



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

**April 15, 2025 at 6:00 pm**

### **Agenda**

- 1. Call to Order**
- 2. Roll Call and Recognition of Quorum**
- 3. Approval of Agenda**
- 4. Approval of Minutes:** March 18, 2025
- 5. Public Hearing**
  - a. **Z-2025-02 – Zoning Map Amendment – 5051 Macon St**  
Public Hearing to consider a request to rezone property located at 5051 Macon Street from Cabarrus County Low Density Residential (LDR) to City of Kannapolis Residential 4 (R4) zoning district. The subject property is approximately 0.9492 +/- acres and further identified as Cabarrus County Parcel Identification Number 56035728560000. This property was voluntarily annexed on March 10, 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.
  - b. **CZ-2025-01 – Conditional Zoning Map Amendment – 3397 Camp Julia Rd**  
Continuation of the Public Hearing to consider a request to rezone property located at 3397 Camp Julia Road from Cabarrus County Low Density Residential (LDR) zoning district and City of Kannapolis Residential 4 (R4) zoning district to City of Kannapolis Residential 8-Conditional Zoning (R8-CZ) zoning district to allow for a 324-unit townhouse development. The subject property is approximately 53.18 +/- acres and further identified as Cabarrus County Parcel Identification Number 56334589390000. This property was voluntarily annexed on February 24, 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.
- 6. Recommendation to City Council**
  - a. **Text Amendment – TA-2025-03 – Tattoo or body piercing establishment in CC District by Special Use Permit (SUP)**  
Consider a recommendation to City Council on an amendment to the Kannapolis Development Ordinance regarding allowing a tattoo or body-piercing establishment in the Center City (CC) zoning district by Special Use Permit (SUP)
- 7. Planning Director Update**
- 8. Other Business**
- 9. Adjourn**



**Planning and Zoning Commission  
April 15, 2025 Meeting**

**Staff Report**

**TO:** Planning and Zoning Commission

**FROM:** Kathryn Stapleton, Planner

**SUBJECT:** **Case #Z-2025-02: Zoning Map Amendment – 5051 Macon Street**  
**Applicant: Andrew Matthews**

Request to rezone property located at 5051 Macon Street from Cabarrus County Low Density Residential (LDR) to City of Kannapolis Residential 4 (R4) zoning district.

<b>A. Actions Requested by Planning &amp; Zoning Commission</b>
---

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

<b>B. Decision and Required Votes to Pass Requested Actions</b>
---

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.

<b>C. Background &amp; Project Overview</b>
---

The applicant, Andrew Matthews, is requesting to rezone property located at 5051 Macon Street from Cabarrus County Low Density Residential (LDR) to City of Kannapolis Residential 4 (R4) zoning district. The subject property is further identified as Cabarrus County Parcel Identification Number 56035728560000 and is approximately 0.9492 +/- acres. This property was voluntarily annexed into the City on March 24, 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. If approved, any of the permitted uses in the R4 zoning district would be allowed on the property.

#### **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*. The “Complete Neighborhood 1” promotes single-family detached and attached residential as primary uses and neighborhood-serving retail and small format office as secondary uses.

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

No. The R4 zoning designation is appropriate for this area. There is existing R4 zoning on nearby properties.

**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 R4 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 is located adjacent to roads with adequate capacity and safety, and is a suitable use allowed under the requested zoning. Public water and sewer services are accessible to this site.

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

Yes. The requested zoning allows for a use that is compatible with existing adjacent residential 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. 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 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 for Zoning Map Amendment Case #Z-2025-02.**

**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-2025-02, 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 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 #Z-2025-02, 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 #Z-2025-02, 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 #Z-2025-02 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 #Z-2025-02, a motion should be made to deny the Resolution to Zone.**

<b>I. Attachments</b>
-----------------------

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

<b>J. Issue Reviewed By:</b>
------------------------------

- 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. 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: 5051 Macon St Kannapolis NC 28081

Applicant: Andrew Matthews

Proposed development: Build 3 single family homes.

Build 3 single family homes.

### 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: Andrew Matthews

DocuSigned by:

E2BD9B43ADE04F0...

Date: 3/17/2025



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: Andrew Matthews  
Address: 3481 Brighton Ct NW  
Concord, NC 28027  
Phone: 704-701-5159  
Email: drandy@ajajlandinvestments.com

### Property Owner Contact Information ☒ same as applicant

Name: Christopher B Chappell  
Address: 5085 Macon St  
Kannapolis, NC 28081  
Phone: (704) 298-8947  
Email: bchappell28081@yahoo.com

### Project Information

Project Address: 5051 Macon St Kannapolis, NC 28081  
Parcel: 56035728560000 # of parcels: 1 Approx. size of parcels: .9492  
(attach separate list if necessary)  
Current Zoning Designation: Select LDR Requested Zoning Designation: R4  
Reason for map amendment: Property was recently annexed to connect to city water/sewer.

**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.**

DocuSigned by: <u>Andrew Matthews</u> E26D9B43ADE04F0...	<u>3/17/2025</u>
Applicant Signature	Date
DocuSigned by: <u>CB Chappell</u> A43214ABB0D74C6...	<u>3/18/2025</u>
Property Owner Signature	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-2025-02  
Applicant: Andrew Matthews  
5051 Macon St





# Kannapolis Current Zoning

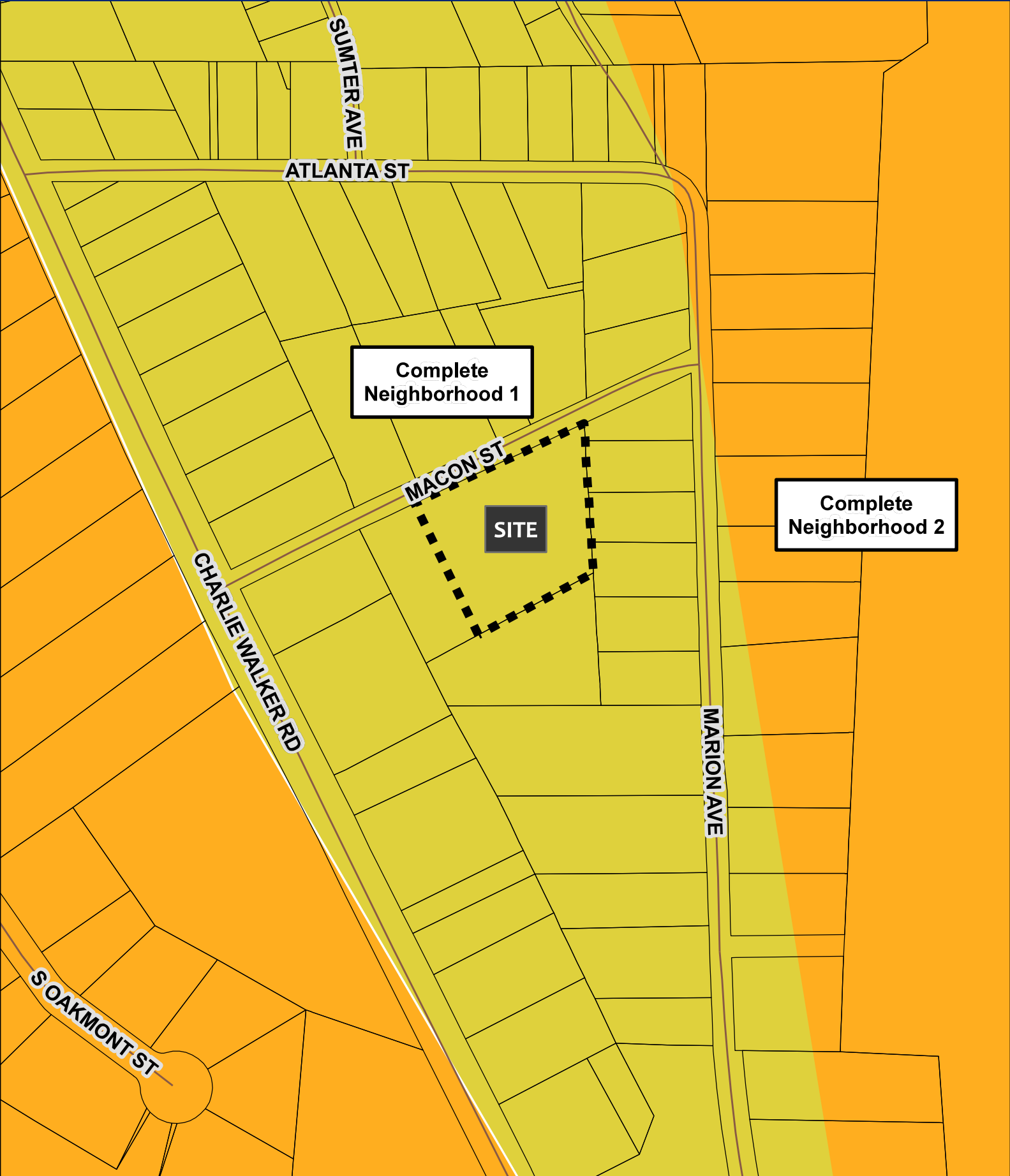
Case Number: Z-2025-02  
Applicant: Andrew Matthews  
5051 Macon St





# Kannapolis 2030 Future Land Use Map

Case Number: Z-2025-02  
Applicant: Andrew Matthews  
5051 Macon St



---

# CITY OF KANNAPOLIS

---

## MEMORANDUM

**TO:** Amanda Boan  
*The Independent Tribune*  
**FROM:** Kathryn Stapleton, Planner, City of Kannapolis  
**DATE:** March 28, 2025  
**SUBJECT:** Display Ad

---

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

Publish dates: Thursday, April 3, 2025  
Thursday, April 10, 2025

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

Call me at 704-920-4361 if you have any questions.

Thank you.

Kathryn Stapleton  
[kstapleton@kannapolisnc.gov](mailto:kstapleton@kannapolisnc.gov)



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

**Tuesday, April 15, 2025, at 6:00 pm**

**Zoning Map Amendment – Z-2025-02 –5051 Macon Street** – Public Hearing to consider a request to rezone property located at 5051 Macon Street from Cabarrus County Low Density Residential (LDR) to City of Kannapolis Residential 4 (R4) zoning district. The subject property is approximately 0.9492 +/- acres and further identified as Cabarrus County Parcel Identification Number 56035728560000.

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.

BLANKENSHIP GAGE & BENNETT ALEXIS	5480 S OAKMONT ST		KANNAPOLIS	NC	28081
BOWMAN MISTY D & CAMPBELL JODI SPOUSE	5510 S OAKMONT ST		KANNAPOLIS	NC	28081
BRICE HAYWOOD RAY & BRICE HAYWOOD ESTATE	C/O GERALDINE CLAWSON	8704 HORNWOOD CT	CHARLOTTE	NC	28215
CHAPPELL CHRISTOPHER BARRY	5085 MACON STREET		KANNAPOLIS	NC	28081
CHELA RAMON & HERNANDEZ-CHELA ROSALBA/WIFE	5523 MARION AVENUE		KANNAPOLIS	NC	28081
CONSTANTINO MARIO & PARRA GABRIELA FRANCO SPOUSE	5600 CHARLIE WALKER RD		KANNAPOLIS	NC	28081
DOUGLAS CHERYL G & HILL MICHELE D	4933 ATLANTA STREET		KANNAPOLIS	NC	28081
FLEMING SARA ELIZABETH CANNON	397 BRADSHAW RD		MOUNT ULLA	NC	28125
FLEMING SARBETH JEVONA	397 BRADSHAW RD		MOUNT ULLA	NC	28125
FLEMING SYLVESTER L & FLEMING SARA C	397 BRADSHAW RD		MOUNT ULLA	NC	28125
GADDY APRIL & COLLINS BRITTANY	5074 MACON ST		KANNAPOLIS	NC	28081
GOODMAN JAMES DAVID ASHLEY & GOODMAN LEA NAHASHA	5729 TURNER DR		KANNAPOLIS	NC	28081
HAYNIE ALTHEA RAY	115-42 145TH STREET		JAMAICA	NY	11436
HAYNIE SADIE M	PO BOX 214		KANNAPOLIS	NC	28082
IBARRA JUAN & IBARRA BRENDA/WIFE	5529 MARION AVENUE		KANNAPOLIS	NC	28081
KNOX ELLEN T	C/O ARGIE K JOHNSON	5201 S CORNELL AVE APT 26EF	CHICAGO	IL	60615
LANDIS PROPERTIES II LLC	99 WALL ST # 253		NEW YORK	NY	10005
MAXWELL DORIS & HAYNIE KERRY L	3 TOCUVAN PL		DURHAM	NC	27705
MOORE RACHEL R	5440 CHARLIE WALKER RD		KANNAPOLIS	NC	28081
OLVERA JUVENAL & OLVERA ADRIANNA	5507 MARION AVENUE		KANNAPOLIS	NC	28083
PARZYGNOT JACK	5540 CHARLIE WALKER RD		KANNAPOLIS	NC	28081
RENOWN PROPERTIES LLC	631 CONCORD PKWY N		CONCORD	NC	28027
RESENDIZ ARNULFO & RESENDIZ PATRICIA/WIFE	5517 MARION AVENUE		KANNAPOLIS	NC	28081
SAYNORATH SENGKEO	5481 MARION AVE		KANNAPOLIS	NC	28081
SILVA JUAN SANTIAGO & MADRID MARTA GLORIA	5530 MARION AVE		KANNAPOLIS	NC	28081
SMITH RONALD WAYNE & SMITH CLIFFORD A	5643 MARION AVENUE		KANNAPOLIS	NC	28081
STANBACK YOLANDA R & STANBACK JESSIE D JR HSB	5068 MACON ST		KANNAPOLIS	NC	28081
STROUD WILLIE JAMES JR & STROUD HELEN/WIFE	5511 MARION AVENUE		KANNAPOLIS	NC	28081
TORRENCE PRESSLEY & TORRENCE MARGARET WF	5056 MACON ST		KANNAPOLIS	NC	28081
WAGONER AARON & WAGONER ELIZABETH POOLE WF	5500 S OAKMONT ST		KANNAPOLIS	NC	28081
WEST OAKS II LLC A VA LLC &	1151 AMICUS RD		STANARDSVILLE	VA	22973
WHITAKER SHIRLEY &	5649 MARION AVE		KANNAPOLIS	NC	28081
WHITE DONALD LEWIS &	5644 MARION AVE		KANNAPOLIS	NC	28081
WILKINSON JIMMY RAY & WILKINSON GILDA S WF	9403 MOORESVILLE RD		CONCORD	NC	28027
WILSON MATTIE &	C/O HORACE WILSON	91 TUNKHANNOCK DR	ALBRIGHTSVLL E	PA	18210
YOUNG MARY E &	5039 ATHENS ST		KANNAPOLIS	NC	28081



# KANNAPOLIS

Planning

March 31, 2025

Dear Property Owner:

**Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Tuesday, April 15, 2025, at 6:00 PM, at 401 Laureate Way, Kannapolis, NC for the following case:**

**Z-2025-02 – Zoning Map Amendment – 5051 Macon Street**

The purpose of this Public Hearing is to consider a request to rezone property located at 5051 Macon Street from Cabarrus County Low Density Residential (LDR) to City of Kannapolis Residential 4 (R4) zoning district. The subject property is approximately 0.9492 +/- acres and further identified as Cabarrus County Parcel Identification Number 56035728560000 (see reverse side of this letter for a map showing the location of this property). This property was voluntarily annexed on March 10, 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 704.920.4361 or [kstapleton@kannapolisnc.gov](mailto:kstapleton@kannapolisnc.gov).

Sincerely,



Kathryn Stapleton, CZO  
Planner

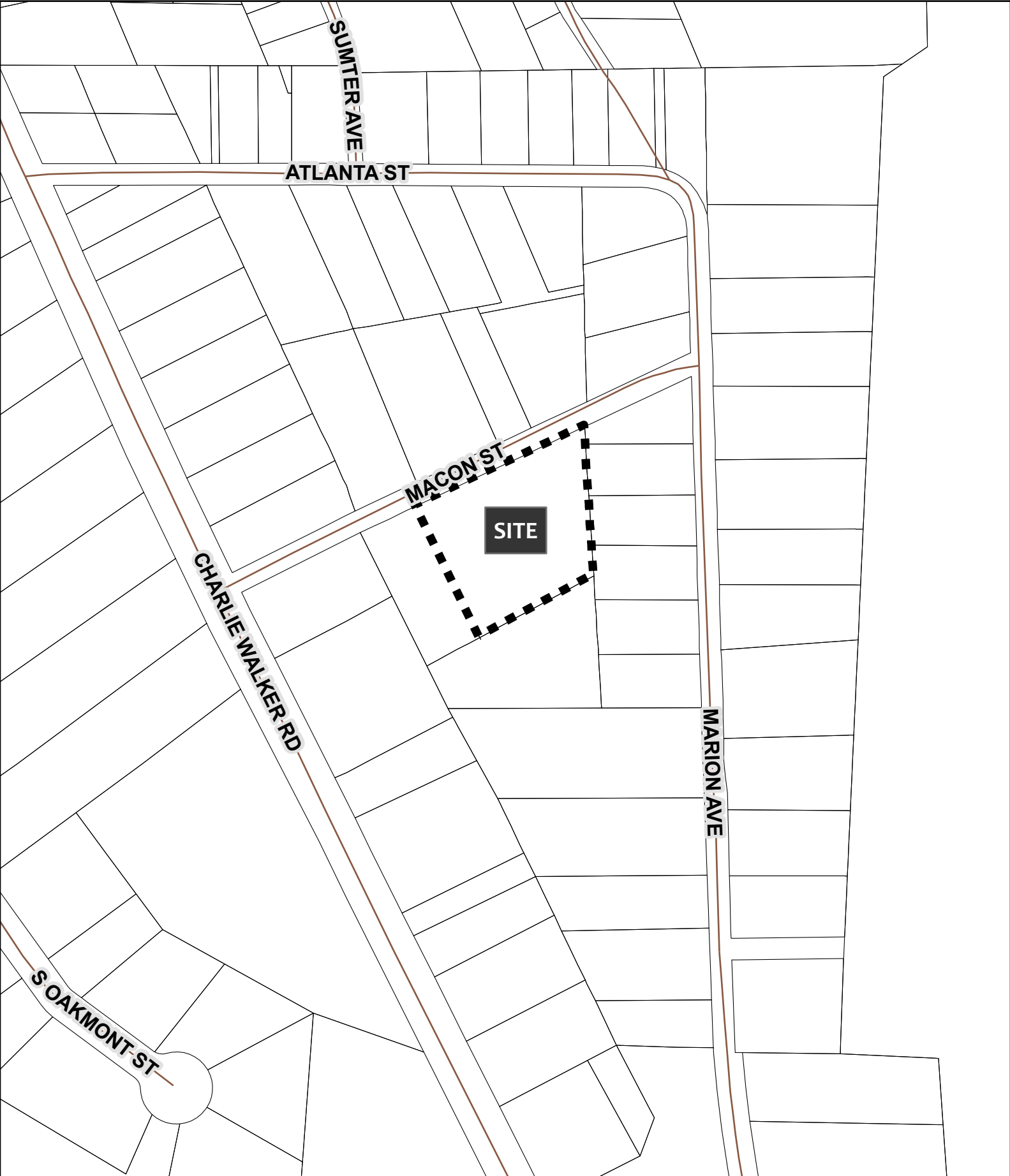
Enclosure

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



# Rezoning

Case Number: Z-2025-02  
Applicant: Andrew Matthews  
5051 Macon St





**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY  
WITH REGARD TO CASE #Z-2025-02**

**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 April 15, 2025 the Planning and Zoning Commission conducted a public hearing to consider a request to rezone approximately 0.9492 +/- acres of property located at 5051 Macon St., (Cabarrus County Parcel Identification Number 56035728560000), owned by Christopher B. Chappell, from Cabarrus County Low Density Residential (LDR) to City of Kannapolis Residential 4 (R4) 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 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 15<sup>th</sup> day of April, 2025:**

---

Chris Puckett, Chairman  
Planning and Zoning Commission

**Attest:**

---

Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission



## RESOLUTION TO ZONE

### **Case #Z-2025-02 (5051 Macon St)**

#### **From Cabarrus County Low Density Residential (LDR) to City of Kannapolis Residential 4 (R4) 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 April 15, 2025, for consideration of rezoning petition Case #Z-2025-02 as submitted to the City of Kannapolis Planning Department; and

**WHEREAS**, the request was to rezone 0.9492 +/- acres of property located at 5051 Macon St., (Cabarrus County Parcel Identification Number 56035728560000), owned by Christopher B. Chappell, from Cabarrus County Low Density Residential (LDR) to City of Kannapolis Residential 4 (R4) 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 1" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The "Complete Neighborhood 1" promotes single-family detached and attached residential as primary uses and neighborhood-serving retail and small format office as secondary uses.

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

No. The R4 zoning designation is appropriate for this area. There is existing R4 zoning on nearby properties.

**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 R4 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 is located adjacent to roads with adequate capacity and safety, and is a suitable use allowed under the requested zoning. Public water and sewer services are accessible to this site.

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

Yes. The requested zoning allows for a use that is compatible with existing adjacent residential 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. 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 properties be rezoned from Cabarrus County Low Density Residential (LDR) to City of Kannapolis Residential 4 (R4) Zoning Designation.

**Adopted this the 15th day of April 2025:**

---

Chris Puckett, Chairman  
Planning and Zoning Commission

**Attest:**

---

Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission



**Planning and Zoning Commission  
April 15, 2025, Meeting**

**Staff Report**

**TO:** Planning and Zoning Commission  
**FROM:** Elizabeth McCarty, Assistant Planning Director  
**SUBJECT:** Case #CZ-2025-01: Conditional Zoning Map Amendment  
**Applicant:** QTR Development Partners LLC

Request to conditionally rezone 3397 Camp Julia Road to allow for a townhouse 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 the City Council shall have final decision-making authority. Any final decision rendered by the Commission may be appealed within fifteen (15) days to the City Council.

**C. Background & Project Overview**

This case is continued from the March 18, 2025, meeting of the Planning and Zoning Commission. The applicant, QTR Development Partners LLC, is proposing to conditionally rezone approximately 53.181+/- combined acres of property from Cabarrus County Low Density Residential (LDR) and City of Kannapolis Residential 4 (R4) zoning districts to City of Kannapolis Residential 8-Conditional Zoning (R8-CZ) zoning district. The subject property is located at 3397 Camp Julia Road and further identified as Cabarrus County Parcel Identification Number (PIN) 56334589390000.

An approximately 50.569+/- acre portion of the existing 53.181+/- acre tract of contiguous property was voluntarily annexed into the City of Kannapolis on February 24, 2025. Per the North Carolina General Statutes, a zoning designation must be applied to the property by the Planning and Zoning Commission within 60 days of the effective date of the annexation. The remaining 2.61+/- acres fronting Patterson Road are within the City of Kannapolis and are

presently zoned Residential 4 (R4). The applicant is requesting that both portions, the existing R4 and the recently annexed property, be conditionally rezoned to R8-CZ.

The applicant is proposing to construct a 317-unit townhouse development. The required neighborhood meeting for a conditional zoning application was held on February 5, 2025, at 6 p.m. at the Laureate Center, 401 Laureate Way. The information from the neighborhood meeting is included in the Commission's packet for this agenda item.

#### **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 Character Area and the Complete Neighborhood 2 Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. Single family attached residential is identified as a primary use in both Character Areas. The desired density in Complete Neighborhood 1 is 2-8 units/acre, and it is 4-18 units/acre in Complete Neighborhood 2. Therefore, the proposed development 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, 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 proposed rezoning and use of the property for a townhouse development is generally consistent with existing surrounding land uses, primarily single-family detached dwellings. The subject property abuts City of Kannapolis Residential 4 (R4) properties along Patterson Road and Brantley Road. The adjoining properties to the south and east are zoned Cabarrus County Low Density Residential (LDR).

**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 a suitable use allowed under the requested zoning. The applicant has initiated a Traffic Impact Assessment (TIA) to determine the proposed development's impact on roads and any necessary mitigation improvements. The development will be required to meet all City and NCDOT road requirements. On-street parking is shown on the rezoning plan.

Presently, wastewater allocation is not available for this project. The applicant will need to apply for wastewater allocation at such time that a call for residential projects is announced by City Council.

**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 proposed development of townhouses is consistent with surrounding zoning and existing 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. There is an unnamed tributary and an existing pond on the 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" and 'Complete Neighborhood 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 for Zoning Map Amendment Case #CZ-2025-01 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 8 (R8) District. The intent of this rezoning submittal is to provide for a residential community.
2. The number of single-family detached units shall not exceed 317.
3. An eight-foot (8') Type B landscape buffer shall be provided along the perimeter of the proposed development where it abuts existing residential properties.
4. At such time that wastewater capacity is available for the proposed townhouse development, an updated Traffic Impact Analysis (TIA) shall be required prior to the execution of a Development Agreement for wastewater allocation approval.
5. The development depicted on the Rezoning Plan is schematic in nature and is intended to depict 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.
6. 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-2025-01, 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 "Urban Residential" Character Area in the 2030 Plan. Staff finds the request for rezoning compatible with the surrounding zoning and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.

2. Should the Commission choose to approve Case #CZ-2025-01, 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-2025-01, 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-2025-01 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-2025-01, a motion should be made to deny the Resolution to Zone.**

<b>I. Attachments</b>
-----------------------

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. List of Notified Properties
8. Letter to Adjacent Property Owners
9. Resolution to Adopt a Statement of Consistency
10. Resolution to Zone

<b>J. Issue Reviewed By:</b>
------------------------------

- Planning Director
- Assistant City Manager
- City Attorney



Planning Department  
401 Laureate Way  
Kannapolis, NC 28081  
704.920.4350

## 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: 3397 Camp Julia Road, Kannapolis, NC 28083

Applicant: QTR Development Partners LLC

Proposed development: R8-CZ

Up to three hundred twenty-four (324) townhouse dwelling units together with accessory uses as allowed in the Residential 8 (R8) zoning district.

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

2/10/25



Planning Department  
401 Laureate Way  
Kannapolis, NC 28081  
704.920.4350

## CONDITIONAL ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

### Applicant Contact Information

Name: Dan Lacz  
Address: 120 Village Road  
Green Village, NJ 07935  
Phone: 973-634-1214  
Email: dan.lacz@qtrdevelopment.com

### Property Owner Contact Information ☐ same as applicant

Name: C.W. McHargue  
Address: 3397 Camp Julia Road  
Kannapolis NC 28083  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

### Project Information

Project Address: 3397 Camp Julia Road  
Parcel: 56334589390000 # of parcels: 1 Approx. size of parcels: 53.18  
(attach separate list if necessary) → 2.612 acres - R4 Kannapolis and 50.569 acres - LDR, Cabarrus County  
Current Zoning Designation: R4 Requested Zoning Designation: R8-CZ

Reason for map amendment: \_\_\_\_\_  
to allow for a residential community with up to three hundred twenty-four (324) townhouses

Condition(s) proposed by the applicant (attach separate sheet if necessary): see technical data sheet

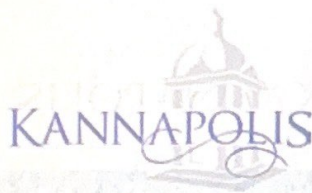
**By signing below, it is understood and acknowledged that if the property is conditionally rezoned as requested, the property involved in this request will be perpetually bound to the use(s) authorized and subject to such condition(s) as imposed, unless subsequently changed or amended as provided for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

Address: 120 Village Road  
Green Village, NJ 07935

Phone: 973-634-1214

Email: dan.lacz@qtrdevelopment.com

### Property Owner Contact Information ☐ same as applicant

Name: C.W. McHargue

Address: 3397 Camp Julia Road  
Kannapolis NC 28083

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

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

### Project Information

Project Address: 3397 Camp Julia Road

Parcel: 56334589390000 # of parcels: 1 Approx. size of parcels: 53.18

(attach separate list if necessary) → 2.612 acres - R4 Kannapolis and 50.569 acres - LDR, Cabarrus County

Current Zoning Designation: R4 Requested Zoning Designation: R8-CZ

Reason for map amendment: \_\_\_\_\_  
to allow for a residential community with up to three hundred twenty-four (324) townhouses

Condition(s) proposed by the applicant (attach separate sheet if necessary): see technical data sheet

**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.**

[Signature]  
Applicant Signature

2/10/25  
Date

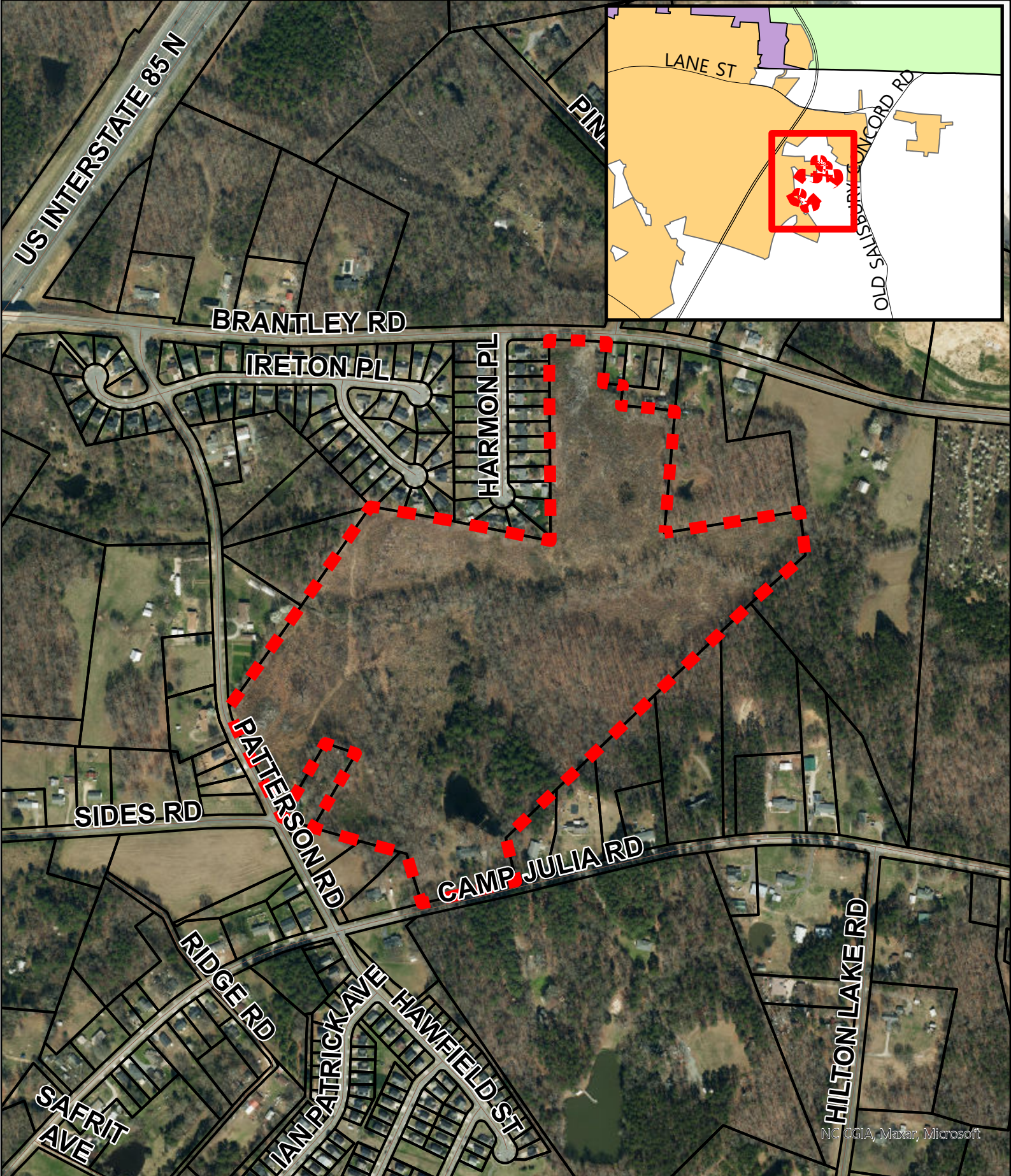
\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date



# Vicinity Map

Case Number: CZ-2025-01  
Applicant: QTR Development Partners LLC  
3397 Camp Julia Rd

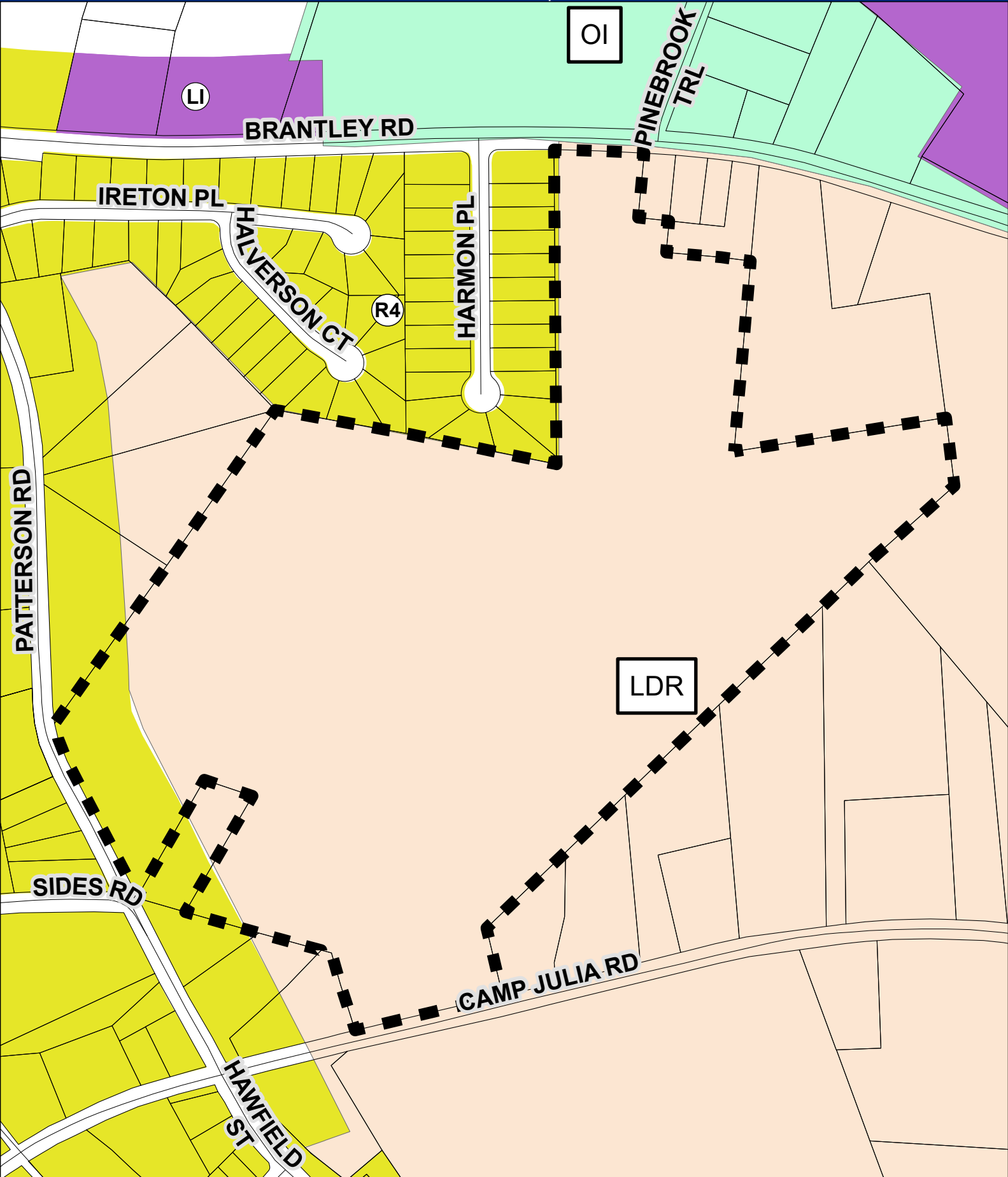




# Kannapolis Current Zoning



Case Number: CZ-2025-01  
Applicant: QTR Development Partners LLC  
3397 Camp Julia Rd



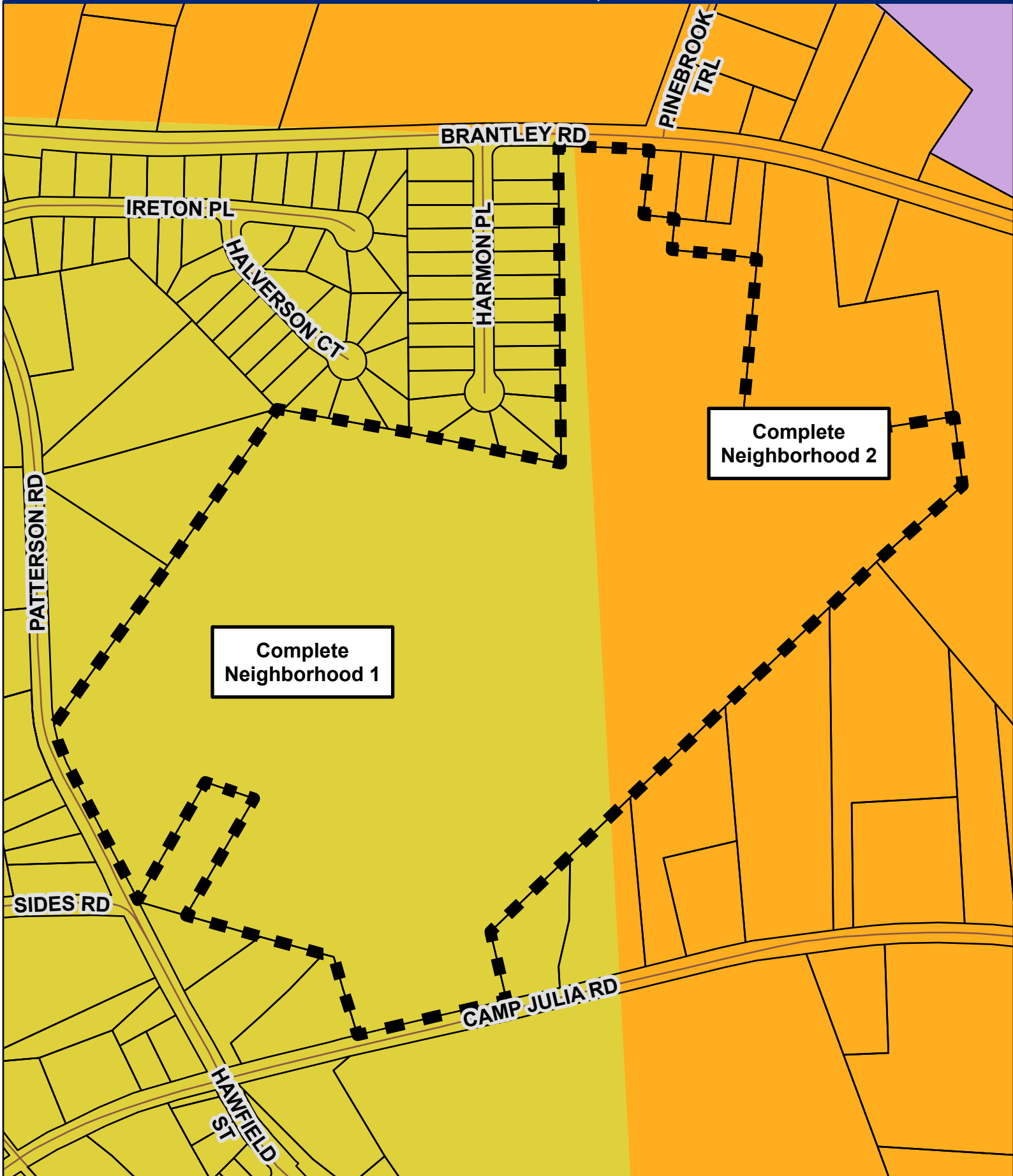


# Kannapolis 2030 Future Land Use Map

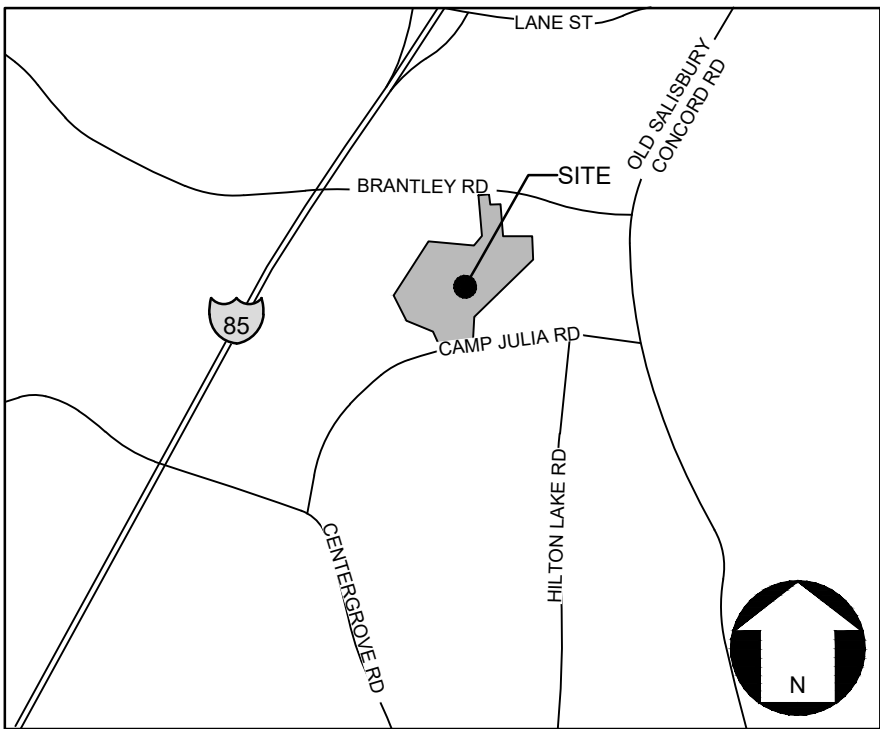
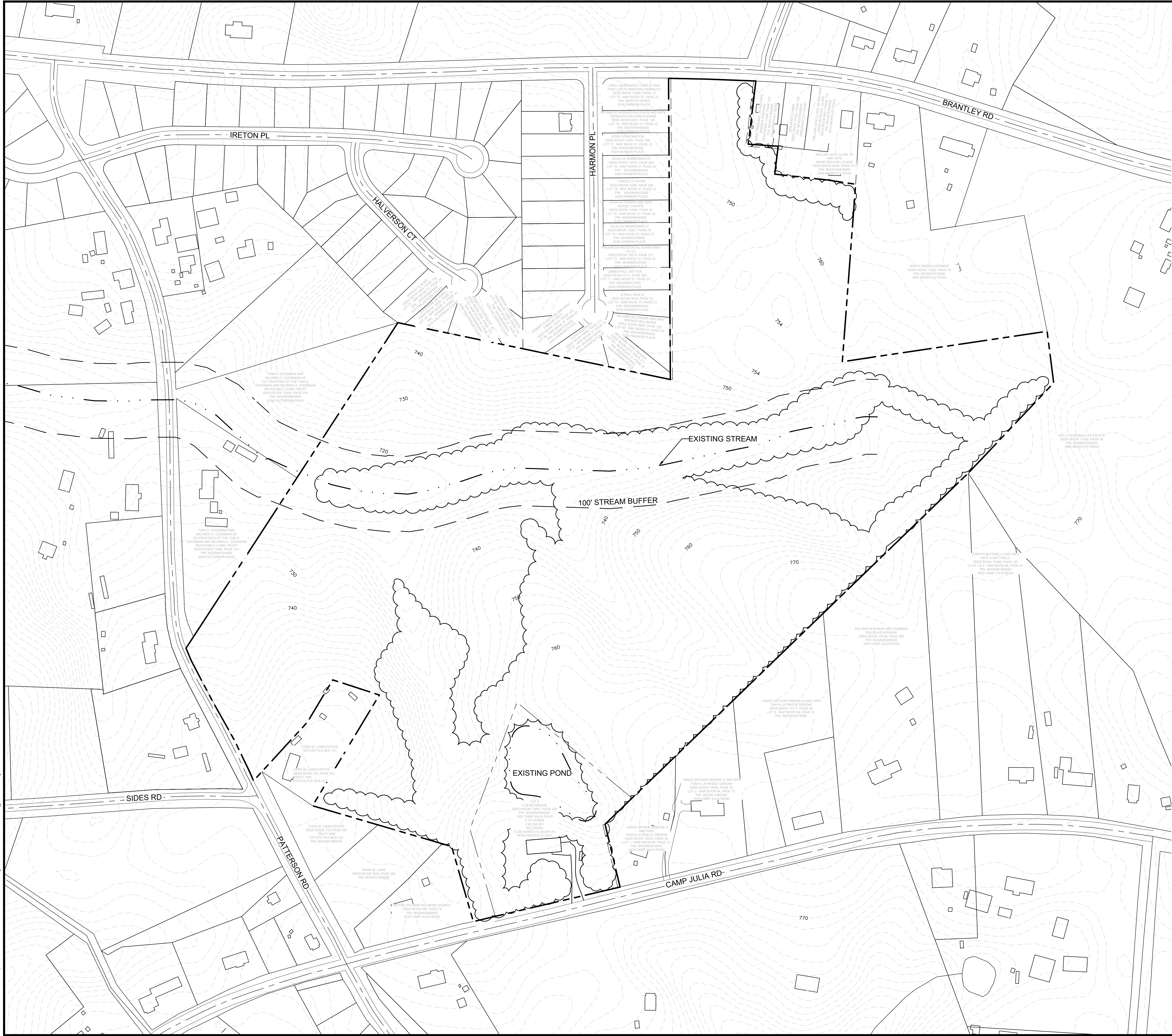
Case Number: CZ-2025-01

Applicant: QTR Development Partners LLC

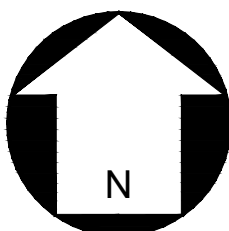
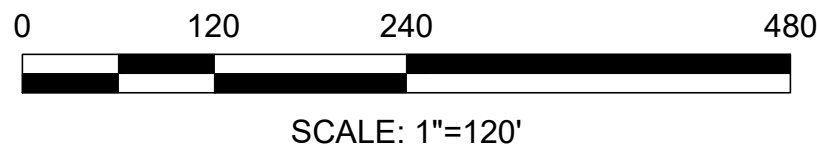
3397 Camp Julia Rd



P:\2024 Jobs\24054 - Camp Julia Site - QTRCAD\Sketch Planning\24054 - SKETCH BASE\_recover.dwg



VICINITY MAP  
NOT TO SCALE



# CAMP JULIA SITE KANNAPOLIS, NC QTR DEVELOPMENT

## EXISTING CONDITIONS PLAN

Project Manager: MDL

Drawn By: LJP

Checked By:

Date: 3/27/25

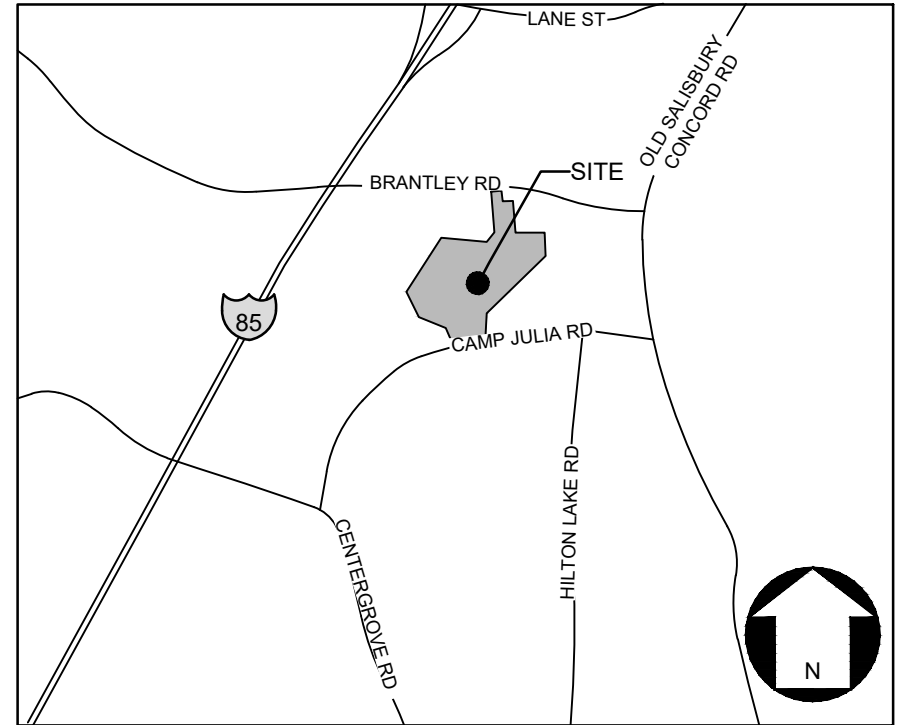
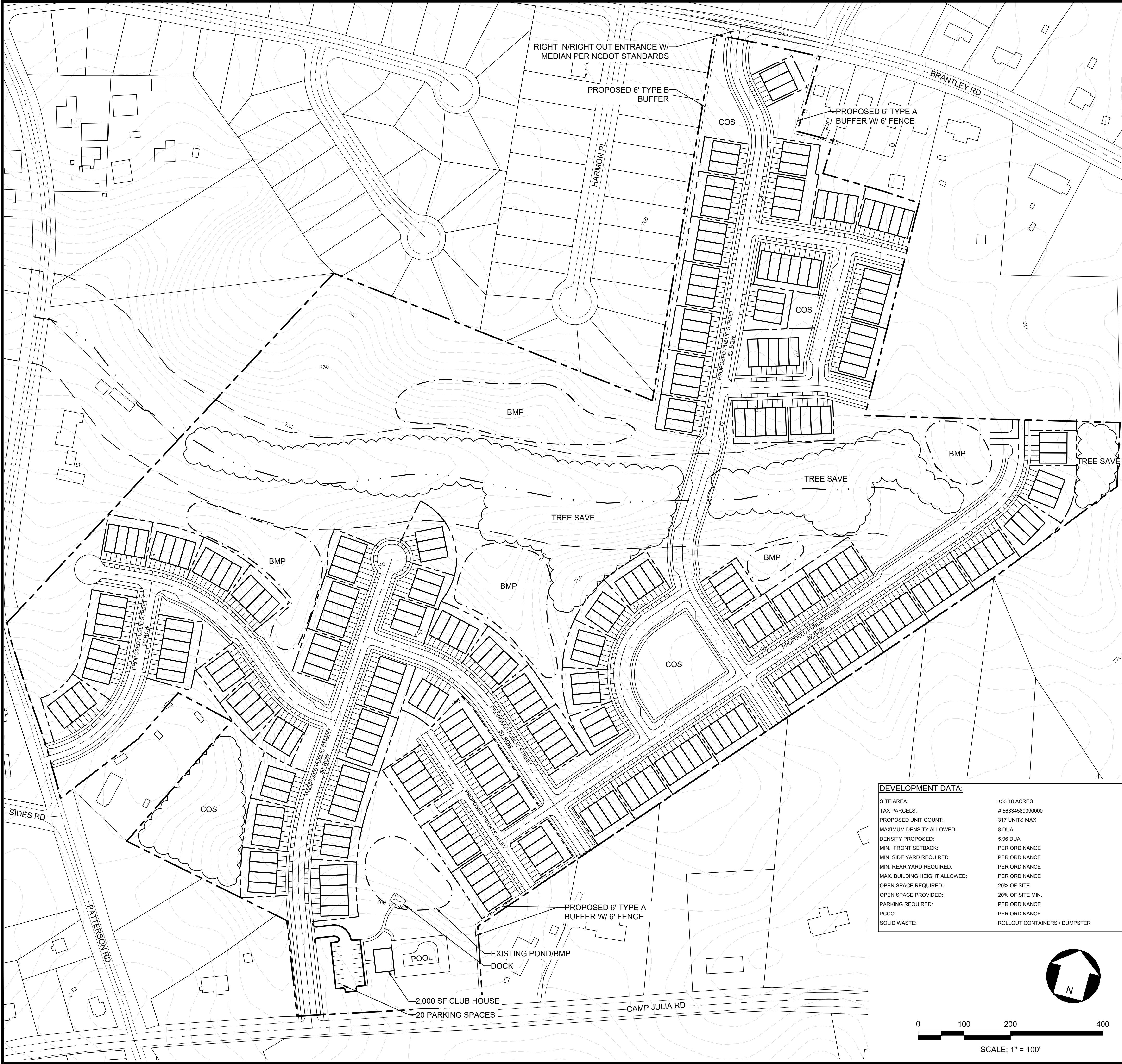
Project Number: 24054

Sheet Number:

RZ-1

SHEET # 01 OF 01

P:\2024 Jobs\24054 - Camp Julia Site-QTR\CAD\Sketch Planning\24054 - SKETCH BASE\_recover.dwg



Site Development Data:

- Acreage: ± 53.18 acres
- Tax Parcel #: # 56334589390000
- Existing Zoning: LDR - Cabarrus County and R4 - Kannapolis
- Proposed Zoning: RS-CZ
- Existing Uses: one single family home
- Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses as allowed in the Residential 8 (R8) zoning district.
- Maximum Gross Square Feet/ Units of Development: Up to three hundred and seventeen (317) townhouse dwelling units together with accessory uses as allowed in the Residential 8 (R8) zoning district.
- Maximum Building Height: As permitted by Ordinance.
- Parking: Two (2) parking spaces per unit and one (1) on-street guest parking space per five (5) units.

1. General Provisions:

a. Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan, and related graphics form the Rezoning Plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by QTR Development Partners, LLC (together the "Petitioner") to accommodate development of a residential community on the approximately 53.18 acre site located at 3397 Camp Julia Road, Kannapolis, North Carolina (the "Site").

b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Kannapolis Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes different standards, the regulations established under the Ordinance for the Residential 8 (R8) zoning classification shall govern all development taking place on the Site, subject to the provisions provided below.

c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, open space areas and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 2.5.A(3)b.8.(c)(2) of the Ordinance. There may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 2.5.A(3)b.8.(c)(2) of the Ordinance. These instances would include changes to graphics if they are:

i. expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or

ii. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner may ask the Planning Director to review and approve the proposed change as allowed in Section 2.5.A(3)b.8.(c) of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

2. Permitted Uses, Development Area Limitations, and Transfer & Conversion Rights:

a. The Site may be developed with up to three hundred and seventeen (317) townhouse dwelling units, as allowed by right and under prescribed conditions.

3. Transportation Improvements and Access:

a. Applicable Standards. All of public roadway improvements will be subject to the standards and criteria of the City of Kannapolis (as it relates to the roadway improvements within its road system authority) and the North Carolina Department of Transportation.

b. Phasing. Phasing of the roadway improvements may occur, as necessary, with the mutual written consent of Petitioner, the City of Kannapolis, and the North Carolina Department of Transportation, as applicable.

c. Right-of-Way Dedication. Subject to the qualifications set forth herein, right-of-way to be dedicated for the required roadway improvements will be dedicated via fee simple as required by the phasing tied to the identified roadway improvements.

d. Substantial Completion. Reference to "substantial completion" or "substantially completed" for certain improvements shall mean completion of the roadway improvements in accordance with the standards set forth above provided, however, in the event certain non-essential roadway improvements (as reasonably determined by City of Kannapolis Transportation and Environmental Services Department) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the Transportation and Environmental Services Department will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, Petitioner continues to exercise good faith efforts to complete the applicable roadway improvements. In such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

e. Fee in Lieu. If a fee in lieu has been paid by the Petitioner for a proposed improvement the improvement will be deemed to be completed for the purposes of the issuance of a certificate of occupancy and as a result will not require the posting of a bond or letter of credit if the improvement has not been completed by others.

f. Right-of-way Availability. ONLY TO THE EXTENT APPLICABLE, it is understood that some public roadway improvements may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts over a minimum of a 60-day period, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then the Transportation and Environmental Services Department or other applicable agency, department or governmental body may agree to proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings. Furthermore, in the event public roadways or improvements are delayed because of delays in the acquisition of additional right-of-way as contemplated herein and such delay extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing, then the Transportation and Environmental Services Department will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, Petitioner continues to exercise good faith efforts to complete the applicable roadway improvements. In such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

g. Alternate Improvements. In addition to the foregoing, in the event the right of way is not available for any reason after the good faith efforts of the Petitioner, the Petitioner will work with the City of Kannapolis or NCDOT as applicable to either (i) identify alternative improvements to implement traffic mitigation in lieu of the improvements impacted by the lack of right of way as described in subsection g. below; or (ii) contribute to the City of Kannapolis or NCDOT as applicable, an amount equal to the estimated cost of the road improvements not completed due to the lack of available right of way, such funds to be used to complete such alternative roadway improvements in the general area of the Site in a manner reasonable agreeable to the Petitioner, the city of Kannapolis or NCDOT as applicable.

h. Access. Access to the Site will be from Camp Julia Road, Patterson Road and Brantley Road as generally depicted on Sheet L-SK. The specific number and location of access points internal to the Site and to from the proposed Public Roads and internal driveways will be determined during the building permit process and thereafter additional or fewer driveways and/or additional roads may be installed or removed with approval from appropriate governmental authorities subject to applicable statutes, ordinances and regulations.

i. Modifications. Modifications to the alignment of the vehicular circulation and driveways may be made by the Petitioner, with the approval of the Planning Administrator, the Transportation and Environmental Services Department, and the North Carolina Department of Transportation, to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval in accordance with published standards.

4. Architectural Standards:

a. The principal buildings and accessory structures constructed on the Site, including all Development Areas, shall adhere to the architectural requirements and standards of the Ordinance.

5. Streetscape, Landscaping and Buffer, Open Space and other Amenities:

a. The Site will comply with Section 5.3 Landscaping and Buffer Standards and 5.3 J Tree Protection Standards and Section 5.4 Open Space Set-Aside Standards of the Ordinance unless indicated below or on the proposed Rezoning Plan.

b. Street trees will be installed along the new interior public streets within the planting strip within the street right of way.

c. Final open space and tree preservation areas, percentage, type and location shall be determined during the construction document phase.

d. Amenity areas may include pool, cabana, docks and other amenity features. The specific features and layout shall be determined during the construction document / permitting phase.

8. Environmental Features

a. Post Construction Ordinance. The Petitioner shall comply with all Environmental Control Regulations contained in the Ordinance and the Kannapolis Land Development Standards Manual.

b. Storm Water Approval. The location, size, and type of storm water management system depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

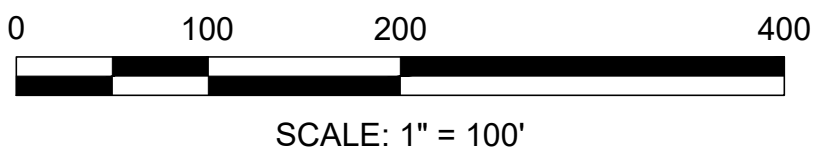
9. Amendments to the Rezoning Plan:

Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area or portion of the Site affected by such amendment in accordance with the provisions herein and of Section 2.5.A(3)b.8.(c) of the Ordinance.

10. Binding Effect of the Rezoning Application:

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

DEVELOPMENT DATA:	
SITE AREA:	±53.18 ACRES
TAX PARCELS:	# 56334589390000
PROPOSED UNIT COUNT:	317 UNITS MAX
MAXIMUM DENSITY ALLOWED:	8 DUA
DENSITY PROPOSED:	5.96 DUA
MIN. FRONT SETBACK:	PER ORDINANCE
MIN. SIDE YARD REQUIRED:	PER ORDINANCE
MIN. REAR YARD REQUIRED:	PER ORDINANCE
MAX. BUILDING HEIGHT ALLOWED:	PER ORDINANCE
OPEN SPACE REQUIRED:	20% OF SITE
OPEN SPACE PROVIDED:	20% OF SITE MIN.
PARKING REQUIRED:	PER ORDINANCE
PCCO:	PER ORDINANCE
SOLID WASTE:	ROLLOUT CONTAINERS / DUMPSTER



CAMP JULIA SITE

KANNAPOLIS, NC

QTR DEVELOPMENT

REZONING

SITE PLAN

Project Manager: MDL

Drawn By: LJP

Checked By:

Date: 04/10/25

Project Number: 24054

Sheet Number:

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. TBD**

**Petitioner:** QTR Development Partners  
**Rezoning Petition No.:** TBD  
**Property:** ±53.18 acres located at 3397 Camp Julia Rd.

This Community Meeting Report is being filed with the City of Kannapolis pursuant to Section 2.4.B. of the Kannapolis Development Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date, time and details of the Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 1/22/2025 and a corrected copy on 1/27/2025. A copy of the final corrected written notice is attached as **Exhibit B**.

### **TIME AND DATE OF MEETING:**

The Community Meeting required by the Ordinance was held on Wednesday, February 5, 2025, at 6:00 p.m. The meeting location was the Laureate Center in the Kannapolis City Hall & Police Headquarters, 401 Laureate Way, Kannapolis, North Carolina, 28081.

### **PERSONS IN ATTENDANCE AT MEETING:**

The list of attendees from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Curtis Trenkelbach, Dan Lacz with QTR Development Partners, and Matt Langston with Landworks Design Group, PA. Also in attendance were Bridget Grant and Lisa Thompson with Moore & Van Allen, PLLC.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

#### **I. Overview of Petitioner's Presentation.**

##### **Introduction and Overview of Development Plan.**

Ms. Grant with Moore & Van Allen welcomed and thanked the participants for their interest in Rezoning Petition.

Ms. Grant and the petitioner's representatives provided the following information during the presentation:

The subject site is located at 3397 Camp Julia Rd., east of I-85 and west of Old Salisbury-Concord Rd., south of Brantley Rd. The site is approximately 53.18 acres and is zoned LDR within Cabarrus County. The applicant is seeking to annex and zone to R8 CZ; to construct a new residential townhome community. The Kannapolis 2030 plan designates the site as Complete Neighborhood 1 and 2 and is nearby a primary activity center and employment center.

Ms. Thompson reviewed the site plan and layout of roads/access, open space, amenities, and tree save areas. She highlighted over 44% of the site is open space which is double the city's requirement. Ms. Thompson also reviewed the intersections proposed to be studied with the pending traffic impact analysis, reviewed the benefits of conditional rezoning and a tentative schedule for the project through the rezoning process.

## **II. Summary of Questions/Comments and Responses:**

Questions were raised about overall process and timing of the project and whether sewer was available. Ms. Grant responded that sewer allocation isn't available for a few years. Residents asked if they would be forced to connect to the sewer. Ms. Grant stated that sewer won't affect their existing well and septic systems. It was also confirmed that the annexation is limited to the subject site.

Residents were concerned about noise and the proximity of townhomes to their existing homes. An adjacent neighbor raised concerns with protecting the animals on her property. Ms. Grant stated that fencing or vegetation can be considered to help with these concerns.

Questions were asked about the history of tree clearing on the site. The development team stated the site may be part of a tree program.

Questions were asked about why there were stub roads adjacent to their property. Ms. Grant explained the connectivity requirements per Kannapolis' development ordinance. Roadway stubs are built to the property line to allow for future roadway extensions with future development.

Residents asked why the petitioner is proposing a townhome product versus single family homes and why the city would allow this type of density. Ms. Grant explained the land use patterns, adopted land use plan and range of housing options anticipated with the Land Use Plan. She noted this area is expected to have higher density due to the proximity to neighborhood services, commercial uses, and employment opportunities. She continued to explain that the townhome product allows the petitioner to provide larger swaths of protected open space to be held in common ownership.

Questions were asked about whether this was for sale or for rent and if it would be sold to a builder. The petitioner explained that it will be sold to a builder, and they weren't sure whether it would be a for sale or a rental community at this time. Regardless of the product type, the conditions of the rezoning will run with the land. An additional question was asked if it could be restricted to a percentage of rentals. Ms. Grant explained that is up to the management company and HOA at the time the covenants and restrictions are written.

Concerns were raised about the location of the access off Patterson Road along the curve. Mr. Langston explained that the city and NCDOT will require the development to meet site distance requirements which is done during the construction plan phase of the project.

A resident asked if there were any public parks as part of this development or in the area. Ms. Grant explained that the amenities of this site would be private.

Questions were asked about traffic and if the study would take in the trips from the new industrial building that is under construction. Ms. Grant explained that the study would take in those trips and all approved developments in the area.

A resident mentioned there are existing drainage issues coming from this property. Mr. Langston explained the stormwater areas and how they would treat the water before it's released into the existing stream.

The participants were thanked for their time and interest in the development. (Note: Registered attendees were sent a copy of the presentation.)

## **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

The development team will continue to coordinate efforts with City Staff. The revised plan will include references to buffers and potential fencing in specific areas.

cc: Richard Smith, Director of Planning, City of Kannapolis  
Dan Lacz, QTR Development Partners  
Bridget Grant, Moore & Van Allen, PLLC

## Exhibit A

### Adjacent Owners:

AcctName1	AcctName2	MailAddr1	MailAddr2	MailCity	Mail	MailZi
BRINEGAR MICHAEL PAUL		5165 PATTERSON RD		KANNAPOLIS	NC	28083
FKH SFR C1 L P		C/O FIRSTKEY HOMES LLC	600 GALLERIA PKWY SE STE 300	ATLANTA	GA	30339
GOODMAN TOM G CO-TRUSTEE	GOODMAN MILDRED S CO-TRUSTEE	5250 PATTERSON RD		KANNAPOLIS	NC	28083
GREENE VANCE ARTHUR III	GREENE TANYA LATREECE WF	3443 CAMP JULIA RD		KANNAPOLIS	NC	28083
LEFLER BEVERLY PATTERSON	BRAYBOY REBECCA PATTERSON	C/O BECKY BRAYBOY	2900 CAMP JULIA RD	KANNAPOLIS	NC	28083
FROHE CAROLE E		228 SOUTHAVEN CT		KANNAPOLIS	NC	28083
TROUTMAN HASKEL B TRUSTEE	TROUTMAN LINDA L TRUSTEE	5245 PATTERSON RD		KANNAPOLIS	NC	28083
GOODMAN TOM G CO-TRUSTEE	GOODMAN MILDRED S CO-TRUSTEE	5250 PATTERSON RD		KANNAPOLIS	NC	28083
WILLIAMS RAMONA C		5175 PATTERSON RD		KANNAPOLIS	NC	28083
DELLINGER WILLIAM	DELLINGER BRENDA WF	5210 HARMON PL		KANNAPOLIS	NC	28083
TURNER DERRAIL D		2550 PENNINGER RD		CONCORD	NC	28025
TROUTMAN KENNETH BROWN		5191 PATTERSON RD		KANNAPOLIS	NC	28083
TROUTMAN KENNETH BROWN		5191 PATTERSON RD		KANNAPOLIS	NC	28083
GOODMAN TOM G CO-TRUSTEE	GOODMAN MILDRED S CO-TRUSTEE	5250 PATTERSON RD		KANNAPOLIS	NC	28083
LAWS CORA MAE MOORE	LAWS CORA MAE ESTATE	5100 PATTERSON RD		KANNAPOLIS	NC	28083
NAVARRO STEPHANIE		5215 HALVERSON CT		KANNAPOLIS	NC	28083
PROGRESS RESIDENTIAL BORROWER 19 LLC		PO BOX 4090		SCOTSDALE	AZ	85261
GIBBS JERAMIAH J		4319 HILTON LAKE RD		KANNAPOLIS	NC	28083
TROUTMAN KENNETH BROWN		5191 PATTERSON RD		KANNAPOLIS	NC	28083
MCGLYNN MICHAEL		4988 IRISH POTATO RD		KANNAPOLIS	NC	28083
CHOMIAK NADYA MARIKA		2920 BRANTLEY RD		KANNAPOLIS	NC	28083
CONEJO URIEL HERNANDEZ	MORALES FANY LIZETH MARTINEZ	367 CARLYLE RD		TROUTMAN	NC	28166
THORPE HUGH M	THORPE MURIEL WF	5242 HARMON PL		KANNAPOLIS	NC	28083
GREENE VANCE ARTHUR III	GREENE TANYA LATREECE WF	3443 CAMP JULIA RD		KANNAPOLIS	NC	28083
BENSON DONNA ALICIA		5210 HALVERSON CT		KANNAPOLIS	NC	28083
GRAHAM BENJAMIN TODD		5206 HARMON PL		KANNAPOLIS	NC	28083
LAWS MARK W		523 LOCUST ST		KANNAPOLIS	NC	28081
JITER CORPORATION		PO BOX 286		ELKTON	FL	32033
GREENE VANCE ARTHUR III	GREENE TANYA LATREECE WF	3443 CAMP JULIA RD		KANNAPOLIS	NC	28083
BATTINELLI JOSEPH	BATTINELLI KATE E WF	3525 CAMP JULIA RD		KANNAPOLIS	NC	28083
BYNUM MELISSA M	BYNUM DOUGLAS N HSB	3487 CAMP JULIA RD		KANNAPOLIS	NC	28083
BUCK CLINTON M		5205 HARMON PL		KANNAPOLIS	NC	28083
KAMEN MAGDALENE		5223 HARMON PL		KANNAPOLIS	NC	28083
MCHARGUE C W	MCHARGUE CHARLES WILLIAM	3397 CAMP JULIA RD		KANNAPOLIS	NC	28083
CLARK WILLIAM JACK JR	CLARK ANGIE RACHAEL /WIFE	2916 BRANTLEY RD		KANNAPOLIS	NC	28083
SWARTZ JAMES O	SWARTZ CAROLYN M/WIFE	2877 BRANTLEY ROAD		KANNAPOLIS	NC	28083
CEDAR GROVE RETREAT INC		8410 PIT STOP CT STE 140		CONCORD	NC	28027
ROSEMAN KAY C LF EST	ROSEMAN GAROLD L	635 ROGERS RD		CHINA GROVE	NC	28023
ROZANKA MORDECHAI	ROZANKA REGINA WF					
BRANTLEY AMY R		30 SEVIER DR		HENDERSONVILLE	NC	28791
2018-2 IH BORROWER LP		C/O INVITATION HOMES	1717 MAIN ST STE 2000	DALLAS	TX	75201
SANCHEZ NOEMY DEL CARMEN	GARCIA ANGEL FERNANDO SPOUSE	903 BUICK AVE		KANNAPOLIS	NC	28083
BOWDEN MARY S		3320 CAMP JULIA RD		KANNAPOLIS	NC	28083
HARRIS KEISHA JLUANE		5203 HALVERSON CT		KANNAPOLIS	NC	28083
RICE B PAUL III		5218 HARMON PLACE		KANNAPOLIS	NC	28083
GALLEGOS REYNALDO ALEMAN	ALEMAN REINALDA GUEVARA WIFE	5308 HARMON PLACE		KANNAPOLIS	NC	28083
HAYES JOSEPH E	HAYES CHRISTY LYNN WF	3465 CAMP JULIA RD		KANNAPOLIS	NC	28083
RUMMAGE WALTER BOYCE	RUMMAGE DELORES H WF	5227 HALVERSON CT		KANNAPOLIS	NC	28083
FOSTER JOSEPH W	FOSTER CHRISTY G/WIFE	5209 HALVERSON COURT		KANNAPOLIS	NC	28083
BETHEL PILGRIM HOLINESS CHURCH		4036 OLD SALISBURY CONCORD RD		KANNAPOLIS	NC	28083
HUNTLEY REBECCA L		5224 HALVERSON CT		KANNAPOLIS	NC	28083
CLARKE PAYTON ELIZABETH	COFFEY MIKALIA SPOUSE	5216 HALVERSON CT		KANNAPOLIS	NC	28083
SFR JV-1 2021-1 BORROWER LLC		C/O TRICON AMERICAN HOMES LLC	15771 RED HILL AVE STE 100	TUSTIN	CA	92780
AMH 2015-2 BORROWER LLC		C/O AMERICAN HOMES 4 RENT	23975 PARK SORRENTO STE 300	CALABASAS	CA	91302
CLARK WILLIAM JACK JR	CLARK ANGIE RACHAEL /WIFE	2916 BRANTLEY RD		KANNAPOLIS	NC	28083
WETTER JAMES PAUL		5224 HARMON PL		KANNAPOLIS	NC	28083
GOODMAN TOM G CO-TRUSTEE	GOODMAN MILDRED S CO-TRUSTEE	5250 PATTERSON RD		KANNAPOLIS	NC	28083
ROSS SHIRLEY E		5221 HALVERSON CT		KANNAPOLIS	NC	28083
TRICON SFR 2024-4 BORROWER LLC		C/O TRICON AMERICAN HOMES LLC	15771 RED HILL AVE STE 100	TUSTIN	CA	92780
2018-3 IH BORROWER LP		1717 MAIN ST STE 2000		DALLAS	TX	75201
FREEMAN JIMMY JR	FREEMAN BRENDA WF	2904 BRANTLEY RD		KANNAPOLIS	NC	28083
LAWS CORA MAE MOORE	LAWS CORA MAE ESTATE	5100 PATTERSON RD		KANNAPOLIS	NC	28083

## **EXHIBIT B**

**--CORRECTED--\***

### **NOTICE TO INTERESTED PARTIES OF A REZONING PETITION QTR DEVELOPMENT – PETITION # TBD – CAMP JULIA RD.**

Subject: Rezoning Petition No. TBD

Petitioner/Developer: QTR Development Partners LLC

Current Land Use: Residential & Vacant

Existing Zoning: LDR – Low Density Residential (County)  
R-4 – Residential – 4 (City)

Rezoning Requested: R8 - CZ (Residential – 8, Conditional)

**Date and Time of Meeting:** ***Wednesday, February 5, 2025, at 6:00 p.m.***

**Meeting Location:** ***Kannapolis City Hall & Police Headquarters  
Laureate Center  
401 Laureate Way  
Kannapolis, NC 28081***

**RSVP:** [CommunityMeeting@mvalaw.com](mailto:CommunityMeeting@mvalaw.com) before February 3, 2025, and reference the Camp Julia Road petition.

Date of Notice: 1/27/2025

Moore & Van Allen is assisting QTR Development Partners (the “Petitioner”) on a recently filed request to rezone an approximately ±53.18-acre site located at 3397 Camp Julia Road, in Kannapolis, North Carolina from LDR & R4 to R8-CZ. The site lies on the north side of Camp Julia Road and east of I-85, and south of Brantley Road. The request is to allow the development of the site with a residential community. Access to the site will be from three separate points: Camp Julia Road, Patterson Road and Brantley Road.

The Petitioner will hold an **In-Person Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The City of Kannapolis Mapping Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the site. Please contact [CommunityMeeting@mvalaw.com](mailto:CommunityMeeting@mvalaw.com) to RSVP and reference the Camp Julia Road petition.

**Accordingly, we are extending an invitation to participate in the upcoming Community Meeting to be held in the Laureate Center of the Kannapolis City Hall & Police Headquarters, 401 Laureate Center, Kannapolis, NC, 28081, on Wednesday, February 5, 2025, at 6:00 p.m. Please contact [CommunityMeeting@mvalaw.com](mailto:CommunityMeeting@mvalaw.com) to RSVP and reference the Camp Julia Road petition.**

Residents who expect they will be unable to attend the community meeting or have questions about this matter are asked to email [CommunityMeeting@mvalaw.com](mailto:CommunityMeeting@mvalaw.com) to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting. Thank you.

cc: Richard Smith, Director of Planning, City of Kannapolis, NC  
Dan Lacz, QTR Development Partners, Inc.  
Bridget Grant, Moore & Van Allen, PLLC  
**\*RSVP date and Kannapolis staff contact corrected.**

13952395v2

## Exhibit B (Cont.)

Site location:



# Exhibit C

## Community Meeting Attendance Sheet

\*\* This sign in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. \*\*

Petitioner: QTR DEVELOPMENT PARTNERS LLC

Rezoning petition Number: TBD

Date: February 5, 2025

Location: Kannapolis City Hall & Police Headquarters

Laureate Center, 401 Laureate Way

Kannapolis, NC 28081

	Name	Address	Phone	Email
1	Ramona Williams	5175 Patterson Rd		
2	Tom Goodman	5250 PATTERSON RD	704.933.0019	
3	Harold Shortman			
4	<del>Pat</del> Delores Rummage	5227 Halverson Ct.	980-234-1110	
5	Brenda + Jimmy Freeman			
6	Wendell Rummage	5227 Halverson Ct	704 7912475	wendell.rummage@gmail.com
7	Becky Huntley			
8	Paul Rice			
9	April Rice			
10	Benjamin J. Graham			
	Brenda Dugg	5210 Halmon PO	704 6991317	Brenda Dugg 1945 (a) Gma. &
	Ray & Ann Dugg			
	ANITA SAMPSON			
	TANYA HARRIS			
	KATHA HARRIS			
	Vance Green	3443 Camp Julie Rd		

MailAddr1	name	MailCity	MailState	MailZipCod
1717 MAIN ST STE 2000	2018-2 IH BORROWER LP and C/O INVITATION HOMES	DALLAS	TX	75201
1717 MAIN ST STE 2000	2018-3 IH BORROWER LP	DALLAS	TX	75201
23975 PARK SORRENTO STE 300	AMH 2015-2 BORROWER LLC and C/O AMERICAN HOMES 4 RENT ATTN: PROPERTY	CALABASAS	CA	91302
5315 HARMON PL	ANGELES DIANA LAZARO	KANNAPOLIS	NC	28083
5253 HARMON PL	AYERS RICHARD EUGENE	KANNAPOLIS	NC	28083
5307 HARMON PLACE	BASS ROGER W	KANNAPOLIS	NC	28083
3525 CAMP JULIA RD	BATTINELLI JOSEPH and BATTINELLI KATE E WF	KANNAPOLIS	NC	28083
2908 BRANTLEY RD	BAXTER THOMPSON	KANNAPOLIS	NC	28083
2550 PENNINGER RD	BDM BUILDERS LLC	CONCORD	NC	28025
5210 HALVERSON CT	BENSON DONNA ALICIA	KANNAPOLIS	NC	28083
4036 OLD SALISBURY CONCORD RD	BETHEL PILGRIM HOLINESS CHURCH	KANNAPOLIS	NC	28083
3320 CAMP JULIA RD	BOWDEN MARY S	KANNAPOLIS	NC	28083
30 SEVIER DR	BRANTLEY AMY R	HENDERSONVILLE	NC	28791
5205 HARMON PL	BUCK CLINTON M	KANNAPOLIS	NC	28083
3487 CAMP JULIA RD	BYNUM MELISSA M and BYNUM DOUGLAS N HSB	KANNAPOLIS	NC	28083
5245 HALVERSON CT	CARSON ANTHONY RAY and PARKS KELANA C	KANNAPOLIS	NC	28083
8410 PIT STOP CT STE 140	CEDAR GROVE RETREAT INC	CONCORD	NC	28027
2920 BRANTLEY RD	CHOMIAK NADYA MARIKA	KANNAPOLIS	NC	28083
2916 BRANTLEY RD	CLARK WILLIAM JACK JR and CLARK ANGIE RACHAEL /WIFE	KANNAPOLIS	NC	28083
2915 BRANTLEY RD	COLGIN JANA L	KANNAPOLIS	NC	28083
444 COUNTRYWOOD PL SE	CONEJO URIEL HERNANDEZ and MORALES FANY LIZETH MARTINEZ	CONCORD	NC	28025
5210 HARMON PL	DELLINGER WILLIAM and DELLINGER BRENDA WF	KANNAPOLIS	NC	28083
1850 PARKWAY PL SE STE 900	FKH SFR C1 L P and C/O FIRST KEY HOMES LLC	MARIETTA	GA	30067
5209 HALVERSON COURT	FOSTER JOSEPH W and FOSTER CHRISTY G/WIFE	KANNAPOLIS	NC	28083
2904 BRANTLEY RD	FREEMAN JIMMY JR and FREEMAN BRENDA WF	KANNAPOLIS	NC	28083
5209 HARMON PL	FRITZ ROBERT R SR and FRITZ FABIENE WF	KANNAPOLIS	NC	28083
228 SOUTHAVEN CT	FROHE CAROLE E	KANNAPOLIS	NC	28083
5308 HARMON PLACE	GALLEGOS REYNALDO ALEMAN and ALEMAN REINALDA GUEVARA WIFE	KANNAPOLIS	NC	28083
5250 PATTERSON RD	GOODMAN TOM G CO-TRUSTEE and GOODMAN MILDRED S CO-TRUSTEE	KANNAPOLIS	NC	28083
5206 HARMON PL	GRAHAM BENJAMIN TODD	KANNAPOLIS	NC	28083
3443 CAMP JULIA RD	GREENE VANCE ARTHUR III and GREENE TANYA LATREECE WF	KANNAPOLIS	NC	28083
5203 HALVERSON CT	HARRIS KEISHA JLUANE	KANNAPOLIS	NC	28083
3465 CAMP JULIA RD	HAYES JOSEPH E and HAYES CHRISTY LYNN WF	KANNAPOLIS	NC	28083
5224 HALVERSON CT	HUNTLEY REBECCA L	KANNAPOLIS	NC	28083
PO BOX 286	JITER CORPORATION	ELKTON	FL	32033
5247 HARMON PL	JONES MARK ANTHONY	KANNAPOLIS	NC	28083
5223 HARMON PL	KAMEN MAGDALENE	KANNAPOLIS	NC	28083
2940 BRANTLEY RD	KETNER LLOYD E	KANNAPOLIS	NC	28083
5100 PATTERSON RD	LAWS CORA MAE MOORE and LAWS CORA MAE ESTATE	KANNAPOLIS	NC	28083
523 LOCUST ST	LAWS MARK W	KANNAPOLIS	NC	28081
2900 CAMP JULIA RD	LEFLER BEVERLY PATTERSON and C/O BECKY BRAYBOY	KANNAPOLIS	NC	28083
5235 HARMON PL	MARTIN JESSE R and CULVER KATLYN N	KANNAPOLIS	NC	28083
3246 CAMP JULIA RD	MARTIN REID LEWIS and MARTIN GINA MICHELLE WF	KANNAPOLIS	NC	28083
3397 CAMP JULIA RD	MCHARGUE C W and MCHARGUE CHARLES WILLIAM	KANNAPOLIS	NC	28083
5215 HALVERSON CT	NAVARRO STEPHANIE	KANNAPOLIS	NC	28083
5216 HALVERSON CT	PACE JEREMY T and PACE JADA WF	KANNAPOLIS	NC	28083
PO BOX 4090	PROGRESS RESIDENTIAL BORROWER 19 LLC	SCOTTSDALE	AZ	85261
5236 HALVERSON COURT	RANDALL JOHNNA H	KANNAPOLIS	NC	28083
5218 HARMON PLACE	RICE B PAUL III	KANNAPOLIS	NC	28083
635 ROGERS RD	ROSEMAN KAY C LF EST and ROSEMAN GAROLD L	CHINA GROVE	NC	28023
5221 HALVERSON CT	ROSS SHIRLEY E	KANNAPOLIS	NC	28083
5233 HALVERSON CT	ROZANKA MORDECHAI and ROZANKA REGINA WF	KANNAPOLIS	NC	28082
5227 HALVERSON CT	RUMMAGE WALTER BOYCE and RUMMAGE DELORES H WF	KANNAPOLIS	NC	28083
5303 HARMON PLACE	RYERSON ERIC DAVID and RYERSON JENNY SUE CURLEE	KANNAPOLIS	NC	28083
1508 BROOKHOLLOW DR	SFR JV-1 2019-1 BORROWER LLC and C/O TRICON AMERICAN HOMES LLC	SANTA ANA	CA	92705
1508 BROOKHOLLOW DR	SFR JV-1 2021-1 BORROWER LLC and C/O TRICON AMERICAN HOMES LLC	SANTA ANA	CA	92705
5175 PATTERSON RD	SULLIVAN RAMONA W	KANNAPOLIS	NC	28083
1508 BROOKHOLLOW DR	TAH MS-2 BORROWER LLC and C/O TRICON AMERICAN HOMES LLC	SANTA ANA	CA	92705
5242 HARMON PL	THORPE HUGH M and THORPE MURIEL WF	KANNAPOLIS	NC	28083
5245 PATTERSON RD	TROUTMAN HASKEL B and TROUTMAN LINDA L WF	KANNAPOLIS	NC	28083
5245 PATTERSON RD	TROUTMAN KENNETH BROWN	KANNAPOLIS	NC	28083
5224 HARMON PL	WETTER JAMES PAUL	KANNAPOLIS	NC	28083
2877 BRANTLEY ROAD	SWART JAMES O and CAROLYN M	KANNAPOLIS	NC	28083



March 4, 2025

Dear Property Owner:

**Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Tuesday, March 18, 2025, at 6:00 PM, at 401 Laureate Way, Kannapolis, NC for the following case:**

**CZ-2025-01 – Conditional Zoning Map Amendment – 3397 Camp Julia Road**

The purpose of this Public Hearing is to consider a request to rezone property located at 3397 Camp Julia Road from Cabarrus County Low Density Residential (LDR) zoning district and City of Kannapolis Residential 4 (R4) zoning district to City of Kannapolis Residential 8-Conditional Zoning (R8-CZ) zoning district to allow for a 324-unit townhouse development. The subject property is approximately 53.18 +/- acres and further identified as Cabarrus County Parcel Identification Number 56334589390000 (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 704.920.4362 or [emccarty@kannapolisnc.gov](mailto:emccarty@kannapolisnc.gov).

Sincerely,

Elizabeth L. McCarty, AICP  
Assistant Planning Director

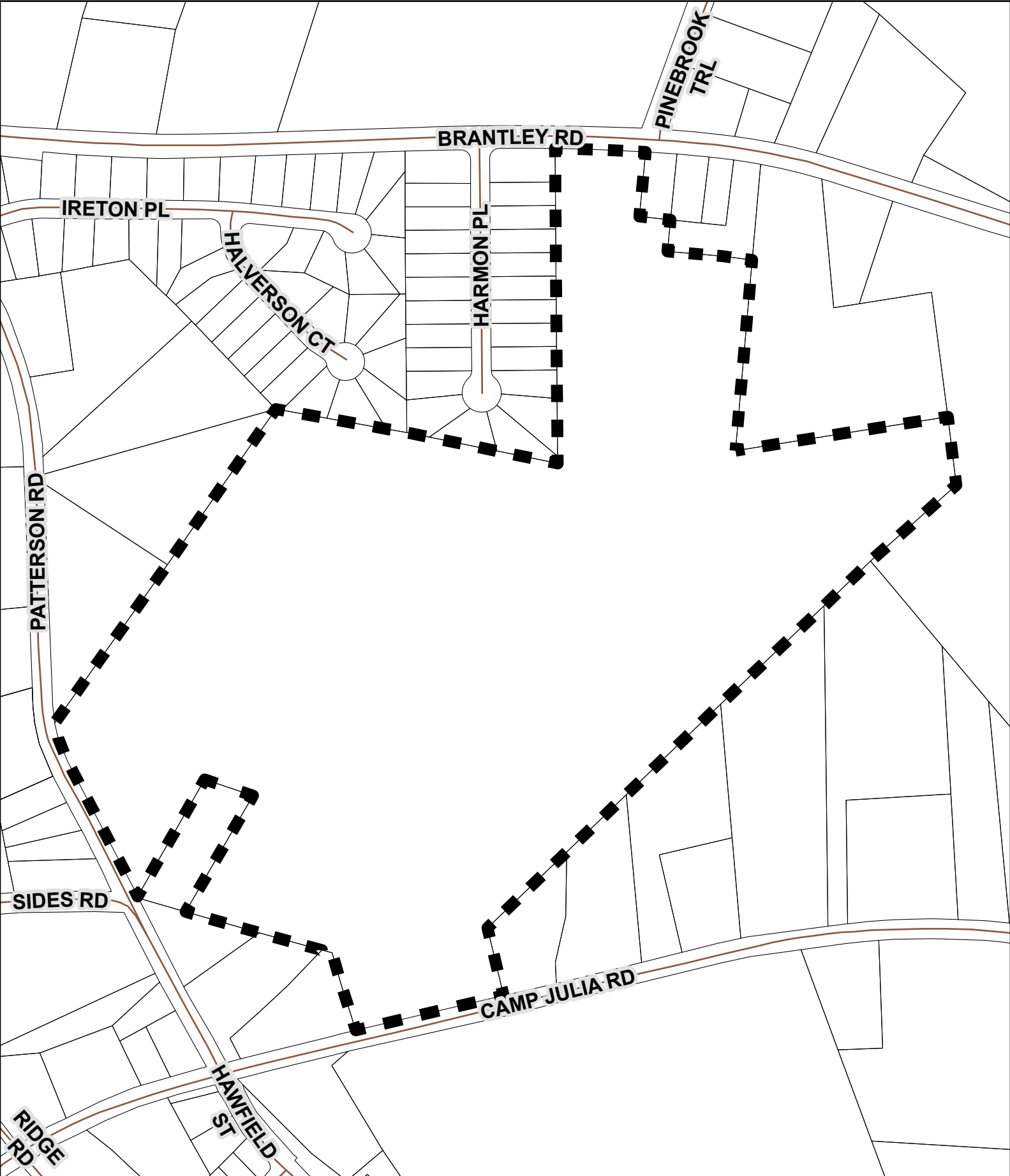
Enclosure

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-2025-01  
Applicant: QTR Development Partners LLC  
3397 Camp Julia Rd





**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY  
WITH REGARD TO CASE #CZ-2025-01**

**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 March 18, 2025 and April 15, 2025, the Planning and Zoning Commission conducted a public hearing to consider a request to rezone approximately 53.18 +/- acres of property located at 3397 Camp Julia Road, (Cabarrus County Parcel Identification Number 56334589390000), as petitioned by QTR Development Partners LLC and owned by C.W. McHargue, from Cabarrus County Low Density (LDR) and City of Kannapolis Residential 4 (R4) to City of Kannapolis Residential 8-Conditional Zoning (R8-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” and “Complete Neighborhood 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 15th day of April 2025:**

---

Chris Puckett, Chairman  
Planning and Zoning Commission

**Attest:**

---

Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission



## RESOLUTION TO ZONE

**Case #CZ-2025-01  
(3397 Camp Julia Road)**

**From Cabarrus County Low Density (LDR) and City of Kannapolis Residential 4 (R4) to  
City of Kannapolis Residential 8-Conditional Zoning (R8-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 March 18, 2025, and April 15, 2025, for consideration of rezoning petition Case #CZ-2025-01 as submitted to the City of Kannapolis Planning Department; and

**WHEREAS**, the request was to rezone 53.18 +/- acres of property located at 3397 Camp Julia Road, (Cabarrus County Parcel Identification Number 56334589390000), as petitioned by QTR Development Partners LLC and owned by C.W. McHargue, from Cabarrus County Low Density (LDR) and City of Kannapolis Residential 4 (R4) to City of Kannapolis Residential 8-Conditional Zoning (R8-CZ) 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?**

The subject property is within the Complete Neighborhood 1 Character Area and the Complete Neighborhood 2 Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. Single family attached residential is identified as a primary use in both Character Areas. The desired density in Complete Neighborhood 1 is 2-8 units/acre, and it is 4-18 units/acre in Complete Neighborhood 2. Therefore, the proposed development 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, 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 proposed rezoning and use of the property for a townhouse development is generally consistent with existing surrounding land uses, primarily single-family detached dwellings. The subject property abuts City of Kannapolis Residential 4 (R4) properties along Patterson Road and Brantley Road. The adjoining properties to the south and east are zoned Cabarrus County Low Density Residential (LDR).

**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 a suitable use allowed under the requested zoning. The applicant has initiated a Traffic Impact Assessment (TIA) to determine the proposed development's impact on roads and any necessary mitigation improvements. The development will be required to meet all City and NCDOT road requirements. On-street parking is shown on the rezoning plan. Presently, wastewater allocation is not available for this project. The applicant will need to apply for wastewater allocation at such time that a call for residential projects is announced by City Council.

**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 proposed development of townhouses is consistent with surrounding zoning and existing 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. There is an unnamed tributary and an existing pond on the 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 Low Density (LDR) and City of Kannapolis Residential 4 (R4) to City of Kannapolis Residential 8-Conditional Zoning (R8-CZ) Zoning Designation

**Adopted this the 15th day of April 2025:**

---

Chris Puckett, Chairman  
Planning and Zoning Commission

**Attest:**

---

Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission



**Planning and Zoning Commission  
April 15, 2025 Meeting  
Staff Report**

**TO:** Planning and Zoning Commission

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

**SUBJECT: Case: TA-2025-03: Text Amendment**

Consideration of a text amendment to Table 4.2.B(5): Principal Use Table to permit a tattoo or body-piercing establishment in the Center City (CC) zoning district by Special Use Permit (SUP)

**A. Actions Requested by Planning and Zoning Commission Members**

1. Consider Resolution to Adopt a Statement of Consistency for TA-2025-03
2. Consider motion to recommend approval of proposed text amendments by City Council

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

Article 2, Section 2.5.A of the Kannapolis Development Ordinance (KDO) addresses the procedures for processing amendments to the text of the ordinance. The Planning and Zoning Commission shall review and make a recommendation to City Council on zoning text amendments. Per Section 2.5.A(1)b(5) of the KDO, the Commission's recommendation shall address whether the proposed amendment is consistent with the Comprehensive Plan and any other applicable plans and policies. The proposed text amendment is requested by Christian Dunn.

**C. Background**

Consideration of the subject text amendment was tabled at the March 18, 2025, Commission meeting to allow staff to review whether a tattoo establishment conforms to the covenants, conditions, and restrictions (CCRs) of the downtown area. After further review, staff learned that the CCRs for the downtown area do not permit a tattoo establishment as a use. The operation of a tattoo establishment is specifically prohibited under the CCRs, Article 4(13), in the downtown business district. The CCRs are enforced as a proprietary function of the City as former owner and CCRs Declarant; it is not enforced by the City under its governmental function through the KDO. City Council will discuss the possibility of amending the CCRs to permit tattoo establishments in the downtown area at its scheduled meeting on April 14, 2025. This item may need to be tabled further depending on the action taken by Council at their April 14<sup>th</sup> meeting.

The applicant, Christian Dunn, is requesting a text amendment to the Principal Use Table to permit a tattoo or body-piercing establishment in the Center City (CC) zoning district by Special Use Permit (SUP). Presently, a tattoo or body-piercing establishment is only permitted in the General Commercial (GC) zoning district with approval of a SUP. The applicant is requesting the text amendment to locate a tattoo business on Oak Avenue in the CC District.

The KDO defines a tattoo or body-piercing establishment as follows:

An establishment where designs, letters, figures, body piercing, or other marks are place on the skin of any person, using ink or other substances that result in the permanent coloration or piercing of the skin by means of use of needles or other instruments designed to contact or puncture the skin.

The boundaries of the Center City (CC) zoning district and the Downtown Center Character Area overlap. The *Move Kannapolis Forward 2030 Comprehensive Plan* identifies the Downtown Center as the primary activity center in Kannapolis; it is the focus of commerce, government, entertainment, and cultural events in Kannapolis. The Downtown Center is characterized by the highest regional level of development intensity and density, with commercial, housing, civic, and cultural opportunities. It also is a target for jobs in the knowledge economy such as the North Carolina Research Campus (NCRC). The *Move Kannapolis Forward 2030 Comprehensive Plan* further recognizes ongoing public and private revitalization and placemaking investments in the Downtown Center. To implement this high level of development and complementary uses to the NCRC, the Downtown Center Character Area supports the primary uses of retail, institutional/civic, office, multifamily residential, and special activity/sports and entertainment venues. Secondary uses include light manufacturing and single family attached residential.

The applicant's proposed text amendment for tattoo and body-piercing establishments would apply throughout the CC District which encompasses the entirety of the City's downtown area. The GC District is the appropriate location for a tattoo and body-piercing establishment as reflected in the KDO. The GC District is the City's only zoning district where a tattoo or body-piercing establishment is permitted, and the use additionally requires approval of a SUP.

The City's General Commercial (GC) zoning is primarily along Activity Corridors as identified in the comprehensive plan. The comprehensive plan describes Activity Corridors as key travel corridors having existing commercial development that not only serve as a travel corridor but also as a destination. The purpose of the GC District, as stated in the KDO, is to accommodate a broad range of non-residential uses characterized primarily by retail, office, and service establishments. A tattoo or body-piercing establishment is more compatible in the General Commercial (GC) District than the Center City (CC) District.

The proposed text amendment to the KDO is attached as Exhibit A. Proposed changes are shown **bold, red text** for deletions and **bold, green text** for additions.

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

None

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

The proposed text amendment to the KDO is **attached**.

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

None

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

The Planning and Zoning Commission may choose to recommend approval or denial of the text amendment as presented. The Commission may also add, delete, or change any of the language as proposed.

As expounded upon in the background information above, the GC District is the suitable location for a tattoo and body-piercing establishment. The GC District is the City's only zoning district where a tattoo or body-piercing establishment is permitted, and the use additionally requires approval of a SUP. Staff recommends that the KDO remain unchanged regarding the zoning districts in which a tattoo and body-piercing establishment use is permitted.

Based on the foregoing analysis, staff recommends denial of the proposed text amendment to the Kannapolis Development Ordinance

#### **The following actions are required to recommend approval of TA-2025-03:**

1. Consider Resolution to Adopt a Statement of Consistency for TA 2025-03.
2. Consider motion to recommend approval of proposed text amendments by City Council.

#### **The following actions are required to recommend denial of TA-2025-03**

1. Consider Resolution to not Adopt a Statement of Consistency for TA-2025-03.
2. Consider motion to recommend denial of proposed text amendments by City Council.

#### **H. Attachments**

1. Text Amendment Application
2. Proposed KDO change: Exhibit A
3. Resolution to Adopt a Statement of Consistency

#### **I. Issue Reviewed By:**

- City Manager
- Assistant City Manager

# KANNAPOLIS

Planning Department  
401 Laureate Way  
Kannapolis, NC 28081  
704.920.4350

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

### APPLICANT

Applicant: Christian Dunn Old Carannon Historic Tattoo and Gallery

### SUBMITTAL CHECKLIST

- ☐ Pre-Application Meeting
- ☐ Zoning Text Amendment Checklist and Application – Complete with all required signatures
- ☐ Fee: \$400.00

### 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:** The Commission shall consider the text amendment request and make a recommendation to City Council in accordance with Section 2.4.G. of the KDO.

**Scope of Approval:** City Council may approve or deny the request in accordance with Section 2.5.A(1).

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: [Signature] Date: 2/10/2025

# KANNAPOLIS

Planning Department  
401 Laureate Way  
Kannapolis, NC 28081  
704.920.4350

## ZONING TEXT AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

### Applicant Contact Information

Name: Christian Dunn

Address: 202 oak ave

Kannapolis N.C. 28081

Cell: 704-492-7131  
Phone: 704-795-5620

Email: Mel.gak13@gmail

In the space provided below, or on a separate sheet, present your requested text for the Ordinance provisions in question:

We humbly request a change of text amendment  
be made to 4.2.B Principal Use Table, amendment  
would state: Tattoo and Body piercing be allowed under  
S special use in the CC district

State your reasons for amending the text of the Ordinance:

Due to a break in, an a rise in crime at our previous  
location we moved to 202 oak ave, as a way to expand  
an offer more as a business with our gallery, an looking  
for a commercial home, 202 is zoned CC, an tattooing  
an piercing is only allowed in GC under S, hence the

I certify that all of the information presented in this application is accurate to the best of my request, knowledge, information, and belief.

[Signature]  
Applicant Signature

2/10/2025  
Date

[Signature]  
Property Owner Signature

2/10/2025  
Date

## Table 4.2.B(5): Principal Use Table

P = Permitted by right, or, in planned development district, if specified in PD Plan; S = Special use; – = Prohibited

[illegible]



**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY WITH REGARD TO  
TEXT AMENDMENT TA-2025-03**

**WHEREAS**, Section 160A-383 (2013), of the North Carolina General Statutes, modified in Section 160D-605, specifies that the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive and any other officially adopted plan that is applicable; and

**WHEREAS**, the text amendments to **Article 4, Table 4.2.B(5): Principal Use Table** is consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*; and

**WHEREAS**, the Planning and Zoning Commission met on April 15, 2025, to consider text amendment Case# TA-2025-03 as submitted by Christian Dunn and shown on Exhibit A (attached);

**NOW, THEREFORE BE IT RESOLVED** that the Planning and Zoning Commission finds the text amendment as represented in Case TA-2025-03 is consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*, as well as state statutes, reasonable, and in the public interest, and is recommended for approval by the City Council based on consideration of the application materials, information presented, and the recommendation provided by Staff.

**Adopted this the 15th Day of April 2025:**

---

Chris Puckett, Chairman  
Planning and Zoning Commission

Attest:

---

Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission