



## **BOARD OF ADJUSTMENT AGENDA**

**Kannapolis City Hall  
Laureate Center - Kannapolis, N.C.**

**Tuesday, July 1, 2025  
6:00 PM**

- 1. Call to Order**
- 2. Oath of Office – Ronald Flanders**
- 3. Roll Call and Recognition of Quorum**
- 4. Approval of Agenda**
- 5. Approval of Minutes – May 6, 2025 and June 3, 2025**
- 6. Swearing In for Testimony**
- 7. Public Hearing:**

**a. BOA-2025-08 – Special Use Permit – 9170 Davidson Highway**

The public hearing for this request was closed at the May 6, 2025, meeting. The request is for a Special Use Permit (SUP) to allow a self-service storage facility in the General Commercial (GC) zoning district on an approximately 2.20 ± acre portion of a 4.13 ± acre property located at 9170 Davidson Highway, further identified as Cabarrus County Parcel Identification Number 46824023240000.

**Note: This agenda item was continued from the May 6<sup>th</sup> meeting at the request of the Board, which asked the applicant to provide additional information regarding off-site building visibility and lighting. The applicant subsequently requested a continuance at the June 3<sup>rd</sup> meeting to allow more time to gather the requested information.**

**b. BOA-2025-10 – Special Use Permit – 403 Alpine Street**

Public hearing to consider a request for a Special Use Permit (SUP) to allow a 27-unit pocket neighborhood development on property located at 403 Alpine Street. Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance (KDO), a Special Use Permit is required for a pocket neighborhood development in the Residential 8 (R8) zoning district when the number of dwelling units exceeds twelve (12). The subject property is approximately 4.67 ± acres and is identified as Rowan County Parcel Identification Number 159 117.

- 8. Planning Director Updates**
- 9. Other Business**
- 10. Adjourn**



## **Board of Adjustment July 1, 2025 Meeting**

### **Staff Report**

**TO:** Board of Adjustment

**FROM:** Mia Alvarez, Planner

**SUBJECT:** Case# BOA-2025-08: Special Use Permit – 9170 Davidson Highway  
Applicant: Sustar/Little LLC

**Request for a Special Use Permit to allow for a self-service storage facility on a property located at 9170 Davidson Highway**

#### **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, Sustar/Little LLC, is requesting a Special Use Permit (SUP) to allow for a self-service storage facility in the General Commercial (GC) zoning district on an approximately 2.20 +/- acre portion of a 4.13 +/- acre property located at 9170 Davidson Highway, further identified as Cabarrus County Parcel Identification Number 46824023240000.

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 Board of Adjustment heard this case on May 6, 2025, and continued the case to the June 3, 2025, meeting, requesting additional evidence from the applicant regarding off-site building visibility and lighting for the property. At the June 3, 2025, meeting, the Board continued the case to the July 1, 2025, meeting at the applicant's request for additional time to prepare evidence materials. The applicant has since submitted a presentation that includes drone footage and a contour map of the property.

The public hearing this matter has been held and closed, but the Board may re-open the hearing if they determine that additional evidence from other parties is available that may help in the decision making for this request.

#### **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" and "Complete Neighborhood 1" Character Area in the Move Knapolis Forward 2030 Comprehensive Plan. The Secondary Activity Center area calls for primary uses consisting of retail, office, and multifamily residential. The Complete Neighborhood 1 area calls for primary uses consisting of single family residential and civic. The parcel is currently vacant. Surrounding uses consist of residential and an animal hospital.

Based on the character areas noted above, the proposed development is compatible with the future 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 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.

☒ ☐ **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 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.**  
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 public 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 public 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"/>	<b>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.</b>
<input type="checkbox"/>	<input type="checkbox"/>	<b>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.</b>
<input type="checkbox"/>	<input type="checkbox"/>	<b>The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.</b>
<input type="checkbox"/>	<input type="checkbox"/>	<b>The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.</b>
<input type="checkbox"/>	<input type="checkbox"/>	<b>The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.</b>



☐
☐

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.

#### Conditions of Approval proposed by staff:

1. The lot must be recombined as shown on the preliminary plat (included with this packet) to comply with the KDO requirement that the lot size for a self-service storage facility not exceed three (3) acres.
2. Access to the site must be established and meet the City's minimum requirements.
3. The number of storage units shall not exceed 599.

*The Board of Adjustment should consider all facts and testimony after conducting the Public 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. Preliminary Plat
8. List of Notified Properties
9. Notice to Adjacent Property Owners
10. Posted Public Notice

### I. Issue Reviewed By:

Planning Director	X
City Attorney	X
Assistant City Manager	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: No Address Assigned, Parcel 4682-40-2324

Applicant: Sustar/Little LLC

### SUBMITTAL CHECKLIST

- ☒ Pre-Application Meeting
- ☒ SUP Checklist and Application – Complete with all required signatures
- ☒ Plot/Site Plan showing the proposed use
- ☒ Fee: \$625.00 (\$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.**

Signed by:

Applicant's Signature:

Patrick Sustar

07C3D3E75F3440F...

Date: 11/8/2024



Planning Department  
401 Laureate Way  
Kannapolis, NC 28081  
704.920.4350

SPECIAL USE PERMIT APPLICATION  
Approval authority – Board of Adjustment

<b>Applicant Contact Information</b>	<b>Property Owner Contact Information</b> <input checked="" type="checkbox"/> same as applicant
Name: <u>Sustar/Little LLC</u>	Name: _____
Address: <u>PO Box 6600</u>	Address: _____
<u>Concord, NC 28027</u>	_____
Phone: <u>(980) 521-0811</u>	Phone: _____
Email: <u>psustar1@outlook.com</u>	Email: _____

**Project Information**

Project Address: No Address Assigned Zoning District GC

Parcel PIN: 4682-40-2324 Size of property (in acres): 2.2

Current Property Use: Vacant

Proposed Use: Self-Service Storage Facility

\_\_\_\_\_

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 Self-Service Storage facility located on the 2.2 acre parcel. One building, totaling 108,000 square feet is proposed, with a \_\_\_\_\_

160' x 225' (36,000SF) footprint. Two gates are proposed, limiting internal access. a 6' Type B and 8' Type C Landscape buffer shall abut ac \_\_\_\_\_

The site shall conform to KDO Specific Principal Use Regulations in Section 4.2.D.f.4. \_\_\_\_\_

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 parcel is identified as a Secondary Activity Center in the Move Kannapolis Forward: 2030 Comprehensive Plan.

This place type provides daily needs and are generally located on intersections, near residential areas and interchanges, \_\_\_\_\_

with primary uses of retail and office. \_\_\_\_\_

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

The proposed use of a self-service storage facility is a low trip generating use. As proposed, 101 trips per day are anticipated.

In coordination with NCDOT, the site will access NC 73 (Davidson Highway) at the existing signalized intersection.

**3. 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 to result from 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 will have minimal impact on surrounding properties. Establishment of the proposed use will

not impede development of the surrounding properties for allowed uses within their respective zoning district.

**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 public health, safety, or general welfare. The site shall be

professionally managed, maintained, and operated.

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

The proposed use shall comply with all applicable provisions of the KDO, including supplemental use regulations.

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

Yes, 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.***

Signed by:

Patrick Sustar

11/8/2024

Applicant Signature

Date

Patrick Sustar

11/8/2024

Property Owner Signature

Date



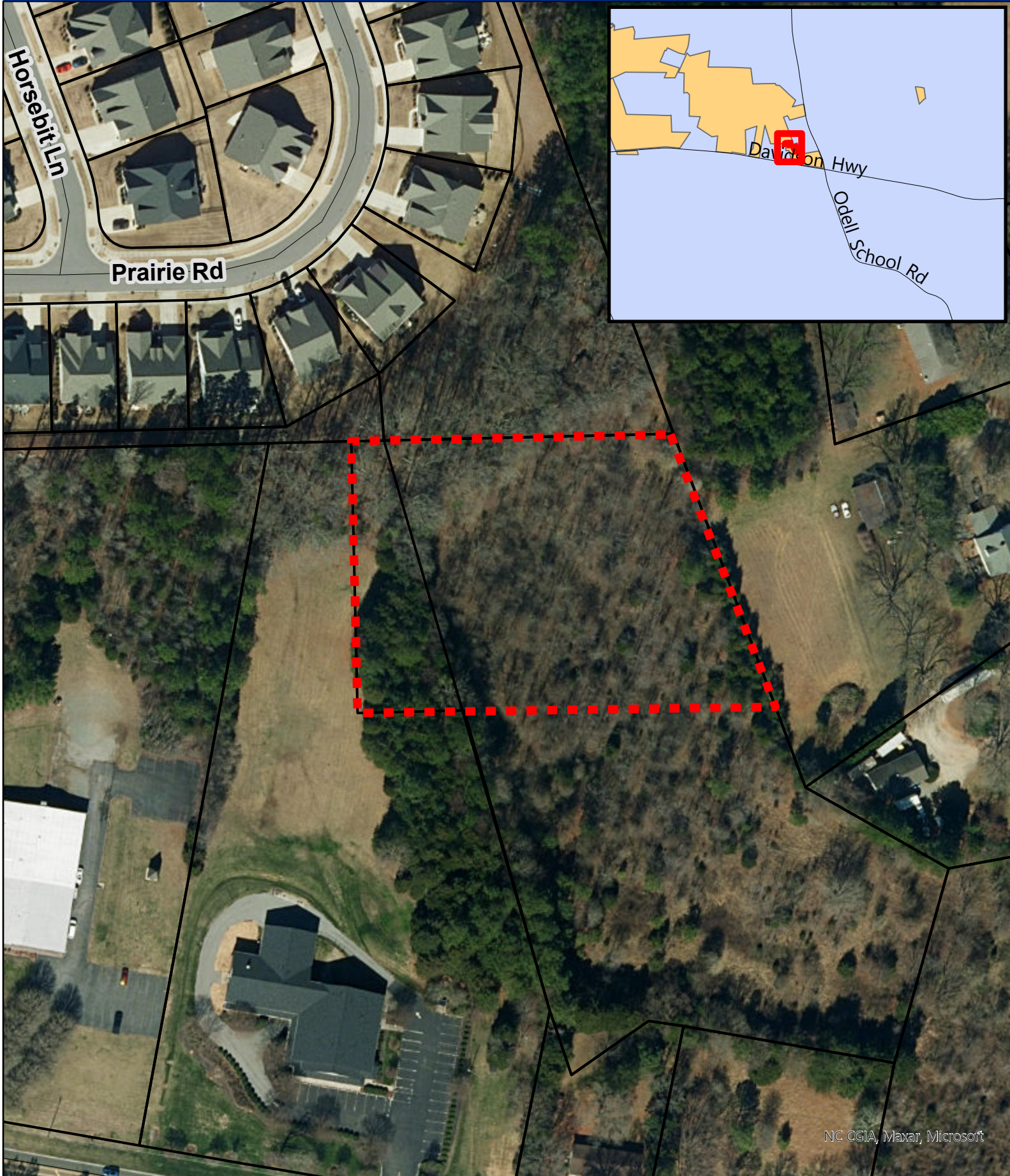


# Vicinity Map

Case Number: BOA-2025-08

Applicant: Sustar/Little LLC

9180 Davidson Hwy



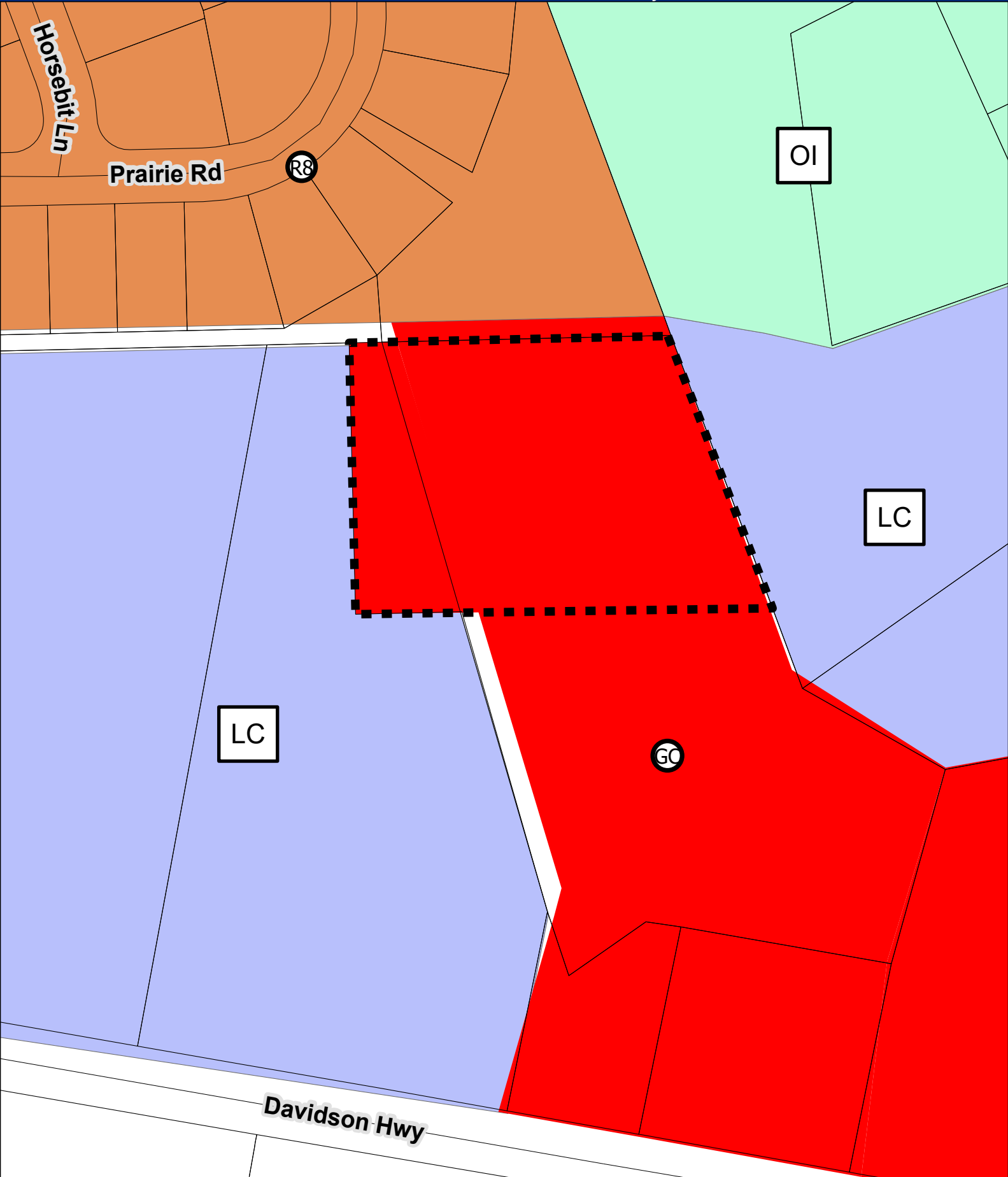


# Kannapolis Current Zoning

Case Number: BOA-2025-08

Applicant: Sustar/Little LLC

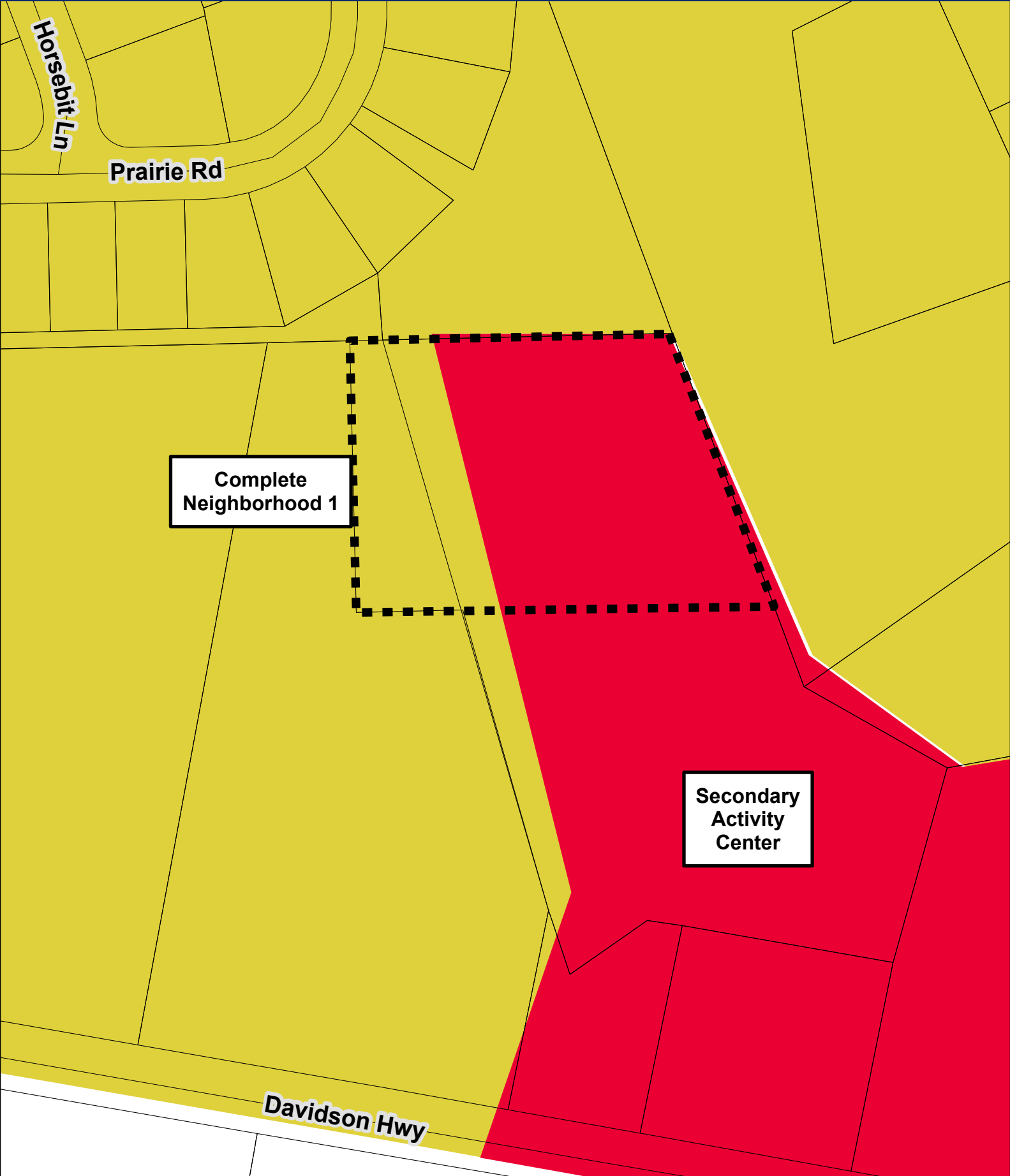
9180 Davidson Hwy





# Kannapolis 2030 Future Land Use Map

Case Number: BOA-2025-08  
Applicant: Sustar/Little LLC  
9180 Davidson Hwy





PARKER & ORLEANS HOMEBUILDERS, INC.  
DB. 6534 PG. 274  
4682-12-6914  
ZONING: R8

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	468-240-2324
TOTAL SITE AREA:	2.018 ACRES (87,909 SF)
EXISTING ZONING:	GC
PROPOSED USE:	SELF-SERVICE STORAGE
SETBACKS:	
Front:	10'
Side:	0'
Rear:	25' Abutting Residential Zone
Buffer:	8' Type C
Parking:	
Required:	1 Space per 200 Units 599 Units = 3 spaces
Proposed:	3 Spaces + 1 ADA Space
Impervious Coverage:	
Maximum:	80% of Site, 70,327 SF
Proposed:	75% of Site, 66,122 SF



1213 w morehead st ste 450  
charlotte, nc 28208  
P 704.334.3303  
urbandesignpartners.com

nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING  
FOR REVIEW PURPOSES ONLY

11/11/2024

Proposed Self Storage Building Unit Matrix						
Unit Size			Unit Area (SF)	% of NLSF	Total Area Per Unit Size	Number of Units
5	x	5	25	1%	775	31
5	x	10	50	3%	2,400	48
7.5	x	10	75	10%	7,800	104
10	x	10	100	19%	14,800	148
10	x	15	150	20%	15,600	104
10	x	20	200	33%	25,600	128
10	x	30	300	14%	10,800	36
Total				100%	77,775	599

Sustar/Little, LLC  
Mr. Patrick Sustar

PO Box 6600  
Concord, NC 28024

Odell Mini Storage

Special Use Permit Site Plan

9182 Davidson Hwy Concord, NC 28027

NO. DATE: BY: REVISIONS:

Project No: 23-CLT-157

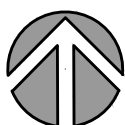
Date: 11.19.2024

Sheet No:

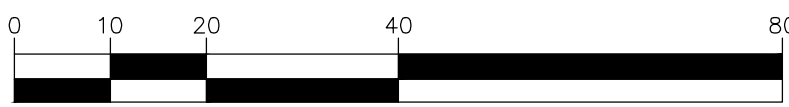
SP-1.0

SUSTAR/LITTLE, LLC  
DB. 10291 PG. 179  
4682-40-2324  
ZONING: GC

DAVID GLENN YAWN  
DB. 5643 PG. 168  
4682-40-2979  
ZONING: LC



GRAPHIC SCALE



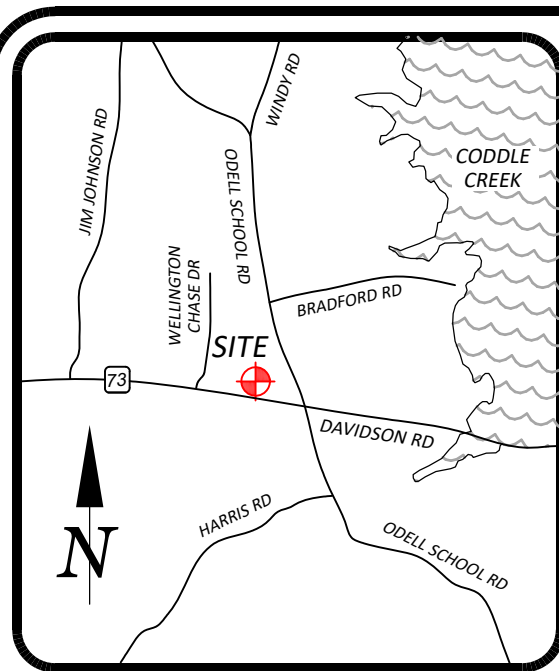
( IN FEET )  
1 inch = 20 ft.







M:\\_2024\071- MONTROSE LLC\071-24-004 ODELL COMMERCIAL\Drawings\9182 DAVIDSON HIGHWAY\_RecombinationPlat.dwg



VICINITY MAP  
(Not to Scale)

#### NOTES

- AREA CALCULATED BY COORDINATE COMPUTATION.
- ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM CABARRUS COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
- IRON RODS AT ALL CORNERS UNLESS NOTED.
- THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
- LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF KANNAPOLIS AND CABARRUS COUNTY. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
- PROPERTY ZONED GC (GENERAL COMMERCIAL), IN CITY OF KANNAPOLIS, AND LC (LIMITED COMMERCIAL), IN CABARRUS COUNTY.
- PARCEL # 4682309176 MAY BE SUBJECT TO THE FOLLOWING:  
EASEMENT TO DUKE POWER COMPANY per DB 115 PG 375 AND PG 376.  
EASEMENT TO CONCORD TELEPHONE COMPANY per DB 496 PG 260.

#### LEGEND

RF	REBAR FOUND
RS	REBAR SET
IPF	IRON PIPE FOUND
AIF	ANGLE IRON FOUND
FIF	FLAT IRON FOUND
R/W	RIGHT-OF-WAY
SF	SQUARE FOOT
(T)	TOTAL
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD SETBACK
SY	SIDE YARD SETBACK
B.O.C	BACK OF CURB
E.O.P	EDGE OF PAYMENT
---	LINES SURVEYED
- - -	LINES NOT SURVEYED
- - -	BUILDING SETBACKS
- - -	RIGHT-OF-WAY
- - -	OVERHEAD POWER LINE
- - -	MUNICIPAL LINE
- - -	LAND HOOK
- - -	ACCESS EASEMENT

ROCKY RIVER ENTERPRISES LLC  
NOW OR FORMERLY  
DB 2324 PG 112  
PARCEL ID # 46823063000000

PARCEL 1  
1.99 ACRE  
86,810 SF

PARCEL 2  
4.33 ACRE  
188,665 SF

PARCEL 3  
1.32 ACRE  
57,519 SF

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
EC1	46.88'	82.11'	32°42'42"	N 01°27'55" W	46.24'
EC2	57.46'	102.11'	32°14'44"	S 01°41'54" E	56.71'

#### OWNER CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF KANNAPOLIS, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF KANNAPOLIS, AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTE BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

OWNER(S)

DATE

#### REVIEW OFFICER BLOCK

I, \_\_\_\_\_, REVIEW OFFICER OF THE COUNTY OF CABARRUS, N.C., CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

LINE	BEARING	DISTANCE
EL1	N 10°03'21" E	137.23'
EL2	N 10°17'53" E	214.21'
EL3	N 20°14'28" W	122.50'
EL4	N 88°46'25" E	12.07'
EL5	N 88°46'25" E	9.08'
EL6	S 20°14'06" E	116.46'
EL7	S 10°16'37" W	233.35'
EL8	S 10°03'21" W	117.19'
EL9	N 80°03'58" W	10.01'
EL10	N 80°03'58" W	9.99'

#### GPS SURVEY

I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: A
- POSITIONAL ACCURACY: <0.7+50 PPM
- TYPE OF GPS FIELD PROCEDURE: GNSS RTK NETWORK (NCVRS)
- DATES OF SURVEY: 7/09/24
- DATUM/EPOCH: NAD 83(2011)
- PUBLISHED/FIXED CONTROL USE: RTK NETWORK
- GEOD MODEL USED: GEOD 18
- COMBINED GRID FACTORS: 0.999984840
- UNITS: US SURVEY FEET

#### PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE PARCELS AS LISTED BELOW. NO OTHER CHANGES WERE MADE. THIS PLAT SUPERSEDES, LOTS 2 & 3, PREVIOUSLY RECORDED PLAT BOOK 8, PAGE 7 FOUND IN THE CABARRUS COUNTY REGISTRY.

## RECOMBINATION PLAT

AT PROPERTY KNOWN AS  
# 9172 DAVIDSON HIGHWAY  
HARRY G. HARTSELL SUBDIVISION  
PB 8 PG 7, DB 1608 PG 161; DB 10291 PG 179  
PARCEL # 4682-30-9176-0000, 4681-49-2903-0000,  
4681-49-3973-0000, 4682-40-2324-0000  
CABARRUS COUNTY, NC

**METROLINA**  
LAND SURVEYING, INC.  
SURVEYING • MAPPING • PLANNING

8521 CROWN CRESCENT CT.  
CHARLOTTE, NC 28227

P (704) 741-1700  
C (980) 721-2353  
NC #C-4584 & SC #C-6106

Job No.	071-24-004
Date	10/15/24
Proj. Mgr.	DCC
Drawn	ERG
Checked	CDF
Sheet	1

"I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1608, PAGE 161); THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15th DAY OF OCTOBER, A.D., 2024.

"PRELIMINARY PLAT NOT FOR RECORDATION OR CONVEYANCE"  
PROFESSIONAL LAND SURVEYOR L-5013



Know what's below.  
Call before you dig.  
NORTH CAROLINA  
ONE-CALL CENTER INC.  
DIAL 811 or 1-800-632-4949  
2 BUSINESS DAYS BEFORE DIGGING  
www.ncocc.org

#### SITE NOTES

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED GC (GENERAL COMMERCIAL), CITY OF KANNAPOLIS:

FRONT: 10' FEET  
SIDE YARD: NONE  
REAR YARD: NONE  
LOT AREA: NONE  
LOT WIDTH: 50' FEET  
BUILDING HEIGHT (MAX.): 48' FEET  
DENSITY (MAX.): 18 UNITS per ACRE  
IMPERVIOUS RATIO (MAX): 0.8

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED LC (LIMITED COMMERCIAL), CABARRUS COUNTY:

FRONT: 30' FEET  
SIDE YARD: 10'  
REAR YARD: 20'  
LOT AREA: 10,000  
LOT WIDTH: 50' FEET  
BUILDING HEIGHT (MAX.): 40' FEET  
IMPERVIOUS RATIO (MAX): 75%

OWNER 1	OWNER 1	MAIL ADDRESS 1	MAIL ADDRESS 2	CITY	STATE	ZIPCODE	
YAWN DAVID GLENN		YAWN DAVID GLENN	2131 ODELL SCHOOL ROAD	CONCORD	NC	28027	
LEWIS RICHARD JOHN	& LEWIS GAIL CLAGETT SPOUSE	LEWIS RICHARD JOHN & LEWIS GAIL CLAGETT	9581 HORSEBIT LN	CONCORD	NC	28027	
SUSTAR/LITTLE LLC		SUSTAR/LITTLE LLC	A NC LTD LIABILITY CO	PO BOX 6600	CONCORD	NC	28027
ROCKY RIVER ENTERPRISES LLC		ROCKY RIVER ENTERPRISES LLC	9280 DAVIDSON HWY		CONCORD	NC	28027
CROSS LYMAN	& CROSS DEBORAH WF	CROSS LYMAN & CROSS DEBORAH WF	2176 PRAIRIE RD		CONCORD	NC	28027
WELLINGTON CHASE HOMEOWN ASSOC		WELLINGTON CHASE HOMEOWN ASSOC	C/O CUSICK COMMUNITY MGMT	8008 CORPORATE CENTER DR	CHARLOTTE	NC	28226
GOODNIGHT DIANE	& GOODNIGHT MARIAN	GOODNIGHT DIANE & GOODNIGHT MARIAN	2175 PRAIRIE RD		CONCORD	NC	28027
YAWN JENNIE H -TRUSTEE	& YAWN JENNIE H REVOC TRS4/22/03	YAWN JENNIE H -TRUSTEE & YAWN JENNIE H	C/O ELLEN Y LOSKOSKI	94 OLDE COTTAGE LN	MIDWAY	GA	31320
THOTAKURI VIJAY KUMAR		THOTAKURI VIJAY KUMAR	2135 ODELL SCHOOL RD		CONCORD	NC	28027
SPANKE EDWARD	& SPANKE LINDA WF	SPANKE EDWARD & SPANKE LINDA WF	2164 PRAIRIE RD		CONCORD	NC	28027
COLES WILLIAM EDWARD JR	& COLES SHANNA WEIGMAN WF	COLES WILLIAM EDWARD JR & COLES SHANNA WEIGMAN	2158 PRAIRIE RD		CONCORD	NC	28027
YOUNG GWENDOLYN M	& MOORE CASANDRA	YOUNG GWENDOLYN M & MOORE CASANDRA	2182 PRAIRIE RD		CONCORD	NC	28027
GREINER MICHAEL	& GREINER DIANE B	GREINER MICHAEL & GREINER DIANE B	2152 PRAIRIE RD		CONCORD	NC	28027
CLARK MARK	& CLARK SHERRY WF	CLARK MARK & CLARK SHERRY WF	2146 PRAIRIE RD		CONCORD	NC	28027
VSP BUSINESS LLC		VSP BUSINESS LLC	C/O SHAILESH V PANARA	1534 COPPERPLATE RD	CHARLOTTE	NC	28262



April 25, 2025

Dear Property Owner,

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

**BOA-2025-08 – Special Use Permit – 9170 Davidson Highway**

The purpose of this Public Hearing is to consider a request for a Special Use Permit (SUP) to allow for self-service storage on property located at 9170 Davidson Highway. 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 project site is an approximate 2.20 +/- acre portion of a 4.13 +/- acre property, and further identified as Cabarrus County Parcel Identification Number 46824023240000. **(Please see attached vicinity map showing the location of this property.)**

**As an abutting property owner, you are being notified of this public hearing in accordance with the requirements of the Kannapolis Development Ordinance. You are welcome to attend the public hearing and present testimony to the Board of Adjustment if you so desire.**

If you have any questions about the public hearing or request, please do not hesitate to contact the Planning Department at 704.920.4373 or [malvarez@kannapolisnc.gov](mailto:malvarez@kannapolisnc.gov).

Sincerely,

Mia Alvarez  
Planner

Enclosure

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the City of Kannapolis, should contact the office of Heather James, Human Resource Director, by phone at 704-920-4322 or by email at [hjames@kannapolisnc.gov](mailto:hjames@kannapolisnc.gov) as soon as possible but no later than 48 hours before the scheduled event.









## **Board of Adjustment July 1, 2025 Meeting**

### **Staff Report**

**TO:** Board of Adjustment

**FROM:** Ben Barcroft, Senior Planner

**SUBJECT:** Case# BOA-2025-10: Special Use Permit –403 Alpine St.  
Applicant: Green Street Peak GP, LLC - Nicholas R. Parker

**Request for a Special Use Permit (SUP) to allow for a pocket neighborhood development at 403 Alpine 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 is requesting a Special Use Permit (SUP) to allow for a 27-unit pocket neighborhood development on property located at 403 Alpine Street. The subject property is approximately 4.67 +/- acres and is more specifically identified as Rowan County Parcel Identification Number 159 117.

Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance (KDO), a Special Use Permit is required for a pocket neighborhood development in the Residential 8 (R8) zoning district when the number of dwelling units exceeds twelve (12). A text amendment to the KDO was approved by City Council on April 28, 2025, to amend the standards specific to the Pocket Neighborhood Development use, permitting an increase in the maximum number of dwelling units from twelve (12) to thirty (30) with Special Use Permit approval and establishing additional standards for such developments.

The proposed development must comply with the standards specific to the Pocket Neighborhood Development use, including the additional requirements applicable to developments containing thirteen (13) to thirty (30) dwelling units, as outlined in Section 4.2.D(3)a.4.(b)3 of the Ordinance.

#### **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.**

The *Move Kannapolis Forward 2030 Comprehensive Plan* designates the subject parcels as being located in the "Urban Residential" Character Area. The property is currently zoned Residential 8 (R8). Within this district, pocket neighborhood developments are permitted by right for up to 12 units. Proposals requesting between 13 and 30 units require the issuance of a Special Use Permit.

The proposed pocket neighborhood development consists of 27 single-family detached units, resulting in a density of approximately 5.78 units per acre. This proposal aligns with both the recommended land use for the character area and the desired density range of 4 to 10 units per acre, as outlined in the Comprehensive Plan. Additionally, it remains within the R8 zoning district's maximum allowable density of 8 units per acre.

☒      ☐      **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 pocket neighborhood development includes access from Alpine Street and a new connection to Snipe Street, which will help distribute traffic flow and reduce potential congestion. The site design incorporates appropriate ingress and egress to ensure safe and efficient access, minimizing traffic hazards on adjacent public streets. Further, the extension of Snipe Street to intersect with Alpine Street will increase connectivity for this area of the city. Increased connectivity allows greater accessibility for thru travel and overall public safety.

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

The proposed pocket neighborhood development will not generate any noxious or offensive 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 proposed development will not impede the orderly development of surrounding properties, as it is compatible with the character and scale of the surrounding neighborhood.
- ☒ ☐ **The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.**  
As indicated by the applicant, the proposed development will 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 has indicated and staff has verified that the project will comply with all applicable provisions of the Kannapolis Development Ordinance, including the use-specific standards in Section 4.2.D(3)a.4.
- ☒ ☐ **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 public 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 public 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"/> | <b>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.</b>                  |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>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.</b> |



☐ ☐ 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 Public 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. 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](mailto: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: \_\_\_\_\_

Applicant: \_\_\_\_\_

### 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: Nicholas R. Parker Date: \_\_\_\_\_



Planning Department  
401 Laureate Way  
Kannapolis, NC 28081  
704.920.4350

## SPECIAL USE PERMIT APPLICATION

*Approval authority – Board of Adjustment*

### Applicant Contact Information

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

### Property Owner Contact Information ☐ same as applicant

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

### Project Information

Project Address: \_\_\_\_\_ Zoning District \_\_\_\_\_

Parcel PIN: \_\_\_\_\_ Size of property (in acres): \_\_\_\_\_

Current Property Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

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)*: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### 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.**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

---

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

---

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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.

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

---

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

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

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*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.*

*Nicholas R. Parker*

Applicant Signature

Date

*Nicholas R. Parker*

Property Owner Signature

Date

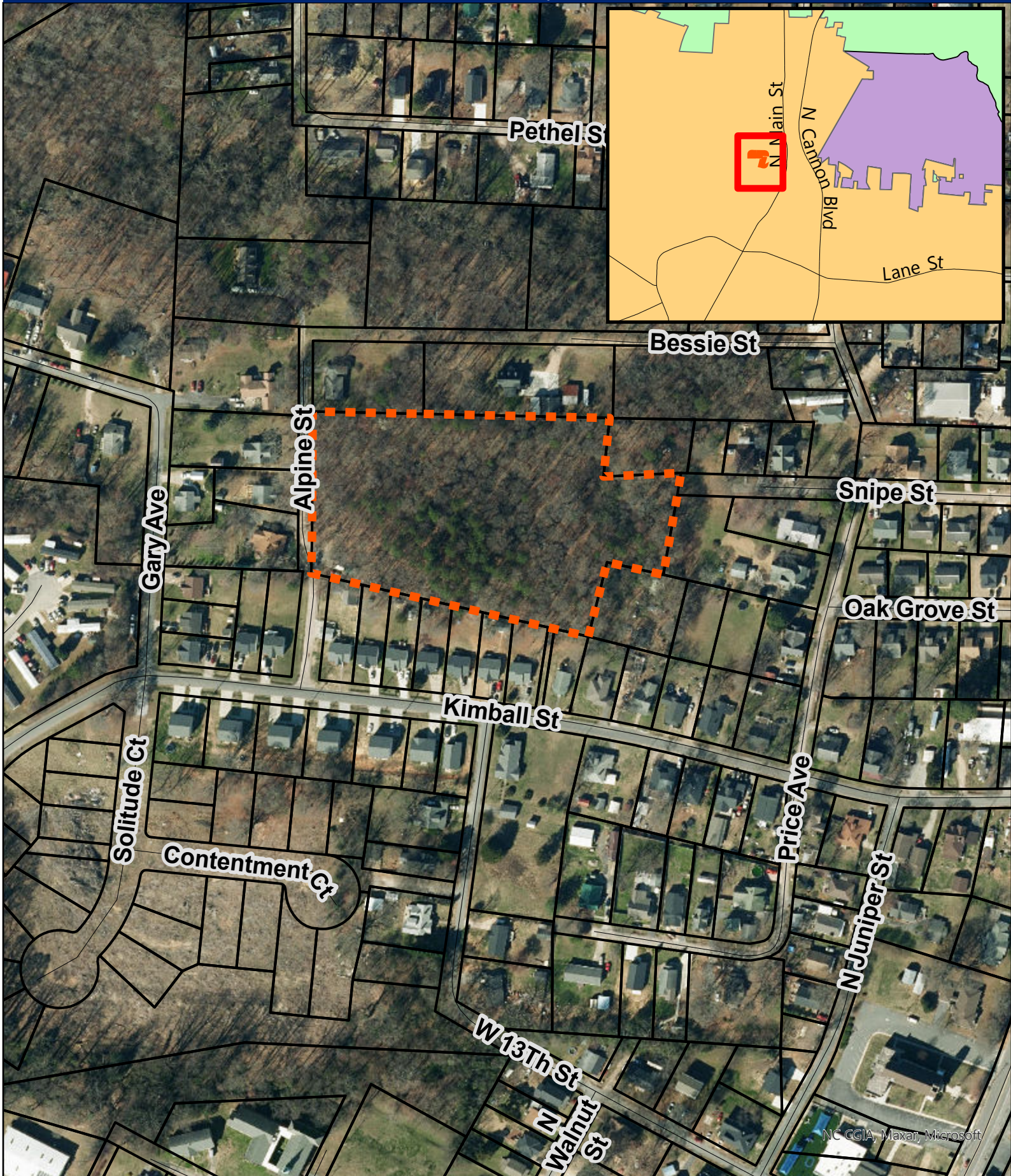




# Vicinity Map

Case Number: BOA-2025-10

Applicant: Green Street Peak GP, LLC-Nicholas R. Parker  
403 Alpine St



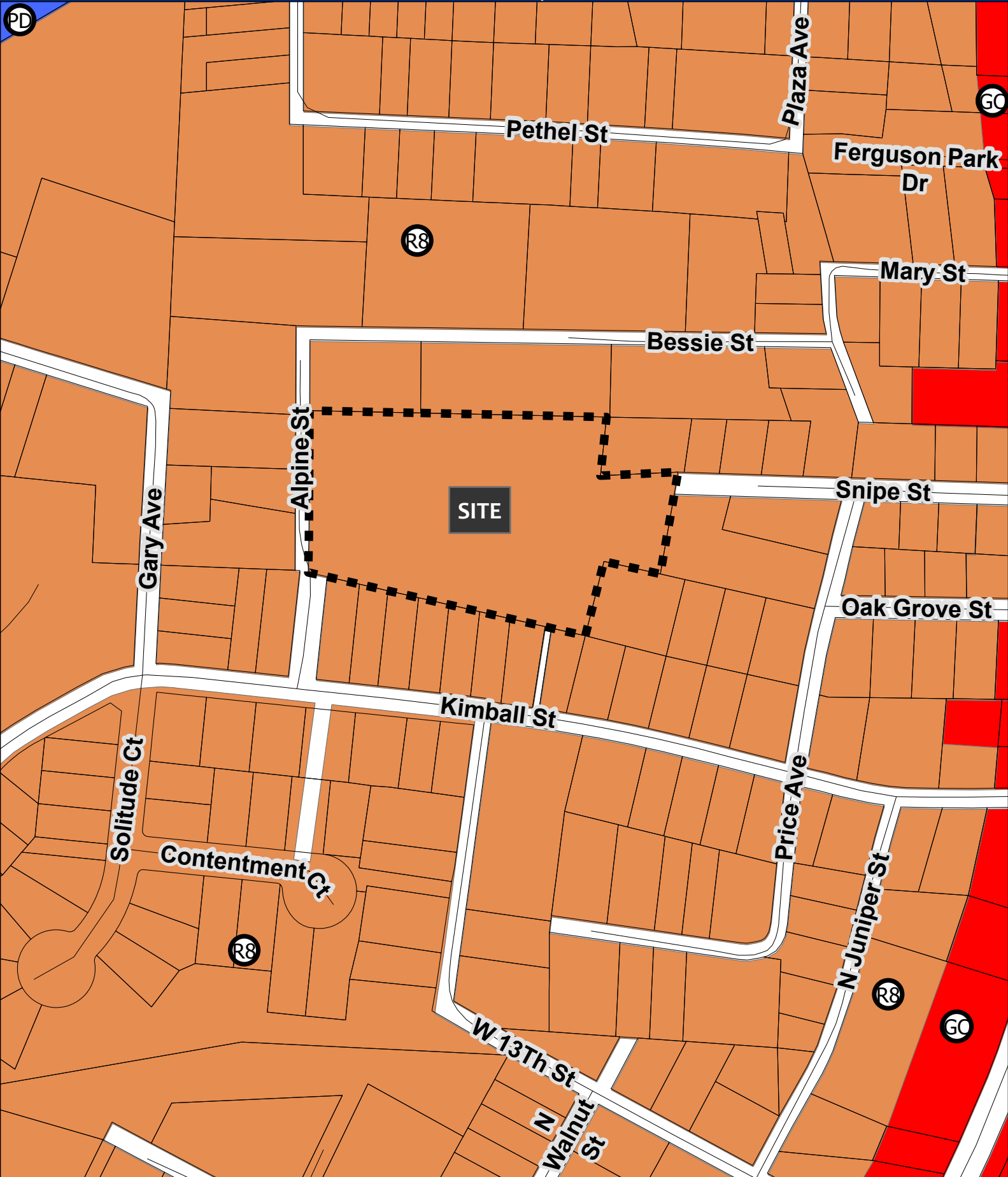




# Kannapolis Current Zoning

Case Number: BOA-2025-10

Applicant: Green Street Peak GP, LLC-Nicholas R. Parker  
403 Alpine St

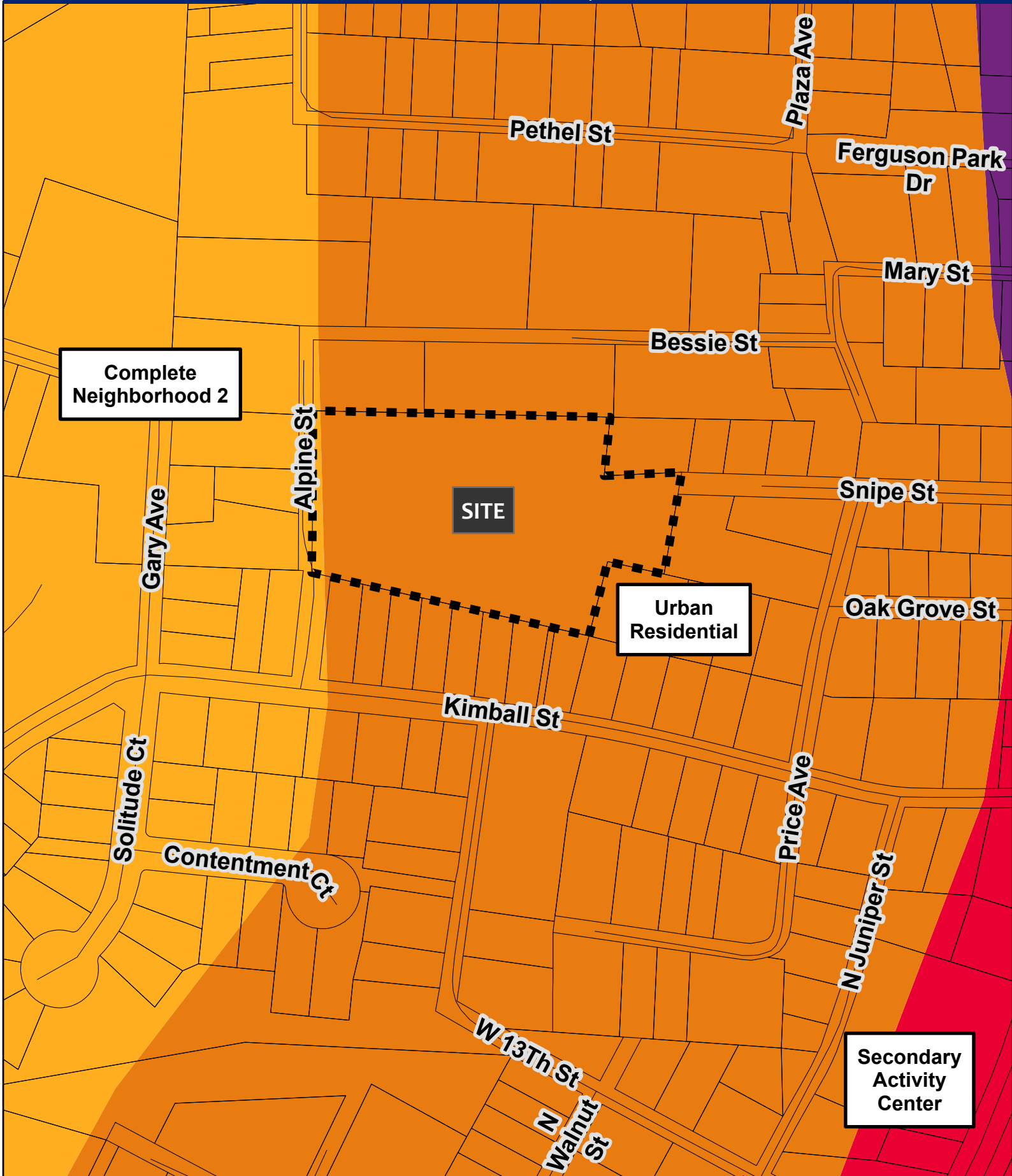




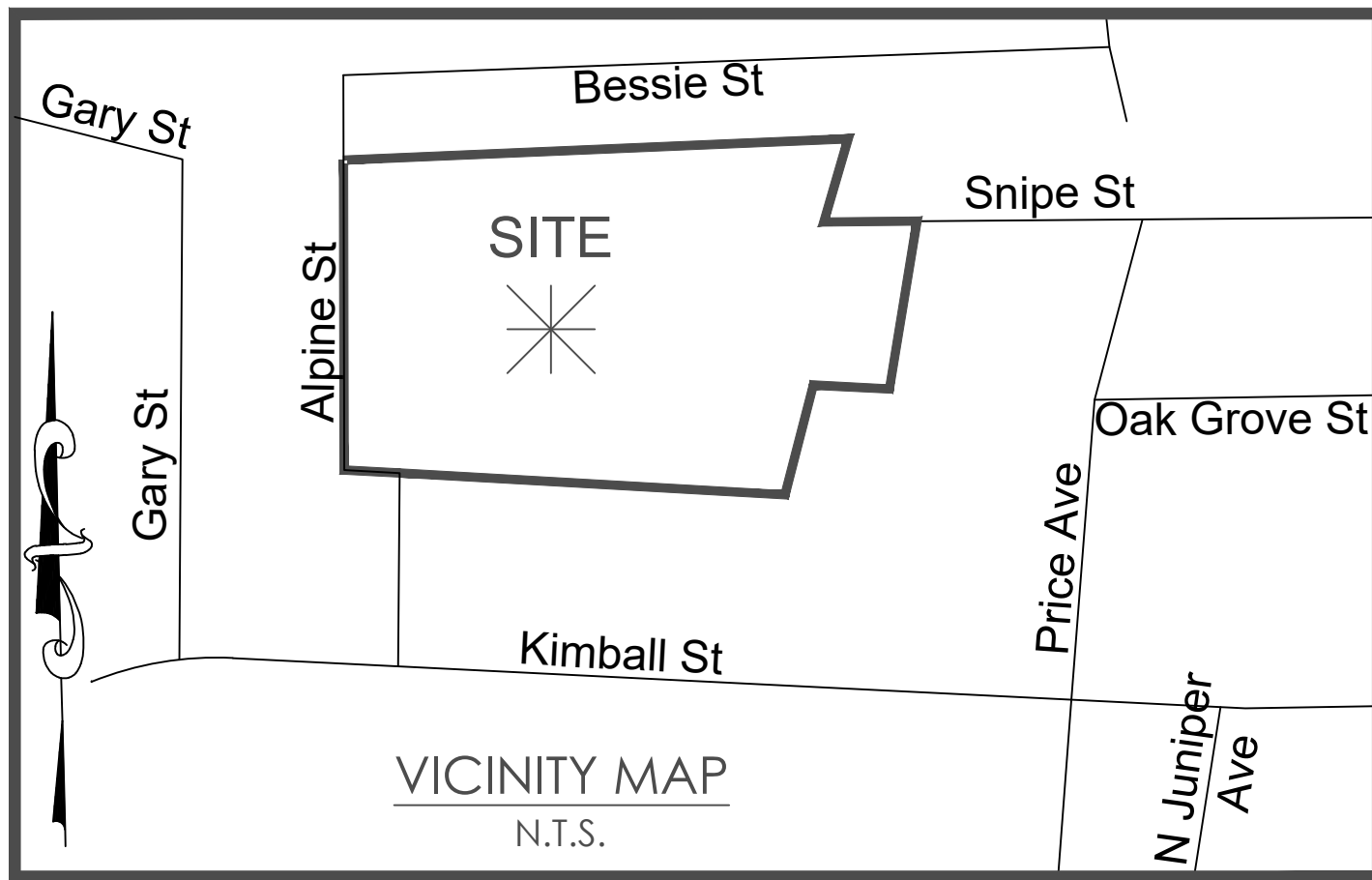
# Kannapolis 2030 Future Land Use Map

Case Number: BOA-2025-10

Applicant: Green Street Peak GP, LLC-Nicholas R. Parker  
403 Alpine St





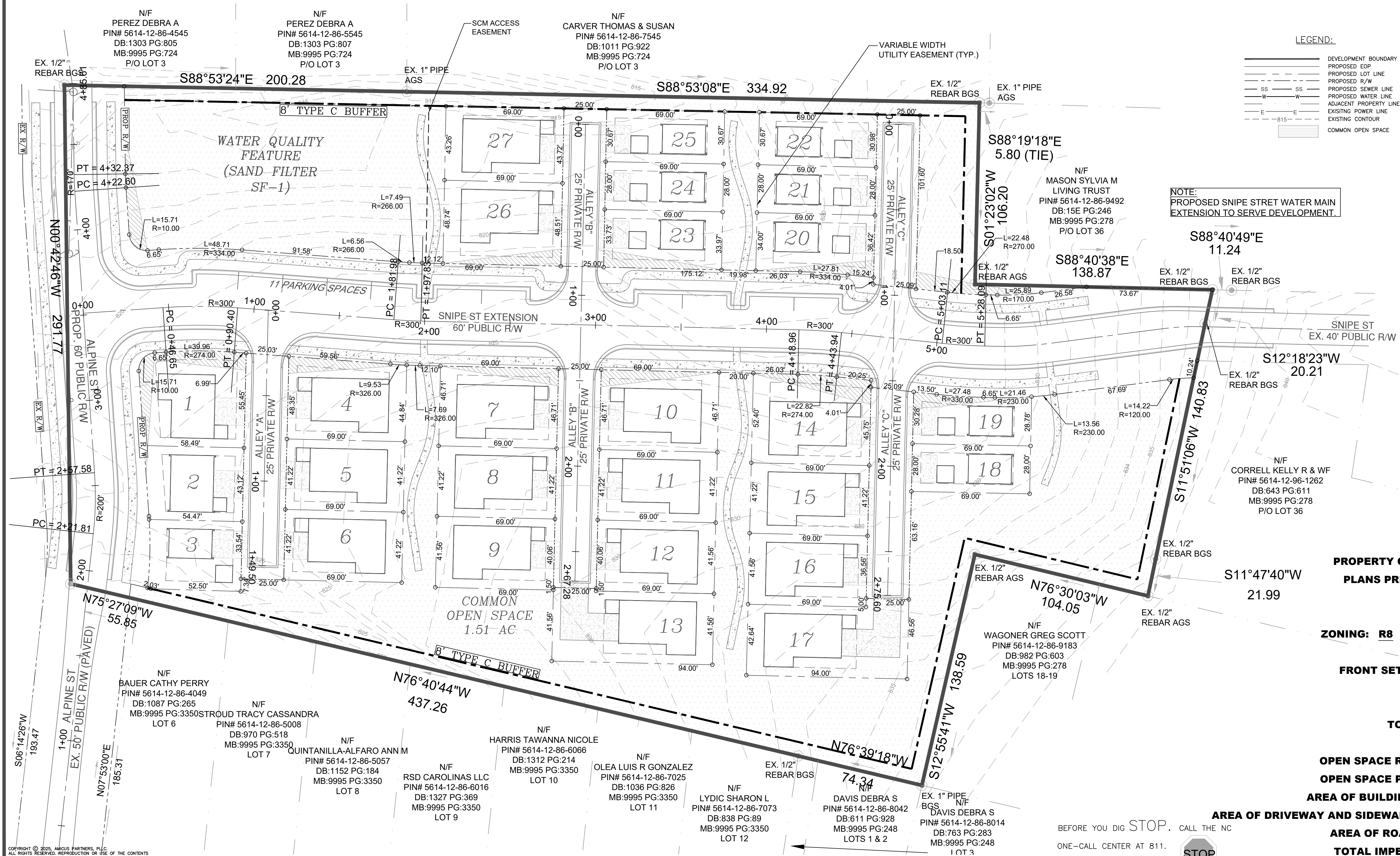


# 403 ALPINE STREET

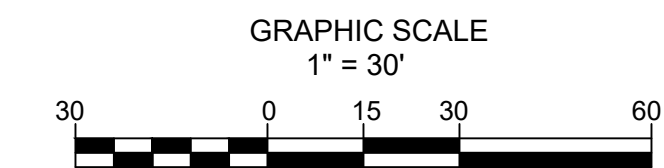
## PRELIMINARY PLAT

### SNIFE STREET & ALPINE STREET

### KANNAPOLIS, ROWAN COUNTY NORTH CAROLINA



- LEGEND:**
- DEVELOPMENT BOUNDARY
  - PROPOSED EOP
  - PROPOSED LOT LINE
  - PROPOSED R/W
  - SS — SS PROPOSED SEWER LINE
  - W — W PROPOSED WATER LINE
  - ADJACENT PROPERTY LINE
  - EXISTING POWER LINE
  - EXISTING CONTOUR
  - 815 — COMMON OPEN SPACE



Parcel Table			
Parcel #	Area (Sq. Ft.)	Parcel #	Area (Sq. Ft.)
1	3,364	15	2,844
2	2,436	16	2,868
3	2,193	17	3,907
4	3,211	18	1,959
5	2,844	19	1,966
6	2,844	20	2,384
7	3,223	21	1,932
8	2,844	22	2,125
9	2,868	23	2,336
10	3,233	24	1,932
11	2,844	25	2,115
12	2,868	26	3,355
13	3,907	27	3,001
14	3,572		

**ZONING CODE SUMMARY**

**PROJECT NAME: 403 ALPINE STREET**

**PROPERTY OWNER: GREEN STREET PEAK GP, LLC**

**PLANS PREPARED BY: AMICUS PARTNERS, PLLC**

**PHONE: 704-751-6867**

**PARCEL ID. (S) 159 117**

**ZONING: R8 JURISDICTION: CITY OF KANNAPOLIS**

**PROPOSED USE(S): SINGLE FAMILY**

**FRONT SETBACK: 10' MIN SIDE SETBACK: 5' MIN**

**REAR SETBACK: 5' MIN**

**TOTAL AREA OF SITE: 4.67 ACRES**

**TOTAL NUMBER OF PROPOSED LOTS: 27**

**DENSITY: 5.78 UNITS/ACRE**

**OPEN SPACE REQUIRED: 0.934 ACRES (20% OF SITE)**

**OPEN SPACE PROVIDED: 1.510 ACRES (32% OF SITE)**

**AREA OF BUILDING COVERAGE: 27,893 SQ FT (0.34 AC)**

**AREA OF DRIVEWAY AND SIDEWALK COVERAGE: 23,171 SQ FT (0.52 AC)**

**AREA OF ROAD COVERAGE: 39,644 SQ FT (0.75 AC)**

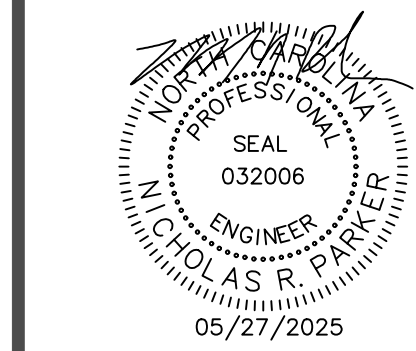
**TOTAL IMPERVIOUS AREA: 90,728 SQ.FT (2.08 AC)**

**TOTAL PERCENT IMPERVIOUS: 45%**



Firm License # P-1191  
2925 Senna Drive  
Suite 202  
Matthews, NC 28105  
Civil Site Design  
Low Impact Development  
Small-Scale Building Design  
Telephone: 704.936.6676

Seals:



Firm License # P-1191

403 ALPINE STREET  
PRELIMINARY PLANS  
SNIFE STREET & ALPINE STREET  
KANNAPOLIS, ROWAN COUNTY NORTH CAROLINA  
FOR:  
GREEN STREET PEAK GP, LLC  
401 BOYCE ROAD  
CHARLOTTE, NC 28211

Project Number:	17.24.006
Date:	05/27/2025
Drawn By:	JLM
Checked By:	NRP
Revisions:	
05/27/25	ORIGINAL SUBMITTAL

Sheet Title:

PRELIMINARY  
PLAT

Sheet No:

C-0.0

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REFERENCE: ALL PARCEL INFORMATION FOR THIS PROPERTY AND ADJACENT PROPERTIES  
REFERENCED FROM A SURVEY COMPLETED BY SPARKS SURVEYING, PLLC. PROPERTY  
DIMENSIONS, COORDINATES, AND TOPOGRAPHIC INFORMATION REFERENCED FROM A SURVEY  
COMPLETED BY SOUTH POINT SURVEYING, PLLC.



PARCEL_ID	OWNNAME	TAXADD1	CITY	STATE	ZIPCODE	OWN2
152 207	FIREBIRD SFE I LLC	5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746	
152 172	S2COR912 LLC	364 WELLINGTON ESTATES DRIVE	CHINA GROVE	NC	28023-5763	
152 165	LYDIC SHARON L	220 KIMBALL ST	KANNAPOLIS	NC	28081	
159 133	ALEXANDER CHARLES DAVID III	219 KIMBALL ST	KANNAPOLIS	NC	28081-2214	
159 110A	MARTIN THOMAS L & WF	1409 PRICE AVE	KANNAPOLIS	NC	28081	MARTIN JANET C
159 098	WEBSTER STEPHANIE	400 ALPINE ST	KANNAPOLIS	NC	28081	
159 096	MC FARLAND PHILLIP WAYNE	406 ALPINE ST	KANNAPOLIS	NC	28081	
152 177	BAUER CATHY PERRY	278 KIMBALL ST	KANNAPOLIS	NC	28081-2215	
152 179	QUINTANILLA-ALFARO ANN M	252 KIMBALL ST	KANNAPOLIS	NC	28081	
159 329	JOY MICHELE ANDI	1406 GARY AVE	KANNAPOLIS	NC	28081-2312	
159 124	WALLACE ARLENE & HUS	210 KIMBALL ST	KANNAPOLIS	NC	28081	WALLACE ANDREW
159 122	HERNANDEZ WENDY F AMAYA	206 KIMBALL ST	KANNAPOLIS	NC	28081	MENDOZA MOISES JONATHAN LOPEZ
159 320	WAGONER GREG SCOTT	604 N SALISBURY GQ AVE	SALISBURY	NC	28146-8149	
159 112	MCCLANNON MICHAEL WAYNE &	PO BOX 27	CROUSE	NC	28033-0027	MCCLANNON JENNA MICHELLE
159 100	CABARRUS COOPERATIVE	246 COUNTRY CLUB DR	CONCORD	NC	28025	CHRISTIAN MINISTRY INC
159 119	SHELTON JASON R & WF	1405 PRICE AVE	KANNAPOLIS	NC	28081-2331	SHELTON ASHLEY N
159 095	EDWARDS RANDY ERVIN	411 ALPINE ST	KANNAPOLIS	NC	28081	
152 181	OPENDOOR PROPERTY TRUST I	410 N SCOTTSDALE RD STE 1600	TEMPE	AZ	85288	
152 182	OLEA LUIS R GONZALEZ & WF	228 KIMBALL ST	KANNAPOLIS	NC	28081	BAILON CAMILA MOTA
152 173	AMNL ASSET COMPANY 2 LLC	5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746-1053	
152 170	SORIANO MARIO CARMONA & WF	1402 GARY ST	KANNAPOLIS	NC	28081	PETATAN IRIS
152 169	STEPHENSON JENNIFER	13001 PRICES DISTILLERY RD	CLARKSBURG	MD	20871-9617	
159 115	CABARRUS COOPERATIVE	246 COUNTRY CLUB DR	CONCORD	NC	28025	CHRISTIAN MINISTRY INC
159 099	CARVER THOMAS E	215 BESSIE ST	KANNAPOLIS	NC	28081-2309	CARVER SUSAN A
159 340	MCCLANNON MICHAEL WAYNE &	P O BOX 27	CROUSE	NC	28033-0027	MCCLANNON JEANNA MICHELLE
159 134	MITCHEM MELVIN DEAN	211 KIMBALL ST	KANNAPOLIS	NC	28081	MITCHEM NANCY GIBSON
159 11601	PEREZ DEBRA A	407 ALPINE ST	KANNAPOLIS	NC	28081-0000	
152 178	STROUD TRACY CASSANDRA	PO BOX 225	LANDIS	NC	28088	
159 121	POWER CAROL S	114 POWELL FARM RD	CHINA GROVE	NC	28023-6813	
159 097	HERNANDEZ ANAHI CARMONA	404 ALPINE ST	KANNAPOLIS	NC	28081	
159 334	MANNING STEVEN	402 ALPINE ST	KANNAPOLIS	NC	28081-2341	
159 123	WAGONER GREG SCOTT	604 N SALISBURY GQ AVE	SALISBURY	NC	28146-8149	
159 368	CORRELL KELLY R & WF	1407 PRICE AVE	KANNAPOLIS	NC	28081	CORRELL MARY MARGARET K
152 206	FIREBIRD SFE I LLC	5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746	
159 392	PEREZ DEBRA A	407 ALPINE ST	KANNAPOLIS	NC	28081-0000	
159 117	WEBSTER MICHAEL SEAN	400 ALPINE ST	KANNAPOLIS	NC	28081-2341	WEBSTER STEPHANIE R

159 101	CABARRUS COOPERATIVE	246 COUNTRY CLUB DR	CONCORD	NC	28025	CHRISTIAN MINISTRY INC
159 331	DAVIS DEBRA S	1105 S HIGHLAND AVE	LANDIS	NC	28088-2017	
152 180	RSD CAROLINAS LLC	1901 W A ST	KANNAPOLIS	NC	28081	
159 116	CARVER THOMAS E	215 BESSIE ST	KANNAPOLIS	NC	28081-2309	CARVER SUSAN A
159 111	MOSER LOUISE B &	108 CEDAR AVE	KANNAPOLIS	NC	28081	TUCKER JAMIE MOSER
159 378	MCCLANNON MICHAEL WAYNE &	P O BOX 27	CROUSE	NC	28033-0027	MCCLANNON JEANNA MICHELLE
159 357	CORRELL KELLY R & WF	1407 PRICE AVE	KANNAPOLIS	NC	28081	CORRELL MARY MARGARET K
152 171	CARMONA JOSE LUIS & WF	1400 GARY ST	KANNAPOLIS	NC	28081	CARMONA EVANGELINA TAPIA H
152 164	DAVIS DEBRA S	1105 S HIGHLAND AVE	LANDIS	NC	28088-2017	
159 358	CORRELL KELLY R & WF	1407 PRICE AVE	KANNAPOLIS	NC	28081	CORRELL MARY MARGARET K



June 12, 2025

Dear Property Owner,

**Please be advised that the City of Kannapolis Board of Adjustment will conduct a quasi-judicial public hearing on Tuesday July 1, 2025, at 6:00 PM at City Hall, located at 401 Laureate Way, for the following case:**

**BOA-2025-10 – Special Use Permit – 403 Alpine Street**

The purpose of this Public Hearing is to consider a request for a Special Use Permit (SUP) to allow for a 27-unit pocket neighborhood development for property located at 403 Alpine Street. Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance, a Special Use Permit is required for a pocket neighborhood development in the Residential 8 (R8) zoning district when the number of dwelling units exceeds twelve (12). The number of dwelling units may be increased to no more than thirty (30) with the approval of a Special Use Permit. The subject property is approximately 4.67 +/- acres and is more specifically identified as Rowan County Parcel Identification Number 159 117. **(Please see attached vicinity map showing the location of this property.)**

**As an abutting property owner, you are being notified of this public hearing in accordance with the requirements of the Kannapolis Development Ordinance. You are welcome to attend the public hearing and present testimony to the Board of Adjustment if you desire.**

If you have any questions about the public hearing or request, please do not hesitate to contact the Planning Department at 704.920.4355 or [bbarcroft@kannapolisnc.gov](mailto: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](mailto:adacoordinator@kannapolisnc.gov), or in person at Kannapolis City Hall as soon as possible, but not later than forty-eight (48) hours prior.



END  
CITY  
MAINTENANCE

  
KANNAPOLIS  
**BOARD OF**  
**ADJUSTMENT**  
PUBLIC HEARING  
INFORMATION  
CALL 704-920-4350  
CASE #BOA - 2025 - 10