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**CITY OF KANNPOLIS, NC
PLANNING AND ZONING COMMISSION**

**Minutes of Meeting
January 20, 2026**

The Kannapolis Planning and Zoning Commission met on Tuesday, January 20, 2026, at 6:00 PM in the Laureate Center of City Hall. This meeting was held in accordance with required public notice, as well as announced on the City's website.

Commission Members Present: Chris Puckett, Chair
James Litaker, Vice-Chair
Larry Ensley
Daisy Malit
Jaime Richardson
Shelly Stein
Ryan French
Mike McClain, ETJ Representative

Commission Members Absent: Nytsa Saayfan

Visitors: Penelope Perkins
Michael Foess
Aaron Sloan
Anita Benish
Patrick Sustar
David Harker
Gerald Faulkner
Gail Lewis
Richard Lewis
Oneida Bennett
Barry Bennett
Judi Moose
Don Moose

Staff Present: Richard Smith, Planning Director
Elizabeth McCarty, Assistant Planning Director
Mia Alvarez, Planner
Lauren Russell, Planner
Zulena Anderson, Planning Technician
Gabriela Wilkins, Planning Technician

CALL TO ORDER

Chair Puckett called the meeting to order at 6:00 PM.

ROLL CALL AND RECOGNITION OF QUORUM

Recording Secretary Gabriela Wilkins called the roll. The presence of a quorum was recognized.

1
2 **APPROVAL OF AGENDA**

3 Chair Puckett asked for any changes to the agenda, hearing none, he asked for a motion to approve
4 the agenda. Mr. French made the motion to approve the agenda, second by Vice-Chair Litaker, and
5 the agenda was unanimously approved.
6

7 **APPROVAL OF MINUTES**

8 Chair Puckett asked for a motion regarding the December 16, 2025 minutes. Mr. Ensley made the
9 motion to approve, second by Vice-Chair Litaker, and the minutes were unanimously approved.
10

11 **PUBLIC HEARING**

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

13
14 Planner Mia Alvarez provided details for case #Z-2026-01, attached and made part of these minutes;
15 and identified the applicant, address, and size of the property. Ms. Alvarez stated that the request is
16 to assign City of Kannapolis zoning to recently annexed property approximately 0.35 acres located
17 at 5516 Randolph Road. The property is currently zoned Cabarrus County Low Density Residential
18 (LDR) zoning district and the request is to assign City of Kannapolis Office-Institutional (O-I)
19 zoning district for the continuation of the existing water tower. Ms. Alvarez explained that this is
20 the only water tower owned by the City of Kannapolis, that was not within the city’s jurisdiction.
21

22 Ms. Alvarez directed the Commission’s attention to case maps, further illustrating the location,
23 current and surrounding zoning districts, existing property uses, as well as the Character Area as
24 determined by the Move Kannapolis Forward 2030 Comprehensive Plan (“2030 Plan”). She further
25 directed the Commission’s attention to site photos, stating that staff found consistency with the 2030
26 Plan and is recommending approval of the rezoning request.
27

28 Ms. Alvarez reminded the Commission of the actions requested, concluded her presentation, and
29 made herself available for questions.
30

31 Chair Puckett asked if there were any questions for staff.
32

33 Vice-Chair Litaker inquired about accessibility for maintenance. Ms. Alvarez explained that there is
34 an existing easement.
35

36 There being no further questions from the Commission for staff, Chair Puckett opened the public
37 hearing.
38

39 Anita Benish, inquired about the accessibility and clarification on the requested zoning of the subject
40 property. Ms. Benish was also concerned about notification for surrounding property owners if work
41 was to take place.
42

43 Mr. Smith explained that there is legal access to the subject property through the recorded easement.
44 He shared that there are no notification requirements for maintenance of the tank. He then clarified
45 that the Office-Institutional zoning designation is a non-residential classification since the use of the
46 subject parcel is for a water tower. Mr. Smith shared that the tower was not anticipated to be removed

1 anytime in the near future. Mr. Smith shared that the parcel’s configuration does not make itself
2 conducive to any other type of development.

3
4 There being no further comments, the public hearing was closed.

5
6 There being no further questions or comments for staff, Chair Puckett asked for a motion regarding
7 the Statement of Consistency. Vice-Chair Litaker made the motion to approve, second by Mr.
8 French, and the motion was unanimously approved.

9
10 Chair Puckett asked for a motion regarding the Resolution to Zone. Mr. French made the motion to
11 approve, second by Vice-Chair Litaker, and the motion was unanimously approved.

12
13 **CZ-2025-05 – Conditional Zoning Map Amendment – A portion of 630 Irene Avenue, a portion**
14 **of 1225 McLain Road, an Unaddressed parcel on Irene Avenue, and a portion of an**
15 **Unaddressed parcel on Sweet Gum Street**

16
17 Assistant Planning Director Elizabeth McCarty provided details for case #CZ-2025-05, attached and
18 made part of these minutes; and identified the applicant, address, and size of the property. She stated
19 that the case is continued from the December 2025 meeting at the applicant’s request to ensure their
20 attendance. Ms. McCarty stated that the request is to conditionally rezone four properties
21 approximately 3.494 acres in total located at a portion of 630 Irene Avenue, a portion of 1225
22 McLain Road, an Unaddressed parcel on Irene Avenue, and a portion of an Unaddressed parcel on
23 Sweet Gum Street. The properties are currently zoned City of Kannapolis General Commercial (GC)
24 and Residential 8 (R8) zoning districts and the request is to assign City of Kannapolis Residential-
25 18 (R18-CZ) zoning district for a 52-unit multi-family development.

26
27 Ms. McCarty shared that the proposed project has wastewater allocation under affordable housing,
28 and is also a redevelopment of a brownfield site.

29
30 Ms. McCarty directed the Commission’s attention to case maps, further illustrating the location,
31 current and surrounding zoning districts, existing property uses, as well as the Character Area as
32 determined by the Move Kannapolis Forward 2030 Comprehensive Plan (“2030 Plan”). She further
33 directed the Commission’s attention to site photos, stating that staff found consistency with the 2030
34 Plan and is recommending approval of the rezoning request with the following conditions:

- 35
36 1. The permitted uses allowed by this rezoning shall be limited to those uses and accessory
37 uses allowed by-right in the Residential 18 (R18) zoning district. The intent of this
38 rezoning submittal is to provide for a multifamily development.
39 2. The number of multifamily dwelling units shall not exceed 52 as depicted on the
40 Rezoning Plan.
41 3. The development depicted on the Rezoning Plan is schematic in nature and is intended
42 to show the general arrangement of such uses and improvements on the site. Accordingly,
43 the ultimate layout, locations and sizes of the development and site elements depicted on
44 the Rezoning Plan are graphic representations, and they may be altered or modified in
45 accordance with the City of Kannapolis Development Ordinance.
46

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

22
23 Ms. McCarty reminded the Commission of the actions requested, concluded her presentation, and
24 made herself available for questions.

25
26 Mr. Ensley asked for the distance on Type A and Type B buffers. Ms. McCarty confirmed that the
27 buffers are six feet.

28
29 Chair Puckett asked what type of road improvements would be required on Irene Avenue. Ms.
30 McCarty answered that curb, gutter, sidewalk, and widening of the road would be required. She also
31 stated that along the frontage that it is to be milled and surfaced.

32
33 Chair Puckett asked if any requirements for improvements along Sweet Gum and the intersection
34 would be included. Ms. McCarty stated that those were not added as conditions, however dedication
35 of right-of-way was requested.

36
37 Chair Puckett shared concern on some of the requested conditions, including the potential sidewalk
38 on Cannon Boulevard and road widening on Irene Avenue.

39
40 Ms. McCarty explained the reasoning for the conditions in question. She stated that the potential
41 sidewalk would be a continuation of the pre-existing sidewalk along Cannon Boulevard where there
42 is a transit stop. She also explained that the construction of the sidewalk would tie into the Cannon
43 Boulevard plan to increase pedestrian facilities and safety. Ms. McCarty emphasized that there are
44 grocery stores and services in the area, the implementation of sidewalks ensures accessibility safely.
45

1 Mr. Smith further explained that the City's policy is roadway improvements for only project
2 frontage. He explained that larger projects with over one-hundred units would potentially allow for
3 re-evaluation.

4
5 There being no further questions for staff, Chair Puckett welcomed developer Davis Ray with
6 Wynnefield Forward, LLC.

7
8 Mr. McClain asked if there had been a traffic study conducted. Mr. Ray responded that there had not
9 been any private studies conducted.

10
11 Mr. McClain inquired about the 89 proposed parking spaces being adequate for the development.
12 He shared concern for the potential of over-crowding street parking. Mr. Ray shared that Wynnefield
13 is required to comply with the North Carolina Housing Finance Agency and local ordinance. Mr.
14 Ray shared insight from comparable communities by Wynnefield, emphasizing that parking had not
15 been an issue.

16
17 Mr. French inquired about the usage of parcel access to Cannon Boulevard for the site. Mr. Ray
18 responded that the use would be for a walking trail and to add a buffer to the site.

19
20 Mr. French asked about the exact acreage of the portion of the site that included the proposed
21 walking trail. Mr. Ray stated that he did not have that delineated but would be able to provide that
22 at a later time.

23
24 Chair Puckett asked for background regarding the brownfield site. Mr. Smith shared that the
25 proposed project had been a goal of City Council for achieving affordable housing. He shared that
26 in 2018, an old mobile home park was removed up from the site and cleaned up by the city. Mr.
27 Smith explained that the subject property has an unusual lot look because the brownfield area was
28 not able to be disturbed by requirement of the state.

29
30 Mr. Smith clarified that a brownfield is any type of property that is disturbed where some type of
31 leachate went into the soil. He shared examples that would include older convenience stores with
32 gas tanks or dry cleaning facilities.

33
34 Mr. Ensley asked about the potential for increasing buffers.

35
36 Mr. Ray expressed his gratitude for the cooperation of the City in efforts to get the project underway.
37 He shared that Wynnefield is a local company based out of Jamestown, North Carolina contributing
38 to affordable housing with for over 52 years with 100 properties throughout the state. Mr. Ray
39 expressed the challenges for creating a sufficient site for the potential project and his gratitude to
40 Second Baptist Church with helping.

41
42 There being no further questions from the Commission, Chair Puckett opened the public hearing.
43 There being no comments, the public hearing was closed.

44
45 Chair Puckett asked for a motion regarding the Statement of Consistency. Mr. Ensley made the
46 motion to approve, second by Vice-Chair Litaker, and the motion was approved six to two, with Mr.
47 McClain and Mr. French voting against.

1
2 Chair Puckett asked for a motion regarding the Resolution to Zone. Vice-Chair Litaker made the
3 motion to approve, second by Mr. Ensley, and the motion was approved six to two, with Mr. McClain
4 and Mr. French voting against.

5
6 **CZ-2026-01 – Conditional Zoning Map Amendment – 1141 Midlake Avenue**

7
8 Planner Mia Alvarez provided details for case #CZ-2026-01, attached and made part of these
9 minutes; and identified the applicant, address, and size of the property. Ms. Alvarez stated that the
10 request is to rezone approximately 1.217 acres located at 1141 Midlake Avenue. The property is
11 currently zoned City of Kannapolis Residential 4 (R4) zoning district and the request is to rezone to
12 City of Kannapolis Residential 6 – Conditional Zoning (R6-CZ) zoning district for two single family
13 detached homes. Ms. Alvarez explained that the proposed homes would need to share a driveway
14 per NCDOT standards.

15
16 Ms. Alvarez directed the Commission’s attention to case maps, further illustrating the location,
17 current and surrounding zoning districts, existing property uses, as well as the Character Area as
18 determined by the Move Kannapolis Forward 2030 Comprehensive Plan (“2030 Plan”). She further
19 directed the Commission’s attention to site photos, stating that staff found consistency with the 2030
20 Plan and is recommending approval of the rezoning request.

21
22 Ms. Alvarez reminded the Commission of the actions requested, concluded her presentation, and
23 made herself available for questions.

24
25 Ms. Stein asked due to the surrounding areas being R4, if the requested zoning is R6, would it be
26 considered spot zoning. Mr. Smith clarified that since the proposed re-zoning is conditional and
27 residential, it is not considered spot zoning.

28
29 Chair Puckett asked if the single driveway requirement was established by NCDOT. Mr. Smith
30 confirmed.

31
32 There being no further questions from the Commission for staff, Chair Puckett opened the public
33 hearing.

34
35 Dr. Penelope Kirkland inquired if there were plans for more future residential development outside
36 of the two proposed homes for the subject property. She also voiced concern for the proposed
37 proximity to Midlake Road as it is a very busy street with a hill that could pose potential issues for
38 access.

39
40 Mr. Smith answered that the single driveway requirement is due to Midlake Road being an NDOT
41 maintained road. He also shared that there is potential to decrease the speed limit as well as
42 incorporating a sidewalk to Midlake. Regarding the density of development for the lot, Mr. Smith
43 shared that the lot width dictates that potential.

44
45 Chair Puckett also shared that constructing closer to the road helps with the utility costs.
46

1 Ms. Stein shared that potential homeowners could create an accessory dwelling unit in the rear of
2 the property if desired.

3
4 There being no further comments, the public hearing was closed.

5
6 There being no further questions or comments for staff, Chair Puckett asked for a motion regarding
7 the Statement of Consistency. Mr. French made the motion to approve, second by Ms. Richardson,
8 and the motion was unanimously approved.

9
10 Chair Puckett asked for a motion regarding the Resolution to Zone. Mr. French made the motion to
11 approve, second by Ms. Malit, and the motion was approved seven to one.

12
13 **CZ-2026-02 – Conditional Zoning Map Amendment – 9172 Davidson Highway**

14
15 Assistant Planning Director Elizabeth McCarty provided details for case #CZ-2026-02, attached and
16 made part of these minutes; and identified the applicant, address, and size of the property. Ms.
17 McCarty stated that the request is to assign City of Kannapolis zoning to recently annexed property
18 approximately 3.74 acres located at 9172 Davidson Highway. The rear of the subject parcel,
19 approximately 0.38 acres, was voluntary annexed on February 24, 2025, and assigned General
20 Commercial (GC) zoning at the Planning and Zoning Commission meeting on March 18, 2025 (Case
21 #Z-2025-01). The subject property is currently zoned Cabarrus County Limited Commercial (LC)
22 zoning district and the request is to assign City of Kannapolis General Commercial Conditional
23 Zoning (GC-CZ) zoning district for the continuation of an existing animal hospital.

24
25 Ms. McCarty directed the Commission’s attention to case maps, further illustrating the location,
26 current and surrounding zoning districts, existing property uses, as well as the Character Area as
27 determined by the Move Kannapolis Forward 2030 Comprehensive Plan (“2030 Plan”). She further
28 directed the Commission’s attention to site photos, stating that staff found consistency with the 2030
29 Plan and is recommending approval of the rezoning request with the following condition:

- 30
31 1. The permitted uses allowed by this rezoning shall exclude the following uses:
32 Broadcasting studio wireless support structure (new or substantial of all sizes), collocation
33 of antenna on existing structure, small/micro wireless facility in and outside of a right of
34 way, public schools, crematory, funeral home or mortuary, cemetery, passenger terminal
35 (surface transportation), data center, self-service laundry, public or private golf courses,
36 hunting or fishing club, sexually oriented business, indoor shooting range, gas/heating oil
37 sales, pawnshop, prefabricated building sales, tobacco and vape product store, commercial
38 fuel depot, commercial vehicle sales and rentals, towing service, short term rental,
39 contractor’s yard, fleet terminal, industrial services establishment (general), publishing
40 facility, wholesale uses (florist/nursey, general), recycling collection center, sewage
41 treatment facility (private).

42
43 Ms. McCarty reminded the Commission of the actions requested, concluded her presentation, and
44 made herself available for questions.

45
46 Chair Puckett welcomed the applicant to step forward.

1 Michael Foess, applicant with Montrose, greeted the Commission and shared a bit of background.
2 Dr. Sustar Little has owned the property for over 20 years and is the founding veterinarian at the
3 animal hospital, in which he has since retired. Mr. Foess explained that in recent years, the adjacent
4 property obtained a Special Use Permit for mini storage in the rear of the property. He then explained
5 that they decided to annex the subject property so that it is within the City's jurisdiction in entirety
6 so that they can proceed with recording their recombination plat.

7
8 Mr. Foess shared that after input at the neighborhood meeting, the proposed condition is to exclude
9 any nuisance uses. He then made himself available for any questions.

10
11 Chair Puckett opened the public hearing. There being no comments, the public hearing was closed.

12
13 There being no further questions or comments for staff, Chair Puckett asked for a motion regarding
14 the Statement of Consistency. Mr. Ensley made the motion to approve, second by Mr. French, and
15 the motion was unanimously approved.

16
17 Chair Puckett asked for a motion regarding the Resolution to Zone. Vice-Chair Litaker made the
18 motion to approve, second by Mr. Ensley, and the motion was unanimously approved.

19
20 **PLANNING DIRECTOR UPDATE**

21 Mr. Smith provided several updates for the Commission. He introduced Planning Technician Zulena
22 Anderson who has been with staff since March of 2025 and serves as the recording secretary for the
23 Board of Adjustment. He also introduced newest staff member, Planner Lauren Russell, who will
24 work with the Commission, sharing that she has over four years of experience in planning.

25
26 Mr. Smith then shared the permitting update for quarter four of 2025. Metrics for permit issuance,
27 code enforcement cases, and maps produced were still on upward trajectory. He shared that the
28 Commission had five cases more in 2025 than in 2024.

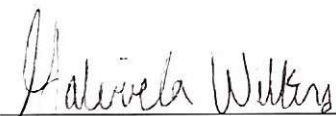
29
30 Mr. Smith made himself available to any permitting related questions or those related to
31 developments.

32
33 Mr. Ensley asked if Mr. Smith was anticipating an update regarding sewer allocation in February.
34 Mr. Smith confirmed that he was awaiting an update from Water and Sewer Authority of Cabarrus
35 County (WSACC).

36
37 **ADJOURN**

38 There being no further business, questions, or comments, Mr. French made the motion to adjourn,
39 second by Mr. Ensley, and the meeting adjourned at 7:00 PM on Tuesday, January 20, 2026.

40
41
42 
Chris Puckett, Chair
Planning and Zoning Commission

43
44 
45 _____
46 Gabriela Wilkins, Recording Secretary
47 Planning and Zoning Commission