



**BOARD OF ADJUSTMENT
AGENDA**

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

**Tuesday, January 6, 2026
6:00 PM**

- 1. Call to Order**
- 2. Roll Call and Recognition of Quorum**
- 3. Approval of Agenda**
- 4. Approval of Minutes – December 2, 2025**
- 5. Swearing In for Testimony**
- 6. Evidentiary Hearing:**
 - a. BOA-2025-26 – Special Use Permit – 2350 Concord Lake Rd.**

Hearing to consider a Special Use Permit (SUP) to allow multifamily dwellings (55 units) at 2350 Concord Lake Road. Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance, issuance of a SUP is required for multifamily dwellings in the O-I zoning district. The subject property is approximately 3.44 +/- acres and is further identified as Cabarrus County Parcel Identification Number 56223304400000.

Note: This agenda item is continued from the December 2nd meeting at the request of the Board in order for additional information to be provided.
 - b. BOA-2026-01 – Special Use Permit – 447 N. Main St.**

Hearing to consider a Special Use Permit (SUP) to allow an accessory drive-through facility on property located at 447 N. Main Street. Pursuant to Table 4.3.B(3) of the Kannapolis Development Ordinance (KDO), issuance of a SUP is required for a drive-through facility within the Center City (CC) zoning district. The subject property consists of approximately 6.718 ± acres, is zoned CC, and is further identified as Cabarrus County Parcel Identification Number 56147254140000. The proposed pharmacy drive-through facility will be an accessory use to a grocery store.
 - c. BOA-2026-02 – Special Use Permit – 475 N. Main St.**

Hearing to consider a Special Use Permit (SUP) to allow an accessory drive-through facility on property located at 475 N. Main Street. Pursuant to Table 4.3.B(3) of the Kannapolis Development Ordinance (KDO), issuance of a SUP is required for a drive-through facility within the Center City (CC) zoning district. The subject property consists of approximately 0.972± acres, is zoned CC, and is further identified as Cabarrus County Parcel Identification Number 56147285210000. The proposed drive-through facility will be an accessory use to a bank.
- 7. Planning Director Updates**
- 8. Other Business**
- 9. Adjourn**



**Board of Adjustment
January 6, 2026 Meeting**

Staff Report

TO: Board of Adjustment

FROM: Ben Barcroft, Senior Planner

**SUBJECT: Case# BOA-2025-26: Special Use Permit – 2350 Concord Lake Rd.
Applicant: Douglas Alvarenga**

Request for a Special Use Permit to allow for multifamily dwellings on property located at 2350 Concord Lake 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, Douglas Alvarenga, is requesting a Special Use Permit (SUP) to allow for multifamily dwellings (55 units) in the Office and Institutional (O-I) zoning district on 3.44 +/- acre site located at 2350 Concord Lake Road, further identified as Cabarrus County Parcel Identification Number 56223304400000.

Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance (KDO), issuance of a Special Use Permit is required for multifamily dwelling uses in the O-I zoning district. The project is also subject to the multifamily design standards in Section 5.7.D of the KDO. The project has not yet been granted sewer allocation, and securing this approval will be necessary before the project may proceed.

At its regular meeting on December 2, 2025, the City of Kannapolis Board of Adjustment requested additional review related to traffic impacts and site access and asked that the applicant be present at the continued hearing to respond to questions. Following the meeting, the applicant indicated that trip generation calculations are being prepared to determine whether a Traffic Impact Analysis threshold

is met. The applicant also stated that site access has previously been coordinated with Duke Energy and that no access is proposed within the utility easement limits.

NCDOT responded that trip generation numbers are needed. Additional comments included the potential need for left and or right turn lanes, confirmation that the proposed access meets required sight-distance standards, and a preference for the driveway to intersect Concord Lake Road as close to a 90-degree angle as possible. NCDOT further recommended aligning access with the driveway across the road when feasible or offsetting it to avoid left-turn conflicts.

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 "Suburban Activity 1" Character Area as designated in the Move Kannapolis Forward 2030 Comprehensive Plan, which calls for primary uses of retail and office, with secondary uses including light manufacturing, multifamily residential, and single-family residential. The surrounding area includes apartments, medical offices, and various commercial uses, reflecting the mixed-use nature intended for this character area. The character area also calls for residential at a density of 6–16 units per acre. The proposal meets the maximum density supported in this character area, at 16 units per acre.

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.

Any traffic mitigation measures will be determined and addressed in accordance with NCDOT requirements. Concord Lake Road is a state-maintained street. The applicant has preliminarily coordinated with staff, the North Carolina Department of Transportation (NCDOT), and Duke Energy regarding the driveway location and easements. Additionally, the applicant is preparing trip generation calculations for NCDOT review.

- ☒ ☐ **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 multifamily dwelling 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 would not impede development of the surrounding properties for uses allowed within their respective zoning districts. The proposed multifamily dwellings would have a minimal impact on the surrounding properties.
- ☒ ☐ **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. 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 (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.**
N/A unless the Board of Adjustment determines to add conditions.

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** 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.

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. List of Notified Properties
7. Notice to Adjacent Property Owners
8. Posted Public Notice

I. Issue Reviewed By:

Planning Director	X
Assistant City Manager	X
City Attorney	X



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: 2350 Concord Lake Road, Kannapolis, NC 28025

Applicant: Douglas Alvarenga

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.

DocuSigned by:
Douglas Alvarenga
Applicant's Signature: _____

Date: 10/16/2025



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

SPECIAL USE PERMIT APPLICATION

Approval authority – Board of Adjustment

Applicant Contact Information

Name: Douglas Alvarenga
Address: 10818 Saltmarsh Lane
Charlotte, NC 28273
Phone: 704 962-9068
Email: [REDACTED]

Property Owner Contact Information ☒ same as applicant

Name: _____
Address: _____
Phone: _____

Project Information

Project Address: 2350 Concord Lake Road, Kannapolis, NC 28025 Zoning District OI
Parcel PIN: 5622334400000 Size of property (in acres): 3.44

Current Property Use: Vacant/Wooded

Proposed Use: Multi-family

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)*: _____

The proposed project is a multifamily residential development designed to provide quality, attainable housing for the local workforce. The development will offer well-planned living spaces that support community growth and address the area's need for affordable workforce housing options.

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:

- 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 use aligns with the City's 2030 Comprehensive Plan. The property is planned for the Suburban Activity 1 Corridor that includes an allowable use of multifamily residential at a density of 6-16 units/acre.

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

Concord Lake Road is owned & maintained by NCDOT. The site's proposed driveway is designed to meet DOT's minimum design criteria described in CH 7 of the Policy on Street and Driveway Access to NC Highways manual. Duke Energy has confirmed no driveways will be allowed in the existing OE easement.

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

The proposed use will meet these requirements.

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 will not impede the development or improvement of surrounding properties.

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 will not be detrimental to or endanger the public health, safety or general welfare.

This development is aimed to provide much needed work force housing.

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

The proposed use complies with the provisions of KDO to the extent practical and the extent allowable by the existing property area/restrictions.

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

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	<div>DocuSigned by: Douglas Alvarado 70B76D1CE718492...</div> <div>10/18/2025</div>	Date
Property Owner Signature	<div>DocuSigned by: Douglas Alvarado 70B76D1CE718492...</div> <div>10/18/2025</div>	Date



Vicinity Map

Case Number: BOA-2025-26
Applicant: Douglas Alvarenga
2350 Concord Lake Rd



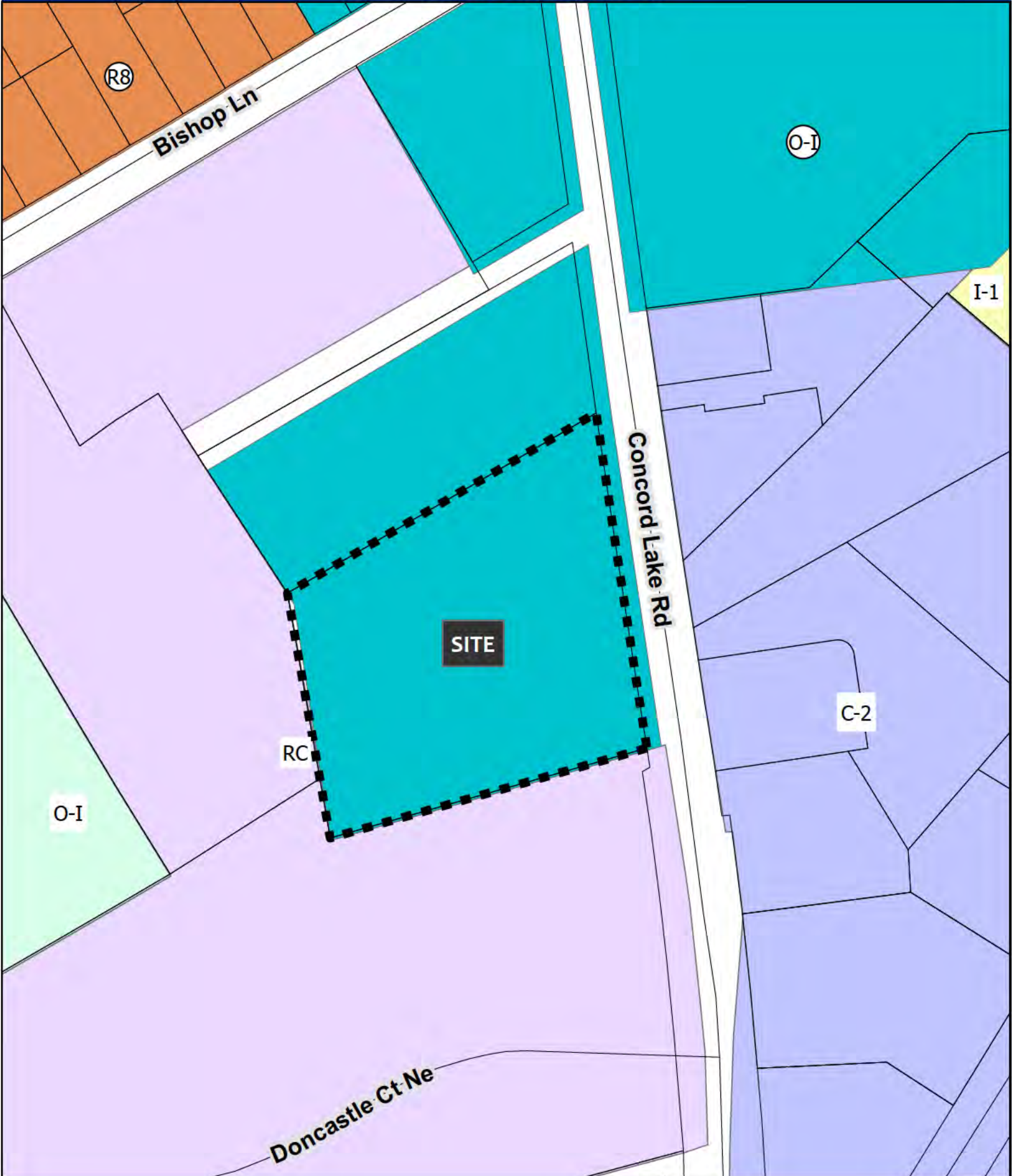


Kannapolis Current Zoning

Case Number: BOA-2025-26

Applicant: Douglas Alvarenga

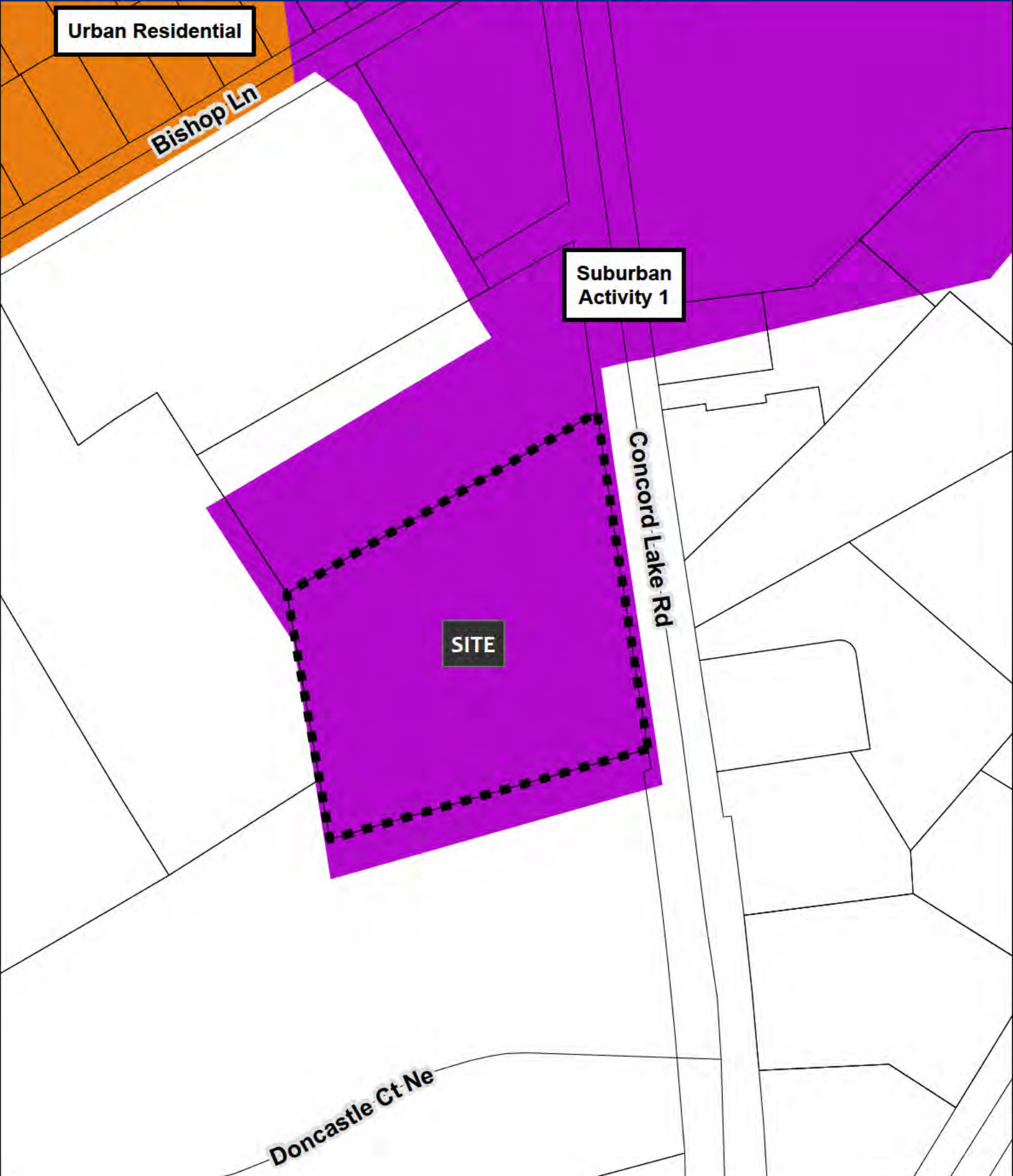
2350 Concord Lake Rd

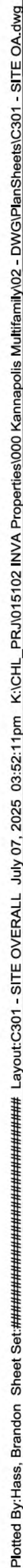
















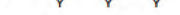


Kannapolis 2030 Future Land Use Map

Case Number: BOA-2025-26
Applicant: Douglas Alvarenga
2350 Concord Lake Rd



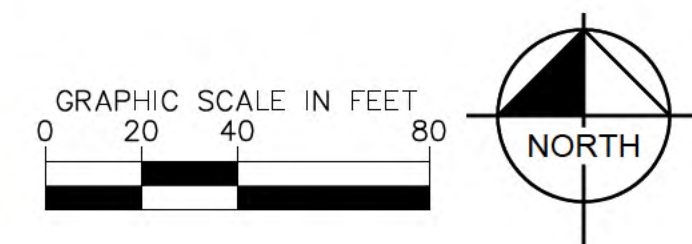


PROPOSED PROPERTY LEGEND

	Ex-ROW		EXIST NG RIGHT-OF-WAY
	BSL		PROPOSED BUILDING SETBACK
	LSB		PROPOSED EASEMENT
			PROPOSED LANDSCAPE BUFFER
			BOTTOM, TOE BANK
			WATER SURFACE
			TOP OF BANK
			TRANSMISSION UNDISTURBED AREA
			BUILDING STRUCTURE
			SIDEWALK
			OPEN SPACE

SITE DATA TABLE	
DEVELOPMENT DATA	
TAX PARCEL ID	560234400000
ADDRESS	2350 CONCORD LAKE RD, KANNAPOLIS, NC 28025
ZONING	O1'OFFICE/INDUSTRIAL
TOTAL LOT AREA	3.44 AC
EXISTING USE	VACANT/WOODED
PROPOSED USE	MULTI-FAM LY
ACCESS	CONCORD LAKE ROAD
DENSITY	6-16 UNITS PER ACRE
AVAILABLE DENSITY	20-55 UNITS
UNITS PROVIDED	55 UNITS
SETBACKS AND BUFFERS	
FRONT YARD SETBACK	10'
SIDE YARD SETBACK	0'
REAR YARD SETBACK	0'
SIDE YARD LANDSCAPE BUFFER	6'
STREET YARD LANDSCAPE BUFFER	6'
PARKING REQUIREMENTS	
M IN M NUM REQU RED PARKING	1.5 SPACE PER UNIT
STANDARD PARK NG	120 SPACES
PROV DED ADA	5 SPACES
OPEN SPACE	
PROV DED:	15%
REQUIRED:	10% OF SITE
IMPERVIOUS AREA	
MAXIMUM IMPERVIOUS AREA RATIO	0.8 OF SITE
PROPOSED IMPERVIOUS AREA RATIO	0.5 OF SITE

- ## NOTES
1. CONCEPTUAL SITE PLAN IS BASED ON PRELIMINARY DUE DILIGENCE AND IS NOT MEANT FOR CONSTRUCTION. FULL RESEARCH AND COORDINATION WITH GOVERNING AGENCIES WILL BE NECESSARY TO FINALIZE SITE PLAN.
 2. PROPOSED STORMWATER BMP LOCATION AND OUTFALL POINT ARE FOR CONCEPTUAL PURPOSES ONLY. GRADING AND DRAINAGE PLAN ALONG WITH OVERALL STORMWATER MANAGEMENT CALCULATIONS ARE REQUIRED TO FINALIZE BMP LOCATION AND SIZE.
 3. ZONING REQUIREMENTS ARE BASED ON O-4 ZONING AND THE ASSUMPTION THAT THIS DEVELOPMENT WILL UNDERGO SPECIAL USE PERMITTING FOR APPROVAL.
 4. ALLOWABLE UNIT DENSITY IS DERIVED FROM AVAILABLE DATA PROVIDED BY THE KANNAPOLIS 2030 COMPREHENSIVE PLAN. SPECIAL USE PERMIT OR PREAPPLICATION MEETING WILL BE REQUIRED TO CONFIRM CITY'S APPROVED DENSITY.



Know what's below.
Call before you dig.

Kimley»Horn
© 2025 K MLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
PHONE 704-333-5151
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

PROGRESS SET

KH PROJECT 016962001	DATE 07/07/2025	SCALE AS SHOWN	DESIGNED BY MB	DRAWN BY BH	CHECKED BY IC
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CONCEPTUAL SITE PLAN

**KANNAPOLIS
MULITFAMILY
INVA PROPERTIES**

SHEET NUMBER
C301

CITY OF KANNIAPOLIS
NORTH CAROLINA

REVISIONS	DATE	BY
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AcctName1	AcctName2	MailAddr1	MailAddr2	MailCity	MailState	MailZipCod
INVA PROPERTIES LLC		9101 SOUTHERN PINE BLVD	STE 210	CHARLOTTE	NC	28273
GODEL ALAN	HANNON JUSTIN	417 WILLOW BROOK DR		MATTHEWS	NC	28105
HB LLC	SBRG LLC	601 RUNNING HORSE LN		MARVIN	NC	28173
I&M INVESTMENTS LLC		4923 CLUB VIEW DR		CONCORD	NC	28025
HOUSING EPISCOPAL METHODIST	PRESBYTERIAN INC	220 BISHOP LN		CONCORD	NC	28025
HASSON REAL ESTATE LLC		2351 CONCORD LAKE RD		CONCORD	NC	28025
I&M INVESTMENTS LLC		4923 CLUB VIEW DR		CONCORD	NC	28025
D & B PROPERTIES LLC		A NC LIMITED LIABILITY COMPANY	2331 CONCORD LAKE ROAD	CONCORD	NC	28025
BUCKINGHAM PLACE REAL ESTATE	LLC	366 ELM AVE SW		ROANOKE	VA	24016
CZK PROPERTIES LLC		2053 FITZHUGH LN		MATTHEWS	NC	28104
SOLITUDE PROPERTIES LLC		2335 CONCORD LAKE RD		CONCORD	NC	28025
KANNAPOLIS CHURCH OF CHRIST	INC A NC NON-PROFIT CORP	2315 CONCORD LAKE ROAD		KANNAPOLIS	NC	28083



November 17, 2025

Dear Property Owner,

Please be advised that the City of Kannapolis Board of Adjustment will conduct a quasi-judicial hearing on Tuesday December 2, 2025, at 6:00 PM at City Hall, located at 401 Laureate Way, for the following case:

BOA-2025-26 – Special Use Permit – 2350 Concord Lake Rd.

The purpose of this hearing is to consider a request for a Special Use Permit (SUP) to allow a multifamily dwelling development on property located at 2350 Concord Lake Road. Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance (KDO), issuance of a SUP is required for a multifamily dwelling in the Office-Institutional (O-I) zoning district. The subject property consists of approximately 3.44± acres, is zoned O-I, and is further identified as Cabarrus County Parcel Identification Number 56223304400000. **(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 704.920.4355 or bbarcroft@kannapolisnc.gov.

Sincerely,

Ben Barcroft
Senior Planner

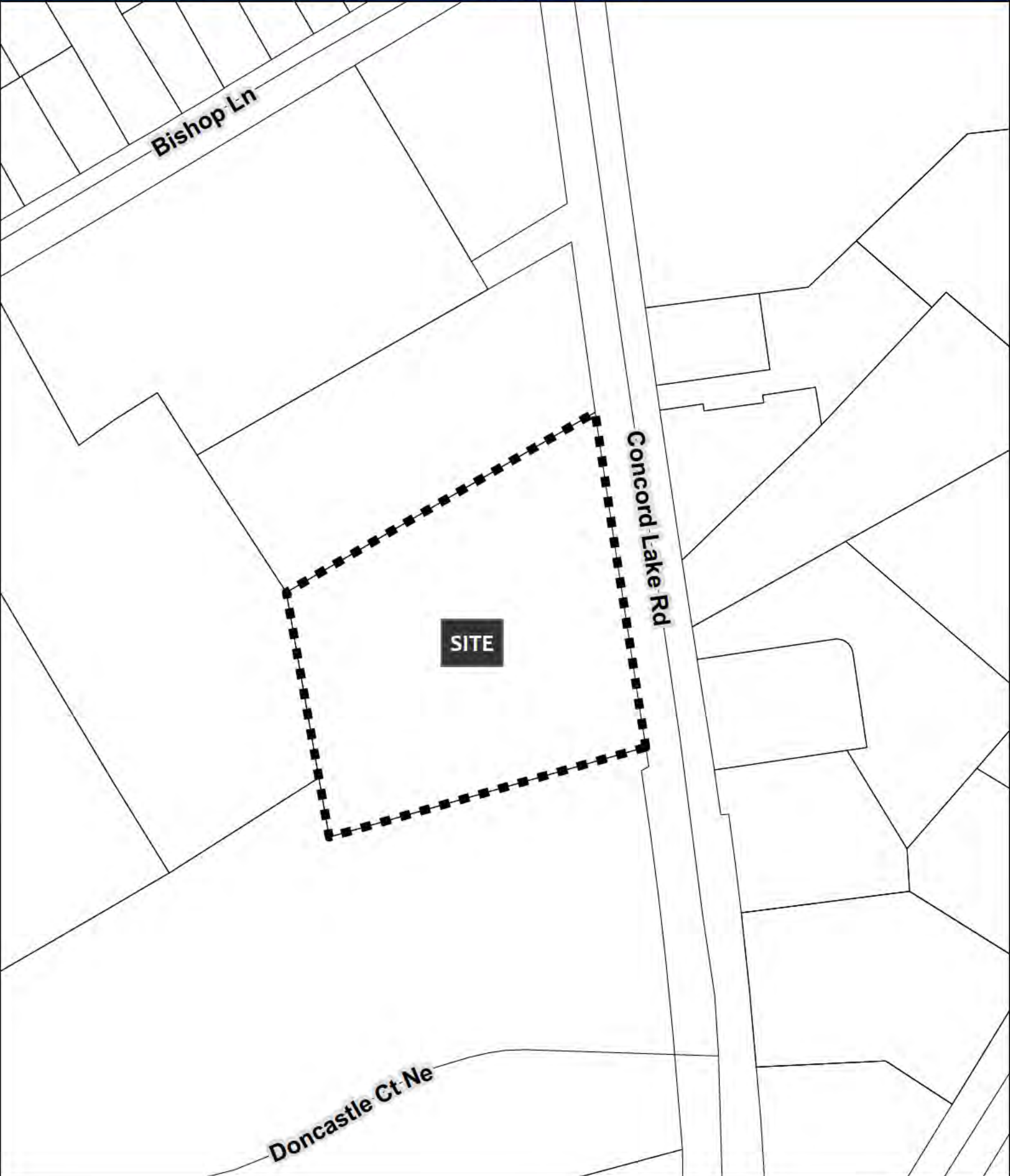
Enclosure

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-2025-26
Applicant: Douglas Alvarenga
2350 Concord Lake Rd





BOARD OF

ADJUSTMENT

**PUBLIC HEARING
INFORMATION**

CALL 704-920-4350

CASE # BOA - 2025 - 26



**Board of Adjustment
January 6, 2026 Meeting**

Staff Report

TO: Board of Adjustment

FROM: Ben Barcroft, Senior Planner

SUBJECT: Case# BOA-2026-01: Special Use Permit – 447 N. Main St.
Applicant: Cambridge Properties, Inc.

Request for a Special Use Permit to allow for an accessory drive-through facility on property located at 447 N. Main 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, Cambridge Properties, Inc., on behalf of Cambridge-Kannapolis, LLC, is requesting a Special Use Permit (SUP) to allow for an accessory drive-through facility on property located at 447 N. Main Street. Pursuant to Table 4.3.B(3) of the Kannapolis Development Ordinance (KDO), issuance of a SUP is required for a drive-through facility within the Center City (CC) zoning district.

The subject property consists of approximately 6.718± acres, is zoned CC, and is further identified as Cabarrus County Parcel Identification Number 56147254140000. The proposed pharmacy drive-through facility will be an accessory use to a grocery store.

On December 8, 2025, City Council approved TA-2025-07, which amended the KDO to add drive-through facilities in the CC zoning district as a use permitted by issuance of a SUP.

Pursuant to Section 4.3.D(8) of the Kannapolis Development Ordinance, a drive-through facility is subject to the following special requirements:

- a) Canopies or other features installed over a drive through window shall maintain common roof lines and materials with the principal structure.
- b) Vehicular access to a drive-through facility shall be provided from a street having a functional classification of collector or higher.
- c) Each driveway providing access to the drive-through facility shall be at least 20 feet from any other driveway.
- d) Internal traffic circulation patterns on the site shall not cause vehicles to impede vehicular movement external to the site or block access to any required parking spaces located on the site. Stacking spaces and lanes shall be provided in accordance with Section 5.1.C(9), Vehicle Stacking Spaces and Lanes.
- e) Drive-through facilities shall not be located on the front facade of the building they serve.
- f) Drive-through facilities shall be designed so as not to obstruct the movement of pedestrians along sidewalks, through areas intended for public use, or between the building entrance and customer parking spaces.
- g) No portion of a drive-through facility shall be located within 50 feet of a residential zoning district or a lot containing a residential use.

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 Downtown Center Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. This Character Area calls for primary uses including, but not limited to, retail, institutional and civic, office, and multifamily residential uses, with secondary uses including light manufacturing and single-family attached residential uses.

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 drive-through facility is not expected to create traffic hazards or cause traffic congestion. The applicant has provided a conceptual site plan illustrating the layout of the drive-through facility. The applicant has indicated that access to the proposed use will be provided via the approved access points on

N. Loop Road for the Millstone Village development. N. Loop Road is classified as a collector street.

☒ ☐ **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 drive-through 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 the orderly development or improvement of surrounding properties for uses permitted within their respective zoning districts. The pharmacy drive-through will be an accessory use to the grocery store. The Millstone Village development will also include a fuel center, retail shops, and an outparcel with a proposed bank.

☒ ☐ **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 is not expected to be detrimental to or endanger public health, safety, or general welfare.

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

The proposed use shall comply with all sections of the Kannapolis Development Ordinance, all conditions of approval, and any other applicable local, state, and federal regulations. Staff have confirmed that the use-specific standards for a drive-through facility, listed in the Background section above, have been met with this proposal. The applicant understands 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.**

N/A unless the Board of Adjustment determines to add conditions.

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.

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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** 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.

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. List of Notified Properties
7. Notice to Adjacent Property Owners
8. 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

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: 447 N Main St., Kannapolis, NC 28083

Applicant: Cambridge Properties, Inc. on behalf of Cambridge-Kannapolis, LLC

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: Nate Buhler Date: 12/5/2025



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

SPECIAL USE PERMIT APPLICATION

Approval authority – Board of Adjustment

Applicant Contact Information

Name: Cambridge Properties, Inc.
Address: 831 E. Morehead St., Ste. 245
Charlotte, NC
Phone: 980-260-2770
Email: [REDACTED]

Property Owner Contact Information ☒ same as applicant

Name: Cambridge-Kannapolis, LLC
Address: _____
Phone: _____
Email: _____

Project Information

Project Address: 447 N Main St., Kannapolis, NC 28083 Zoning District CC
Parcel PIN: 56147254140000 Size of property (in acres): 6.718

Current Property Use: Vacant Land

Proposed Use: Grocery store with drive through pharmacy as part of Millstone master project

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)*: _____

Applicant intends to deliver the proposed use, along with additional retail/residential uses on adjacent parcels, as a comprehensive multi-use development architecturally cohesive with downtown Kannapolis

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 uses will provide valuable services to residents in a critical urban environment
consistent with the Comprehensive Plan

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

All access shall be provided via the approved access points for Millstone

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

Correct. Grocery store with drive through pharmacy will not present any of the issues above

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.

Correct.

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

Correct.

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

Correct.

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

Correct.

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.

Nate Buhler

12/5/2025

Applicant Signature

Date

Signed by:
John J. Priester, Jr.

12/5/2025

Property Owner Signature

Date



Vicinity Map

Case Number: BOA-2026-01

Cambridge Properties, Inc on behalf of Cambridge-Kannapolis, LLC

447 N Main St



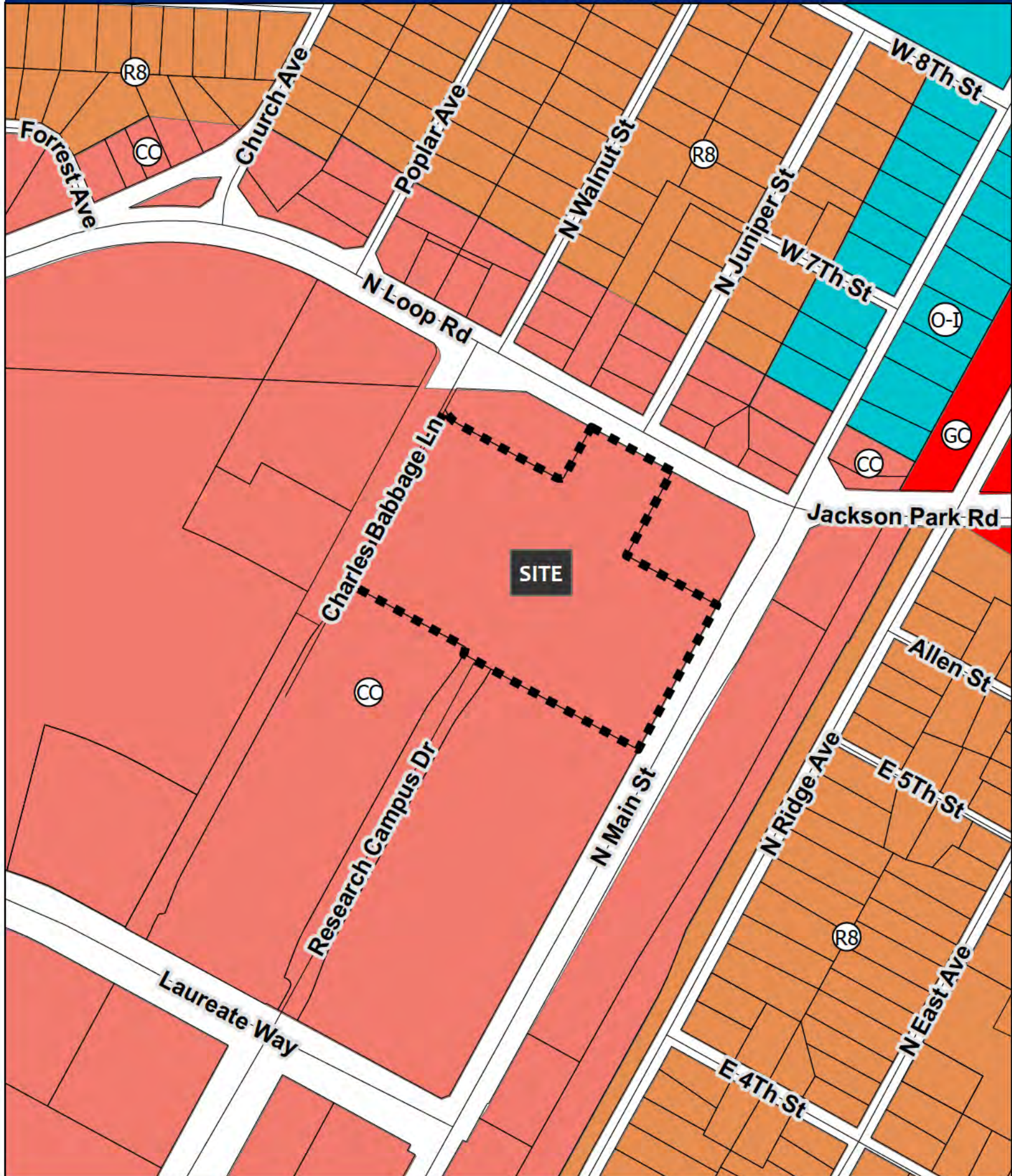


Kannapolis Current Zoning

Case Number: BOA-2026-01

Cambridge Properties, Inc on behalf of Cambridge-Kannapolis, LLC

447 N Main St



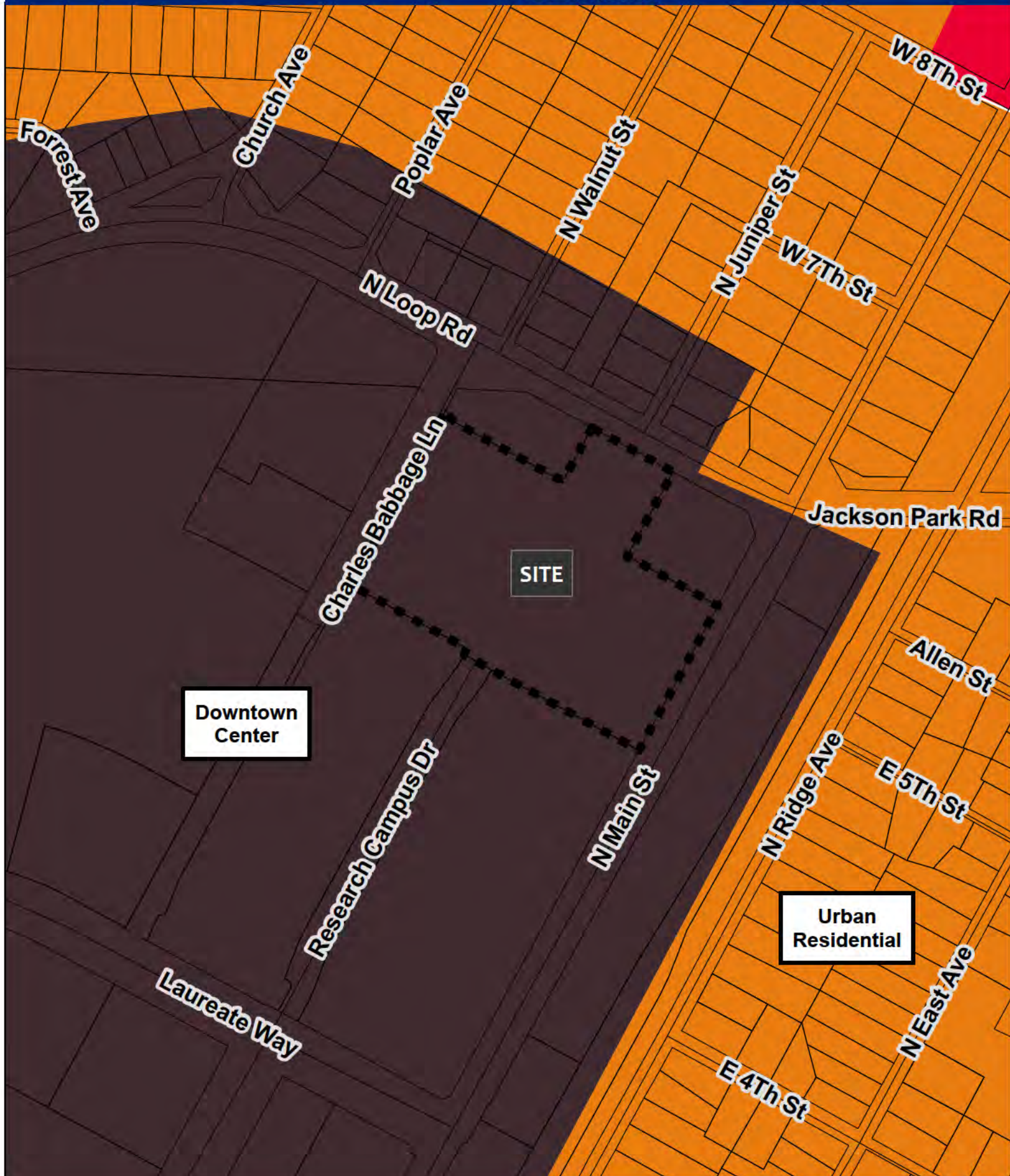


Kannapolis 2030 Future Land Use Map

Case Number: BOA-2026-01

Cambridge Properties, Inc on behalf of Cambridge-Kannapolis, LLC

447 N Main St



CHARLES BABBAGE LANE

GROCERY/
PHARMACY USE



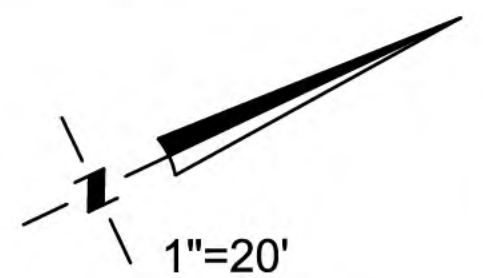
PHARMACY
DRIVE THROUGH

MILLSTONE
VILLAGE



N. WALNUT STREET

NORTH LOOP ROAD



N. JUNIPER AVENUE

AcctName1	MailAddr1		MailCity	MailState	MailZipCod
KANNAPOLIS LAND PARTNERS LLC	1213 W MOREHEAD ST STE 150		CHARLOTTE	NC	28208
KANNAPOLIS LAND PARTNERS LLC	1213 W MOREHEAD ST STE 150		CHARLOTTE	NC	28208
KANNAPOLIS LAND PARTNERS LLC	1213 W MOREHEAD ST STE 150		CHARLOTTE	NC	28208
CAMBRIDGE-KANNAPOLIS LLC	831 E MOREHEAD ST STE 245		CHARLOTTE	NC	28202
KANNAPOLIS LAND PARTNERS LLC	1213 W MOREHEAD ST STE 150		CHARLOTTE	NC	28208
CAMBRIDGE-KANNAPOLIS LLC	831 E MOREHEAD ST STE 245		CHARLOTTE	NC	28202
CAMBRIDGE-KANNAPOLIS LLC	831 E MOREHEAD ST STE 245		CHARLOTTE	NC	28202
KANNAPOLIS LAND PARTNERS LLC	1213 W MOREHEAD ST STE 150		CHARLOTTE	NC	28208
LD DI ASSETCO LLC	400 CONTINENTAL BLVD STE 500		EL SEGUNDO	CA	90245
ACCENT KANNAPOLIS CHARLOTTE LP	3715 NORTHSIDE PKWY NW	BLDG 400 STE 375	ATLANTA	GA	30327
NETA INVESTMENTS LLC	PO BOX 49247		CHARLOTTE	NC	28277
KANNAPOLIS LAND PARTNERS LLC	1213 W MOREHEAD ST STE 150		CHARLOTTE	NC	28208
CITY OF KANNAPOLIS	401 LAUREATE WAY		KANNAPOLIS	NC	28081
E SQUARED PROPERTIES LLC	PO BOX 4450		DAVIDSON	NC	28036-4450
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
KANNAPOLIS PROPERTY OWNER LLC	1213 W MOREHEAD ST STE 150		CHARLOTTE	NC	28208-5579
CITY OF KANNAPOLIS	401 LAUREATE WAY		KANNAPOLIS	NC	28081-0005
KANNAPOLIS PROPERTY OWNER LLC	1213 W MOREHEAD ST STE 150		CHARLOTTE	NC	28208-5579
ROSE TOLA B JR & WF	PO BOX 896		KANNAPOLIS	NC	28082
LD DI ASSETCO LLC	400 CONTINENTAL BLVD STE 500		EL SEGUNDO	CA	90245-5078



December 19, 2025

Dear Property Owner,

Please be advised that the City of Kannapolis Board of Adjustment will conduct a quasi-judicial hearing on Tuesday, January 6, 2026, at 6:00 PM at City Hall, located at 401 Laureate Way, for the following case:

BOA-2026-01 – Special Use Permit – 447 N. Main St.

The purpose of this hearing is to consider a request for a Special Use Permit (SUP) to allow an accessory drive-through facility on property located at 447 N. Main Street. Pursuant to Table 4.3.B(3) of the Kannapolis Development Ordinance (KDO), issuance of a SUP is required for a drive-through facility within the Center City (CC) zoning district. The subject property consists of approximately 6.718 ± acres, is zoned CC, and is further identified as Cabarrus County Parcel Identification Number 56147254140000. The proposed pharmacy drive-through facility will be an accessory use to a grocery store. **(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 704.920.4355 or bbarcroft@kannapolisnc.gov.

Sincerely,

Ben Barcroft
Senior 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.

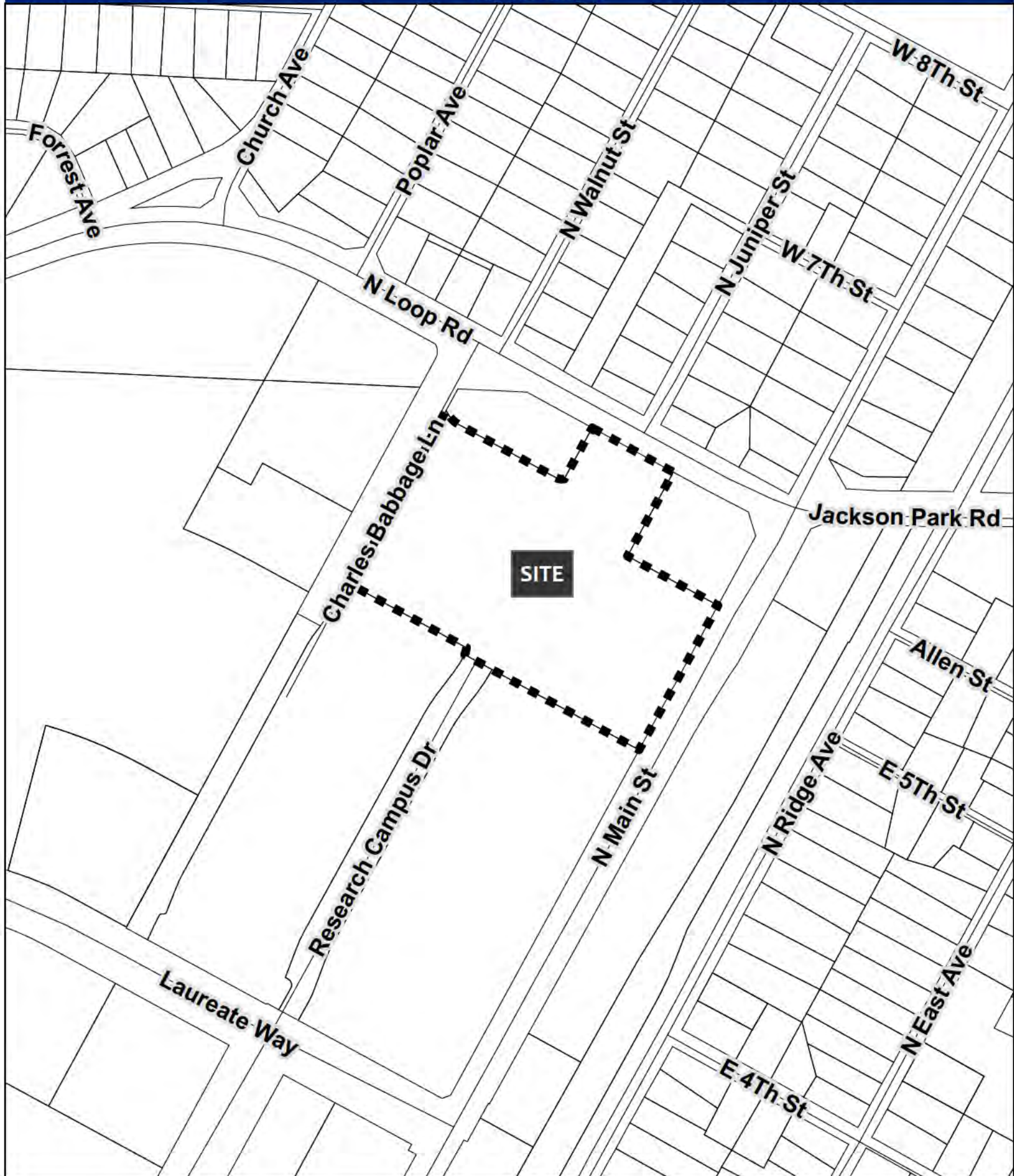


Special Use Permit

Case Number: BOA-2026-01

Cambridge Properties, Inc on behalf of Cambridge-Kannapolis, LLC

447 N Main St





BOARD OF

ADJUSTMENT

**PUBLIC HEARING
INFORMATION**

CALL 704-920-4350

CASE #B0A - 2026 - 1



**Board of Adjustment
January 6, 2026 Meeting**

Staff Report

TO: Board of Adjustment

FROM: Ben Barcroft, Senior Planner

SUBJECT: Case# BOA-2026-02: Special Use Permit – 475 N. Main St.
Applicant: Cambridge Properties, Inc.

Request for a Special Use Permit to allow for an accessory drive-through facility on property located at 475 N. Main 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, Cambridge Properties, Inc., on behalf of Cambridge-Kannapolis, LLC, is requesting a Special Use Permit (SUP) to allow for an accessory drive-through facility on property located at 475 N. Main Street. Pursuant to Table 4.3.B(3) of the Kannapolis Development Ordinance (KDO), issuance of a SUP is required for a drive-through facility within the Center City (CC) zoning district.

The subject property consists of approximately 0.972± acres, is zoned CC, and is further identified as Cabarrus County Parcel Identification Number 56147285210000. The proposed drive-through facility will be an accessory use to a bank.

On December 8, 2025, City Council approved TA-2025-07, which amended the KDO to add drive-through facilities in the CC zoning district as a use permitted by issuance of a SUP.

Pursuant to Section 4.3.D(8) of the Kannapolis Development Ordinance, a drive-through facility is subject to the following special requirements:

- a) Canopies or other features installed over a drive through window shall maintain common roof lines and materials with the principal structure.
- b) Vehicular access to a drive-through facility shall be provided from a street having a functional classification of collector or higher.
- c) Each driveway providing access to the drive-through facility shall be at least 20 feet from any other driveway.
- d) Internal traffic circulation patterns on the site shall not cause vehicles to impede vehicular movement external to the site or block access to any required parking spaces located on the site. Stacking spaces and lanes shall be provided in accordance with Section 5.1.C(9), Vehicle Stacking Spaces and Lanes.
- e) Drive-through facilities shall not be located on the front façade of the building they serve.
- f) Drive-through facilities shall be designed so as not to obstruct the movement of pedestrians along sidewalks, through areas intended for public use, or between the building entrance and customer parking spaces.
- g) No portion of a drive-through facility shall be located within 50 feet of a residential zoning district or a lot containing a residential use.

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 Downtown Center Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. This Character Area calls for primary uses including, but not limited to, retail, institutional and civic, office, and multifamily residential uses, with secondary uses including light manufacturing and single-family attached residential uses.

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 drive-through facility is not expected to create traffic hazards or cause traffic congestion. The applicant has provided a conceptual site plan

illustrating the layout of the drive-through facility. The applicant has indicated that access to the proposed use will be provided via the approved access points on N. Loop Road. and N. Main Street for the Millstone Village development. Both N. Loop Road and N. Main Street are classified as collector streets.

☒ ☐ **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 drive-through 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 the orderly development or improvement of surrounding properties for uses permitted within their respective zoning districts. The bank is located on the outparcel of the Millstone Village development, which includes a proposed grocery store, fuel station, and retail shops.

☒ ☐ **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 is not expected to be detrimental to or endanger public health, safety, or general welfare.

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

The proposed use shall comply with all sections of the Kannapolis Development Ordinance, all conditions of approval, and any other applicable local, state, and federal regulations. Staff have confirmed that the use-specific standards for a drive-through facility, listed in the Background section above, have been met with this proposal. The applicant understands 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.**

N/A unless the Board of Adjustment determines to add conditions.

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	
<input type="checkbox"/>	<input type="checkbox"/>	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.
<hr/>		
<input type="checkbox"/>	<input type="checkbox"/>	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.
<hr/>		
<input type="checkbox"/>	<input type="checkbox"/>	The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.
<hr/>		
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<hr/>		
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<input type="checkbox"/>	<input type="checkbox"/>	The proposed use complies with all applicable provisions of the KDO.
<hr/>		
<input type="checkbox"/>	<input type="checkbox"/>	The applicant consents in writing to all conditions of approval included in the approved special use permit.
<hr/>		

G. Recommendation

Based on the above findings, staff recommends **approval** 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.

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. List of Notified Properties
7. Notice to Adjacent Property Owners
8. 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

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: 475 N Main St., Kannapolis, NC 28083

Applicant: Cambridge Properties, Inc. on behalf of Cambridge-Kannapolis, LLC

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).

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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: Nate Buhler Date: 12/5/2025



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

SPECIAL USE PERMIT APPLICATION

Approval authority – Board of Adjustment

Applicant Contact Information

Name: Cambridge Properties, Inc.
Address: 831 E. Morehead St., Ste. 245
Charlotte, NC
Phone: 980-260-2770
Email: [REDACTED]

Property Owner Contact Information ☒ same as applicant

Name: Cambridge-Kannapolis, LLC
Address: _____
Phone: _____
Email: _____

Project Information

Project Address: 475 N Main St., Kannapolis, NC 28083 Zoning District CC
Parcel PIN: 5614728521000 Size of property (in acres): 0.972

Current Property Use: Vacant Land

Proposed Use: Branch bank as a part of Millstone master project

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)*: _____

Applicant intends to deliver the proposed use, along with additional retail/residential uses on adjacent parcels, as a comprehensive multi-use development architecturally cohesive with downtown Kannapolis

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 uses will provide valuable services to residents in a critical urban environment
consistent with the Comprehensive Plan

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

All access shall be provided via the approved access points for Millstone

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

Correct. Branch bank will not present any of the issues above

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.

Correct.

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

Correct.

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

Correct.

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

Correct.

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.

Nate Buhler

Applicant Signature

12/5/2025

Date

Signed by:

John J. Priester, Jr.

Property Owner Signature

12/5/2025

Date

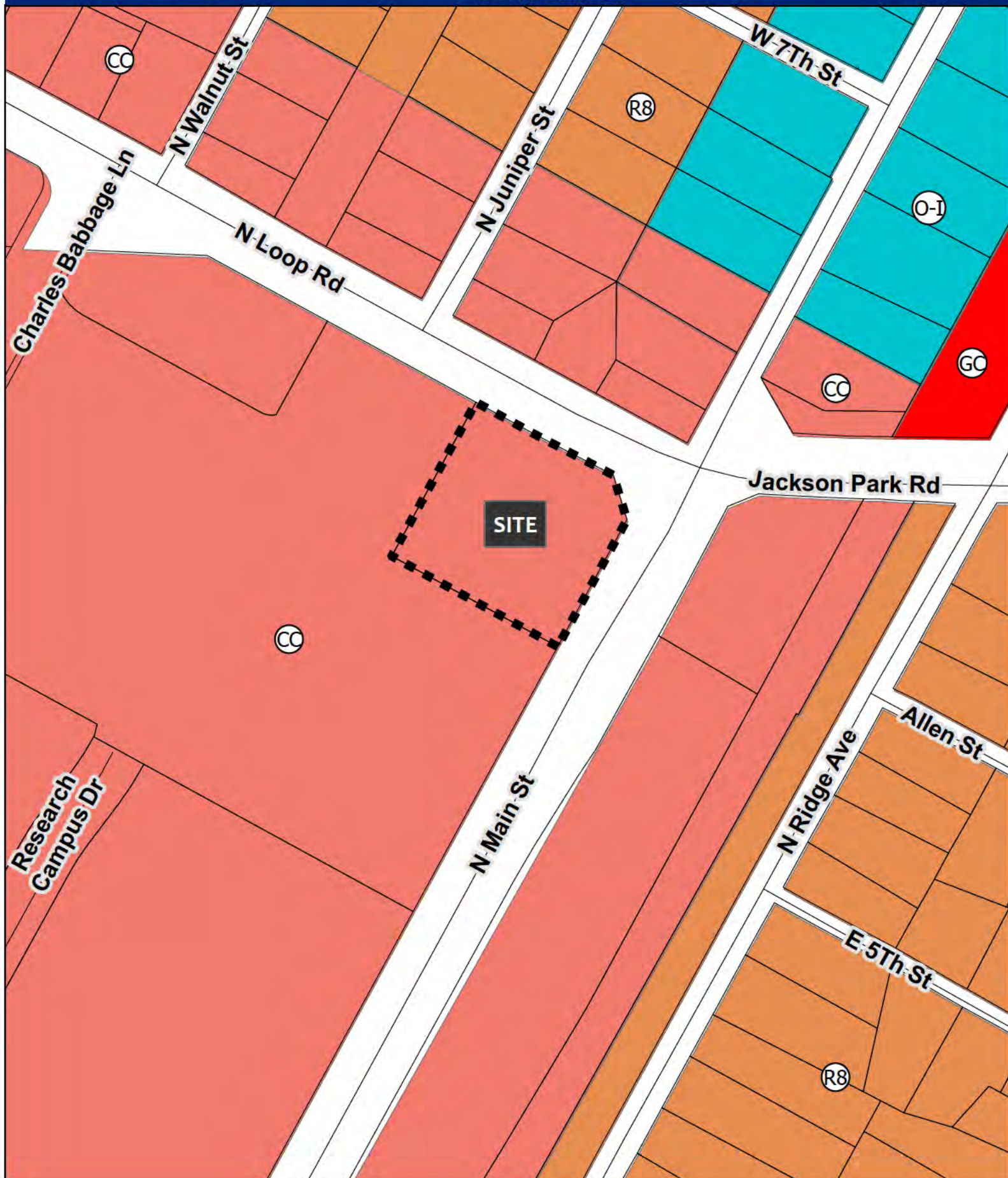


Vicinity Map

Case Number: BOA-2026-02

Applicant: Cambridge Properties, Inc on behalf of Cambridge-Kannapolis, LLC
475 N Main St





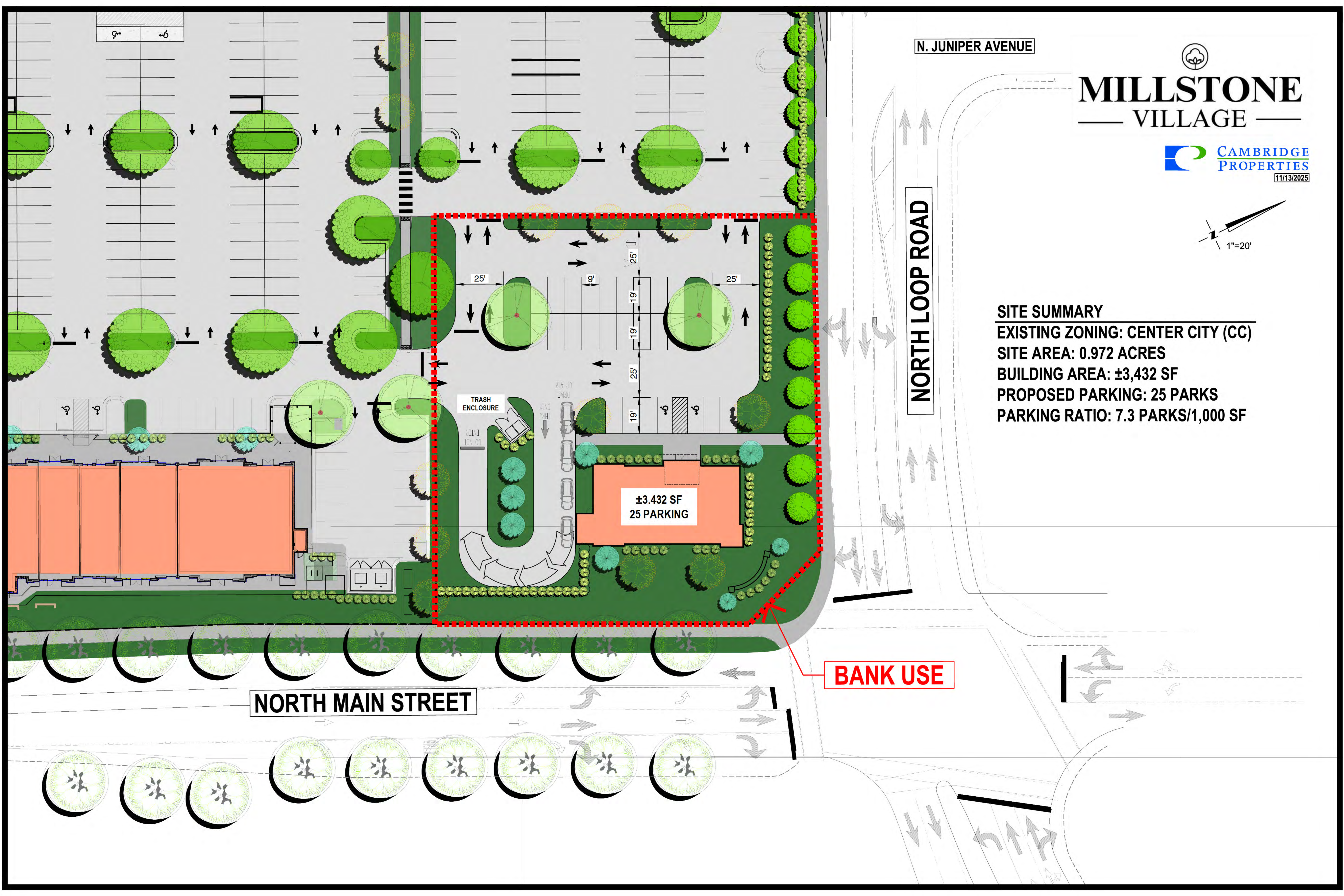


Kannapolis 2030 Future Land Use Map

Case Number: BOA-2026-02

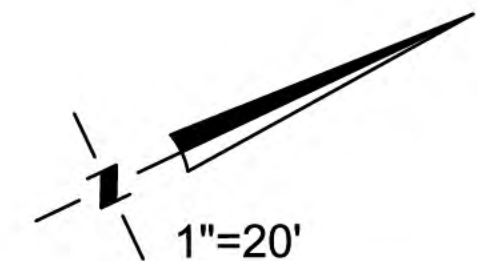
Applicant: Cambridge Properties, Inc on behalf of Cambridge-Kannapolis, LLC
475 N Main St





MILLSTONE
— VILLAGE —

CAMBRIDGE
PROPERTIES
11/13/2025



SITE SUMMARY
EXISTING ZONING: CENTER CITY (CC)
SITE AREA: 0.972 ACRES
BUILDING AREA: ±3,432 SF
PROPOSED PARKING: 25 PARKS
PARKING RATIO: 7.3 PARKS/1,000 SF

BANK USE

OWNNAME	MailAddr1	MailCity	MailState	MailZipCod
KANNAPOLIS LAND PARTNERS LLC	1213 W MOREHEAD ST STE 150	CHARLOTTE	NC	28208
CAMBRIDGE-KANNAPOLIS LLC	831 E MOREHEAD ST STE 245	CHARLOTTE	NC	28202
CAMBRIDGE-KANNAPOLIS LLC	831 E MOREHEAD ST STE 245	CHARLOTTE	NC	28202
CITY OF KANNAPOLIS	401 LAUREATE WAY	KANNAPOLIS	NC	28081
E SQUARED PROPERTIES LLC	PO BOX 4450	DAVIDSON	NC	28036-4450
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
KANNAPOLIS PROPERTY OWNER LLC	1213 W MOREHEAD ST STE 150	CHARLOTTE	NC	28208-5579
KANNAPOLIS RENTAL VENTURES LLC	1213 W MOREHEAD STREET SUITE	CHARLOTTE	NC	28208-5579
ROSE TOLA B JR & WF	PO BOX 896	KANNAPOLIS	NC	28082



December 19, 2025

Dear Property Owner,

Please be advised that the City of Kannapolis Board of Adjustment will conduct a quasi-judicial hearing on Tuesday, January 6, 2026, at 6:00 PM at City Hall, located at 401 Laureate Way, for the following case:

BOA-2026-02 – Special Use Permit – 475 N. Main St.

The purpose of this hearing is to consider a request for a Special Use Permit (SUP) to allow an accessory drive-through facility on property located at 475 N. Main Street. Pursuant to Table 4.3.B(3) of the Kannapolis Development Ordinance (KDO), issuance of a SUP is required for a drive-through facility within the Center City (CC) zoning district. The subject property consists of approximately 0.972± acres, is zoned CC, and is further identified as Cabarrus County Parcel Identification Number 56147285210000. The proposed drive-through facility will be an accessory use to a bank. **(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 704.920.4355 or bbarcroft@kannapolisnc.gov.

Sincerely,

Ben Barcroft
Senior Planner

Enclosure

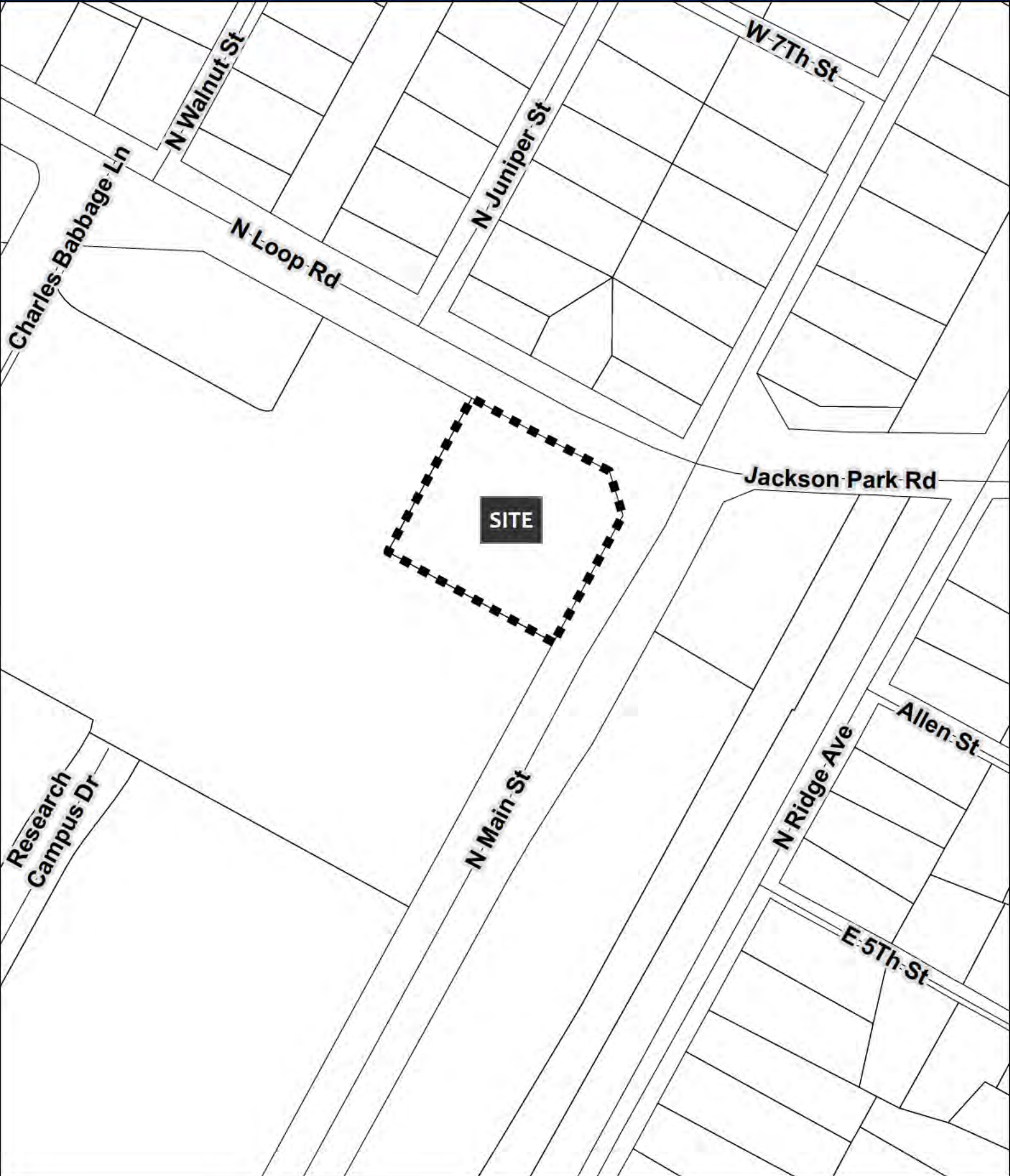
In accordance with Title II of the Americans with Disabilities Act (ADA), any person requiring an accommodation to participate in a function or program of the City of Kannapolis should contact Daniel Jenkins, Assistant Human Resources Director & ADA Coordinator by phone at 704-920-4312, email adacoordinator@kannapolisnc.gov, 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-2026-02

Applicant: Cambridge Properties, Inc on behalf of Cambridge-Kannapolis, LLC
475 N Main St





BOARD OF

ADJUSTMENT

**PUBLIC HEARING
INFORMATION**

CALL 704-920-4350

CASE # BOA - 2026 -2