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

**Minutes of Meeting
March 18, 2025**

The Kannapolis Planning and Zoning Commission met on Tuesday, March 18, 2025, 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
Daisy Malit (arrived at 6:01pm)
Ryan French
Larry Ensley
Jamie Richardson
Shelly Stein
Scott Trott
Mike McClain, ETJ Representative

Commission Members Absent: None

Visitors: Jenny Ryerson
Kaylee Ryerson
Grason Ryerson
William Ryerson
Todd Graham
Christina Dunn

Staff Present: Richard Smith, Planning Director
Elizabeth McCarty, Assistant Planning Director
Kathryn Stapleton, Planner and Recording Secretary

CALL TO ORDER

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

ROLL CALL AND RECOGNITION OF QUORUM

Recording Secretary Kathryn Stapleton called the roll. The presence of a quorum was recognized.

APPROVAL OF AGENDA

Chair Puckett asked for any changes to the agenda and hearing none, asked for a motion to approve the agenda. Mr. Ensley made the motion to approve, second by Vice-Chair Litaker, and the agenda was unanimously approved.

APPROVAL OF MINUTES

1 Chair Puckett asked for a motion regarding the February 18, 2025, minutes. Mr. Ensley made the
2 motion to approve, second by Vice-Chair Litaker, and the minutes were unanimously approved.

3
4 **PUBLIC HEARING**

5 **CZ-2025-01 – Conditional zoning map request submitted by QTR Development Partners LLC**
6 **for property located at 3397 Camp Julia Rd from Cabarrus County Low Density Residential**
7 **(LDR) and City of Kannapolis Residential 4 (R4) zoning districts to City of Kannapolis**
8 **Residential 8-Conditional (R8-CZ) zoning district.**

9
10 Planning Director, Richard Smith, advised that the applicant for Case #CZ-2025-01 (Attached as
11 Exhibit 1) has requested to be continued to the next scheduled meeting on April 15, 2025, to give
12 them time to review their Traffic Impact Analysis. Chair Puckett opened the Public Hearing and
13 requested a motion to continue the case. Mr. French made the motion to continue the case, second
14 by Vice-Chair Litaker, and the continuation was unanimously approved.

15
16 **Z-2025-01 – Zoning map request submitted by Sustar/Little LLC for property located at 9172**
17 **Davidson Hwy. from Cabarrus County Limited Commercial (LC) to City of Kannapolis**
18 **General Commercial (GC) zoning district.**

19
20 Planner, Kathryn Stapleton, provided details for case #Z-2025-01, attached to and made part of these
21 minutes as Exhibit 2; and identified the applicant, address, and size of the property. Ms. Stapleton
22 stated that the request is to rezone the property from Cabarrus County Limited Commercial (LC) to
23 City of Kannapolis General Commercial (GC) zoning district and that the property was voluntarily
24 annexed February 24, 2025. She reminded the Commission that the request is a “by right” zoning
25 designation and that there could be no conditions placed upon the approval of the request.

26
27 Ms. Stapleton directed the Commission’s attention to case maps and drone footage, further
28 illustrating the location, current and surrounding zoning districts, existing property uses as well as
29 the Character Area as determined by the *Move Kannapolis Forward 2030 Comprehensive Plan*
30 (“2030 Plan”). She further directed the Commission’s attention to site photos, stating that staff found
31 consistency with the *2030 Plan* and is recommending approval of the rezoning request. She
32 reminded the Commission of the actions requested, concluded her presentation, and made herself
33 available for questions.

34
35 Chair Puckett asked if the property was being split, and Ms. Stapleton replied that the property is
36 being combined with the larger tract to the east, a parcel that is already located within the city limits.

37
38 There being no additional questions or comments for staff or the applicant, Chair Puckett opened
39 the Public Hearing.

40
41 Two citizens, Shawna Coles and Edward Spanke, spoke against the general commercial
42 development, requesting limited commercial zoning, additional study of the stormwater
43 management, and adequate buffers.

44
45 Chair Puckett stated that the General Commercial zoning being applied is the closest zoning to
46 Cabarrus County Limited Commercial, and he reminded everyone that the Commission was acting

1 to place a zoning district designation on the property based on the recent voluntary annexation and
2 not to review the site plan.

3
4 Mr. Smith stated the storm water management would be addressed by staff during the site plan
5 review process.

6
7 There being no further public comment, Chair Puckett closed the Public Hearing. Chair Puckett
8 asked for a motion regarding the Statement of Consistency. Mr. Trott made the motion to approve,
9 second by Mr. French, and the motion was unanimously approved.

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

13 14 **RECOMMENDATION TO CITY COUNCIL**

15 **TA-2025-03 - Tattoo or body piercing establishment in the CC District by Special Use Permit** 16 **(SUP)**

17 Mr. Smith requested for the Commission to table this text amendment to the April 15, 2025, meeting
18 due to additional review needed regarding compliance with the Downtown Restrictive Covenants.

19
20 Chair Puckett asked for a motion to continue TA-2025-03 to the April 15, 2025, meeting. Mr. Ensley
21 made the motion to, second by Mr. Trott, and the motion was unanimously approved.

22 23 **TA-2025-04 – Maximum number of dwellings in a pocket neighborhood development.**

24 Assistant Planning Director, Elizabeth McCarty, provided the text amendment details for case TA-
25 2025-04, attached to and made part of these minutes as Exhibit 3. Ms. McCarty noted that the
26 initial pocket neighborhood concept plan is similar to a cluster development with greater open
27 space standards. She added that pocket neighborhoods are currently limited to single family
28 dwelling units and a maximum number of 12 units and the proposal is to increase that number to
29 30 units. She included that the *Move Kannapolis Forward 2030 Comprehensive Plan* supports
30 tools to promote affordable housing such as pocket neighborhoods. She reminded the Commission
31 that they are being asked to make a recommendation on the text amendment to City Council and
32 made herself available for questions.

33
34 Mr. Ensley commented that 12 to 30 units is a 250% increase and there was discussion about open
35 space in a pocket neighborhood with a minimum space requirement.

36
37 Vice-chair Litaker asked about street and driveway parking. Ms. McCarty stated that additional
38 review regarding parking would be required as part of the site plan process but that the text
39 amendment was required first. Mr. Smith commented that the development will need to meet
40 minimum street standards and parking requirements of the ordinance.

41
42 Ms. Stein stated her concerns regarding changing the maximum unit count and intent of a pocket
43 neighborhood to satisfy the monetary needs of the developer instead of cultivating the community.
44 She added that the increase in the unit number makes this no longer a pocket neighborhood but a
45 subdivision.

1 Chair Puckett commented that the City is limited in space for single family residential, and it needs
2 to rethink how to develop properties and come up with alternative plans and ideas.

3
4 Mr. French stated that it would be better to review this as a subdivision and not change the pocket
5 neighborhood to accommodate it.

6
7 Ms. McCarty offered that the applicant's intent was to create a cottage home community but that the
8 lot width requirements of the R8 district did not lend itself to that type of development; the pocket
9 neighborhood standards offered greater design flexibility for cottage homes. Mr. Smith added that
10 the pocket community design resembles a cluster development under the subdivision standards with
11 units grouped together with more open space and undisturbed land.

12
13 The applicant, Nicholas Parker, President of Amicus Partners and Principal of Green Street Capital
14 Partners, provided additional background on their research and other pocket neighborhood projects
15 in the area. With a 12-unit maximum, they are limited in finding available property to provide net
16 zero attainable housing for the community and still make it financially beneficial and sell the units
17 at an attainable price.

18
19 Chair Puckett asked if the Commission had any further questions for staff. Ms. Stein stated her
20 concern for opening up the door for other similar developments under the pocket neighborhood
21 development use category and asked why it would not be considered and reviewed under the typical
22 subdivision standards. Chair Puckett asked if there is a change in cost. Ms. McCarty explained
23 differences between the pocket neighborhood development and the typical subdivision standards
24 including lot sizes, percentage of open space, access to open space, and required storage space for
25 each dwelling unit.

26
27 Mr. French suggested that pocket neighborhood developments having 13 to 30 dwelling units could
28 be considered by the Board of Adjustment through a Special Use Permit process. Ms. McCarty stated
29 that the Commission could include that process in their text amendment recommendation to City
30 Council. There was further discussion about increasing affordable housing within the City, the
31 potential price point for the proposed cottage homes, and the mix of unit types in the City of
32 Kannapolis.

33
34 Mr. Smith emphasized that the City cannot hold the developer to a price point. He also included that
35 with this development, a road thru connection will be made (Alpine Street) and it will add new
36 dwelling units of similar size within an older neighborhood. He also reiterated that pocket
37 neighborhood developments are only permitted in a select few zoning districts, not all.

38
39 Mr. Smith summarized the Commission's direction for the text amendment related to a pocket
40 neighborhood development. Chair Puckett asked for a motion to change the proposed text
41 amendment to recommend approval of increasing the number of dwelling units in a pocket
42 neighborhood development to thirty (30) dwellings, provided that a development with more than
43 twelve (12) units requires issuance of a Special Use Permit by the Board of Adjustment. Mr. French

1 made the motion to approve, second by Mr. McClain, and the motion was unanimously approved.
2 Ms. McCarty noted that action was required for the Statement of Consistency. Chair Puckett asked
3 for a motion. Mr. French made the motion to approve, second by Mr. Ensley, and the motion was
4 unanimously approved.
5


6 **PLANNING DIRECTOR UPDATE**

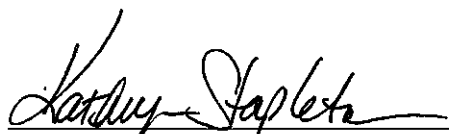
7 Mr. Smith thanked the Commission for their dialogue on the pocket neighborhood development text
8 amendment. Chair Puckett also recognized and appreciated the Commission's dialogue. There was
9 further discussion on the recommendation and decision-making process between the Planning and
10 Zoning Commission and City Council. Chair Puckett asked if the two bodies could have a work
11 session. Mr. Smith said that he would make that request known to the City Manager and Mayor.
12

13 Mr. Smith shared the updated development GIS story map. The map was simplified to add categories
14 of general land uses. Mr. Smith concluded by addressing other questions and comments by the
15 Commission members. Mr. French requested using the story map during future discussions for better
16 visualization. Chair Puckett asked about interest in industrial properties within the City. Mr. Smith
17 highlighted the following projects with activity: 85 Exchange, Stanley Black and Decker site, Metro
18 63, and Overlook 85. He also responded to questions about the number of dwelling units, over 6,000,
19 that are pending and have wastewater allocation reserved. He further commented that the Harris
20 Teeter project is moving forward.
21

22 **ADJOURN**

23 There being no further business, questions, or comments, Mr. French made the motion to adjourn,
24 second by Mr. McClain and the meeting adjourned at 7:05 PM on Tuesday, March 18 , 2025.
25

26
27 
28 Chris Puckett, Chair
29 Planning and Zoning Commission
30

31 
32 Kathryn Stapleton, Recording Secretary