



**KANNAPOLIS**  
Planning

**CITY OF KANNAPOLIS  
PLANNING & ZONING COMMISSION MEETING**

**June 17, 2025, at 6:00 pm**

**Agenda**

- 1. Call to Order**
- 2. Roll Call and Recognition of Quorum**
- 3. Approval of Agenda**
- 4. Approval of Minutes:** May 20, 2025
- 5. Public Hearing**
  - a. CZ-2025-03 – Zoning Map Amendment – 1703 Lane Street**

Public Hearing to consider a request to conditionally rezone property located at 1703 Lane Street from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Residential 4-Conditional Zoning (R4-CZ). The subject property is approximately 0.23 +/- acres and further identified as Cabarrus County Parcel Identification Number 56244186670000.
- 6. Watershed Review Board**
  - a. SIA-2025-01 – Special Intensity Allocation – 2322 and 2358 Coldwater Ridge Drive**

Consider a request for a Special Intensity Allocation (SIA) for properties located at 2322 and 2358 Coldwater Ridge Drive. The subject properties are approximately 2.99 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 56225952090000 and 56225974010000. The request is for a 43 percent built-upon area within the Lake Concord WS-IV Protected Area for a proposed medical office building.
- 7. Planning Director Update**
  - a. Throughfare Protection Overlay (TPO) Districts**
- 8. Other Business**
- 9. Adjourn**



**Planning and Zoning Commission  
June 17, 2025, Meeting**

**Staff Report**

**TO:** Planning and Zoning Commission  
**FROM:** Kathryn Stapleton, Planner  
**SUBJECT:** Case #CZ-2025-03: Conditional Zoning Map Amendment  
Applicant: Zimri Alvarez

Request to conditionally rezone 1703 Lane Street to allow for a residential accessory dwelling unit.

**A. Actions Requested by Planning & Zoning Commission**

1. Hold Public Hearing
2. Motion to adopt Statement of Consistency
3. Motion to adopt Resolution to Zone

**B. Decision and Required Votes to Pass Requested Actions**

Section 2.3.B.(1)a of the Kannapolis Development Ordinance (KDO) allows the Planning and Zoning Commission to render a final decision on a rezoning request. If there is a denial, an approval by a vote of less than three-fourths, or an appeal of the decision, then only the City Council shall have final decision-making authority. Any final decision rendered by the Commission may be appealed within fifteen (15) days to the City Council.

**C. Background & Project Overview**

The applicant, Zimri Alvarez, is proposing to conditionally rezone approximately 0.23 +/- acres of property from City of Kannapolis Office-Institutional (O-I) to Residential 4-Conditional Zoning (R4-CZ). The subject property is located at 1703 Lane Street and further identified as Cabarrus County Parcel Identification Number (PIN) 5624418667000. The intent of this rezoning request is to allow for a recently converted garage to be used as a residential accessory dwelling unit (ADU). An ADU is not a permitted use in the O-I district. Without prior zoning review by the City of Kannapolis, Cabarrus County Construction Standards inadvertently issued building and trade permits and a Certificate of Occupancy for this use. Cabarrus County Construction Standards has been made aware of this oversight. Because of the unique circumstances of this case, it was determined that the applicant would not need to conduct a neighborhood meeting.

**D. Fiscal Considerations**

None

**E. Policy Issues**

Section 2.5.A.(2).c. of the KDO states that Amending the Zoning Map is a matter committed to the legislative discretion of the Planning and Zoning Commission or of the City Council, as authorized by this section. In determining whether to adopt or deny the proposed amendment, the Planning and Zoning Commission or the City Council, as applicable, may consider and weigh the relevance of, whether and to what extent the proposed Zoning Map amendment:

**1. Is the proposed rezoning consistent with the Comprehensive Plan and other applicable adopted City plans?**

The subject property is within the Urban Residential Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. Single-family detached is identified as a primary use.

**2. Is the proposed rezoning in conflict with any provision of this Ordinance or the City Code of Ordinances?**

No, the proposed rezoning is not in conflict with any ordinances. The proposed R4-CZ zoning is to correct the use of an ADU which is not permitted in the O-I zoning district.

**3. Does the proposed rezoning correct an error in the existing zoning present at the time it was adopted?**

No. The proximity to other R4 zoning and consistency with the Comprehensive Plan Character Area make the requested R4-CZ zoning district an appropriate change.

**4. Does the proposed rezoning allow uses that are compatible with existing and allowed uses on surrounding land and with the stability and character of any adjacent residential neighborhoods?**

Yes. The proposed R4-CZ zoning designation is compatible with existing and allowed uses on surrounding land. Surrounding uses are primarily single-family detached dwellings. Five duplexes are on the adjacent property to the east.

**5. Does the proposed rezoning ensure efficient development within the City, taking into consideration the capacity and safety of the street network, the adequacy of public facilities, the suitability of the land for the uses allowed under the existing zoning, and other relevant considerations?**

Yes. This property is located adjacent to roads with adequate capacity and safety, and is a suitable use allowed under the requested zoning. Public water and sewer services are accessible to this site.

**6. Does the proposed rezoning result in a logical and orderly development pattern, taking into consideration the size of the subject lands and the zoning and existing and proposed development on surrounding lands?**

Yes. The requested R4-CZ zoning allows for a single-family detached dwelling with an ADU. The uses are compatible with surrounding residential properties. Presently, however, the ADU does not meet the minimum setback requirements of the R4 District and will require a variance. This is included as a recommended condition of approval.

**7. Does the proposed rezoning result in significant adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?**

No, there are no anticipated significant environmental impacts from rezoning this property. The proposed development will be required to conform to all applicable local, state, and federal environmental regulations.

## **F. Legal Issues**

None

## **G. Finding of Consistency with Comprehensive Plan**

Staff finds this rezoning **consistent** with the goals and policies of the *Move Kannapolis Forward 2030 Comprehensive Plan* (“2030 Plan”), adopted by City Council, which designates the subject property as located within the ‘Urban Residential’ Character Areas in the *2030 Plan*. Staff finds the request for rezoning compatible with the surrounding zoning and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.

## **H. Staff Recommendation and Alternative Courses of Action**

### **Staff Recommendation**

The Planning and Zoning Commission may choose to approve or not approve the petition as presented.

### **Based on the request being consistent with the 2030 Plan, staff recommends approval for Zoning Map Amendment Case #CZ-2025-03 with the following conditions:**

1. The permitted uses allowed by this rezoning shall be limited to those uses and accessory uses allowed by-right in the Residential 4 (R4) District. The intent of this rezoning submittal is to use a converted garage as an ADU.
2. The applicant shall be required to submit an application for a variance for the ADU. A variance is required:
  - a. To allow the ADU to remain in its location which encroaches on the required ten (10) foot side yard setback and the twenty-five (25) foot rear yard setback.
  - b. To exceed the allowable density for this property (4 units per acre).

### **Alternative Courses of Action**

#### **Motion to Approve (2 votes)**

1. **Should the Commission choose to approve the request for rezoning as presented in Case #CZ-2025-03, a motion should be made to adopt the following Statement of Consistency:**

**Statement of Consistency:** Staff finds this rezoning **consistent** with the goals and policies of the *Move Kannapolis Forward 2030 Comprehensive Plan* (“2030 Plan”), adopted by City Council, which designates the subject properties as located within the “Urban Residential” Character Area in the *2030 Plan*. Staff finds the request for rezoning compatible with the surrounding zoning and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.

2. **Should the Commission choose to approve Case #CZ-2025-03, a motion should be made to adopt the Resolution to Zone.**

#### **Motion to Deny (2 votes)**

1. **Should the Commission choose not to recommend approval of Case #CZ-2025-03, a motion should be made to adopt the following Statement of Consistency:**

**Statement of Consistency:** *The Planning and Zoning Commission finds this zoning map amendment as presented in Case #CZ-2025-03 to be inconsistent with the goals and policies of the **Move Kannapolis Forward 2030 Comprehensive Plan**, adopted by City Council, because (state reason(s)) and is unreasonable and not in the public interest because (state reason(s)).*

2. **Should the Commission choose not to approve Case #CZ-2025-03, a motion should be made to not approve the Resolution to Zone.**

<b>I. Attachments</b>
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1. Rezoning Application
2. Vicinity Map
3. Zoning Map
4. 2030 Future Land Use and Character Map
5. List of Notified Properties
6. Letter to Adjacent Property Owners
7. Resolution to Adopt a Statement of Consistency
8. Resolution to Zone

<b>J. Issue Reviewed By:</b>
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- Planning Director
- Assistant City Manager
- City Attorney



## Conditional Zoning Map Amendment Checklist

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" 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.

### CONDITIONAL REZONING REQUEST

**Conditional Rezoning** – Request for an amendment to the Kannapolis Zoning Map.  
*Approval authority – Planning and Zoning Commission.*

Requested Rezoning Property Address: 1703 LANE STREET KANNAPOLIS, NC 28083  
Applicant: Kimri Alvarez  
Proposed development: ADU

### SUBMITTAL CHECKLIST

- Pre-Application Meeting
- Neighborhood Meeting
- Zoning Map Amendment Checklist and Application – Complete with all required signatures
- Plot/Site Plan
- Please mark this box to authorize aerial drone photography of the site
- Fee: \$950.00 (\$600 Application Fee, \$300 Legal Notices and notification fee, & \$50 for letter/sign public notice[see Fee Schedule])

### PROCESS INFORMATION

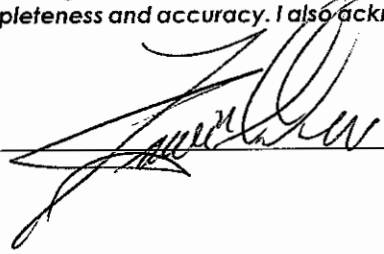
**Public Notification:** This is a legislative process that requires a public hearing and public notification including newspaper notice, first-class mailed notice to adjacent property owners and a sign posted prominently on the property (Table 2.4.F(2) of the Kannapolis Development Ordinance [KDO]).

**Review Process:** All applications will be reviewed for compliance and then forwarded to the Planning and Zoning Commission for consideration at a public hearing which is held monthly on the 3rd Tuesday at 6:00pm in City Hall Laureate Center. **The pre-application meeting, neighborhood meeting, submittal of application and site plan, and payment of fees, must be completed prior to scheduling the public hearing. Please review Section 2.4.D. of the KDO.**

**Action by Planning and Zoning Commission:** After conducting a public hearing, the Commission may: deny the application; conduct an additional public hearing on the application; or approve the application with conditions.

**Scope of Approval:** An affirmative vote of three-fourths of the members present and not excused from voting, shall be necessary to approve a conditional rezoning request. The approval of a rezoning does not authorize development activity, but does authorize the application to apply for a final major site plan. Any final decision rendered by the Commission may be appealed within fifteen (15) days to the City Council.

*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: 5/1/25



Planning Department  
401 Laureate Way  
Kannapolis, NC 28081  
704.920.4350

### CONDITIONAL ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

#### Applicant Contact Information

Name: Kimberly Alvarez  
Address: 1703 Lane Street  
Kannapolis, NC 28083  
Phone: 786-610-9318  
Email: KimSILVER@yahoo.com

#### Property Owner Contact Information same as applicant

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

#### Project Information

Project Address: 1703 Lane Street Kannapolis, NC 28083  
Parcel: 56244186670000 # of parcels: 1 Approx. size of parcels: 0.23 Acre  
*(attach separate list if necessary)*  
Current Zoning Designation: O-I Requested Zoning Designation: R4-C2  
Reason for map amendment: ADU

Condition(s) proposed by the applicant (attach separate sheet if necessary): VARIANTS

**By signing below, it is understood and acknowledged that if the property is conditionally rezoned as requested, the property involved in this request will be perpetually bound to the use(s) authorized and subject to such condition(s) as imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.**

Applicant Signature [Signature]

Date 5/1/25

Property Owner Signature \_\_\_\_\_

Date \_\_\_\_\_



# Vicinity Map

Case: CZ-2025-03  
Zimri Alvarez  
1703 Lane St

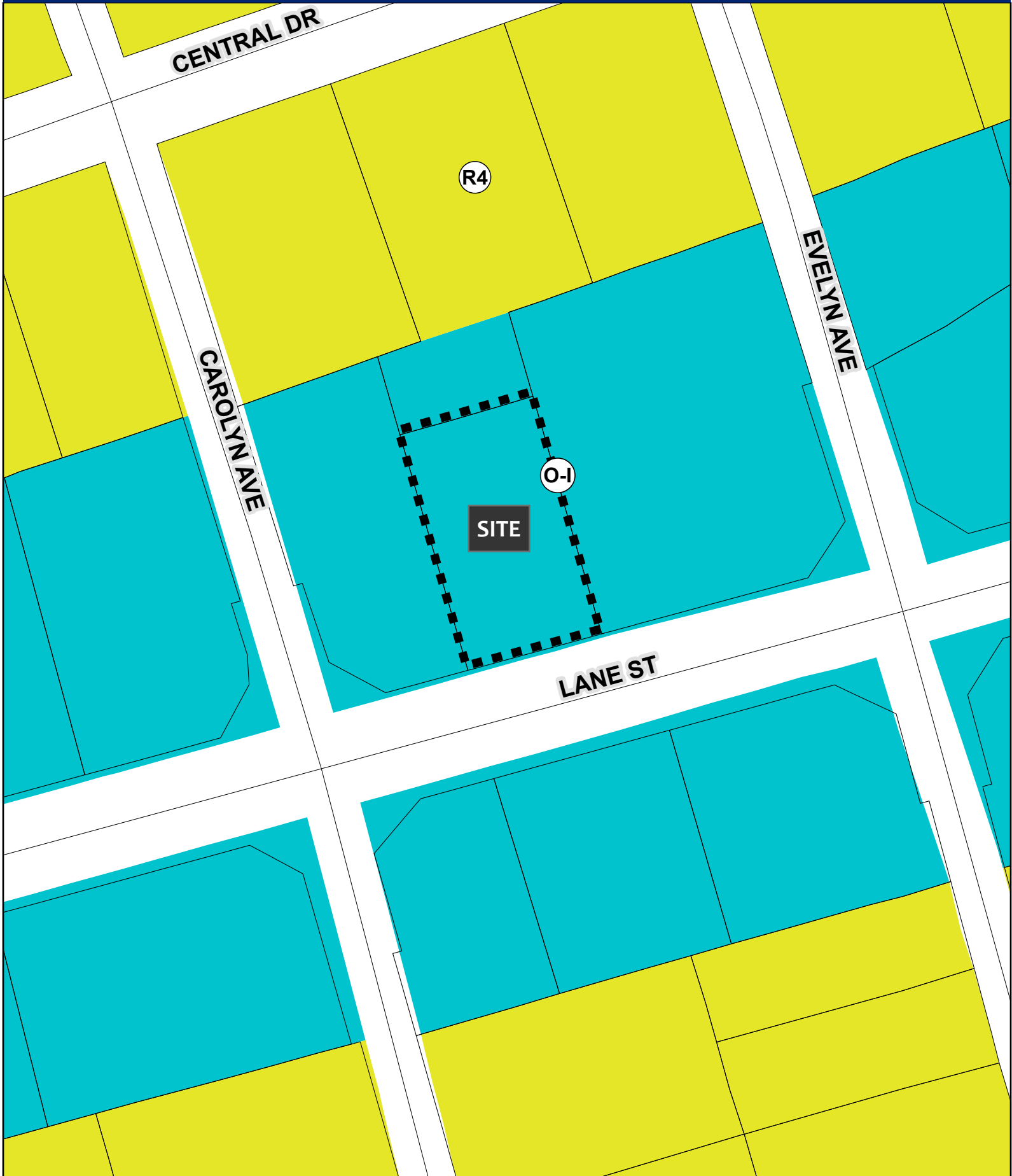






# Kannapolis Current Zoning

Case: CZ-2025-03  
Zimri Alvarez  
1703 Lane St





# Kannapolis 2030 Future Land Use Map



Case: CZ-2025-03

Zimri Alvarez

1703 Lane St

CENTRAL DR

CAROLYN AVE

EVELYN AVE

SITE

Urban  
Residential

LANE ST



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# CITY OF KANNAPOLIS

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## MEMORANDUM

**TO:** Amanda Boan  
*The Independent Tribune*  
**FROM:** Gabriela Wilkins, Planning Technician  
**DATE:** May 30, 2025  
**SUBJECT:** Display Ad

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Please publish this Notice of Public Hearing as a **display ad** in the non-legal section of *The Independent Tribune*.

Publish dates: Thursday, June 5, 2025  
Thursday, June 12, 2025

**Send invoice of publication to:** [gwilkins@kannapolisnc.gov](mailto:gwilkins@kannapolisnc.gov)

Call me at 704-920-4358 if you have any questions.

Thank you.  
Gabriela Wilkins  
[gwilkins@kannapolisnc.gov](mailto:gwilkins@kannapolisnc.gov)



**NOTICE OF PUBLIC HEARING  
Planning and Zoning Commission Meeting**

**Tuesday, June 17, 2025, at 6:00 pm**

**Conditional Zoning Map Amendment – CZ-2025-03 – 1703 Lane Street** – Public Hearing to consider a request to conditionally rezone property located at 1703 Lane Street from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Residential 4-Conditional Zoning (R4-CZ). The subject property is approximately 0.23 +/- acres and furthered identified as Cabarrus County Parcel Identification Number 56244186670000.

In accordance with Title II of the Americans with Disabilities Act (AD), any person requiring an accommodation to participate in a function or program of the City of Kannapolis, should contact Daniel Jenkins, Assistant Human Resource 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 48 hours before the scheduled event.

PIN14	AcctName1	AcctName2	MailAddr1	MailCity	MailState	MailZipCod
56244186670000	ALVAREZ ZIMRI		1703 LANE ST	KANNAPOLIS	NC	28083
56244183750000	THE TINH TAM BUDDHIST MEDITATION TEMPLE		524 CAROLYN AVE	KANNAPOLIS	NC	28083
56244167290000	SANTOS PEDRO CRUZ		605 CAROLYN AVE	KANNAPOLIS	NC	28083
56245105220000	KIMBRO JERALD JR	KIMBRO LAYLA SARI WF	1706 LANE ST	KANNAPOLIS	NC	28083
56244164830000	THE TINH TAM BUDDHIST MEDITATION TEMPLE		524 CAROLYN AVE	KANNAPOLIS	NC	28083
56245104220000	MERSON DIANA		523 EVELYN AVE	KANNAPOLIS	NC	28083
56244184260000	LONGO DERRICK A	MURCKO ARIELL	526 CAROLYN AVE	KANNAPOLIS	NC	28083
56244166520000	BLACKWELDER JIMMY W	BLACKWELDER EMILY JANE T	1605 LANE ST	KANNAPOLIS	NC	28083
56244188160000	STRAHAN PAUL	STRAHAN LISA/WIFE	1702 CENTRAL DRIVE	KANNAPOLIS	NC	28083
56244197620000	ATWELL JEFFREY DALE	ATWELL KIMBERLY WF	1180 LITTLE PINE RD	ENNICE	NC	28623
56244194090000	ALEXANDER RICKA		PO BOX 301	KANNAPOLIS	NC	28082
56244178120000	ASHBAUGH HENRY S JR TRUSTEE	ASHBAUGH CHARLENE E TRUSTEE	133 JOHNSON MANOR ST	MOORESVILLE	NC	28115
56244198080000	ROSEN JONATHAN	BROWN SARAH DANIELLE	1704 CENTRAL DR	KANNAPOLIS	NC	28083
56244176860000	PHILLIPS LARRY C	PHILLIPS DARYLE D	1701 LANE ST	KANNAPOLIS	NC	28083



KANNAPOLIS  
Planning

June 3, 2025

Dear Property Owner:

**Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Tuesday, June 17, 2025, at 6:00 PM, at 401 Laureate Way, Kannapolis, NC for the following case:**

**CZ-2025-03 – Conditional Zoning Map Amendment – 1703 Lane St**

The purpose of this Public Hearing is to consider a request to conditionally rezone property located at 1703 Lane Street from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Residential 4-Conditional Zoning (R4-CZ). The subject property is approximately 0.23 +/- acres and furthered identified as Cabarrus County Parcel Identification Number 56244186670000. (see reverse side of this letter for a map showing the location of property).

**As an abutting property owner, you are being notified of this public hearing in accordance with the requirements of the Kannapolis Development Ordinance. You are invited to attend the public hearing and will be provided an opportunity to speak to the Planning and Zoning Commission, if you believe it to be necessary for their decision making on this matter.**

If you have any questions about the public hearing or request, please do not hesitate to call the Planning Department at 704.920.4361 and email [kstapleton@kannapolisnc.gov](mailto:kstapleton@kannapolisnc.gov).

Sincerely,



Kathryn Stapleton, CZO  
Planner

Enclosure

In accordance with Title II of the Americans with Disabilities Act (AD), any person requiring an accommodation to participate in a function or program of the City of Kannapolis, should contact Daniel Jenkins, Assistant Human Resource 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 48 hours before the scheduled event.

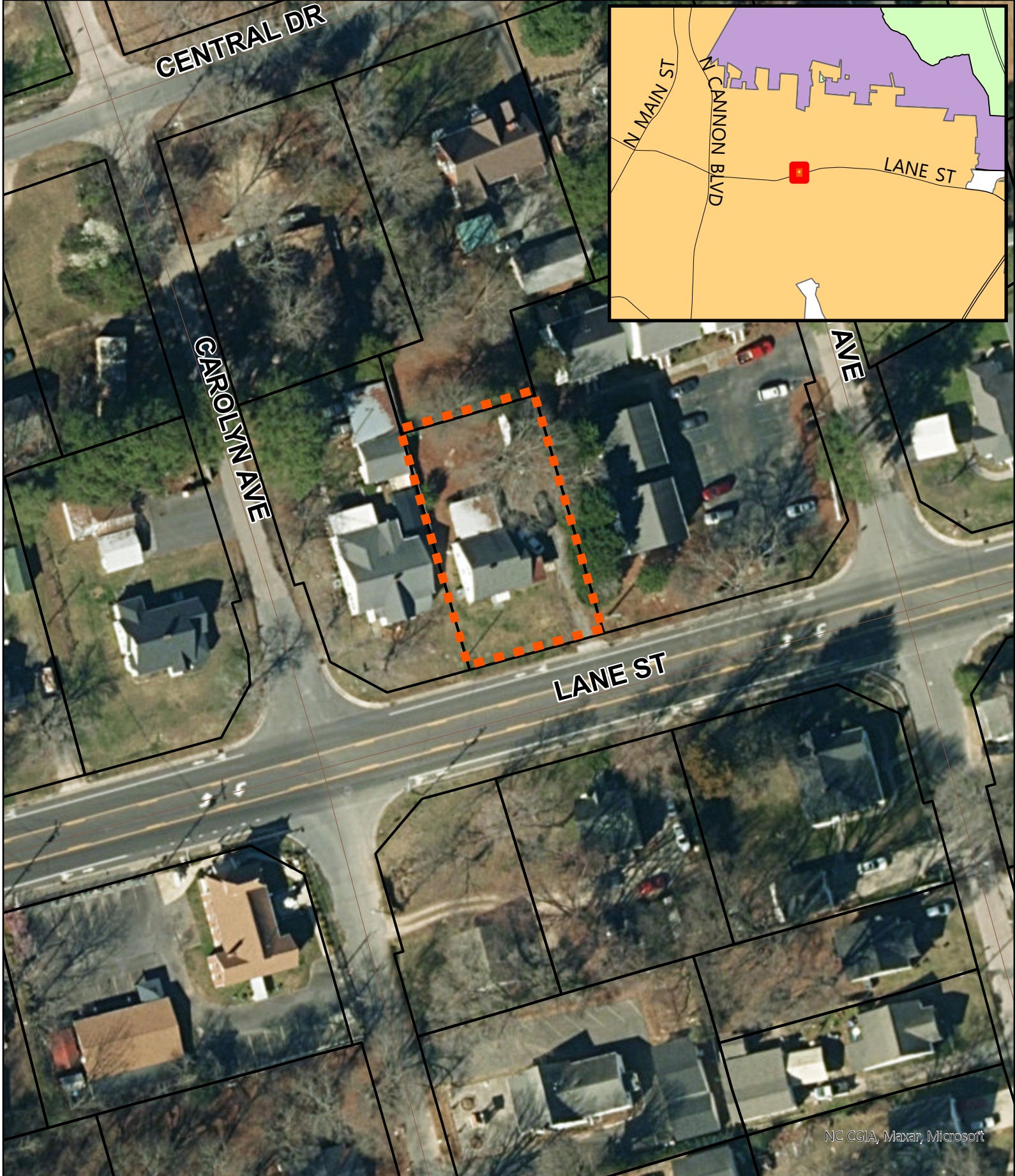


# Vicinity Map

Case Number: CZ-2025-03

Applicant: Kimri Alvarez

1703 Lane St





KANNAPOLIS  
PLANNING  
ZONING  
COMMISSION  
PUBLIC HEARING INFORMATION  
CALL 704-920-4350 CASE # CZ-2025-03







**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY  
WITH REGARD TO CASE #CZ-2025-03**

**WHEREAS**, Sections 160D-604 and 160D-605 of the North Carolina General Statutes specify that when adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable and explain why the action taken is reasonable and in the public interest; and

**WHEREAS**, Section 2.3.B(1).a. of the Kannapolis Development Ordinance delegates final authority to the Planning and Zoning Commission on zoning map amendments subject to an affirmative vote of three-fourths of the Commission members present and not excused from voting, or if there is no appeal of the decision; and

**WHEREAS**, on June 17, 2025, the Planning and Zoning Commission conducted a public hearing to consider a request to rezone approximately 0.23 +/- acres of property, located at 1703 Lane Street (Cabarrus County Parcel Identification Number 5624418667000), owned by Zimri Alvarez, from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Residential 4-Conditional Zoning (R4-CZ).

**NOW, THEREFORE BE IT RESOLVED** *The Planning and Zoning Commission finds this rezoning consistent with the goals and policies of the Move Kannapolis Forward 2030 Comprehensive Plan (“2030 Plan”), adopted by City Council, which designates the subject property as located within the “Urban Residential” Character Areas in the 2030 Plan. The Planning and Zoning Commission finds the request for rezoning compatible with the surrounding zoning, and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.*

**Adopted this the 17th day of June, 2025:**

\_\_\_\_\_  
Chris Puckett, Chairman  
Planning and Zoning Commission

**Attest:**

\_\_\_\_\_  
Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission



## RESOLUTION TO ZONE

**Case #CZ-2025-03  
(1703 Lane Street)**

**From City of Kannapolis Office-Institutional (O-I) to  
City of Kannapolis Residential 4-Conditional Zoning (R4-CZ) Zoning Designation**

**WHEREAS**, Section 2.3.B.(1).a of the Kannapolis Development Ordinance (KDO) specifically delegates authority to the Planning and Zoning Commission to take final action on a rezoning application provided, if the application is approved by less than a three quarters majority of voting members or denied, or if the Planning and Zoning Commission's decision is appealed, the City Council shall make the final decision on the application; and

**WHEREAS**, the Commission conducted a public hearing on June 17, 2025, for consideration of rezoning petition Case #CZ-2025-03 as submitted to the City of Kannapolis Planning Department; and

**WHEREAS**, the request was to rezone approximately 0.23 +/- acres of property, located at 1703 Lane Street (Cabarrus County Parcel Identification Number 5624418667000), owned by Zimri Alvarez, from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Residential 4-Conditional Zoning (R4-CZ).

**WHEREAS**, the Commission has approved the request for rezoning and found it to be consistent with the City of Kannapolis *Move Kannapolis Forward, 2030 Comprehensive Plan*, reasonable and in the public interest; and

**WHEREAS**, per Section 2.5.A.(2).c of the Kannapolis Development Ordinance, the Planning and Zoning Commission makes the following findings in support of and in analysis of the rezoning:

**1. Is the proposed rezoning consistent with the Comprehensive Plan and other applicable adopted City plans?**

The subject property is within the Urban Residential Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. Single-family detached is identified as a primary use.

**2. Is the proposed rezoning in conflict with any provision of this Ordinance or the City Code of Ordinances?**

No, the proposed rezoning is not in conflict with any ordinances. The proposed R4-CZ zoning is to correct the use of an ADU which is not permitted in the O-I zoning district.

**3. Does the proposed rezoning correct an error in the existing zoning present at the time it was adopted?**

No. The proximity to other R4 zoning and consistency with the Comprehensive Plan Character Area make the requested R4-CZ zoning district an appropriate change.

**4. Does the proposed rezoning allow uses that are compatible with existing and allowed uses on surrounding land and with the stability and character of any adjacent residential neighborhoods?**

Yes. The proposed R4-CZ zoning designation is compatible with existing and allowed uses on surrounding land. Surrounding uses are primarily single-family detached dwellings. Five duplexes are on the adjacent property to the east.

**5. Does the proposed rezoning ensure efficient development within the City, taking into consideration the capacity and safety of the street network, the adequacy of public facilities, the suitability of the land for the uses allowed under the existing zoning, and other relevant considerations?**

Yes. This property is located adjacent to roads with adequate capacity and safety, and is a suitable use allowed under the requested zoning. Public water and sewer services are accessible to this site.

**6. Does the proposed rezoning result in a logical and orderly development pattern, taking into consideration the size of the subject lands and the zoning and existing and proposed development on surrounding lands?**

Yes. The requested R4-CZ zoning allows for a single-family detached dwelling with an ADU. The uses are compatible with surrounding residential properties.

**7. Does the proposed rezoning result in significant adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?**

No, there are no anticipated significant environmental impacts from rezoning this property. The proposed development will be required to conform to all applicable local, state, and federal environmental regulations.

**NOW, THEREFORE BE IT RESOLVED** by the City of Kannapolis Planning and Zoning Commission that the above referenced property be rezoned from City of Kannapolis Office-Institutional (O-I) to Residential 4-Conditional Zoning (R4-CZ) Zoning Designation, subject to the following conditions:

1. The permitted uses allowed by this rezoning shall be limited to those uses and accessory uses allowed by-right in the Residential 4 (R4) District. The intent of this rezoning submittal is to use a converted garage as an ADU.
2. The applicant shall be required to submit an application for a variance for the ADU. A variance is required:
  - a. To allow the ADU to remain in its location which encroaches on the required ten (10) foot side yard setback and the twenty-five (25) foot rear yard setback.
  - b. To exceed the allowable density for this property (4 units per acre).

**Adopted this the 17th day of June, 2025:**

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Chris Puckett, Chairman  
Planning and Zoning Commission

**Attest:**

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Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission



**Watershed Review Board  
June 17, 2025, Meeting**

**Staff Report**

**TO:** Watershed Review Board (Planning & Zoning Commission)  
**FROM:** Elizabeth McCarty, Assistant Planning Director  
**SUBJECT:** Case #SIA-2025-01, Special Intensity Allocation  
Applicant: KFM Real Estate LLC

Consider a request for a Special Intensity Allocation (SIA) for properties located at 2322 and 2358 Coldwater Ridge Drive. **This request does not require a public hearing.** As referenced in Article 3 of the Kannapolis Development Ordinance, the Planning and Zoning Commission shall serve as the Watershed Review Board.

**A. Actions Requested by Watershed Review Board**

Consistent with Section 3.8.I.(10) of the Kannapolis Development Ordinance (KDO) the Planning and Zoning Commission shall serve as the Watershed Review Board.

1. Motion to approve, approve with conditions, or deny the Special Intensity Allocation request.
2. Motion to approve, approve with conditions or deny the Special Intensity Allocation Permit.

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

Majority present at meeting.

**C. Background**

KFM Real Estate LLC is requesting a Special Intensity Allocation (SIA) to develop property located at 2322 and 2358 Coldwater Ridge Drive for a medical office building. The subject properties are approximately 2.99 +/- combined acres and are further identified as Cabarrus County Parcel Identification Numbers 56225974010000 and 56225952090000, respectively. The two properties are in the Lake Concord WS-IV Protected Area Watershed, and both are zoned General Commercial (GC).

The applicant is requesting a SIA to exceed the 24 percent maximum impervious (built-upon) area permitted in the Lake Concord WS-IV Watershed; up to 70 percent is permitted with a SIA. The applicant is requesting a built-upon area of 43.06 percent.

The parcel located at 2358 Coldwater Ridge Drive (PIN 56225952090000) was included in a previous SIA request, Case #SIA-2019-02. The case resulted in the approval of a SIA for four parcels on Coldwater Ridge Drive. The maximum impervious surface was increased from 24 percent to 70 percent and allowed for the development of each lot with commercial uses and associated parking and driveways, contingent on the installation of bioretention ponds on the final site plan. The SIA permit from 2019 has expired and no project was constructed under the previous permit.

According to Section 3.8.I(9)2(b) of the KDO:

Applicants requesting a SIA shall present their request to the Planning Staff thirty (30) days prior to the next available Planning Commission meeting. Projects must be presented in the form of a SIA site plan, prepared by a professional engineer, and must minimize built-upon surface area, direct stormwater away from surface waters and incorporate BMPs to minimize water quality impacts. All property subject to a request for a SIA must be uniformly zoned.

With approval of a SIA, the applicant may develop a property with more than 24 percent impervious surface area, up to a maximum 70 percent impervious surface area, provided proper stormwater control measures are implemented. The KDO uses a point system with six (6) criteria to evaluate the merits of each SIA request. The potential increase in allowable impervious surface area is based upon the aggregate number of points.

The applicant is requesting a built-upon area of 43.06 percent, or 0.5 acres. Prior to any development, the project will be required to obtain final site plan approval.

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

None

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

Per Table 3.8.I(9)b.2(e) of the KDO, the percentage of built upon area for a SIA shall be determined by the Special Intensity Allocation Point System. The accumulation of points is based on six categories. **Based on staff's analysis of the request, the following points are recommended for the proposed project:**

1. Tax Base Increase (\$2,000,000 or more): **75 points**
2. Full-time jobs created (26 or more): **50 points**
3. Community Value: Staff recommendation of **30 points** but to be determined by Watershed Review Board
4. Type of Industry (Research & Development/Medical): **20 points**
5. Revitalization of Existing Development: **0 points**
6. Energy Reduction/Conservation Measures: **125 points** (50 points for 10-20% increase in landscaping and 75 points for bioretention applications)

**Total Points Recommended by Staff: 300**

**Total Points requested by Applicant: 270**

A score of more than 249 Special Intensity Allocation points allows for the potential impervious (built-upon) area to be increased from 24 percent to up to 70 percent. As proposed, the applicant is requesting approval to develop a total of 43.06 percent of the undeveloped pervious area, or 0.5 acres. This is a 0.22 acre increase from the maximum built-upon area that is permitted without a SIA.

If the SIA is approved, the developer will be allowed an increase of 0.22 acres of impervious area. The balance that can be allocated by SIA in the Lake Concord WS-IV Protected Area Watershed is currently 182.49 acres. If this SIA is approved, the additional 0.22 acres of impervious area would be allocated from this available acreage, leaving a new balance of 182.27 acres in the Lake Concord WS-IV Protected Area Watershed that may be allocated by SIA.

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

None

#### **G. Staff Recommendation and Alternative Courses of Action**

The Watershed Review Board may choose to approve, approve with conditions, or deny the Special Intensity Allocation as presented.

The request and attached site plan meet the criteria of approval for a Special Intensity Allocation. The grading of the site and the installation of an approved filter system will treat stormwater before it is discharged from the site.

Staff recommends approval of a Special Intensity Allocation of 0.22 acres in the Lake Concord WS-IV Protected Area Watershed for the property located at 2322 and 2358 Coldwater Ridge Drive.

**The following actions are required to approve the requested SIA for Case # SIA 2025-01:**

1. Per Table 3.8.I(9)b.2(e) of the KDO, assign sufficient points to allow for the requested increase in impervious coverage from 24 percent to 43.06 percent;
2. Motion to approve Special Intensity Allocation request;
3. Motion to approve the Special Intensity Allocation Permit.

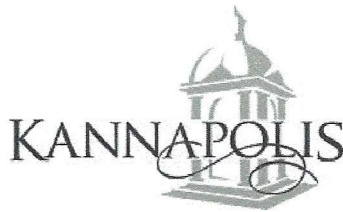
Should the Board not assign sufficient points to allow for the requested increase in impervious coverage from 24 percent to 43.06 percent, motions to deny the SIA request and permit should be adopted.

#### **I. Attachments**

1. SIA Application
2. Vicinity Map
3. Zoning Map
4. Future Land Use Map
5. Preliminary Site Plan
6. SIA Permit (if approved)

#### **J. Issue Reviewed By:**

- Planning Director
- Assistant City Manager
- City Attorney



**Planning and Zoning Commission and Board of Adjustment  
General Application Form  
(Not for Site Plan Review Submittals)**

Type of Action Requested (Check One):

Variance	_____	SIA Application	<input checked="" type="checkbox"/>
Conditional Use Permit	_____	Nonconformity Adjustment	_____
Subdivision Exception	_____	Watershed Boundary Modification	_____
Zoning Text Amendment	_____	Zoning Map Amendment	_____
Appeal	_____	Conditional Zoning Map Amendment	_____

Applicant: KFM Real Estate LLC Owner: Arbor Lane Investments, INC. / Urquhart Development, LLC

Address: 193 Gudger Road Address: 900 Wilhelm Pl NE, Concord, NC 28025 704 787 4850  
Mooresville, NC 28117 309 N. Bloodworth St. Raleigh, NC 919 270 0121

Telephone: 516-554-2435 Telephone: \_\_\_\_\_

Email: Grey911@gmail.com Email: thomas@nparealestate.com tomu@mindspring.com

Legal relationship of applicant to property owner: Buyer

Property Location/Address: 2322 & 2358 Coldwater Ridge Dr., Kannapolis, NC 28083  
56225952090000 56225974010000

Tax Parcel Number: \_\_\_\_\_ Zoning District: GC Acreage of Site: 2.99

Requesting Zoning (if applicable): \_\_\_\_\_

Vineet Korrapati  
Applicant Name (Print)

\_\_\_\_\_  
Applicant Signature & Date

Kenny Propst Thomas Urquhart  
Property Owner Name (Print)

Kenny Propst 05/08/25  
Property Owner Signature & Date

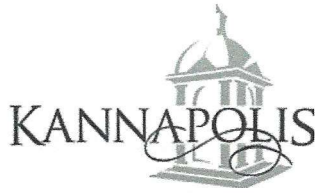
Thomas Urquhart 05/08/25  
Property Owner Signature & Date

***The agenda deadline is the first day of the month preceding the month of the meeting. To be considered for placement on the next meeting agenda, the signed application, application fee(s), and one (1) copy of any required site plan for staff review must be submitted by the deadline. All fees are nonrefundable and help to cover administrative and notification costs.***

**For Staff Use Only:**

Filing Fee: \_\_\_\_\_ Receipt # \_\_\_\_\_

Application No.: \_\_\_\_\_ Date Submitted (Complete): \_\_\_\_\_



**SPECIAL INTENSITY ALLOCATION APPLICATION**

The Planning Commission acting as the Watershed Review Board is authorized to approve Special Intensity Allocations (SIAs). The Commission may grant an SIA of up to 70% (seventy percent) built-upon area on all or part of the land area of a project based on the criteria for approval. An SIA must minimize built-upon surface area, direct stormwater away from the surface waters, and incorporate best management practices (BMPs) to minimize water quality impacts. A plan must be submitted in the form of a SIA site plan, and must be prepared by a Professional Engineer.

Applicant: KFM Real Estate LLC Owner: Arbor Lane Investments, LLC/ Urquhart Development, LLC  
 Address: 193 Gudger Road Address: 900 Wilhelm Pl., Concord NC 28025  
Mooreville, NC 28117 309 N. Bloodworth St. Raleigh, NC 27601  
 Telephone: 516-554-2435 Telephone: 704 787 4850/ 919 270 0121  
 Email: Grey911@gmail.com Email: thomas@nparealestate.com tomu@mindspring.com  
 Legal relationship of applicant to property owner: Buyer  
 Address or Location of Property seeking SIA: 2322 & 2358 Coldwater Ridge Dr. Kannapolis, NC 28083  
 Tax Parcel Number: 56225974010000 56225952090000 Zoning District: GC Acreage of Site: 2.99

**Select Watershed Location**

- Lake Fisher WS-IV Protected Area
- Lake Concord WS-IV Protected Area
- Kannapolis Lake WS-III Balance of Watershed

Percent of Built-Upon Area Requested for SIA: 0.43

Acreage of Built-Upon Area Requested for SIA: 0.50

**CRITERIA FOR APPROVAL**

The Watershed Review Board will determine the criteria for approval based on Table 4.16-4 of the Kannapolis Unified Development Ordinance. Planning staff will work with the applicant to determine the total points for a project. The table is a point based system and is as follows:







# Vicinity Map

Case Number: SIA-2025-01  
Applicant: KFM Real Estate LLC  
2322 and 2358 Coldwater Ridge Dr



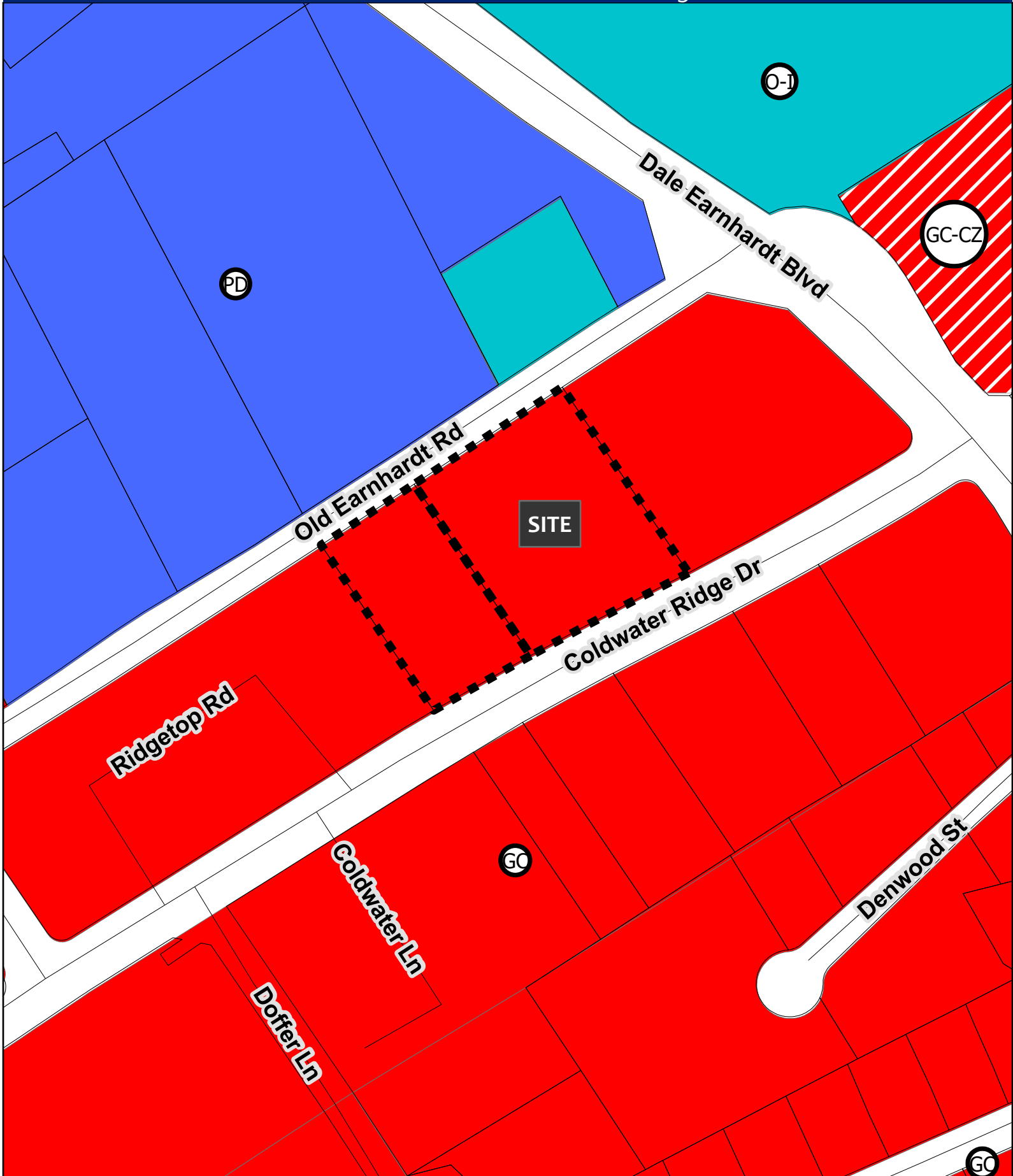


# Kannapolis Current Zoning

Case Number: SIA-2025-01

Applicant: KFM Real Estate LLC

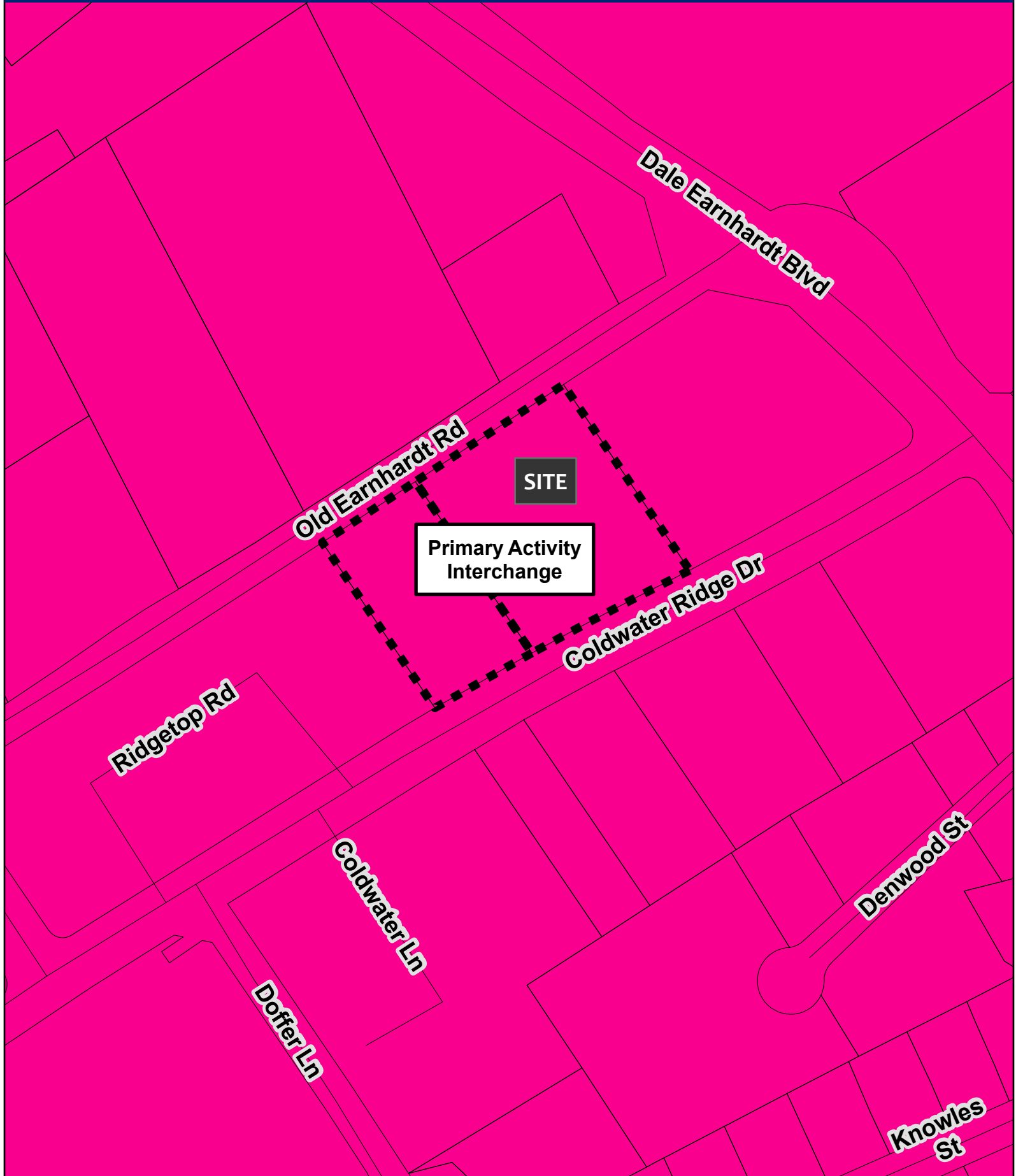
2322 and 2358 Coldwater Ridge Dr

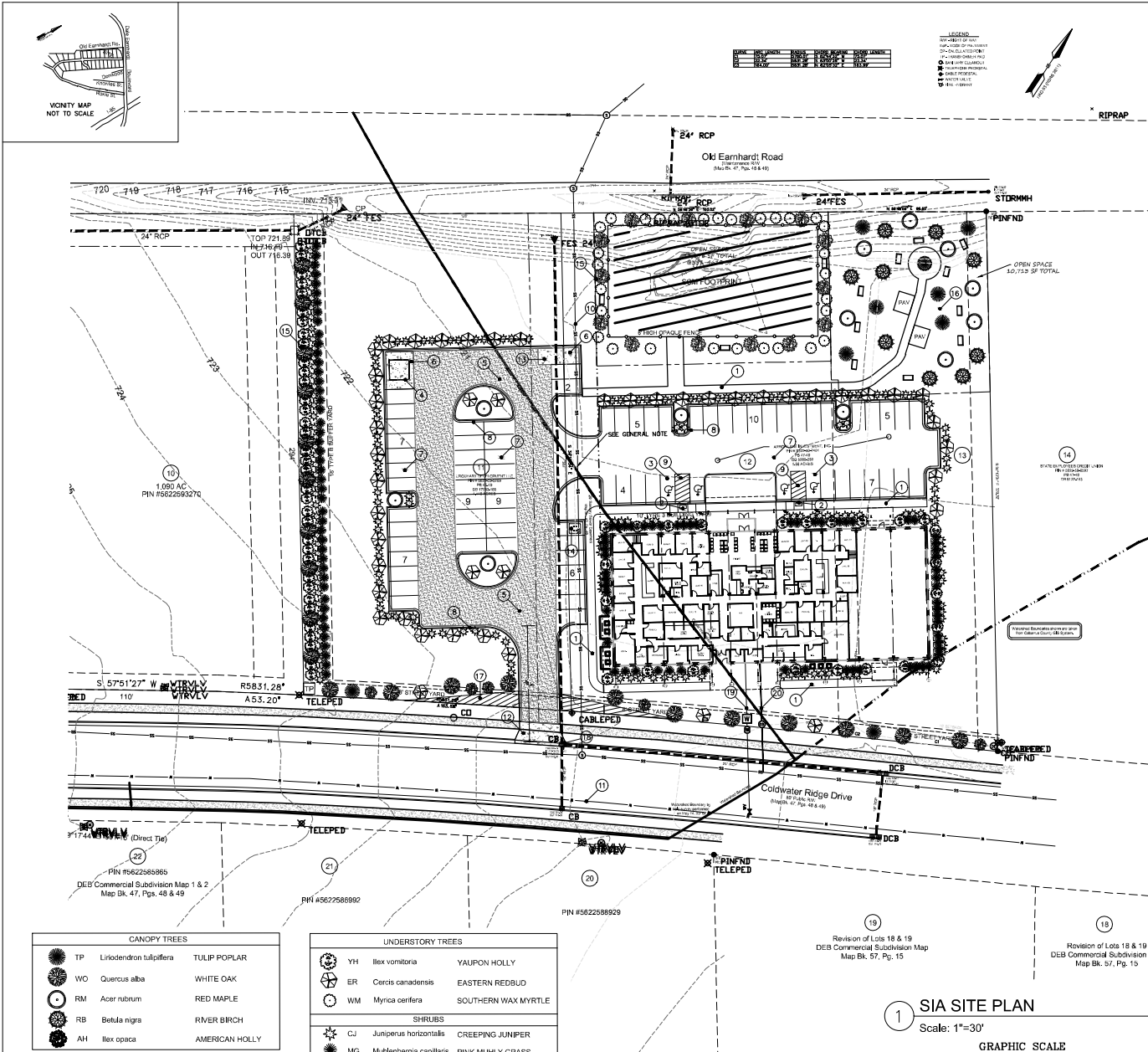




# Kannapolis 2030 Future Land Use Map

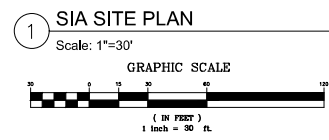
Case Number: SIA-2025-01  
Applicant: KFM Real Estate LLC  
2322 and 2358 Coldwater Ridge Dr





CANOPY TREES		
TP	Liriodendron tulipifera	TULIP POPLAR
WO	Quercus alba	WHITE OAK
RM	Acer rubrum	RED MAPLE
RB	Betula nigra	RIVER BIRCH
AH	Ilex opaca	AMERICAN HOLLY

UNDERSTORY TREES		
YH	Ilex vomitoria	YAUPOIN HOLLY
ER	Cercis canadensis	EASTERN REDBUD
WM	Myrica cerifera	SOUTHERN WAX MYRTLE
SHRUBS		
CJ	Juniperus horizontalis	CREeping JUNIPER
MG	Muhlenbergia capillaris	PINK MUHLY GRASS



### GENERAL NOTES

- A. ALL WORK TO BE DONE IN ACCORDANCE WITH CITY OF KANNAPOLIS, WISCONSIN, NCDOT, NCE&R STANDARD SPECIFICATIONS AND PROJECT SPECIFICATIONS. WHEN SPECIFICATIONS ARE IN CONFLICT THE STRICTER SHALL BE HELD.
- B. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UTILITIES, LINES, APPURTENANCES, ETC., AND THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, PIPES, VALVES, ETC., AS SHOWN ARE IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES, LINES, PIPES, ETC., BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, PIPES AND VALVES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS WITH EXISTING OR PROPOSED FACILITIES TO DETERMINE IF AN ITEM WILL NEED TO BE RELOCATED.
- C. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY SIGNIFICANT VARIATIONS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
- D. THE EXISTING UTILITIES SHALL REMAIN IN SERVICE UNTIL NEW LINES ARE IN PLACE AND ACTIVATED. THE CONTRACTOR SHALL COORDINATE REMOVAL OF SERVICES WITH THE APPROPRIATE UTILITY COMPANY AND THE OWNER.
- E. THE ENGINEER HAS MADE NO EXAMINATION TO DETERMINE WHETHER ANY HAZARDOUS OR TOXIC MATERIALS ARE PRESENT OR CONTAINED IN, UNDER, OR ON THE SUBJECT PROPERTY OR ITS WATERS, OR IF ANY HAZARDOUS OR TOXIC MATERIALS HAVE CONTAMINATED THIS OR OTHER PROPERTIES OR ITS WATERS IN ANY WAY. WHATSOEVER, NO SUBSURFACE EXAMINATION OF ANY TYPE HAS BEEN MADE BY THE ENGINEER AND ACCORDINGLY, NO OPINION EXPRESSED OR INFERRED ON ALL SUCH MATTERS. FURTHER, NO OPINION IS RENDERED AS TO ANY VIOLATION OF ANY ENVIRONMENTAL LAWS OR REGULATIONS, EITHER FEDERAL, STATE OR LOCAL, RELATED TO THE INFORMATION SHOWN ON THIS PLAN AND THE ENGINEER IS IN NO WAY LIABLE FOR ANY VIOLATION OF SUCH ENVIRONMENTAL LAWS SHOULD THEY EXIST.
- F. THE SOLE PURPOSE OF THIS SITE PLAN IS TO GIVE A REPRESENTATION OF A 15,000 SF MEDICAL OFFICE BUILDING AND ASSOCIATED INFRASTRUCTURES AND APPURTENANCES FOR ACQUIRING THE SANITARY SEWER ALLOCATION FOR THIS PROJECT.
- G. THE EXISTING WATER AND SANITARY SEWER MAINS AS SHOWN ARE TAKEN FROM AVAILABLE CITY OF KANNAPOLIS GIS INFORMATION.
- H. THE TOPOGRAPHIC AND AS-BUILT SURVEYING INFORMATION AS SHOWN TAKEN FROM A PLAT PREPARED BY NORSTAR LAND SURVEYING, INC. DATED 5/22/2015.
- I. ONCE THE EXACT LOCATION OF THE PUBLIC SANITARY SEWER LINE THAT RUNS THROUGH THE PROPERTY IS LOCATED, THE BUILDING AND ASSOCIATED LANDSCAPING MAY NEED TO BE ADJUSTED TO ACCOMMODATE THE DEPTH OF THE SANITARY SEWER.

### KEYED NOTES

- KEYED NOTES LISTED BELOW ARE REFERENCED FROM THIS PLAN USING THIS SYMBOL:
1. 5' CONCRETE SIDEWALK W/TURNDOWN SLAB
  2. ADA RAMP
  3. ADA ACCESSIBLE PARKING SPACES
  4. DUMPSTER PAD
  5. HEAVY DUTY ASPHALT PAVING
  6. CONCRETE PAVING
  7. LIGHT DUTY PAVING
  8. 1'-6" STANDARD C&G
  9. PARKING SPACES AND MARKINGS PER NCDOT AND CITY OF KANNAPOLIS STANDARDS
  10. EXISTING 8" SEWER LINE
  11. EXISTING 8" WATER LINE
  12. COMMERCIAL DRIVEWAY ENTRANCE DROP CURB TYPE
  13. LOADING SPACE
  14. BICYCLE PARKING
  15. DIMANICED LANDSCAPING
  16. OPEN AREA
  17. SITE TRIANGLES
  18. ADJUST EXISTING GRATE FOR DRIVEWAY CONNECTION
  19. 4" SEWER SERVICE
  20. 2" COMMERCIAL WATER SERVICE WITH METER AND BACKFLOW

### SITE NOTES

**OWNERS:**  
 UROQUAMT DEVELOPMENT, LLC.  
 309 N. BLOODWORTH STREET  
 RALEIGH, NC 27601  
 PIN# 5622-59-5209 1.116 AC  
 DB 17063 PG 180

**ARBOR LAKE INVESTMENTS, INC.**  
 900 WILHELM PLACE  
 CONCORD, NC 28025  
 PIN# 5622-59-7401 1.88 AC  
 DB 5280 PG 232

**ZONING:** GC

**PROPOSED USE:** MEDICAL OFFICE FACILITY

**DIMENSIONAL STANDARDS**  
 MIN LOT SIZE - N/A  
 IMPERVIOUS RATIO - 0.8+  
 DENSITY - 18 UNITS PER ACRE  
 MIN LOT WIDTH - 50'  
 MAX BUILDING HT - 48'

**BUILDING SETBACKS**  
 FRONT - 10'  
 SIDE - N/A  
 REAR - N/A

THIS SITE IS LOCATED WITHIN THE CRITICAL AND PROTECTED AREAS OF THE LAKE CONCORD N/W/4 WITH 245 - 008 BUILT UPON AREA. A STORM WATER MANAGEMENT PERMIT IS REQUIRED UTILIZING THE HIGH DENSITY OPTION WITH STORM WATER QUALITY AND DETENTION.

**IMPERVIOUS CALCULATIONS:**  
 TOTAL AREA - 2,996 ACRES  
 CRITICAL AREA - 1,733.33 (75,504 SF)  
 IMPERVIOUS AREA - 0.6898 (30,040 SF)  
 RATIO - 0.3879

**PROTECTIVE AREA:** 1,1718 (51,043 SF)  
 IMPERVIOUS AREA - 0.0445 (21,978 SF)  
 RATIO - 0.4306

**PROPOSED BUILDING:** 15,575 SF  
**PROPOSED PARKING:** 29,379 SF  
**PROPOSED SIDEWALK:** 4,861 SF  
**OPEN SPACE AREAS:** 2,103 SF  
**IMPERVIOUS TOTAL:** 52,018 SF

**BUFFER YARDS - TYPE B - N/A**  
 PROVIDED ALONG COMMON LOT LINE WITH ADJACENT PROPERTY TO THE EAST FOR ENHANCED LANDSCAPING

**BUILDING YARDS**  
 OFFICE - CAT 3 - 10' MIN. WIDTH

**PARKING LOT YARDS**  
 10% NET PARKING LOT AREA = 3388 SF  
 PLANTED AREAS SHALL HAVE ONE SHADE TREE, OR TWO ORNAMENTAL TREES AND EIGHT SHRUBS PER EACH TO PARKING SPACES.

**PROVIDED:** 8640 SF PLANTED AREA. THIS IS AN 138% INCREASE.

**STREET YARDS**  
 CLASS 4 - 8' MIN. WIDTH

**OPEN SPACE**  
 10% REQUIRED - 13,024 SF  
 PROVIDED - 17,302 SF (17.6% INCREASE)

**REQUIRED PARKING**  
 3.3 PARKING SPACES PER 1000 SF OF GFA  
 15000 SF / 1000 SF = 15 SPACES  
 PROVIDED - 75 SPACES TOTAL W/4 HC VAN ACCESSIBLE SPACE

**BICYCLE PARKING SPACES**  
 1 FOR EVERY 4000 SF OF GFA  
 15000 SF / 4000 SF = 3.75 SPACES  
 PROVIDED - 4 BICYCLE SPACES

### SIA POINT SYSTEM

CATEGORIES	POTENTIAL POINTS
1. TAX BASE INCREASE	75
2. FULL THE JOBS CREATED	50
3. COMMUNITY VALUE	780
4. TYPE OF INDUSTRY RESEARCH & DEVEL./MEDICAL	20
5. REVITALIZATION	N/A
6. CONSERVATION MEASURES	50
10-20% INCREASE IN LANDSCAPING BIOPRETENTION APPLICATIONS	75
<b>TOTAL PROJECTED POINTS</b>	<b>270</b>

R. Dale Fink PE, PLS  
 510 Eastminister Drive  
 Kannapolis, NC 28083  
 NCEPL License No. 014883  
 NCPPLS License No. 1-3019

5/15/2025

This drawing is the property of R. Dale Fink PE, PLS. It is not to be reproduced, copied or used on any other project without written permission.

Prepared for:

KFM REAL ESTATE LLC  
 193 GUDGER ROAD  
 MOORESVILLE, NC 28117

**KANNAPOLIS FAMILY MEDICINE**  
 2322 & 2358 COLDWATER RIDGE DRIVE  
 KANNAPOLIS, NORTH CAROLINA

PROPOSED MEDICAL OFFICE SIA SITE PLAN

DATE	REVISION

SCALE: 1"=30'  
 DATE: 5-15-2025  
 JOB # 2025-04-01  
 C - 1.0



**SPECIAL INTENSITY ALLOCATION PERMIT**  
**SIA-2025-01**  
**2322 and 2358 Coldwater Ridge Drive**

The Kannapolis Watershed Review Board, pursuant to Section 3.8 of the Kannapolis Development Ordinance (KDO), approved a Special Intensity Allocation (SIA) for the following use, subject to the following condition(s):

**Use:** Medical Office Building

**Description of Property:** Approximately 2.99 +/- combined acres located at 2322 and 2358 Coldwater Ridge Drive and further identified as Cabarrus County Parcel Identification Numbers 56225974010000 and 56225952090000.

**Watershed District:** Lake Concord WS-IV Protected Area

**SIA Acreage Allocated for Development:** 0.22 acres

The Watershed Review Board has found the subject parcels to meet the criteria described in Table 3.8.I(9)b.2(e) of the Kannapolis Development Ordinance (KDO):

- Tax Base Increase (\$2,000,000 or more): **75 points**
- Full-time jobs created (26 or more): **50 points**
- Community Value: **30 points**
- Type of Industry (Research & Development/Medical): **20 points**
- Revitalization of Existing Development: **0 points**
- Energy Reduction/Conservation Measures: **125 points**

**Total Points Awarded: 300**

The SIA Permit is contingent upon the developer installing bioretention applications and a minimum ten percent (10%) increase in landscaping above KDO minimum requirements on the final site plan. This condition is perpetually binding upon the subject property.

The right to develop a SIA shall terminate with the loss of the right to develop due to the expiration of a Zoning Compliance Permit or Building Permit.

The SIA Permit was approved by the Watershed Review Board of the City of Kannapolis, North Carolina on the 17th day of June 2025.

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Chris Puckett, Chairman  
Planning & Zoning Commission

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Gabriela Wilkins, Recording Secretary  
Planning & Zoning Commission