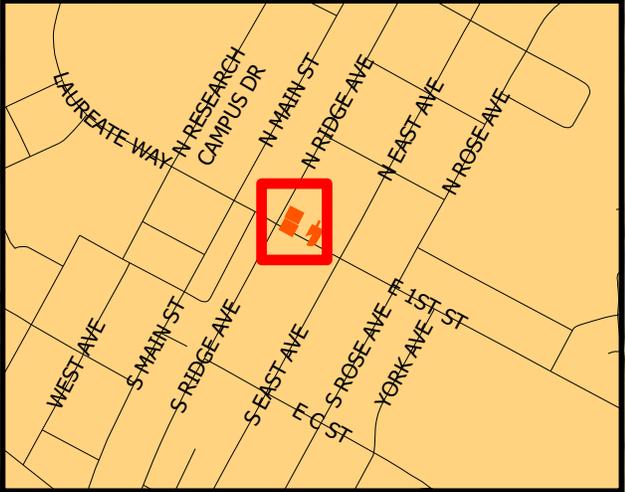


N RIDGE AVE

S RIDGE AVE

SITE

E 1ST ST



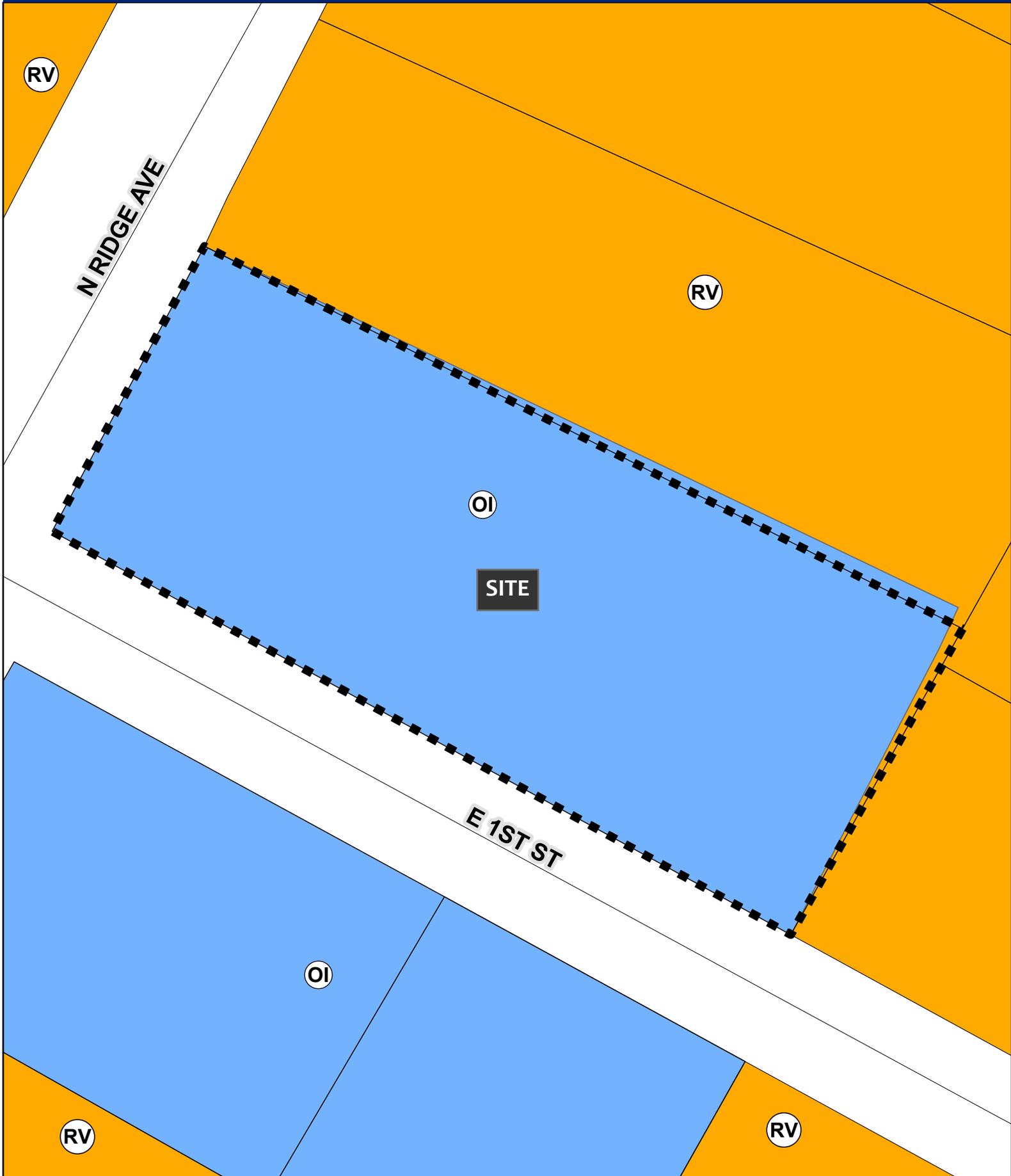


# Kannapolis Current Zoning

Case Number: Z-2020-04

Applicant: Edward Wright

100 N Ridge Ave





# Kannapolis 2030 Future Land Use Map

Case Number: Z-2020-04

Applicant: Edward Wright

100 N Ridge Ave





PO Box 27283  
Richmond, VA 23261-7283

# Order Confirmation

Order# 0000657631

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

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

**Total Amount**                      \$546.56

**Payment Amount**                      \$546.56

**Amount Due**                              \$0.00

**Tax Amount:**                              0.00

**Payment Meth:**      Credit - Debit Card

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

0                              0                              1

**Ad Number**                      **Ad Type**                      **Ad Size**                      **Color**  
0000657631-01                      CLS Liner                      2 X 43 li                      \$0.00

**Production Method**  
AdBooker (liner)

**Production Notes**

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

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

**Run Dates**                      6/26/2020, 7/ 3/2020

**TagLine:** NOTICEOFPUBLICHEARINGPLANNINGANDZONINGCOMMISSIONME  
OLISNCWEDNESDAYJULY82020AT600PMCONDITIONALZONINGMAF



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

**Wednesday July 8, 2020 at 6:00 pm**

**Conditional Zoning Map Amendment - CZ-2020-03** - Public hearing to consider a request to rezone approximately 34.8 +/- acres located at 2845 & 2975 Jim Johnson Rd from Cabarrus County Zoning Designation of CR (Countryside Residential) to City of Kannapolis RC-CZ (Residential Compact-Conditional Zoning), further identified as Cabarrus County PINs #4672-94-8282 & 4672-94-0442 to allow for a 74-unit single-family detached residential development.

**Zoning Map Amendment - Z-2020-04** - Public hearing to consider a request to rezone approximately .45 +/- acres located at 100 N. Ridge Ave. from O-I (Office-Institutional) to RV (Residential Village), further identified as Cabarrus County PIN #5613-79-1905

**IN ORDER TO COMPLY WITH FEDERAL, STATE AND LOCAL RESTRICTIONS IMPOSED IN RESPONSE TO THE COVID-19 VIRUS, SOCIAL DISTANCING PRACTICES WILL BE OBSERVED DURING THIS MEETING.**

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](mailto:tccline@kannapolisnc.gov) as soon as possible but no later than 48 hours before the scheduled event.

**Publish: Friday June 26, 2020, Friday July 3, 2020**

AcctName1	MailAddr1	MailCity	MailState	MailZipCod
STEPHANIE TROUTMAN	104 SOUTH EAST AVENUE	KANNAPOLIS	NC	28081
EDWARD & ROSLYN WRIGHT	100 N RIDGE AVE	KANNAPOLIS	NC	28083
DEBBI ROWELL	204 E 1ST ST	KANNAPOLIS	NC	28083
PENSCO TRUST COMPANY				
CUSTD FBO TONY L ABERNATHY IRA	426 31ST ST	SUNSET BEACH	NC	28468
ATLANTIC AMERICAN PROPERTIES INC.	226 OAK AVE	KANNAPOLIS	NC	28081
MYRTLE KETCHIE ROBERTS LF EST	102 N RIDGE AVE	KANNAPOLIS	NC	28083
MARK & JANET HILL	101 N EAST AVE	KANNAPOLIS	NC	28083
ROBERT PENINGER & CYNTHIA SPRY	104 N RIDGE AVE	KANNAPOLIS	NC	28083
BARRY & LISA HEDRICK	200 E 1ST ST	KANNAPOLIS	NC	28083
J SCOTT PROPERTIES LLC/A LLC	PO BOX 1009	KANNAPOLIS	NC	28082
BARRY & LISA HEDRICK	200 E 1ST ST	KANNAPOLIS	NC	28083
MAXINE CARTER & DEBORAH CARTER	105 N EAST AVE	KANNAPOLIS	NC	28083
WARREN BELK				
C/O LARRY BELK	207 N EAST AVE	KANNAPOLIS	NC	28083
MALLORY & CHARLOTTE PENLAND	106 N RIDGE AVE	KANNAPOLIS	NC	28081
PAMELA PURVIS	1010 LAUREN GLEN DR	CHINA GROVE	NC	28023
JOHN GENTLE	109 N EAST AVE	KANNAPOLIS	NC	28083
ATLANTIC AMERICAN PROPERTIES	226 OAK AVE	KANNAPOLIS	NC	28081
NORTH CAROLINA RAILROAD CO	2809 HIGHWOODS BLVD STE 100	RALEIGH	NC	27604



June 25, 2020

Dear Property Owner:

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

**Z-2020-04 – Conditional Zoning Map Amendment – 100 N. Ridge Ave.**

The purpose of the Public Hearing is to consider a request by Ed to rezone property Edward Wright at 100 N. Ridge Ave. from O-I (Office-Institution) to RV (Residential Village). The subject property is approximately .45 +/- acres and further identified as Cabarrus County Parcel Identification Number(s) 5613-79-1905 (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, SOCIAL DISTANCING PRACTICES WILL BE OBSERVED DURING THIS MEETING.**

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

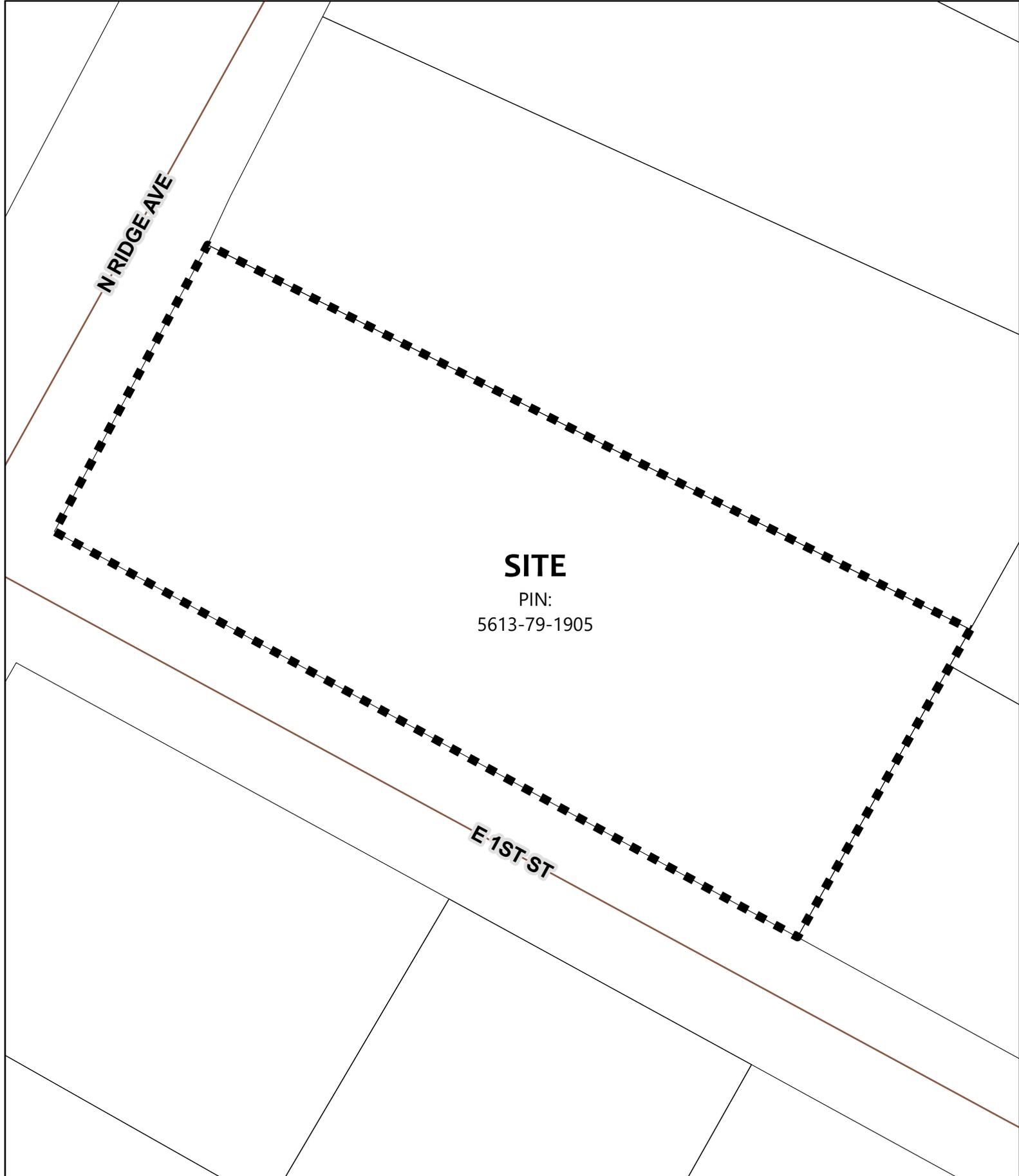
Enclosure

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](mailto:tccline@kannapolisnc.gov) as soon as possible but no later than 48 hours before the scheduled event.



# Zoning Map Amendment

Case Number: Z-2020-04  
Applicant: Edward Wright  
100 N Ridge Ave







**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY  
WITH REGARD TO CASE #Z-2020-04**

**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 July 8, 2020 the Planning and Zoning Commission conducted a public hearing to consider a request to rezone a property located at 100 N. Ridge Ave. (Cabarrus County Parcel Identification Number 5613-79-1905) owned by Edward & Roslyn Wright, from City of Kannapolis Office-Institutional (O-I) 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” Character Area as designated in the Move Kannapolis Forward 2030 Comprehensive Plan. The RV zoning district proposed with this rezoning is consistent with the residential 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 July 2020:**

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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-2020-04 (100 N. Ridge Ave.)**

**City of Kannapolis Office-Institutional (O-I) 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 July 8, 2020 for consideration of rezoning petition Case #Z-2020-04 as submitted to the City of Kannapolis Planning Department; and

**WHEREAS**, the request was to rezone property located at 100 N. Ridge Ave., (Cabarrus County Parcel Identification Number 5613-79-1905) owned by Edward & Roslyn Wright, from City of Kannapolis Office-Institutional (O-I) Zoning Designation to a 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 .45 +/- 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 “Urban Residential” Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The Urban Residential Character Area calls for primary uses of single-family detached/attached residential, along with civic uses. The RV zoning district proposed with this rezoning would allow for the residential and other uses designated in the Urban Residential character area and the density of the lot mirrors what is described for this character area.

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

The surrounding area consists of predominantly single-family detached residence. 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 is anticipated to experience development in the near future due to its proximity to the adjacent downtown 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 and south are zoned RV. Properties to the east are zoned RV. Properties across Ridge Ave to the west are zoned CC (Center City) and RV.

**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 OI. 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?**

The property is currently being utilized as a single-family dwelling.

**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 July 2020:**

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David Steele, Chairman  
Planning and Zoning Commission

**Attest:**

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Pam Scaggs, Recording Secretary  
Planning and Zoning Commission