

CITY OF KANNAPOLIS, NC

BOARD OF ADJUSTMENT

Minutes of Meeting

July 1, 2025

6:00 PM

The Kannapolis Board of Adjustment met on Tuesday, July 1, 2025, at 6:00 PM in the Laureate Center of City Hall. This meeting was held in accordance with required public notice, as well as announced on the City's website.

Board Members Present:

Emily Joshi, Chair
Holden Sides, Vice-Chair
Danielle Martini
Jeff Parker
Wilfred Bailey, Sr.
Chris Dwiggin
Ronald Flanders, Alternate

Board Members Absent:

N/A

Staff Present:

Elizabeth McCarty, Assistant Planning Director
Ben Barcroft, Senior Planner
Mia Alvarez, Planner
Zulena Anderson, Planning Technician
Pam Scaggs, City Clerk

City Attorney:

Andrew Kelly

Visitors Present:

Darlene Ramseur
Janet Martin
Gail Lewis
Richard Lewis
Carson Purvis
Jane Glover
Ronald Glover
Shanna Coles
William Coles Jr.
Jenna McClannon
Justin Lawrence
Robin Carver
Latoya Wells-Zeigler
Marcia Gay

Jonathan Bales
Anahi Carmona
Debra Perez
Lisa Call
Kelly Correll
Mary-Margaret Correll
Michael Foess
Eric Moskowitz
Lori Moskowitz
Josanna Busby
Lawrence Lee
Bernadette Waters-Lee
Jamey Collins
Cassandra Moore
Marian Goodnight
Gwendolyn Young
Patrick Sustar
Nicholas Parker
Linda Spanke
Edward Spanke
Diane Greiner
Brianna Greiner
Michael Greiner
Lyman Cross
Deborah Cross
Mary Ulrich
Thomas Ulrich
Brenda Coleman
Christopher Minnis
Susan Carver
Thomas Carver

CALL TO ORDER

Chair Joshi called the meeting to order at 6:00 P.M.

OATH OF OFFICE

Newly appointed Board member Robert Flanders was administered the Oath of Office by City Clerk Pam Scaggs.

ROLL CALL AND RECOGNITION OF QUORUM

Recording Secretary Zulena Anderson called the roll. The presence of a quorum was recognized.

APPROVAL OF AGENDA

Chair Joshi asked for a motion to approve the agenda, which was made by Mr. Sides, second by Mr. Parker, and the motion was unanimously approved.

1 **APPROVAL OF MINUTES**

2 Chair Joshi asked for a motion for the approval of May 6, 2025, and June 3, 2025, minutes, which
3 was made by Mr. Sides, second by Mrs. Martini, and the motion was unanimously approved.

4 **SWORN IN FOR TESTIMONY**

5 Mia Alvarez, Ben Barcroft, Patrick Sustar, Michael Foess, Nicholas Parker, Kelly Correll, Jeanna
6 McClannon, Jamey Collins

7 **PUBLIC HEARING**

8 **BOA-2025-08- Request for a Special Use Permit (SUP) submitted by Sustar/Little LLC to**
9 **allow for a self-service storage facility on property located at 9170 Davidson Highway. Note:**
10 **was continued from the June 3, 2025, meeting at the request of the Applicant for additional**
11 **time to gather requested information by the Board regarding off-site building visibility and**
12 **lighting for the property.**

13 Ms. Alvarez reminded the Board members that the permit being requested is to allow for the use
14 of a self-service storage facility. She noted that the case has been continued from the last two BOA
15 meetings due to the Board requesting additional evidence from the applicant regarding off-site
16 building visibility and lighting. Ms. Alvarez then made herself available for questions.

17 Chair Joshi stated that the Board had previously voted for continuance, and the applicant
18 subsequently requested to postpone the case hearing until the July meeting. Chair Joshi explained
19 that City staff has recommended approval with three conditions, and since the previous meeting,
20 the applicant has agreed to two additional conditions, including one to increase the required buffer
21 zone. While the minimum requirement is a Type B buffer zone, the applicant agreed to a Type C
22 buffer zone, which provides greater coverage.

23 Ms. Joshi also noted that the applicant agreed not to install pole lighting, committing instead to
24 pedestrian-level lighting, thereby avoiding industrial-style fixtures. She reminded the Board that
25 they had previously requested specific evidence regarding lighting and topography. With the
26 additional conditions offered by the applicant, the Board may choose to move forward and vote on
27 the final motion.

28 Ms. Joshi informed the Board that they may reopen the evidentiary portion of the case if they
29 believe additional information is needed, particularly regarding lighting and topography.
30 Alternatively, they may choose to accept the proposed conditions in good faith as sufficient to
31 address the concerns raised at the previous meeting. She then asked if any Board members had
32 questions for staff and clarified that questioning the applicant would require formally reopening
33 the evidentiary portion.

34 Mr. Dwiggin said that from his perspective, the additional width of the tree line is satisfactory.

35 Mr. Sides asked for clarification on where the Board currently stands in the voting process. He
36 stated that, to his understanding, the Board had previously voted on the Findings of Fact and now
37 needs to vote on whether to approve or deny the permit. Ms. Joshi confirmed that he was correct—
38 they had approved the Findings of Fact based on the evidence presented by the City. She explained
39 that it is now up to the Board to decide whether to approve the case, approve it with conditions, or
40 deny it.

1 City Attorney Kelly stated that he would like to add context to Ms. Joshi's comments. He stated it
2 was the Board's determination whether the Board had, in fact, approved the Findings of Fact by
3 conducting an evidentiary hearing, closing the hearing, reviewing the certified Findings of Fact,
4 and completing the deliberation phase, as he was not present at the last two meetings.

5 City Attorney Kelly reminded the Board that they have the option to adopt conditions to address
6 any remaining concerns or to request additional information if needed. He noted that the Board
7 has now been presented with two additional conditions for the SUP, including the applicant's
8 agreement to install a Type C buffer instead of the required Type B buffer, and encouraged
9 members to consider whether they fully understand the implications of that change. He also
10 pointed out that the Board may wish to review whether the lighting conditions proposed by the
11 applicant are more restrictive than what is typically required by the Kannapolis Development
12 Ordinance.

13 Mr. Kelly emphasized that many of the proposed conditions may address the Board's previous
14 concerns related to the approval criteria. He explained that if the Board believes that more
15 information is needed, particularly concerning topography or lighting, they may make a motion to
16 reopen the evidentiary hearing to hear from both the applicant and any opposition. However, he
17 advised against reopening the hearing unless the Board is not satisfied with the conditions currently
18 proposed.

19 City Attorney Kelly also clarified that Board members may still ask staff questions during
20 deliberation without reopening the evidentiary portion, for example, questions about existing uses
21 permitted in the General Commercial (GC) zoning district. He concluded by noting that, during
22 the deliberation phase, the Board may freely discuss the case among themselves.

23 Ms. Joshi asked for clarification on the differences between a Type B and Type C Buffer zone.

24 An audience member asked if the microphone volume could be increased. Ms. McCarty asked all
25 of those who will be speaking during the meeting to please speak directly through the microphone
26 as some audience members who are sitting at the back of the room cannot hear what is being said.

27 Ms. Alvarez used a chart on her PowerPoint to explain the different types of buffer zones. She
28 mentioned that Type B is a more aesthetic buffer zone while Type C is a semi-opaque buffer by
29 containing more foliage trees compared to Type B. She also mentioned that Type B buffer has a
30 minimum width of six feet while the minimum for Type C is eight feet.

31 Chair Joshi asked if there were any other conditions proposed by the applicant that stated the
32 lighting would be at pedestrian level. She asked Ms. Alvarez to clarify the lighting condition. Ms.
33 Alvarez said that the applicant proposed that the lighting fixtures would be at pedestrian level. Mr.
34 Parker asked if Ms. Alvarez could show a picture of the proposed building.

35 Mr. Parker said that by looking at the picture of the proposed building, one could see the lights.
36 He asked Ms. Alvarez if these are the lights they are referring to. Ms. Alvarez asked Mr. Parker
37 to clarify his comment. Mr. Parker said that if one were to look at the lights on the first floor,
38 between the windows, the lights are much lower than usual traditional office lighting.

39 Ms. Joshi asked the Board members if they had any further questions or concerns regarding the
40 conditions proposed by the applicant to address issues related to topography and lighting. She also
41 inquired whether the Board was satisfied or would prefer to request additional evidence, and, if

1 so, encouraged them to consider what specific information should be requested. She added that if
2 the Board was ready to proceed, approving the case with the discussed conditions was also an
3 option.

4 An audience member asked if she could pose a question regarding the process. Another audience
5 member stated that residents had concerns and would like the opportunity to speak, claiming they
6 were never given that chance. The audience member then asked whether the public hearing takes
7 place after all the evidence has been presented.

8 Mr. Kelly responded by explaining that the meeting was a quasi-judicial hearing. When audience
9 members twice said they could not hear him, he repeated his explanation. The City Attorney
10 clarified that the meeting was not a public meeting in the general sense. The audience member
11 reiterated her question, asking whether a public hearing occurs after all evidence has been
12 presented, and referenced a public hearing that had taken place in May.

13 The City Attorney explained that what occurred was an evidentiary hearing, during which
14 individuals concerned had the opportunity to speak and present evidence in opposition to the
15 application. He emphasized that in quasi-judicial proceedings, the Board must evaluate whether
16 specific legal standards are met, and unlike legislative public hearings, this process is more
17 structured, like a court proceeding. He added that his intention was to educate the audience on the
18 process and the rights of both the applicant and those in opposition.

19 The audience member then asked if the public hearing could be reopened, stating her
20 understanding that the Board has the authority to do so. She asked whether, as a member of the
21 public, it would be possible to reopen the hearing now that the applicant had submitted additional
22 evidence related to the special use permit.

23 Chair Joshi responded that it is up to the Board to decide whether to reopen the evidentiary hearing.
24 She reminded the audience that the public hearing had previously been opened and that the Board
25 was now reviewing new conditions proposed by the applicant. She noted that the City staff
26 recommended approval of the special use permit with three conditions and that the applicant had
27 voluntarily proposed additional conditions in response to Board feedback from earlier meetings.

28 Chair Joshi reiterated that the Board must now determine whether the additional evidence—
29 particularly relating to topography and lighting—satisfies the concerns previously raised. She
30 concluded by stating that it is the Board's responsibility to decide whether to continue the case or
31 move forward with a decision. Ms. Joshi asked the Board members if they were satisfied with the
32 additional conditions to move forward to approve the permit with conditions or if they would like
33 to reopen the evidentiary hearing again to ask the applicant to provide more evidence related
34 specifically to topography and lighting.

35 An audience member asked what about if they had information they would like to discuss about
36 topography. Chair Joshi replied that now the board can discuss amongst themselves what decision
37 they would like to take based on the evidence provided.

38 Another audience member stated that residents were not informed about what was proposed to be
39 built on the site during the evidentiary hearing. A second audience member added that, on May 6,
40 they had no idea the project involved a public storage facility, claiming they were only told it was
41 a rezoning request.

1 Chair Joshi responded that if the Board chooses to reopen the evidentiary hearing, it will be limited
2 to receiving evidence related to topography and lighting—whether presented by the applicant or
3 by those opposed to the permit. She emphasized that an evidentiary hearing must be based on
4 factual evidence, not personal opinions or feelings. Chair Joshi also noted that any evidence
5 provided must be evaluated in relation to the standards set forth in the City’s ordinances.

6 Mr. Parker said that he believes the Board has extended the case enough, has talked about the
7 issues, and are now provided with answers to questions they have posed to the applicant.

8 There being no additional questions or comments for staff, Chair Joshi closed the deliberation
9 phase.

10 Chair Joshi asked for a motion to approve with conditions the Special Use Permit. Mr. Parker made
11 the motion to approve, second by Mr. Dwiggin, and the motion was approved. Mr. Sides stated
12 that he is not in favor.

13 Chair Joshi asked for a motion to issue the Order of Approval. Mr. Parker made the motion to
14 approve the Order, second by Ms. Martini, and the motion was approved. Mr. Sides stated he is
15 not in favor.

16 **BOA-2025-10- Request for a Special Use Permit (SUP) submitted by Green Street Peak GP**
17 **LLC to allow for a pocket neighborhood development at 403 Alpine St.**

18 Senior Planner Ben Barcroft detailed that the property consists of approximately 4.67 acres and
19 that the applicant is requesting a special use permit to allow for a 27-unit pocket neighborhood.
20 He also detailed that the property is in the Residential 8 (R8) zoning district with surrounding
21 properties consisting of single-family residential dwellings and that the proposed development is
22 compatible with both future and existing land uses. Mr. Barcroft displayed the future land use map
23 and stated the whole parcel is in the Urban Residential Character Area in which its uses include
24 single family attached and detached residences aligning to the proposed project. Mr. Barcroft
25 showed pictures of the site taken from Alpine Street, including where the street ends and where a
26 private street starts with a few existing houses. He also showed pictures taken from Snipe Street
27 and noted it is another access point to the parcel. Mr. Barcroft detailed while showing the drone
28 footage that the parcel is located where the wooden area is shown around the existing houses.
29 Subsequently, he showed the preliminary site plan of the 27 proposed lots in which he said staff
30 has briefly reviewed and commented. Mr. Barcroft pointed out on the site plan that Alpine Street
31 is on the left side of the parcel and the right-of-way ends where the gravel road starts. He noted
32 that the street is required to be paved to the City’s standards as well as the proposed roads going
33 through the parcel that connect to Snipe Street.

34 Mr. Barcroft reviewed staff Findings of Fact as follows:

- 35 **1. The proposed special use will be in harmony with the area in which it is to be**
36 **located and in general conformance with the City’s Land Use Plan.**
37 The Move Kannapolis Forward 2030 Comprehensive Plan designates the subject
38 parcels as being located in the “Urban Residential” Character Area. The property is
39 currently zoned Residential 8 (R8). Within this district, pocket neighborhood
40 developments are permitted by right for up to 12 units. Proposals requesting
41 between 13 and 30 units require the issuance of a Special Use Permit.

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

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

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

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

18 The proposed pocket neighborhood development will not generate any noxious or
19 offensive vibration, noise, odor, dust, smoke, or gas.

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

22 The proposed development will not impede the orderly development of surrounding
23 properties, as it is compatible with the character and scale of the surrounding neighborhood.

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

26 As indicated by the applicant, the proposed development will not be detrimental to or
27 endanger the public health, safety, or general welfare.

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

29 The applicant has indicated, and staff has verified that the project will comply with all
30 applicable provisions of the Kannapolis Development Ordinance, including the use-
31 specific standards in Section 4.2.D(3)a.4.

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

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

35 Mr. Barcroft stated that staff recommends approval of the Special Use Permit based on the staff
36 Findings of Fact, the conceptual site plan, and compliance with all local, state and federal
37 requirements. He then made himself available for questions.

38 Mr. Parker asked if any renderings of how the proposed houses would look can be provided. Mr.
39 Barcroft replied that to his knowledge, there are not any renderings of the proposed dwellings. Mr.
40 Parker commented that he sees parking being a potential issue as he believes the site plan shows
41 an insufficient number of parking spaces. Mr. Parker asked if the parking spaces are allocated. Mr.
42 Barcroft answered yes, and that there will be on-street parking as well. Mr. Parker asked for more
43 details on the proposed street parking and commented that he sees insufficient space for public
44 safety vehicles if the parking spaces are in various alleys. Mr. Barcroft replied that the provided

1 plot plan is a preliminary one and that the plot plan will have to go through the Fire and Engineering
2 departments for review to ensure the City's requirements are met.

3 Mr. Bailey commented that he agrees with Mr. Parker on wanting a visual view of the proposed
4 dwellings and questioning the parking spaces. Mr. Bailey said he believes he is not seeing enough
5 of the proposed neighborhood.

6 There being no questions or comments for staff, Chair Joshi called for the applicant to answer
7 questions.

8 The applicant, Nicholas Parker of 11330 Preston Drive, Charlotte, introduced himself. Mr. Parker
9 asked how many bedrooms the proposed dwellings would include. The applicant responded that
10 the homes will be three-bedroom, single-family detached residences intended for sale rather than
11 rental. The applicant explained that the homes will feature modern farmhouse architecture, each
12 with a minimum front porch depth of five feet and a width of ten feet.

13 The applicant also noted that each unit will include two parking spaces, and that alley lengths will
14 not exceed 150 feet to meet state fire code requirements. The applicant stated that what makes the
15 project unique is their specialization in developing sustainable communities with zero energy
16 homes, noting experience with similar developments.

17 The homes will be "expandable," with conditioned attics that will allow homeowners to increase
18 their living space and potentially build equity. The applicant described the use of masonry
19 materials, high-efficiency windows, and included appliances, along with two-by-six exterior walls
20 for improved insulation.

21 Additionally, the applicant shared that his company embraces the concept of pocket neighborhoods
22 as an alternative to traditional townhouse developments. He noted ongoing collaboration with the
23 Kannapolis Planning Department and expressed that this would likely be the first pocket
24 neighborhood built in the city.

25 Ms. Joshi thanked the applicant for his explanation and asked, based on the site plan, what do the
26 little extra squares indicate. She wondered if they indicated parking. The applicant responded that
27 the squares are representation for if in the future, the homeowner would like to add additional
28 storage space or shed to their property; he discussed that the City requires for pocket
29 neighborhoods to have a certain amount of attached or detached storage space available.

30 Mr. Bailey asked if the project consists of 27 detached units, to which the applicant confirmed he
31 was correct. Mr. Bailey noted that, based on the preliminary plat, the street runs through the parcel,
32 and he only observed about four parking spots in front of lots 20 and 23. Mr. Parker, the applicant,
33 explained that the plat may be difficult to interpret, but there will be concrete hatching behind each
34 unit indicating space for two vehicles per lot.

35 Mr. Bailey then asked how future homeowners would access their units. Mr. Parker replied that
36 residents would use the alley and turn into their parking spots. Mr. Bailey inquired about how
37 garbage collection would work in a pocket neighborhood. Mr. Parker said one option is for the
38 garbage truck to travel through the alley to collect trash and exit the same way; the other option is
39 for residents to bring their containers to the main road. He added that this is why pocket
40 neighborhoods typically have six to eight units per cluster.

1 Mr. Bailey expressed concern about whether visitor parking would be provided. The applicant, Mr.
2 Parker, responded that on-street parking will be available. However, Mr. Bailey stated he does not
3 believe there is sufficient space for additional parking. Mr. Parker asked for clarification,
4 confirming if Mr. Bailey meant it appeared there would not be enough parking. Another Board
5 member, Mr. Parker, agreed with Mr. Bailey's observation.

6 Mr. Parker asked how many three-bedroom units are proposed. The applicant said he plans to build
7 27 three-bedroom units. Mr. Bailey commented that future residents may have high school or
8 college-aged kids who may need additional parking. Mr. Parker said that he agrees with Mr. Bailey
9 and that he does not believe there is enough parking for a neighborhood of solely three-bedroom
10 units. He mentioned that the proposed parking could possibly work if the units consisted of two
11 bedrooms. The applicant replied that they can potentially add additional off-street parking, and it
12 is a topic his company has talked about. Mr. Parker commented that he would like to see renderings
13 on how the dwellings will look and not just be provided with a plot plan as he believes it will help
14 the Board better understand the development.

15 Mr. Sides asked the applicant that since he has mentioned developing similar projects in the past,
16 has he seen those neighborhoods struggle with parking or has it been comparable to the plot plan
17 provided. The applicant answered that it is comparable to the plot plan the Board has been provided
18 with; he mentioned that there has been one community he developed six to seven years ago that
19 has not had any issues. He also mentioned that there will be dedicated on-site parking and that he
20 will add additional dedicated on-street parking as well as additional off-street parking.

21 Mr. Parker asked if there would be any fencing between the dwellings. The applicant replied that
22 fencing has not been proposed for the project but that does not mean they will not install fences
23 on site.

24 Mr. Dwiggins asked if the neighborhood will have a Homeowner Association (HOA). The
25 applicant answered, "yes" and stated that since the project is a pocket neighborhood made with
26 linear green space, it is treated as a townhouse community in sense of all yards and common areas
27 will be maintained by a third party.

28 There being no questions or comments for staff or the applicant, Chair Joshi opened the Public
29 Hearing.

30 Kelly Correll, 1407 Price Avenue, stated that he has lived on his property for 37 years and has
31 observed the population increase with new houses being built on Kimball Street and the nearby
32 mobile home park, which has several hundred units. Mr. Correll described Kimball Street as
33 resembling a highway despite being only about 18 feet wide with rough shoulders, where cars
34 often travel at speeds of 65 to 70 miles per hour, resulting in many accidents. He expressed concern
35 that the proposed new neighborhood could worsen these issues by increasing population density.

36 Mr. Correll acknowledged the Board's concerns about parking and garbage collection, which he
37 had not previously considered but now agrees are valid. He noted that garbage trucks may be
38 reluctant to back in and out to collect trash. He also observed that some lots, such as lots 18 and
39 19, appear larger than others on the plot plan, but overall, the lots seem small, and he questioned
40 how each unit could accommodate three bedrooms. He asked if the plot plan is drawn to scale.

1 Mr. Correll pointed out that the right of way leading into Snipe Street borders his property; he
2 believes it is approximately 22.5 feet wide, which he feels is insufficient. This raised concerns for
3 him about how the street could be constructed without encroaching on his or his neighbors'
4 properties. He concluded by stating his main concern is that the proposed density is too high and
5 that he believes building around 14 units would be more reasonable.

6 Ms. Joshi thanked Mr. Correll and asked if anyone else would like to speak.

7 Jeanna McClannon, who lives at 210 Snipe Street, referred to the plot plan provided by the
8 applicant and noted that her property is on the right-hand side of the right-of-way, while Mr.
9 Correll's property is on the left. She expressed the same concern as Mr. Correll regarding traffic,
10 emphasizing that Snipe Street is very narrow for entering and exiting. Ms. McClannon explained
11 that the beginning of Snipe Street is wider than its extension. She mentioned that there are
12 apartments beside her property, and if the road is extended, it could eliminate their parking and
13 cause vehicles to drive close to her front porch. She stated that extending the road to allow passage,
14 which is currently very tight, would negatively affect her.

15 Ms. McClannon also voiced concern about trash pickup. She mentioned ongoing issues with drug
16 activity on Kimball Street and near 22nd Street, including squatters and a meth house over the past
17 four years. She noted that people frequently walk through the nearby woods from the mobile home
18 park. Ms. McClannon expressed worry that the proposed development will bring more people and,
19 consequently, more problems to the area, including increased traffic. She added that she regularly
20 sees people walking through her property.

21 Ms. Joshi thanked Ms. McClannon.

22 Jamey Collins stated that he was representing his mother, who lives at 1409 Price Avenue. He
23 explained that he visits his mother's house at least once a week and often has to pull over to let
24 cars pass on the narrow road. Mr. Collins questioned the width required for a two-lane road and
25 asserted that Snipe Street does not meet that standard as claimed. He also noted that people
26 frequently park on the sides of the street. Mr. Collins expressed concern about drug activity in the
27 area, mentioning that individuals living in the nearby woods contribute to the problem, and when
28 the police have been contacted, they reportedly say there is nothing that can be done. He asked if
29 there are any possible actions to address these issues. Additionally, Mr. Collins voiced concerns
30 about traffic and road boundaries, emphasizing the need to consider whether larger vehicles like
31 school buses and fire trucks would be able to safely navigate the roads connected to the proposed
32 development.

33 Ms. Joshi thanked Mr. Collins.

34 There being no additional questions or comments for staff or the applicant, Chair Joshi closed the
35 Public Hearing.

36 Mr. Dwiggin asked if he could direct a question to staff, and City Attorney Kelly confirmed that
37 he could. Referring to the testimony regarding the width of Snipe Street and traffic congestion near
38 the proposed neighborhood, Mr. Dwiggin noted that he was aware of certain thresholds that
39 trigger a traffic study. He asked staff whether the proposed development would require a traffic
40 impact analysis and what criteria must be met for one to be conducted. Mr. Parker then asked
41 whether there were any plans either by the developer or the city to upgrade the public right-of-way

1 on streets connected to the proposed development. Ms. McCarty responded that under the
2 Kannapolis Development Ordinance (KDO), a traffic impact analysis is required if a development
3 is projected to generate 100 or more trips per hour or 1,000 trips per day. Since the proposed
4 development includes only 27 units, it does not meet the threshold and therefore does not require
5 a traffic study. Mr. Dwiggins remarked that he had not remembered the specific threshold for when
6 a traffic study would be required.

7 Chair Joshi noted that any concerns regarding density, traffic, or emergency vehicle access must
8 be raised prior to the Board's motion on the Findings of Fact. She reminded Board members that
9 they have the option to vote to revise the Findings of Fact. Chair Joshi then asked Mr. Kelly
10 whether a vote to revise the Findings of Fact would require a continuance to obtain additional
11 evidence related to concerns such as potential traffic hazards and density. Mr. Kelly responded that
12 if the Board wishes to gather more evidence, the evidentiary portion of the hearing should remain
13 open. When Chair Joshi asked if a continuance would be necessary, Mr. Kelly confirmed that it
14 would. He advised her to state that the evidentiary portion will remain open until a future meeting
15 and noted that the Board can determine how much time is needed for staff and the applicant to
16 provide the additional information. Mr. Kelly added that if the Board believes more than one
17 meeting may be required, they have the discretion to allow for that. Chair Joshi then asked whether
18 the Board needs to specify what type of evidence they are requesting, and Mr. Kelly recommended
19 doing so, as it would be helpful. Chair Joshi concluded by telling the Board that if they choose to
20 request additional evidence from staff or the applicant, they must clearly identify the concerns that
21 need to be addressed.

22 Mr. Parker asked whether the Board could request renderings of the proposed dwellings. Mr.
23 Bailey inquired if additional information about parking could also be requested. Mr. Parker then
24 asked whether the public safety department had reviewed and approved the plot plan. Mr. Barcroft
25 responded that the plot plan is still in a preliminary stage, has not been approved, and has not yet
26 been reviewed by any other department.

27 Chair Joshi asked whether the proposed alleys would be constructed, noting that one of the Board's
28 concerns is the functionality of the alleys. She explained that the Board wants to ensure future
29 residents can have their trash collected without issue and that emergency vehicles, such as
30 ambulances, can enter and exit the neighborhood without needing to reverse. Chair Joshi stated
31 that the Board will request the applicant to provide site renderings to help visualize the overall
32 layout of the development. She then asked staff to clarify the City's requirements for rights-of-way
33 and whether those requirements have been met in this proposal. Specifically, she asked what the
34 minimum width of an alley would need to be in a pocket neighborhood to comply with City
35 standards.

36 Ms. McCarty responded that the City's ordinances include alley requirements as well as applicable
37 fire codes. She noted that alleys typically require a minimum of approximately 20 feet of paved
38 width. She also explained that roads are subject to a maximum length of 150 feet before a
39 turnaround is required. Therefore, if any alley exceeds that distance, it must include a turnaround,
40 hammerhead, or cul-de-sac to accommodate emergency vehicles.

41 Mr. Bailey noted that upon reviewing the renderings again, it appears the alley is intended for
42 vehicles and that a separate walking path is also included. He asked staff to confirm whether his
43 observation was correct. Ms. McCarty confirmed that he was correct. Mr. Bailey then asked why

1 both an alley and a walking path are included in the design. Ms. McCarty explained that a core
2 principle of pocket neighborhoods is to cluster homes together in a way that fosters a sense of
3 community. In this particular case, the dwelling units are oriented toward the pedestrian walkway,
4 while parking is accessed via the alley at the rear of the homes.

5 Mr. Bailey commented that he would have liked to see renderings of the proposed dwellings
6 themselves. In response, Ms. McCarty reminded the Board that the proposed development is
7 located in the R8 zoning district, which allows up to eight units per acre. However, the applicant
8 is proposing to build at a density of 5.78 units per acre. She added that the right-of-way within the
9 site will need to comply with the requirements of the Land Development Standards Manual
10 (LDSM), and if necessary, the road will be widened to meet city standards. Sidewalks are also
11 proposed as part of the development.

12 Mr. Bailey asked whether the proposed development would have only one way in and one way
13 out. Ms. McCarty responded that the main road through the site is two-way and that there will be
14 an extension off Alpine Street. Mr. Bailey clarified his question, asking if the same road would
15 serve as both the entrance and exit. Ms. McCarty confirmed that vehicles will be able to travel in
16 either direction on the main road.

17 Chair Joshi added that the alley is intended for use by future residents only. Mr. Bailey then asked
18 whether Snipe Street would continue or dead-end. Chair Joshi replied that she believed one of the
19 proposed conditions is to open Snipe Street, allowing the alley to connect through to Alpine Street.
20 She explained that staff indicated opening Snipe Street would help reduce traffic by providing an
21 alternative route, so vehicles would not have to travel solely through Alpine Street.

22 Mr. Barcroft clarified that part of Alpine Street is currently a private gravel road, and some of the
23 streets shown on the plot plan do not yet exist. These streets will need to be improved to meet City
24 standards. Mr. Bailey reiterated his concern, asking whether the development will still rely on a
25 single point for entrance and exit. Mr. Barcroft responded that vehicles would be able to enter and
26 exit the development from either Snipe Street or Alpine Street.

27 Chair Joshi suggested the Board request evidence of the proposed alley widths to determine
28 whether a turnaround will be needed. Ms. McCarty said that this issue will be addressed during
29 the site plan review process, which includes review by the fire marshal to ensure compliance with
30 state fire codes related to road width and emergency access. Mr. Bailey clarified that his concern
31 was not with the alleys but specifically with Snipe Street. Chair Joshi confirmed that Snipe Street
32 is planned to be opened as part of the development.

33 Ms. Martini asked whether Snipe Street is a two-lane road. Mr. Barcroft responded that Snipe
34 Street is not officially designated as a one-lane road, but it is considered a narrow existing street.
35 He noted that the right-of-way is 40 feet. Ms. Martini asked him to confirm whether the right-of-
36 way is indeed 40 feet. Mr. Barcroft affirmed that the right of way is 40 feet but estimated the paved
37 portion of the street to be around 20 feet, although he did not know the exact measurements. Ms.
38 Martini then asked whether the street would remain the same width or become narrower. Mr.
39 Barcroft replied that he had inquired about that but had not received a definitive answer. He added
40 that the street would need to meet the City's standards within the boundaries of the development,
41 but he was unsure whether any improvements would be required outside of the property.

1 Mr. Dwiggins expressed concern about the existing portion of Snipe Street, noting that if the parcel
2 creates a bottleneck, it could lead to traffic issues. He explained that he is trying to understand the
3 City's plans for the current segment of Snipe Street because approving additional residences
4 without expanding the street could create problems. Mr. Dwiggins said that both he and other
5 Board members want to determine the potential impact of the proposed development and identify
6 what further information is needed to make an informed decision. He stated his support for a
7 continuance to allow time for the applicant to provide renderings of the proposed dwellings and
8 more detailed information about the alley dimensions. He added that, given the information
9 available so far, he cannot make a fully informed decision due to several uncertainties that may
10 affect the community.

11 Chair Joshi asked the Board members what specific information they would like to request from
12 staff and the applicant. She encouraged them to be precise about what they want to see in the
13 requested renderings and whether those details would address their concerns, such as road widths.
14 Chair Joshi noted that the road width is likely outside the applicant's control, and therefore, more
15 appropriate to address with staff. Mr. Bailey agreed, stating that staff would be best suited to
16 provide information on the road and assess whether its condition could cause issues. Chair Joshi
17 added that the Board should determine if the problem can be measured or if it is simply an
18 inconvenience. She explained that if measurements are possible, the Board can request specific
19 data for clarification—provided it falls within areas under their control. She emphasized that the
20 Board must provide clear and explicit reasons to the applicant and staff so they understand exactly
21 what evidence is needed to address the concerns.

22 Mr. Parker expressed concern about stormwater management, specifically regarding the amount
23 of impervious surface in the proposed development. He noted that while he understands there is a
24 water detention pond, he questioned whether the City's stormwater system can adequately handle
25 runoff from the property. Mr. Barcroft responded that the Engineering Department will review the
26 site's stormwater plan. Mr. Parker also asked if all the alleys would be paved. Mr. Barcroft added
27 that pocket neighborhoods are required to include 30 percent open space. Mr. Parker reiterated his
28 concerns about potential stormwater issues within the development, citing his knowledge that the
29 City's stormwater system may not have sufficient capacity to handle runoff based on the
30 impervious surface ratio typical for this type of development. Ms. McCarty assured the Board that
31 the development must comply with the Land Development Standards Manual (LDSM)
32 requirements for stormwater, and that the Engineering Department will review and begin
33 inspections at the start of construction.

34 Mr. Kelly noted that the Board's questions are a normal part of progressing from the preliminary
35 plat stage to the preliminary graphic stage, which will eventually lead to the building phase and
36 require multiple reviews. He asked whether departments such as Fire and Engineering could
37 review and provide information about the proposed development, since not all evidence can come
38 from the applicant. Ms. McCarty responded that the Planning Department can request reviews
39 from other departments. She explained that a weekly technical review committee meeting includes
40 representatives from transportation, environmental services, fire, planning, parks and recreation,
41 and NCDOT. During these meetings, participants discuss concerns and requirements related to the
42 new development, including stormwater and road width.

1 Chair Joshi stated that the Board will consider voting for a continuance and determining what
2 additional information to request from the City and applicant, such as renderings, to help make a
3 more informed decision.

4 Mr. Kelly suggested asking the applicant if he would agree to a continuance of the case, given that
5 the Board will base its decision on the information provided. The applicant, Mr. Parker, said he
6 does not mind if the Board votes to continue the case. He added that he is not only a developer but
7 also a licensed civil engineer with over 25 years of experience, including numerous projects in
8 Kannapolis. Mr. Parker stated that the alleys meet fire code requirements and that the stormwater
9 detention system has already been implemented to comply with the Land Development Standards
10 Manual (LDSM).

11 Chair Joshi called for a motion to continue the SUP case. Mr. Parker made the motion to continue
12 the case. Chair Joshi then asked all those in favor to say “aye,” and all Board members responded
13 affirmatively. She asked those opposed to say “no,” and hearing none, the motion was unanimously
14 approved.

15 Chair Joshi stated that the case has been continued to the August meeting. She noted that the Board
16 has requested the applicant to provide architectural renderings and asked staff to coordinate with
17 other departments to review concerns related to stormwater management, garbage collection
18 locations, alley widths for emergency vehicle access, and roadway width.

19 **Planning Director Updates**

20 Ms. McCarty stated that the next Board meeting will be held on August 5th at 6:00 p.m. in the
21 same room. She informed the Board members that the new fiscal year has begun and provided
22 updates on the department’s statistics, covering the period from July 1, 2024, to June 30, 2025.

23 Ms. McCarty shared that during the last fiscal year, the Planning Department issued 772 residential
24 permits, slightly higher than the previous year’s total of 762. About half of these permits were for
25 multi-family residential dwellings, 13 percent were for single-family attached dwellings, 35
26 percent were for single-family detached dwellings, and 2% were for duplexes. Additionally, 158
27 non-residential permits were issued.

28 She noted that the Planning and Zoning Commission considered eight rezoning applications and
29 one Special Intensity Allocation during the last fiscal year, a decrease from eighteen rezoning
30 applications the previous year. Similarly, there were eleven Board of Adjustment cases, down from
31 fifteen the prior year. Ms. McCarty mentioned that there were no Board of Adjustment cases from
32 September 2024 through January 2025, but several cases are scheduled for upcoming meetings.

33 Ms. McCarty reported that the Planning Department employs three code enforcement officers who
34 handled over 1,800 code cases in the past fiscal year, including 1,304 public nuisance violations
35 such as junk vehicles and overgrown grass. She also highlighted that over 1,700 maps were created,
36 and more than 1,200 new addresses were assigned.

37 Regarding annexations, she stated there were eight annexations of fourteen parcels totaling over
38 250 acres, including areas off Camp Julia and Jim Johnson Roads. This represents significant
39 growth compared to the previous fiscal year, which had only four annexations.

1 Exempt plats increased from thirty-one to eighty-five last year, primarily due to challenges with
2 sewer allocation. The Planning Department also reviewed sixty-six site plans, twenty-five minor
3 subdivisions, and sixteen major subdivisions, and granted three sewer allocation permits during
4 the fiscal year.

5 Chair Joshi thanked Ms. McCarty for the update.

6 **Other Business**

7 N/A

8 **Adjourn**

9 There being no further business, Chair Joshi asked for a motion to adjourn. Mr. Sides made the
10 motion, which was seconded by Mr. Dwiggin, and it was unanimously approved.

11 The meeting was adjourned at 7:31 PM on Tuesday, July 1, 2025.


Holden Sides, Vice-Chair
Board of Adjustments
Zulena Anderson, Planning Technician
Board of Adjustments



**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.

☒
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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

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

☐
☐

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

☐
☐

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

☐
☐

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

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☐

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.

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

Applicant Contact Information

Name: Sustar/Little LLC
Address: PO Box 6600
Concord, NC 28027
Phone: (980) 521-0811
Email: psustar1@outlook.com

Property Owner Contact Information ☒ same as applicant

Name: _____
Address: _____
Phone: _____
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 propose 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:		
		11/8/2024
Applicant Signature		Date
		11/8/2024
Property Owner Signature		Date

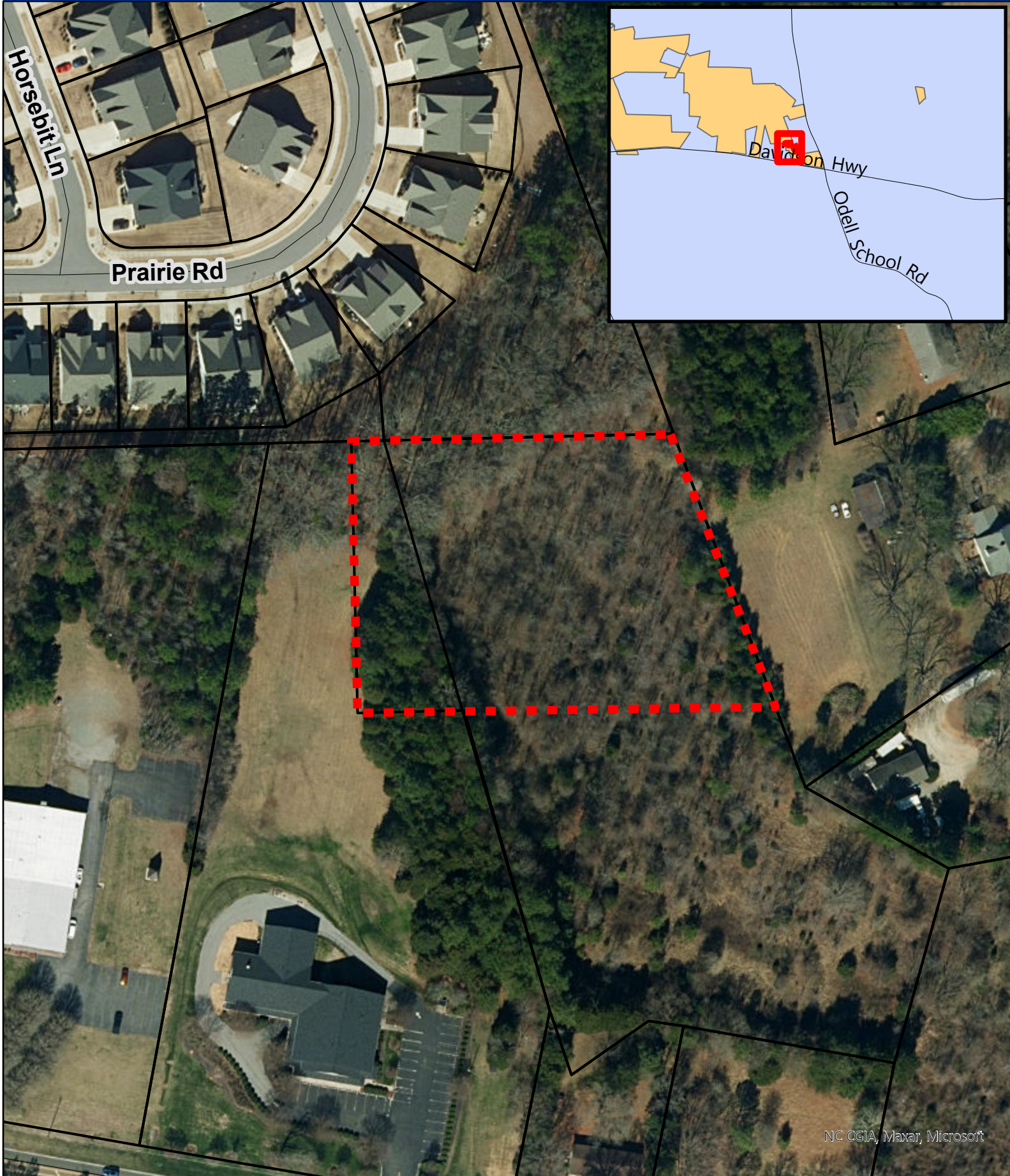


Vicinity Map

Case Number: BOA-2025-08

Applicant: Sustar/Little LLC

9180 Davidson Hwy



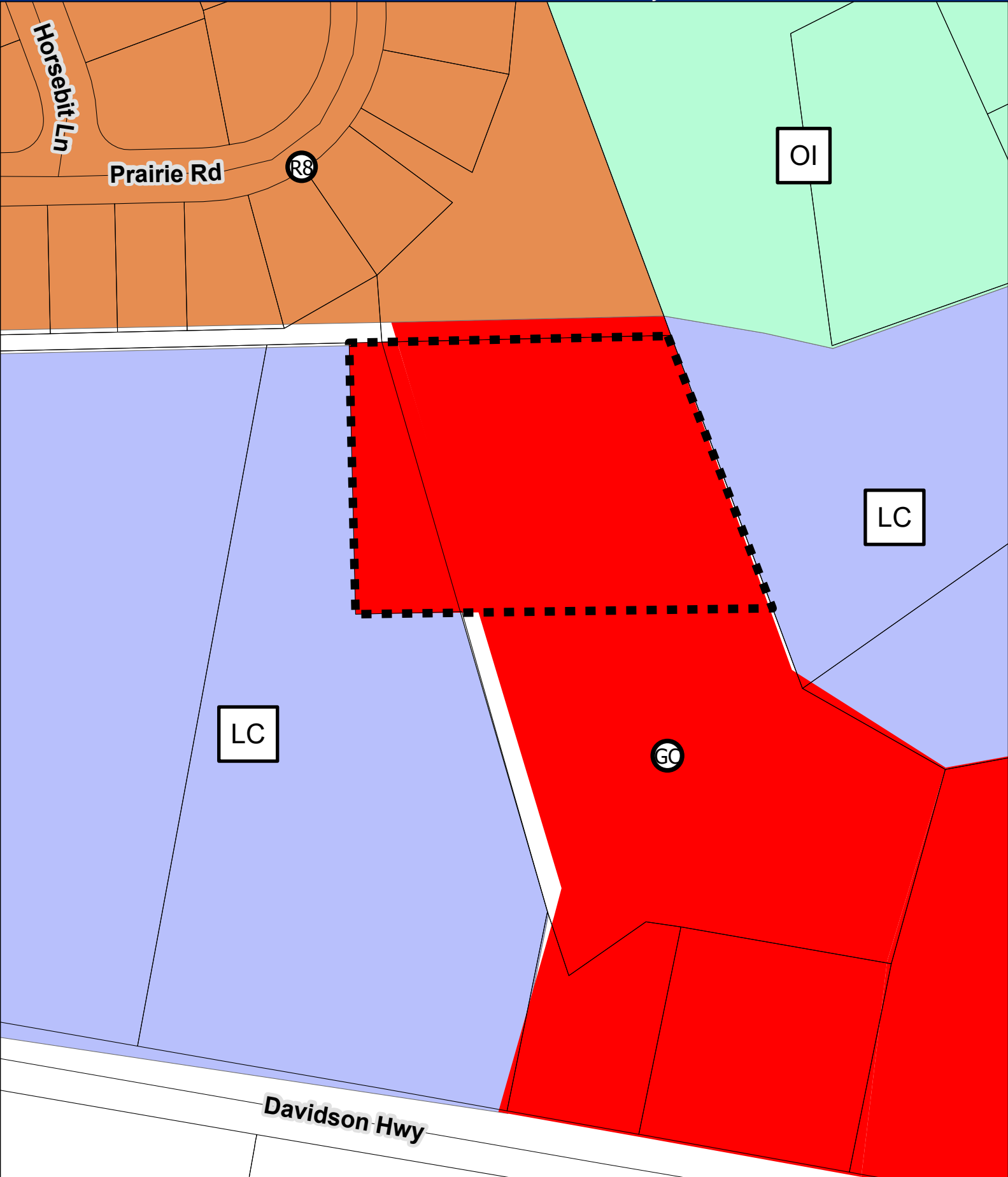


Kannapolis Current Zoning

Case Number: BOA-2025-08

Applicant: Sustar/Little LLC

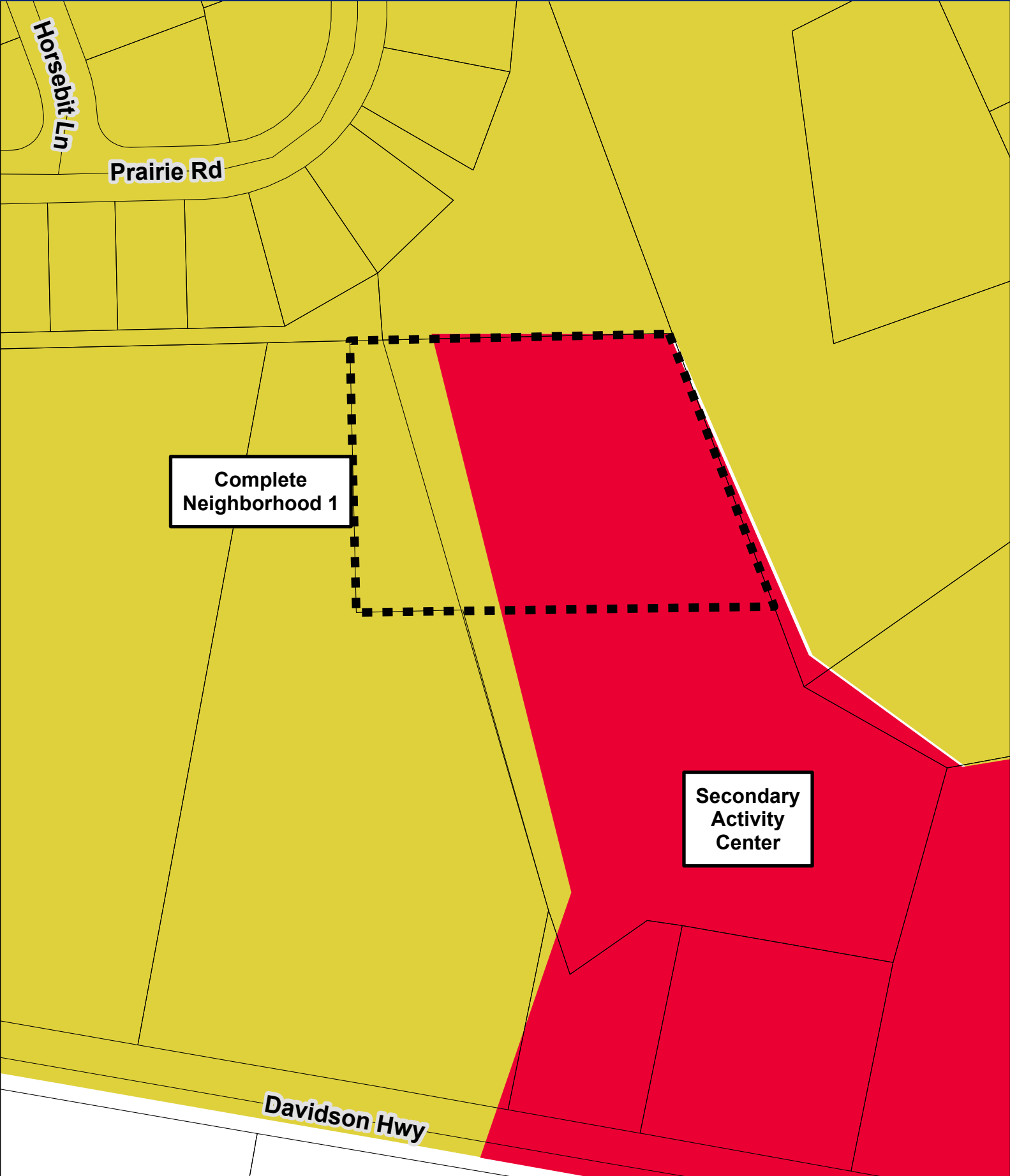
9180 Davidson Hwy





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 3 Spaces + 1 ADA Space
Proposed:	
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

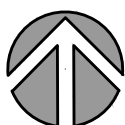
Date: 11.19.2024

Sheet No:

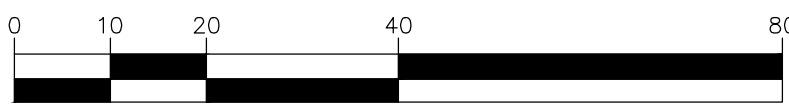
SP-1.0

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

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

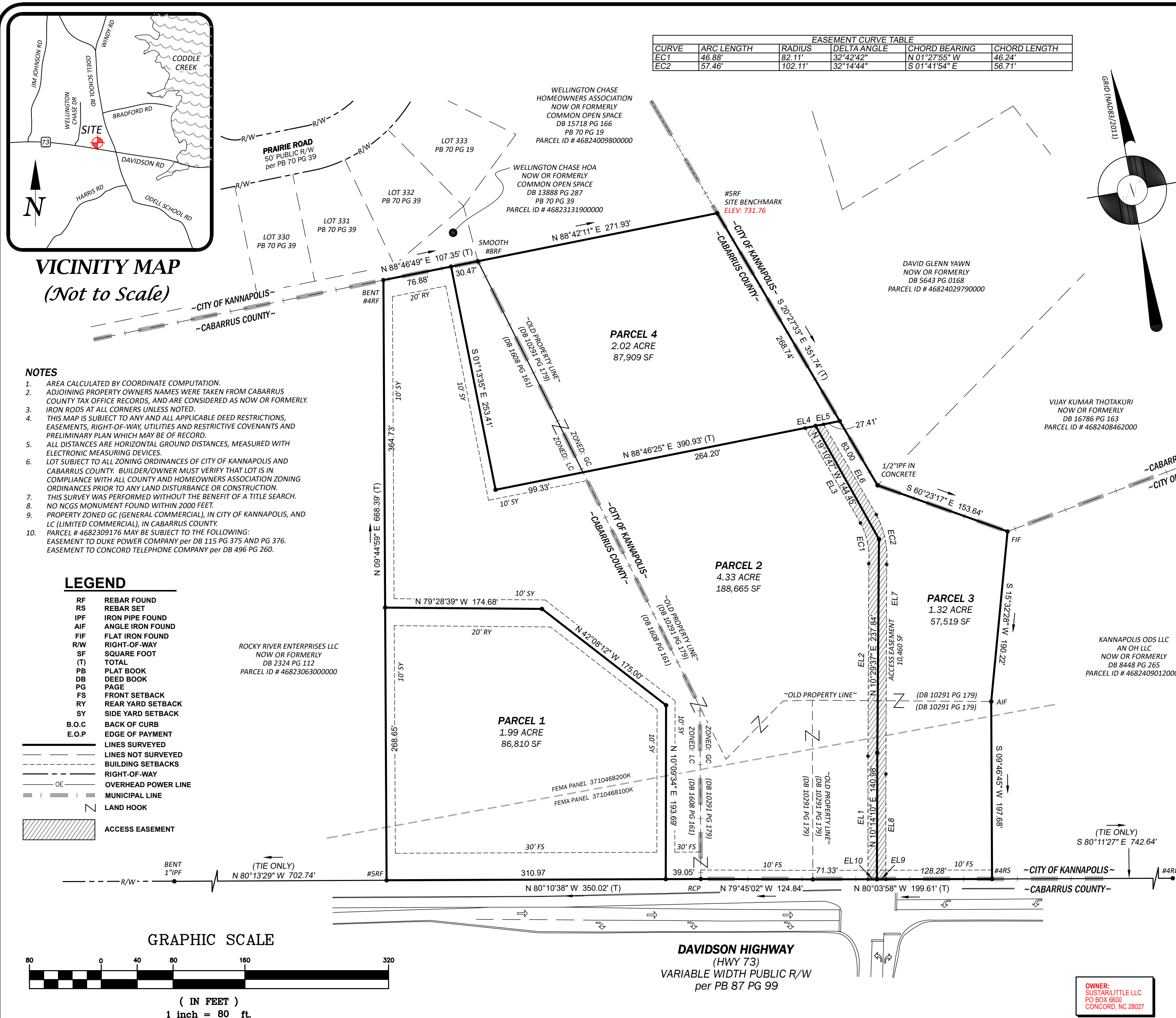


GRAPHIC SCALE





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



"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



811

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2 BUSINESS DAYS BEFORE DIGGING
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SITE NOTES

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED GC (GENERAL COMMERCIAL), CITY OF KANNAPOLIS:		BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED LC (LIMITED COMMERCIAL), CABARRUS COUNTY:	
FRONT:	10' FEET	FRONT:	30' FEET
SIDE YARD:	NONE	SIDE YARD:	10'
REAR YARD:	NONE	REAR YARD:	20'
LOT AREA:	NONE	LOT AREA:	10,000
LOT WIDTH:	50' FEET	LOT WIDTH:	50' FEET
BUILDING HEIGHT (MAX.):	48' FEET	BUILDING HEIGHT (MAX.):	40' FEET
DENSITY (MAX.):	18 UNITS per ACRE	IMPERVIOUS RATIO (MAX.):	75%
IMPERVIOUS RATIO (MAX.):	0.8		

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

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.

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 as soon as possible but no later than 48 hours before the scheduled event.



STATE OF NORTH CAROLINA

CITY OF KANNAPOLIS

IN RE: Sustar / Little LLC
9170 Davidson Highway

:
:
:
:
:

**ORDER FOR A SPECIAL
USE PERMIT**

APPLICATION # 2025-08-BOA

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 (said 2.20 +/- acre portion is hereinafter referred to as the "Property").

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 held an evidentiary hearing on this matter on May 6, 2025, and continued the matter to the June 3, 2025, meeting. At the June 3, 2025, meeting, the Board continued the case to the July 1, 2025, meeting at the request of said applicant.

The following were accepted into evidence and constitute a part of the record in this matter:

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
11. Staff Report

The Kannapolis Board of Adjustment (the "Board") considered the approval criteria required by Section 2.5.A(5) of the Kannapolis Development Ordinance.

Having heard all the evidence and arguments presented at the hearing, the Board makes the following FINDINGS OF FACT:

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 Land Use Plan.

The Property is in the "Secondary Activity Center" and "Complete Neighborhood 1" Character Area in the Move Kannapolis Forward 2030 Comprehensive Plan. The Secondary Activity Center area calls for primary uses consisting of retail, office, and multifamily residential. The Complete Neighborhood 1 area calls for primary uses consisting of single family residential and civic. The Property 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 subject to the conditions listed hereinbelow.

2. 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 with the conditions listed hereinbelow.

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 self-service storage is expected as a result of this 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 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.

5. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger 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.

6. The proposed use complies with 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.

7. The applicant consents in writing to all conditions of approval included in the approved Special Use Permit.

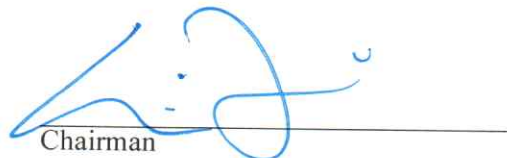
The applicant has been informed they must sign the Conditions of Approval for this SUP and indicated its consent to said conditions.

Based on the above listed Findings of Fact, the Board **approves** the Special Use Permit for the development as proposed by the applicant's conceptual site plan, its compliance with all local, state and federal requirements, and subject to the following conditions:

1. The Property must be recombined as shown on the preliminary plat 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 Property must be established and meet the City's minimum requirements;
3. The number of storage units on the Property shall not exceed 599;
4. Light fixtures will be pedestrian scale, building mounted, and no pole mounted lights on the rear or side of building adjacent to residential uses; and
5. The development of the Property shall meet the specifications for a 8' Type C perimeter landscape buffer yard.

This the 1st day of July, 2025.


Secretary


Chairman



**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 | |
|--------------------------|--------------------------|--|
| ☐ | ☐ | The proposed special use will be in harmony with the area in which it is to be located and in general conformance with the City's Land Use Plan. |
| ☐ | ☐ | Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads. |

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

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

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

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

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

G. Recommendation

Based on the above findings, staff recommends **approval** 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. 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: 403 Alpine Street, Kannapolis, NC 28081

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

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: 05-27-2025



SPECIAL USE PERMIT APPLICATION

Approval authority – Board of Adjustment

Applicant Contact Information

Name: Green Street Peak GP, LLC (Nicholas R Parker)

Address: 401 Boyce Road
Charlotte, NC 28211

Phone: 704-751-6867

Email: nrparker@amicuseng.com

Property Owner Contact Information ☒ same as applicant

Name: Green Street Peak GP, LLC (Nicholas R. Parker)

Address: 401 Boyce Road
Charlotte, NC 28211

Phone: 704-751-6867

Email: nrparker@amicuseng.com

Project Information

Project Address: 403 Alpine Street, Kannapolis, NC 28081 Zoning District R8

Parcel PIN: 159 117 Size of property (in acres): 4.67

Current Property Use: Vacant

Proposed Use: Pocket Neighborhood Development

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)*:

Pocket Neighborhood Development to be per Section 4.2.D(3)a.4 of the
Kannapolis UDO.

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 project conforms to Section 4.2.D(3)a.4 of the Kannapolis KDO which supports Pocket Neighborhood
development in the R8 zoning district. The project has a maximum unit count of 27 units which
is less than the number of units allowed by right with an attached product.

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

Yes. The project will provide access to Alpine Street and a new connection to Snipes Place

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

No. The project is strictly residential and will meet stringent environmental standards

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.

No. The project is in harmony with the surrounding neighborhood

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

No.

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

Yes.

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

Yes.

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

05-27-2025

Date

Nicholas R. Parker

Property Owner Signature

05-27-2025

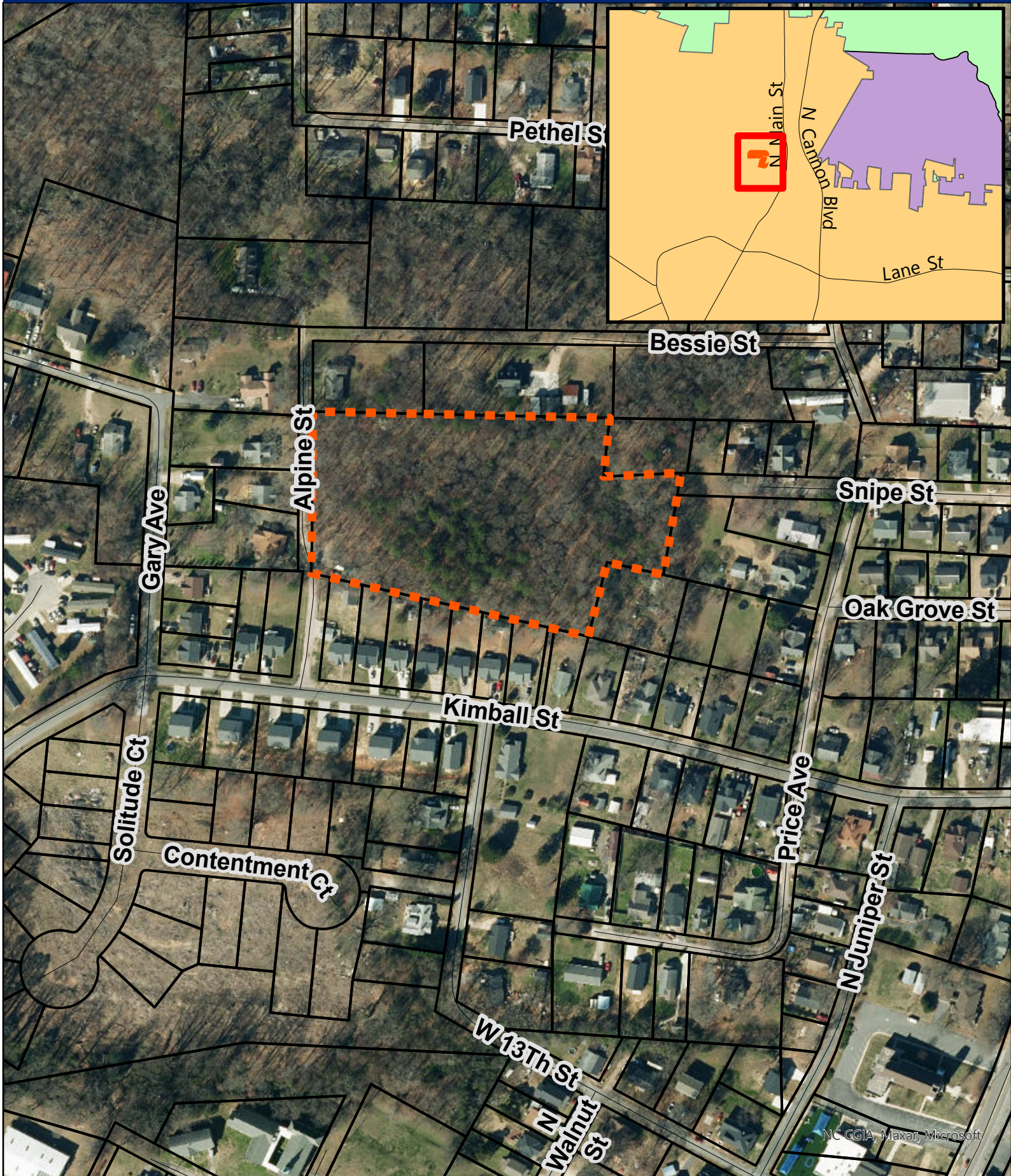
Date



Vicinity Map

Case Number: BOA-2025-10

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

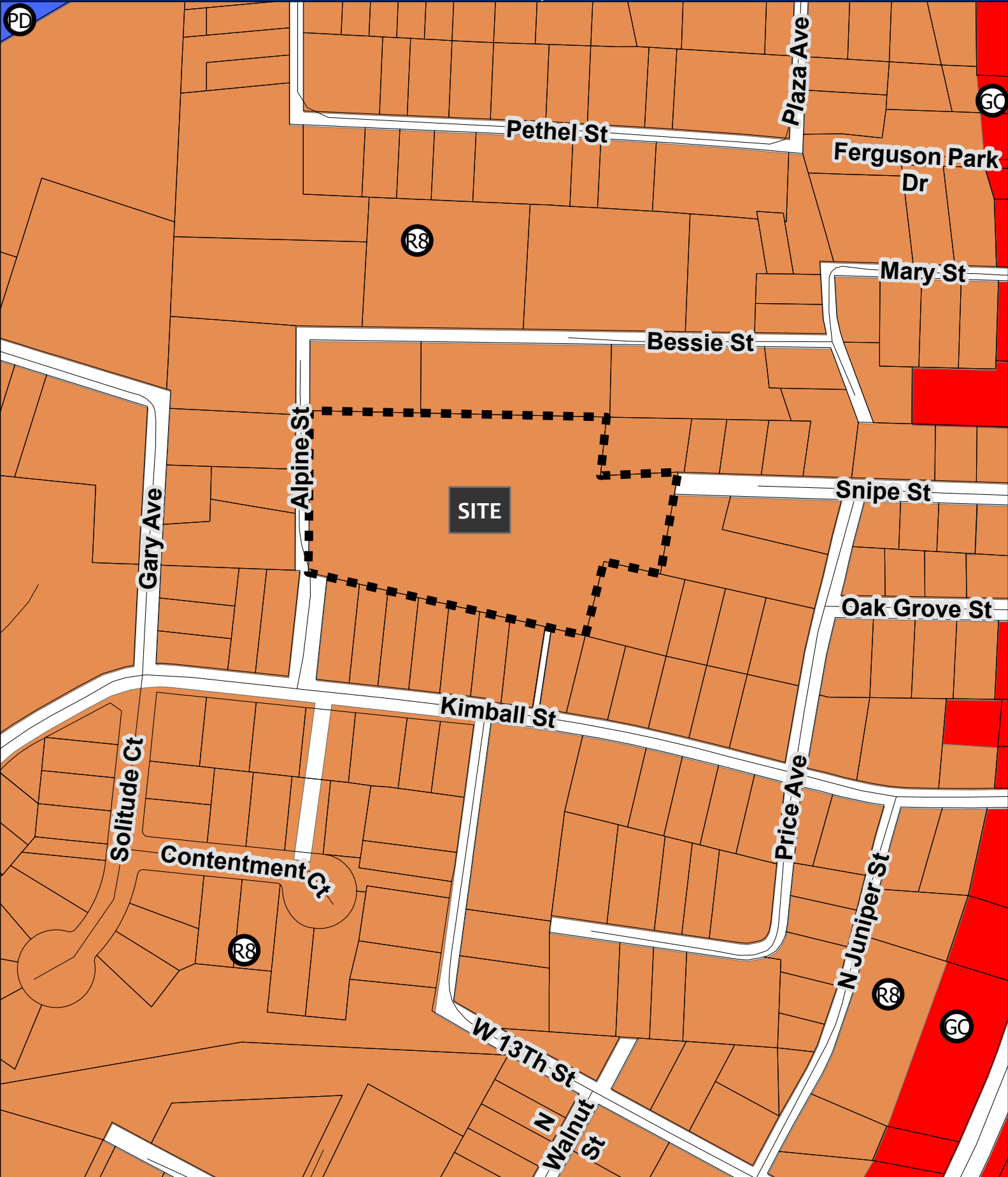




Kannapolis Current Zoning

Case Number: BOA-2025-10

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

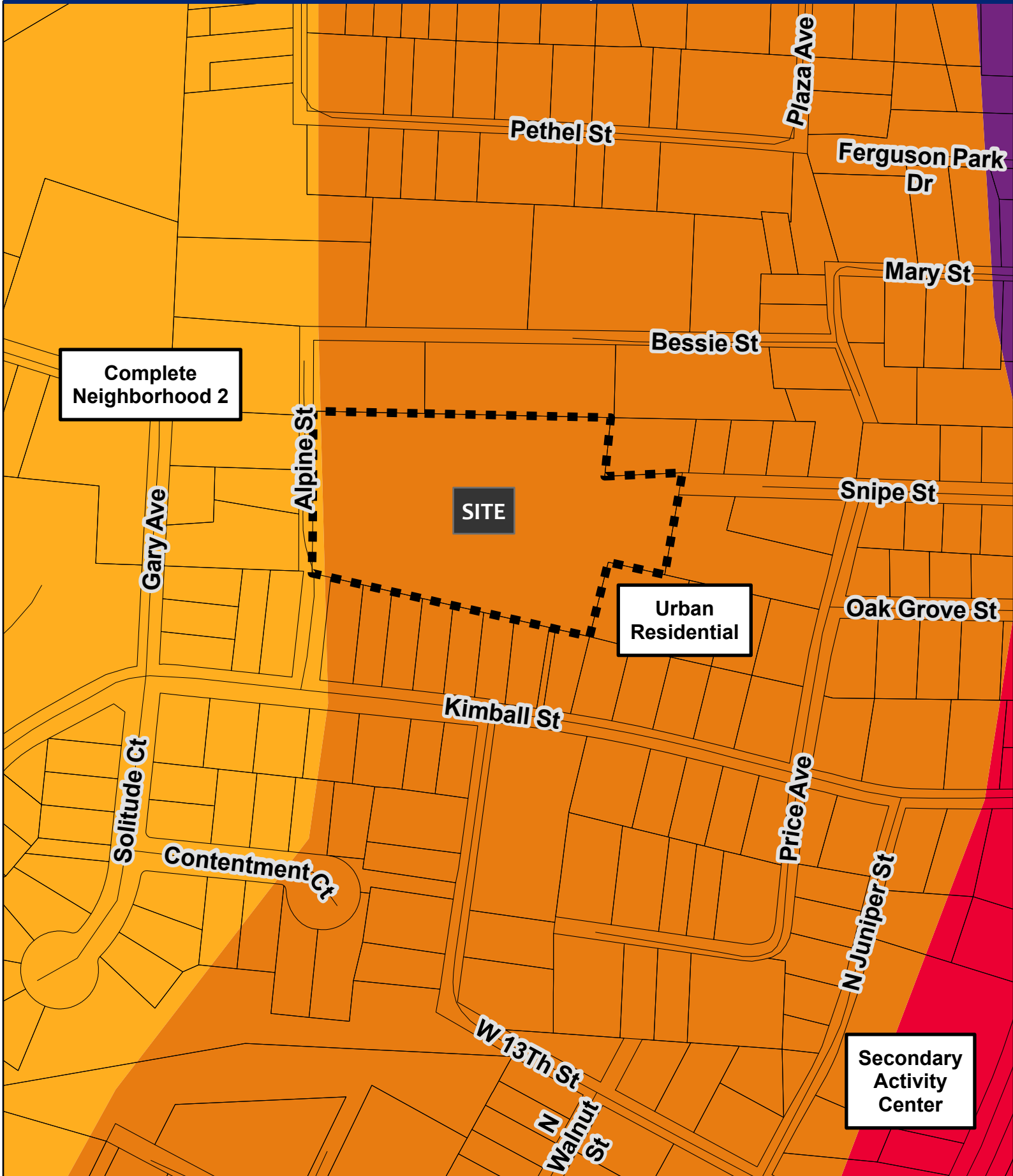


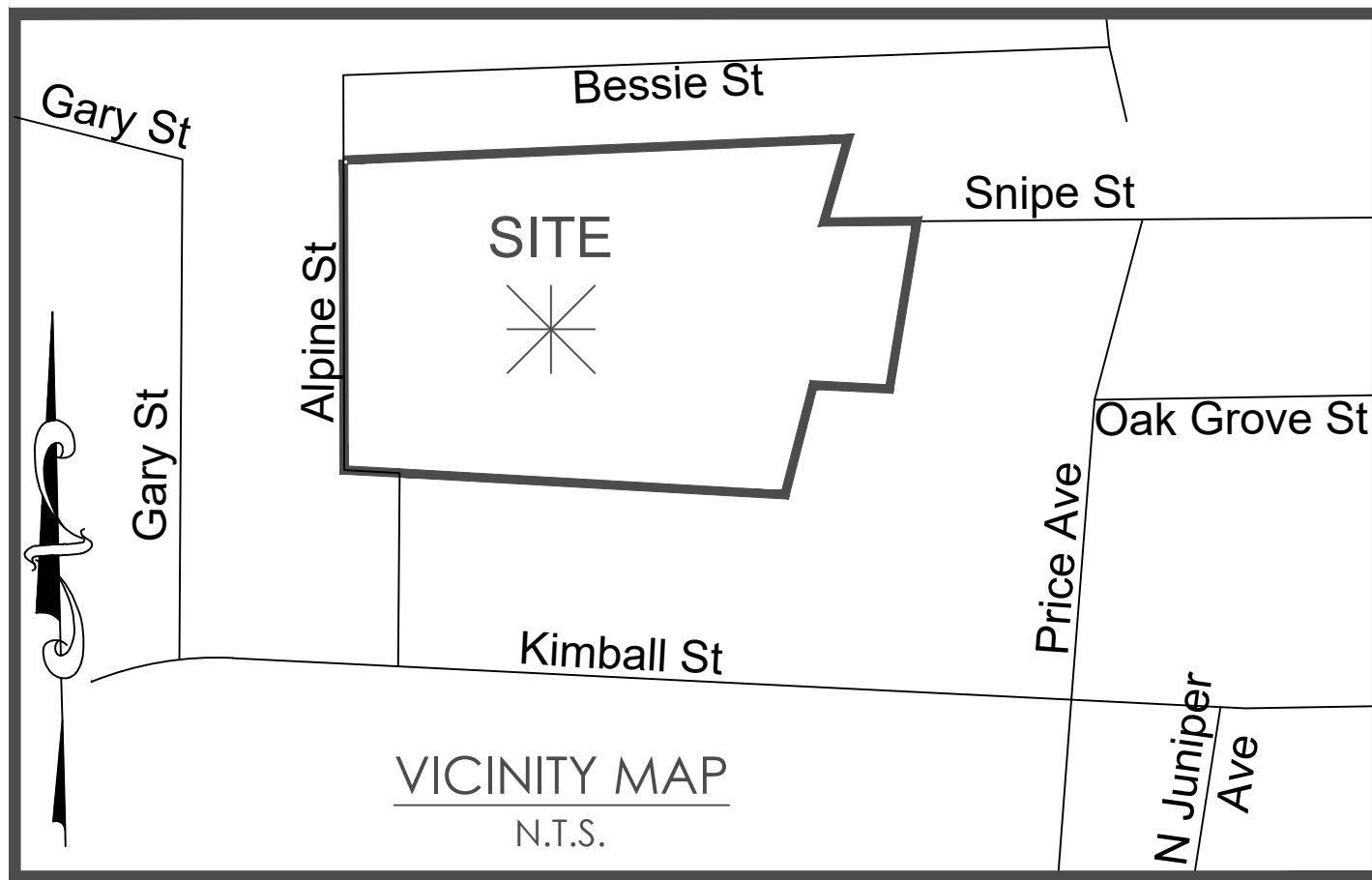


Kannapolis 2030 Future Land Use Map

Case Number: BOA-2025-10

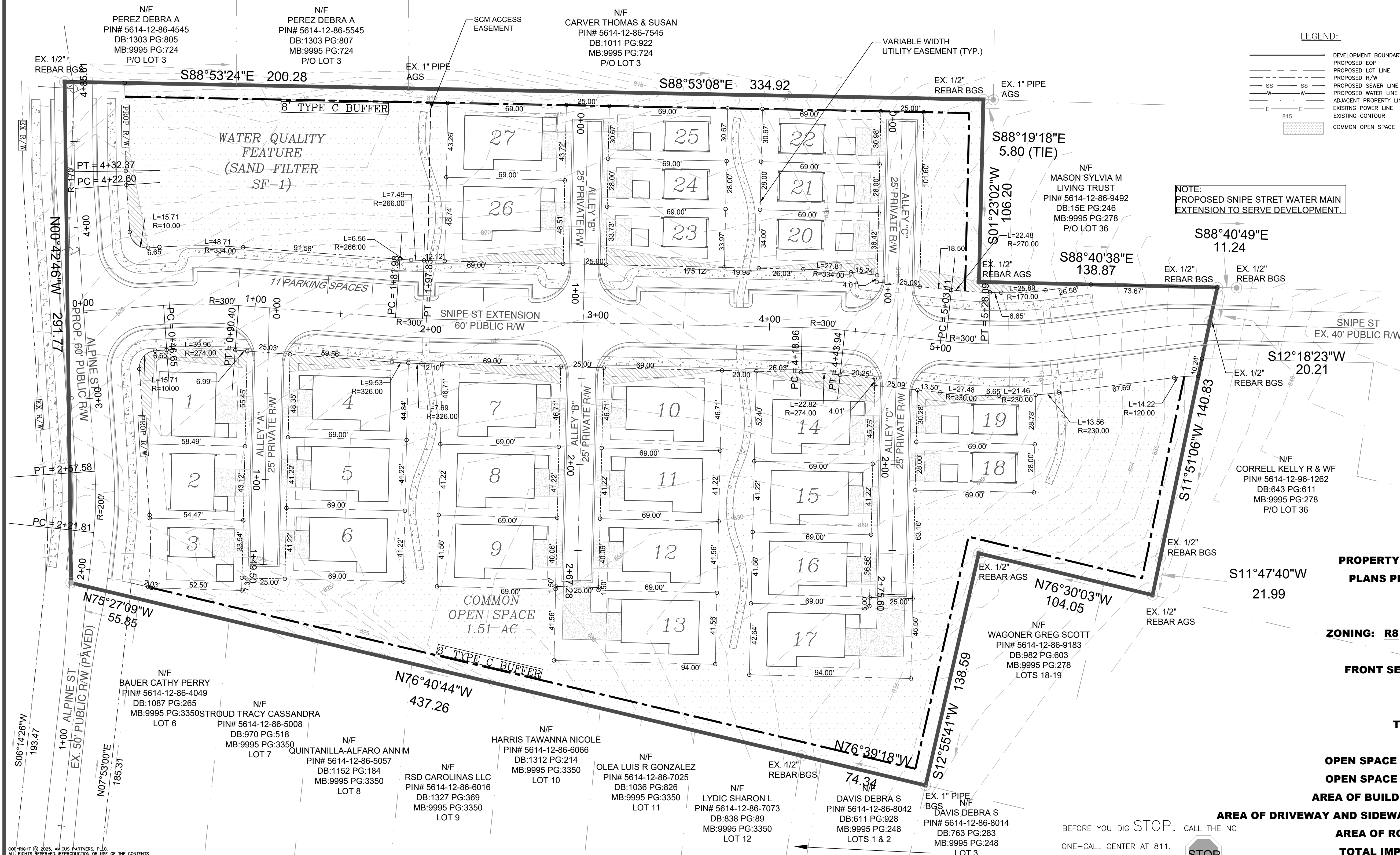
Applicant: Green Street Peak GP, LLC-Nicholas R. Parker
403 Alpine St





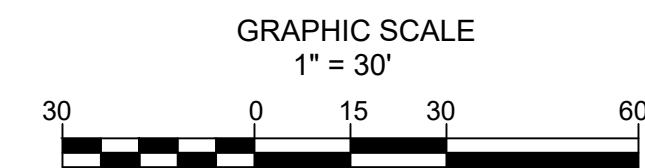
403 ALPINE STREET PRELIMINARY PLAT

SNIFE STREET & ALPINE STREET
KANNAPOLIS, ROWAN COUNTY NORTH CAROLINA



LEGEND:

---	DEVELOPMENT BOUNDARY
---	PROPOSED EOP
---	PROPOSED LOT LINE
---	PROPOSED R/W
---	PROPOSED SEWER LINE
---	PROPOSED WATER LINE
---	ADJACENT PROPERTY LINE
---	EXISTING POWER LINE
---	EXISTING CONTOUR
---	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)

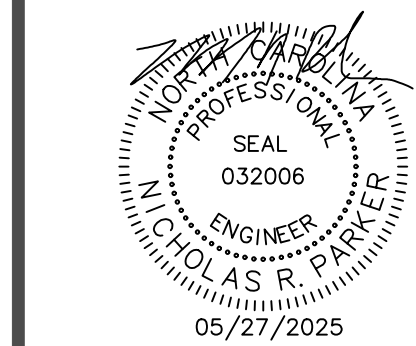
TOTAL IMPERVIOUS AREA: 90,728 SQ.FT (2.08 AC)

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.

BEFORE YOU DIG STOP. CALL THE NC
ONE-CALL CENTER AT 811.
IT'S THE LAW.



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	McFARLAND 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.

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.

END
CITY
MAINTENANCE

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