

1 **CITY OF KANNAPOLIS, NC**
2 **BOARD OF ADJUSTMENT**

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4 **Minutes of Meeting**
5 **Tuesday February 11, 2025**
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7 The Board of Adjustment met on Tuesday February 11, 2025, at 6:00 PM at City Hall, 401 Laureate Way,
8 Kannapolis, North Carolina. This was a special called meeting. The meeting was held in accordance with
9 the required public notice as well as announced on the City's website.

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11 **Board Members Present:** Emily Joshi, Chair
12 Holden Sides, Vice-Chair
13 Jeff Parker
14 Wilfred Bailey
15 Chris Dwiggin
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17 **Board Members Absent:** Danielle Martini
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20 **Staff Present:** Richard Smith, Planning Director
21 Ben Barcroft, Senior Planner
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24 **City Attorney:** N/A
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26 **Visitors Present:**
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28 **CALL TO ORDER**

29 Chair Joshi called the meeting to order at 6 PM.
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31 **ROLL CALL AND RECOGNITION OF QUORUM**

32 Mr. Barcroft, called the roll and the presence of a quorum was recognized. Mr. Bailey arrived at 6:02pm
33 and was recognized as being present.
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35 **APPROVAL OF AGENDA**

36 Chair Joshi asked for a motion to approve the agenda, which was made by Jeff Parker, second by Holden
37 Sides, and the motion was unanimously approved.
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39 Emily Joshi, asked for clarification on the order of approvals. Richard Smith explained that the Board would
40 need to approve each of the orders one at a time. Mr. Smith explained that the attorney (Keith Merritt) had
41 captured the Board's findings and staff had corrected any errors.
42

43 **ORDERS FOR APPROVAL**

44 **BOA-2025-01 – Request for a Special Use Permit (SUP) submitted by Lane Street Storage Partners,**
45 **LLC , for property located at 2704 Lane Street to allow for a self-service storage.**
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47 Chair Joshi asked for a motion to issue the Order of Approval. Holden Sides made the motion to approve
48 the Order, second by Chris Dwiggin, and the motion was unanimously approved.
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2 **BOA-2025-02 – Request for a Variance submitted by Moriah Ellington for property located at 1547**
3 **North Main Street to allow for an encroachment into the front and interior side yard setbacks.**
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5 Chair Joshi asked for a motion to issue the Order of Approval. Jeff Parker made the motion to approve the
6 Order, second by Holden Sides, and the motion was unanimously approved.
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9 **BOA-2025-03 – Request for a Certificate of Nonconformity Adjustment submitted by Khaled Fathi**
10 **Salem Saleh for 2702 North Cannon Boulevard to allow for a personal vehicle service and repair.**
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13 Chair Joshi asked for a motion to issue the Order of Approval. Wilfred Bailey made the motion to approve
14 the Order, second by Chris Dwiggin, and the motion was unanimously approved.
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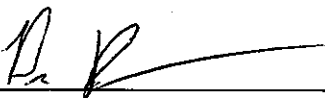
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17 **OTHER BUSINESS**
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19 Mr. Smith said this was a rare circumstance in which the Board was asked to approve Orders so quickly.
20 He explained that it was a pressing matter for two of the applicants to have their requests approved as soon
21 as possible. The situation was also due to the orders being drafted by an interim attorney.
22

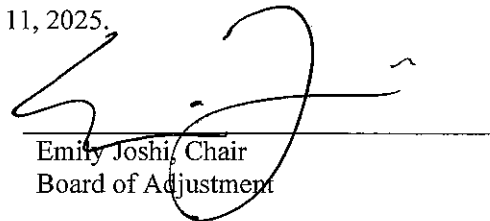
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24 **ADJOURN**

25 There being no further business, Holden Sides made the motion to adjourn, second by Wilfred Bailey and
26 the motion was unanimously approved.
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28 The meeting was adjourned at 6:05 PM on Tuesday, February 11, 2025.
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34 Ben Barcroft, Senior Planner
35 Board of Adjustment
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Emily Joshi, Chair
Board of Adjustment