

1 done with smaller in-fill lots. Mr. Smith advised that there has been an increase in non-residential
2 projects receiving sewer allocation due to policy changes and the progression of projects. He shared
3 valuation and residential permit trends and noted that residential units have seen some slowdown,
4 more likely due to the status of allocation than the market. Mr. Smith opened himself to any
5 questions.

6
7 Mr. Ensley asked about annexations and requirements regarding residential services. Mr. Smith
8 confirmed that services, including waste collection, are provided.

9
10 Mr. Trott inquired about the department's collaboration with the school systems. Mr. Smith shared
11 that the department provides updated reporting with the school system consistently. Mr. Smith
12 shared that the reporting assists in the school's need for accommodation purposes, with elementary
13 schools as a priority.

14
15 Mr. Smith also emphasized that NCDOT road maintenance is not normally influenced by the City.

16
17 **OTHER BUSINESS**

18 Chair Puckett asked for verification of potential intersection improvements at Rogers Lake Rd and
19 Oakwood Ave. Assistant City Manager, Wilmer Melton, III, provided insight. Mr. Melton shared
20 that the City is currently seeking funding options for improvements at that intersection. Mr. Melton
21 also reiterated the importance of the separate operation of NCDOT management of roads from City
22 maintenance.

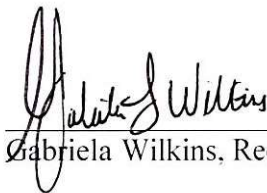
23
24 Chair Puckett inquired about a Novant Hospital on Kannapolis Pkwy. Mr. Smith confirmed there is
25 a study that shows the need for a hospital in the vicinity, and that it is his understanding that Novant
26 and Atrium are currently competing for property.


27
28 Chair Puckett also inquired about board member responses to emails received from concerned
29 residents. Mr. Smith provided guidance on responding to emails from those in attendance of the
30 meeting.

31
32 Mr. Trott inquired about the joint Commission and City Council meeting and the opportunity for
33 discussion. Mr. Smith provided clarification that the baseball game social is just to get together but
34 that a joint discussion is scheduled with City Council's July 14 meeting.

35
36 **ADJOURN**

37 There being no further business, questions, or comments, Mr. Ensley made the motion to adjourn,
38 second by Vice-Chair Litaker, and the meeting adjourned at 7:31 PM on Tuesday, April 15, 2025.

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Gabriela Wilkins, Recording Secretary


Chris Puckett, Chair
Planning and Zoning Commission