



BOARD OF ADJUSTMENT AGENDA

**Kannapolis City Hall
Laureate Center - Kannapolis, NC**

**Tuesday, November 4, 2025
6:00 PM**

1. Call to Order

2. Roll Call and Recognition of Quorum

3. Approval of Agenda

4. Approval of Minutes – October 7, 2025

5. Swearing In for Testimony

6. Orders for Approval

a. BOA-2025-19 – Special Use Permit – 917 S. Main St.

Order is for denial for a Special Use Permit (SUP) to allow a bar at 917 S. Main Street. Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance (KDO), issuance of a SUP is required for a bar in the General Commercial (GC) zoning district. The subject property is approximately 0.35 acres and is further identified as Cabarrus County Parcel Identification Number 56135476600000.

7. Evidentiary Hearing:

a. BOA-2025-11 – Appeal of an interpretation of the Kannapolis Development Ordinance (REQUEST TO WITHDRAW)

Hearing to consider an appeal of the Planning Director's interpretation of Section 5.9 of the Kannapolis Development Ordinance (KDO). The appeal challenges two determinations: (1) that refacing an existing billboard to a digital display is not considered maintenance and repair under Section 5.9.C(3), and (2) that Section 5.9.E(3)(a)5 limits the digital portion of a billboard face to no more than 70% of the total sign face area. The appeal concerns applications to convert existing billboards to digital displays located at 280 S. Cannon Blvd. and 794 Dakota Street in Cabarrus County, and 948 N. Cannon Blvd. in Rowan County, further identified as Cabarrus County Parcel Identification Numbers 56230718980000 and 56220855710000, and Rowan County Parcel Identification Number 150 098A, respectively.

b. BOA-2025-22 – Special Use Permit – 301 Jackson Park Rd.

Hearing to consider a Special Use Permit (SUP) to allow for an 80-unit, self-service storage facility in the General Commercial (GC) zoning district on a 0.65 +/- acre property located at 301 Jackson Park Rd, further identified as Rowan County Parcel Identification Number 150 267.

c. BOA-2025-23 – Special Use Permit – 201 Brookdale St.

Hearing to consider a Special Use Permit (SUP) to allow for a 150-unit self-service storage facility in the General Commercial (GC) zoning district on a 1.35 +/- acre property located at 201 Brookdale St., further identified as Rowan County Parcel Identification Number 150 119A.

d. BOA-2025-24 – Special Use Permit – 224 Brookdale St. (Staff requests continuance to December 2025 meeting)

Hearing to consider a Special Use Permit (SUP) to allow for a self-service storage facility in the General Commercial (GC) zoning district on a 0.415 +/- acre portion of a 1.97 +/- acre property located at 224 Brookdale St., further identified as Rowan County Parcel Identification Number 150 122.

8. Planning Director Updates

9. Other Business

10. Adjourn



Board of Adjustment November 4, 2025 Meeting

Staff Report

TO: Board of Adjustment

FROM: Ben Barcroft, Senior Planner

SUBJECT: Case# BOA-2025-22: Special Use Permit – 301 Jackson Park Rd.
Applicant: Alan Overcash

Request for a Special Use Permit to allow for a self-service storage facility on property located at 301 Jackson Park Rd.

A. Actions Requested by Board of Adjustment

1. Motion to accept the City's exhibits into the record.
2. Motion to approve/revise Findings of Fact for the Special Use Permit.
3. Motion to approve (approve with conditions) (deny) the issuance of the Special Use Permit
4. Motion to Issue Order of Approval.

B. Required Votes to Pass Requested Action

A majority vote is required to approve, approve with conditions, or deny the requested actions.

C. Background

The applicant, Alan Overcash, is requesting a Special Use Permit (SUP) to allow for an 80-unit, self-service storage facility in the General Commercial (GC) zoning district on a 0.65 +/- acre property located at 301 Jackson Park Rd, further identified as Rowan County Parcel Identification Number 150 267.

Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance (KDO), issuance of a SUP is required for self-service storage uses in the GC zoning district. The property is located within the Protected Area of the Coldwater Creek/Lake Concord Watershed (WS-IV) so provisions of the Watershed Protection Overlay District, Section 3.8.I. of the KDO, would apply to any development of this property.

Pursuant to Section 4.2.D(5)f.4 of the Kannapolis Development Ordinance, self-service storage facilities are subject to the following special requirements:

- a) The maximum lot size is three acres.

- b) Notwithstanding the building height standards in the district where the self-service storage is located, except in the GC District, buildings where storage units are accessed directly from the building's exterior shall have a maximum height of one story. For purposes of this section, one story shall mean and refer to a maximum interior ceiling height of ten feet, which may include a maximum of eight feet with an additional two feet to accommodate a garage-type sliding or roll up door.
- c) The required setback shall be twenty-five (25) feet when adjacent to areas that are zoned residential.
- d) A Type B perimeter buffer yard shall be provided in accordance with Section 5.3.G, Perimeter Buffer Yards, around the perimeter of the self-service storage facility.
- e) Signs and other advertising mediums are prohibited within the buffer yard.
- f) The establishment shall have an on-site manager or an electronic security system.
- g) The sale of personal property and the conduct any type of commercial activity of any kind whatsoever other than leasing of the storage units and incidental sales of storage-related materials (boxes, tape, labels, etc.) is prohibited.
- h) No portion of any self-service storage shall be used, on a temporary or permanent basis, as a dwelling, except a single dwelling unit for use by an on-site manager or caretaker is allowed as an accessory use.
- i) The repair, construction, or reconstruction of any boat, engine, motor vehicle on-site is prohibited.
- j) On-site storage of a propane or gasoline engine or a propane or gasoline storage tank is prohibited. All rental contracts for storage units shall include clauses prohibiting (a) the storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals, and (b) the use of the property for purposes other than dead storage.
- k) All outdoor lights must be shielded to direct light and glare only onto the lot which the self-service storage is located.
- l) Building renderings are required to demonstrate that street facing facades present the appearance of an office or retail commercial use.
- m) No outdoor storage within the General Commercial (GC) zoning district

D. Fiscal Considerations

None

E. Policy Issues

Section 2.5.A(5) of the KDO requires that the Board of Adjustment shall only approve a special use permit if the applicant demonstrates that the criteria below have been met. Staff analysis of each criterion is noted.

Staff Findings of Fact - Based on application review:

Yes No

☒
☐

The proposed conditional use will be in harmony with the area in which it is to be located and in general conformance with the City's Land Use Plan.

This property is located within the "Urban Residential" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The Character Area calls for primary uses of single-family residential and civic uses, with secondary uses including multi-family residential, small-format retail, and

office. The parcel is currently vacant. Surrounding uses include undeveloped commercial property, Duke Energy substations and transmission lines, and various commercial uses. The site is also bounded by existing roadways on multiple sides.

Based on the character area noted above, the proposed development is compatible with the future land use plan and existing uses in the surrounding area.

☒ ☐ **Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.**

The proposed use of self-service storage is not expected to create any traffic hazards or cause traffic congestion. The Engineering Department has preliminarily reviewed the proposed driveway location.

☒ ☐ **The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.**

No vibration, noise, odor, dust, smoke, or gas beyond what would be anticipated for a self-service storage facility is expected as a result of this proposed use.

☒ ☐ **The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.**

The proposed use is not expected to impede development of surrounding properties for uses allowed within their respective zoning districts. The self-service storage facility is anticipated to have minimal impact on neighboring properties. The applicant has submitted renderings showing that the street-facing façades present the appearance of an office or retail commercial use.

☒ ☐ **The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.**

There is no apparent danger or detriment to the overall public safety, health and welfare resulting from the proposed use. The proposed use is subject to all the requirements of the Kannapolis Development Ordinance.

☒ ☐ **The proposed use complies with all applicable provisions of the KDO.**

The proposed use shall comply with all sections of the Kannapolis Development Ordinance, conditions of approval, and any other applicable local, state, and federal regulations. Staff has confirmed that the use-specific standards for self-service storage facilities have been met, with the condition that a Type B perimeter buffer yard be provided around the perimeter of the self-service storage facility, as it was not shown on the conceptual site plan. It is understood by the applicant that, unless specifically relieved of a requirement in writing, all KDO requirements must be met.

☒ ☐ **The applicant consents in writing to all conditions of approval included in the approved special use permit.**

The applicant has indicated that they will sign all Conditions of Approval for this special use permit.

F. Legal Issues

Board's Findings of Fact - Based on application review and evidentiary hearing.

In order to determine whether a special use permit is warranted, the Board must decide that each of the six findings as outlined below has been met and that the additional approval criteria has been satisfactorily addressed. If the Board concurs completely with the findings of the staff, no additional findings of fact are necessary, and the staff findings should be approved as part of the decision. However, if the Board wishes to approve different findings (perhaps as a result of additional evidence or testimony presented at the evidentiary hearing), alternate findings need to be included as part of the six criteria below. Should a special use permit be approved, the Board may place conditions on the use as part of the approval to assure that adequate mitigation measures are associated with the use.

Yes

No

☐☐

The proposed conditional use will be in harmony with the area in which it is to be located and in general conformance with the City's Land Use Plan.

☐☐

Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

☐☐

The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

☐☐

The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

☐☐

The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.

☐☐

The proposed use complies with all applicable provisions of the KDO.

☐☐

The applicant consents in writing to all conditions of approval included in the approved special use permit.

G. Recommendation

Based on the above findings, staff recommends **approval with conditions** of the Special Use Permit based on the staff Findings of Fact (or as modified by the Board), the conceptual site plan, and compliance with all local, state and federal requirements.

Conditions of Approval proposed by staff:

1. A Type B perimeter buffer yard shall be provided in accordance with Section 5.3.G, Perimeter Buffer Yards, around the perimeter of the self-service storage facility.

The Board of Adjustment should consider all facts and testimony after conducting the Evidentiary Hearing and render a decision accordingly to approve, approve with conditions, or deny the Special Use Permit.

H. Attachments

1. Special Use Permit Application
2. Vicinity Map
3. Zoning Map
4. Future Land Use Map
5. Conceptual Site Plan
6. Elevation Rendering
7. List of Notified Properties
8. Notice to Adjacent Property Owners
9. Posted Public Notice

I. Issue Reviewed By:

Planning Director	X
Assistant City Manager	X
City Attorney	X





Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

SPECIAL USE PERMIT APPLICATION

Approval authority – Board of Adjustment

Applicant Contact Information

Name: Alan Overcash

Address: 1641 Dale Earnhard Blvd
Kannapolis, NC 28083

Phone: 704-305-1020

Email: [REDACTED]

Property Owner Contact Information ☐ same as applicant

Name: Kannapolis Property Owner LLC

Address: 1213 W Morehead St. Ste 150
Charlotte, NC 28208

Phone: _____

Email: _____

Project Information

Project Address: 301 Jackson St

Zoning District GC

Parcel PIN: 150 267

Size of property (in acres): 0.6889

Current Property Use: Vacant

Proposed Use: Self Service Storage

The location of the above-mentioned proposed use is indicated on the accompanying site plan, and the nature of the proposed use is more fully described as follows (attach separate sheet if necessary): _____

Proposed use is a conditioned self storage warehouse with units for rent to the public.

REVIEW STANDARDS

The Board of Adjustment does not have unlimited discretion in deciding whether to approve a Special Use Permit (SUP). Per Section 2.5.A(5)c of the Kannapolis Development Ordinance (KDO,) the applicant must demonstrate successful compliance with all standards to obtain a SUP. In the space provided below, indicate the **facts** that you intend to provide to convince the Board that it can properly reach the following conclusions:

1. **The proposed special use will be in harmony with the area in which it is to be located and in general conformance with the City's Comprehensive Plan.**

The proposed special use is in harmony with the area, the adjacent property across Security St, is a similar use

being mini warehouse non conditioned storage units, with other adjoining uses being undeveloped commercial property,

Duke Energy substation & transmission lines, and public infrastructure / roadways

Yes, it is proposed to locate the access entrance on the side street, per discussion with Kannapolis Planning in the pre-app meeting

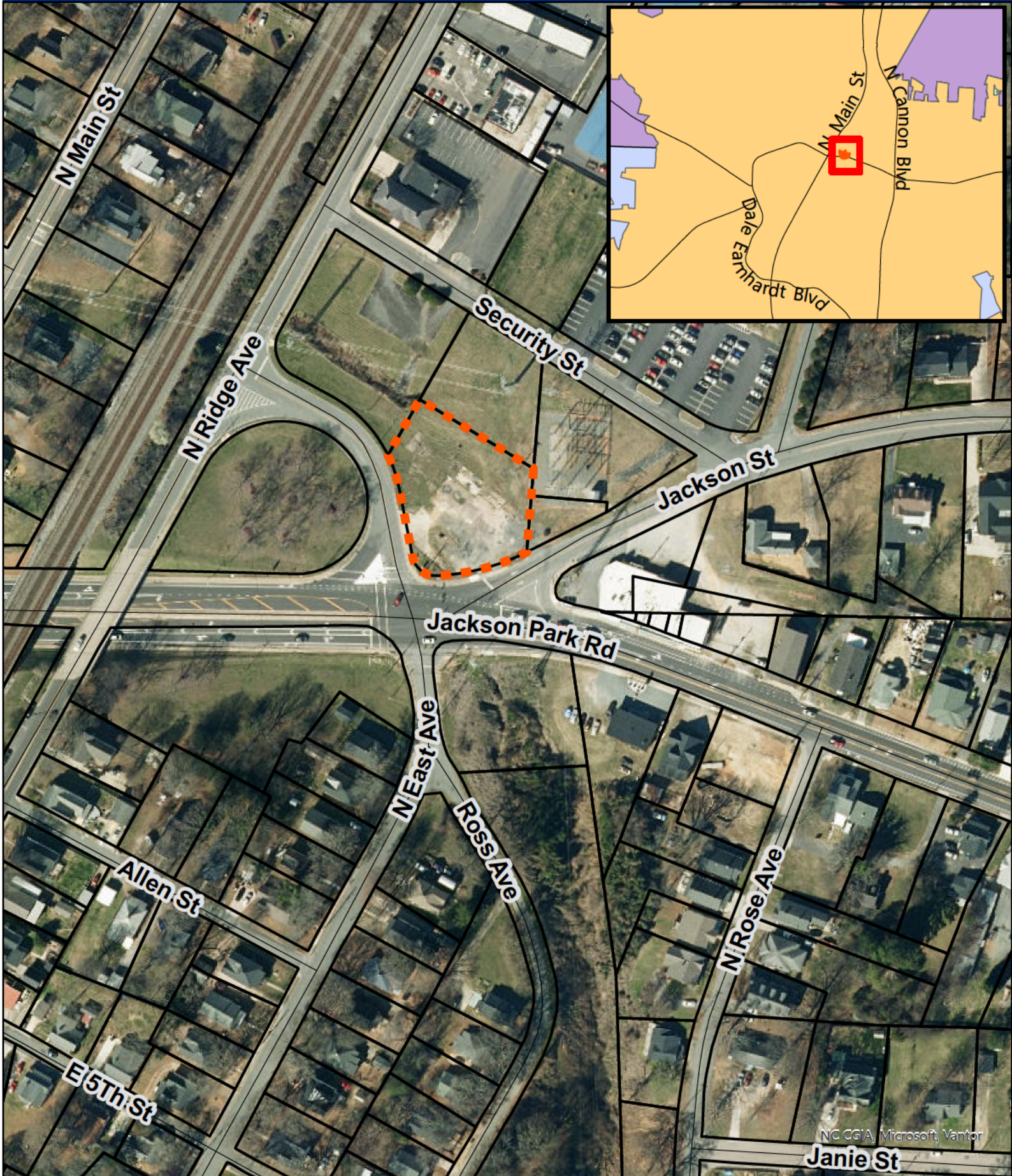


Vicinity Map

Case Number: BOA-2025-22

Applicant: Alan Overcash

301 Jackson Park Rd

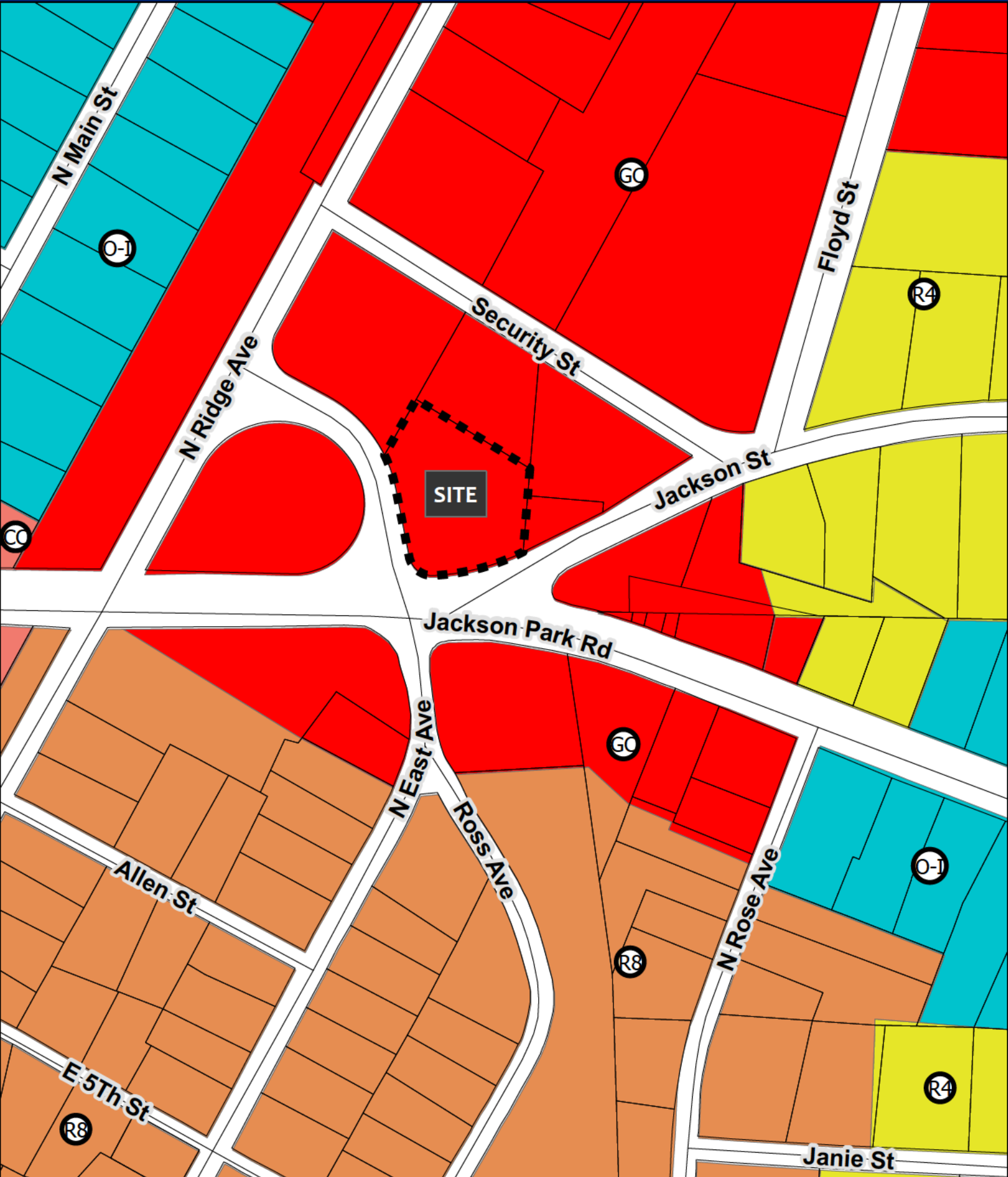




Kannapolis Current Zoning

Case Number: BOA-2025-22

Applicant: Alan Overcash
301 Jackson Park Rd



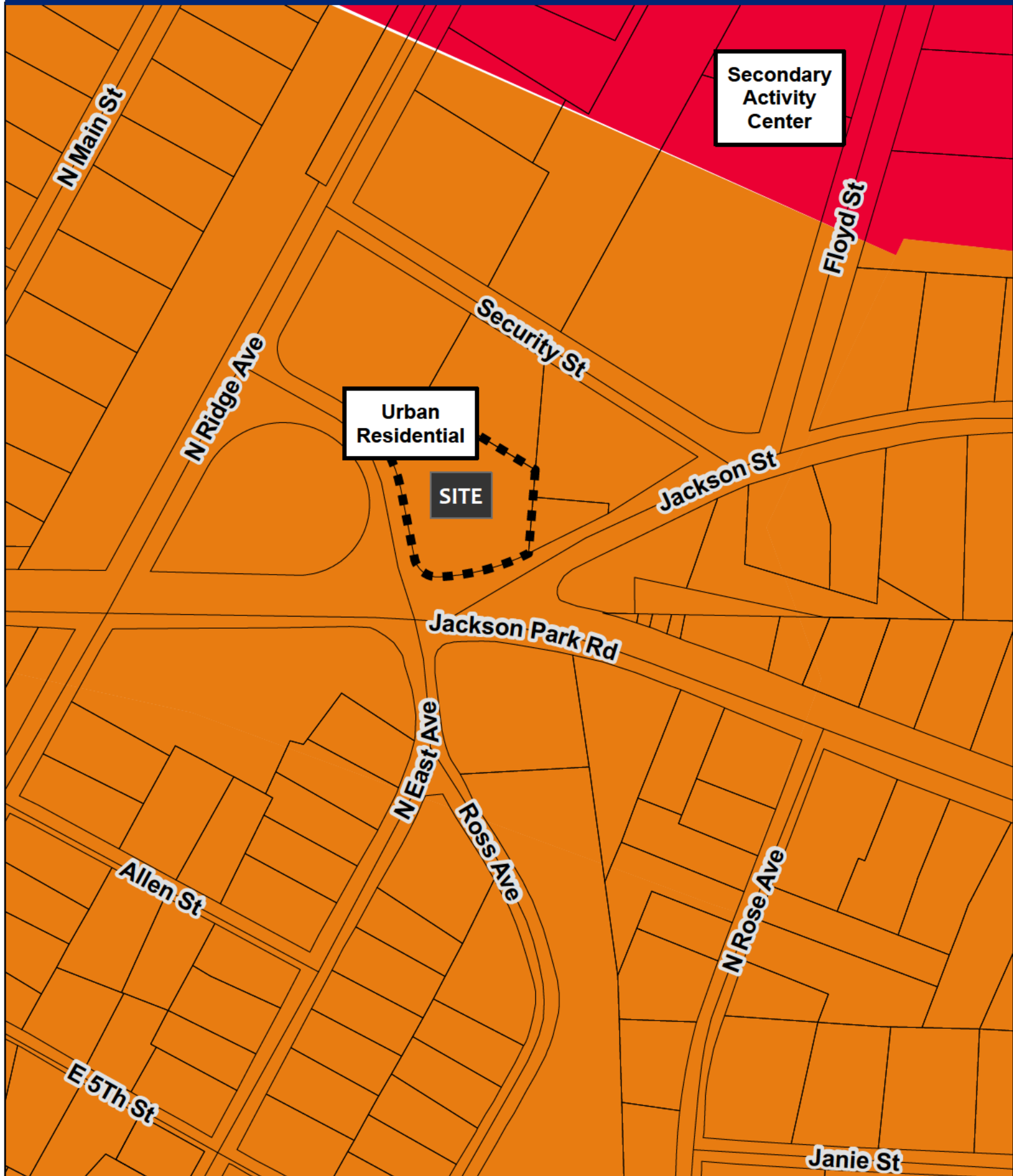


Kannapolis 2030 Future Land Use Map

Case Number: BOA-2025-22

Applicant: Alan Overcash

301 Jackson Park Rd



APPLICATION PROJECT INFORMATION
PROPERTY ADDRESS: 301 JACKSON ST

APPLICANTS NAME: ALAN OVERCASH
OVERCASH REAL ESTATE, LLC
1641 DALE EARNHARDT BLVD
KANNAPOLIS, NC 28083
APPLICANT PHONE: 704 305.1020
APPLICANT EMAIL: OVERCASHA@GMAIL.COM

PROPERTY OWNERS NAME: KANNAPOLIS PROPERTY OWNER, LLC
PROPERTY OWNERS ADDRESS: 1213 W MOREHEAD ST STE 150
CHARLOTTE, NC 28208-5579

PROPERTY ACREAGE: 0.69 ACRES
CURRENT PROPERTY USE: VACANT COMMERCIAL

ZON NG DISTRICT: GC
PARCEL #: 150 267

CURRENT USE: VACANT COMMERCIAL
PROPOSED USE: SELF-SERVICE STORAGE

GENERAL COMMERCIAL DISTRICT STANDARDS (3.5)

- SELF-SERVICE STORAGE IN A GC DISTRICT REQUIRES A SPECIAL USE PERMIT
- THE PROPOSED SPECIAL USE SHALL COMPLY WITH ALL SPECIAL REQUIREMENTS FOR SELF-SERVICE STORAGE (4.2.D.5.F.4).

LOT AREA (MIN/MAX): NONE / 3 ACRES
LOT WIDTH (MIN): 50 FT
DENSITY (MAX): 18 / AC
IMPERVIOUS SURFACE (PROP): 0.31 AC
IMPERVIOUS SURFACE RATIO (MAX): 0.8
IMPERVIOUS SURFACE RATIO (PROP): 0.45
FRONT SETBACK (MIN): 10 FT
SIDE SETBACK (MIN): NONE
REAR SETBACK (MIN): NONE
BUILDING HEIGHT (MAX): 48 FT
USE REGULATIONS: SPECIAL USE REQ.

THIS DRAW NG IS FOR:
SPECIAL USE PERMIT APPLICATION
PROPOSED USE: SELF-SERVICE STORAGE

DEVELOPMENT REQUIREMENTS (SECTION 5)

- VEHICULAR ACCESS SHALL BE PROVIDED BY A PRIVATELY MAINTAINED DRIVEWAY.
- PEDESTRIAN ACCESS AND PUBLIC IMPROVEMENTS SHALL BE PROVIDED PER SECTION 5.1 AND COORDINATED WITH THE CITY AND LOCAL TOPOGRAPHY. THE WIDTH OF THE RIGHT-OF-WAY AND LIMITS OF IMPROVEMENTS SITE SHALL BE CLEARED AND THE UTILITIES SHALL BE LOCATED WITH A DETAILLED TOPOGRAPHIC SURVEY PRIOR TO FINAL DESIGN.
- ANY PROPOSED FENCING OR WALLS SHALL BE IN ACCORDANCE WITH SECTION 5.5.
- THE APPLICANT SHALL OBTAIN A PHOTOMETRIC PLAN AND ALL SIGHT LIGHTING SHALL BE IN ACCORDANCE WITH SECTION 5.6.
- THE BUILDING SHALL MEET THE FORM AND DESIGN STANDARDS IN SECTION 5.7 AND SHALL MEET THE NEIGHBORHOOD COMPATIBILITY STANDARDS FOUND IN SECTION 5.8.
- ANY PROPOSED SIGNAGE SHALL BE IN ACCORDANCE WITH SECTION 5.9.
- SIDE GRADING AND STORMWATER INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH SECTION 5.10.

OFF-STREET PARK NG, BICYCLE PARK NG, AND LOADING STANDARDS (5.2)

- BICYCLE PARK NG, AND LOADING SHALL BE COORDINATED WITH THE CITY.
- STALLS SHALL BE A MINIMUM OF 9 FT X 18 FT AND THEY SHALL BE PAVED.
- THERE SHALL BE A MINIMUM OF ONE STALL / 200 UNITS - (2) SPACES REQUIRED.
- SITE SHALL MAINTAIN ADA ACCESSIBILITY, AS REQUIRED BY FEDERAL, STATE, AND LOCAL REGULATIONS.

LANDSCAPING AND BUFFER STANDARDS (5.3)

- A DETAILLED LANDSCAPE PLANT NG PLAN SHALL BE PREPARED BY A LANDSCAPE ARCHITECT OR A QUALIFIED CONTRACTOR AS PART OF FINAL ENGINEERING. PLANTING SPECIES, VARIETIES, SIZES, AND RATES SHALL BE IN ACCORDANCE WITH THE KDO. PLANTING RATES SHALL BE ADJUSTED FOR ANY CREDITS OBTAINED FROM TREE PRESERVATION.
- ALL NON-PAVED SURFACES SHALL BE FINELY GRADED AND PLANTED, SEEDED, AND/OR MULCHED PER THE FINAL LANDSCAPE PLANS (BY OTHERS).
- BUFFERS SHALL BE PLANTED IN ACCORDANCE WITH TABLE 5.3.G(3).
1. BUILDING YARD SHALL BE PLANTED IN ACCORDANCE WITH TABLE 5.3.H(4)(b). THE WIDTH SHALL BE 10 FT WIDE (MIN) AND THERE SHALL BE 1 ORNAMENTAL TREE PER 25 LF AND 1 EVERGREEN SHRUB PER 7 LF OF BUILDING FRONTAGE FACING OFF-STREET PARK NG AREAS.
- NO STALL SHALL BE MORE THAN 80 FT FROM A SHADE TREE.
- THE REQUIRED 8 FT STREET YARD SHALL BE COORDINATED WITH THE CITY AND DUKE POWER. THE PLANT NG RATE SHALL BE 1 ORNAMENTAL TREE PER 35 FT.
- THE APPLICANT SHALL OBTAIN A TREE SURVEY TO DETERMINE IF THE SITE HAS ANY SPECIMEN OR HERITAGE TREES ON-SITE. ALL TREE REMOVAL AND PROTECTION SHALL BE IN ACCORDANCE WITH SECTION 5.3.J AND THE FINAL PLANTING PLAN SHALL BE ADJUSTED FOR ANY TREE SAVE CREDITS OBTAINED FROM TREE PRESERVATION.

4" 3000 PSI PORTLAND CEMENT CONCRETE

COMPACTED SUB-GRADE

STANDARD DUTY PORTLAND CEMENT CONCRETE

1.5" BITUMINOUS CONCRETE, TYPE S9.5B

1.5" BITUMINOUS CONCRETE, TYPE I19.0C

8" COMPACTED AGGREGATE BASE COURSE

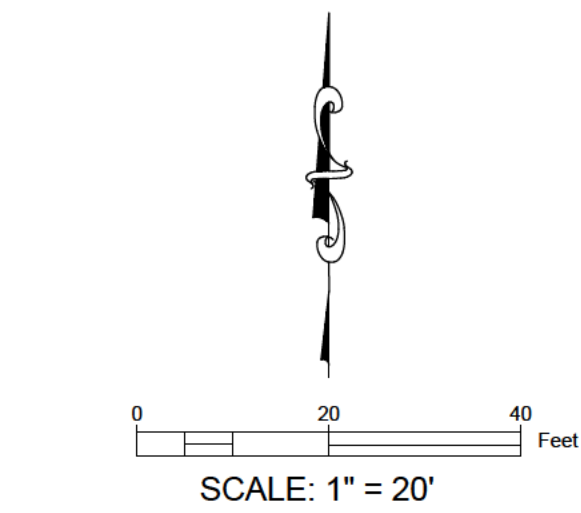
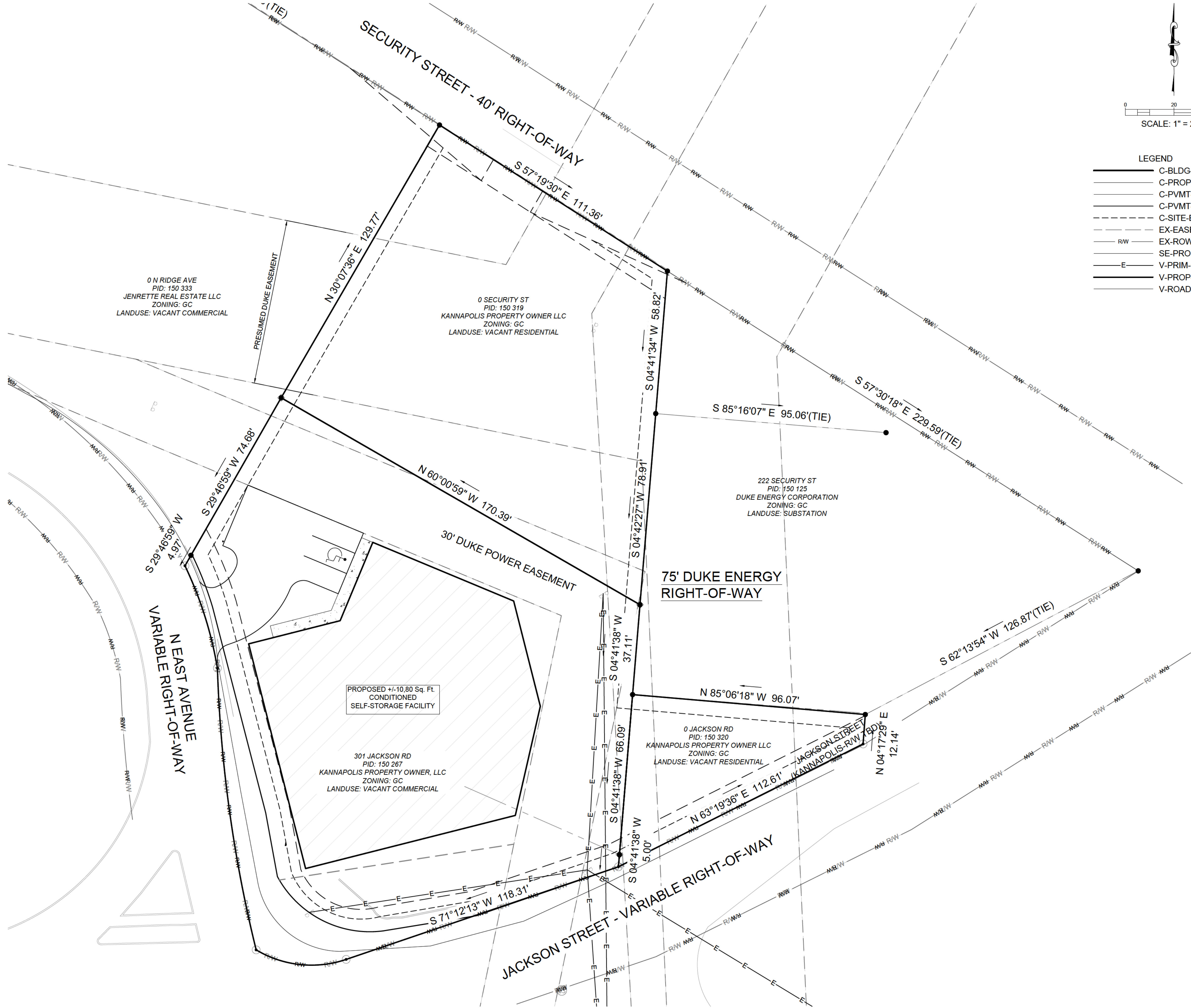
COMPACTED SUB-GRADE

STANDARD DUTY BITUMINOUS CONCRETE

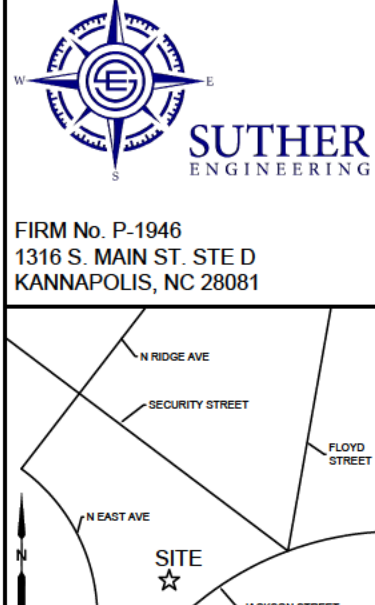


- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONVEYING THE INFORMATION SHOWN BY AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING MARKERS (CONC, ALUMINUM, ETC.) AS NECESSARY TO ENSURE SAFETY TO THE PUBLIC ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- SHOULDER SHALL BE ACCORDING TO CDOT TRENCHING STANDARDS (PART 100) SURFACE 2. OR AS MARKED.

THIS IS NOT A
BOUNDARY SURVEY



- LEGEND
- C-BLDG-FTPT
 - C-PROP-BNDY
 - C-PVMT-CONC
 - C-PVMT-MRKG
 - C-SITE-BUFFER
 - EX-EASEMENT
 - EX-ROW
 - SE-PROPERTY-LINES
 - V-PRIM-OVHD
 - V-PROP-ESMT
 - V-ROAD-ASPH



VICINITY MAP - KITS

SUBJECT PROPERTY INFO:

PARCEL D(S): 150 267

DEED BOOK & PAGE: DB: 1411PG: 136

CURRENT ZONING: GC

PROPERTY LOCATION: CH NA GROVE TOWNSHIP, CABARRUS COUNTY, NORTH CAROLINA

OWNER INFORMATION: KANNAPOLIS PROPERTY OWNER, LLC, 1213 W MOREHEAD ST, STE 150, CHARLOTTE, NC 28208

- PLAN NOTES:
- PLAN NORTH IS BASED ON NAD83(2011)
 - GEODETIC MONUMENTS WERE SURVEYED AS SHOWN
 - ALL DISTANCES ARE GROUND HORIZONTAL UNLESS OTHERWISE NOTED
 - PROPERTY MAY BE SUBJECT TO BURDENS OR BENEFITS NOT SHOWN ON MAP
 - NO UNDERGROUND UTILITIES WERE LOCATED WITH THIS PLAN. BEFORE DIGGING CALL NC ONE-CALL (1-800-832-4049)
 - ZONING DISTRICTS NOTED ARE PER GIS INFORMATION AVAILABLE TO THE PUBLIC
 - THE SUBJECT PARCEL(S) AND ANY ADJOINING PROPERTY OWNERS NAMES, DEEDS OF RECORD, AND TAX PARCEL IDENTIFICATIONS REFLECT THOSE AVAILABLE TO THIS ENGINEER AS OF THE DATE OF THE PLAN SHOWN
 - SURVEY INFORMATION FOR THIS PLAN SHOWN WAS PROVIDED BY: SUTHER ENGINEERING

REVISION/ISSUE		
00	SP USE	09.30.2025

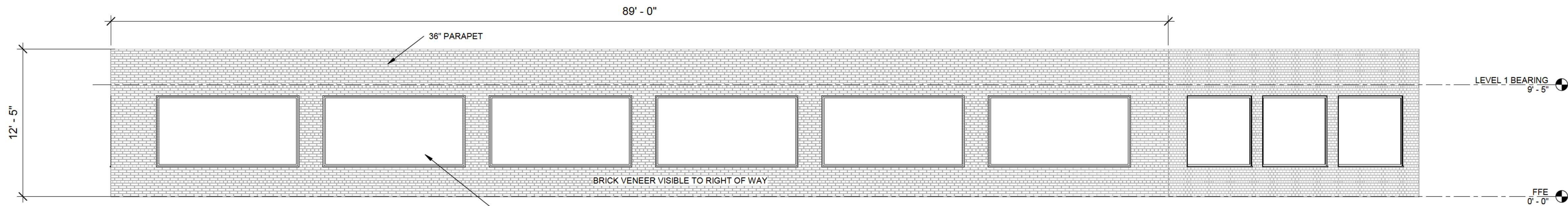
301 JACKSON PARK
RD

SHEET TITLE:
SPECIAL USE SITE PLAN

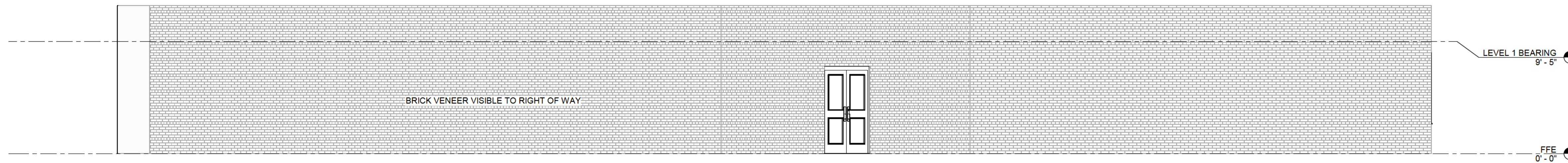
SHEET NUMBER:

C-100

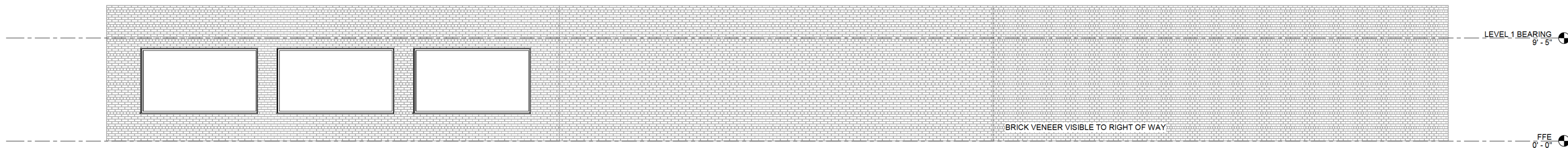
- NOTES:
- THE ROADWAYS MAY NEED TO BE RECONSTRUCTED IN ACCORDANCE WITH LOCAL STANDARDS. ROW DEDICATION, CURB AND GUTTER, SIDEWALKS, A STREET YARD, AND PER METER SCREENING SHALL BE COORDINATED WITH THE CITY AND DUKE ENERGY.
 - DETAILLED TOPOGRAPHY NOR A TITLE REPORT WAS AVAILABLE AT THE TIME OF PUBLICATION AND THEY SHALL BE OBTAINED BEFORE CONCEPTUAL ENGINEERING.
 - LOADING ZONES SHALL NOT BE VISIBLE FROM ROADS AND ADJACENT RESIDENTIAL DISTRICTS.
 - THIS PLAN REFERENCES A BOUNDARY SURVEY PREPARED BY SUTHER ENGINEERING, DATED JUNE 30, 2025. SEE BOUNDARY SURVEY FOR BEARINGS AND DISTANCES FOR ALL LOT LINES. THIS IS NOT A SURVEY. CONTACT THE DESIGN ENGINEER IF ANY DISCREPANCIES ARE FOUND.
 - NO CONSTRUCTION SHALL BEGIN PRIOR TO ALL NECESSARY PERMITS ARE OBTAINED AND A PRE-CONSTRUCTION MEETING IS HELD. ALL FINAL CONSTRUCTION DOCUMENTS SHALL BEAR THE SIGNATURE OF THE DESIGN ENGINEER AND THEY SHALL BE MARKED "FOR CONSTRUCTION".



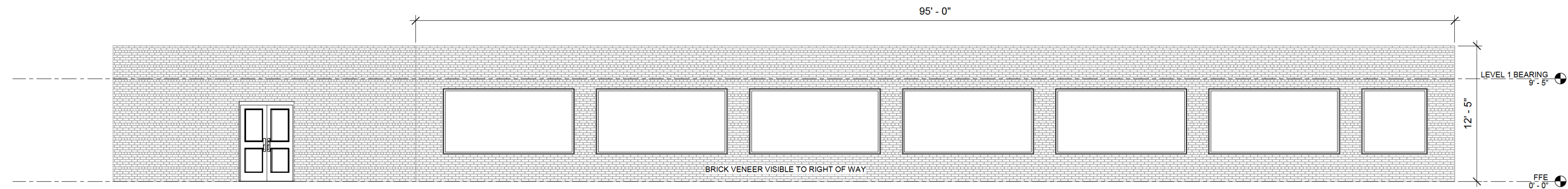
① SOUTH ELEV FACING JACKSON PARK RD
3/16" = 1'-0"



② NORTH ELEV FACING PARCEL 150 319
3/16" = 1'-0"



③ EAST ELEV FACING JACKSON ST
3/16" = 1'-0"



④ WEST ELEV FACING N EAST AVE
3/16" = 1'-0"



FIRM No. P-1946
1316 S. MAIN ST., STE. D
KANNAPOLIS, NC 28061



VICINITY MAP - TITS

SUBJECT PROPERTY INFO:

PARCEL D(S):
150 267

DEED BOOK & PAGE:
DB: 1411PG: 136

CURRENT ZONING:

PROPERTY LOCATION:

CH NA GROVE TOWNSH P
CABARRUS COUNTY
NORTH CAROL NA

OWNER INFORMATION:

KANNAPOLIS PROPERTY OWNER
LLC
1213 W MOREHEAD ST., STE. 150,
CHARLOTTE, NC 28208

PLAN NOTES:

1. PLAN NORTH IS BASED ON NAD83(2011)
2. GEODETIC MONUMENTS WERE SURVEYED AS SHOWN
3. ALL DISTANCES ARE GROUND HORIZONTAL UNLESS OTHERWISE NOTED
4. PROPERTY MAY BE SUBJECT TO BURDENS OR BENEFITS NOT SHOWN ON MAP
5. NO UNDERGROUND UTILITIES WERE LOCATED WITH THIS PLAN. BEFORE DIGGING CALL NC ONE-CALL (1-800-432-4049)
6. ZONING DISTRICTS NOTED ARE PER GIS INFORMATION AVAILABLE TO THE PUBLIC
7. THE SUBJECT PARCEL(S) AND ANY ADJOINING PROPERTY OWNERS NAMES, DEEDS OF RECORD, AND TAX PARCEL IDENTIFICATIONS REFLECT THOSE AVAILABLE TO THIS ENGINEER AS OF THE DATE OF THE PLAN SHOWN
8. SURVEY INFORMATION FOR THIS PLAN SHOWN WAS PROVIDED BY: SUTHER ENGINEERING

REVISION ISSUE

00	SP USE	09.30.2025

301 JACKSON PARK RD

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

C-200

AcctName1	MailAddr1	MailAddr2	MailCity	MailState	MailZipCod
CITY OF KANNAPOLIS	401 LAUREATE WAY		KANNAPOLIS	NC	28081
CITY OF KANNAPOLIS	401 LAUREATE WAY		KANNAPOLIS	NC	28081
ADAMS CHELSI B	517 N EAST AVE		KANNAPOLIS	NC	28083
TARLTON LLC	C/O INEZ TARLTON	702 SLOOP AVE	KANNAPOLIS	NC	28083
TARLTON LLC	C/O INEZ TARLTON	702 SLOOP AVE	KANNAPOLIS	NC	28083
CAROLINA OIL CO OF CONCORD INC	PO BOX 5010		CONCORD	NC	28027

OWNNAME	TAXADD1	TAXADD2	CITY	STATE	ZIPCODE
JENRETTE REAL ESTATE LLC	127 PATTERNOTE COVE LN		MOORESVILLE	NC	28117-5969
TARLTON LLC	307 JACKSON PARK RD		KANNAPOLIS	NC	28081
KANNAPOLIS PROPERTY OWNER LLC	1213 W MOREHEAD ST STE 150		CHARLOTTE	NC	28208-5579
KANNAPOLIS PROPERTY OWNER LLC	1213 W MOREHEAD ST STE 150		CHARLOTTE	NC	28208-5579
KANNAPOLIS PROPERTY OWNER LLC	1213 W MOREHEAD ST STE 150		CHARLOTTE	NC	28208-5579
DUKE ENERGY CORPORATION	MAIL CODE DEC41-B	550 SOUTH TRYON ST	CHARLOTTE	NC	28202-0000
CITY OF KANNAPOLIS	401 LAUREATE WAY		KANNAPOLIS	NC	28081-0005



October 17, 2025

Dear Property Owner,

Please be advised that the City of Kannapolis Board of Adjustment will conduct a quasi-judicial hearing on Tuesday, November 4, 2025, at 6:00 PM at City Hall, located at 401 Laureate Way, for the following case:

BOA-2025-22 – Special Use Permit – 301 Jackson Park Rd.

The purpose of this hearing is to consider a request for a Special Use Permit (SUP) to allow for self-service storage on property located at 301 Jackson Park Rd. Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance, a SUP is required for self-service storage uses in the General Commercial (GC) zoning district. The subject property is 0.65 +/- acres and is more specifically identified as Rowan County Parcel Identification Number 150 267. **(Please see attached vicinity map showing the location of this property.)**

As an abutting property owner, you are being notified of this evidentiary hearing in accordance with the requirements of the Kannapolis Development Ordinance.

If you have any questions about the hearing or request, please do not hesitate to contact the Planning Department at 704.920.4350 or kstapleton@kannapolisnc.gov.

Sincerely,

Kathryn A. Stapleton
Planner

Enclosure

In accordance with Title II of the Americans with Disabilities Act (ADA), any person requiring an accommodation to participate in a function or program of the City of Kannapolis should contact Daniel Jenkins, Assistant Human Resources Director & ADA Coordinator by phone at 704-920-4312, email adacoordinator@kannapolisnc.gov, or in person at Kannapolis City Hall as soon as possible, but not later than forty-eight (48) hours prior.

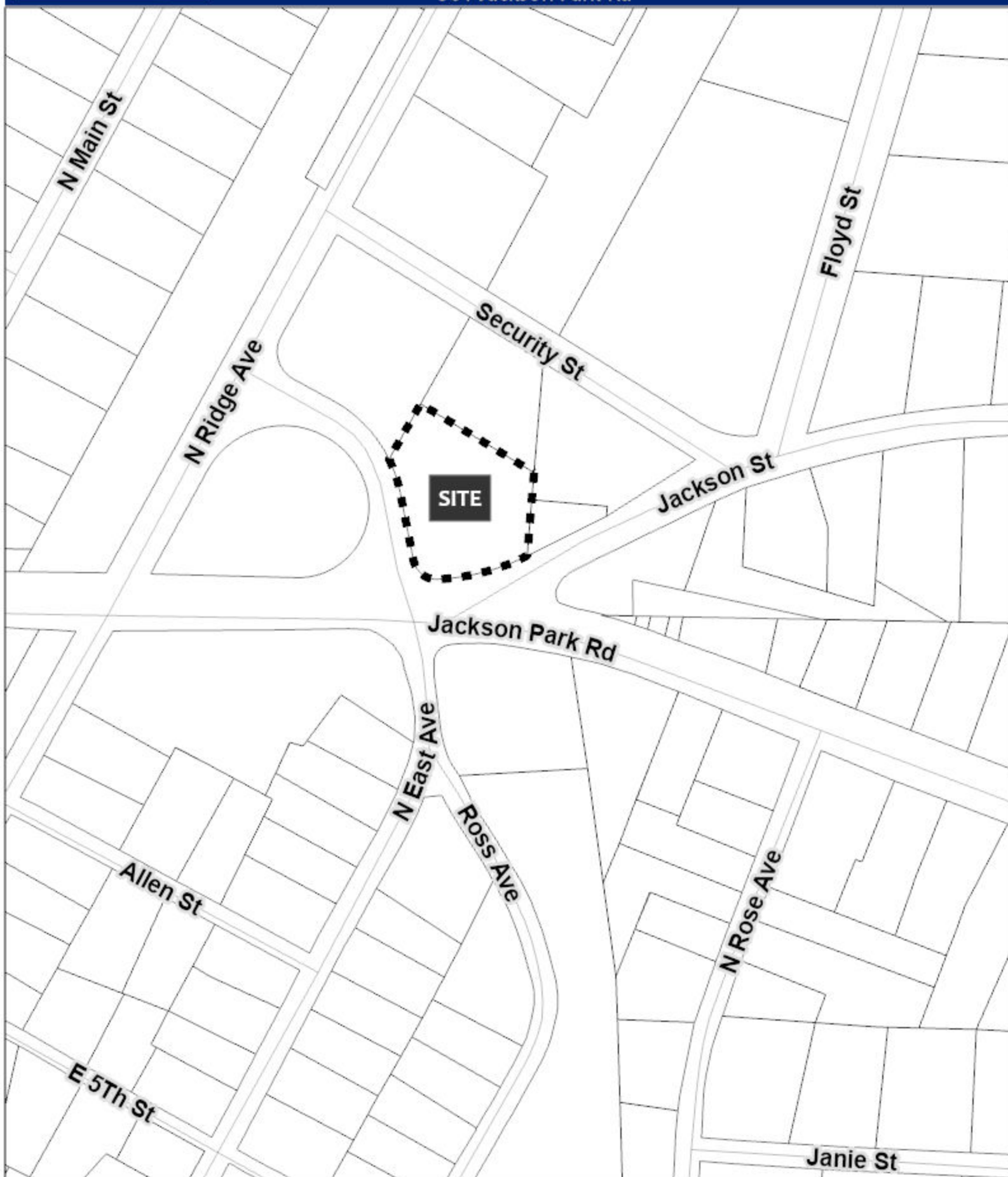


Special Use Permit

Case Number: BOA-2025-22

Applicant: John Suther

301 Jackson Park Rd



NO
TURN
ON RED

KANNAPOLIS
BOARD OF
ADJUSTMENT
PUBLIC HEARING
INFORMATION
CALL 704-920-4350
CASE # BOA-2025-22

PHIL
Woodman
ANNAPOLIS
COUNCIL

Dianne
BERRY

NO
TURN
ON RED

SOUTH
29

DETOUR

WILLIAMS
SMITH
HATCHELL



**Board of Adjustment
November 4, 2025 Meeting**

Staff Report

TO: Board of Adjustment
FROM: Kathryn Stapleton, Planner
SUBJECT: Case# BOA-2025-23: Special Use Permit – 201 Brookdale St.
Applicant: Alan Overcash

Request for a Special Use Permit to allow for a self-service storage facility on property located at 201 Brookdale St.

A. Actions Requested by Board of Adjustment

1. Motion to accept the City's exhibits into the record.
2. Motion to approve/revise Findings of Fact for the Special Use Permit.
3. Motion to approve (approve with conditions) (deny) the issuance of the Special Use Permit
4. Motion to Issue Order of Approval.

B. Required Votes to Pass Requested Action

A majority vote is required to approve, approve with conditions, or deny the requested actions.

C. Background

The applicant, Alan Overcash, is requesting a Special Use Permit (SUP) to allow for a 150-unit, self-service storage facility in the General Commercial (GC) zoning district on an approximately 1.35 +/- acre property located at 201 Brookdale St., further identified as Rowan County Parcel Identification Number 150 119A. This property meets the lot size requirement for a self-storage facility because it is less than the maximum allowable lot size of three (3) acres.

Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance (KDO), issuance of a SUP is required for self-service storage uses in the GC zoning district. The property is located within the Protected Area of the Coldwater Creek/Lake Concord Watershed (WS-IV) so the provisions of the Watershed Protection Overlay District, Section 3.8.I of the KDO, would apply to any development of this property.

Pursuant to Section 4.2.D(5)f.4 of the Kannapolis Development Ordinance, self-service storage facilities are subject to the following special requirements:

- a) The maximum lot size is three acres.
- b) Notwithstanding the building height standards in the district where the self-service storage is located, except in the GC District, buildings where storage units are accessed directly from the building's exterior shall have a maximum height of one story. For purposes of this section, one story shall mean and refer to a maximum interior ceiling height of ten feet, which may include a maximum of eight feet with an additional two feet to accommodate a garage-type sliding or roll-up door.
- c) The required setback shall be twenty-five (25) feet when adjacent to areas that are zoned residential.
- d) A Type B perimeter buffer yard shall be provided in accordance with Section 5.3.G, Perimeter Buffer Yards, around the perimeter of the self-service storage facility.
- e) Signs and other advertising mediums are prohibited within the buffer yard.
- f) The establishment shall have an on-site manager or an electronic security system.
- g) The sale of personal property and the conduct any type of commercial activity of any kind whatsoever other than leasing of the storage units and incidental sales of storage-related materials (boxes, tape, labels, etc.) is prohibited.
- h) No portion of any self-service storage shall be used, on a temporary or permanent basis, as a dwelling, except a single dwelling unit for use by an on-site manager or caretaker is allowed as an accessory use.
- i) The repair, construction, or reconstruction of any boat, engine, motor vehicle on-site is prohibited.
- j) On-site storage of a propane or gasoline engine or a propane or gasoline storage tank is prohibited. All rental contracts for storage units shall include clauses prohibiting (a) the storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals, and (b) the use of the property for purposes other than dead storage.
- k) All outdoor lights must be shielded to direct light and glare only onto the lot which the self-service storage is located.
- l) Building renderings are required to demonstrate that street facing facades present the appearance of an office or retail commercial use.
- m) No outdoor storage within the General Commercial (GC) zoning district

D. Fiscal Considerations

None

E. Policy Issues

Section 2.5.A(5) of the KDO requires that the Board of Adjustment shall only approve a Special Use Permit if the applicant demonstrates that the criteria below have been met. Staff analysis of each criterion is noted.

Staff Findings of Fact - Based on application review:

Yes No

☒☐

The proposed special use will be in harmony with the area in which it is to be located and in general conformance with the City's Land Use Plan.

This property is in the “Secondary Activity Center” Character Area, and adjacent to the “Urban Residential” Character Area, in the Move Kannapolis Forward 2030 Comprehensive Plan. The Secondary Activity Center area calls for primary uses consisting of retail, office, and multifamily residential. The Urban Residential area calls for primary uses consisting of single family residential and civic. The property has general commercial (GC) zoning to the west, south, and east, and office-institutional (O-I) and residential (R8) to the north. Based on the character areas noted above, the proposed development is compatible with the future and existing uses in the surrounding area. It meets the required setback of twenty-five (25) feet where it is adjacent to the R8 zoning district.

☒ ☐ **Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.**

The proposed use of self-service storage is not expected to create any traffic hazards or cause traffic congestion. The proposed driveway access on Brookdale St. meets the site triangle for the intersection of N. Ridge Ave. and Brookdale St.

☒ ☐ **The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.**

No vibration, noise, odor, dust, smoke, or gas beyond what would be anticipated for self-service storage is expected as a result of this proposed use. Storage of combustible or hazardous chemicals, engine repairs (indoor or outdoor), and outdoor storage is prohibited.

☒ ☐ **The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.**

The proposed use would not impede development of the surrounding properties for uses allowed within their respective zoning districts. The proposed self-service storage would have minimal impact on the surrounding properties. The façade materials and roof will meet the Neighborhood Compatibility requirements and the Type B perimeter buffer will provide additional landscaping.

☒ ☐ **The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.**

There is no apparent danger or detrimental impact to the overall public safety, health and welfare resulting from the proposed use. All outdoor lighting must be shielded and directed onto the self-service storage lot, signs and advertising are prohibited within the buffer yard, and the proposed use is subject to all the requirements of the Watershed Protection Overlay District, per the KDO.

☒ ☐ **The proposed use complies with all applicable provisions of the KDO.**

The proposed use shall comply with all sections of the Kannapolis Development Ordinance (KDO), conditions of approval, and any other applicable local, state and Federal regulations. It is understood by the applicant that unless specifically relieved of a requirement, in writing, all KDO requirements must be met.

☒ ☐ **The applicant consents in writing to all conditions of approval included in the approved special use permit.**

The applicant has been informed they must sign the Conditions of Approval for this SUP.

F. Legal Issues

Board's Findings of Fact - Based on application review and evidentiary hearing.

In order to determine whether a special use permit is warranted, the Board must decide that each of the six findings as outlined below has been met and that the additional approval criteria has been satisfactorily addressed. If the Board concurs completely with the findings of the staff, no additional findings of fact are necessary, and the staff findings should be approved as part of the decision. However, if the Board wishes to approve different findings (perhaps as a result of additional evidence or testimony presented at the evidentiary hearing), alternate findings need to be included as part of the six criteria below. Should a special use permit be approved, the Board may place conditions on the use as part of the approval to assure that adequate mitigation measures are associated with the use.

Yes No

☐ ☐ **The proposed special use will be in harmony with the area in which it is to be located and in general conformance with the City's Land Use Plan.**

☐ ☐ **Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.**

☐ ☐ **The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.**

☐ ☐ **The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.**

☐ ☐ **The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.**

☐ ☐ **The proposed use complies with all applicable provisions of the KDO.**

☐ ☐ **The applicant consents in writing to all conditions of approval included in the approved special use permit.**

G. Recommendation

Based on the above findings, staff recommends **approval with conditions** of the Special Use Permit based on the staff Findings of Fact (or as modified by the Board), the conceptual site plan, and compliance with all local, State, and Federal requirements.

Conditions of Approval proposed by staff:

1. A Type B perimeter buffer yard shall be provided in accordance with Section 5.3.G, Perimeter Buffer Yards, around the perimeter of the self-service storage facility.

The Board of Adjustment should consider all facts and testimony after conducting the Evidentiary Hearing and render a decision accordingly to approve, approve with conditions, or deny the Special Use Permit.

H. Attachments

1. Special Use Permit Application
2. Vicinity Map
3. Zoning Map
4. Future Land Use Map
5. Conceptual Site Plan
6. Elevation Rendering
7. List of Notified Properties
8. Notice to Adjacent Property Owners
9. Posted Public Notice

I. Issue Reviewed By:

Planning Director	X
City Attorney	X
Assistant City Manager	X



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

Special Use Permit

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on this form below are submitted with your application. Please either bring this application to the address above or email to bbarcroft@kannapolisnc.gov. The fees may also be paid online with a link provided by staff.

SPECIAL USE PERMIT REQUEST

Special Use Permit (SUP) – Request for SUP as required by Table 4.3.B(3) of the Kannapolis Development Ordinance (KDO).
Approval authority – Board of Adjustment.

Property Address: 201 BROOKDALE ST KANNAPOLIS NC

Applicant: Alan Overcash

SUBMITTAL CHECKLIST

- ☒ Pre-Application Meeting
- ☒ SUP Checklist and Application – Complete with all required signatures
- ☒ Plot/Site Plan showing the proposed use
- ☒ Fee: \$650.00 (\$600 Application Fee + notification fee [see Fee Schedule])
- ☐ Please mark this box to authorize aerial drone photography of the site

PROCESS INFORMATION

Public Notification: This is a quasi-judicial process that requires a public hearing and public notification including first-class mailed notice to adjacent property owners and a sign posted prominently on the property (Table 2.4.F(2) of the KDO).

Review Process: All applications will be reviewed for compliance and then forwarded to the Board of Adjustment for consideration at a public hearing which is held monthly on the 1st Tuesday at 6:00pm in City Hall Laureate Center. The pre-application meeting, application and site plan submittal, and payment of fees, must be completed prior to scheduling the public hearing. Please review Section 2.4.D of the KDO.

Action by Board of Adjustment: After conducting a public hearing, the Board of Adjustment may: approve; approve with conditions; deny; or conduct an additional public hearing on the application. Per Section 2.5.A(5)c, the Board may approve a petition only if compliance with all standards is obtained.

Scope of Approval: Per Section 2.5.A(5)a.2 of the KDO, approval of a SUP does not authorize any development activity, but shall authorize the applicant to apply for final site plan approval. Zoning clearance permits will not be issued until the SUP and final site plan have been approved.

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if incomplete.

Applicant's Signature: _____

Date: _____

9/30/25



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

SPECIAL USE PERMIT APPLICATION

Approval authority – Board of Adjustment

Applicant Contact Information

Name: Alan Overcash

Address: 1641 Dale Earnhard Blvd
Kannapolis, NC 28083

Phone: 704-305-1020

Email: [REDACTED]

Property Owner Contact Information ☐ same as applicant

Name: Randal Morreale & Anthony Castellino

Address: PO Box 1414
Jamesport NY 11947

Phone: _____

Email: _____

Project Information

Project Address: 201 BROOKDALE ST KANNAPOLIS NC

Zoning District GC

Parcel PIN: 150 119A

Size of property (in acres): 1.48

Current Property Use: Vacant

Proposed Use: Self Service Storage

The location of the above-mentioned proposed use is indicated on the accompanying site plan, and the nature of the proposed use is more fully described as follows (attach separate sheet if necessary): _____

Proposed use is a conditioned self service storage warehouse with units for rent to the public.

REVIEW STANDARDS

The Board of Adjustment does not have unlimited discretion in deciding whether to approve a Special Use Permit (SUP). Per Section 2.5.A(5)c of the Kannapolis Development Ordinance (KDO), the applicant must demonstrate successful compliance with all standards to obtain a SUP. In the space provided below, indicate the **facts** that you intend to provide to convince the Board that it can properly reach the following conclusions:

1. **The proposed special use will be in harmony with the area in which it is to be located and in general conformance with the City's Comprehensive Plan.**

The proposed special use is in harmony with the area, the adjacent property across Brookdale St, is a similar use
being mini warehouse non conditioned storage units, with other adjoining uses being commercial property,
Duke Energy substation & transmission lines, and residential uses which self storage is a service for the area

2. **Adequate measures shall be taken to provide ingress and egress to minimize traffic hazards and traffic congestion on the public roads.**

Yes, it is proposed to locate the access entrance on the side street, Brookdale St, rather than on N. Ridge Ave.

3. **The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.**

None of the listed items will be generated by the proposed use.

4. **The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.**

The proposed use does not impede the improvement of the surrounding property

5. **The establishment, maintenance, or operation of the proposed use will not be detrimental to or endanger the public health, safety, or general welfare.**

The proposed use of self storage does not endanger public health, safety or general welfare.

6. **The proposed use complies with all applicable provisions of the KDO.**

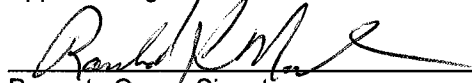
The proposed use complies with the applicable provisions of the KDO

7. **The applicant consents in writing to all conditions of approval included in the approved special use permit.**

The applicant consents.

By signing below, I certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief. I acknowledge that the Board of Adjustment may add conditions on the requested use as part of the approval to assure that adequate mitigation measures are associated with the use. For example, landscaping or fencing may be required, or a shift of operations away from adjoining properties may be stipulated.

Applicant Signature



Property Owner Signature

Date

9/30/25

Date

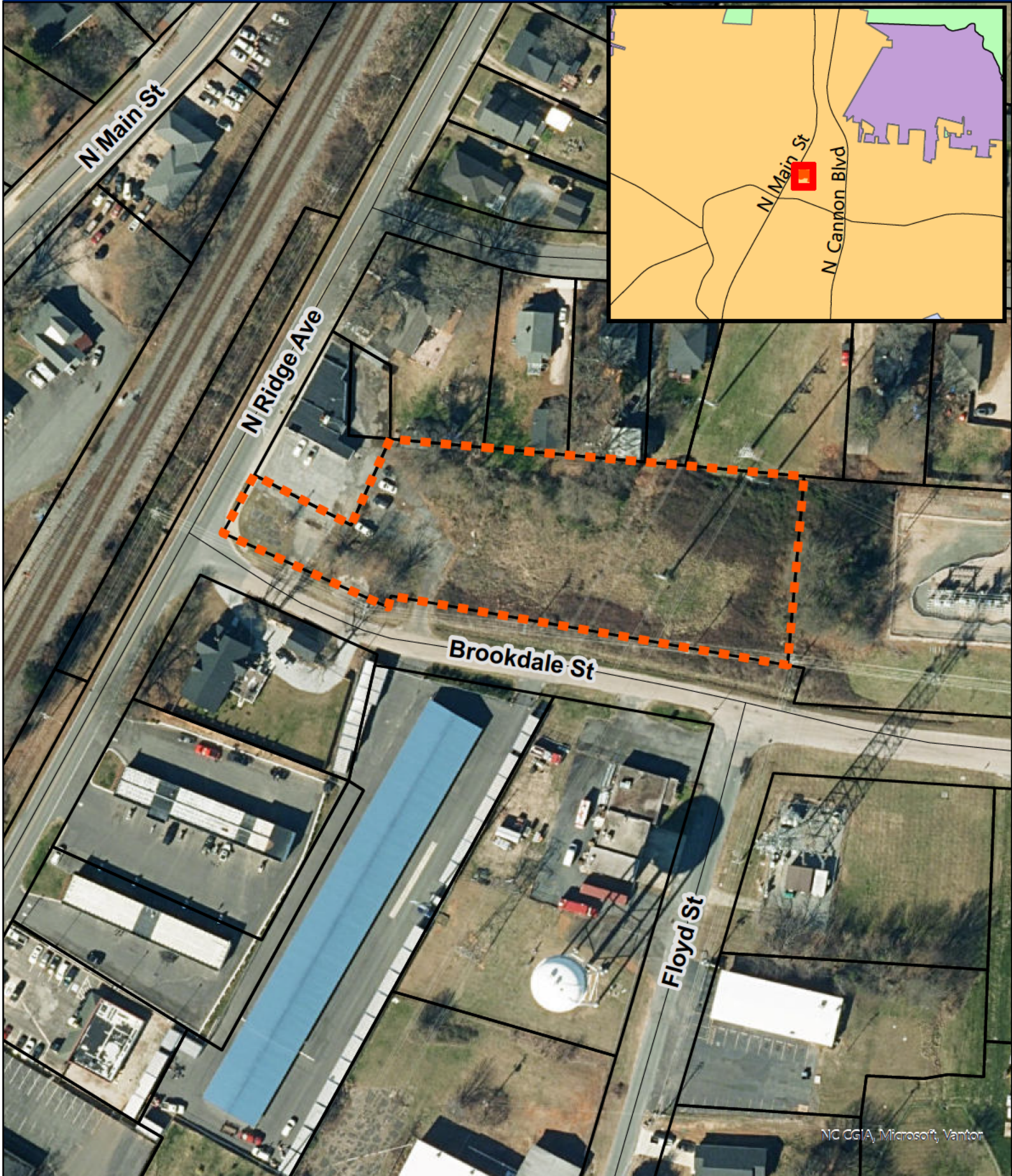


Vicinity Map

Case Number: BOA-2025-23

Applicant: Alan Overcash

201 Brookdale St



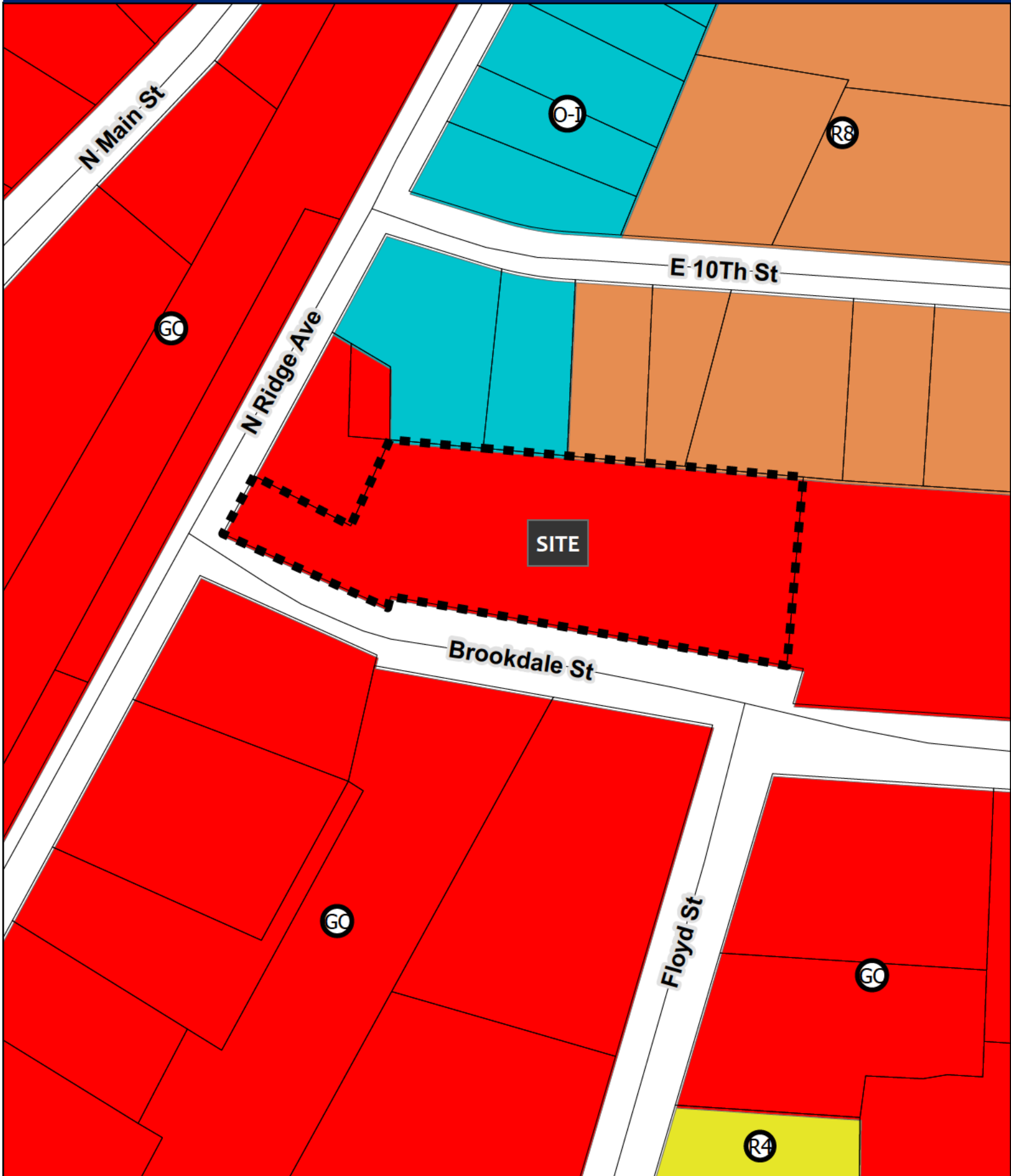


Kannapolis Current Zoning

Case Number: BOA-2025-23

Applicant: Alan Overcash

201 Brookdale St





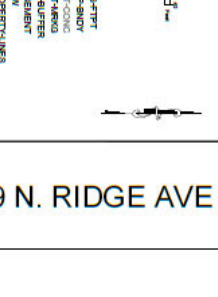
Kannapolis 2030 Future Land Use Map

Case Number: BOA-2025-23

Applicant: Alan Overcash

201 Brookdale St





90
 SPECIAL, LIMITED EDITION
 1997-1998
 C-100





October 17, 2025

Dear Property Owner,

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Kathryn A. Stapleton
Planner

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Variance

Case Number: BOA-2025-23
Applicant: John Suther
201 Brookdale St

