

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

**Minutes of Meeting**  
**November 4, 2025**  
**6:00 PM**

The Kannapolis Board of Adjustment met on Tuesday, November 4, 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  
Jeff Parker  
Wilfred Bailey, Sr.  
Chris Dwiggin  
Ronald Flanders, Alternate  
Angie McClain, ETJ Representative

**Board Members Absent:** Holden Sides, Vice Chair  
Danielle Martini

**Staff Present:** Richard Smith, Planning Director  
Elizabeth McCarty, Assistant Planning Director  
Ben Barcroft, Senior Planner  
Kathryn Stapleton, Planner  
Zulena Anderson, Planning Technician

**Attorney:** Evan Lee, Board Attorney

**Visitors Present:** Krista Smith  
Stanley Haley  
Vanessa Haley  
David Miller  
Alan Overcash  
Jeremy Tutt

**CALL TO ORDER**

Chair Joshi called the meeting to order at 6:01 P.M.

**ROLL CALL AND RECOGNITION OF QUORUM**

Ms. Joshi, Chair of the Board, introduced herself and asked the Board members to state their names for the record. Ms. McClain, Mr. Bailey, Mr. Parker, Mr. Dwiggin, and Mr. Flanders did so.

1 Chair Joshi noted that staff from the Planning Department, the City Attorney, and the Board  
2 Attorney were present to provide technical and professional assistance. She also stated that  
3 anyone wishing to speak on a public hearing agenda item, and who has not yet signed in, should  
4 see the Recording Clerk.

#### 6 **APPROVAL OF AGENDA AND MINUTES**

7 Chair Joshi asked if any corrections or revisions were requested and asked that any be stated  
8 clearly. She then called for a motion to approve the agenda. Mr. Parker made the motion,  
9 seconded by Mr. Bailey, and it was unanimously approved.

11 Hearing no requests for corrections or revisions to the minutes, Chair Joshi called for a motion to  
12 approve the minutes of October 7, 2025. Mr. Bailey made the motion, seconded by Mr.  
13 Dwiggins, and it was unanimously approved.

#### 15 **EXPLANATION OF QUASI-JUDICIAL DECISIONS**

16 Chair Joshi stated that before opening the first hearing listed on the agenda, she would provide a  
17 brief explanation of quasi-judicial hearings. She explained that these hearings are evidentiary in  
18 nature, meaning they are similar to court proceedings and are always recorded. State law  
19 establishes specific procedures and rules governing how the Board must make its decisions,  
20 which differ from other types of land use cases, such as rezonings.

22 Chair Joshi further noted that the Board's discretion is limited and that its decisions must be  
23 based on competent, material, and substantial evidence presented during the hearing. She asked  
24 those speaking as witnesses to focus on facts and the provisions of the Kannapolis Development  
25 Ordinance (KDO), rather than personal preferences or opinions.

27 She also explained that participation in a quasi-judicial evidentiary hearing is restricted. While  
28 the meeting is open to the public and everyone is welcome to attend, only individuals or entities  
29 with standing have the right to participate as parties in the proceeding. Parties include the  
30 property owner or lessee, the applicant, the City of Kannapolis, and individuals who can  
31 demonstrate standing under state statute. The Board may allow non-party testimony if it is  
32 relevant to the matter under consideration and limited to factual information, not conjecture or  
33 speculation. In certain cases, the Board may also hear opinion testimony from qualified expert  
34 witnesses.

#### 36 **CONFLICTS / EX PARTE COMMUNICATIONS**

37 Chair Joshi checked for conflicts of interest and ex parte communications. She explained that a  
38 Board member may not participate in the hearing if they have a fixed opinion prior to the hearing  
39 that is not susceptible to change, a close family or business relationship with an affected person,  
40 or a financial interest in the outcome of the matter. Chair Joshi also stated that any Board  
41 member must disclose any ex parte communication meaning any communication about the case  
42 outside of the hearing, including site visits. Chair Joshi then asked if any Board member had any  
43 partiality, conflict of interest, or ex parte communication to disclose. No Board members  
44 disclosed any.

#### 46 **SWORN IN FOR TESTIMONY**

1 Chair Joshi reminded everyone that only individuals who are sworn in will be allowed to address  
2 the Board.

3  
4 Ben Barcroft, Kathryn Stapleton, Krista Smith, and Alan Overcash were sworn in for testimony.

5  
6 **EVIDENTIARY HEARING**

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

8 Chair Joshi opened the evidentiary hearing for BOA-2025-22 and explained that the request for  
9 the SUP is to allow a self-service storage facility at 301 Jackson Park Rd; the SUP is being  
10 considered in accordance with Article 4 of the KDO. Chair Joshi stated:

11 The KDO authorizes this Board to grant a special use permit if the following seven standards are  
12 met:

13 1. The proposed special use will be in harmony with the area in which it is to be located  
14 and in general conformance with the Comprehensive Plan;

15 2. Adequate measures will be taken to provide ingress and egress to minimize traffic  
16 hazards and traffic congestion on the public roads;

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

19 4. The establishment of the proposed use will not impede the orderly development and  
20 improvement of surrounding property for uses permitted within the zoning district;

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

23 6. The proposed use complies with all applicable provisions of this Ordinance; and

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

26  
27 The burden is on the applicant to show that the special use permit request meets these standards.  
28 Reasonable and appropriate conditions may be imposed on any special use permit.

29  
30 Chair Joshi asked if there were any individuals, aside from Staff and the Applicant, who wished  
31 to participate as a party in the case. She reminded those present that a party is different from an  
32 individual who wishes to speak or provide public comment or testimony. Anyone is welcome to  
33 testify; however, only individuals with standing have the right to participate as a party and  
34 present evidence, call witnesses, and make legal arguments. Chair Joshi again asked if anyone,  
35 aside from Staff and the Applicant, wished to be a party in this matter. No individual stated they  
36 would like to participate as a party to the case.

37  
38 Chair Joshi stated that the Board was ready to hear from staff regarding the case, and confirmed  
39 with Mr. Barcroft that he had been previously sworn in.

40  
41 Mr. Barcroft presented case BOA-2025-22, which was entered into the record as Exhibit 1. He  
42 informed the Board that the applicant is Alan Overcash, the property is approximately 0.65 acres,

1 and the request is to allow for a self-service storage facility. He noted that the property is located  
2 in the General Commercial (GC) zoning district and is surrounded by undeveloped commercial  
3 properties, transmission lines, various commercial uses, existing roadways on multiple sides, and  
4 residential properties across the street.

5  
6 Mr. Barcroft mentioned that the site falls within the Urban Residential character area in terms of  
7 future land use, which envisions single-family and civic uses as primary uses, with secondary  
8 uses including multifamily residences, small-format retail, and office. He presented street view  
9 images from the north and northwestern portions of Jackson Street, drone footage, and a  
10 conceptual site plan. He also shared slides detailing standards specific to self-service storage,  
11 noting that all outdoor lighting must be shielded to direct light and glare only onto the lot  
12 containing the self-service storage facility, and that no outdoor storage is permitted within the  
13 GC zoning district.

14  
15 Mr. Barcroft showed elevation renderings and read the proposed conditions of approval from  
16 staff, which include providing a Type B perimeter buffer yard in accordance with Section 5.3.G,  
17 Perimeter Buffer Yards, around the perimeter of the self-service storage facility.

18  
19 Mr. Barcroft then reviewed staff findings of fact as follows:

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

22 This property is located within the "Urban Residential" Character Area as  
23 designated in the Move Kannapolis Forward 2030 Comprehensive Plan. The  
24 Character Area calls for primary uses of single-family residential and civic uses,  
25 with secondary uses including multi-family residential, small-format retail, and  
26 office. The parcel is currently vacant. Surrounding uses include undeveloped  
27 commercial property, Duke Energy substations and transmission lines, and various  
28 commercial uses. The site is also bounded by existing roadways on multiple sides.  
29 Based on the character area noted above, the proposed development is compatible  
30 with the future land use plan and existing uses in the surrounding area.

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

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

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

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

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

44 The proposed use is not expected to impede development of surrounding  
45 properties for uses allowed within their respective zoning districts. The self-service  
46 storage facility is anticipated to have minimal impact on neighboring



properties. The applicant has submitted renderings showing that the street-facing facades present the appearance of an office or retail commercial use.

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

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

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

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

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

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

Mr. Barcroft stated that staff recommends approval of the Special Use Permit with conditions 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. He then made himself available for questions.

Mr. Dwiggins asked for an example of a Type B perimeter buffer. Mr. Barcroft replied that a Type B buffer requires a minimum width of 6 feet. Mr. Dwiggins asked whether the buffer has any requirements related to the edge. Mr. Barcroft responded that the buffer's requirements are based on the number of trees per linear foot and explained that the ordinance includes different buffer types that apply to different uses.

Krista Smith, 204 E. 10th St., stated that she was not present to speak on this specific property, but she asked whether the Type B buffer would surround the entire proposed facility considering the existing power lines, which may require additional setbacks. Mr. Barcroft displayed the conceptual site plan again and confirmed that the buffer will surround the facility. He pointed out the location of the transmission lines on the plan and explained that he discussed this with the applicant, noting that evergreen trees cannot be planted under transmission lines, which is why the Type B buffer is listed as a condition.

There being no further questions for staff, the applicant was invited to step forward. Chair Joshi reminded all parties that any evidence or testimony must be relevant to the special use permit and that any physical materials presented must be submitted to the Board for inclusion in the record.

Alan Overcash, 1641 Dale Earnhardt Blvd., stated that he is a native of Kannapolis and has been in the storage business for approximately 20 years. He explained that he believes this property is

1 well-suited for storage, similar to a facility he owns on Dale Earnhardt Blvd., and noted that  
2 there is a strong demand for storage as his facilities are typically at maximum capacity.

3  
4 Mr. Parker asked whether the proposed project would be an all-indoor storage facility and if it  
5 would operate 24 hours a day. Mr. Overcash replied that the facility will be entirely indoors and  
6 that 24-hour access is rarely permitted, as his facilities generally operate from 6:00 a.m. to 10:00  
7 p.m. with keypad access. Mr. Parker also inquired about the proposed lighting, to which Mr.  
8 Overcash responded that exterior lighting would likely be limited to the parking lot.

9  
10 Ms. Joshi asked whether there would be employees on-site given the keypad access. Mr.  
11 Overcash explained that while the facility will not have a full-time employee on a fixed schedule,  
12 there will be personnel responsible for cleaning and checking on the facility. He added that an  
13 employee will also maintain the site, as his company takes pride in the upkeep of its facilities.

14  
15 Mr. Dwiggins asked whether the keypad would control access to the building only or if the site  
16 would be gated. Mr. Overcash confirmed that the keypad is for the building and that a gate is not  
17 proposed.

18  
19 Mr. Parker asked about the proposed unit sizes and whether they would vary. Mr. Overcash  
20 stated that the units will be offered in a range of sizes, including 5x5, 5x10, 10x10, 10x15, with  
21 some larger units at 10x20 and 10x30.

22  
23 Regarding closing statements, Chair Joshi noted that parties with standing may offer a closing  
24 statement or rebuttal argument if they choose. She reminded participants to focus on legal  
25 arguments and avoid repeating points already presented. She asked whether the Applicant, Staff,  
26 or any other parties with standing wished to make such statements.

27  
28 During deliberation and the vote, Chair Joshi asked if the Board had any further questions for the  
29 parties or witnesses before proceeding. She emphasized that the evidentiary hearing would  
30 remain open to allow clarifying questions if needed.

31  
32 There being no additional questions or comments for staff or the applicant, Chair Joshi closed the  
33 public hearing.

34  
35 Chair Joshi then asked for a motion to accept the City's exhibits into the record. Mr. Parker made  
36 the motion, seconded by Mr. Dwiggins, and the motion was unanimously approved.

37  
38 Chair Joshi asked for a motion to approve the Findings of Fact. Mr. Parker made the motion,  
39 seconded by Mr. Dwiggins, and the motion was unanimously approved.

40  
41 Chair Joshi asked for a motion to approve the issuance of the Special Use Permit with  
42 conditions. Mr. Parker made the motion to approve, seconded by Mr. Bailey, and the motion was  
43 unanimously approved.

44  
45 Chair Joshi asked for a motion to issue the Order of Approval. Mr. Bailey made the motion to  
46 approve the order, seconded by Mr. Parker, and the motion was unanimously approved.

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

2 Chair Joshi opened the evidentiary hearing for BOA-2025-23 and explained that the request for  
3 the SUP is to allow a self-service storage facility at 201 Brookdale Street. She stated that the  
4 Board was ready to hear from staff regarding the case and confirmed with Ms. Stapleton that she  
5 had been previously sworn in.

6  
7 Ms. Stapleton presented case BOA-2025-23, which was entered into the record as Exhibit 2. She  
8 stated that the applicant is Alan Overcash and that the site encompasses approximately 1.35  
9 acres. The purpose of the SUP is to allow the development of a self-service storage facility. She  
10 further explained that the property is zoned General Commercial (GC) and is surrounded by  
11 commercial properties, residences, and a Duke Energy substation with transmission lines. Ms.  
12 Stapleton noted that the proposed development is compatible with both existing and future uses.

13  
14 She added that the property is associated with two different future land use character districts.  
15 The Secondary Activity Center is intended primarily for retail and office uses, with  
16 institutional/civic uses as secondary. The Urban Residential character area envisions attached and  
17 detached single-family residences as primary uses, with small format office and retail as  
18 secondary uses.

19  
20 Ms. Stapleton presented street view images from both the northern and eastern sides of  
21 Brookdale Street, as well as drone footage. She pointed out that the blue building visible in the  
22 footage is an H&R Block office, believed to be open seasonally. She also presented the  
23 conceptual site plan and noted that the driveway access meets the required 120-foot distance  
24 from the intersection of N. Ridge and Brookdale Street and does not encroach into the required  
25 sight triangle.

26  
27 Ms. Stapleton read the standards specific to self-service storage as follows:

- 28 1. The maximum lot size is three acres.
- 29 2. The required setback shall be twenty-five (25) feet when adjacent to areas that are zoned  
30 residential.
- 31 3. A Type B perimeter buffer yard shall be provided in accordance with Section 5.3.G,  
32 Perimeter Buffer Yards, around the perimeter of the self-service storage facility.
- 33 4. Signs and other advertising mediums are prohibited within the buffer yard.
- 34 5. The establishment shall have an on-site manager or an electronic security system.
- 35 6. The sale of personal property and the conduct any type of commercial activity of any  
36 kind whatsoever other than leasing of the storage units and incidental sales of storage-  
37 related materials (boxes, tape, labels, etc.) is prohibited.
- 38 7. No portion of any self-service storage shall be used, on a temporary or permanent basis,  
39 as a dwelling, except a single dwelling unit for use by an on-site manager or caretaker is  
40 allowed as an accessory use.
- 41 8. No portion of any self-service storage shall be used, on a temporary or permanent basis,  
42 as a dwelling, except a single dwelling unit for use by an on-site manager or caretaker is  
43 allowed as an accessory use.
- 44 9. On-site storage of a propane or gasoline engine or a propane or gasoline storage tank is  
45 prohibited. All rental contracts for storage units shall include clauses prohibiting (a) the

- 1 storage of flammable liquids, highly combustible or explosive materials, or hazardous  
2 chemicals, and (b) the use of the property for purposes other than dead storage.  
3 10. All outdoor lights must be shielded to direct light and glare only onto the lot which the  
4 self-service storage is located.  
5 11. Building renderings are required to demonstrate that street facing facades present the  
6 appearance of an office or retail commercial use.  
7 12. No outdoor storage within the General Commercial (GC) zoning district.  
8

9 Ms. Stapleton presented the renderings of the proposed storage facility and read the conditions of  
10 approval recommended by staff, which state that a Type B perimeter buffer yard shall be  
11 provided in accordance with Section 5.3.G, Perimeter Buffer Yards, around the perimeter of the  
12 self-service storage facility. She then reviewed the staff's findings of fact as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

13 The applicant has been informed they must sign the Conditions of Approval for this  
14 SUP.  
15

16 Ms. Stapleton stated that, based on the findings presented, staff recommends approval of the  
17 Special Use Permit with conditions, based on the staff Findings of Fact (or as modified by the  
18 Board), the conceptual site plan, and compliance with all local, state, and federal requirements.  
19 She then made herself available for questions.  
20

21 Mr. Dwiggins asked about the distance between the keypad and the property line. Ms. Stapleton  
22 replied that she did not know the exact measurement, but it will need to meet the requirements  
23 for the GC district, which may be 10 or 15 feet. He also asked whether setbacks would be  
24 required within the Type B buffer zone. Ms. Stapleton explained that the owner must leave  
25 enough space for landscaping within the buffer, which will likely be 10 to 20 feet, and noted that  
26 the site plan will need to pass Planning Department review.  
27

28 Mr. Bailey observed that multiple power poles surround the property and asked whether this had  
29 been considered. Ms. Stapleton responded that the applicant is fully aware that no structures can  
30 be placed within the Duke Energy easement. She explained that the building must be located  
31 outside both the power line easements and the proposed plantings. To provide the required  
32 landscaping buffer, she added, the owner will likely plant canopy trees or shrubs.  
33

34 There being no more questions for staff from the Board. Chair Joshi asked if anyone would like  
35 to speak in for or against the case.  
36

37 Krista Smith, 204 E. 10th Street, stated that she has lived at her current property for over thirty  
38 years and that the community has been where she has raised her family, built friendships, and  
39 invested in the quality of life associated with her mill house. She said she is present to  
40 respectfully voice her opposition to the proposed development of 150 storage units at 201  
41 Brookdale Street.  
42

43 Ms. Smith noted that the commercial property backs directly onto her residential street. She  
44 expressed concern that this proposed storage facility, along with the other project approved in  
45 case BOA-2025-22 and existing storage units, will negatively impact the area. Her primary  
46 concerns are traffic and safety, as both North Ridge Avenue and Brookdale Street experience

1 heavy traffic. She believes the proposed facility will inevitably increase traffic and pointed out  
2 that most streets in Kannapolis are not designed to accommodate the size or volume of  
3 commercial vehicles that would access the storage facility.

4  
5 Ms. Smith stated that increased congestion could create safety risks for pedestrians and families  
6 who walk or bike, noting that many children walk along 10th, 11th, and 12th streets. She also  
7 expressed deep concern about the potential impact on property values, explaining that a large  
8 storage facility behind her home and those of her neighbors could reduce the neighborhood's  
9 visual appeal and discourage potential buyers seeking a quiet residential environment.

10  
11 She mentioned that the construction process itself could bring months of disruption and noise  
12 from heavy machinery. To meet inspections and deadlines, construction may involve extended  
13 work hours, including weekends. Ms. Smith added that she fears allowing a facility of this scale  
14 next to a long-established residential area could open the door to future commercial or  
15 multifamily development in the neighborhood.

16  
17 Ms. Smith concluded by respectfully asking the Board to consider not only the proposed facility  
18 but also its long-term impact on the community in terms of identity, safety, and property values.  
19 She noted that other locations in the city are more appropriate for high-density commercial  
20 development, as they are better suited to heavy traffic and industrial activity. She urged the  
21 Board to preserve the integrity of the neighborhood and protect the families who have invested  
22 decades of care and commitment in the area. Ms. Smith requested that the Board deny the  
23 requested Special Use Permit.

24  
25 Chair Joshi stated that concerns regarding the neighborhood's character and property values are  
26 not matters the Board can decide, as they do not fall within the systematic evidentiary portion of  
27 the hearing. She explained that while the Board hears such concerns, it is restricted to making  
28 decisions based on the present evidence and the staff's Findings of Fact. Chair Joshi noted,  
29 however, that Ms. Smith's concerns could relate to Finding of Fact number three, which  
30 addresses noise, odor, and similar impacts. She clarified that the distinction in this case is that the  
31 proposed storage facility will not produce gas or ongoing noise; any impacts would likely occur  
32 only during construction. The Board's decision is limited to the use of the facility itself.

33  
34 Chair Joshi asked staff to provide additional information regarding the second Finding of Fact,  
35 which concerns ingress and egress. She emphasized that the Board does consider public safety  
36 issues, including traffic, and noted that staff conducts extensive research and consultation prior to  
37 the BOA meeting. If necessary, staff may require a traffic study during project review.

38 Ms. Stapleton stated that she does not believe a traffic study will be required for the proposed  
39 storage facility, but staff must still review the site plan, ingress and egress points, and driveway  
40 layout. She noted that the proposed driveway is well outside the sight triangle on N. Ridge and is  
41 located farther down Brookdale Street, which may result in traffic approaching primarily from  
42 Jackson Park Road, a busier intersection.

43  
44 Ms. Stapleton demonstrated the site plan again, showing that the driveway is positioned far  
45 enough back to avoid conflicts with the intersection. She explained that N. Ridge is difficult to  
46 access due to its alignment, so traffic will most likely approach from the eastern side of

1 Brookdale Street. She concluded that, given the facility's location and size, traffic impacts are  
2 expected to be minimal.

3  
4 With no further questions for staff, the applicant was invited to present.

5  
6 Alan Overcash, 1641 Dale Earnhardt Blvd., stated that the proposed storage facility at 201  
7 Brookdale is very similar to the project at 301 Jackson Park Road. He noted that, according to an  
8 article he read, storage facilities with 300 units generate, on average, about three vehicle trips per  
9 day; this facility is proposed to have 110–120 units. Regarding safety concerns, Mr. Overcash  
10 explained that a keypad will track hourly access to the facility. Similar to the Jackson Park Road  
11 facility, this storage facility will be open from 6 a.m. to 10 p.m., with access outside these hours  
12 rarely granted.

13  
14 Mr. Dwiggin asked if there would be exterior lighting around the building. Mr. Overcash said he  
15 was unsure of the city's requirements, but lighting would likely consist of LED floodlights in the  
16 parking lot and near doors, with none on the rear of the facility. He also noted that city  
17 regulations require windows on the storage building to make it appear more like an office.  
18 Chair Joshi asked whether this facility, like the Jackson Park Road project, would have an on-site  
19 employee during the day for maintenance. Mr. Overcash confirmed that there would be an  
20 employee to maintain cleanliness and monitor issues. He also stated that cameras would be  
21 installed around the facility.

22  
23 With no additional questions or comments for staff or the applicant, Chair Joshi closed the public  
24 hearing.

25  
26 Chair Joshi then asked for a motion to accept the city's exhibits into the record. Mr. Parker made  
27 the motion, seconded by Mr. Bailey, and the motion was unanimously approved.

28  
29 Chair Joshi asked for a motion to approve the Findings of Fact. She read the seven Findings of  
30 Fact previously stated by Ms. Stapleton. Ms. McClain made the motion to approve, seconded by  
31 Mr. Bailey, and the motion was unanimously approved.

32  
33 Chair Joshi asked for a motion to approve the issuance of the Special Use Permit with  
34 conditions. Mr. Parker made the motion to approve, seconded by Mr. Bailey, and the motion was  
35 unanimously approved.

36  
37 Chair Joshi asked for a motion to issue the Order of Approval. Mr. Dwiggin made the motion to  
38 approve order, seconded by Mr. Parker, and the motion was unanimously approved.

39  
40 **BOA-2025-24 – Special Use Permit – 224 Brookdale St. (Staff requests continuance to**  
41 **December 2025 meeting)**

42 Mr. Smith stated that staff has requested to continue the case to next month.

43  
44 **BOA-2025-11 – Appeal of an interpretation of the Kannapolis Development Ordinance**  
45 **(REQUEST TO WITHDRAW)**

46 Mr. Lee mentioned the case is currently on hold and off the calendar for now.

1 **ORDERS FOR APPROVAL**

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

3 Mr. Lee asked the Board if they could approve the order he made for the denial.

4  
5 Chair Joshi asked for a motion to approve the revised order done by the Attorney to deny the  
6 SUP. Mr. Parker made a motion to approve the revised order, second by Mr. Dwiggin, and the  
7 motion was unanimously approved.

8  
9 **PLANNING DIRECTOR UPDATES**

10 Mr. Smith asked the Board to review the planned BOA schedule for 2026 and, if in agreement, to  
11 make a motion for its approval.

12  
13 Chair Joshi asked for a motion to approve the planned 2026 BOA schedule. Mr. Dwiggin made  
14 the motion, seconded by Ms. McClain, and the motion was unanimously approved.

15  
16 Mr. Smith provided an update on the Harris Teeter site, noting that grading is underway and  
17 construction is progressing well.

18  
19 Mr. Parker mentioned that he had noticed a BOA sign on S. Cannon Blvd. for a case that was not  
20 heard tonight. Mr. Smith clarified that the signs pertained to case BOA-2025-11, which has since  
21 been placed on hold.

22  
23 Mr. Dwiggin asked for updates on the Martin Luther King Jr. and Rogers Lake Road bridges.  
24 Mr. Smith stated that the Martin Luther King Jr. bridge is on schedule with its estimated  
25 completion date set for June 2026; the bridge on Rogers Lake Road is currently in the process of  
26 being named after the late Kannapolis resident, Linda Johnson.

27  
28 Mr. Parker asked for the estimated completion date for the bridge on Rogers Lake Road as he  
29 noticed roundabouts have been installed. Mr. Smith replied that the projected completion date is  
30 June 2026.

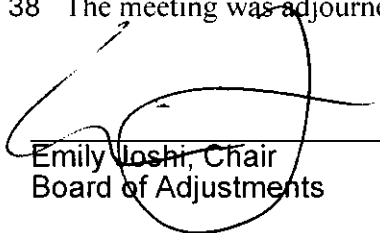
31  
32 **OTHER BUSINESS**

33 N/A

34  
35 **ADJOURN**

36 There being no further business, Chair Joshi made the motion to adjourn, which was made by  
37 Mr. Dwiggin, second by Ms. McClain and the motion was unanimously approved.

38 The meeting was adjourned at 7:41 PM on Tuesday, November 4, 2025.

  
\_\_\_\_\_  
Emily Joshi, Chair  
Board of Adjustments

  
\_\_\_\_\_  
Zulena Anderson, Planning Technician  
Board of Adjustments





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

**Staff Report**

**TO:** Board of Adjustment

**FROM:** Ben Barcroft, Senior Planner

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

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

**A. Actions Requested by Board of Adjustment**

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

**B. Required Votes to Pass Requested Action**

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

**C. Background**

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

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

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

- a) The maximum lot size is three acres.

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

#### **D. Fiscal Considerations**

None

#### **E. Policy Issues**

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

#### **Staff Findings of Fact - Based on application review:**

**Yes      No**

☒
☐

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **F. Legal Issues**

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

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

**Yes**

**No**

☐☐

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

---

☐☐

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

---

☐☐

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

---

☐☐

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

---

☐☐

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

---

☐☐

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

---

☐☐

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

---

### G. Recommendation

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

#### **Conditions of Approval proposed by staff:**

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

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

### H. Attachments

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

### I. Issue Reviewed By:

Planning Director	X
Assistant City Manager	X
City Attorney	X





Planning Department  
401 Laureate Way  
Kannapolis, NC 28081  
704.920.4350

## SPECIAL USE PERMIT APPLICATION

*Approval authority – Board of Adjustment*

### Applicant Contact Information

Name: Alan Overcash

Address: 1641 Dale Earnhard Blvd  
Kannapolis, NC 28083

Phone: 704-305-1020

Email: [REDACTED]

### Property Owner Contact Information ☐ same as applicant

Name: Kannapolis Property Owner LLC

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

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

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

### Project Information

Project Address: 301 Jackson St

Zoning District GC

Parcel PIN: 150 267

Size of property (in acres): 0.6889

Current Property Use: Vacant

Proposed Use: Self Service Storage

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

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

### REVIEW STANDARDS

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

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

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

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

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

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



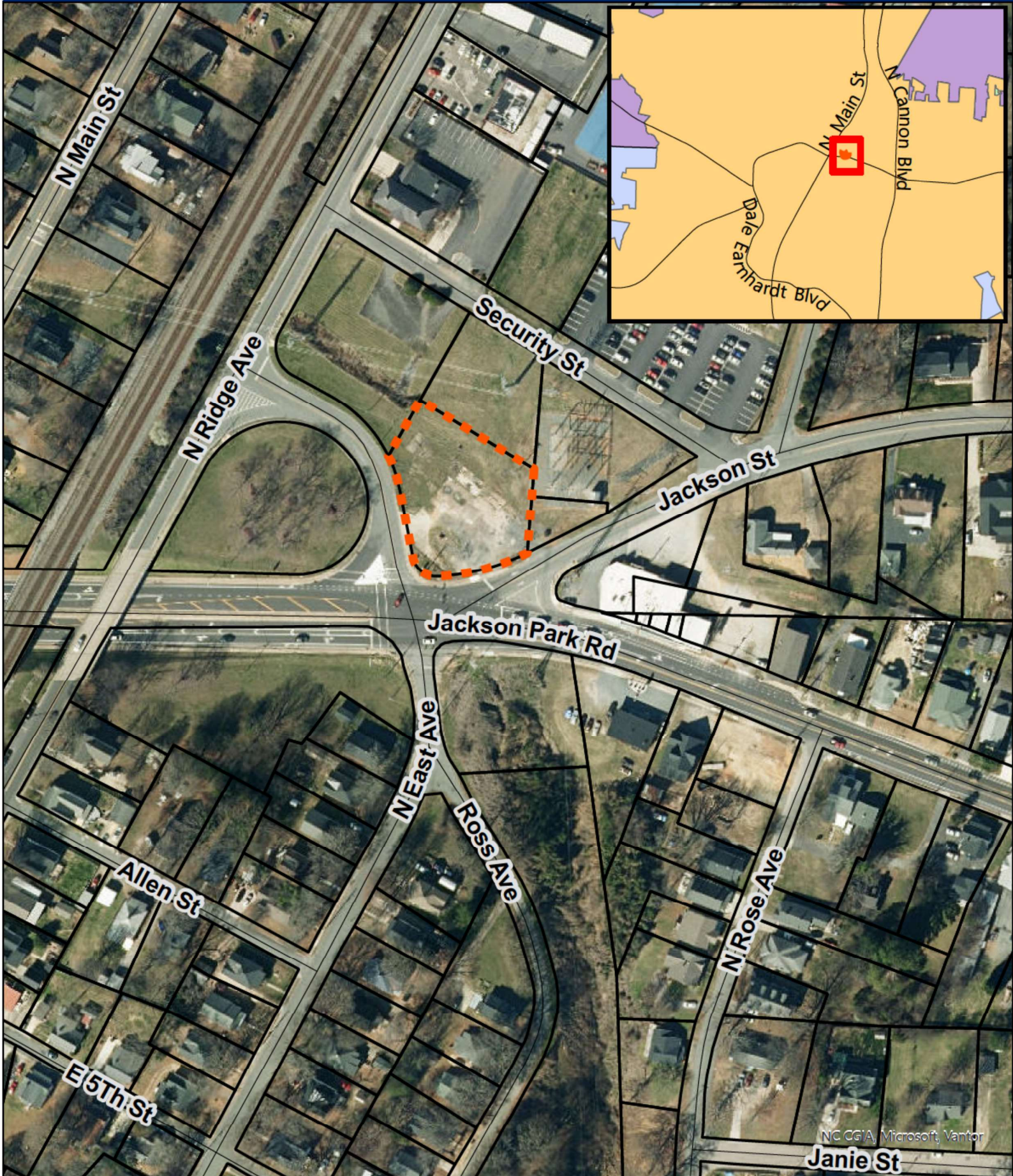


# Vicinity Map

Case Number: BOA-2025-22

Applicant: Alan Overcash

301 Jackson Park Rd





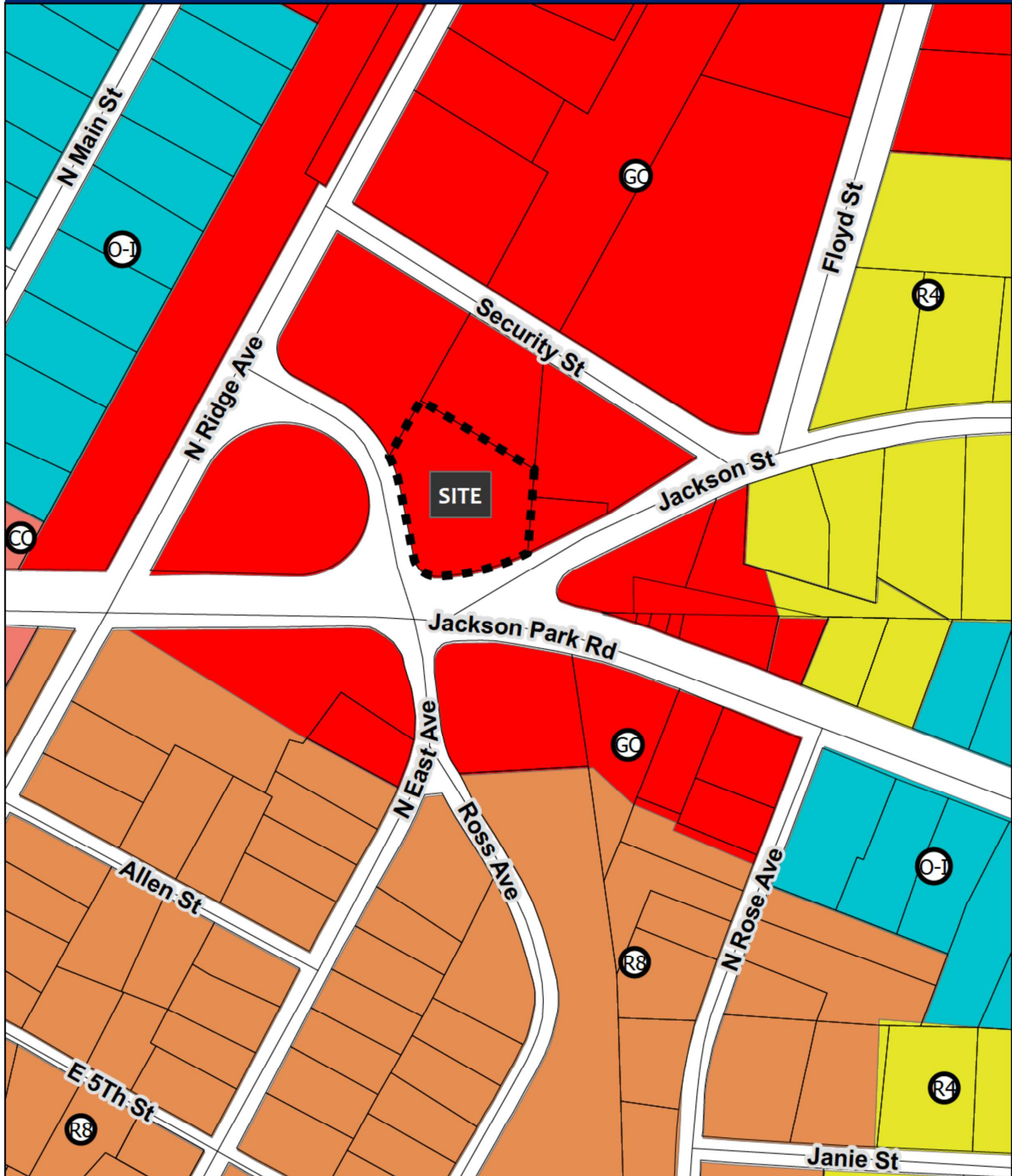


# Kannapolis Current Zoning

Case Number: BOA-2025-22

Applicant: Alan Overcash

301 Jackson Park Rd



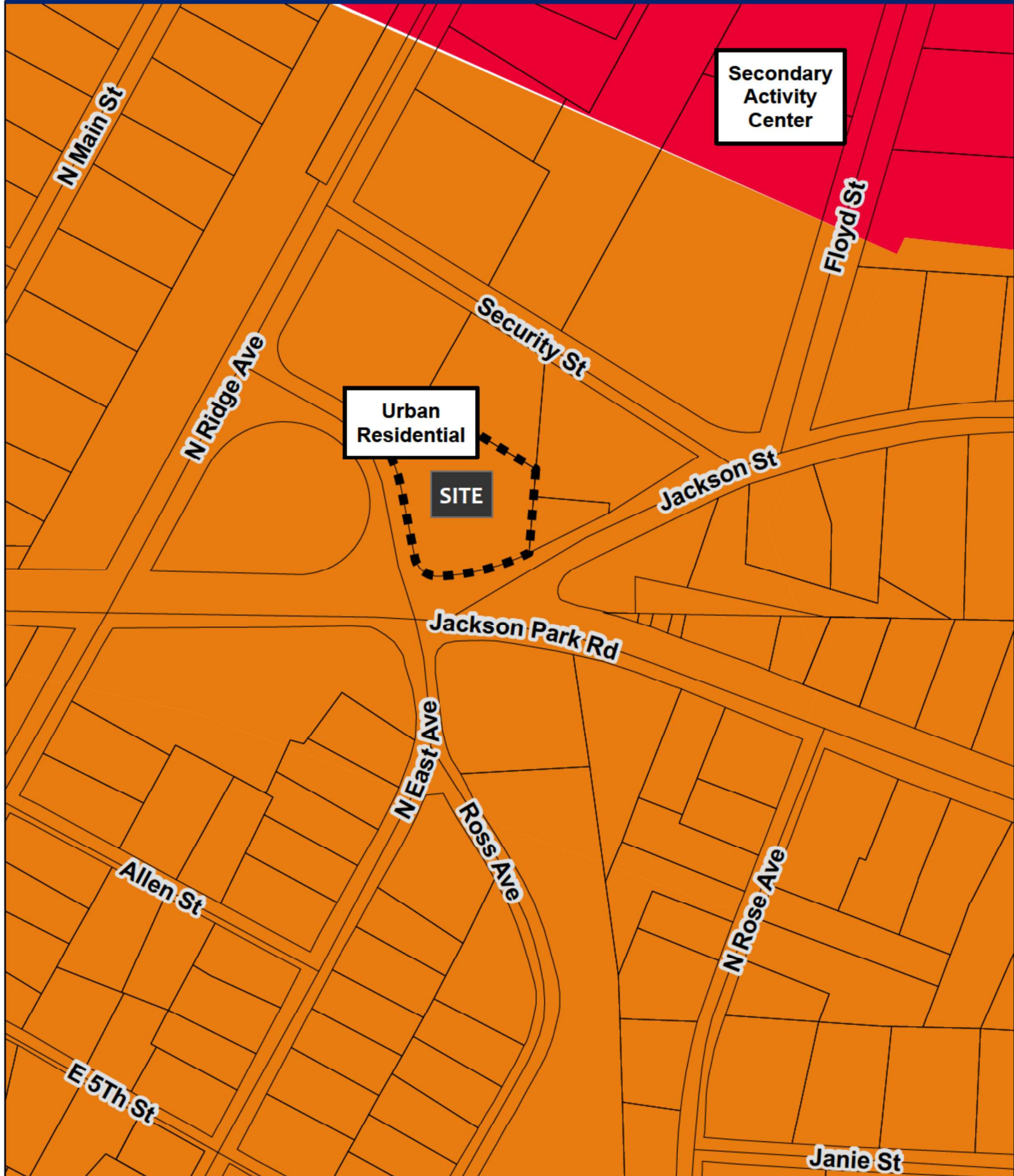


# Kannapolis 2030 Future Land Use Map

Case Number: BOA-2025-22

Applicant: Alan Overcash

301 Jackson Park Rd









1518 S. MAIN ST. STE 200  
KANNAPPA, NC 28081



PARCEL LOTS: 1518-207

DEED BOOK & PAGE: 1518-207

CURRENT ZONING: DC

PROPERTY LOCATION: CHESAPEAKE COUNTY, NC

CITY: KANNAPPA, NC

COUNTY: KANNAPPA, NC

KANNAPPA'S PROPERTY OWNER: 1213 W. KENNEDY ST. STE. 100, CHARLOTTE, NC 28208

PLANNING

1. KANNAPPA IS BASED ON KANNAPPA'S PLANNING
2. THESE SURVEYS AS SHOWN
3. AS SHOWN ON THE SURVEY
4. PROPERTY MAY BE SUBJECT
5. NOT SHOWN ON MAPS
6. WHERE LOCATED WITHIN THE
7. PC OR CALL
8. (FOR MAINTENANCE) NOTED
9. AVAILABLE TO THE PUBLIC
10. AND ANY DATA NOTED
11. DATED OF RECORD AND TAX
12. REFLECT THOSE AVAILABLE
13. THE DATE OF THE PLAN
14. SURVEY INFORMATION FOR
15. PROVIDED BY SUTHER

NO. 1518-207

DATE: 08/30/2025

BY: SUTHER CONSULTING

FOR: KANNAPPA, NC

PROJECT: 1518-207

SCALE: 1/8" = 1'-0"

DATE: 08/30/2025

BY: SUTHER CONSULTING

FOR: KANNAPPA, NC

PROJECT: 1518-207

SCALE: 1/8" = 1'-0"

DATE: 08/30/2025

BY: SUTHER CONSULTING

FOR: KANNAPPA, NC

PROJECT: 1518-207

SCALE: 1/8" = 1'-0"

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FOR: KANNAPPA, NC

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FOR: KANNAPPA, NC

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FOR: KANNAPPA, NC

PROJECT: 1518-207

SCALE: 1/8" = 1'-0"

DATE: 08/30/2025

BY: SUTHER CONSULTING

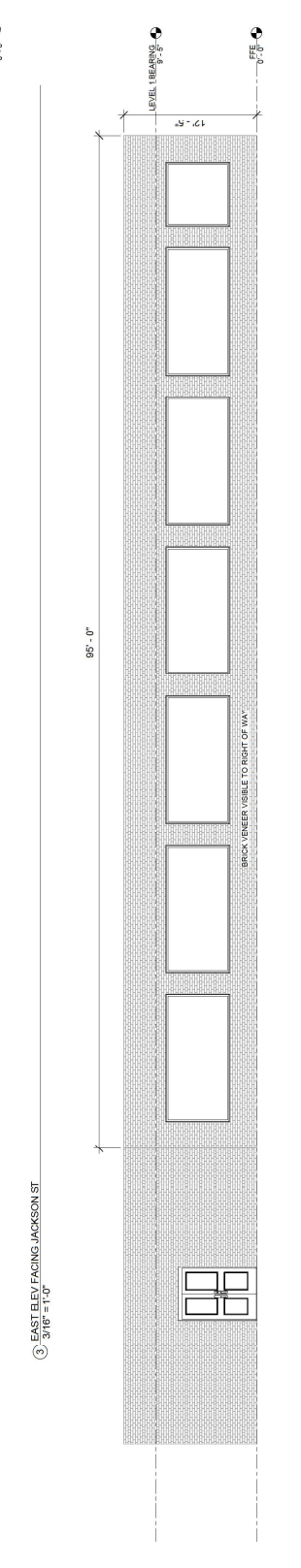
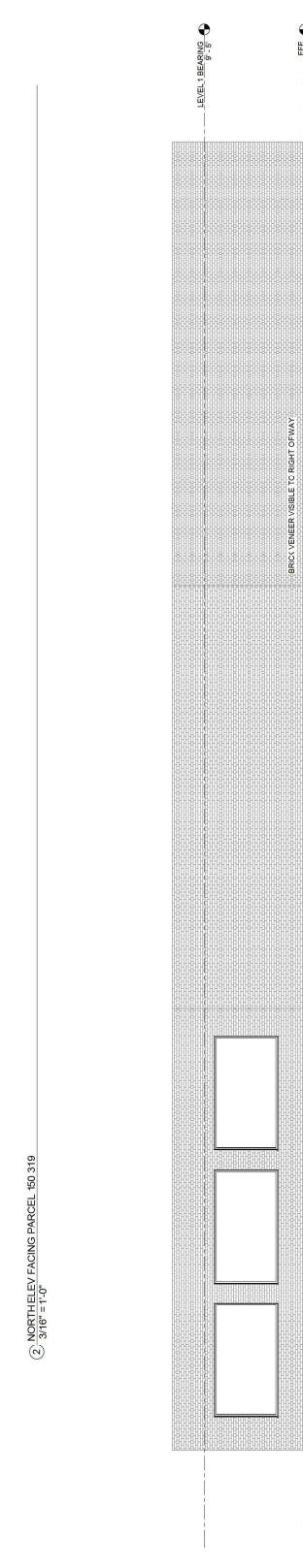
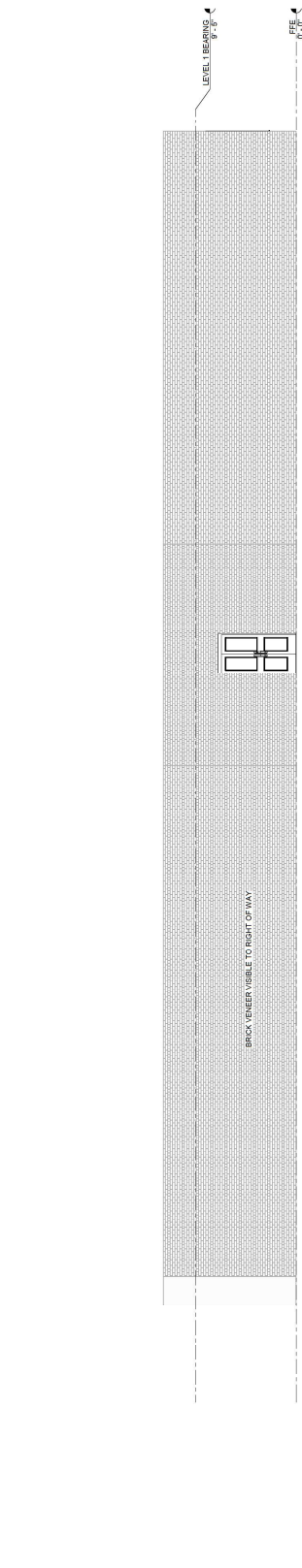
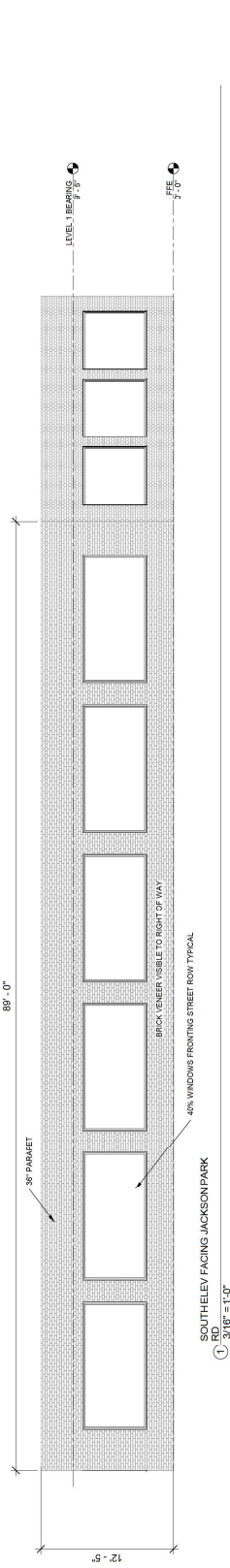
FOR: KANNAPPA, NC

PROJECT: 1518-207

SCALE: 1/8" = 1'-0"

DATE: 08/30/2025

BY: SUTHER CONSULTING



301 JACKSON PARK RD

301 JACKSON PARK RD

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301 JACKSON PARK RD

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

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



October 17, 2025

Dear Property Owner,

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

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

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

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

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

Sincerely,

Kathryn A. Stapleton  
Planner

Enclosure

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



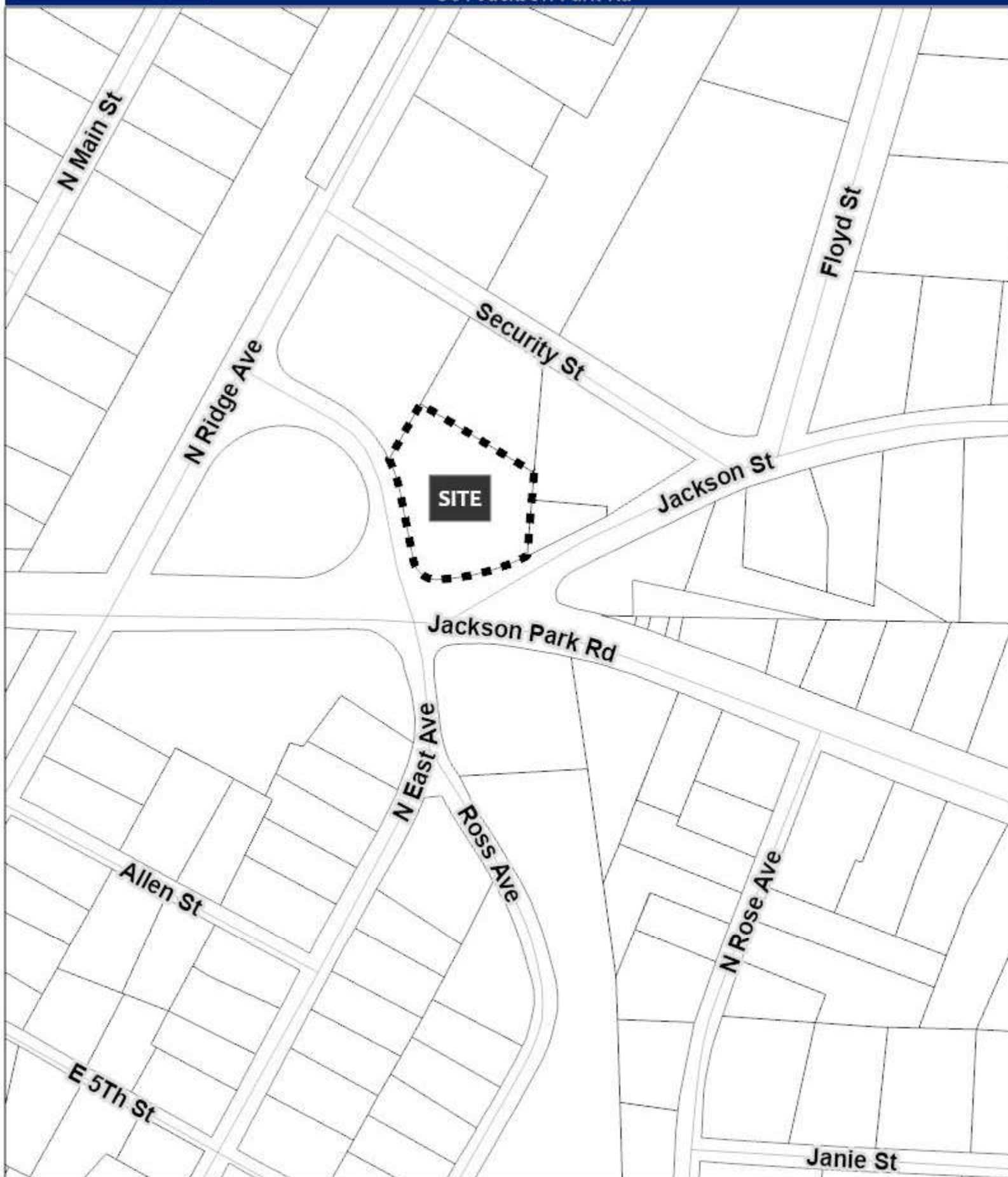


# Special Use Permit

Case Number: BOA-2025-22

Applicant: John Suther

301 Jackson Park Rd









**STATE OF NORTH CAROLINA**

**CITY OF KANNAPOLIS**

<b>IN RE: 301 Jackson Park Rd.</b>	:	
<b>Kannapolis, NC 28083</b>	:	
<b>Applicant: Alan Overcash</b>	:	
	:	<b>ORDER GRANTING A</b>
<b>APPLICATION # 2025-22-BOA</b>	:	<b>SPECIAL USE PERMIT</b>

THE BOARD OF ADJUSTMENT for the City of Kannapolis, North Carolina (the "Board") having held a quasi-judicial hearing on Tuesday November 4, 2025, to consider Application Number 2025-22 BOA submitted by Alan Overcash (the "Applicant"), determined:

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

Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance (KDO), a SUP is required for the use of a self-service storage facility within the GC zoning district.

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. List of Notified Properties
8. Notice to Adjacent Property Owners
9. Posted Public Notice
10. Staff Report

The Board considered the approval criteria set out in 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 currently within the GC Zoning District. This property is located within the "Urban Residential" Character Area as designated in the Move Kannapolis Forward 2030 Comprehensive Plan. The Character Area calls for primary uses of single-family residential and civic uses, with secondary uses including multi-family residential, small-format retail, and office. The parcel is currently vacant. Surrounding uses include undeveloped commercial property, Duke Energy substations and transmission lines, and various existing commercial uses. The site is also bounded by existing roadways on multiple sides.

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. The Engineering Department has preliminarily reviewed the proposed driveway location.

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

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 detriment to the overall public safety, health and welfare resulting from the proposed use. The proposed use is subject to all the requirements of the Kannapolis Development Ordinance.

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

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

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

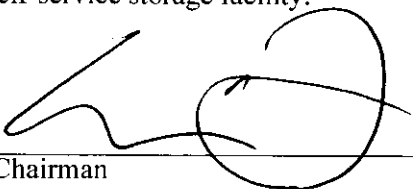
The applicant has indicated that they will sign all Conditions of Approval for this special use permit.

Based on the above Findings of Fact, the Board **approves with conditions** the SUP for Application Number 2025-22 BOA subject to its compliance with all local, state and federal requirements.

The conditions of approval rendered by the Board are:

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

This the 4th day of November 2025.

  
Chairman  
Secretary



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

**Staff Report**

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

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

**A. Actions Requested by Board of Adjustment**

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

**B. Required Votes to Pass Requested Action**

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

**C. Background**

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

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

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

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

#### **D. Fiscal Considerations**

None

#### **E. Policy Issues**

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

**Staff Findings of Fact** - Based on application review:

Yes      No

☒☐

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

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

- |  |   |  |
|--|---|--|
| <div style="border: 1px solid black; padding: 2px; display: inline-block; width: 20px; height: 20px; text-align: center; line-height: 20px;">X</div> | <div style="border: 1px solid black; width: 30px; height: 30px;"></div> | <p><b>Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.</b></p> <p>The proposed use of self-service storage is not expected to create any traffic hazards or cause traffic congestion. The proposed driveway access on Brookdale St. meets the site triangle for the intersection of N. Ridge Ave. and Brookdale St.</p>   |
| <div style="border: 1px solid black; padding: 2px; display: inline-block; width: 20px; height: 20px; text-align: center; line-height: 20px;">X</div> | <div style="border: 1px solid black; width: 30px; height: 30px;"></div> | <p><b>The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.</b></p> <p>No vibration, noise, odor, dust, smoke, or gas beyond what would be anticipated for self-service storage is expected as a result of this proposed use. Storage of combustible or hazardous chemicals, engine repairs (indoor or outdoor), and outdoor storage is prohibited.</p>  |
| <div style="border: 1px solid black; padding: 2px; display: inline-block; width: 20px; height: 20px; text-align: center; line-height: 20px;">X</div> | <div style="border: 1px solid black; width: 30px; height: 30px;"></div> | <p><b>The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.</b></p> <p>The proposed use would not impede development of the surrounding properties for uses allowed within their respective zoning districts. The proposed self-service storage would have minimal impact on the surrounding properties. The façade materials and roof will meet the Neighborhood Compatibility requirements and the Type B perimeter buffer will provide additional landscaping.</p>  |
| <div style="border: 1px solid black; padding: 2px; display: inline-block; width: 20px; height: 20px; text-align: center; line-height: 20px;">X</div> | <div style="border: 1px solid black; width: 30px; height: 30px;"></div> | <p><b>The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.</b></p> <p>There is no apparent danger or detrimental impact to the overall public safety, health and welfare resulting from the proposed use. All outdoor lighting must be shielded and directed onto the self-service storage lot, signs and advertising are prohibited within the buffer yard, and the proposed use is subject to all the requirements of the Watershed Protection Overlay District, per the KDO.</p> |
| <div style="border: 1px solid black; padding: 2px; display: inline-block; width: 20px; height: 20px; text-align: center; line-height: 20px;">X</div> | <div style="border: 1px solid black; width: 30px; height: 30px;"></div> | <p><b>The proposed use complies with all applicable provisions of the KDO.</b></p> <p>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.</p>  |

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

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

#### **F. Legal Issues**

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

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

**Yes      No**

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

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

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

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

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

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

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



### G. Recommendation

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

#### Conditions of Approval proposed by staff:

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

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

### H. Attachments

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

### I. Issue Reviewed By:

Planning Director	X
City Attorney	X
Assistant City Manager	X



Planning Department  
401 Laureate Way  
Kannapolis, NC 28081  
704.920.4350

## Special Use Permit

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

### SPECIAL USE PERMIT REQUEST

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

Property Address: 201 BROOKDALE ST KANNAPOLIS NC

Applicant: Alan Overcash

### SUBMITTAL CHECKLIST

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

### PROCESS INFORMATION

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

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

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

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

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

Applicant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

9/30/25



Planning Department  
401 Laureate Way  
Kannapolis, NC 28081  
704.920.4350

## SPECIAL USE PERMIT APPLICATION

Approval authority – Board of Adjustment

### Applicant Contact Information

Name: Alan Overcash

Address: 1641 Dale Earnhard Blvd  
Kannapolis, NC 28083

Phone: 704-305-1020

Email: [REDACTED]

### Property Owner Contact Information ☐ same as applicant

Name: Randal Morreale & Anthony Castellino

Address: PO Box 1414  
Jamesport NY 11947

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

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

### Project Information

Project Address: 201 BROOKDALE ST KANNAPOLIS NC

Zoning District GC

Parcel PIN: 150 119A

Size of property (in acres): 1.48

Current Property Use: Vacant

Proposed Use: Self Service Storage

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

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

### REVIEW STANDARDS

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

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

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

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

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

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

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

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

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

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

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

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


The proposed use complies with the applicable provisions of the KDO

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

The applicant consents.

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

Applicant Signature



Property Owner Signature

Date

9/30/25  
Date



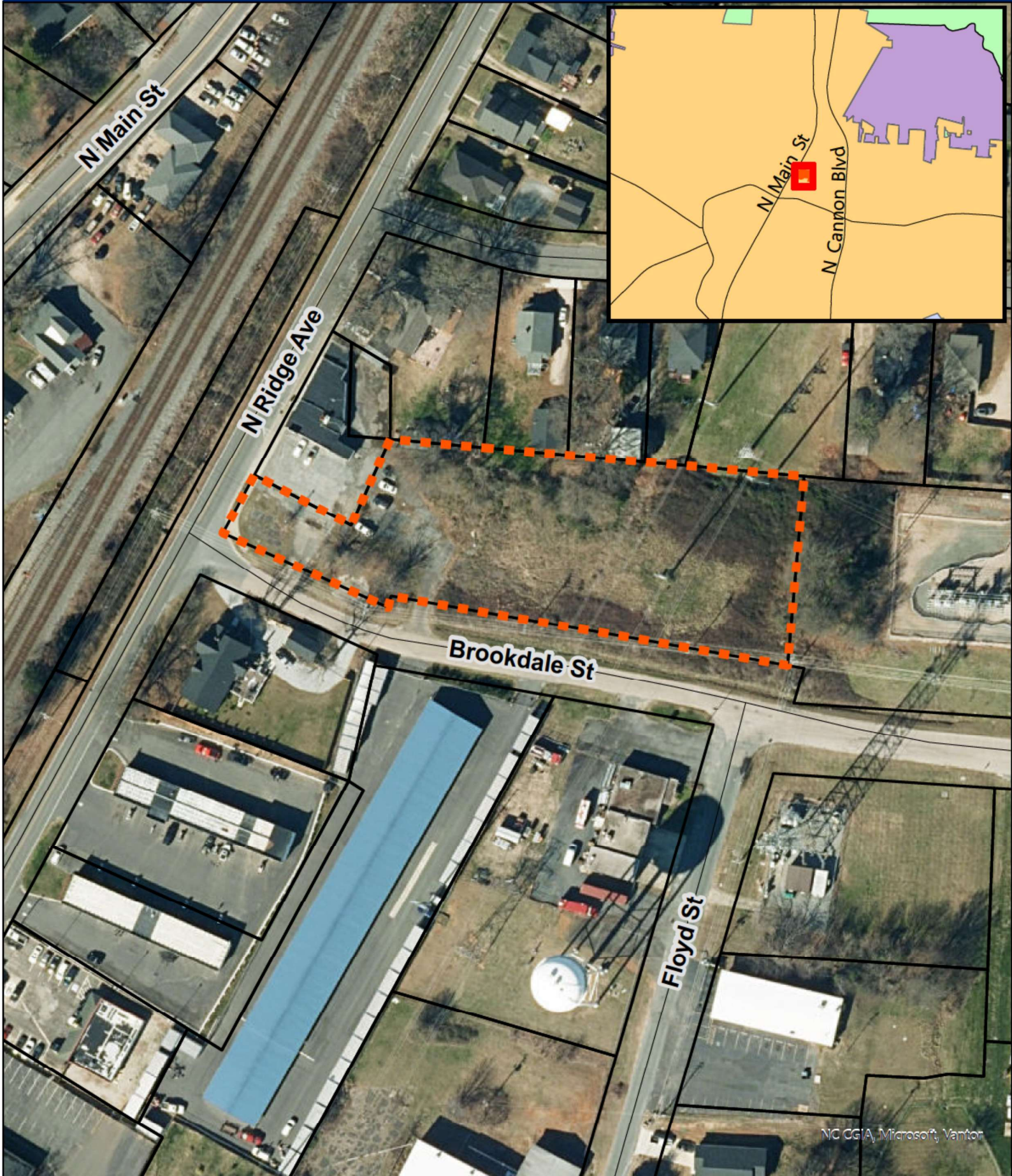


# Vicinity Map

Case Number: BOA-2025-23

Applicant: Alan Overcash

201 Brookdale St



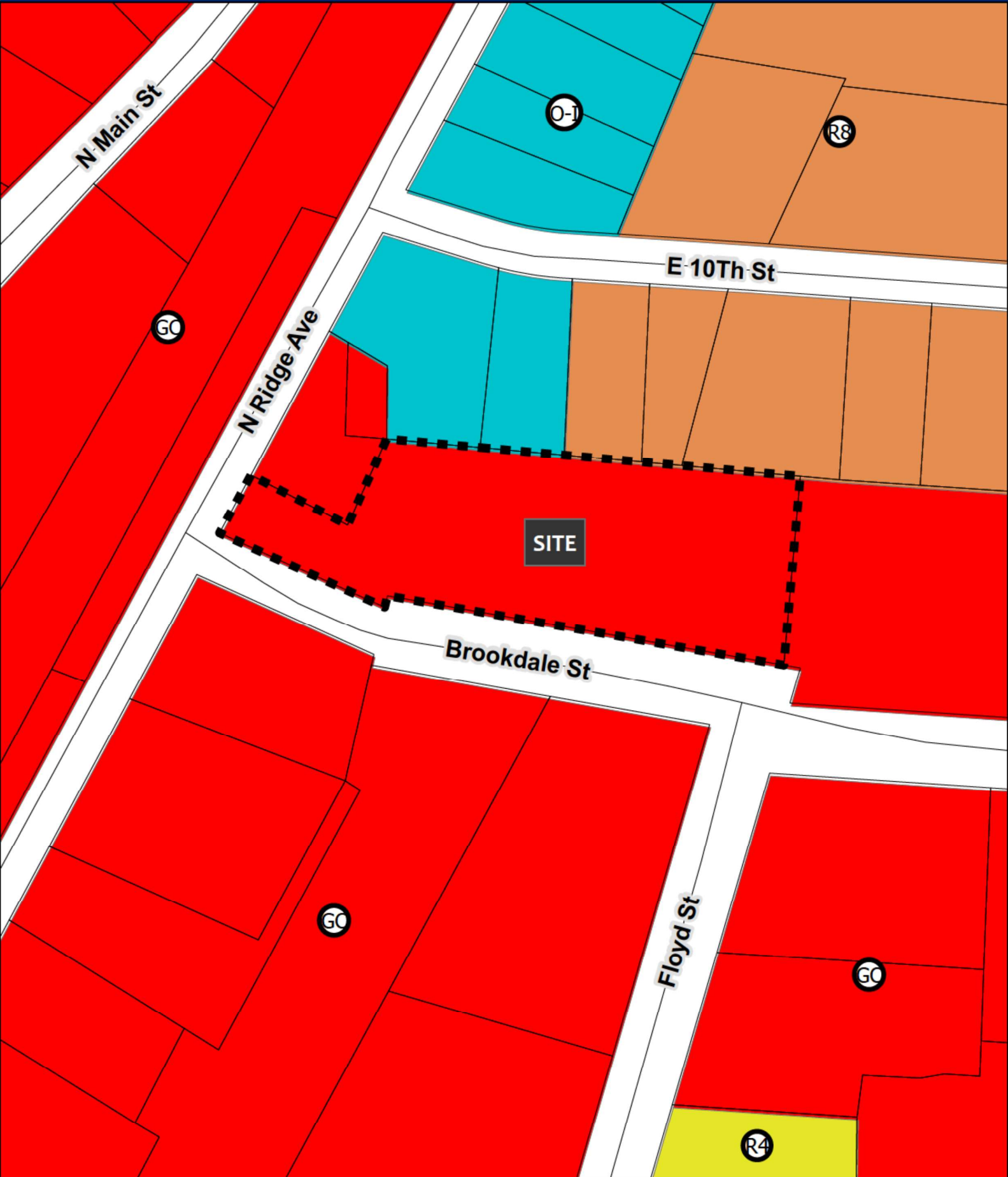




# Kannapolis Current Zoning

Case Number: BOA-2025-23

Applicant: Alan Overcash  
201 Brookdale St





# Kannapolis 2030 Future Land Use Map

Case Number: BOA-2025-23

Applicant: Alan Overcash

201 Brookdale St





V-PRO-SEAT  
 V-PRO-NASH  
 V-BS  
 V-WTR  
 V-STRONG

THE 100% POLYURETHANE V-PRO-SEAT, V-PRO-NASH, V-BS, V-WTR AND V-STRONG SEATERS, DESIGNED BY A MASTER TAILOR AND COMBINED WITH THE BEST OF THE V-PRO-STRONG SEATERS, ARE AVAILABLE IN 10 DIFFERENT COLOURS. THE V-PRO-SEAT, V-PRO-NASH AND V-BS SEATERS ARE AVAILABLE IN 10 DIFFERENT COLOURS. THE V-WTR AND V-STRONG SEATERS ARE AVAILABLE IN 10 DIFFERENT COLOURS.

C-1000



909 N. RIDGE AVE









October 17, 2025

Dear Property Owner,

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

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

The purpose of this hearing is to consider a request for a Special Use Permit (SUP) to allow for self-service storage on property located at 201 Brookdale St. Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance, a SUP is required for self-service storage uses in the General Commercial (GC) zoning district. The subject property is 1.35 +/- acres and is more specifically identified as Rowan County Parcel Identification Number 150 119A. **(Please see attached vicinity map showing the location of this property.)**

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

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

Sincerely,

Kathryn A. Stapleton  
Planner

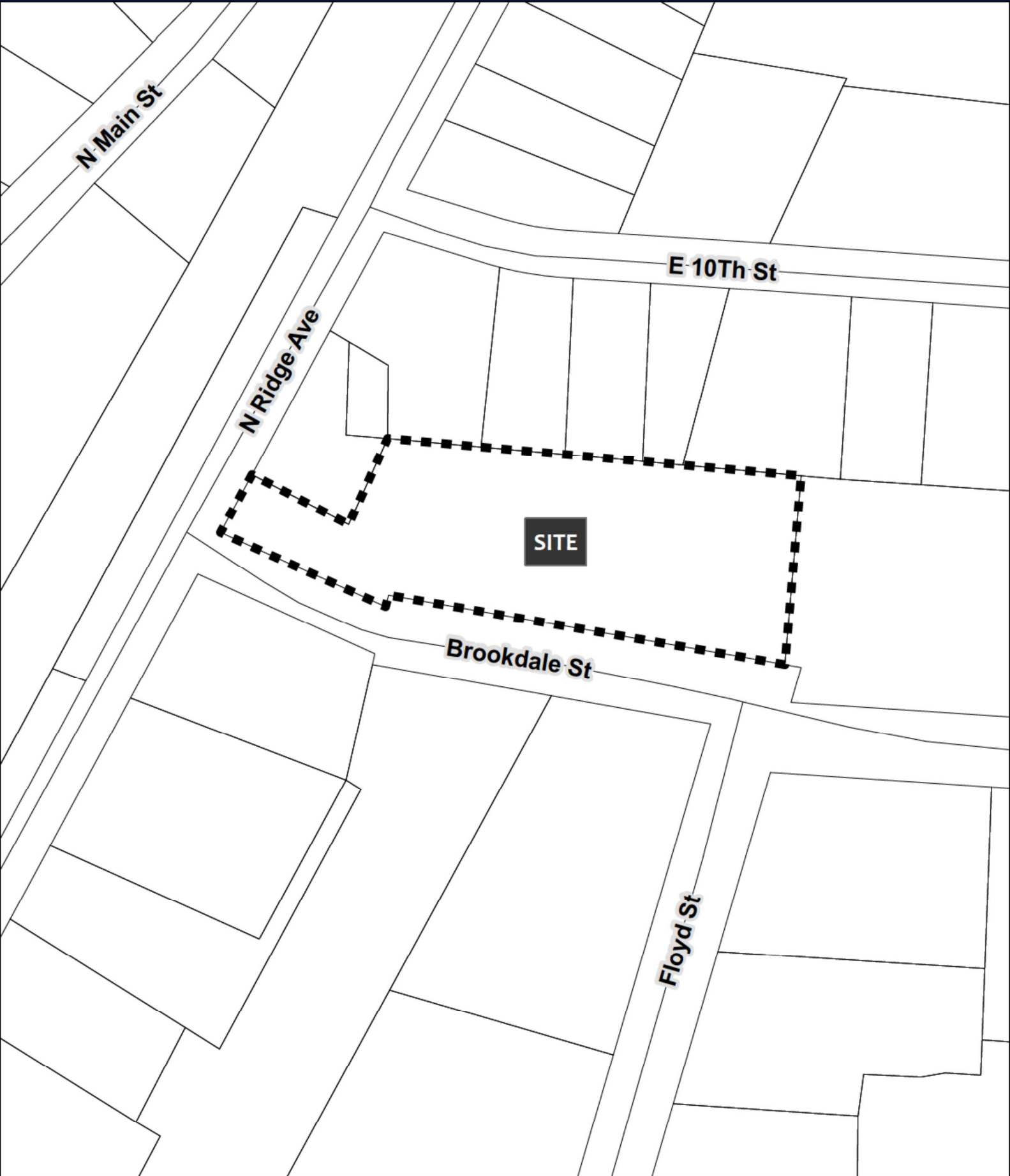
Enclosure

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



# Variance

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







**STATE OF NORTH CAROLINA**

**CITY OF KANNAPOLIS**

<b>IN RE: 201 Brookdale St.</b>	:	
<b>Kannapolis, NC 28083</b>	:	
<b>Applicant: Alan Overcash</b>	:	
	:	<b>ORDER GRANTING A</b>
<b>APPLICATION # 2025-23-BOA</b>	:	<b>SPECIAL USE PERMIT</b>

THE BOARD OF ADJUSTMENT for the City of Kannapolis, North Carolina (the “Board”) having held a quasi-judicial hearing on Tuesday November 4, 2025, to consider Application Number 2025-23 BOA submitted by Alan Overcash (the “Applicant”), determined:

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

Pursuant to Table 4.2.B(5) of the Kannapolis Development Ordinance (KDO), a SUP is required for the use of a self-service storage facility within the GC zoning district. The property is located within the Protected Area of the Coldwater Creek/Lake Concord Watershed (WS-IV) so the provisions of the Watershed Protection Overlay District, Section 3.8.1 of the KDO, would apply to any development of this property.

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. List of Notified Properties
8. Notice to Adjacent Property Owners
9. Posted Public Notice
10. Staff Report

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

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. The proposed driveway access on Brookdale St. meets the site triangle for the intersection of N. Ridge Ave. and Brookdale St.

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. Storage of combustible or hazardous chemicals, engine repairs (indoor or outdoor), and outdoor storage is prohibited.

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. The façade materials and roof will meet the Neighborhood Compatibility requirements, and the Type B perimeter buffer will provide additional landscaping.

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. All outdoor lighting must be shielded and directed onto the self-service storage lot, signs and advertising are prohibited within the buffer yard, and the proposed use is subject to all the requirements of the Watershed Protection Overlay District, per the KDO.

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.

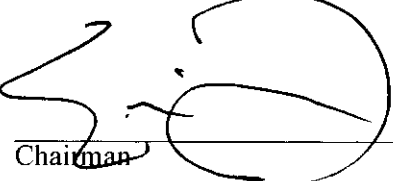
The applicant has been informed they must sign the Conditions of Approval for this SUP.

Based on the above Findings of Fact, the Board **approves with conditions** the SUP for Application Number 2025-23 BOA subject to its compliance with all local, state and federal requirements.

The conditions of approval rendered by the Board are:

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

This the 4th day of November 2025.

  
Chairman

  
Secretary