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Minutes of Meeting September 16, 2025

The Kannapolis Planning and Zoning Commission met on Tuesday, September 16, 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
Nytsa Saayfan
Shelly Stein
Ryan French
Mike McClain, ETJ Representative

Commission Members Absent: Larry Ensley
Jamie Richardson

Visitors:

Tyler Corriher
Edwin Rodriguez
Anita Blakeney
Cheryl
Michelle Hill
Nettie Haynie
Sylvia McDaniel
Janice Haynie
Melvin Haynie
Lisa Haynie
Miranda Miller
Taranda Miller
Cynthia
Macie Sumlin
Evelyn Russell
Bennie Russell

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

CALL TO ORDER

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

1
2 **ROLL CALL AND RECOGNITION OF QUORUM**

3 Recording Secretary Gabriela Wilkins called the roll. The presence of a quorum was recognized.
4

5 **APPROVAL OF AGENDA**

6 Chair Puckett asked for any changes to the agenda, hearing none, he asked for a motion to approve
7 the agenda. Vice-Chair Litaker made the motion to approve the agenda, second by Mr. French, and
8 the agenda was unanimously approved.
9

10 **APPROVAL OF MINUTES**

11 Chair Puckett asked for a motion regarding the August 19, 2025, minutes. Vice-Chair Litaker made
12 the motion to approve, second by Mr. McClain, and the minutes were unanimously approved.
13

14 **PUBLIC HEARING**

15 **Z-2025-08 – 5090 Patterson Road**

16 Planner Kathryn Stapleton provided details for case #Z-2025-08, attached and made part of these
17 minutes as Exhibit 1; and identified the applicant, address, and size of the property. Ms. Stapleton
18 stated that the request is to rezone recently annexed property located at 5090 Patterson Road. The
19 property is currently zoned Cabarrus County Low Density Residential (LDR) and City of Kannapolis
20 Residential 4 (R4), and the request is to assign City of Kannapolis Residential 8 (R8) zoning district.
21

22 Ms. Stapleton 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. Stapleton 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 from the Commission for staff. There being no
32 questions for staff, Chair Puckett opened the public hearing which was then closed with no public
33 comments.
34

35 There being no further questions or comments for staff, Chair Puckett asked for a motion regarding
36 the Statement of Consistency. Mr. French made the motion to approve, second by Ms. Malit, and
37 the motion was unanimously approved.
38

39 Chair Puckett asked for a motion regarding the Resolution to Zone. Mr. French made the motion to
40 approve, second by Ms. Malit, and the motion was unanimously approved.
41

42 **Z-2025-09 – 5078 Bahama Drive**

43 Planner Kathryn Stapleton provided details for case #Z-2025-09, attached and made part of these
44 minutes as Exhibit 2; and identified the applicant, address, and size of the property. Ms. Stapleton
45 stated that the request is to assign zoning to recently annexed property located at 5078 Bahama

1 Drive. The property is currently zoned Cabarrus County Low Density Residential (LDR), and the
2 request is to assign City of Kannapolis Residential 4 (R4) zoning district.

3
4 Ms. Stapleton directed the Commission's attention to case maps, further illustrating the location,
5 current and surrounding zoning districts, existing property uses as well as the Character Area as
6 determined by the *Move Kannapolis Forward 2030 Comprehensive Plan* ("2030 Plan"). She further
7 directed the Commission's attention to site photos, stating that staff found consistency with the *2030*
8 *Plan* and is recommending approval of the rezoning request.

9
10 Ms. Stapleton reminded the Commission of the actions requested, concluded her presentation, and
11 made herself available for questions.

12
13 Mr. McClain asked if only single-family residences would be permitted in the Residential 4 zoning
14 district. He also asked for clarification about access to sewer. Ms. Stapleton confirmed that only
15 single-family detached residences are allowed. She also clarified that there is no sewer available.

16
17 There being no further questions for staff, Chair Puckett opened the public hearing.

18
19 Edwin Rodriguez asked for clarification regarding the changes on the respective property. Mr.
20 Rodriguez also inquired about the need for site plans and any other meetings regarding the property.

21
22 Chair Puckett clarified that only zoning was being assigned to the property. With the proposed R4
23 zoning, only a single home would be permitted. Chair Puckett explained that any site plans and
24 permitting would not come to the Commission, only reviewed by staff.

25
26 Evelyn Russell was concerned about the annexation process and asked for clarification if the
27 neighborhood was also going to be annexed. Ms. Russell voiced concern regarding lighting within
28 her neighborhood.

29
30 Mr. Smith provided clarification on the voluntary annexation process and services property owners
31 may obtain from the city. Those services include city utilities, garbage collection, and city-provided
32 first responders. Mr. Smith ensured that only the property that has applied for annexation would be
33 affected. He also explained that the lighting in question would be handled by Duke Energy since this
34 area is not all in the city and this is an NCDOT road.

35
36 Taranda Miller also wanted clarification on rezoning. Ms. Miller asked if the property was going
37 from a county residence to being inside of the City of Kannapolis limits.

38
39 Mr. Smith confirmed that the property is now within the city limits.

1 Anita Blakeney shared that the Fishertown community consisted of many individuals interested in
2 annexing. Ms. Blakeney wanted more information on how a property owner would begin the process
3 as well as any applicable fees.
4

5 Mr. Smith explained that in the past, Mr. Melton had met with the Fishertown community sharing
6 more information about annexation into the city. Mr. Smith clarified that at the time, there was not
7 a majority interest to annex the area. With the current legislation, all annexations must be voluntary
8 and by individual properties at no cost to the applicant. Mr. Smith stated that rezoning has a fee
9 associated with it.
10

11 Michelle Hill inquired about obtaining streetlights if more property owners chose to annex.
12

13 Mr. Smith explained that at this time there would not be any likelihood of having more lighting.
14 However, that is more favorable to higher density areas and new developments.
15

16 Macie Sumlin inquired about potential fees to access city water.
17

18 Mr. Smith provided that for water access, the fees for tap and connection would be \$4,600 per unit.
19

20 Nettie Hanie also asked for clarification regarding annexation fees.
21

22 Mr. Smith reassured that annexation application was of no cost to property owners.
23

24 There being no further questions, Chair Puckett closed the public hearing.
25

26 There being no further questions or comments for staff, Chair Puckett asked for a motion regarding
27 the Statement of Consistency. Mr. French made the motion to approve, second by Ms. Malit, and
28 the motion was unanimously approved.
29

30 Vice-Chair Litaker asked for a motion regarding the Resolution to Zone. Vice-Chair Litaker made
31 the motion to approve, second by Mr. McClain, and the motion was approved.
32

33 **TA-2025-03– Text Amendment – Tattoo or body piercing establishment in CC District by**
34 **Special Use Permit (SUP)**

35 Assistant Planning Director Elizabeth McCarty provided details for case #TA-2025-03, attached to
36 and made part of these minutes as Exhibit 3; which was initially part of the March 18, 2025 agenda.
37 Ms. McCarty explained that the proposed text amendment to the Kannapolis Development
38 Ordinance (KDO) is regarding allowing a tattoo or body-piercing establishment in the Center City
39 (CC) zoning district by Special Use Permit (SUP). Ms. McCarty also explained that these are
40 currently not permitted by the Covenant's, Conditions, and Restrictions (CCRs) in the downtown
41 area.
42

1 Ms. McCarty clarified that the proposed amendment was delayed because if the KDO were to be
2 amended to allow the use, the CCRs would specifically prohibit the tattoo and body piercing
3 establishments. City Council at their April 14, 2025 meeting directed staff to analyze businesses
4 downtown and determine compliance with the CCRs.

5
6 She shared that between April and August, planning staff conducted inventory on the various
7 businesses downtown under the CCRs. Staff then compared uses under the KDO and HOA
8 requirements of Pennant Square. Ms. McCarty stated that City Council at their August 11, 2025
9 meeting directed staff to prepare amendments to the CCRs which includes permitting the proposed
10 use versus prohibiting.

11
12 Ms. McCarty directed the Commission's attention to case maps, further illustrating the location,
13 current and surrounding zoning districts, existing property uses as well as the Character Areas as
14 determined by the *Move Kannapolis Forward 2030 Comprehensive Plan* ("2030 Plan").

15
16 Following the presentation, Ms. McCarty shared an additional staff proposal to include standards
17 specific to the use. The standards would include a separation distance of 400 feet from other tattoo
18 and body piercing establishments, 200 feet from residential zoning districts, 200 feet from certain
19 residential uses, and 200 feet from places of worship.

20
21 Ms. McCarty then shared a map of the potentially affected areas for the proposed amendment. The
22 map included all distance restrictions of the downtown district, while highlighting the potential
23 properties for the potential tattoo and body piercing establishments.

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

27
28 Vice-Chair Litaker inquired about the consideration for estheticians and medical uses. He asked if
29 those uses would be affected and would they have clarification of the difference in operation.

30
31 Chair Puckett shared similar concern ensuring definitive differences for potential establishments in
32 operation.

33
34 Ms. McCarty shared that those uses were considered and would fall under medical use rather than
35 tattoo. She also clarified that the uses would fall under state statute definitions.

36
37 There being no further questions or comments for staff, Chair Puckett asked for a motion regarding
38 the Statement of Consistency. Vice-Chair Litaker made the motion to approve, second by Mr.
39 French, and the motion was unanimously approved.

40
41 Chair Puckett asked for a motion to recommend approval of proposed text amendments by City
42 Council. Vice-Chair Litaker made the motion to approve, second by Ms. Malit, and the motion was
43 unanimously approved.

44
45 **PLANNING DIRECTOR UPDATE**

1 Planning Director Richard Smith provided several updates regarding the department. Mr. Smith
2 shared that Ms. Stapleton will transition to contribute to the Board of Adjustment. He then shared
3 that Senior Planner Mia Alvarez would be joining to contribute to the Planning and Zoning
4 Commission moving forward.

5
6 Mr. Smith also shared that the city received a grant for a regional mobility hub for Kannapolis train
7 station.

8
9 Mr. Smith shared updates from the most recent City Council meeting. He shared that Towel City
10 Tavern will have a private use zone for dining. He also shared that the upcoming golf simulator
11 beneath Vida Apartments will also have a private use zone.

12
13 The final item Mr. Smith shared was of a pending George Clinton mural to begin in the near future.
14 It will be located on the north side of Stadium Loft apartments.

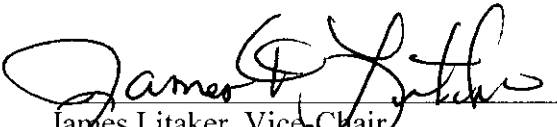
15
16 Ms. Saayfan asked for clarification of the golf simulator's private use zone. Mr. Smith shared that
17 the simulator would be indoors, while the sidewalk would be slightly impacted for overhang for pull-
18 up windows.

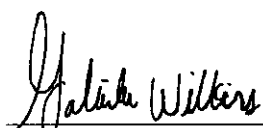
19
20 Ms. Stein inquired if the advertised nail salon underneath Vida apartments was still anticipated. Mr.
21 Smith confirmed that it is.

22
23 Chair Puckett also asked about Block 6 and the old post office area. Mr. Smith indicated that there
24 were no new updates or activity for those areas.

25
26 **ADJOURN**

27 There being no further business, questions, or comments, Mr. French made the motion to adjourn,
28 second by Vice-Chair. Litaker, and the meeting adjourned at 6:52 PM on Tuesday, September 16,
29 2025.

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James Litaker, Vice Chair
Planning and Zoning Commission



Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission