



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

**December 16, 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:** November 18, 2025
- 5. Public Hearing**
  - a. CZ-2025-05 – Conditional Zoning Map Amendment – A portion of 630 Irene Avenue, a portion of 1225 McLain Road, an Unaddressed parcel on Irene Avenue, and a portion of an Unaddressed parcel on Sweet Gum Street**

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



**Planning and Zoning Commission  
December 16, 2025 Meeting**

**Staff Report**

**TO:** Planning and Zoning Commission

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

**SUBJECT:** **Case #CZ-2025-05: Conditional Zoning Map Amendment**  
**Applicant: Wynnefield Forward, LLC**

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

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

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

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

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

**C. Background & Project Overview**

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

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

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

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

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

None

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

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

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

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

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

No, the proposed rezoning is not in conflict with any ordinances.

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

No, existing zoning is appropriate for the area.

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

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

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

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

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

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

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

No, there are no anticipated significant environmental impacts from rezoning this property. The subject properties are in the Lake Concord WS-IV Protected Area Watershed. A creek and the stream buffer are shown on the rezoning plan. Additionally, wetlands are indicated on the rezoning plan. Sections of the site redeveloped through the brownfields program will be coordinated with NCDEQ. The proposed development will be required to conform to all applicable local, state, and federal environmental regulations.

**F. Legal Issues**

None

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

Staff finds this rezoning **consistent** with the goals and policies of the *Move Kannapolis Forward 2030 Comprehensive Plan* (“2030 Plan”), adopted by City Council, which designates the subject property as located within the “Complete Neighborhood 1” and “Suburban Activity 2” Character Areas in the 2030 Plan. Staff finds the request for rezoning compatible with the surrounding zoning and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.

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

**Staff Recommendation**

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

**Based on the request being consistent with the 2030 Plan, staff recommends approval of Zoning Map Amendment Case #CZ-2025-05 with the following conditions:**

1. The permitted uses allowed by this rezoning shall be limited to those uses and accessory uses allowed by-right in the Residential 18 (R18) zoning district. The intent of this rezoning submittal is to provide for a multifamily development.
2. The number of multifamily dwelling units shall not exceed 52 as depicted on the Rezoning Plan.
3. The development depicted on the Rezoning Plan is schematic in nature and is intended to show



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

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

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

1. **Should the Commission choose to approve the request for rezoning as presented in Case #CZ-2025-05, a motion should be made to adopt the following Statement of Consistency:**

**Statement of Consistency:** Staff finds this rezoning consistent with the goals and policies of the *Move Kannapolis Forward 2030 Comprehensive Plan* (“2030 Plan”), adopted by City Council, which designates the subject properties as located within the “Complete Neighborhood 1” and “Suburban Activity 2” Character Areas in the *2030 Plan*. Staff finds the request for rezoning compatible with the surrounding zoning and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.

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

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

1. **Should the Commission choose to recommend denial of Case #CZ-2025-05, a motion should be made to adopt the following Statement of Consistency:**

**Statement of Consistency:** *The Planning and Zoning Commission finds this zoning map amendment as presented in Case #CZ-2025-05 to be inconsistent with the goals and policies of the *Move Kannapolis Forward 2030 Comprehensive Plan*, adopted by City Council, because (state reason(s)) and is unreasonable and not in the public interest because (state reason(s)).*

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

<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. Notice of Public Hearing
8. List of Notified Properties
9. Letter to Adjacent Property Owners
10. Posted Public Notice Sign
11. Resolution to Adopt a Statement of Consistency
12. Resolution to Zone

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

- Planning Director
- Assistant City Manager
- City Attorney



## Conditional Zoning Map Amendment Checklist

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. Please either bring this application to the address above or email to [bbarcroft@kannapolisnc.gov](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: IRENE AVENUE, KANNAPOLIS, NC

Applicant: WYNNEFIELD FORWARD, LLC

Proposed development: WE WOULD LIKE TO RESPECTFULLY REQUEST TO REZONE THE PROPERTY FROM R8 AND GC TO R18 CONDITIONAL TO PERMIT THE PROPOSED 52 UNIT MULTIFAMILY COMMUNITY

### SUBMITTAL CHECKLIST

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

### PROCESS INFORMATION

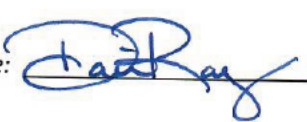
**Public Notification:** This is a legislative process that requires a public hearing and public notification including newspaper notice, first-class mailed notice to adjacent property owners and a sign posted prominently on the property (Table 2.4.F(2) of the Kannapolis Development Ordinance [KDO]).

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

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

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

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

Applicant's Signature: 

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

C. Craig Stone





Planning Department  
401 Laureate Way  
Kannapolis, NC 28081  
704.920.4350

## CONDITIONAL ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

### Applicant Contact Information

Name: WYNNEFIELD FORWARD, LLC

Address: PO Box 566  
JAMESTOWN, NC 27282

Phone: 336.625.7641

Email: [REDACTED]

### Property Owner Contact Information ☐ same as applicant

Name: THE CITY OF KANNAPOLIS NORTH CAROLINA

Address: 401 LAUREATE WAY  
KANNAPOLIS, NC 28081

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

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

### Project Information

Project Address: IRENE AVENUE, KANNAPOLIS, NC

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

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

Reason for map amendment: WE WOULD LIKE TO RESPECTFULLY REQUEST TO REZONE  
THE PROPERTY FROM R8 TO R18 CONDITIONAL TO PERMIT THE  
PROPOSED 52 UNIT MULTIFAMILY COMMUNITY

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

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

  
Applicant Signature



\_\_\_\_\_ Date

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

\_\_\_\_\_ Date

# KANNAPOLIS

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: WYNNFIELD FORWARD, LLC

Address: PO Box 566  
JAMESTOWN, NC 27282

Phone: 336.625.7641

Email: [REDACTED]

### Property Owner Contact Information ☐ same as applicant

Name: EDDIE B. DURHAM ESTATE  
CONNIE G. DURHAM ESTATE

Address: 708 McLain Road  
Kannapolis, NC 28083

Phone: 704.796.6470

Email: [REDACTED]

### Project Information

Project Address: 630 Irene Avenue

Parcel: 50230553870000

# of parcels: 1

Approx. size of parcels: 1.86 +/- acres

(attach separate list if necessary)

Current Zoning Designation: Select GC

Requested Zoning Designation: R-18 Conditional

Reason for map amendment: WE WOULD LIKE TO RESPECTFULLY REQUEST TO REZONE  
FROM GC TO R-18 CONDITIONAL TO ALLOW FOR OUR PROPOSED  
52 UNIT MULTIFAMILY COMMUNITY

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

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

[Signature]  
Applicant Signature

Date

[Signature]  
Property Owner Signature

Date




# KANNAPOLIS

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: WYNNEFIELD FARMERS, LLC  
Address: PO Box 566  
JAMESTOWN, NC 27282  
Phone: 336.625.7641  
Email: 

### Property Owner Contact Information ☐ same as applicant

Name: SECOND BAPTIST CHURCH  
Address: 425 OAK AVENUE  
KANNAPOLIS, NC 28081  
Phone: 704.490.1370  
Email: 

### Project Information

Project Address: 630 IRENE AVENUE  
56230575500000  
Parcel: 56230585720000 # of parcels: 2 Approx. size of parcels: 1.07+/- AC  
(attach separate list if necessary)

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

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

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

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

  
Applicant Signature

Date

  
Property Owner Signature

Date





# Vicinity Map

Case Number: CZ-2025-05

Applicant: Wynnefield Forward, LLC



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







# Kannapolis Current Zoning

Case Number: CZ-2025-05

Applicant: Wynnefield Forward, LLC



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







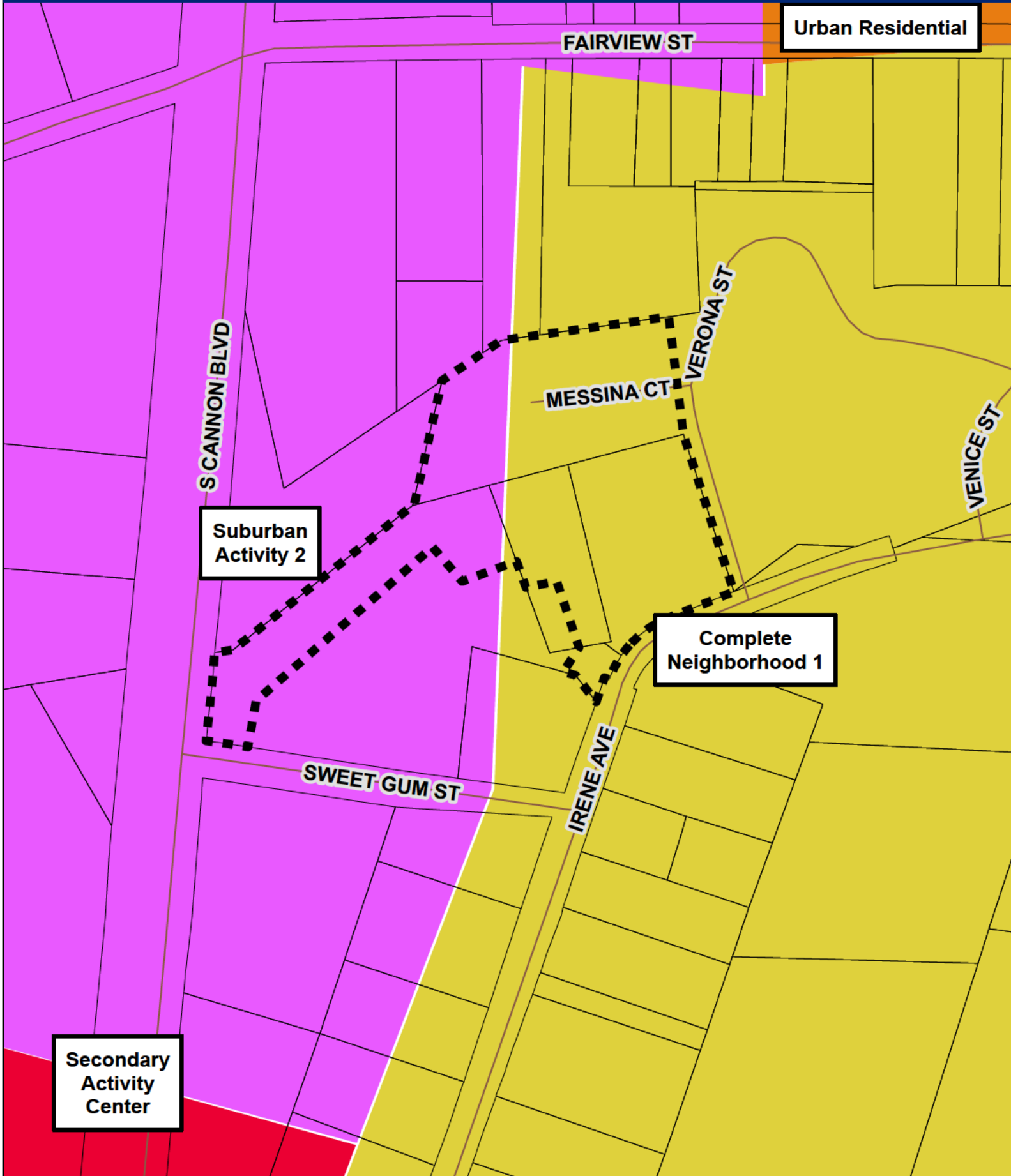
# Kannapolis 2030 Future Land Use Map

Case Number: CZ-2025-05

Applicant: Wynnefield Forward, LLC



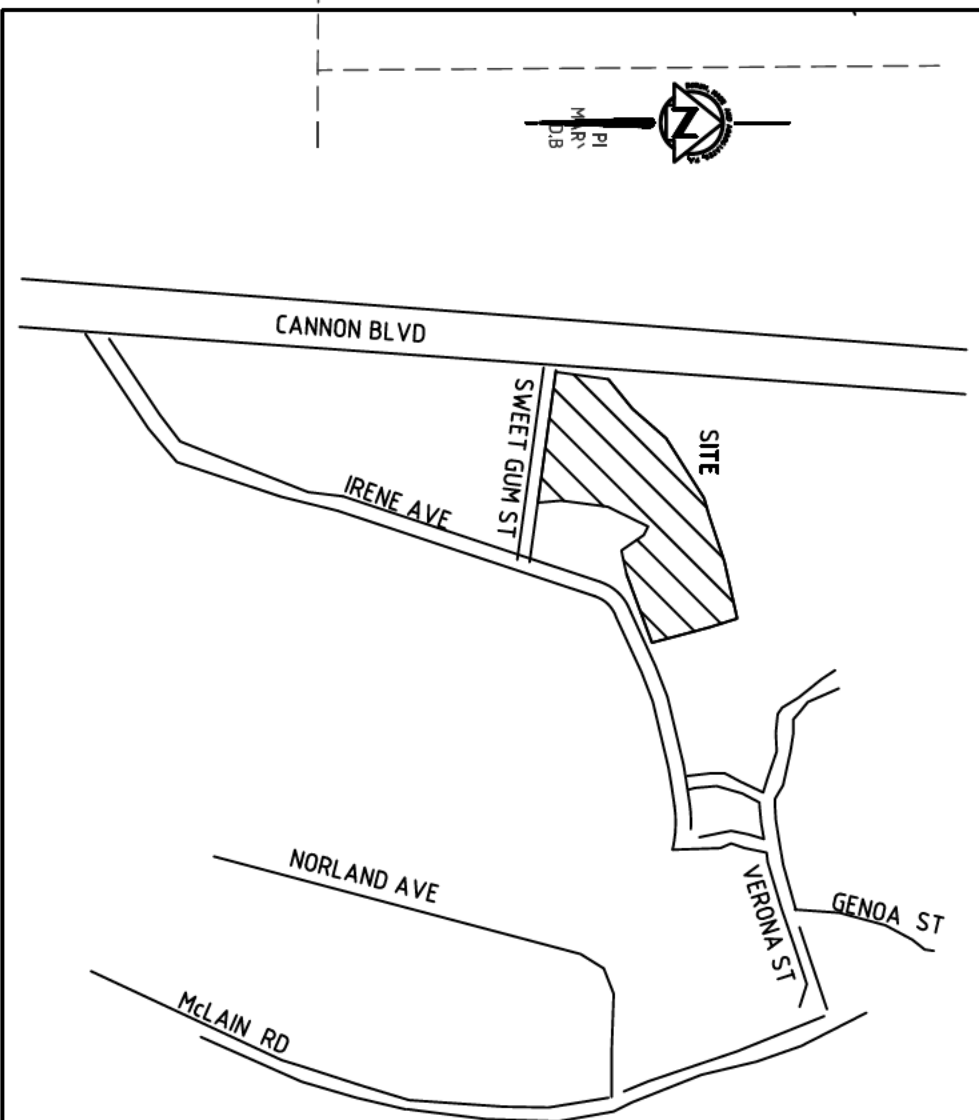
Part of 56230553870000, Part of 56230575500000, Part of 56231527510000, and all of 56230585720000



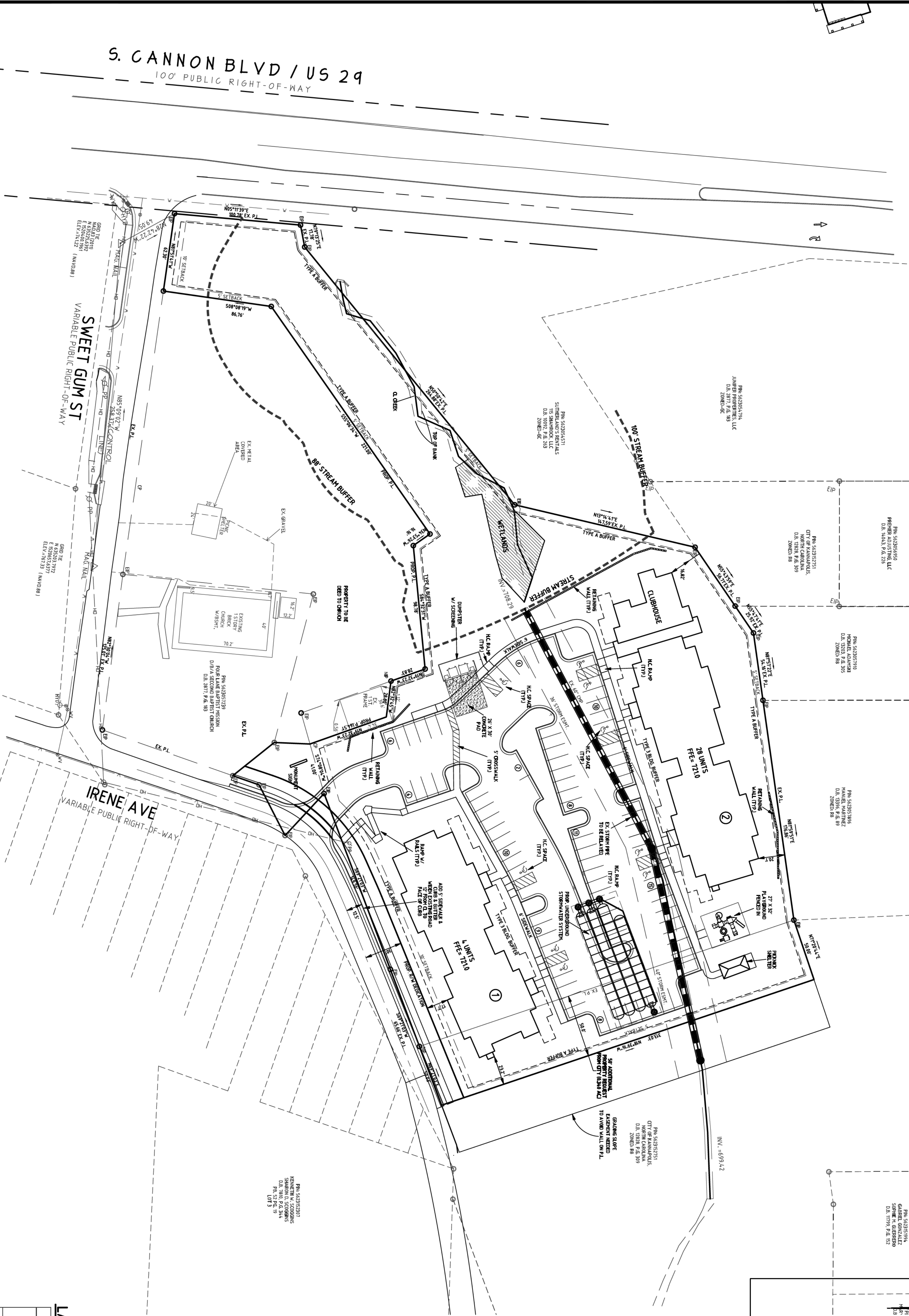
MAPLE RIDGE  
APARTMENTS  
IRENE AVE  
TOWNSHIP 4, CABARRUS COUNTY  
KANNAPOLIS, NORTH CAROLINA

WYNNFIELD  
PROPERTIES INC.  
5616 RIVERDALE DRIVE  
JAMESTOWN, NORTH CAROLINA  
CONTACT DAVIS RAY  
PHONE 336-625-1641

SKETCH BLDG.  
IRENE AVE.



VICINITY MAP  
N.T.S.



**SITE INFO**

SITE AREA: 3.382 AC.  
INCLUDES 0.340 AC FROM CITY  
R/W DEDICATION: 0.714 AC  
TOTAL AREA: 3.696 AC.  
FMSI: 5623057500000  
5623057500000  
5623057500000  
ADDRESS: IRENE AVENUE  
UNITS: 52  
EX. ZONING: R-48  
PROP. ZONING: R-48  
UNIT DENSITY: 14.88 UNITS PER ACRE  
REQ. NGR/L PARKING: 92 (11.75 SP/PER UNIT)  
REQ. CITY PARKING: 88 (11.5 X 8 - ONE BDRM + 1.5 X 24 - TWO BDRM + 2.0 X 20 - THREE BDRM)  
PROP. PARKING: 89

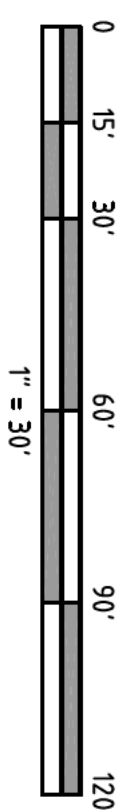
**DIMENSIONAL STANDARDS**

LOT	
MAX DENSITY	8 UNITS PER ACRE
MAX IMPERVIOUS SURFACE RATIO	0.5
SETBACKS & HEIGHT	
FRONT	10'
SIDE	5'
REAR	5'
MAX HEIGHT	35'

**LANDSCAPE REQUIREMENTS**

TYPE	WIDTH	OPTION 1	OPTION 2
TYPE A	6'	6' AC OF CANOPY TREES 10' AC OF UNDERSTORY TREES PER 100 LF	2' AC OF CANOPY TREES, 10' AC OF UNDERSTORY TREES PER 100 LF
TYPE 3 BLDG	10'	1' ORNAMENTAL TREE PER 30 LF 1' EVERGREEN SHRUB PER 2 LF	-
STREET YARD (IRENE AVE)	5'	1' SHADE OR ORNAMENTAL TREE PER 50 LF	-

**GRAPHIC SCALE**





# **Citizens Information Meeting Report**

Irene Avenue, Kannapolis, NC

Submitted by: Wynnefield Forward, LLC

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

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

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

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

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

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

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

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

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

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

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

The meeting adjourned around 7:00 pm.

Submitted by

Wynnefield Forward, LLC



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

## Sign In Sheet

[illegible]

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



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

**SUBJECT:** Conditional Zoning Map Amendment

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

**CURRENT LAND USE:** Vacant

**EXISTING ZONING:** R8 & GC

**ZONING REQUESTED:** R18 Conditional Zoning

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

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

**Purpose of the Meeting**

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

**Background and Summary of Request**

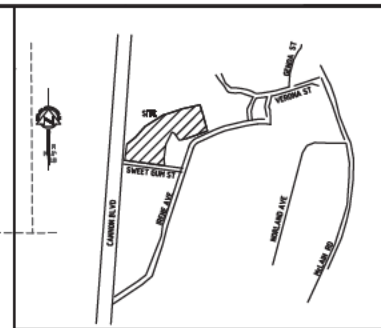
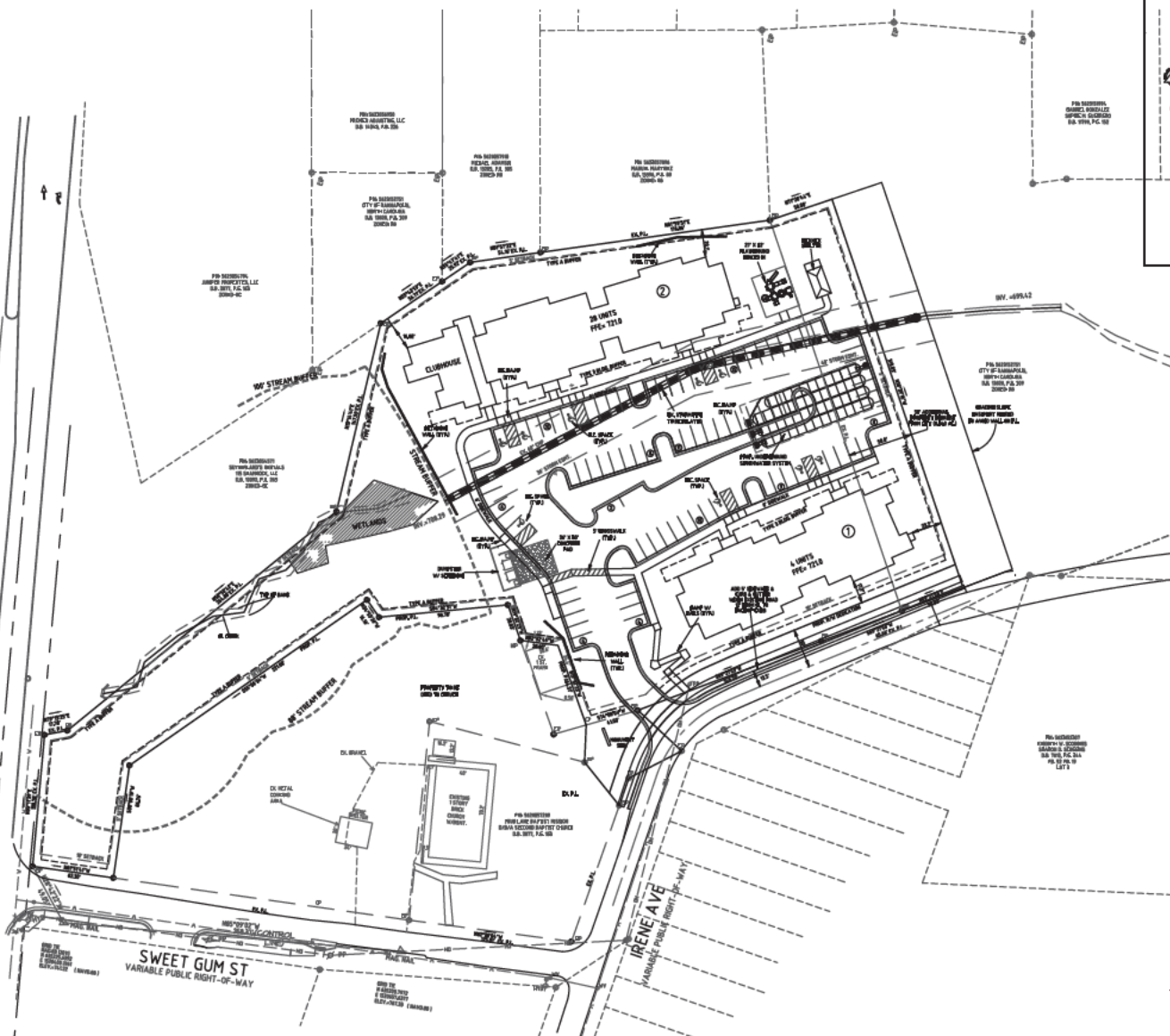
Wynnefield Forward, LLC was awarded a tax credit award from the North Carolina Housing Finance Agency for this particular site in 2020. Due to some of the existing site conditions we had to ultimately update and change our site plan on multiple occasions. As the Kannapolis Development Ordinance (KDO)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







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



VICINITY MAP  
N.T.S.

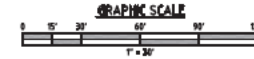
**SITE INFO**  
 SITE AREA: 3.382 AC.  
 INCLUDES 0.341 AC. (BROWN CITY)  
 R/W (DEVELOPER)  
 TOTAL AREA: 3.419 AC.  
 PHASE 1  
 ADDRESS: 1600 S. CANNON BLVD.  
 UNITS: 52  
 EX. ZONING: R-4  
 FLOOR ZONING: R-4  
 UNIT DENSITY: 15.68 UNITS PER ACRE  
 BLDG. HORN PARING: 12 (12.5 SF PER UNIT)  
 BLDG. CITY PARING: 40 (12.5 SF PER UNIT) + 12.5 X 24' TWO BDRM  
 + 2.5 X 24' TWO BDRM  
 PROP. PARING: 40

**DIMENSIONAL STANDARDS**

LOT	
MAX DENSITY	15 UNITS PER ACRE
MAX PERMITTED COMPLEXITY	0.5
SETBACKS & HEIGHT	
FRONT	10'
REAR	5'
MAX HEIGHT	10'

**LANDSCAPE REQUIREMENTS**

TYPE	WIDTH	OPTION 1	OPTION 2
TYPE A	4'	6' AD OF CANOPY TREES, 4' AD OF UNDERSTORY TREES PER 10 LF	6' AD OF CANOPY TREES, 4' AD OF UNDERSTORY TREES, 15' SPACES PER 10 LF
TYPE B BLVD	10'	1' MINIMUM TREES PER 10 LF	-
STREET YARD BLVD AVE	5'	1' MINIMUM TREES PER 10 LF	-



**BWA** Engineers  
 Planners  
 Surveyors  
 BWA Design Group, LLC  
 1000 N. 1st St., Suite 100  
 Tallahassee, FL 32301  
 Tel: 904.438.1111  
 Fax: 904.438.1112  
 E-Mail: bwa@bwa.com

**PRELIMINARY  
 DRAWING  
 NOT FOR  
 CONSTRUCTION**

DATE: 04/18/2024

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

OWNER/DEVELOPER:

WYNNFIELD  
 PROPERTIES INC.  
 504 RIVERDALE DRIVE  
 JAMESTOWN, NORTH CAROLINA  
 CONTACT: DAVIS BAY  
 PHONE: 919-625-7641

DATE: 04/18/2024

DATE: 04/18/2024

REVISIONS:

SHEET TITLE:  
 SKETCH BLDG.  
 IRENE AVE.

FILE NO: 21040001 (Preliminary - Not for Construction)

DRAWING SCALE: 1"=30'

PLAN SHEET NO.

---

# CITY OF KANNAPOLIS

---

## MEMORANDUM

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

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

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

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





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

**Tuesday, December 16, 2025, at 6:00 pm**

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

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

PIN14	AcctName1	AcctName2	MailAddr1	MailAddr2	MailCity	MailState	MailZipCod
56230504900000	SADWITH INDUSTRIES CO		1 CHANNEL DR UNIT 1104	ATTH: GEOFFREY SADWITH	MONMOUTH BCH	NJ	07750
56230575500000	SECOND BAPTIST CHURCH		C/O GARY SCOGGINS	425 OAK AVENUE	KANNAPOLIS	NC	28081
56230579100000	ADAMSKI MICHAEL		808 FAIRVIEW ST		KANNAPOLIS	NC	28083
56230589280000	ROMERO RUBEN DARIO		2491 WILLOW POND LN SE		CONCORD	NC	28025
56231523070000	SCOGGINS KENNETH W	SCOGGINS SHARON D WF	285 PAULOWNIA DR		CHINA GROVE	NC	28023
56230540670000	COOK OUT KANNAPOLIS INC		PO BOX 698		THOMASVILLE	NC	27361
56230589870000	ADAM INVESTMENTS LLC		2212 MAGNOLIA BLOSSOM WAY		CHARLOTTE	NC	28211
56230589870000	ADAM INVESTMENTS LLC		2212 MAGNOLIA BLOSSOM WAY		CHARLOTTE	NC	28211
56230569500000	AMERICAN PROPERTY GROUP LLC		7822 KNOX RIDGE RD		HUNTERSVILLE	NC	28078
56230581650000	JRJC NEIGHBORHOOD IMPROVEMENT LLC		1107 EDGEWOOD AVE		KANNAPOLIS	NC	28081
56230585720000	SECOND BAPTIST CHURCH		C/O GARY SCOGGINS	425 OAK AVENUE	KANNAPOLIS	NC	28081
56230599380000	ADAM INVESTMENTS LLC		2212 MAGNOLIA BLOSSOM WAY		CHARLOTTE	NC	28211
56230599380000	ADAM INVESTMENTS LLC		2212 MAGNOLIA BLOSSOM WAY		CHARLOTTE	NC	28211
56230522280000	DURHAM EDDIE B ESTATE	DURHAM CONNIE G ESTATE	708 MCLAIN RD		KANNAPOLIS	NC	28083
56230547940000	JUNIPER PROPERTIES LLC		122 AVALON DR STE G		SALISBURY	NC	28146
56230578960000	MARTINEZ MANUEL GERMAN BARRERA		1500 KINGSTON DR		KANNAPOLIS	NC	28083
56230599880000	ADAM INVESTMENTS LLC		2212 MAGNOLIA BLOSSOM WAY		CHARLOTTE	NC	28211
56230599880000	ADAM INVESTMENTS LLC		2212 MAGNOLIA BLOSSOM WAY		CHARLOTTE	NC	28211
56230525030000	GARDENS PARADISE HOMES LLC		2087 W 76TH ST		HIALEAH	FL	33016
56230561740000	JONES DUSTIN MELBURN		3121 DRUMSTAND RD		STONY POINT	NC	28678
56230572390000	FOUR LANE BAPTIST MISSION	D/B/A SECOND BAPTIST CHURCH	C/O GARY SCOGGINS	425 OAK AVE	KANNAPOLIS	NC	28081
56230591530000	HOUSES TO HOMES LLC		1107 EDGEWOOD AVE		KANNAPOLIS	NC	28081
56230592310000	SWEENEY NICKOLAS J		701B IRENE AVE		KANNAPOLIS	NC	28083
56231527510000	THE CITY OF KANNAPOLIS NORTH CAROLINA		401 LAUREATE WAY		KANNAPOLIS	NC	28081
56230545710000	SUTHERLAND'S RENTALS 115	SHAMROCK LLC	P O BOX 1317		TROUTMAN	NC	28166
56230553870000	DURHAM EDDIE B ESTATE	DURHAM CONNIE G ESTATE	708 MCLAIN RD		KANNAPOLIS	NC	28083
56230580680000	D & E LIMITED LLC		3140 CHELWOOD DR NW		CONCORD	NC	28027
56230593610000	BRYANT DOLPHUS III		627 IRENE AVE		KANNAPOLIS	NC	28083
56230408030000	KANNAPOLIS SHOPPING CENTER		160 MINE LAKE CT STE 200		RALEIGH	NC	27615
56231509180000	CAROLINA PROPERTY HOLDINGS I LLC		313 S MAIN ST STE 100		KANNAPOLIS	NC	28081



December 1, 2025

Dear Property Owner:

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

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

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

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

If you have any questions about the public hearing or request, please do not hesitate to call the Planning Department at 704.920.4362 or [emccarty@kannapolisnc.gov](mailto:emccarty@kannapolisnc.gov).

Sincerely,

Elizabeth L. McCarty, AICP  
Assistant Planning Director

Enclosure

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





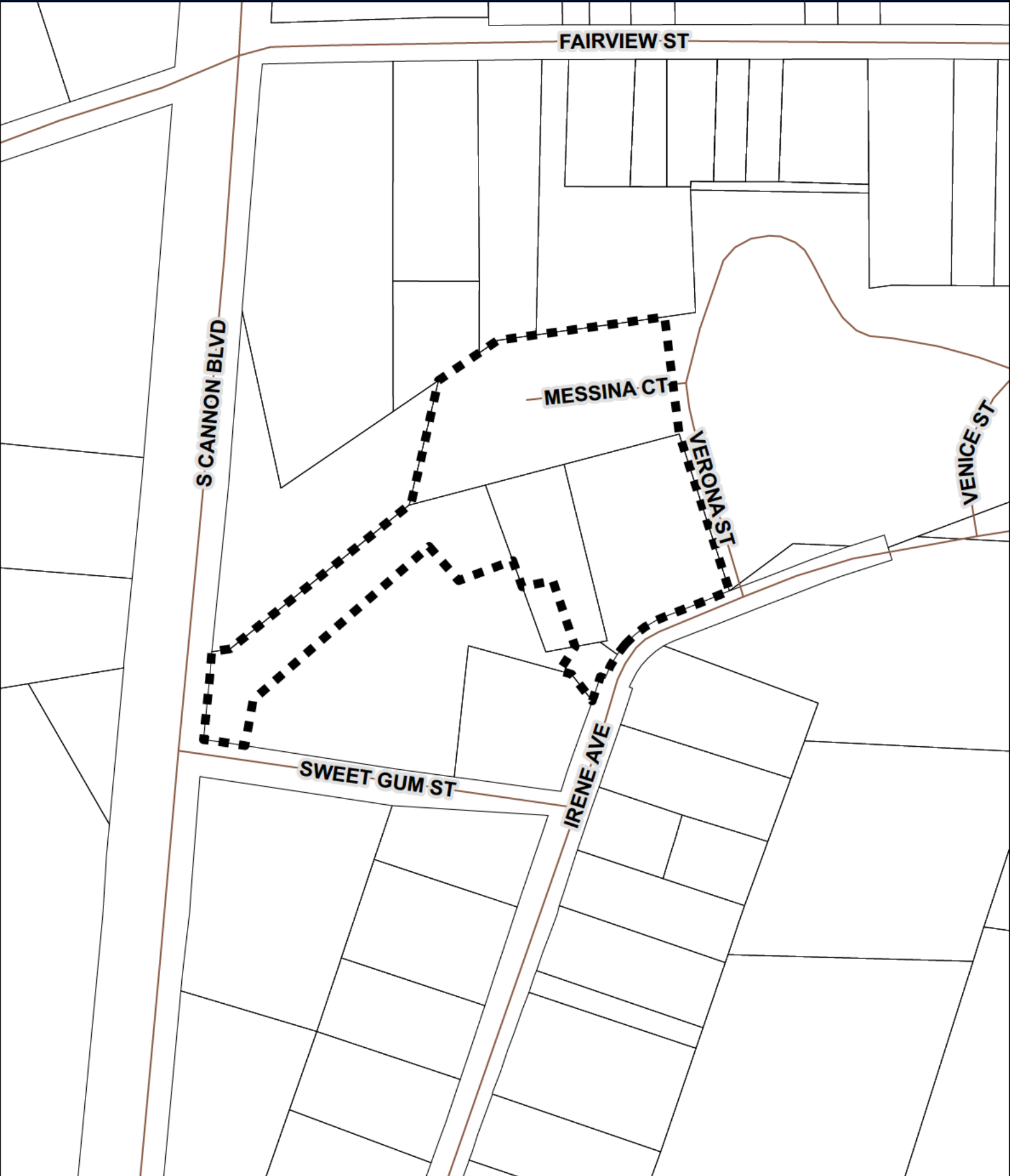
# Conditional Rezoning

Case Number: CZ-2025-05

Applicant: Wynnefield Forward, LLC



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







**PLANNING**

**ZONING**

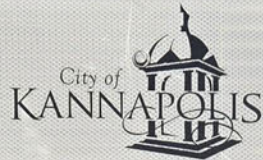
**COMMISSION**

**PUBLIC HEARING  
INFORMATION**

**CALL 704-920-4350**

**CASE #CZ-2025-05**





**PLANNING**

**ZONING**

**COMMISSION**

**PUBLIC HEARING  
INFORMATION**

**CALL 704-920-4350**

**CASE # CZ-2025-05**





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

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

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

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

**NOW, THEREFORE BE IT RESOLVED** *The Planning and Zoning Commission finds this rezoning consistent with the goals and policies of the Move Kannapolis Forward 2030 Comprehensive Plan ("2030 Plan"), adopted by City Council, which designates the subject property as located within the "Complete Neighborhood 1" and "Suburban Activity 2" Character Areas in the 2030 Plan. The Planning and Zoning Commission finds the request for rezoning compatible with the surrounding zoning and it is not anticipated to have an adverse effect on the capacity or safety of the surrounding street network, nor anticipated to generate parking problems or any adverse impact on the environment.*

**Adopted this the 16th day of December 2025:**

---

Chris Puckett, Chairman  
Planning and Zoning Commission

**Attest:**

---

Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission



## **RESOLUTION TO ZONE**

### **Case #CZ-2025-05**

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

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

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

**WHEREAS**, the Commission conducted a public hearing on December 16, 2025, for consideration of rezoning petition Case #CZ-2025-05 as submitted to the City of Kannapolis Planning Department; and

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

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

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

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

The subject property is within the "Complete Neighborhood 1" and "Suburban Activity 2" Character Areas as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. Most of the proposed development area is within the "Complete Neighborhood 1" Character Area which includes civic uses, single-family detached residential, and single-family attached residential as primary uses. Secondary uses include multifamily residential, neighborhood-serving retail, and small format office. Desired residential density in the "Complete Neighborhood 1" Character Area is 2-8 units/acre. Primary uses in the "Suburban Activity 2" Character Area include multifamily residential as well as retail and office. Secondary uses are institutional/civic, light manufacturing, and single-family attached residential. The desired residential density in the "Suburban Activity 2" Character Area is 6-16 units/acre. Both Characters Areas support multifamily. As shown on the rezoning plan, the residential density of the proposed development is 14.88 units/acre. Because of the subject property's proximity

to S. Cannon Boulevard and its accessibility to commercial activities and public transit, the density of this conditional rezoning request is consistent with the goals and objectives of the Plan.

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

No, the proposed rezoning is not in conflict with any ordinances.

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

No, existing zoning is appropriate for the area.

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

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

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

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

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

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

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

No, there are no anticipated significant environmental impacts from rezoning this property. The subject properties are in the Lake Concord WS-IV Protected Area Watershed. A creek and the stream buffer are shown on the rezoning plan. Additionally, wetlands are indicated on the rezoning plan. Sections of the site redeveloped through the brownfields program will be coordinated with NCDEQ. The development will be required to conform to all applicable local, state, and federal environmental regulations.

**NOW, THEREFORE BE IT RESOLVED** by the City of Kannapolis Planning and Zoning Commission that the above referenced property be rezoned from City of Kannapolis Residential 8 (R8) and City of Kannapolis General Commercial (GC) to City of Kannapolis Residential 18-Conditional Zoning (R18-CZ) Zoning Designation, subject to the following conditions:

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

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

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

**Adopted this the 16th day of December 2025:**

---

Chris Puckett, Chairman  
Planning and Zoning Commission

**Attest:**

---

Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission