



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

**January 20, 2026, at 6:00 pm**

**Agenda**

- 1. Call to Order**
- 2. Roll Call and Recognition of Quorum**
- 3. Approval of Agenda**
- 4. Approval of Minutes: December 16, 2025**
- 5. Public Hearing**
  - a. Z-2026-01 – Zoning Map Amendment - 5516 Randolph Road**  
Public Hearing to consider a request to assign City of Kannapolis zoning to recently annexed property located at 5516 Randolph Road. The subject property is currently zoned Cabarrus County Low Density Residential (LDR), and the request is to assign City of Kannapolis Office-Institutional (O-I) zoning district. The subject property is approximately 0.35 +/- acres and further identified as Cabarrus County Parcel Identification Number 56032836260000.
  - b. CZ-2025-05 – Conditional Zoning Map Amendment – A portion of 630 Irene Avenue, a portion of 1225 McLain Road, an Unaddressed parcel on Irene Avenue, and a portion of an Unaddressed parcel on Sweet Gum Street**  
Public Hearing to consider a request to conditionally rezone properties located at a portion of 630 Irene Avenue, a portion of 1225 McLain Road, an Unaddressed parcel on Irene Avenue, and a portion of an Unaddressed parcel on Sweet Gum Street from City of Kannapolis Residential 8 (R8) zoning district and City of Kannapolis General Commercial (GC) zoning district to City of Kannapolis Residential 18-Conditional Zoning (R18-CZ) zoning district to allow for a 52-unit multifamily development. The subject properties are approximately 3.494 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 56230575500000, 56231527510000, 56230585720000, and 56230553870000.

**Note: This agenda item is continued from the December 16<sup>th</sup> meeting at the request of the applicant.**

c. **CZ-2026-01 – Conditional Zoning Map Amendment - 1141 Midlake Avenue**

Public Hearing to consider a request to conditionally rezone property located at 1141 Midlake Avenue from City of Kannapolis Residential 4 (R4) zoning district to City of Kannapolis Residential 6-Conditional Zoning (R6-CZ) zoning district to allow for two single-family detached residences. The subject property is approximately 1.217 +/- acres and further identified as Cabarrus County Parcel Identification Number 56237566720000.

d. **CZ-2026-02 – Conditional Zoning Map Amendment - 9172 Davidson Highway**

Public Hearing to consider a request to assign City of Kannapolis zoning to recently annexed property located at 9172 Davidson Highway. The subject property is currently zoned Cabarrus County Limited Commercial (LC), and the request is to assign City of Kannapolis General Commercial-Conditional Zoning (GC-CZ) zoning district. The subject property is approximately 3.74 +/- acres and further identified as Cabarrus County Parcel Identification Number 46823091760000.

**6. Planning Director Update**

**7. Other Business**

**8. Adjourn**



## **Planning and Zoning Commission January 20, 2026 Meeting**

### **Staff Report**

**TO:** Planning and Zoning Commission

**FROM:** Mia Alvarez, Senior Planner

**SUBJECT: Case #Z-2026-01: Zoning Map Amendment – 5516 Randolph Road  
Applicant: City of Kannapolis (Water Resources)**

Request to rezone property located at 5516 Randolph Road from Cabarrus County Low Density Residential (LDR) to City of Kannapolis Office Institutional (OI) zoning district.

#### **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 City Council shall have final decision-making authority. Any final decision rendered by the Commission may be appealed within fifteen (15) days to City Council.

#### **C. Background & Project Overview**

The applicant, City of Kannapolis (Water Resources), is requesting to rezone property located at 5516 Randolph Road from Cabarrus County Low Density Residential (LDR) to City of Kannapolis Office Institutional (OI) zoning district. The subject property is further identified as Cabarrus County Parcel Identification Number 56032836260000 and is approximately 0.35 +/- acres.

This property was voluntarily annexed by City Council at their December 8, 2025, meeting.

Per the North Carolina General Statutes, a City of Kannapolis zoning designation must be applied to the property within sixty (60) days of annexation.

#### **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 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?**

Yes. This area is located within the “Complete Neighborhood 2” and “Secondary Activity Center” Character Areas as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The “Complete Neighborhood 2” promotes civic as one of the primary uses and the “Secondary Activity Center” has institutional/civic as one of the secondary uses.

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

No. The OI zoning designation is appropriate for the existing use of the site as the location of a public water tank.

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

No. The property was recently annexed into the City of Kannapolis.

**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 OI zoning designation is compatible with existing and allowed uses on surrounding land. Surrounding uses are primarily single-family detached dwellings. The properties to the east are zoned Cabarrus County Office Institutional and to the south and west properties are zoned Cabarrus County Low Density Residential.

**1. 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 has access to Randolph Rd via a 30 ft right-of-way. There is an existing water tank on the property and there is no additional development planned for the site.

**2. 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 zoning allows for a use that is compatible with existing adjacent residential uses. The surrounding properties are zoned Cabarrus County Low Density Residential (LDR) and Cabarrus County Office Institutional (OI).

**3. 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. Any 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 "Complete Neighborhood 2" and the "Secondary Activity Center" 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 deny the petition as presented.

**Based on the request being consistent with the *2030 Plan*, staff recommends approval for Zoning Map Amendment Case #Z-2026-01.**

##### **Alternative Courses of Action**

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

**1. Should the Commission choose to approve the request for rezoning as presented in Case #Z-2026-01, 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 property as located within the “Complete Neighborhood 2” and “Secondary Activity Center” 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 #Z-2026-01, a motion should be made to adopt the Resolution to Zone.**

**Motion to Deny (2 votes)**

1. **Should the Commission choose to recommend denial of Case #Z-2026-01, 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 #Z-2026-01 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 to deny Case #Z-2026-01, a motion should be made to deny the Resolution to Zone.**

**I. Attachments**

1. Rezoning Application
2. Vicinity Map
3. Zoning Map
4. 2030 Future Land Use and Character Map
5. Notice of Public Hearing
6. List of Notified Properties
7. Letter to Adjacent Property Owners
8. Posted Public Notice Sign
9. Resolution to Adopt a Statement of Consistency
10. Resolution to Zone

**J. Issue Reviewed By:**

- Planning Director
- Assistant City Manager



Planning Department  
401 Laureate Way  
Kannapolis, NC 28081  
704.920.4350

## 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](mailto:bbarcroft@kannapolisnc.gov). The fees may also be paid online with a link provided by staff.

### REZONING REQUEST

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

Requested Rezoning Property Address: 5516 Randolph Rd. Kannapolis, NC 28081

Applicant: City of Kannapolis

Proposed development: None

None

### SUBMITTAL CHECKLIST

- Pre-Application Meeting
- Zoning Map Amendment Checklist and Application – Complete with all required signatures
- Fee: \$850.00 (\$500 Application Fee, \$300 Legal Notices and notification fee, & \$50 letter/sign public notice [see Fee Schedule])
- Please mark this box to authorize aerial drone photography of the site

### 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 (Section 2.4.F of the 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 third Tuesday at 6:00pm in City Hall Laureate Center. The pre-application meeting, submittal of application, 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.

**Scope of Approval:** An affirmative vote of three-fourths of the members present and not excused from voting, shall be necessary to approve a 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: 12/17/2195



Planning Department  
401 Laureate Way  
Kannapolis, NC 28081  
704.920.4350

## ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

### Applicant Contact Information

Name: Gerald Faulkner  
Address: 401 Laureate Way  
Kannapolis, NC 28081  
Phone: 704-920-4249  
Email: [REDACTED]

### Property Owner Contact Information same as applicant

Name: Mike Legg  
Address: 401 Laureate Way  
Phone: [REDACTED]  
Email: [REDACTED]

### Project Information

Project Address: 5516 Randolph Rd. Kannapolis, NC 28081

Parcel: 5603 28 3626 0000 # of parcels: 1 Approx. size of parcels: 0.35  
(attach separate list if necessary)

Current Zoning Designation: Select LDR Requested Zoning Designation: O-I

Reason for map amendment: Property was recently annexed into the City.

The current zoning designation is Cabarrus County Low Density Residential (LDR)  
and the requested zoning designation is City of Kannapolis Office-Institutional (O-I).

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

  
Applicant Signature

12/17/2025

Date

  
Property Owner Signature

12/19/25

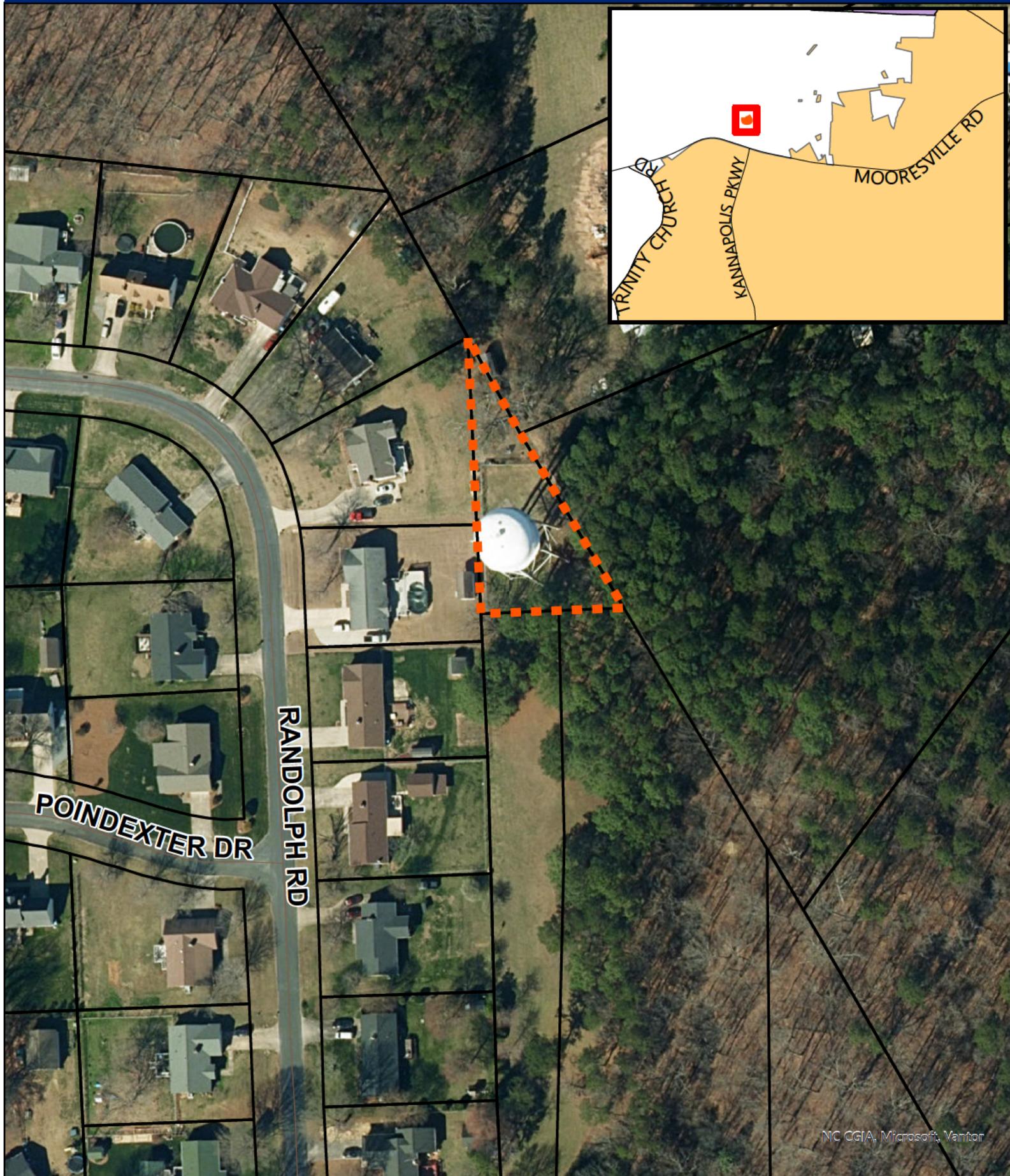
Date

*Note: This is not a permit to occupy a structure. Owner and/or applicant are responsible for the location of utility lines and easements. Zoning Map Amendment does not guarantee the availability of water and/or sewer.*



# Vicinity Map

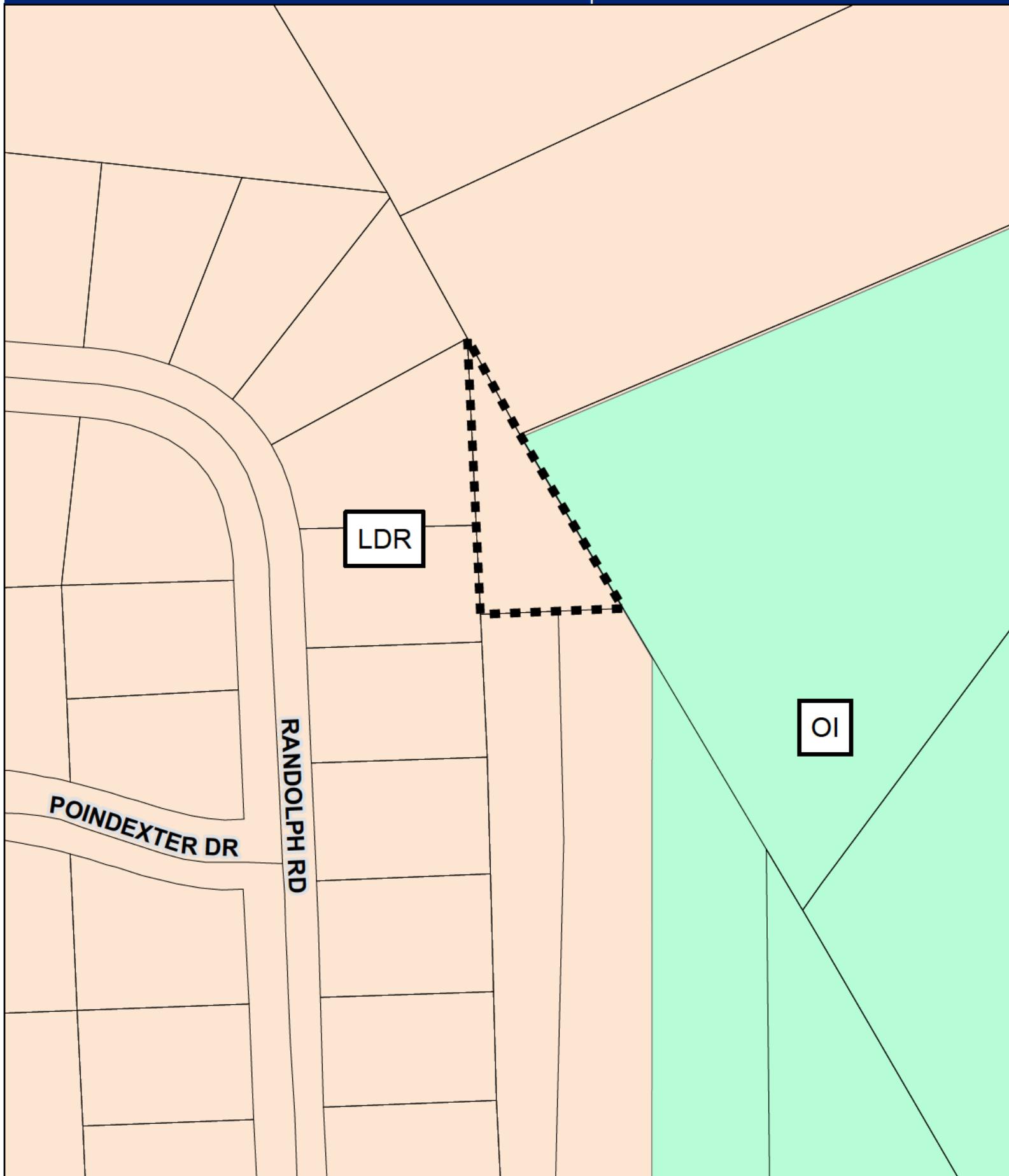
Case Number: Z-2026-01  
Applicant: City of Kannapolis  
5516 Randolph Rd





# Kannapolis Current Zoning

Case Number: Z-2026-01  
Applicant: City of Kannapolis  
5516 Randolph Rd





# Kannapolis 2030 Future Land Use Map

Case Number: Z-2026-01  
Applicant: City of Kannapolis  
5516 Randolph Rd



Complete  
Neighborhood 2

Secondary  
Activity  
Center

RANDOLPH RD

POINDEXTER DR

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## CITY OF KANNAPOLIS

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**MEMORANDUM**

**TO:** **Amanda Boan**  
*The Independent Tribune*  
**FROM:** Gabriela Wilkins, Planning Technician  
**DATE:** December 31, 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, January 8, 2026  
                                    Thursday, January 15, 2026

**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, January 20, 2026, at 6:00 pm**

**Conditional Zoning Map Amendment – CZ-2026-01 – 1141 Midlake Avenue** – Public Hearing to consider a request to conditionally rezone property located at 1141 Midlake Avenue from City of Kannapolis Residential 4 (R4) zoning district to City of Kannapolis Residential 6-Conditional Zoning (R6-CZ) zoning district to allow for two single-family detached residences. The subject property is approximately 1.217 +/- acres and further identified as Cabarrus County Parcel Identification Number 56237566720000.

**Conditional Zoning Map Amendment – CZ-2026-02 – 9172 Davidson Highway** – Public Hearing to consider a request to assign City of Kannapolis zoning to recently annexed property located at 9172 Davidson Highway. The subject property is currently zoned Cabarrus County Limited Commercial (LC), and the request is to assign City of Kannapolis General Commercial-Conditional Zoning (GC-CZ) zoning district. The subject property is approximately 3.74 +/- acres and further identified as Cabarrus County Parcel Identification Number 46823091760000.

**Zoning Map Amendment – Z-2026-01 – 5516 Randolph Road** – Public Hearing to consider a request to assign City of Kannapolis zoning to recently annexed property located at 5516 Randolph Road. The subject property is currently zoned Cabarrus County Low Density Residential (LDR), and the request is to assign City of Kannapolis Office-Institutional (O-I) zoning district. The subject property is approximately 0.35 +/- acres and further identified as Cabarrus County Parcel Identification Number 56032836260000.

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.

AcctName1	AcctName2	MailAddr1	MailAddr2	MailCity	MailState	MailZipCod
MERRELL CONNIE ANN		5500 RANDOLPH RD		KANNAPOLIS NC		28081
CHRISTY RALPH STEVEN SR	CHRISTY RACHEL S ESTATE	4525 POPLAR TENT RD		CONCORD NC		28027
HUBBARD TIMOTHY W	HUBBARD KYMBERLY F/WIFE	5520 RANDOLPH RD		KANNAPOLIS NC		28081
TROUTMAN TERRY L		5839 MILLER RD		KANNAPOLIS NC		28081
CITY OF KANNAPOLIS		401 LAUREATE WAY		KANNAPOLIS NC		28081
PRICE DEBORAH CLARKE	PRICE ERIC PAUL HSB	5749 MILLER RD		KANNAPOLIS NC		28081
UNDERWOOD PAUL D	UNDERWOOD LISA A WF	5506 RANDOLPH RD		KANNAPOLIS NC		28081
WILSON GARY F	WILSON GAIL L WF	5532 RANDOLPH RD		KANNAPOLIS NC		28081
JAMISON CARL MITZELL JR	JAMISON MICA BURGESS SPOUSE	5512 RANDOLPH RD		KANNAPOLIS NC		28081
HOOKS MICHAEL W & WF JUNE T		5518 MOORESVILLE ROAD		KANNAPOLIS NC		28081
FAIRCHILD DAVID R		5526 RANDOLPH ROAD		KANNAPOLIS NC		28081
KOENIG JEFFREY GRANT		5937 MILLER RD		KANNAPOLIS NC		28081



January 5, 2026

Dear Property Owner:

**Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Tuesday, January 20, 2026, at 6:00 PM, at 401 Laureate Way, Kannapolis, NC for the following case:**

**Z-2026-01 – Zoning Map Amendment – 5516 Randolph Road**

The purpose of this Public Hearing is to consider a request to rezone property located at 5516 Randolph Road, from Cabarrus County Low Density Residential (LDR) to City of Kannapolis Office-Institutional (O-I) zoning district. The subject property is approximately 0.35 +/- acres and further identified as Cabarrus County Parcel Identification Number 56032836260000 (see reverse side of this letter for a map showing the location of this property). This property was voluntarily annexed on December 8, 2025. Per the North Carolina General Statutes, an initial City of Kannapolis zoning designation must be applied to the property within sixty (60) days of annexation.

**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 704.920.4350 or email [malvarez@kannapolisnc.gov](mailto:malvarez@kannapolisnc.gov).

Sincerely,

Mia Alvarez  
Senior Planner

Enclosure

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



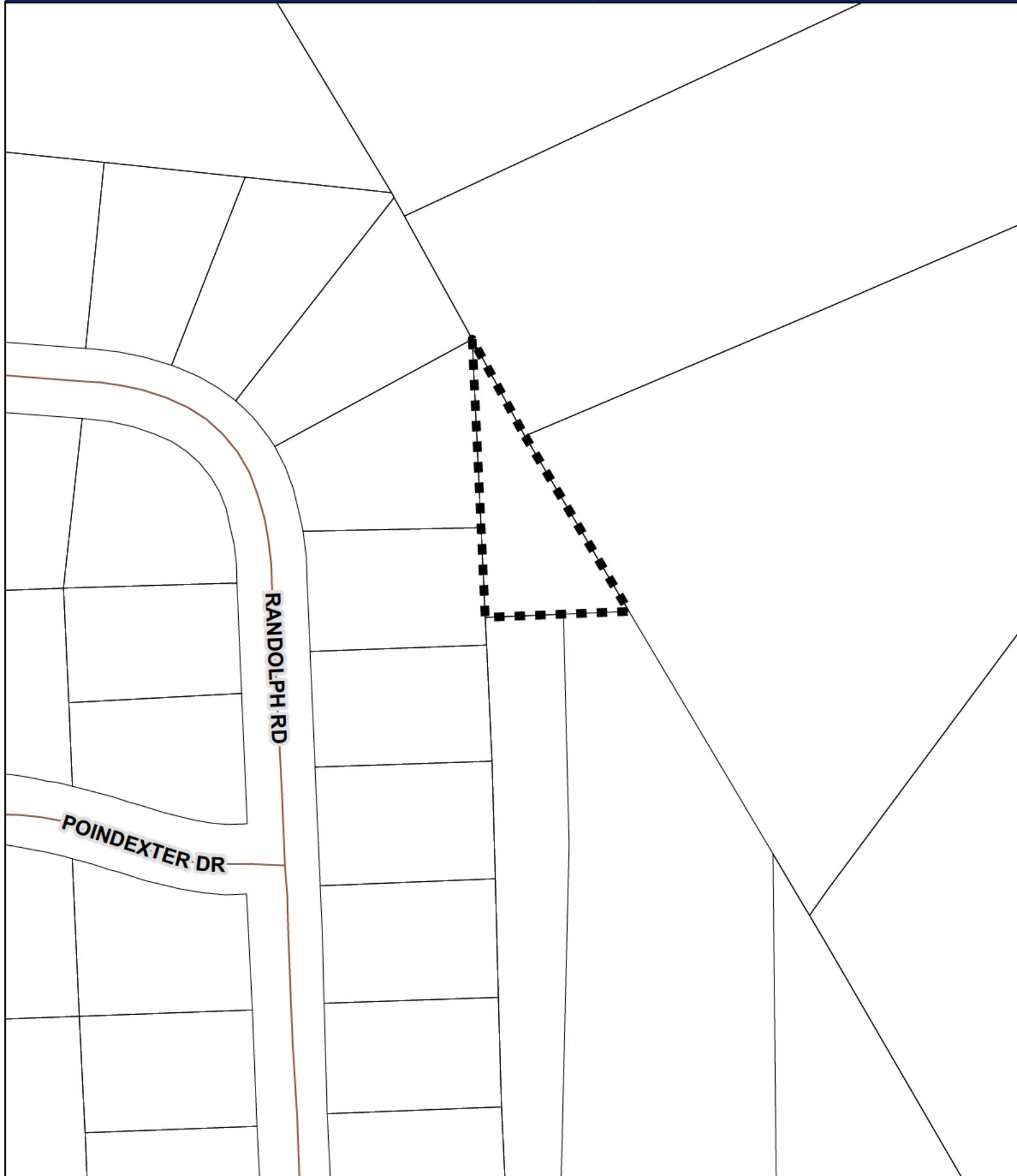
# Rezoning

Case Number: Z-2026-01  
Applicant: Gerald Faulkner  
5516 Randolph Rd



RANDOLPH RD

POINDEXTER DR







## **RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY WITH REGARD TO CASE #Z-2026-01**

**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 January 20, 2026, the Planning and Zoning Commission conducted a public hearing to consider a request to rezone approximately 0.35 +/- acres of property located at 5516 Randolph Rd (Cabarrus County Parcel Identification Number 56032836260000 ), owned by City of Kannapolis, from Cabarrus County Low Density Residential (LDR) to City of Kannapolis Office Institutional (OI) zoning district.

**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 “Complete Neighborhood 1” and the “Secondary Activity Center” 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.*

**Adopted this the 20<sup>th</sup> day of January, 2026:**

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Chris Puckett, Chair  
Planning and Zoning Commission

**Attest:**

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Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission



## RESOLUTION TO ZONE

**Case #Z-2026-01  
(5516 Randolph Road)**

**From Cabarrus County Low Density Residential (LDR) to  
City of Kannapolis Office Institutional (OI) 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, City Council shall make the final decision on the application; and

**WHEREAS**, the Commission conducted a public hearing on January 20, 2026, for consideration of rezoning petition Case #Z-2026-01 as submitted to the City of Kannapolis Planning Department; and

**WHEREAS**, the request was to rezone 0.35 +/- acres of property located at 5516 Randolph Road, (Cabarrus County Parcel Identification Number 56032836260000) owned by City of Kannapolis, from Cabarrus County Low Density Residential (LDR) to City of Kannapolis Office Institutional (OI) zoning district.

**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?**

Yes. This area is located within the "Complete Neighborhood 2" and "Secondary Activity Center" Character Areas as designated in the Move Kannapolis Forward 2030 Comprehensive Plan. The "Complete Neighborhood 2" promotes civic as one of the primary uses and the "Secondary Activity Center" has institutional/civic as one of the secondary uses.

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

No. The OI zoning designation is appropriate for the existing use as the location of a public water tank.

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

No. The property was recently annexed into the City of Kannapolis.

**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 OI zoning designation is compatible with existing and allowed uses on surrounding land. Surrounding uses are primarily single-family detached dwellings.

**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 has access to Randolph Rd via 30 ft right-of-way from Randolph Road. There is an existing water tank on the property and there is no development planned for the 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 zoning allows for a use that is compatible with existing adjacent residential uses. The surrounding properties are zoned Cabarrus County Low Density Residential (LDR) and Cabarrus County Office Institutional (OI).

**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. Any 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 Cabarrus County Low Density Residential (LDR) to City of Kannapolis Office Institutional (OI) Zoning Designation.

Adopted this the 20th day of January, 2026:

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Chris Puckett, Chair  
Planning and Zoning Commission

Attest:

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Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission



## Planning and Zoning Commission January 20, 2026 Meeting

### Staff Report

**TO:** Planning and Zoning Commission  
**FROM:** Elizabeth McCarty, Assistant Planning Director  
**SUBJECT:** **Case #CZ-2025-05: Conditional Zoning Map Amendment**  
**Applicant:** Wynnefield Forward, LLC

Request to conditionally rezone four properties located at a portion of 630 Irene Avenue, a portion of 1225 McLain Road, an Unaddressed parcel on Irene Avenue, and a portion of an Unaddressed parcel on Sweet Gum Street for a multifamily development.

#### **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 City Council shall have final decision-making authority. Any final decision rendered by the Commission may be appealed within fifteen (15) days to City Council.

#### **C. Background & Project Overview**

This case is continued from the December 16, 2025, meeting of the Planning and Zoning Commission. The applicant, Wynnefield Forward, LLC, is proposing to conditionally rezone 3.494 +/- combined acres from City of Kannapolis General Commercial (GC) and Residential 8 (R8) to Residential 18 (R18). The rezoning request includes four parcels, with differing ownership, located at a portion of 630 Irene Avenue, a portion of 1225 McLain Road, an Unaddressed parcel on Irene Avenue, and a portion of an Unaddressed parcel on Sweet Gum Street. They are further identified as Cabarrus County Parcel Identification Numbers 56230575500000, 56231527510000, 56230585720000, and 56230553870000.

The applicant is proposing a multifamily development with 52 units, clubhouse, and outdoor amenities including a picnic shelter and playground. Sections of the proposal involve the redevelopment of a brownfields site. The site is an active eligible project through the North Carolina Brownfields Program administered through NCDEQ.

If this rezoning request is approved, the applicant intends to subdivide the properties to align with the boundaries of this conditional zoning map amendment. The proposed development project has been approved for a wastewater allocation permit.

The applicant conducted the required neighborhood meeting for a conditional rezoning on October 27, 2025, at 6 p.m. The meeting was held at the Second Baptist Church, 807 Sweet Gum Street. A summary of the meeting is attached.

#### **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 “Complete Neighborhood 1” and “Suburban Activity 2” Character Areas as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. Most of the proposed development area is within the “Complete Neighborhood 1” Character Area which includes civic uses, single-family detached residential, and single-family attached residential as primary uses. Secondary uses include multifamily residential, neighborhood-serving retail, and small format office. Desired residential density in the “Complete Neighborhood 1” Character Area is 2-8 units/acre. Primary uses in the “Suburban Activity 2” Character Area include multifamily residential as well as retail and office. Secondary uses are institutional/civic, light manufacturing, and single-family attached residential. The desired residential density in the “Suburban Activity 2” Character Area is 6-16 units/acre. Both Characters Areas support multifamily. As shown on the rezoning plan, the residential density of the proposed development is 14.88 units/acre. Because of the subject property’s proximity to S. Cannon Boulevard and its accessibility to commercial activities and public transit, the density of this conditional rezoning request is consistent with the goals and objectives of the Plan.

**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.

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

No, existing zoning is appropriate for the area.

**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 rezoning for multifamily residential is compatible with neighboring uses. Adjacent uses include a place of worship, single-family residential, and vacant land including remnants of the former Villa Mobile Home Park.

**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, multifamily dwellings are a suitable use allowed under the requested R18-CZ zoning. The street network is in place, and wastewater allocation has been reserved for the proposed development. The property is in proximity to S. Cannon Boulevard and its commercial activity, retail, and services. The blue route of CK Rider transit runs along Cannon Boulevard. A public transit stop is at the intersection of S. Cannon Boulevard and Sweet Gum Street.

**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 proposed conditional rezoning for a 52-unit multifamily development results in a logical and orderly development pattern.

**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 subject properties are in the Lake Concord WS-IV Protected Area Watershed. A creek and the stream buffer are shown on the rezoning plan. Additionally, wetlands are indicated on the rezoning plan. Sections of the site redeveloped through the brownfields program will be coordinated with NCDEQ. 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 "Complete Neighborhood 1" and "Suburban Activity 2" 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 deny the petition as presented.

##### **Based on the request being consistent with the *2030 Plan*, staff recommends approval of Zoning Map Amendment Case #CZ-2025-05 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 18 (R18) zoning district. The intent of this rezoning submittal is to provide for a multifamily development.
2. The number of multifamily dwelling units shall not exceed 52 as depicted on the Rezoning Plan.
3. The development depicted on the Rezoning Plan is schematic in nature and is intended to show the general arrangement of such uses and improvements on the site. Accordingly, the ultimate

layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations, and they may be altered or modified in accordance with the City of Kannapolis Development Ordinance.

4. Perimeter buffer yards shall meet the requirements of the KDO. A Type A Buffer is required between the proposed multifamily dwelling use and vacant land zoned R8. A Type B Buffer is required adjacent to the church (civic/institutional use) and vacant land zoned General Commercial (GC).
5. Road right-of-way, 30 feet from centerline, shall be dedicated along Sweet Gum Street and Irene Avenue.
6. Irene Avenue shall be widened and improved according to the standards of the Land Development Standards Manual (LDSM) along the length of the property frontage. The full width of Irene Avenue shall be milled and surfaced along this same distance.
7. Sidewalk, curb, and gutter shall be provided along the property frontage on Irene Avenue according to the standards of the LDSM.
8. Sidewalk shall be installed along the frontage of S. Cannon Boulevard according to the standards of the LDSM.
9. A pedestrian trail/connection shall be provided through the stream buffer from the sidewalk on the west side of the proposed parking lot to future sidewalk on S. Cannon Boulevard.
10. The off-premise sign (billboard) at the intersection of S. Cannon Boulevard and Sweet Gum Street shall be removed.
11. A final site plan, in compliance with the applicable Kannapolis Development Ordinance standards, shall be submitted to and approved by City Staff prior to issuance of a Zoning Clearance permit.

## 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-2025-05, 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 "Complete Neighborhood 1" and "Suburban Activity 2" 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.

2. **Should the Commission choose to approve Case #CZ-2025-05, a motion should be made to adopt the Resolution to Zone.**

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

1. **Should the Commission choose to recommend denial of Case #CZ-2025-05, 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-2025-05 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 to deny Case #CZ-2025-05, a motion should be made to deny the Resolution to Zone.**

**I. Attachments**

1. Rezoning Application
2. Vicinity Map
3. Zoning Map
4. 2030 Future Land Use and Character Map
5. Site Plan
6. Neighborhood Meeting Information
7. Notice of Public Hearing
8. List of Notified Properties
9. Letter to Adjacent Property Owners
10. Posted Public Notice Sign
11. Resolution to Adopt a Statement of Consistency
12. Resolution to Zone

**J. Issue Reviewed By:**

- Planning Director
- Assistant City Manager



## 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: IRENE AVENUE, KANNAPOLIS, NC

Applicant: WYNNEFIELD FORWARD, LLC

Proposed development: WE WOULD LIKE TO RESPECTFULLY REQUEST TO REZONE THE PROPERTY FROM R8 AND GC TO R1B CONDITIONAL TO PERMIT THE PROPOSED 52 UNIT MULTIFAMILY COMMUNITY

### 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: \_\_\_\_\_

C. Craig Stone



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: WYNFIELD FORWARD, LLC

Address: PO Box 566

JAMESTOWN, NC 27282

Phone: 336.625.7641

Email: [REDACTED]

### Property Owner Contact Information same as applicant

Name: THE CITY OF KANNAPOLIS NORTH CAROLINA

Address: 401 LAUREATE WAY

KANNAPOLIS, NC 28081

Phone: [REDACTED]

Email: [REDACTED]

### Project Information

Project Address: IRENE AVENUE, KANNAPOLIS, NC

Parcel: 56231527510000 # of parcels: 1 Approx. size of parcels: 8.045 +/- Ac  
(attach separate list if necessary)

Current Zoning Designation: Select R8 Requested Zoning Designation: R1B CONDITIONAL

Reason for map amendment: WE WOULD LIKE TO RESPECTFULLY REQUEST TO REZONE  
THE PROPERTY FROM R8 TO R1B CONDITIONAL TO PERMIT THE  
PROPOSED 52 UNIT MULTIFAMILY COMMUNITY

Condition(s) proposed by the applicant (attach separate sheet if necessary): - MAXIMUM 52 UNITS

*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



Date

Property Owner Signature

Date



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: WYNFIELD FORWARD, LLC

Address: PO Box 566

JAMESTOWN, NC 27282

Phone: 336.625.7641

Email: [REDACTED]

### Property Owner Contact Information same as applicant

EDDIE B DURHAM ESTATE

Name: CONNIE G DURHAM ESTATE

Address: 708 MCCLAIN ROAD

KANNAPOLIS, NC 28083

Phone: 704.796.6470

Email: [REDACTED]

### Project Information

Project Address: 630 Tropic Avenue

Parcel: 50 23055 3870000 # of parcels: 1 Approx. size of parcels: 1.864+ acres  
(attach separate list if necessary)

Current Zoning Designation: Select GC Requested Zoning Designation: R-1B Conditional

Reason for map amendment: We would like to respectfully request to rezon  
from to R-1B Conditional to allow for our proposed  
52 unit multifamily community

Condition(s) proposed by the applicant (attach separate sheet if necessary): MAXIMUM OF 52 UNITS

*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.*

J. and R. Forward  
Applicant Signature

B. G. Durham

Date

Connie G. Durham  
Property Owner Signature

4/15/25

Date

# KANNAPOLIS

## CONDITIONAL ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

### Applicant Contact Information

Name: WYNNEFIELD FORWARD, LLC

Address: Po Box 566

JAMES TOWNS, NC 27282

Phone: 336.625.7641

Email: 

### Property Owner Contact Information same as applicant

Name: SECOND BAPTIST CHURCH

Address: 425 DAK AVENUE

KANNAPOLIS, NC 28081

Phone: 704.490.1370

Email: 

### Project Information

Project Address: 630 -IRENE AVENUE  
56230575500000

Parcel: 56230585720000 # of parcels: 2 Approx. size of parcels: 1.07+/- Ac  
(attach separate list if necessary)

Current Zoning Designation: Select R8 Requested Zoning Designation: R18 CONDITIONAL

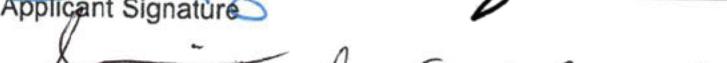
Reason for map amendment: WE WOULD LIKE TO RESPECTFULLY REQUEST TO REZONE  
FROM R8 TO R18 CONDITIONAL TO ALLOW FOR OUR PROPOSED  
52 UNIT MULTIFAMILY COMMUNITY.

Condition(s) proposed by the applicant (attach separate sheet if necessary): - MAXIMUM OF 52 UNITS

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

Date

  
Property Owner Signature

Date



# Vicinity Map

Case Number: CZ-2025-05

Applicant: Wynnefield Forward, LLC



Part of 56230553870000, Part of 56230575500000, Part of 56231527510000, and all of 56230585720000





# Kannapolis Current Zoning

Case Number: CZ-2025-05

Applicant: Wynnefield Forward, LLC



Part of 56230553870000, Part of 56230575500000, Part of 56231527510000, and all of 56230585720000





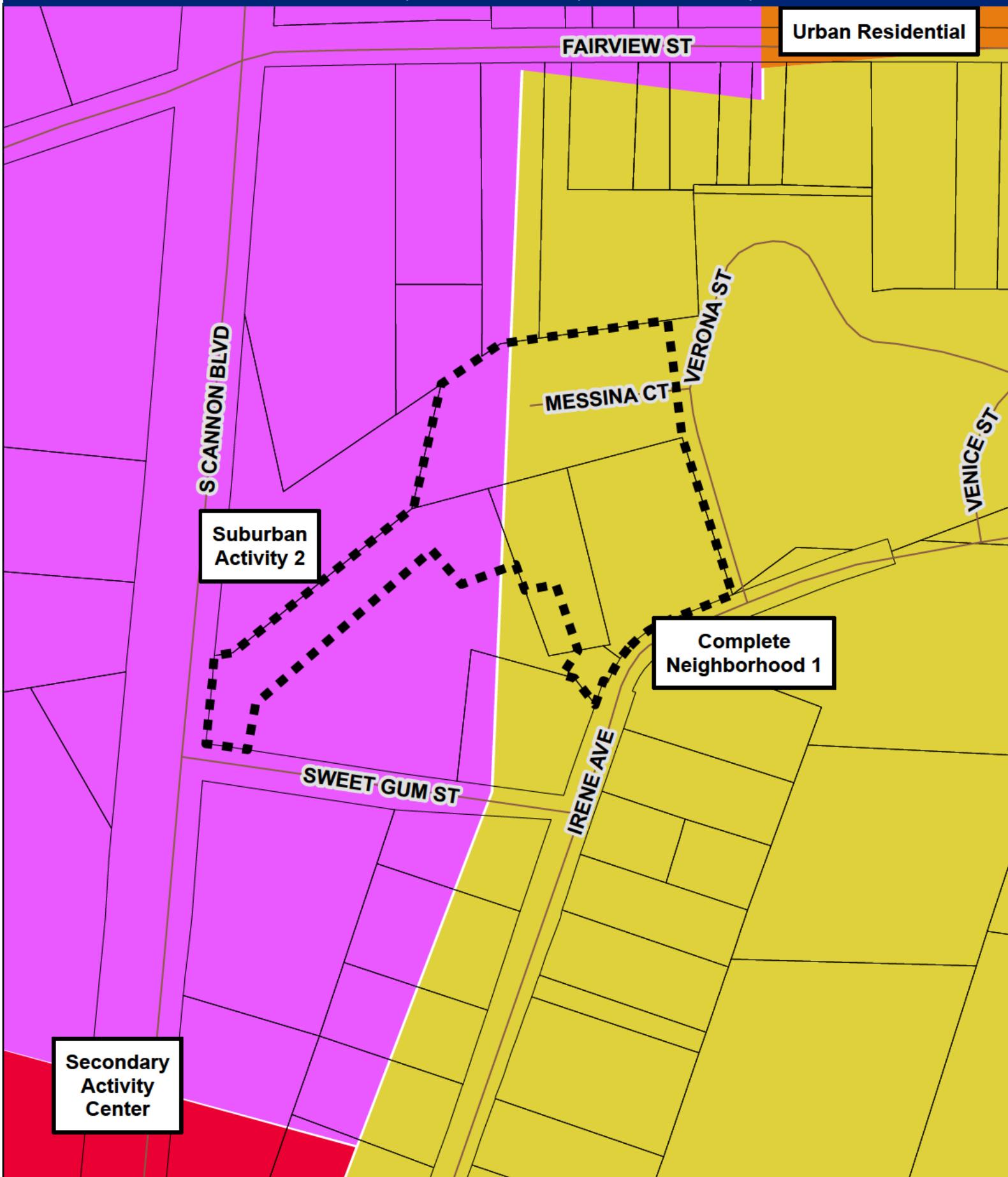
# Kannapolis 2030 Future Land Use Map

Case Number: CZ-2025-05

Applicant: Wynnefield Forward, LLC



Part of 56230553870000, Part of 56230575500000, Part of 56231527510000, and all of 56230585720000





**NEIGHBORHOOD MEETING**  
*Notice to Interested Parties of a Rezoning Petition*  
**DATE OF NOTICE: October 15, 2025**

**SUBJECT:** Conditional Zoning Map Amendment

**APPLICANT/DEVELOPER:** Wynnefield Forward, LLC, Davis Ray

**CURRENT LAND USE:** Vacant

**EXISTING ZONING:** R8 & GC

**ZONING REQUESTED:** R18 Conditional Zoning

**DATE/TIME OF MEETING:** October 27, 2025 at 6:00pm

**LOCATION OF MEETING:** Second Baptist Church (807 Sweet Gum Street, Kannapolis, NC)

**Purpose of the Meeting**

Wynnefield Forward, LLC is a North Carolina based real estate development firm dedicated to developing and managing quality housing throughout the state. We are proposing to rezone the property in the attached map to allow the development of our proposed 52-unit multifamily community. We would like to know how you, as a local area resident, feel regarding our proposed facility being located in your area. This letter is to serve as notification of our request to rezone this property to accommodate our proposed development. Examples of our past projects will be provided at the meeting. We are available by telephone (336) 822-0765 and will be happy to meet with you personally should you choose to consider this matter. We look forward to your feedback.

**Background and Summary of Request**

Wynnefield Forward, LLC was awarded a tax credit award from the North Carolina Housing Finance Agency for this particular site in 2020. Due to some of the existing site conditions we had to ultimately update and change our site plan on multiple occasions. As the Kannapolis Development Ordinance (KDO) is currently designating this area, the zoning will not allow for our development as it previously would have. That said, our group is working to continue moving forward with the development and ongoing management of a 3.07 +/- acre site located adjacent to 630 Irene Avenue, Kannapolis, NC (map attached). Our proposed design will be based on previous developed properties that have been very successful and well received by their communities. This proposed community will be attractive, well designed and constructed to very high standards and the landscaping details will be extensive. Our property management firm, Wynnefield Management, LLC, with over 30 years' experience will provide assurance of a well-maintained community.





## **Citizens Information Meeting Report**

Irene Avenue, Kannapolis, NC

Submitted by: Wynnefield Forward, LLC

City of Kannapolis  
Maple Ridge (Irene Avenue) Rezoning Case  
Wynnefield Forward, LLC

**Report**  
**Citizen Information Meeting**  
**Held October 27, 2025**

The meeting was held at the Second Baptist Church of Kannapolis (807 Sweet Gum Street), which is in close proximity to the site. The meeting consisted of neighbors from throughout the community as well as a Wynnefield Forward, LLC representative. Those in attendance are detailed on the sign in sheet provided at the meeting (ATTACHMENT 1).

Also in attendance was Davis Ray of Wynnefield Forward, LLC making the presentation.

A notification letter dated and mailed on October 15, 2025 was sent to 22 parties as supplied by the Kannapolis Planning Department. The list of parties/addresses to which it was mailed is labeled as Attachment 2. The notification letter is attached as Attachment 3.

Wynnefield Forward, LLC. displayed two easels which included a preliminary site plan layout and a photo of existing buildings (Kirkwood Crossing) to provide examples of the building materials and quality. All presentation easels were 24" X 36". Both presentation pieces are provided as Attachment 4.

Mr. Ray opened the meeting with a brief introduction and welcomed each of the attendees. He then went on to inform the attendees the purpose of the meeting and welcomed any and all questions and conversation regarding the proposed use. Once the information regarding the proposed project had been given, Mr. Ray proceeded to give some background of the company and their history in development, construction and property management.

After discussing the proposed use and the company's plans for development on the site, Mr. Ray reinforced the fact that all of the plans currently in place were preliminary and no development would proceed without approval through all of the appropriate channels with the City of Kannapolis.

The meeting was then opened up to the citizens and attendees for questions/comments:

- *What is the timeline for this project to start construction?* Our plan currently is to close our financing by the 6<sup>th</sup> month of next year which would allow us to start construction. We anticipate 18 month building time for this project.
- *Will you have staff on site to manage the property?* Yes, this project will have a designated site manager and maintenance technician specific to this site. Office hours for both will be posted once the project is open.
- *Do you have only 1 access point?* We have 1 access point shown on our proposal at this time (Off Irene Avenue behind the church). The residual acreage fronting Cannon would not be used for access
- *Who decides the number of units?* Our firm decides which unit count makes the most sense. Unfortunately with this site we have had to reduce the unit count for this project because of the contaminated soils.
- *Can you tell us more about the contaminated soils?* As you all may or may not be aware, there were activities on this site from years' past that resulted in some debris being buried. Some of those contained contaminated materials which is why we are moving through the Brownfields' program to allow us to mitigate the damages and develop the site.
- *What do you mean by Brownfields'?* It is a designation process administered by the North Carolina Department of Environmental Quality. They also manage and dictate the requirements we must put in place to ensure the safety of all employees, tenants and visitors.
- *Will the buildings all be 3-story?* At this time that is what we have proposed, yes.
- *How will you manage the water on the property? Do you have a pond?* At this time we are showing an underground stormwater management device to help us manage the restriction of available land. (the map indicates the area)
- *How does that impact the neighboring properties?* Local and state governments require certain systems put in place to manage the entirety of the site and ensuring any water runoff will not negatively impact any of the adjacent/neighboring parcels. This will be done through a multi-step review process.
- *What is the price range?* We are currently proposing around \$400-1125 per unit.

- *How will you manage the traffic on the site and keep some of the crime out of the neighborhood?* Our on-site management team works to monitor activity on the site and will work in partnership with the Kannapolis Police Department
- *How do people apply?* We will advertise all of the details of the application process as we near the completion of construction are about 90 days from moving tenants in. The process consists of internal reviews of every applicant which include meeting the requirements of both our lease and tenant selection policy. Our process also includes a multi-level background (credit and criminal screening) which includes local, state and federal.
- *Is this a Section 8 Housing community?* Our project does not receive any project designated on-going subsidies. We are a Low Income Housing Tax Credit community which means we receive a portion of our financing through the sell of Tax Credits allowing us to write our rents down to target those driving the workforce of the community. Additionally, all tenants in our communities must provide proof of income.
- *I really think this project will be good for our neighborhood and our Chruch.* We appreciate the support and will do the best to earn the respect of the neighborhood. I will be the best point of contact for all of you if anything comes up between now and the time the project is in place. We are a company built on relationships and want to uphold the integrity of our company while providing the best possible outcome for the community. If there is ever a question or concern all of you are welcome to reach out to me directly.
- *Will apartments be handicap accessible?* Yes, we reserve 10% of our units to meet full ADA accessibility. Additionally, the ground floor units will be adaptable.
- *Do you have any other properties in Kannapolis?* We do – we own and manage the Autumn Crest community off Sears Street and are under construction on the Coldwater Ridge II community

The meeting adjourned around 7:00 pm.

Submitted by

Wynnefield Forward, LLC

## **Maple Ridge (Irene Avenue, Kannapolis, NC}**

Monday, October 27, 2025 | Second Baptist Church (Kannapolis, NC)  
Sign In Sheet

PIN14	OLDPIN	PropertyRe	AcctName1	AcctName2	MailAddr1	MailAddr2	MailCity	MailState	MailZipCod
56230504900000	5623050490.00000000	04-036-0166.30	614 S CANNON BLVD (KANNAPOLIS) LLC	GALLIFREYNC LLC	C/O DAVITAL INC	PO BOX 3046	FEDERAL WAY	WA	98063
56230575500000	5623057550.00000000	04-073-0023.00	SECOND BAPTIST CHURCH		C/O GARY SCOGGINS	425 OAK AVENUE	KANNAPOLIS	NC	28081
56230540670000	5623054067.00000000	04-073-0019.00	COOK OUT KANNAPOLIS INC		PO BOX 698		THOMASVILLE	NC	27361
56231523070000	5623152307.00000000	04-073-0051.00	SCOGGINS KENNETH W	SCOGGINS SHARON D WF	285 PAULOWNIA DR		CHINA GROVE	NC	28023
56231527510000	5623152751.00000000	04-073-0025.00	THE CITY OF KANNAPOLIS NORTH CAROLINA		401 LAUREATE WAY		KANNAPOLIS	NC	28081
56230581650000	5623058165.00000000	04-073-0055.00	JRJC NEIGHBORHOOD IMPROVEMENT LLC		1107 EDGEWOOD AVE		KANNAPOLIS	NC	28081
56230585720000	5623058572.00000000	04-073-0022.00	SECOND BAPTIST CHURCH		C/O GARY SCOGGINS	425 OAK AVENUE	KANNAPOLIS	NC	28081
56230560340000	5623056034.00000000	04-073-0017.10	ALL 4 U HOMES LLC		4177 OLIVIA LN		ROCKWELL	NC	28138
56230408030000	5623040803.00000000	04-072-0105.50	KANNAPOLIS SHOPPING CENTER		160 MINE LAKE CT STE 200		RALEIGH	NC	27615
56230561740000	5623056174.00000000	04-073-0018.00	JONES DUSTIN MELBURN		3121 DRUMSTAND RD		STONY POINT	NC	28678
56230572390000	5623057239.00000000	04-073-0021.00	FOUR LANE BAPTIST MISSION	D/B/A SECOND BAPTIST CHURCH	C/O GARY SCOGGINS	425 OAK AVE	KANNAPOLIS	NC	28081
56230525030000	5623052503.00000000	04-036-0166.20	GARDENS PARADISE HOMES LLC		2087 W 76TH ST		HIALEAH	FL	33016
56230579100000	5623057910.00000000	04-073-0027.00	ADAMSKI MICHAEL		808 FAIRVIEW ST		KANNAPOLIS	NC	28083
56230592310000	5623059231.00000000	04-073-0054.00	SWEENEY NICKOLAS J		701B IRENE AVE		KANNAPOLIS	NC	28083
56230578960000	5623057896.00000000	04-073-0028.00	MARTINEZ MANUEL GERMAN BARRERA		1500 KINGSTON DR		KANNAPOLIS	NC	28083
56230547940000	5623054794.00000000	04-036-0158.00	JUNIPER PROPERTIES LLC		122 AVALON DR STE G		SALISBURY	NC	28146
56230591530000	5623059153.00000000	04-073-0054.10	HOUSES TO HOMES LLC		1107 EDGEWOOD AVE		KANNAPOLIS	NC	28081
56230545710000	5623054571.00000000	04-073-0026.00	SUTHERLAND'S RENTALS 115	SHAMROCK LLC	P O BOX 1317		TROUTMAN	NC	28166
56230522280000	5623052228.00000000	04-036-0161.00	DURHAM EDDIE B ESTATE	DURHAM CONNIE G ESTATE	708 MCLAIN RD		KANNAPOLIS	NC	28083
56230553870000	5623055387.00000000	04-073-0020.00	DURHAM EDDIE B ESTATE	DURHAM CONNIE G ESTATE	708 MCLAIN RD		KANNAPOLIS	NC	28083
56230580680000	5623058068.00000000	04-073-0057.00	D & E LIMITED LLC		3140 CHELWOOD DR NW		CONCORD	NC	28027
56230593610000	5623059361.00000000	04-073-0053.00	BRYANT DOLPHUS III		627 IRENE AVE		KANNAPOLIS	NC	28083



**NEIGHBORHOOD MEETING**  
*Notice to Interested Parties of a Rezoning Petition*  
**DATE OF NOTICE: October 15, 2025**

**SUBJECT:** Conditional Zoning Map Amendment

**APPLICANT/DEVELOPER:** Wynnefield Forward, LLC

**CURRENT LAND USE:** Vacant

**EXISTING ZONING:** R8 & GC

**ZONING REQUESTED:** R18 Conditional Zoning

**DATE/TIME OF MEETING:** October 27, 2025 at 6:00pm

**LOCATION OF MEETING:** Second Baptist Church (807 Sweet Gum Street, Kannapolis, NC)

**Purpose of the Meeting**

Wynnefield Forward, LLC is a North Carolina based real estate development firm dedicated to developing and managing quality housing throughout the state. We are proposing to rezone the property in the attached map to allow the development of our proposed 52-unit multifamily community. We would like to know how you, as a local area resident, feel regarding our proposed facility being located in your area. This letter is to serve as notification of our request to rezone this property to accommodate our proposed development. Examples of our past projects will be provided at the meeting. We are available by telephone (336) 822-0765 and will be happy to meet with you personally should you choose to consider this matter. We look forward to your feedback.

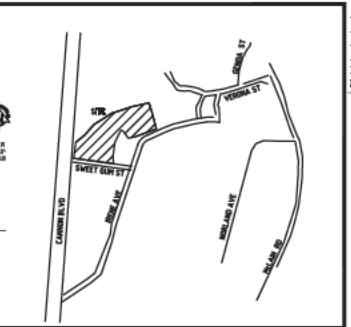
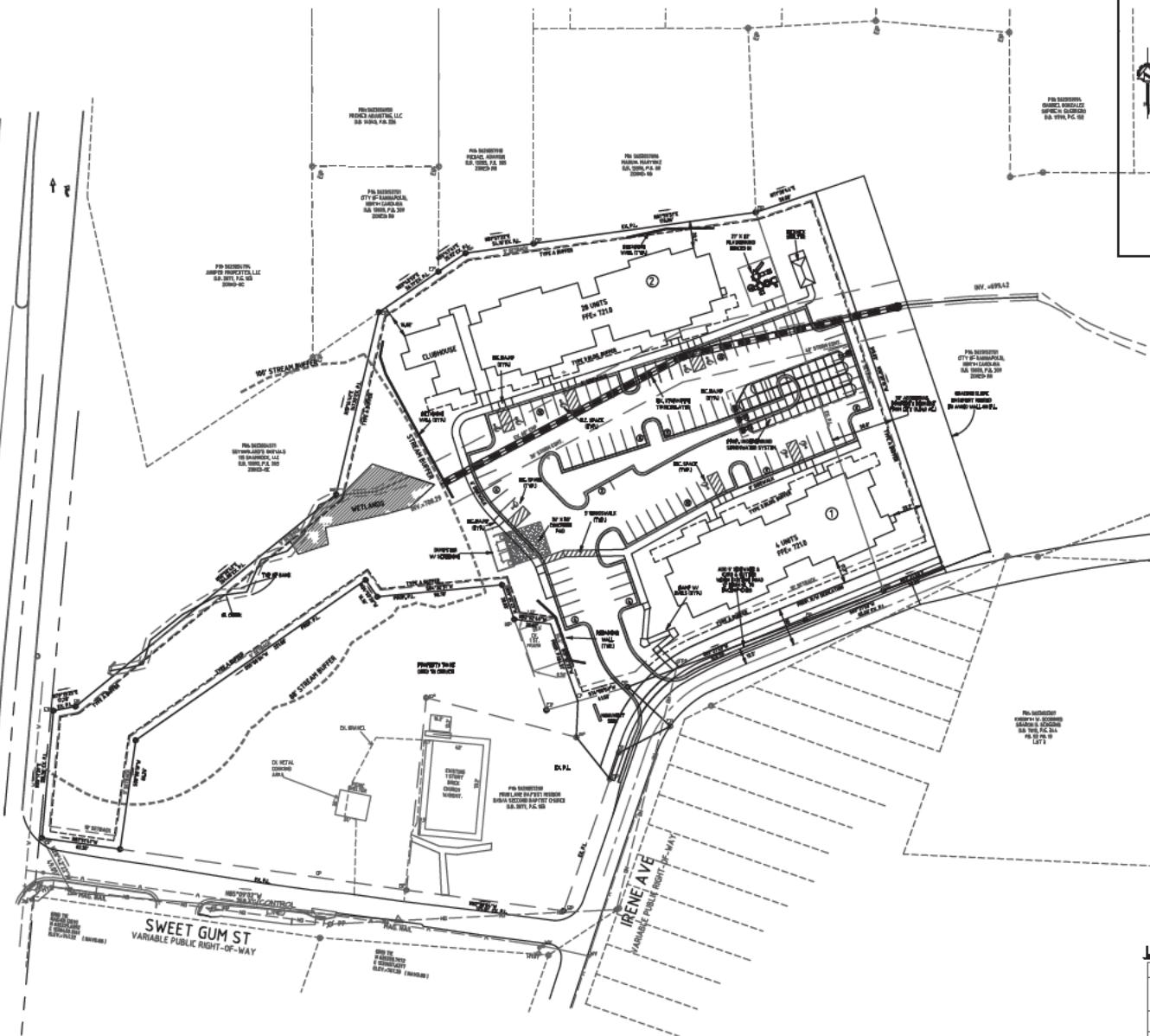
**Background and Summary of Request**

Wynnefield Forward, LLC was awarded a tax credit award from the North Carolina Housing Finance Agency for this particular site in 2020. Due to some of the existing site conditions we had to ultimately update and change our site plan on multiple occasions. As the Kannapolis Development Ordinance (KDO) is currently designating this area, the zoning will not allow for our development as it previously would have. That said, our group is working to continue moving forward with the development and ongoing management of a 3.07 +/- acre site located adjacent to 630 Irene Avenue, Kannapolis, NC (map attached). Our proposed design will be based on previous developed properties that have been very successful and well received by their communities. This proposed community will be attractive, well designed and constructed to very high standards and the landscaping details will be extensive. Our property management firm, Wynnefield Management, LLC, with over 30 years' experience will provide assurance of a well-maintained community.





S. CANNON BLVD / US 29  
100' PUBLIC RIGHT-OF-WAY



VICINITY MAP  
N.T.S.

MAPLE RIDGE  
APARTMENTS  
IRENE AVE  
TOWNSHIP 4, CABARRUS COUNTY  
KANNAPOLIS, NORTH CAROLINA

**BWA**  
Engineers  
Planners  
Surveyors  
Jewett, Wade and Associates, P.A.  
111 Bogue Street, Suite 100, Concord, NC 28027-4020  
(704) 875-0800, Fax: (704) 875-3752  
Email: BWA@BWA-NC.COM  
Web: WWW.BWA-NC.COM  
U.C. License #2856

**PRELIMINARY  
DRAWING  
NOT FOR  
CONSTRUCTION**

**SITE INFO**  
TOTAL AREA: 3.382 AC  
INCLUDES 0.340 AC FROM CITY  
R/W DEDICATION: 0.114 AC - PC  
TOTAL AREA: 3.268 AC  
ZONED: 5A  
5A2020NT70000  
5A2020NT50000  
5A2020NT50000  
BEME AVENUE  
52' 0"  
B-4  
EX. 200'0"  
PROP. BOUNDARIES  
MAX DENSITY: 16 UNITS PER ACRE  
REG. HOME PARKING: 92 (15' X 30') PER UNIT  
BEDROOM PARKING: 48 (15' X 8' ROOMS) + 15' X 34' - TWO Bdrm  
PROP. PARKING: 60

**DIMENSIONAL STANDARDS**

LOT	MAX DENSITY	# UNITS PER ACRE
	MAX DENSITY	16 UNITS PER ACRE
	SURFACE DATA	6.5
	SETBACKS & PERMIT	
	FRONT	10'
	SIDE	5'
	REAR	5'
	MAX HEIGHT	80'

**LANDSCAPE REQUIREMENTS**

TYPE	MIN. DIST.	OPTION 1	OPTION 2
TYPE A	4'	8' ACRES CAMPY TREES, 4' ACRES UNDERSTORY TREES PER 100 LF	2 ACRES CAMPY TREES, 16 ACRES UNDERSTORY TREES, 10' ACRES PER 100 LF
TYPE B (LOW)	10'	1 HAMMANTAL BREEZ PER 30 LF	-
STRIPE YARD WIDE AHEAD	5'	1 HAMMANTAL BREEZ PER 2 LF	-

**GRAPHIC SCALE**  
0' 15' 30' 45' 60' 75' 90' 105' 120'  
T = 30'

**SKETCH BLDG  
IRENE AVE.**

FILE NO: C-1 (Maple Ridge Apartments)\\Sketch  
DRAWING SCALE: T=30'  
PLAN SHEET NO: C-1

**C-1**

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## CITY OF KANNAPOLIS

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**MEMORANDUM**

**TO:** **Amanda Boan**  
*The Independent Tribune*  
**FROM:** Gabriela Wilkins, Planning Technician  
**DATE:** December 1, 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, December 4, 2025  
Thursday, December 11, 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, December 16, 2025, at 6:00 pm**

**Conditional Zoning Map Amendment – CZ-2025-05 – A portion of 630 Irene Avenue, a portion of 1225 McLain Road, an Unaddressed parcel on Irene Avenue, and a portion of an Unaddressed parcel on Sweet Gum Street –** Public Hearing to consider a request to conditionally rezone properties located at a portion of 630 Irene Avenue, a portion of 1225 McLain Road, an Unaddressed parcel on Irene Avenue, and a portion of an Unaddressed parcel on Sweet Gum Street from City of Kannapolis Residential 8 (R8) zoning district and City of Kannapolis General Commercial (GC) zoning district to City of Kannapolis Residential 18-Conditional Zoning (R18-CZ) zoning district to allow for a 52-unit multifamily development. The subject properties are approximately 3.494 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 56230575500000, 56231527510000, 56230585720000, and 56230553870000.

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	MailAddr2	MailCity	MailState	MailZipCod
56230504900000	SADWITH INDUSTRIES CO		1 CHANNEL DR UNIT 1104	ATTH: GEOFFREY SADWITH	MONMOUTH BCH	NJ	07750
56230575500000	SECOND BAPTIST CHURCH		C/O GARY SCOGGINS	425 OAK AVENUE	KANNAPOLIS	NC	28081
56230579100000	ADAMSKI MICHAEL		808 FAIRVIEW ST		KANNAPOLIS	NC	28083
56230589280000	ROMERO RUBEN DARIO		2491 WILLOW POND LN SE		CONCORD	NC	28025
56231523070000	SCOGGINS KENNETH W	SCOGGINS SHARON D WF	285 PAULOWNIA DR		CHINA GROVE	NC	28023
56230540670000	COOK OUT KANNAPOLIS INC		PO BOX 698		THOMASVILLE	NC	27361
56230589870000	ADAM INVESTMENTS LLC		2212 MAGNOLIA BLOSSOM WAY		CHARLOTTE	NC	28211
56230589870000	ADAM INVESTMENTS LLC		2212 MAGNOLIA BLOSSOM WAY		CHARLOTTE	NC	28211
56230569500000	AMERICAN PROPERTY GROUP LLC		7822 KNOX RIDGE RD		HUNTERSVILLE	NC	28078
56230581650000	JRJC NEIGHBORHOOD IMPROVEMENT LLC		1107 EDGEWOOD AVE		KANNAPOLIS	NC	28081
56230585720000	SECOND BAPTIST CHURCH		C/O GARY SCOGGINS	425 OAK AVENUE	KANNAPOLIS	NC	28081
56230599380000	ADAM INVESTMENTS LLC		2212 MAGNOLIA BLOSSOM WAY		CHARLOTTE	NC	28211
56230599380000	ADAM INVESTMENTS LLC		2212 MAGNOLIA BLOSSOM WAY		CHARLOTTE	NC	28211
56230522280000	DURHAM EDDIE B ESTATE	DURHAM CONNIE G ESTATE	708 MCLAIN RD		KANNAPOLIS	NC	28083
56230547940000	JUNIPER PROPERTIES LLC		122 AVALON DR STE G		SALISBURY	NC	28146
56230578960000	MARTINEZ MANUEL GERMAN BARRERA		1500 KINGSTON DR		KANNAPOLIS	NC	28083
56230599880000	ADAM INVESTMENTS LLC		2212 MAGNOLIA BLOSSOM WAY		CHARLOTTE	NC	28211
56230599880000	ADAM INVESTMENTS LLC		2212 MAGNOLIA BLOSSOM WAY		CHARLOTTE	NC	28211
56230525030000	GARDENS PARADISE HOMES LLC		2087 W 76TH ST		HIALEAH	FL	33016
56230561740000	JONES DUSTIN MELBURN		3121 DRUMSTAND RD		STONY POINT	NC	28678
56230572390000	FOUR LANE BAPTIST MISSION	D/B/A SECOND BAPTIST CHURCH	C/O GARY SCOGGINS	425 OAK AVE	KANNAPOLIS	NC	28081
56230591530000	HOUSES TO HOMES LLC		1107 EDGEWOOD AVE		KANNAPOLIS	NC	28081
56230592310000	SWEENEY NICKOLAS J		701B IRENE AVE		KANNAPOLIS	NC	28083
56231527510000	THE CITY OF KANNAPOLIS NORTH CAROLINA		401 LAUREATE WAY		KANNAPOLIS	NC	28081
56230545710000	SUTHERLAND'S RENTALS 115	SHAMROCK LLC	P O BOX 1317		TROUTMAN	NC	28166
56230553870000	DURHAM EDDIE B ESTATE	DURHAM CONNIE G ESTATE	708 MCLAIN RD		KANNAPOLIS	NC	28083
56230580680000	D & E LIMITED LLC		3140 CHELWOOD DR NW		CONCORD	NC	28027
56230593610000	BRYANT DOLPHUS III		627 IRENE AVE		KANNAPOLIS	NC	28083
56230408030000	KANNAPOLIS SHOPPING CENTER		160 MINE LAKE CT STE 200		RALEIGH	NC	27615
56231509180000	CAROLINA PROPERTY HOLDINGS I LLC		313 S MAIN ST STE 100		KANNAPOLIS	NC	28081



December 1, 2025

Dear Property Owner:

**Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Tuesday, December 16, 2025, at 6:00 PM, at 401 Laureate Way, Kannapolis, NC for the following case:**

**CZ-2025-05 – Conditional Zoning Map Amendment** – A portion of 630 Irene Avenue, a portion of 1225 McLain Road, an Unaddressed parcel on Irene Avenue, and a portion of an Unaddressed parcel on Sweet Gum Street.

The purpose of this Public Hearing is to consider a request to conditionally rezone properties located at 630 Irene Avenue, a portion of 1225 McLain Road, an Unaddressed parcel on Irene Avenue, and a portion of an Unaddressed parcel on Sweet Gum Street from City of Kannapolis Residential 8 (R8) zoning district and City of Kannapolis General Commercial (GC) zoning district to City of Kannapolis Residential 18-Conditional Zoning (R18-CZ) zoning district. The conditional rezoning request is to allow for a 52-unit multifamily development. The subject properties are approximately 3.494 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 56230575500000, 56231527510000, 56230585720000, and 56230553870000 (see reverse side of this letter for a map showing the location of properties).

**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 704.920.4362 or [emccarty@kannapolisnc.gov](mailto:emccarty@kannapolisnc.gov).

Sincerely,

Elizabeth L. McCarty, AICP  
Assistant Planning Director

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.



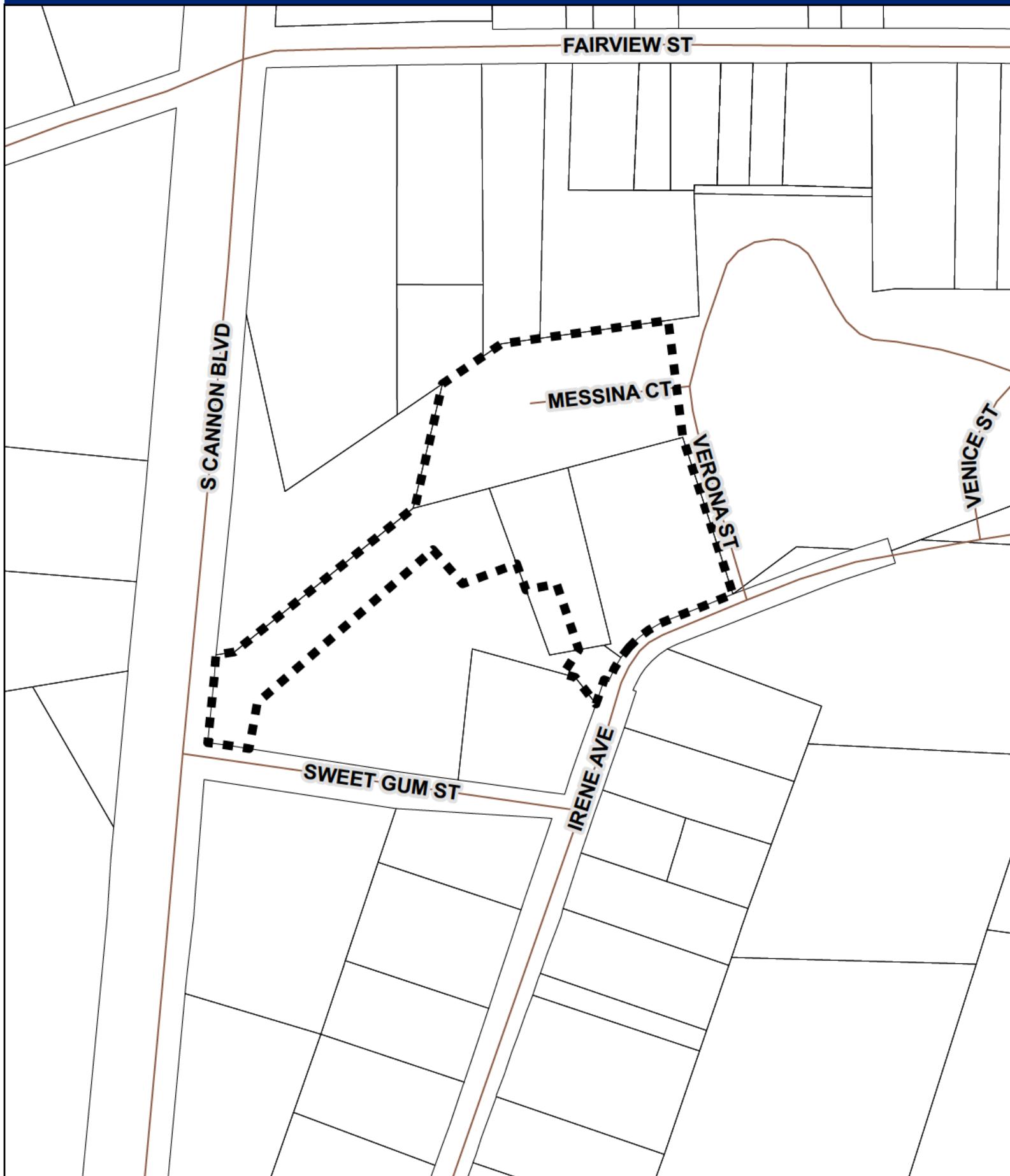
# Conditional Rezoning

Case Number: CZ-2025-05

Applicant: Wynnefield Forward, LLC



Part of 56230553870000, Part of 56230575500000, Part of 56231527510000, and all of 56230585720000





**PLANNING**

**ZONING**

**COMMISSION  
PUBLIC HEARING  
INFORMATION  
CALL 704-920-4350  
CASE #CZ-2025-05**



**PLANNING**

**ZONING**

**COMMISSION**

**PUBLIC HEARING  
INFORMATION**

**CALL 704-920-4350**

**CASE #CZ-2025-05**



## **RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY WITH REGARD TO CASE #CZ-2025-05**

**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 December 16, 2025, and January 20, 2026, the Planning and Zoning Commission conducted a public hearing to consider a request to rezone approximately 3.494 +/- combined acres of property located at a portion of 630 Irene Avenue, a portion of 1225 McLain Road, an Unaddressed parcel on Irene Avenue, and a portion of an Unaddressed parcel on Sweet Gum Street (Cabarrus County Parcel Identification Numbers 56230575500000, 56231527510000, 56230585720000, and 56230553870000), as petitioned by Wynnefield Forward, LLC, and owned by Second Baptist Church, The City of Kannapolis North Carolina, and the Eddie B. Durham Estate and Connie G. Durham Estate, from City of Kannapolis Residential 8 (R8) and City of Kannapolis General Commercial (GC) to City of Kannapolis Residential 8-Conditional Zoning (R8-CZ) zoning designation;

**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 “Complete Neighborhood 1” and “Suburban Activity 2” 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 20th day of January 2026:**

---

Chris Puckett, Chairman  
Planning and Zoning Commission

**Attest:**

---

Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission



## RESOLUTION TO ZONE

### Case #CZ-2025-05

**(A portion of 630 Irene Avenue, a portion of 1225 McLain Road, an Unaddressed parcel on Irene Avenue, and a portion of an Unaddressed parcel on Sweet Gum Street)**

**From City of Kannapolis Residential 8 (R8) and City of Kannapolis General Commercial (GC) to  
City of Kannapolis Residential 18-Conditional Zoning (R18-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 December 16, 2025, and January 20, 2026, for consideration of rezoning petition Case #CZ-2025-05 as submitted to the City of Kannapolis Planning Department; and

**WHEREAS**, the request was to rezone 3.494 +/- combined acres of property located at a portion of 630 Irene Avenue, a portion of 1225 McLain Road, an Unaddressed parcel on Irene Avenue, and a portion of an Unaddressed parcel on Sweet Gum Street (Cabarrus County Parcel Identification Numbers 56230575500000, 56231527510000, 56230585720000, and 56230553870000), as petitioned by Wynnefield Forward, LLC, and owned by Second Baptist Church, The City of Kannapolis North Carolina, and the Eddie B. Durham Estate and Connie G. Durham Estate, from City of Kannapolis Residential 8 (R8) and City of Kannapolis General Commercial (GC) to City of Kannapolis Residential 8-Conditional Zoning (R8-CZ) zoning designation; and

**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 "Complete Neighborhood 1" and "Suburban Activity 2" Character Areas as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. Most of the proposed development area is within the "Complete Neighborhood 1" Character Area which includes civic uses, single-family detached residential, and single-family attached residential as primary uses. Secondary uses include multifamily residential, neighborhood-serving retail, and small format office. Desired residential density in the "Complete Neighborhood 1" Character Area is 2-8 units/acre. Primary uses in the "Suburban Activity 2" Character Area include multifamily residential as well as retail and office. Secondary uses are institutional/civic, light manufacturing, and single-family attached residential. The desired residential density in the "Suburban Activity 2" Character Area is 6-16 units/acre. Both Characters Areas support multifamily. As shown on the rezoning plan, the residential

**RESOLUTION TO ZONE (Case #CZ-2025-05)**

City of Kannapolis Residential 8 (R8) and City of Kannapolis General Commercial (GC) to  
City of Kannapolis Residential 18-Conditional Zoning (R18-CZ)

density of the proposed development is 14.88 units/acre. Because of the subject property's proximity to S. Cannon Boulevard and its accessibility to commercial activities and public transit, the density of this conditional rezoning request is consistent with the goals and objectives of the Plan.

**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.

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

No, existing zoning is appropriate for the area.

**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 rezoning for multifamily residential is compatible with neighboring uses. Adjacent uses include a place of worship, single-family residential, and vacant land including remnants of the former Villa Mobile Home Park.

**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, multifamily dwellings are a suitable use allowed under the requested R18-CZ zoning. The street network is in place, and wastewater allocation has been reserved for the proposed development. The property is in proximity to S. Cannon Boulevard and its commercial activity, retail, and services. The blue route of CK Rider transit runs along Cannon Boulevard. A public transit stop is at the intersection of S. Cannon Boulevard and Sweet Gum Street.

**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 proposed conditional rezoning for a 52-unit multifamily development results in a logical and orderly development pattern.

**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 subject properties are in the Lake Concord WS-IV Protected Area Watershed. A creek and the stream buffer are shown on the rezoning plan. Additionally, wetlands are indicated on the rezoning plan. Sections of the site redeveloped through the brownfields program will be coordinated with NCDEQ. The 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 Residential 8 (R8) and City of Kannapolis General Commercial (GC) to City of Kannapolis Residential 18-Conditional Zoning (R18-CZ) Zoning Designation, subject to the following conditions:

**RESOLUTION TO ZONE (Case #CZ-2025-05)**

City of Kannapolis Residential 8 (R8) and City of Kannapolis General Commercial (GC) to  
City of Kannapolis Residential 18-Conditional Zoning (R18-CZ)

1. The permitted uses allowed by this rezoning shall be limited to those uses and accessory uses allowed by-right in the Residential 18 (R18) zoning district. The intent of this rezoning submittal is to provide for a multifamily development.
2. The number of multifamily dwelling units shall not exceed 52 as depicted on the Rezoning Plan.
3. The development depicted on the Rezoning Plan is schematic in nature and is intended to show the general arrangement of such uses and improvements on the site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations, and they may be altered or modified in accordance with the City of Kannapolis Development Ordinance.
4. Perimeter buffer yards shall meet the requirements of the KDO. A Type A Buffer is required between the proposed multifamily dwelling use and vacant land zoned R8. A Type B Buffer is required adjacent to the church (civic/institutional use) and vacant land zoned General Commercial (GC).
5. Road right-of-way, 30 feet from centerline, shall be dedicated along Sweet Gum Street and Irene Avenue.
6. Irene Avenue shall be widened and improved according to the standards of the Land Development Standards Manual (LDSM) along the length of the property frontage. The full width of Irene Avenue shall be milled and surfaced along this same distance.
7. Sidewalk, curb, and gutter shall be provided along the property frontage on Irene Avenue according to the standards of the LDSM.
8. Sidewalk shall be installed along the frontage of S. Cannon Boulevard according to the standards of the LDSM.
9. A pedestrian trail/connection shall be provided through the stream buffer from the sidewalk on the west side of the proposed parking lot to future sidewalk on S. Cannon Boulevard.
10. The off-premise sign (billboard) at the intersection of S. Cannon Boulevard and Sweet Gum Street shall be removed.
11. A final site plan, in compliance with the applicable Kannapolis Development Ordinance standards, shall be submitted to and approved by City Staff prior to issuance of a Zoning Clearance permit.

**Adopted this the 20th day of January 2026:**

---

Chris Puckett, Chairman  
Planning and Zoning Commission

**Attest:**

---

Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission



## Planning and Zoning Commission January 20, 2026 Meeting

### Staff Report

**TO:** Planning and Zoning Commission  
**FROM:** Mia Alvarez, Senior Planner  
**SUBJECT:** **Case #CZ-2026-01: Conditional Zoning Map Amendment**  
**Applicant:** TruForge Homes/Melissa Walter

Request to conditionally rezone a property located at 1141 Midlake Avenue from Residential 4 (R4) to Residential 6-Conditional Zoning (R6-CZ) for two single-family detached homes.

#### **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 City Council shall have final decision-making authority. Any final decision rendered by the Commission may be appealed within fifteen (15) days to City Council.

#### **C. Background & Project Overview**

The applicant, TruForge Homes/Melissa Walter, is proposing to conditionally rezone approximately 1.217 +/- acres of property located at 1141 Midlake Avenue from City of Kannapolis Residential 4 (R4) to Residential 6-Conditional Zoning (R6-CZ). The subject property is further identified as Cabarrus County Parcel Identification Number 56237566720000.

The intent of this rezoning request is to subdivide the property for two single family detached homes. The applicant is currently unable to subdivide the property due to the R4 minimum lot width requirement of 75 feet, R6 would allow them to subdivide with a minimum lot width of 60 feet. The attached site plan shows the area of the proposed lots as 0.603 acres and 0.613 acres, greater than the required minimum lot area of both the R4 and R6 zoning districts.

The applicant conducted the required neighborhood meeting for a conditional rezoning on November 25, 2025, at 6:30 p.m. The meeting was held at the Kannapolis Train Station, 201 South Main Street. A summary of the meeting is attached.

#### **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 “Complete Neighborhood 1” as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*, which includes single-family detached residential as one of the primary uses. Desired residential density in the “Complete Neighborhood 1” Character Area is 2-8 units/acre. The residential density of the proposed development is 1.77 units/acre.

**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.

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

No, existing zoning is appropriate for the area.

**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 rezoning for single-family detached is compatible with neighboring uses. Adjacent uses include single-family residential, and vacant land to become the new Eastside Park.

**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, single-family detached is a suitable use allowed under the requested R6-CZ zoning. The street network is in place. A shared driveway for the two dwelling units is proposed. The developer will need to get a driveway permit from NCDOT.

**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 proposed conditional rezoning for two single family detached homes results in a logical and orderly development pattern, the subdivision would result in lots of similar size to the surrounding 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 subject properties are in the Lake Concord WS-IV Critical Area Watershed. 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 "Complete Neighborhood 1" 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.

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

**Staff Recommendation**

The Planning and Zoning Commission may choose to approve or deny the petition as presented.

**Based on the request being consistent with the 2030 Plan, staff recommends approval of Zoning Map Amendment Case #CZ-2026-01 with the following conditions:**

1. The permitted uses allowed by this rezoning shall be limited to single-family detached.

**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-2026-01, 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 "Complete Neighborhood 1" 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-2026-01, a motion should be made to adopt the Resolution to Zone.**

**Motion to Deny (2 votes)**

1. **Should the Commission choose to recommend denial of Case #CZ-2026-01, 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-2026-01 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 to deny Case #CZ-2026-01, a motion should be made to deny the Resolution to Zone.**

**I. Attachments**

1. Rezoning Application
2. Vicinity Map
3. Zoning Map
4. 2030 Future Land Use and Character Map
5. Site Plan
6. Neighborhood Meeting Information
7. Notice of Public Hearing
8. List of Notified Properties
9. Letter to Adjacent Property Owners
10. Posted Public Notice Sign
11. Resolution to Adopt a Statement of Consistency
12. Resolution to Zone

**J. Issue Reviewed By:**

- Planning Director
- Assistant City Manager



## 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](mailto: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: 1141 Midlake Dr. Kannapolis, NC 28083

Applicant: TruForge Homes / Melissa Walter

Proposed development: Rezone from R4 to R6-CZ

### 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: Melissa Walter

Date: 12/9/2025



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: Melissa Walter  
Address: 2 Church St S  
Concord, NC 28025  
Phone: 607-242-5546  
Email: [REDACTED]

### Property Owner Contact Information same as applicant

Name: KEBL LLC  
Address: PO Box 651  
Harrisburg, NC 28075  
Phone: [REDACTED]  
Email: [REDACTED]

### Project Information

Project Address: 1141 Midlake Ave. Kannapolis NC 28083  
Parcel: 5623756672 # of parcels: 1 Approx. size of parcels: 1.27 Acres  
(attach separate list if necessary)

Current Zoning Designation: R4 Requested Zoning Designation: R6 - CZ

Reason for map amendment: To build two single family homes  
  
[REDACTED]  
[REDACTED]  
[REDACTED]

Condition(s) proposed by the applicant (attach separate sheet if necessary):  
  
[REDACTED]  
[REDACTED]  
[REDACTED]

**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.**

Melissa Walter  
Applicant Signature

12/9/2025  
Date

Jason Gaddis  
Property Owner Signature

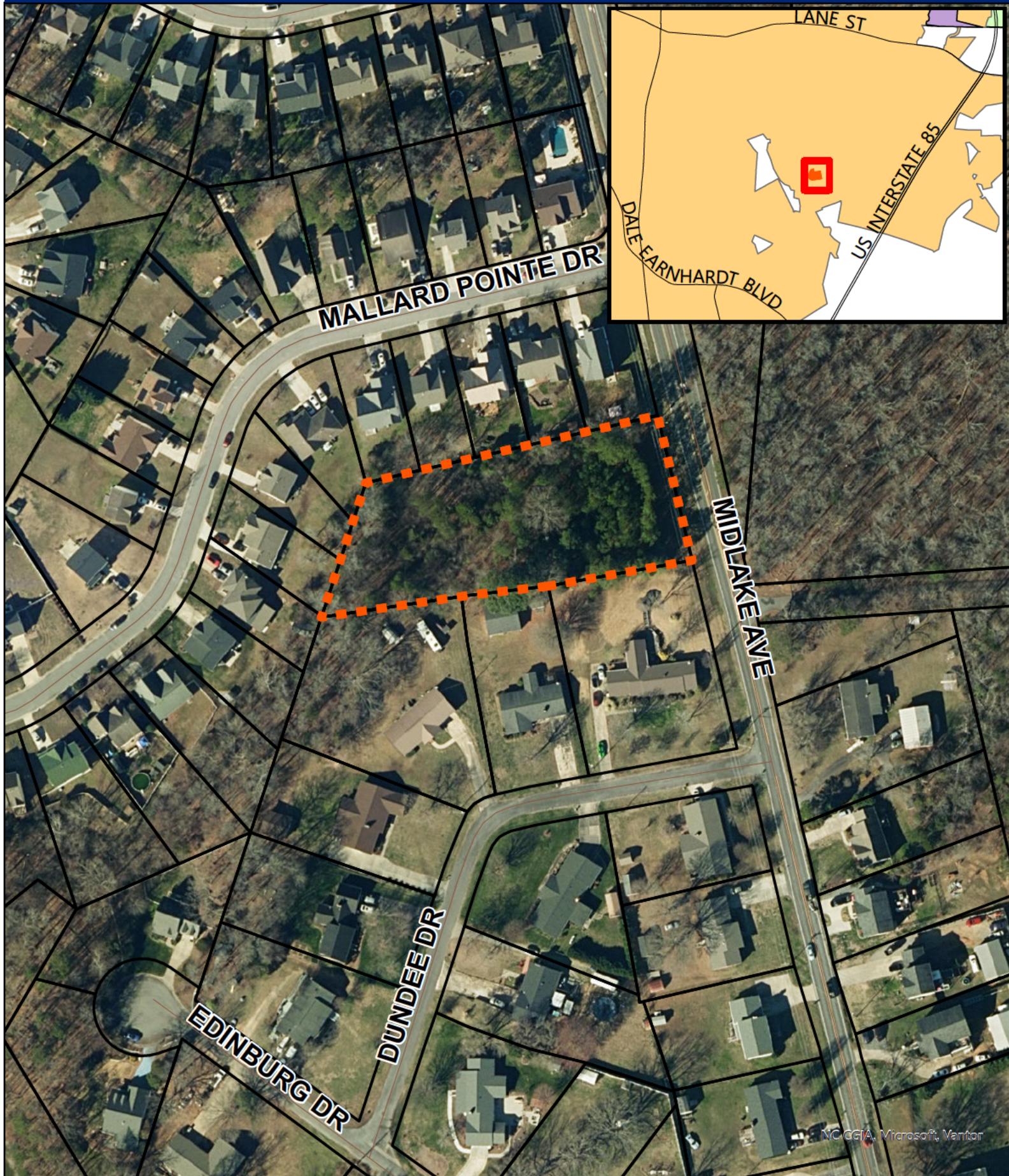
12/9/2025  
Date



# Vicinity Map

Case Number: CZ-2026-01

Applicant: TruForge Homes\Melissa Walter  
1141 Midlake Ave





# Kannapolis Current Zoning

Case Number: CZ-2026-01

Applicant: TruForge Homes\Melissa Walter  
1141 Midlake Ave



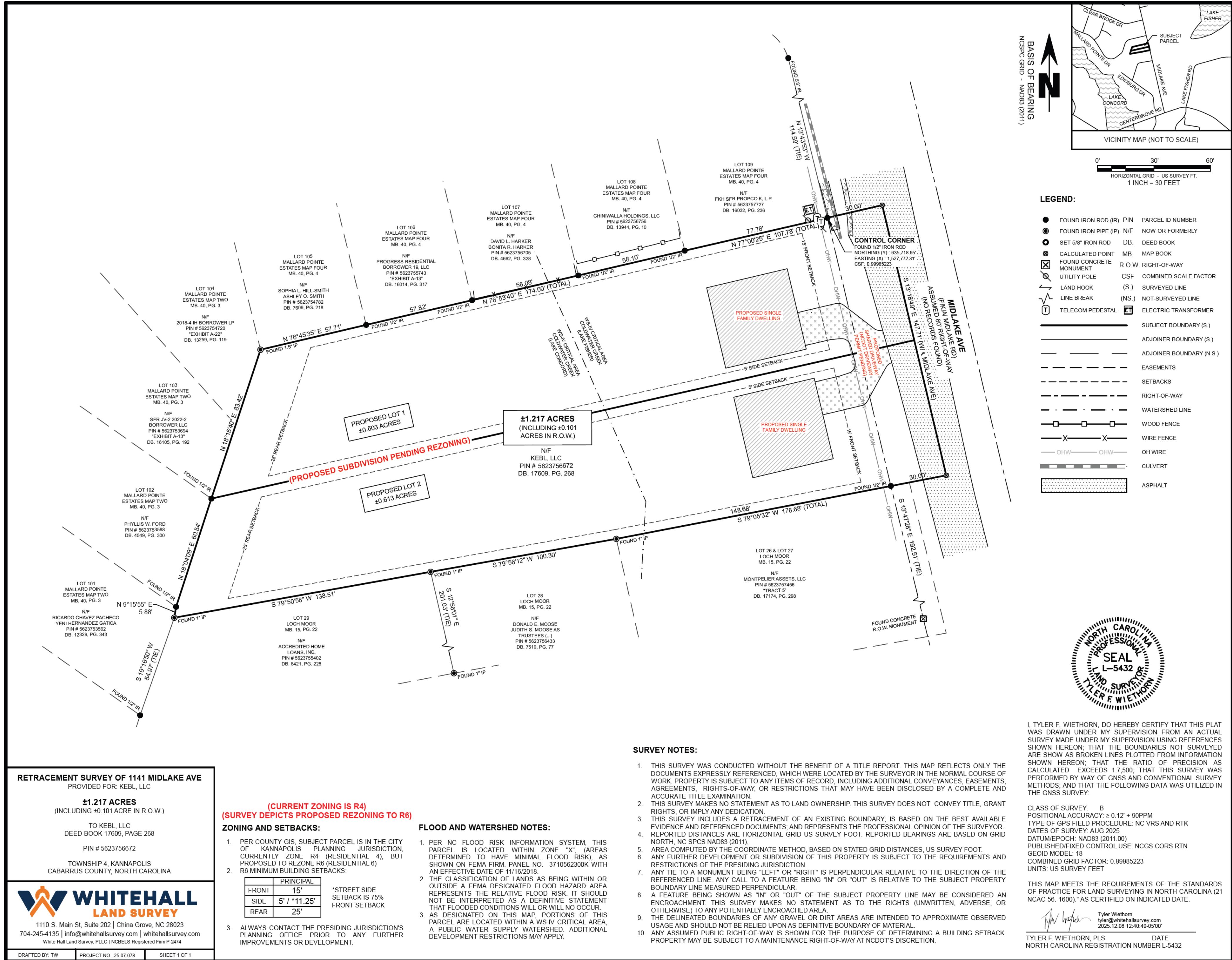


# Kannapolis 2030 Future Land Use Map

Case Number: CZ-2026-01

Applicant: TruForge Homes\Melissa Walter  
1141 Midlake Ave







## **Summary of Community Rezoning Meeting**

**Property:** 1141 Midlake Dr., Kannapolis, NC 28083 **Date:** November 25, 2025 **Time:** 6:30 PM – 7:10 PM **Location:** Community Room, Kannapolis Train Station

On November 25, 2025, TruForge held a community meeting to discuss the proposed rezoning of 1141 Midlake Dr. from R4 to R6, which would allow for the construction of two single-family homes. The meeting was scheduled for 6:30 PM in the community room at the train station. Our team arrived prior to the scheduled start time to set up a presentation and ensure the room was ready for attendees.

Notices of the meeting were mailed to all surrounding neighbors (see attached mailing list). The letter that was sent and the presentation prepared for the meeting are also attached for reference.

No members of the community attended the meeting. We remained on site until after 7:00 PM to ensure that anyone arriving late would have an opportunity to participate.

If further information is needed, please refer to the attached materials or contact our office.

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### **Attachments:**

- Mailing list of notice recipients
- Copy of the letter sent
- Meeting presentation

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## CITY OF KANNAPOLIS

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**MEMORANDUM**

**TO:** **Amanda Boan**  
*The Independent Tribune*  
**FROM:** Gabriela Wilkins, Planning Technician  
**DATE:** December 31, 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, January 8, 2026  
                                    Thursday, January 15, 2026

**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, January 20, 2026, at 6:00 pm**

**Conditional Zoning Map Amendment – CZ-2026-01 – 1141 Midlake Avenue** – Public Hearing to consider a request to conditionally rezone property located at 1141 Midlake Avenue from City of Kannapolis Residential 4 (R4) zoning district to City of Kannapolis Residential 6-Conditional Zoning (R6-CZ) zoning district to allow for two single-family detached residences. The subject property is approximately 1.217 +/- acres and further identified as Cabarrus County Parcel Identification Number 56237566720000.

**Conditional Zoning Map Amendment – CZ-2026-02 – 9172 Davidson Highway** – Public Hearing to consider a request to assign City of Kannapolis zoning to recently annexed property located at 9172 Davidson Highway. The subject property is currently zoned Cabarrus County Limited Commercial (LC), and the request is to assign City of Kannapolis General Commercial-Conditional Zoning (GC-CZ) zoning district. The subject property is approximately 3.74 +/- acres and further identified as Cabarrus County Parcel Identification Number 46823091760000.

**Zoning Map Amendment – Z-2026-01 – 5516 Randolph Road** – Public Hearing to consider a request to assign City of Kannapolis zoning to recently annexed property located at 5516 Randolph Road. The subject property is currently zoned Cabarrus County Low Density Residential (LDR), and the request is to assign City of Kannapolis Office-Institutional (O-I) zoning district. The subject property is approximately 0.35 +/- acres and further identified as Cabarrus County Parcel Identification Number 56032836260000.

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.

AcctName1	AcctName2	MailAddr1	MailAddr2	MailCity	MailState	MailZipCod
MEYER MICHAEL L	MEYER AUGUSTA HYDER WF	2156 MALLARD POINTE DR		KANNAPOLIS	NC	28083
FORD PHYLLIS W		2164 MALLARD POINTE DRIVE		KANNAPOLIS	NC	28083
CAMERON MICHAEL	CAMERON JANICE WF	813 MARBLE ST SE		CONCORD	NC	28025
GATICA YENI HERNANDEZ		2160 MALLARD POINTE DR		KANNAPOLIS	NC	28083
SFR JV-2 2022-2 BORROWER LLC		C/O RYAN LLC	PO BOX 4900	SCOTTSDALE	AZ	85261
HARKER DAVID L &	HARKER BONITA R /WIFE	2184 MALLARD POINTE DRIVE		KANNAPOLIS	NC	28083
BOSTIC PHILDA D		117 DUNDEE DR		KANNAPOLIS	NC	28083
CHINIWALLA HOLDINGS LLC		5971 ROLLING RIDGE DR		KANNAPOLIS	NC	28081
2018-4 IH BORROWER LP PTNRP		C/O INVITATION HOMES	1717 MAIN ST STE 2000	DALLAS	TX	75201
STOCKER PAMELA D	STOCKER MICHAEL A HSB	347 WINDING SHORE RD		TROUTMAN	NC	28166
STOCKER PAMELA D	STOCKER MICHAEL A HSB	347 WINDING SHORE RD		TROUTMAN	NC	28166
CITY OF KANNAPOLIS		401 LAUREATE WAY		KANNAPOLIS	NC	28081
WILLIS-BARRON WALEEKA	BARRON ROBERT SPOUSE	2179 MALLARD POINTE DR		KANNAPOLIS	NC	28083
MONTPELIER ASSETS LLC		3903 S CONGRESS AVE # 40298		AUSTIN	TX	78704
LAMCO ASSET COMPANY 2 LLC		3903 S CONGRESS AVE # 40298		AUSTIN	TX	78704
RH PARTNERS OWNERCO LLC		3903 S CONGRESS AVE # 40298		AUSTIN	TX	78704
HILL-SMITH SOPHIA	SMITH ASHLEY O HSB	2176 MALLARD POINT DRIVE		KANNAPOLIS	NC	28083
KEBL LLC		PO BOX 651		HARRISBURG	NC	28075
KEBL LLC		PO BOX 651		HARRISBURG	NC	28075
EARNHARDT VIVIAN A	EARNHARDT SEAN ALLEN	1046 MIDLAKE RD		KANNAPOLIS	NC	28083
EARNHARDT VIVIAN A	EARNHARDT SEAN ALLEN	1046 MIDLAKE RD		KANNAPOLIS	NC	28083
CITY OF KANNAPOLIS		401 LAUREATE WAY		KANNAPOLIS	NC	28081
PROGRESS RESIDENTIAL BORROWER 19 LLC		PO BOX 4090		SCOTTSDALE	AZ	85261
MOOSE DONALD & JUDITH TRUSTEES	MOOSE DONALD & JUDITH REVOCBLE	LIVING TRUST	133 DUNDEE DRIVE	KANNAPOLIS	NC	28083
HERNANDEZ MARIA S MALDONADO		2183 MALLARD POINTE DR		KANNAPOLIS	NC	28083
CITY OF KANNAPOLIS		401 LAUREATE WAY		KANNAPOLIS	NC	28081
OLES TODD W	OLES MISTY D WF	2187 MALLARD POINTE DR		KANNAPOLIS	NC	28083
2024-1 IH BORROWER LP		5420 LYNDON B JOHNSON FWY STE 600	C/O INVITATION HOME	DALLAS	TX	75240
STRICKLAND PHILLIP ANDREW		2171 MALLARD POINTE DR		KANNAPOLIS	NC	28083
FKH SFR PROPCO K L P		600 GALLERIA PKWY SE STE 300		ATLANTA	GA	30339



January 5, 2026

Dear Property Owner:

**Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Tuesday, January 20, 2026, at 6:00 PM, at 401 Laureate Way, Kannapolis, NC for the following case:**

**CZ-2026-01 – Conditional Zoning Map Amendment – 1141 Midlake Avenue**

The purpose of this Public Hearing is to consider a request to conditionally rezone property located at 1141 Midlake Avenue from City of Kannapolis Residential 4 (R4) zoning district to City of Kannapolis Residential 6-Conditional Zoning (R6-CZ) zoning district. The conditional rezoning request is to allow for two single-family detached homes. The subject property is approximately 1.217 +/- acres and further identified as Cabarrus County Parcel Identification Numbers 56237566720000 (see reverse side of this letter for a map showing the location of this property).

**As an abutting property owner, you are being notified of this public hearing in accordance with the requirements of the Kannapolis Development Ordinance. You are 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 704.920.4350 or [malvarez@kannapolisnc.gov](mailto:malvarez@kannapolisnc.gov).

Sincerely,

Mia Alvarez  
Senior Planner

Enclosure

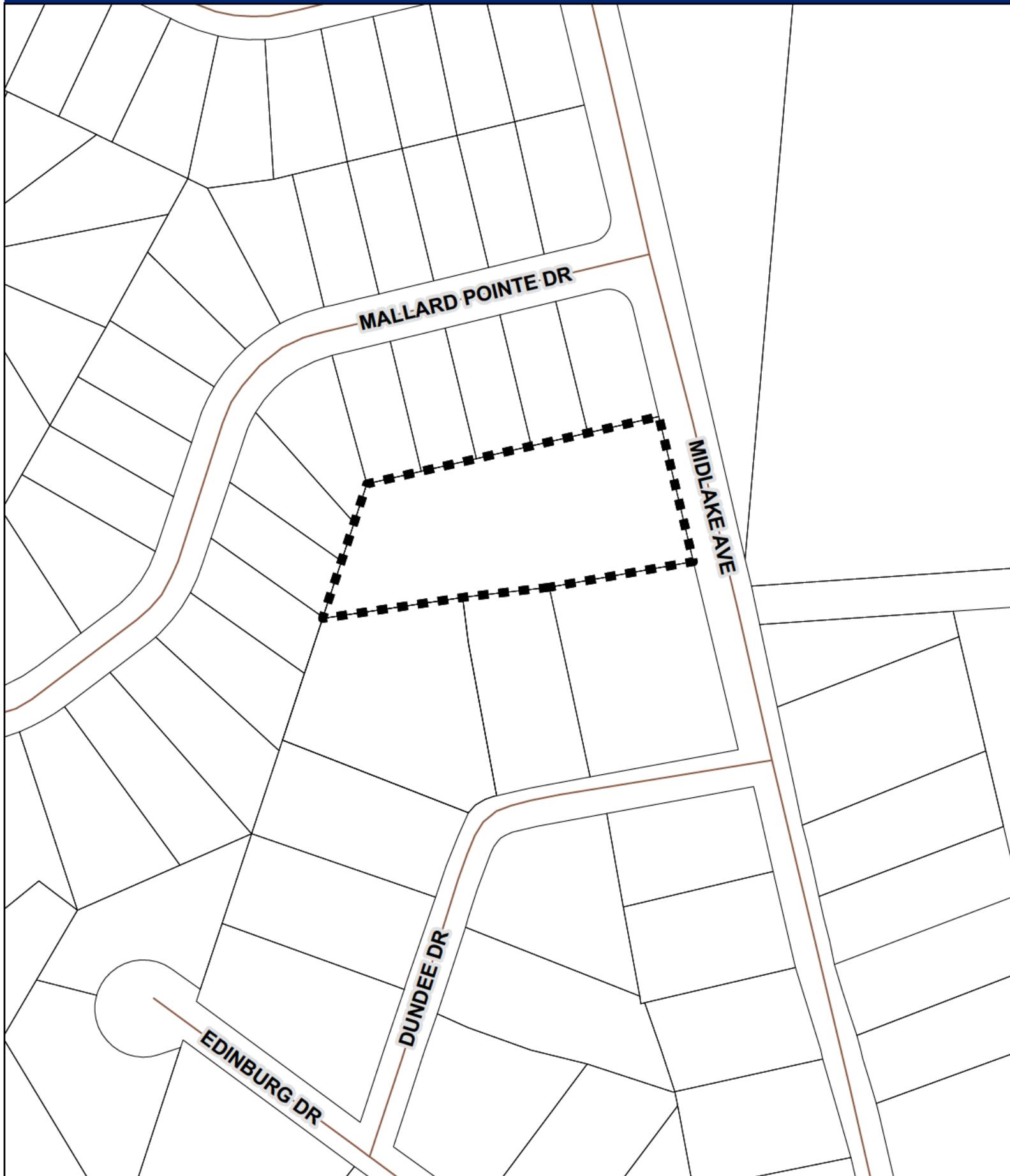
In accordance with Title II of the Americans with Disabilities Act (ADA), any person requiring an accommodation to participate in a function or program of the City of Kannapolis, should contact Daniel Jenkins, Assistant Human Resource Director & ADA Coordinator, by phone at 704-920-4312, email [adacoordinator@kannapolisnc.gov](mailto:adacoordinator@kannapolisnc.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



# Conditional Rezoning

Case Number: CZ-2026-01

Applicant: TruForge Homes\Melissa Walter  
1141 Midlake Ave







## **RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY WITH REGARD TO CASE #CZ-2026-01**

**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 January 20, 2026, the Planning and Zoning Commission conducted a public hearing to consider a request to rezone approximately 1.217 +/- acres of property located at 1141 Midlake Avenue (Cabarrus County Parcel Identification Number 56237566720000), as petitioned by TruForge Homes/Melissa Walter and owned by KEBL LLC, from City of Kannapolis Residential 4 (R4) to City of Kannapolis Residential 6-Conditional Zoning (R6-CZ) zoning district.

**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 “Complete Neighborhood 1” 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.*

**Adopted this the 20<sup>th</sup> day of January, 2026:**

---

Chris Puckett, Chair  
Planning and Zoning Commission

**Attest:**

---

Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission



## RESOLUTION TO ZONE

**Case #CZ-2026-01  
(1141 Midlake Avenue)**

**From City of Kannapolis Residential 4 (R4) to  
City of Kannapolis Residential 6-Conditional Zoning (R6-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, City Council shall make the final decision on the application; and

**WHEREAS**, the Commission conducted a public hearing on January 20, 2026, for consideration of rezoning petition Case #CZ-2026-01 as submitted to the City of Kannapolis Planning Department; and

**WHEREAS**, the request was to rezone 1.217 +/- acres of property located at 1141 Midlake Avenue, (Cabarrus County Parcel Identification Number 56237566720000) as petitioned by TruForge Homes/Melissa Walter and owned by KEBL LLC, from City of Kannapolis Residential 4 (R4) to City of Kannapolis Residential 6-Conditional Zoning (R6-CZ) district.

**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 "Complete Neighborhood 1" as designated in the Move Kannapolis Forward 2030 Comprehensive Plan, which includes single-family detached residential as one of the primary uses. Desired residential density in the "Complete Neighborhood 1" Character Area is 2-8 units/acre. The residential density of the proposed development is 1.77 units/acre.

**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.

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

No, existing zoning is appropriate for the area.

**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 rezoning for single-family detached is compatible with neighboring uses. Adjacent uses include single-family residential, and vacant land to become the new Eastside Park.

**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, single-family detached is a suitable use allowed under the requested R6-CZ zoning. The street network is in place. A shared driveway for the two dwelling units is proposed. The developer will need to get a driveway permit from NCDOT.

**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 proposed conditional rezoning for two single family detached homes results in a logical and orderly development pattern, the subdivision would result in lots of similar size to the surrounding 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 subject properties are in the Lake Concord WS-IV Critical Area Watershed. 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 Residential 4 (R4) to City of Kannapolis Residential 6-Conditional Zoning (CZ-R6), subject to the following conditions:

1. The permitted uses allowed by this rezoning shall be limited to single-family detached.

Adopted this the 20th day of January, 2026:

---

Chris Puckett, Chair  
Planning and Zoning Commission

Attest:

---

Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission



## Planning and Zoning Commission January 20, 2026 Meeting

### Staff Report

**TO:** Planning and Zoning Commission

**FROM:** Elizabeth McCarty, Assistant Planning Director

**SUBJECT: Case #CZ-2026-02: Zoning Map Amendment – 9172 Davidson Highway  
Applicant: Montrose, LLC**

Request to assign City of Kannapolis zoning to recently annexed property located at 9172 Davidson Highway. The subject property is currently zoned Cabarrus County Limited Commercial (LC), and the request is to assign City of Kannapolis General Commercial-Conditional Zoning (GC-CZ) zoning district.

#### 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 City Council shall have final decision-making authority. Any final decision rendered by the Commission may be appealed within fifteen (15) days to City Council.

#### C. Background & Project Overview

The applicant, Montrose, LLC, is requesting to rezone property located at 9172 Davidson Highway from Cabarrus County Limited Commercial (LC) to City of Kannapolis General Commercial-Conditional Zoning (GC-CZ) zoning district. The subject property is further identified as Cabarrus County Parcel Identification Number 46823091760000 and is approximately 3.74 +/- acres.

This property was voluntarily annexed on December 8, 2025. Per the North Carolina General Statutes, an initial City of Kannapolis zoning designation must be applied to the property within sixty (60) days of annexation.

The entire parcel is 4.12 +/- acres in size. The rear of the subject parcel, approximately 0.38 acres, was voluntarily annexed on February 24, 2025, and assigned General Commercial (GC) zoning at the Planning and Zoning Commission meeting on March 18, 2025 (Case #Z-2025-01). The most recent annexation and this rezoning request address the remaining 3.74 acres. The intent of the rezoning is for the continuation of the existing animal hospital. No new development is proposed at this time.

With the request to assign City of Kannapolis zoning, the Davidson Highway (NC73) segment of the Coddle Creek Subdistrict of the Thoroughfare Protection Overlay (TPO) District will extend along the frontage of the subject property.

The applicant conducted the required neighborhood meeting for a conditional rezoning on January 12, 2026, at 6:45 p.m. The meeting was held at the Community Meeting Room at Concord Fire Station #9.

#### **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 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?**

Yes, this area is located within the “Complete Neighborhood 1” Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. Additionally, the proposed rezoning is on the edge of a “Secondary Activity Center.” Complete Neighborhood 1 supports single-family residential and civic uses as primary uses. Secondary uses include multifamily residential, neighborhood-serving retail, and small format office. Located near the intersection of Davidson Highway and Odell School Road, the area is identified in the 2030 Comprehensive Plan as a Secondary Activity Center which is intended to provide daily needs and serve as a neighborhood center.

**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.

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

No, the property was recently annexed into the City of Kannapolis.

**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 property is currently zoned for commercial uses. The existing use is the Coddle Creek Animal Hospital. The applicant has indicated that the animal hospital will remain and continue to operate. Surrounding zoning includes City of Kannapolis General Commercial to the east and Cabarrus County Limited Commercial to the west. The vacant property to the south is zoned Cabarrus County Planned Unit Development (PUD). The Wellington Chase subdivision, zoned City of Kannapolis Residential 8 (R8), is to the north. Adjacent existing uses include a single-family detached dwelling, owned by the applicant and zoned City of Kannapolis GC, to the east and a multi-tenant commercial building to the west. The rear of the property abuts common open space associated with the Wellington Chase residential subdivision.

As a condition of approval, the applicant has offered to restrict the uses permitted on the subject property. Specifically, the following uses would be prohibited: Broadcasting studio, wireless support structure (new or substantial of all sizes), collocation of antenna on existing structure, small/micro wireless facility in and outside of a right of way, public schools, crematory, funeral home or mortuary, cemetery, passenger terminal (surface transportation), data center, self-service laundry, public or private golf courses, hunting or fishing club, sexually oriented business, indoor shooting range, gas/heating oil sales, pawnshop, prefabricated building sales, tobacco and vape product store, commercial fuel depot, commercial vehicle sales and rentals, towing service, short term rental, contractor's yard, fleet terminal, industrial services establishment (general), publishing facility, wholesale uses (florist/nursery, general), recycling collection center, sewage treatment facility (private).

**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. The existing animal hospital currently is served by a well and on-site septic.

**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 property is within the growth area for the City of Kannapolis, and the requested zoning allows for development that is compatible with existing and adjacent commercial uses.

**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 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 "Complete Neighborhood 1" Character Area and a "Secondary Activity Center" 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 deny the petition as presented.

**Based on the request being consistent with the 2030 Plan, staff recommends approval for Zoning Map Amendment Case #CZ-2026-02 with the following condition:**

1. The permitted uses allowed by this rezoning shall exclude the following uses: Broadcasting studio wireless support structure (new or substantial of all sizes), collocation of antenna on existing structure, small/micro wireless facility in and outside of a right of way, public schools, crematory, funeral home or mortuary, cemetery, passenger terminal (surface transportation), data center, self-service laundry, public or private golf courses, hunting or fishing club, sexually oriented business, indoor shooting range, gas/heating oil sales, pawnshop, prefabricated building sales, tobacco and vape product store, commercial fuel depot, commercial vehicle sales and rentals, towing service, short term rental, contractor's yard, fleet terminal, industrial services establishment (general), publishing facility, wholesale uses (florist/nursey, general), recycling collection center, sewage treatment facility (private).

**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-2026-02, a motion should be made to adopt the following Statement of Consistency:**

2. **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 property as located within the "Complete Neighborhood 1" Character Area and a "Secondary Activity Center" 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.
3. **Should the Commission choose to approve Case #CZ-2026-02, a motion should be made to adopt the Resolution to Zone.**

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

1. **Should the Commission choose to recommend denial of Case #CZ-2026-02, 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-2026-02 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 to deny Case #CZ-2025-02, a motion should be made to deny the Resolution to Zone.**

#### **I. Attachments**

1. Rezoning Application
2. Vicinity Map
3. Zoning Map
4. 2030 Future Land Use and Character Map
5. Site Map
6. Neighborhood Meeting Information
7. Notice of Public Hearing
8. List of Notified Properties
9. Letter to Adjacent Property Owners
10. Posted Public Notice Sign
11. Resolution to Adopt a Statement of Consistency
12. Resolution to Zone

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

- Planning Director
- Assistant City Manager



## 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](mailto: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: 9172 Davidson HWY Concord NC 28027

Applicant: Montrose, LLC

Proposed development: N/A, Existing Business

### 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]).

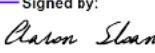
**Review Process:** All applications will be reviewed for compliance and then forwarded to the Planning and Zoning Commission for consideration at a public hearing which is held monthly on the 3rd Tuesday at 6:00pm in City Hall Laureate Center. The pre-application meeting, neighborhood meeting, submittal 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:

Signed by:  
  
 BE8C44EC86C5425...

Date: 12/16/2025



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: Montrose, LLC

Address: 15905 Brookway Dr Huntersville  
NC 28078

Phone: 704 828 6096

Email: [REDACTED]

### Property Owner Contact Information same as applicant

Name: Sustar/Little LLC

Address: PO Box 6600  
Concord NC 28027

Phone: 980 521 0811

Email: [REDACTED]

### Project Information

Project Address: 9172 Davidson HWY Concord NC 28027

Parcel: 4682-30-9176-0000 # of parcels: 1 Approx. size of parcels: 4.11  
(attach separate list if necessary)

Current Zoning Designation: Select Requested Zoning Designation: GC

Reason for map amendment: Annex/rezone existing business and property

Condition(s) proposed by the applicant (attach separate sheet if necessary): See accompanying permitted use document  
highlighted uses on table proposed to be prohibited

**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.**

Signed by:

*Claron Sloan*

BF8C44EC86C5425

Applicant Signature

Signed by:

*Patrick Sustar*

Property Owner Signature

12/16/2025

Date

12/16/2025

Date

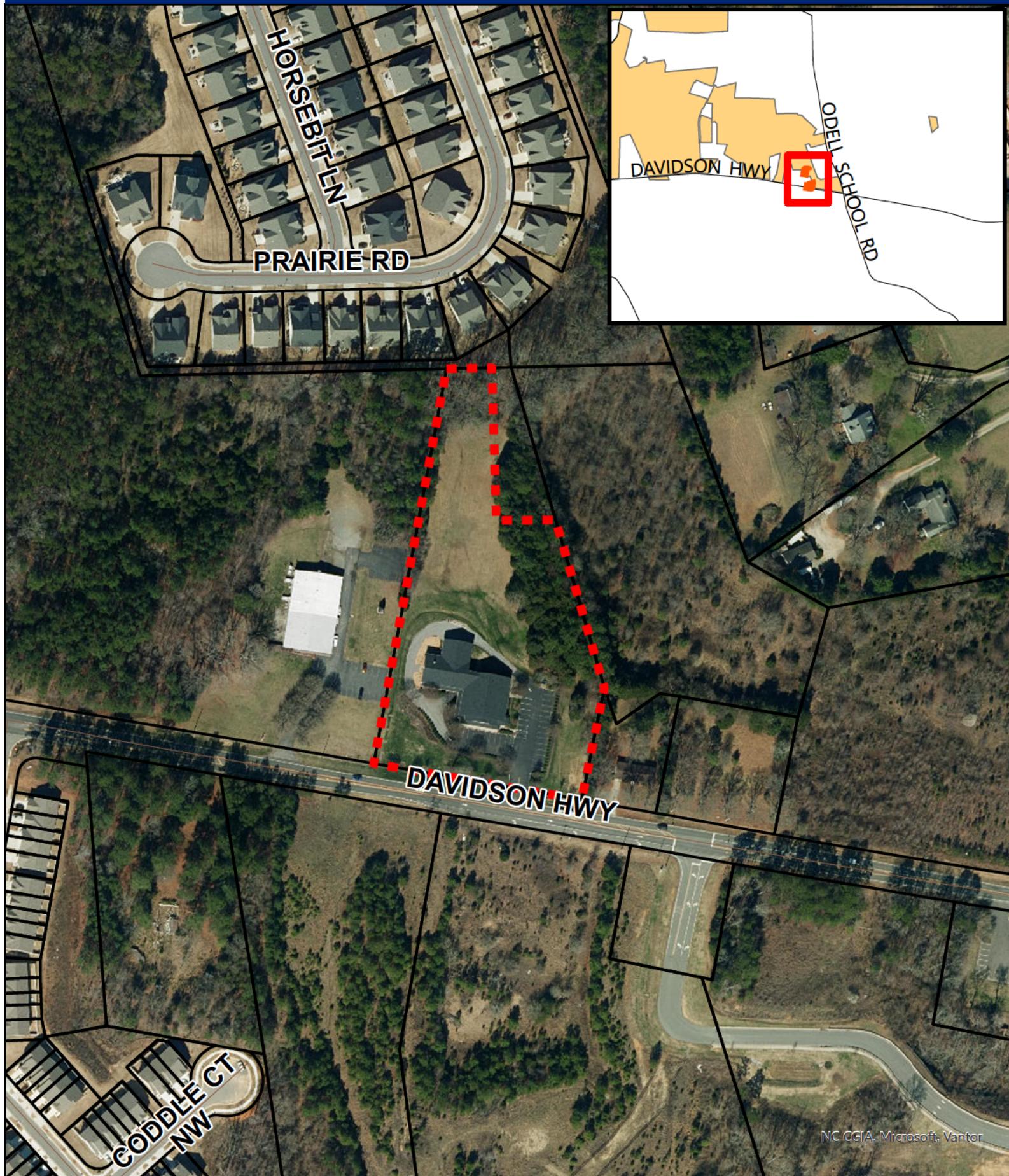


# Vicinity Map

Case Number: CZ-2026-02

Applicant: Montrose, LLC

9172 Davidson Hwy



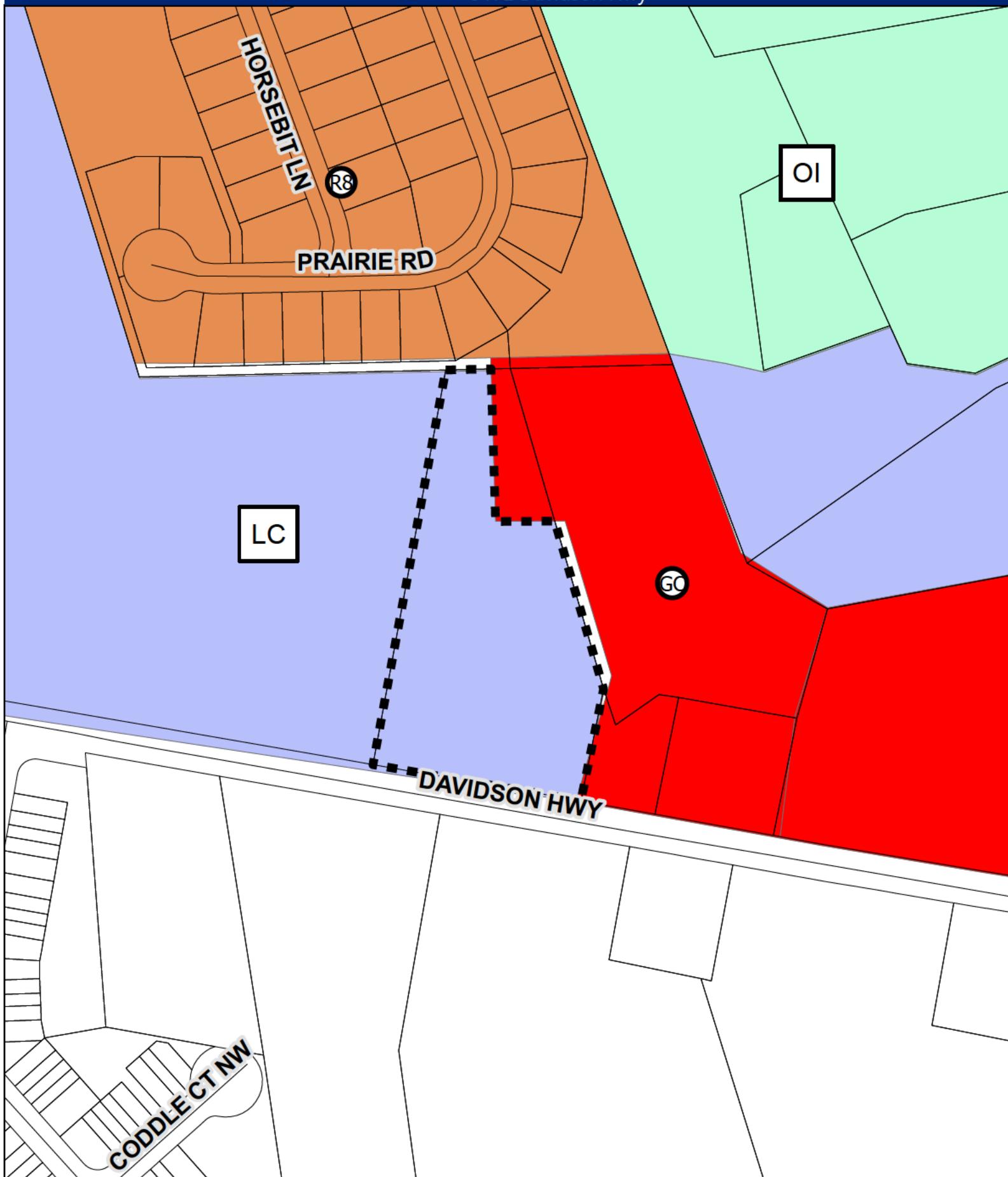


# Kannapolis Current Zoning

Case Number: CZ-2026-02

Applicant: Montrose, LLC

9172 Davidson Hwy



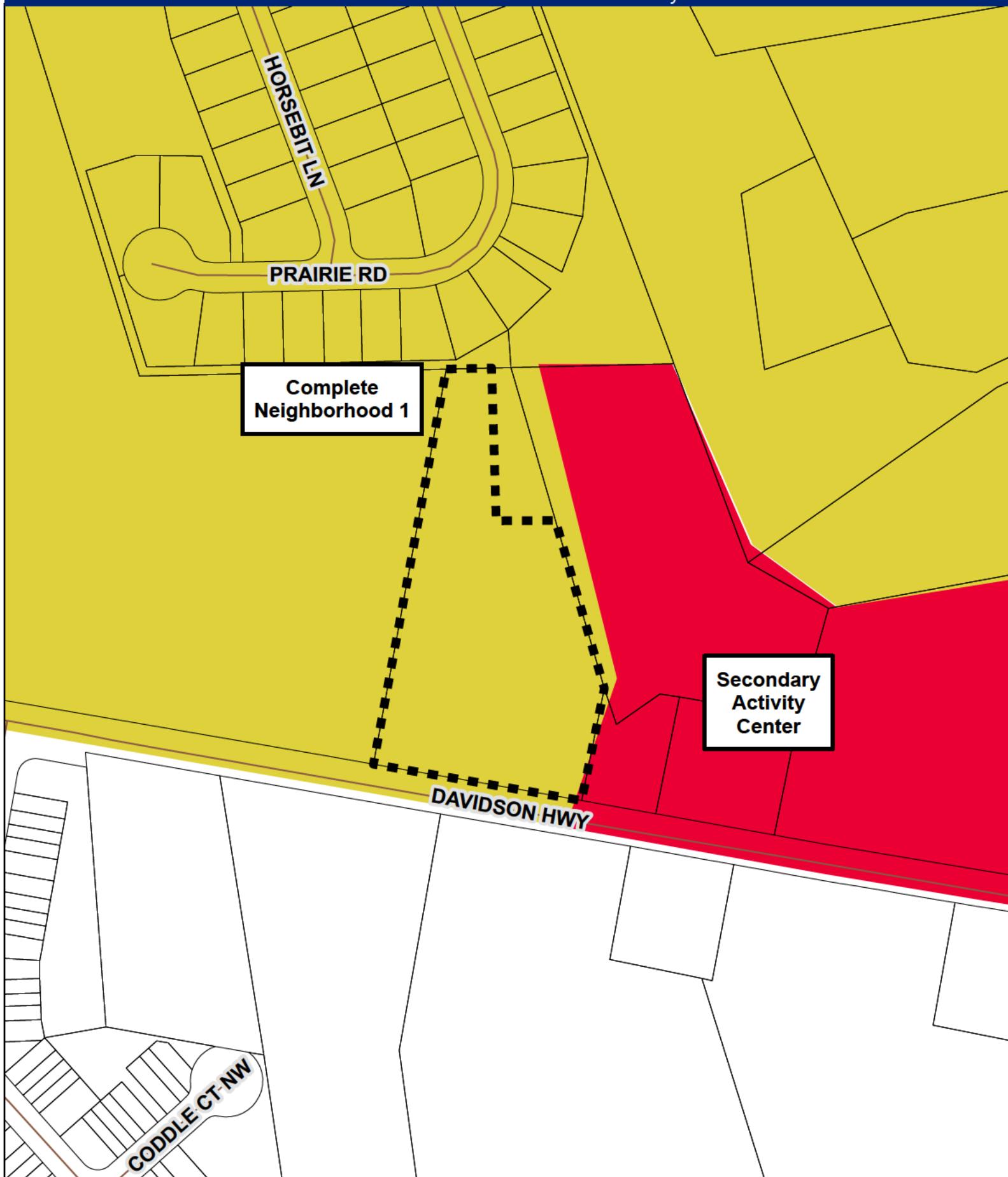


# Kannapolis 2030 Future Land Use Map

Case Number: CZ-2026-02

Applicant: Montrose, LLC

9172 Davidson Hwy





## Latapult Map

12/17/2025

Parcels



December 30, 2025

Reference: 9172 Davidson Hwy Conditional Rezoning Neighborhood Meeting

Meeting Date:

Monday, January 12<sup>th</sup>, 2026 at 6:45pm

Meeting Location:

Concord Fire Station #9, Community Meeting Room  
1020 Ivey Cline Rd., Concord, N.C. 28027

Community Member,

This letter serves as an invitation to a neighborhood outreach meeting for a conditional rezoning for 3.73 acres of parcel 4682-30-9176-0000 located at 9172 Davidon Hwy, better known as Coddle Creek Animal Hospital. The governing ordinance calls for a zoning designation to be placed on a parcel within 60 days of its annexation approval (12/08/2025). The Planning Board public hearing is currently scheduled for January 20, 2026. We are proposing this property be rezoned from the County's LC (limited commercial) district to a conditional GC (general commercial) district under the City of Kannapolis UDO to allow the veterinary hospital to continue its operations in conformance. However, we understand potential concern for rezoning of a parcel in your neighborhood and are therefore volunteering conditions to be placed to prohibit nuisances and uses that are not in harmony with the character of the current community.

The conditions of this rezoning should include restricting the following uses:

Broadcasting studio, wireless support structure (new or substantial of all sizes), collocation of antenna on existing structure, small/micro wireless facility in and outside of a right of way, public schools, crematory, funeral home or mortuary, cemetery, passenger terminal (surface transportation), data center, self service laundry, public or private golf courses, hunting or fishing club, sexually oriented business, indoor shooting range, gas/heating oil sales, pawnshop, prefabricated building sales, tobacco and vape product store, commercial fuel depo, commercial vehicle sales and rentals, towing service, short term rental, contractor's yard, fleet terminal, industrial services establishment (general), publishing facility, wholesale uses (florist/nursey, general), recycling collection center, sewage treatment facility (private).

We would appreciate your attendance and look forward to working alongside you in this process.

Please reach out should there be any questions or concerns.

Best regards,

Montrose, LLC

Phone: (704) 828-6096

Email: [asloan@themontroseteam.com](mailto:asloan@themontroseteam.com)



January 12, 2026

Reference: 9172 Davidson Hwy Conditional Rezoning Neighborhood Meeting Report

Meeting Date:

January 12, 2026 at 6:45pm

Meeting Location:

Concord Fire Station #9, Community Meeting Room  
1020 Ivey Cline Rd., Concord, N.C. 28027

Dear Planning Staff,

A community outreach meeting was held at 6:45pm on 1/12/2026 at Concord Fire Station #9 to allow for community members to be involved regarding the proposed conditional rezoning for parcel 4682-30-9176-0000 located at 9172 Davidson Hwy, better known as Coddle Creek Animal Hospital. Notices for the meeting were mailed on 12/30/2025. 12 community members attended the meeting including: Chris Minnis, Lyman & Debbie Cross, Michael Greiner, Ed & Linda Spanke, Richard & Gail Lewis, Marian and Diane Goodnight, Gwen Young, and Casandra Moore. Also attending were Michael Foess & Aaron Sloan of Montrose, LLC and Patrick Sustar of Sustar/Little, LLC. Before beginning the meeting, attendees were asked if there was anyone else who had planned to attend in case there was a tardy individual. Mr. Sloan began the presentation by giving a brief explanation of the development team, providing an explanation of zoning and how zoning administration affects land use, Mr. Sloan stated that questions can be asked at any time during the presentation. Mr. Sloan explained the proposed rezoning to GC-CZ (General Commercial, Conditional) from the County's LC (limited commercial) district and that this must follow annexation of a parcel into the City. The uses that would be prohibited as conditions were provided for the attendees and a copy of the City's permitted use table was also offered to attendees to look over for further clarification. The attendees of the meeting expressed concern of a previously approved special use permit that was issued for an adjacent parcel. The key questions and talking points are listed below:

Q: Will the animal hospital be redeveloped?

A: Not at this time, and there are no plans to redevelop the animal hospital in the future. The animal hospital is under a long-term lease with multiple options to extend.

Q: Will the mini-storage building expand onto the animal hospital parcel?

A: The Special Use Permit restricts the mini-storage use to a maximum of 3-acres. Kannapolis' UDO does not permit the mini storage use to expand more than allowed. Any changes to the special use permit must be approved by the Board of Adjustment and a public hearing would need to be conducted. There are no plans to expand the mini storage beyond 3 acres.

Q: Why are you rezoning the animal hospital?

A: Since the parcel was approved for annexation, a zoning designation must be placed on the parcel within 60 days making it a requirement and a formality.

Upon there being no other questions regarding the rezoning the meeting ended with informal thank you's from attendees for taking the time to answer questions and further clarify future plans and the overall process of this case.

Please direct any additional questions regarding this meeting to Montrose, LLC.

Best regards,

Montrose, LLC

Phone: (704) 828-6096

Email: [asloan@themontroseteam.com](mailto:asloan@themontroseteam.com)

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## CITY OF KANNAPOLIS

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**MEMORANDUM**

**TO:** **Amanda Boan**  
*The Independent Tribune*  
**FROM:** Gabriela Wilkins, Planning Technician  
**DATE:** December 31, 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, January 8, 2026  
                                    Thursday, January 15, 2026

**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, January 20, 2026, at 6:00 pm**

**Conditional Zoning Map Amendment – CZ-2026-01 – 1141 Midlake Avenue** – Public Hearing to consider a request to conditionally rezone property located at 1141 Midlake Avenue from City of Kannapolis Residential 4 (R4) zoning district to City of Kannapolis Residential 6-Conditional Zoning (R6-CZ) zoning district to allow for two single-family detached residences. The subject property is approximately 1.217 +/- acres and further identified as Cabarrus County Parcel Identification Number 56237566720000.

**Conditional Zoning Map Amendment – CZ-2026-02 – 9172 Davidson Highway** – Public Hearing to consider a request to assign City of Kannapolis zoning to recently annexed property located at 9172 Davidson Highway. The subject property is currently zoned Cabarrus County Limited Commercial (LC), and the request is to assign City of Kannapolis General Commercial-Conditional Zoning (GC-CZ) zoning district. The subject property is approximately 3.74 +/- acres and further identified as Cabarrus County Parcel Identification Number 46823091760000.

**Zoning Map Amendment – Z-2026-01 – 5516 Randolph Road** – Public Hearing to consider a request to assign City of Kannapolis zoning to recently annexed property located at 5516 Randolph Road. The subject property is currently zoned Cabarrus County Low Density Residential (LDR), and the request is to assign City of Kannapolis Office-Institutional (O-I) zoning district. The subject property is approximately 0.35 +/- acres and further identified as Cabarrus County Parcel Identification Number 56032836260000.

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	MailAddr2	MailCity	MailState	MailZipCod
46814929030000	SUSTAR/LITTLE LLC		A NC LTD LIABILITY CO	PO BOX 6600	CONCORD	NC	28027
46823063000000	ROCKY RIVER ENTERPRISES LLC		9280 DAVIDSON HWY		CONCORD	NC	28027
46814903800000	ROCKY RIVER CROSSING LLC	A NORTH CAROLINA LLC	4350 MAIN ST STE 220		HARRISBUF	NC	28075
46814926790000	ROCKY RIVER CROSSING LLC	A NORTH CAROLINA LLC	4350 MAIN ST STE 220		HARRISBUF	NC	28075
46814939730000	SUSTAR/LITTLE LLC		A NC LTD LIABILITY CO	PO BOX 6600	CONCORD	NC	28027
46823091760000	SUSTAR/LITTLE LLC		A NC LTD LIABILITY CO	PO BOX 6600	CONCORD	NC	28027
46823098070000	GOODNIGHT DIANE	GOODNIGHT MARIAN	2175 PRAIRIE RD		CONCORD	NC	28027
46823131900000	WELLINGTON CHASE HOMEGWN ASSOC		C/O CUSICK COMMUNITY MGMT	8008 CORPORATE CENTER DR	CHARLOTT	NC	28226
46824008520000	CROSS LYMAN	CROSS DEBORAH WF	2176 PRAIRIE RD		CONCORD	NC	28027
46823088030000	LEWIS RICHARD JOHN	LEWIS GAIL CLAGETT SPOUSE	9581 HORSEBIT LN		CONCORD	NC	28027
46824023240000	SUSTAR/LITTLE LLC		A NC LTD LIABILITY CO	PO BOX 6600	CONCORD	NC	28027
46823076280000	WESSON GLENDA LOWE		2140 PRAIRIE RD		CONCORD	NC	28027
46823076970000	CLARK MARK	CLARK SHERRY WF	2146 PRAIRIE RD		CONCORD	NC	28027
46823096380000	COLES WILLIAM EDWARD JR	COLES SHANNA WEIGMAN WF	2158 PRAIRIE RD		CONCORD	NC	28027
46824007030000	SPANKE EDWARD	SPANKE LINDA WF	2164 PRAIRIE RD		CONCORD	NC	28027
46824009800000	WELLINGTON CHASE HOMEGWN ASSOC		C/O CUSICK COMMUNITY MGMT	8008 CORPORATE CENTER DR	CHARLOTT	NC	28226
46813975130000	ROCKY RIVER CROSSING LLC	A NORTH CAROLINA LLC	4350 MAIN ST STE 220		HARRISBUF	NC	28075
46823086660000	GREINER MICHAEL	GREINER DIANE B	2152 PRAIRIE RD		CONCORD	NC	28027



January 5, 2026

Dear Property Owner:

**Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Tuesday, January 20, 2026, at 6:00 PM, at 401 Laureate Way, Kannapolis, NC for the following case:**

**CZ-2026-02 – Conditional Zoning Map Amendment – 9172 Davidson Highway**

The purpose of this Public Hearing is to consider a request to assign City of Kannapolis zoning to recently annexed property located at 9172 Davidson Highway. The subject property is currently zoned Cabarrus County Limited Commercial (LC), and the request is to assign City of Kannapolis General Commercial-Conditional Zoning (GC-CZ) zoning district. The subject property is approximately 3.74 +/- acres and further identified as Cabarrus County Parcel Identification Number 46823091760000 (see reverse side of this letter for a map showing the location of this property). The subject property was voluntarily annexed on December 8, 2025. Per the North Carolina General Statutes, a City of Kannapolis zoning designation must be applied to the property within sixty (60) days of annexation.

**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 contact the Planning Department at 704-920-4362 or [emccarty@kannapolisnc.gov](mailto:emccarty@kannapolisnc.gov).

Sincerely,

Elizabeth L. McCarty, AICP  
Assistant Planning Director

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.

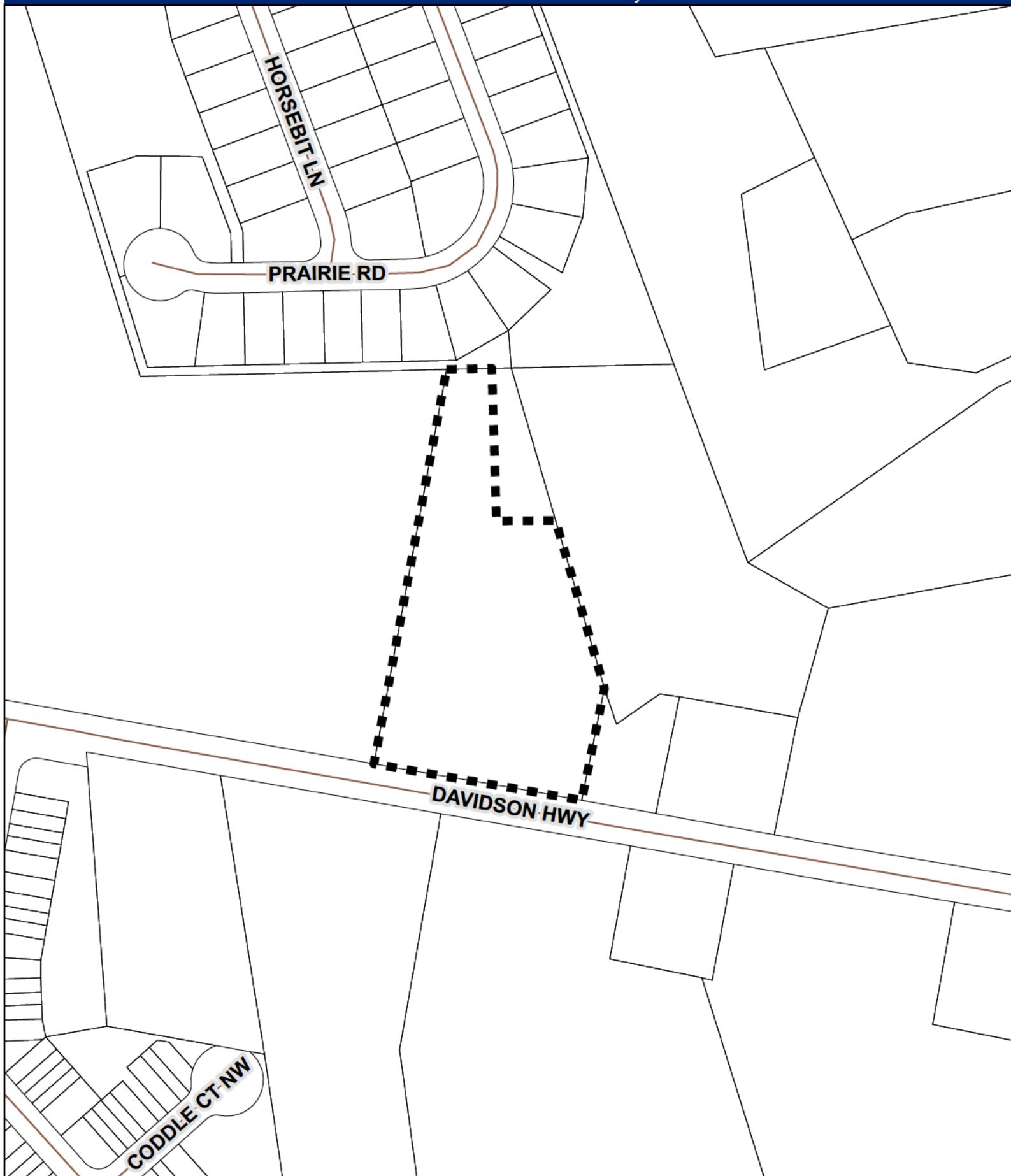


# Conditional Rezoning

Case Number: CZ-2026-02

Applicant: Montrose, LLC

9172 Davidson Hwy





**PLANNING**

**ZONING**

**COMMISSION**

**PUBLIC HEARING**

**INFORMATION**

**CALL 704-920-4350**

**CASE CZ-2026-02**



## **RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY WITH REGARD TO CASE #CZ-2026-02**

**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 January 20, 2026, the Planning and Zoning Commission conducted a public hearing to consider a request to rezone approximately 3.74 +/- acres of property located at 9172 Davidson Highway, (Cabarrus County Parcel Identification Number 46823091760000), as petitioned by Montrose, LLC and owned by Sustar/Little, LLC, from Cabarrus County Limited Commercial (LC) to City of Kannapolis General Commercial-Conditional Zoning (GC-CZ) zoning district.

**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 “Complete Neighborhood 1” Character Area and a “Secondary Activity Center” 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 20th day of January 2026:**

---

Chris Puckett, Chairman  
Planning and Zoning Commission

**Attest:**

---

Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission



## RESOLUTION TO ZONE

**Case #CZ-2026-02  
(9172 Davidson Highway)**

**From Cabarrus County Limited Commercial (LC) to  
City of Kannapolis General Commercial-Conditional Zoning (GC-CZ) zoning district.**

**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 January 20, 2026, for consideration of rezoning petition Case #CZ-2026-02 as submitted to the City of Kannapolis Planning Department; and

**WHEREAS**, the request was to rezone 3.74 +/- acres of property located at a portion of 9172 Davidson Highway (Cabarrus County Parcel Identification Number 46823091760000), as petitioned by Montrose, LLC and owned by Sustar/Little, LLC, from Cabarrus County Limited Commercial (LC) to City of Kannapolis General Commercial-Conditional Zoning (GC-CZ) zoning designation; and

**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?**

Yes, this area is located within the "Complete Neighborhood 1" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. Additionally, the proposed rezoning is on the edge of a "Secondary Activity Center." Complete Neighborhood 1 supports single-family residential and civic uses as primary uses. Secondary uses include multifamily residential, neighborhood-serving retail, and small format office. Located near the intersection of Davidson Highway and Odell School Road, the area is identified in the 2030 Comprehensive Plan as a Secondary Activity Center which is intended to provide daily needs and serve as a neighborhood center.

**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.

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

No, the property was recently annexed into the City of Kannapolis.

**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 property is currently zoned for commercial uses. The existing use is the Coddle Creek Animal Hospital. The applicant has indicated that the animal hospital will remain and continue to operate. Surrounding zoning includes City of Kannapolis General Commercial to the east and Cabarrus County Limited Commercial to the west. The vacant property to the south is zoned Cabarrus County Planned Unit Development (PUD). The Wellington Chase subdivision, zoned City of Kannapolis Residential 8 (R8), is to the north. Adjacent existing uses include a single-family detached dwelling, owned by the applicant and zoned City of Kannapolis GC, to the east and a multi-tenant commercial building to the west. The rear of the property abuts common open space associated with the Wellington Chase residential subdivision.

As a condition of approval, the applicant has offered to restrict the uses permitted on the subject property. Specifically, the following uses would be prohibited: Broadcasting studio, wireless support structure (new or substantial of all sizes), collocation of antenna on existing structure, small/micro wireless facility in and outside of a right of way, public schools, crematory, funeral home or mortuary, cemetery, passenger terminal (surface transportation), data center, self-service laundry, public or private golf courses, hunting or fishing club, sexually oriented business, indoor shooting range, gas/heating oil sales, pawnshop, prefabricated building sales, tobacco and vape product store, commercial fuel depot, commercial vehicle sales and rentals, towing service, short term rental, contractor's yard, fleet terminal, industrial services establishment (general), publishing facility, wholesale uses (florist/nursery, general), recycling collection center, sewage treatment facility (private).

**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. The existing animal hospital currently is served by a well and on-site septic.

**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 property is within the growth area for the City of Kannapolis, and the requested zoning allows for development that is compatible with existing and adjacent commercial uses.

**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 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 Cabarrus County Limited Commercial (LC) to City of Kannapolis General Commercial-Conditional Zoning (GC-CZ) zoning designation, subject to the following conditions:

1. The permitted uses allowed by this rezoning shall exclude the following uses: Broadcasting studio wireless support structure (new or substantial of all sizes), collocation of antenna on existing structure, small/micro wireless facility in and outside of a right of way, public schools, crematory, funeral home or mortuary, cemetery, passenger terminal (surface transportation), data center, self-service laundry, public or private golf courses, hunting or fishing club, sexually oriented business, indoor shooting range, gas/heating oil sales, pawnshop, prefabricated building sales, tobacco and vape product store, commercial fuel depot, commercial vehicle sales and rentals, towing service, short term rental, contractor's yard, fleet terminal, industrial services establishment (general), publishing facility, wholesale uses (florist/nursey, general), recycling collection center, sewage treatment facility (private).

**Adopted this the 20th day of January 2026:**

---

Chris Puckett, Chairman  
Planning and Zoning Commission

**Attest:**

---

Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission