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

**Minutes of Meeting
November 18, 2025**

The Kannapolis Planning and Zoning Commission met on Tuesday, November 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
Larry Ensley
Shelly Stein
Nytsa Saayfan
Mike McClain, ETJ Representative

Commission Members Absent: Daisy Malit
Jamie Richardson
Ryan French

Visitors: John Floyd
Ken Jonmaire
Nate Buhler
Godswill Nsofor

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

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.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Chair Puckett asked for a motion regarding the October 21, 2025, minutes. Vice-Chair Litaker made the motion to approve, second by Mr. Ensley, and the minutes were unanimously approved.

1 **PUBLIC HEARING**

2 **Z-2025-11 – Zoning Map Amendment – 607 and 609 Leonard Avenue**

3 Planner Mia Alvarez provided details for case #Z-2025-11, attached and made part of these minutes
4 as Exhibit 1; and identified the applicant, address, and size of the property. Ms. Alvarez stated that
5 the request is to rezone approximately 0.37 combined acres of property located at 607 and 609
6 Leonard Avenue. The properties are currently zoned City of Kannapolis General Commercial (GC),
7 and the request is to assign City of Kannapolis Mixed-Use Neighborhood (MU-N) zoning district.

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

14
15 Ms. Alvarez reminded the Commission of the actions requested, concluded her presentation, and
16 made herself available for questions.

17
18 Chair Puckett asked if the applicant wished to speak. The applicant, Mr. Nsofor, did not wish to
19 provide any comments.

20
21 Chair Puckett opened the public hearing. There being no comments, the public hearing was closed.

22
23 There being no further questions or comments for staff, Chair Puckett asked for a motion regarding
24 the Statement of Consistency. Mr. Ensley made the motion to approve, second by Vice-Chair
25 Litaker, and the motion was unanimously approved.

26
27 Chair Puckett asked for a motion regarding the Resolution to Zone. Vice-Chair Litaker made the
28 motion to approve, second by Ms. Stein and the motion was unanimously approved.

29
30 **CZ-2025-04 – Conditional Zoning Map Amendment – 6441 Davidson Highway**

31 Assistant Planning Director Elizabeth McCarty provided details for case #CZ-2025-04, attached and
32 made part of these minutes as Exhibit 2; and identified the applicant, address, and size of the
33 property. Ms. McCarty stated that the request is to amend previously approved rezoning conditions
34 from case CZ-2022-03 for approximately 12.54 acres of property located at 6441 Davidson
35 Highway. The subject property is part of the 85 Exchange development. The request is to allow for
36 a specialized auto repair facility, with review under the Unified Development Ordinance (UDO).

37
38 Ms. McCarty directed the Commission's attention to case maps, further illustrating the location,
39 current and surrounding zoning districts. Ms. McCarty explained that the subject property was
40 previously zoned I-1 (CZ) and intended for light industrial warehousing and assembly uses as part
41 of Development C which is a total of 135 acres. She went to further explain that under previous
42 zoning of I-1 (CZ) in Development Area C, there were prohibited uses that included:

- 43 • Residential
- 44 • Correctional institutions
- 45 • Grocery/food stores
- 46 • Solid waste collection or disposal

- Landfill
- Automobile repair

Ms. McCarty explained that the request is to amend the automotive repair condition for the Building E site. She shared that the applicant's request is for electric vehicle repair to be permitted under certain circumstances and to edit the previous condition prohibiting certain uses as follows; Automobile repair, unless (i) the automobile repair is solely for the purpose of servicing electric vehicles, (ii) the automobile repair does not involve collision repair or painting, (iii) and all automobile repair services are performed indoors.

Ms. McCarty directed the Commission's attention to case maps, further illustrating the surrounding property and existing uses, and the Character Area as determined by the *Move Kannapolis Forward 2030 Comprehensive Plan* ("2030 Plan"). She stated that staff found consistency with the *2030 Plan* and is recommending approval of the rezoning request with two conditions.

- The requested condition amendment would only apply to the 12.54-acre parcel in Development Area C.
- The details when automotive repair may be permitted; Automobile repair, unless (i) the automobile repair is solely for the purpose of servicing electric vehicles, (ii) the automobile repair does not involve collision repair or painting, (iii) and all automobile repair services are performed indoors.

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

Vice-Chair Litaker asked if the proposed business would be able to service hybrid vehicles. Ms. McCarty clarified that the request is strictly for electric vehicles only.

Chair Puckett asked for clarification that the proposed amendment would only apply to the 12.54 acre portion of Development area C. Ms. McCarty confirmed, she further clarified the 122.46 remaining acres would follow the previously approved conditions.

Planning Director Richard Smith provided clarification for the Commission. He explained that with conditional rezonings, it is by voluntary condition by the applicant. With this, Mr. Smith explained that applicants can also ask for revisions to those conditions, such as the proposed amendment.

Ms. Saayfan asked if there were any other sites with the same circumstances as the proposed case. Mr. Smith shared that he was not aware of any other sites with the specific use, but that there are other sites that have tailored zoning.

Chair Puckett asked if there would be any exterior vehicle storage. Ms. McCarty shared that the proposal is for indoor repairs and transitioned the presentation over to the applicant.

With no further questions for staff, Chair Puckett welcomed the applicant to share their presentation.

John Floyd, attorney with Moore Van Allen, on behalf of Trinity Capital Advisors, introduced himself along with Ken Jonmaire, Senior Vice-President for Development with Trinity. Mr. Floyd

1 provided a presentation of the proposed conditional amendment and proposed site service fulfillment
2 center that would be constructed if the amendment is approved. He explained the concept of the
3 service fulfillment center, explaining that the services needed differ from that of gas-powered
4 vehicles. They primarily consist of software and technological updates, with other physical services
5 such as tire rotations needed on a later basis. He emphasized that the proposed conditional
6 amendment would be to change one development standard within one parcel, and only for auto repair
7 for an electric vehicle manufacturer, such as Tesla or Rivian. Mr. Floyd concluded his presentation
8 and made himself available for questions.

9
10 Vice-Chair Litaker asked if there would be marketing for Amazon's electric vehicles, or primarily
11 passenger vehicles. Mr. Floyd confirmed it would be for passenger vehicles of one specific electric
12 vehicle manufacturer.

13
14 Chair Puckett revisited the question of outdoor vehicle storage. Mr. Floyd explained that there would
15 be a parking lot utilized for customers. He emphasized that all work would be conducted inside and
16 the expectation would be for vehicles in the parking lot to only be for visiting customers or those
17 awaiting pickup after services are fulfilled.

18
19 Mr. Ensley asked if there was a recycling program to recycle the electric cars batteries. Mr. Floyd
20 expressed he was unable to answer this question from the development standpoint considering this
21 would be dependent on the car manufacturer that would be present.

22
23 Vice-Chair Litaker inquired about allowances for toxic waste or any materials that are not
24 environmentally safe. Mr. Floyd again shared that this would be up to the vehicle manufacturer.

25
26 There being no further questions for the applicant, Chair Puckett opened the public hearing. There
27 being no comments, the public hearing was closed.

28
29 There being no further questions or comments for staff, Chair Puckett asked for a motion regarding
30 the Statement of Consistency. Vice-Chair Litaker made the motion to approve, second by Mr.
31 Ensley, and the motion was unanimously approved.

32
33 Chair Puckett asked for a motion regarding the Resolution to Zone. Vice-Chair Litaker made the
34 motion to approve, second by Ms. Stein and the motion was unanimously approved

35 36 **RECOMMENDATION TO CITY COUNCIL**

37 **TA-2025-07 – Text Amendment – Drive-through facility in CC District by Special Use Permit** 38 **(SUP)**

39 Mr. Smith presented the staff-initiated text amendment request for the allowance of drive-through
40 facilities in the Center City (CC) zoning district by Special Use Permit (SUP). Mr. Smith provided
41 a brief history of the additional standards set forth in the UDO for the downtown area. He explained
42 that drive-throughs were initially prohibited to not allow for fast food facilities.

43
44 Mr. Smith shared with the Commission the accessory use table in the KDO where currently, drive-
45 throughs are prohibited. He also shared site maps of the downtown area that would be impacted. Mr.
46 Smith explained that the text amendment would directly apply to the Harris Teeter project due to a

1 proposed brick-and-mortar bank as well as a drive-through pharmacy for the grocery store. He shared
2 an overall site plan for visual illustration purposes. Mr. Smith clarified that currently, drive-throughs
3 are only allowed in the General Commercial (GC) and Office-Institutional (O-I) zoning districts.
4

5 Mr. Smith stated that staff found consistency with the *2030 Plan*, further explaining that allowance
6 via Special Use Permit would allow staff and the Board of Adjustment to assess in order to ensure
7 there would be no adverse impacts on adjacent properties, especially residential.
8

9 Mr. Smith reminded the Commission of the actions requested, concluded his presentation, and made
10 himself available for questions.
11

12 Mr. Ensley asked for the department's definition of remote menu boards. Mr. Smith explained that
13 it refers to anything not attached to the primary structure, such as stand-alone menus that are common
14 at fast-food restaurants.
15

16 There being no further questions for staff, Chair Puckett asked for a motion regarding the Statement
17 of Consistency. Mr. Ensley made the motion to approve, second by Mr. McClain, and the motion
18 was unanimously approved.
19

20 Chair Puckett asked for a motion regarding the recommendation to City Council. Ms. Stein made
21 the motion to approve, second by Mr. Ensley and the motion was unanimously approved.
22

23 **PLANNING DIRECTOR UPDATE**

24 Mr. Smith shared several updates with the Commission. He announced that there will be a joint
25 holiday gathering provided for the Planning and Zoning Commission and the Board of Adjustment
26 on December 16th.
27

28 Mr. Smith also shared that City Council approved thirteen out of the fourteen proposed text
29 amendments, consistent with the Commission's recommendations.
30

31 He also shared that work to the Harris Teeter site is underway as it has been cleared and is currently
32 being graded.
33

34 Mr. Smith provided the Commission with the upcoming Planning and Zoning Commission meeting
35 schedule for 2026. He received confirmation to follow the schedule provided. Mr. Smith made
36 himself available to any questions.
37

38 Mr. Ensley requested for staff to include former board member Mr. Trott on the upcoming holiday
39 gathering invite.
40

41 Chair Puckett inquired about the Northwest Cabarrus High School. Mr. Smith did share that things
42 are progressing. He stated that the new elementary school will be first priority anticipated to be
43 completed in late 2027 or early 2028, followed by the high school sometime after.
44

45 Ms. Saayfan asked if there was any consideration for lighting within the horseshoe in front of City
46 Hall. Mr. Smith explained there is discussion around the site. He shared that currently, the

1 surrounding property is in the process of being sold and potentially developed. Mr. Smith explained
2 that hopefully the issue would be improved in the near future once the site is developed.

3
4 Chair Puckett asked about the status of property located behind City Hall. Mr. Smith shared that
5 Insite has been in discussion with a potential apartment complex to include townhomes. He further
6 discussed development underway, including 90 units across from Food Lion along Dale Earnhardt
7 Blvd.

8
9 Ms. Saayfan inquired about Block 6. Mr. Smith said that there were no new updates regarding Block
10 6. He further shared that the property next to Editions will be a parking lot, a combined project
11 between the City and NCDOT to provide additional space for the train station.

12
13 Mr. French inquired on which bank will be part of the Harris Teeter development. Mr. Smith did not
14 have that information as it is not yet public.

15
16 Mr. Ensley asked about an update on the allocation from WSACC. Mr. Smith provided that there
17 will be an update provided in January. He shared that City Council will be provided an update at
18 their meeting, and as soon as they are able to request a call for projects for non-residential, he will
19 provide an update to the Commission.

20
21 Chair Puckett inquired about Kannapolis Crossing. Mr. Smith did not have any new updates on
22 progress for that site.

23
24 Vice-Chair Litaker brought up the athletic wear company, Momentec Brands on Lane Street. Mr.
25 Smith was glad to share that it would be going in the Metro 63 building. He shared that there would
26 be potential for additional growth and create a vibrant area on that side of the interstate.

27
28 Mr. Ensley initiated discussion on the current climate surrounding immigration enforcement in the
29 Charlotte region. He asked that the Planning and Zoning Commission be on record for their
30 dissatisfaction with the presence of Border Patrol within the City of Kannapolis. Mr. Ensley made a
31 motion to make this known, second by Vice-Chair Litaker, and the motion was unanimously
32 approved.

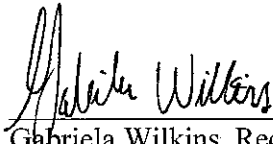
33
34 **ADJOURN**

35 There being no further business, questions, or comments, Mr. Ensley made the motion to adjourn,
36 second by Vice-Chair Litaker, and the meeting adjourned at 6:51 PM on Tuesday, November 18,
37 2025.

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Chris Puckett, Chair
Planning and Zoning Commission



Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission



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

November 18, 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: October 21, 2025

5. Public Hearing

a. Z-2025-11 – Zoning Map Amendment – 607 and 609 Leonard Avenue

Public Hearing to consider a request to rezone properties located at 607 and 609 Leonard Avenue from City of Kannapolis General Commercial (GC) zoning district to City of Kannapolis Mixed-Use Neighborhood (MU-N) zoning district. The subject properties are approximately 0.37 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 56134657700000 and 56134656460000, respectively.

b. CZ-2025-04 – Conditional Zoning Map Amendment – 6441 Davidson Highway

Public Hearing to consider an amendment to the previously approved rezoning conditions for property located at 6441 Davidson Highway, zoned Light Industrial-Conditional Zoning (LI-CZ) and further identified as Cabarrus County Parcel Identification Number 46918717750000. The requested change is to allow for a specialized vehicle repair facility.

6. Recommendation to City Council

a. Text Amendment – TA-2025-07 – Drive-through facility in CC District by Special Use Permit (SUP)

Consider a recommendation to City Council for an amendment to Article 4, Section 4.3, of the Kannapolis Development Ordinance (KDO) regarding allowing a drive-through facility as an accessory use in the Center City (CC) zoning district with the approval of a Special Use Permit (SUP).

7. Planning Director Update

8. Other Business

9. Adjourn



**Planning and Zoning Commission
November 18, 2025 Meeting**

Staff Report

TO: Planning and Zoning Commission

FROM: Mia Alvarez, Senior Planner

SUBJECT: Case #Z-2025-11: Zoning Map Amendment – 607 & 609 Leonard Avenue
Applicant: GE Royal Eagle Businesses, LLC

Request to rezone properties located at 607 & 609 Leonard Avenue from City of Kannapolis General Commercial (GC) to City of Kannapolis Mixed-Use Neighborhood (MU-N) zoning district.

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, GE Royal Eagle Businesses, is requesting to rezone properties located at 607 & 609 Leonard Avenue from City of Kannapolis General Commercial (GC) zoning district to City of Kannapolis Mixed-Use Neighborhood (MU-N) zoning district. The properties are 0.37 +/- combined acres, and further identified as Cabarrus County Parcel Identification Numbers 56134657700000 and 56134656460000. The property at 607 Leonard Avenue is 0.21 +/- acres; 609 Leonard Avenue is 0.16 +/- acres.

The purpose of the Mixed-Use Neighborhood (MU-N) District is to provide for a mix of neighborhood-serving retail, service, office, and public, civic, and institutional uses, as well as residential uses including low-rise and mid-rise multifamily dwellings, single-family detached

dwelling, townhouses, duplexes, and triplexes. If the requested MU-N zoning designation is approved, any of the permitted uses in the MU-N zoning district would be allowed on the property. Both properties are currently vacant, the applicant has indicated that they intend to develop the properties for residential use.

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 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?

Yes, the subject properties are located within the “Urban Residential” Character Area as designated in the *Move Knapolis Forward 2030 Comprehensive Plan*. Single-family detached and single-family attached residential are identified as primary uses in the “Urban Residential” Character Area.

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

No, the proposed MU-N zoning designation 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, the requested MU-N zoning is compatible with the existing uses that surround the property.

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 MU-N zoning designation is compatible with existing and allowed uses on surrounding land. Zoning in the area includes General Commercial (GC) along Leonard Avenue, which consists of single-family detached dwellings as well as a variety of general commercial uses including retail, indoor recreation, and a church closer to Dale Earnhardt Boulevard.

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, the proposed MU-N zoning is compatible with surrounding development. Adjacent roads have adequate capacity and safety. Public water and sewer are accessible.

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 requested zoning allows for uses that are compatible with existing adjacent uses. The proposed MU-N zoning designation is more compatible with the existing neighborhood uses than the current GC zoning designation.

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. Any 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 properties as located within the “Urban Residential” Character Area 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 for Zoning Map Amendment Case #Z-2025-11.

Alternative Courses of Action

Motion to Approve (2 votes)

1. Should the Commission choose to approve the request for rezoning as presented in Case #Z-2025-11, 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 “Urban Residential” Character Area 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 #Z-2025-11, 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 #Z-2025-11, 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 #Z-2025-11 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 #Z-2025-11, a motion should be made to deny the Resolution to Zone.

I. Attachments

1. Rezoning Application
2. Vicinity Map
3. Zoning Map
4. 2030 Future Land Use and Character Map
5. Notice of Public Hearing
6. List of Notified Properties
7. Letter to Adjacent Property Owners
8. Posted Public Notice Sign
9. Resolution to Adopt a Statement of Consistency
10. Resolution to Zone

J. Issue Reviewed By:

- Planning Director
- Assistant City Manager



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. The fees may also be paid online with a link provided by staff.

REZONING REQUEST

Rezoning – Request for an amendment to the Kannapolis Zoning Map. Approval authority – Planning and Zoning Commission.

Requested Rezoning Property Address: 607 & 609 LEONARD AVENUE KANNAPOLIS NC 28081

Applicant: GE ROYAL EAGLE BUSINESSES LLC

Proposed development: SINGLE FAMILY HOME ON EACH OF THE TWO LOTS (RESIDENTIAL)

SUBMITTAL CHECKLIST

- ☒ Pre-Application Meeting
- ☒ Zoning Map Amendment Checklist and Application – Complete with all required signatures
- ☒ Fee: \$850.00 (\$500 Application Fee, \$300 Legal Notices and notification fee, & \$50 letter/sign public notice [see Fee Schedule])
- ☒ Please mark this box to authorize aerial drone photography of the site

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 (Section 2.4.F of the 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 third Tuesday at 6:00pm in City Hall Laureate Center. **The pre-application meeting, submittal of application, 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.

Scope of Approval: An affirmative vote of three-fourths of the members present and not excused from voting, shall be necessary to approve a 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: *Aden...*

Date: 9/23/2025



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

ZONING MAP AMENDMENT APPLICATION

Approval authority – Planning and Zoning Commission

Applicant Contact Information

Name: GE ROYALEAGUE BUSINESSES LLC

Address: 7224 NICCOLINE LANE
CHARLOTTE NC 28214

Phone: 214-399-9222

Email: [REDACTED]

Property Owner Contact Information ☒ same as applicant

Name: _____

Address: _____

Phone: _____

Email: _____

Project Information

Project Address: 607 & 609 LEONARD AVENUE KANNAPOLIS NC 28081

Parcel: _____ # of parcels: _____ Approx. size of parcels: _____
(attach separate list if necessary)

Current Zoning Designation: GC Requested Zoning Designation: MU-N

Reason for map amendment: To change from Commercial to a residential
Mixed-use for residential development.

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

[Signature]
Applicant Signature

9/23/2025

Date

[Signature]
Property Owner Signature

9/23/2025

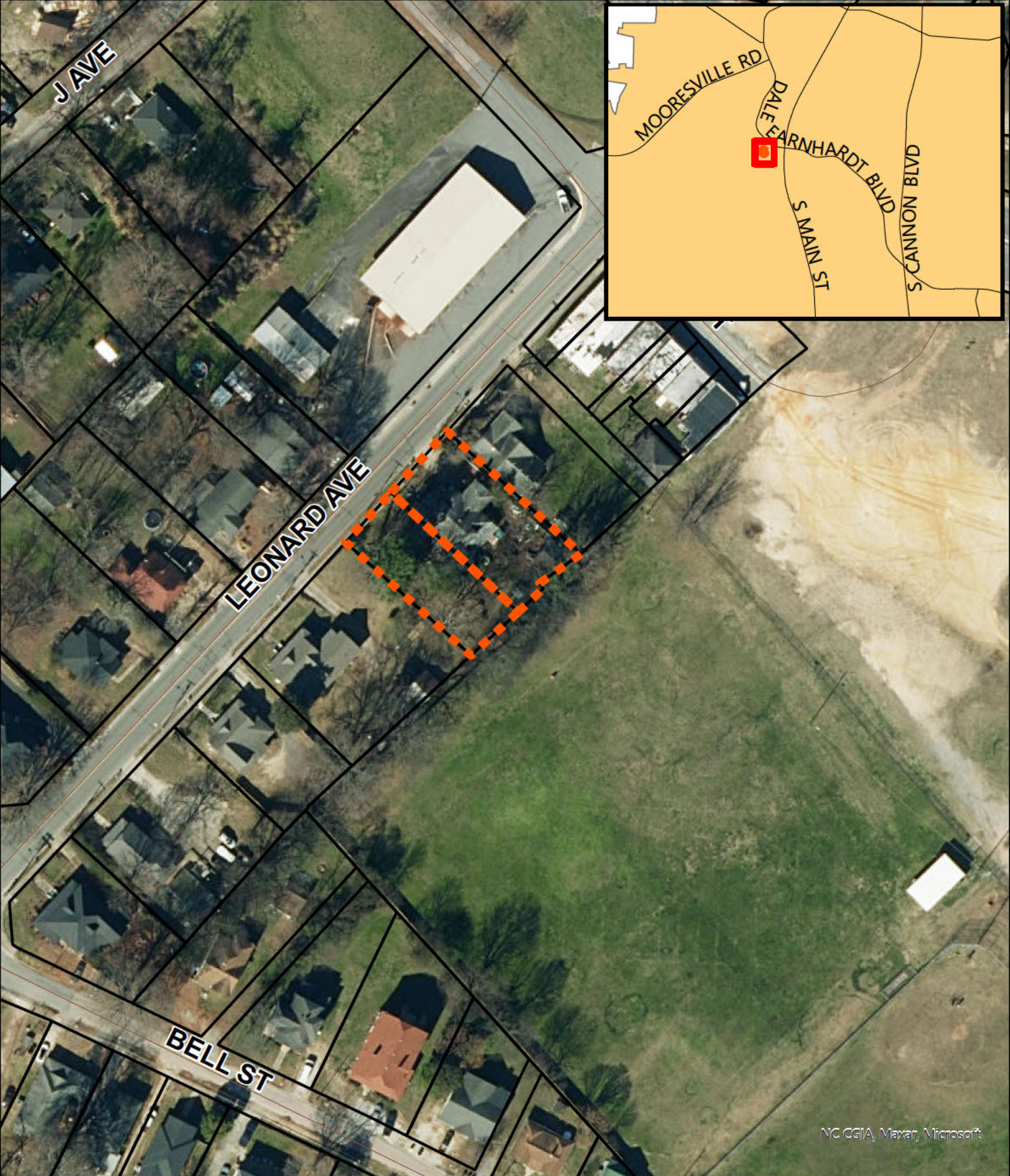
Date

Note: This is not a permit to occupy a structure. Owner and/or applicant are responsible for the location of utility lines and easements. Zoning Map Amendment does not guarantee the availability of water and/or sewer.



Vicinity Map

Case Number: Z-2025-11
Applicant: GE Royal Eagle Businesses, LLC
607 and 609 Leonard Ave

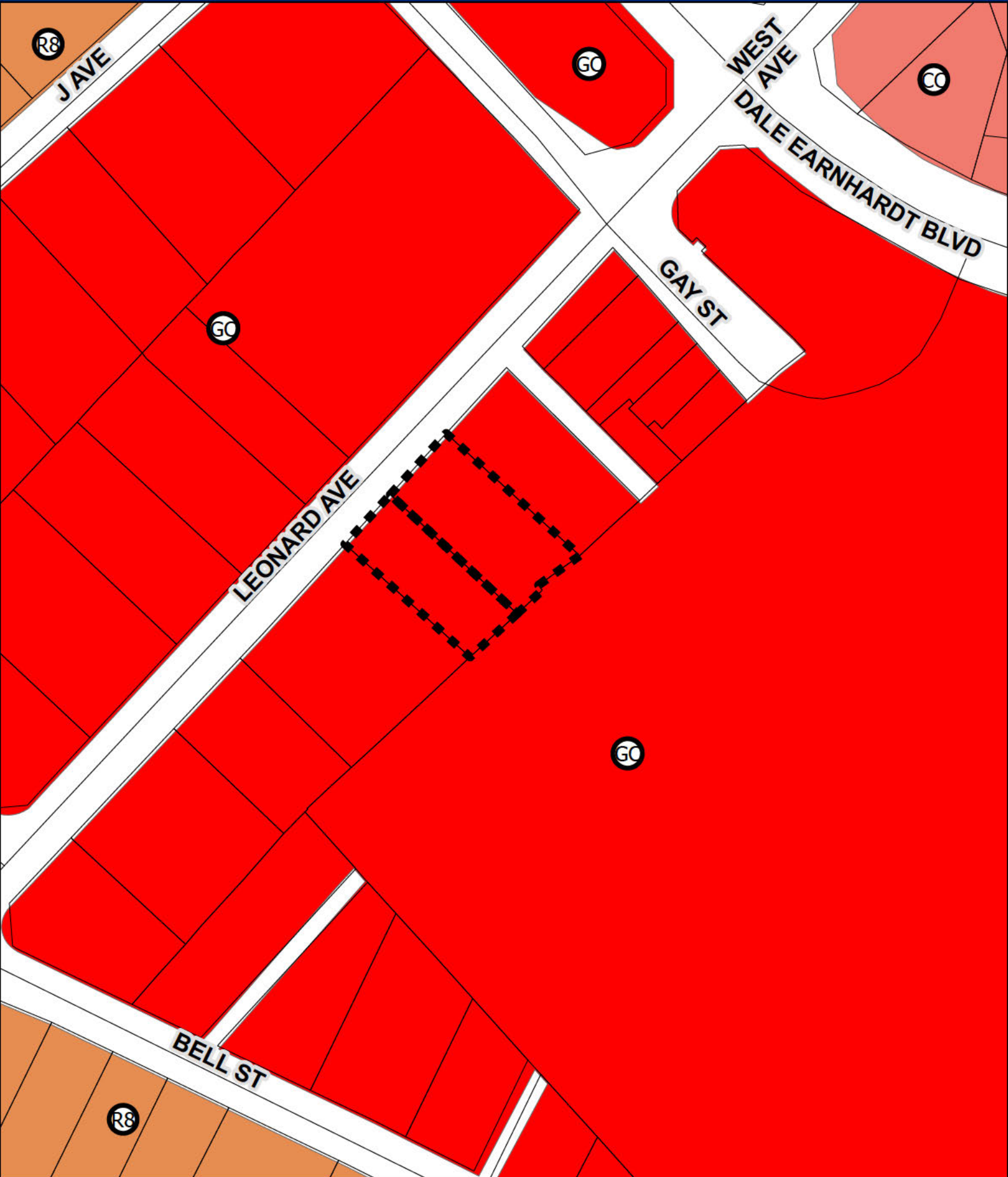




Kannapolis Current Zoning



Case Number: Z-2025-11
Applicant: GE Royal Eagle Businesses, LLC
607 and 609 Leonard Ave

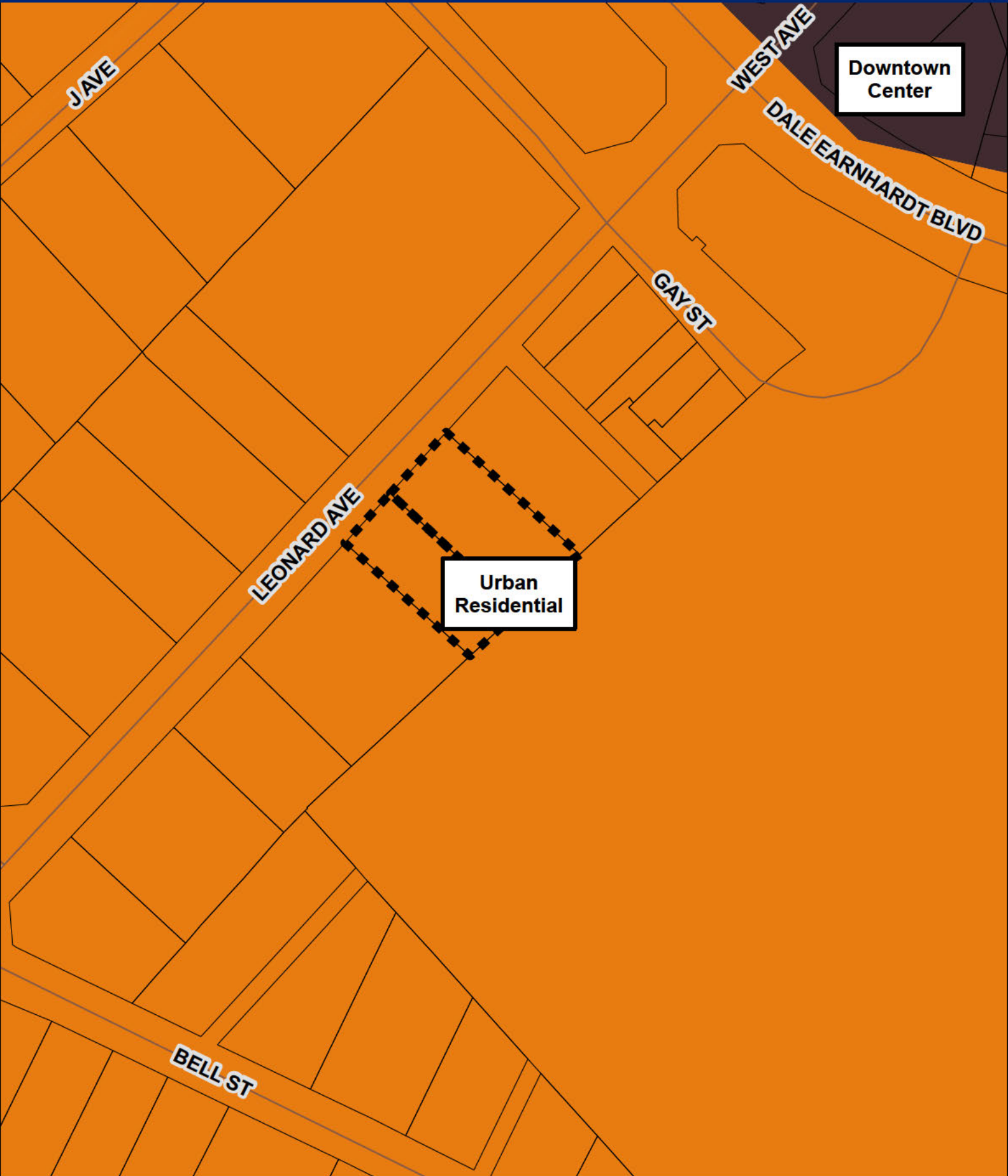




Kannapolis 2030 Future Land Use Map



Case Number: Z-2025-11
Applicant: GE Royal Eagle Businesses, LLC
607 and 609 Leonard Ave



CITY OF KANNAPOLIS

MEMORANDUM

TO: Amanda Boan
The Independent Tribune
FROM: Gabriela Wilkins, Planning Technician
DATE: October 31, 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, November 6, 2025
Thursday, November 13, 2025

Send invoice of publication to: gwilkins@kannapolisnc.gov

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

Thank you.
Gabriela Wilkins
gwilkins@kannapolisnc.gov



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

Tuesday, November 18, 2025, at 6:00 pm

Zoning Map Amendment – Z-2025-11 – 607 & 609 Leonard Avenue – Public Hearing to consider a request to rezone properties located at 607 Leonard Avenue and 609 Leonard Avenue from City of Kannapolis General Commercial (GC) zoning district to City of Kannapolis Mixed-Use Neighborhood (MU-N) zoning district. The subject properties are approximately 0.37 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 56134657700000 and 56134656460000, respectively.

Conditional Zoning Map Amendment – CZ-2025-04 – 6441 Davidson Highway – Public Hearing to consider an amendment to the previously approved rezoning conditions for property located at 6441 Davidson Highway, zoned Light Industrial-Conditional Zoning (LI-CZ) and further identified as Cabarrus County Parcel Identification Number 46918717750000. The requested change is to allow for a specialized vehicle repair facility.

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, 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	MailCity	MailState	MailZipCod
56134643070000	THE 312 BELL STREET TRUST		312 BELL ST	KANNAPOLIS	NC	28081
56134637920000	PARKER MARY PITTARD		614 LEONARD AVE	KANNAPOLIS	NC	28081
56134656460000	GE ROYAL EAGLE BUSINESSES LLC		7224 NICCOLINE LN	CHARLOTTE	NC	28214
56134659100000	STROUP BRUCE B	STROUP ELFRIEDE R WF	308 COOK ST	KANNAPOLIS	NC	28081
56134678220000	CALDWELL TERRANCE J		2316 PRESKO CT	CHARLOTTE	NC	28262
56134636470000	SOTO LUIS B		616 LEONARD AVE	KANNAPOLIS	NC	28081
56134693390000	FIRST BAPTIST CHURCH	OF KANNAPOLIS	101 N MAIN ST	KANNAPOLIS	NC	28081
56134626700000	ROBINSON ANDREW W	ROBINSON FRANCIS A WF	618 LEONARD AVE	KANNAPOLIS	NC	28081
56134645020000	IGUANA LLC		8906 ST CROIX LN	CHARLOTTE	NC	28277
56134647360000	PITTARD JAMES EUGENE		612 LEONARD AVE	KANNAPOLIS	NC	28081
56134645680000	GULLEDGE TONY RAY	GULLEDGE DEBRA RENEE SPOUSE	613 LEONARD AVE	KANNAPOLIS	NC	28081
56134667250000	SALAMANCA JUAN RAMON	SALAMANCA LIDIA PAOLA WF	1654 EASTWOOD DR	KANNAPOLIS	NC	28083
56134677790000	PINEY GROVE BAPTIST CHURCH INC		1000 S CHAPEL ST	KANNAPOLIS	NC	28083
56134657700000	GE ROYAL EAGLE BUSINESSES LLC		7224 NICCOLINE LN	CHARLOTTE	NC	28214
56134668880000	STENNETT WILLIAM		1119 OKLAHOMA ST	KANNAPOLIS	NC	28083
56134677150000	FIRST BAPTIST CHURCH	OF KANNAPOLIS	101 N MAIN ST	KANNAPOLIS	NC	28081
56134678140000	CALDWELL TRACY D	JOSEPH DANIEL EDWARD	801 HANOVER DR NW	CONCORD	NC	28027
56134678400000	CALDWELL TRACY D	CALDWELL TERESA S WF	801 WEST A ST	KANNAPOLIS	NC	28081



November 5, 2025

Dear Property Owner:

Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Tuesday, November 18, 2025, at 6:00 PM, at 401 Laureate Way, Kannapolis, NC for the following case:

Z-2025-11 – Zoning Map Amendment – 607 & 609 Leonard Avenue

The purpose of this Public Hearing is to consider a request to rezone property located at 607 and 609 Leonard Avenue from City of Kannapolis General Commercial (GC) to City of Kannapolis Mixed Use Neighborhood (MU-N) zoning district. The subject property is 0.37 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 56134657700000 and 56134656460000, respectively (see reverse side of this letter for a map showing the location of the 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 704.920.4350 or email malvarez@kannapolisnc.gov.

Sincerely,

Mia Alvarez
Senior Planner

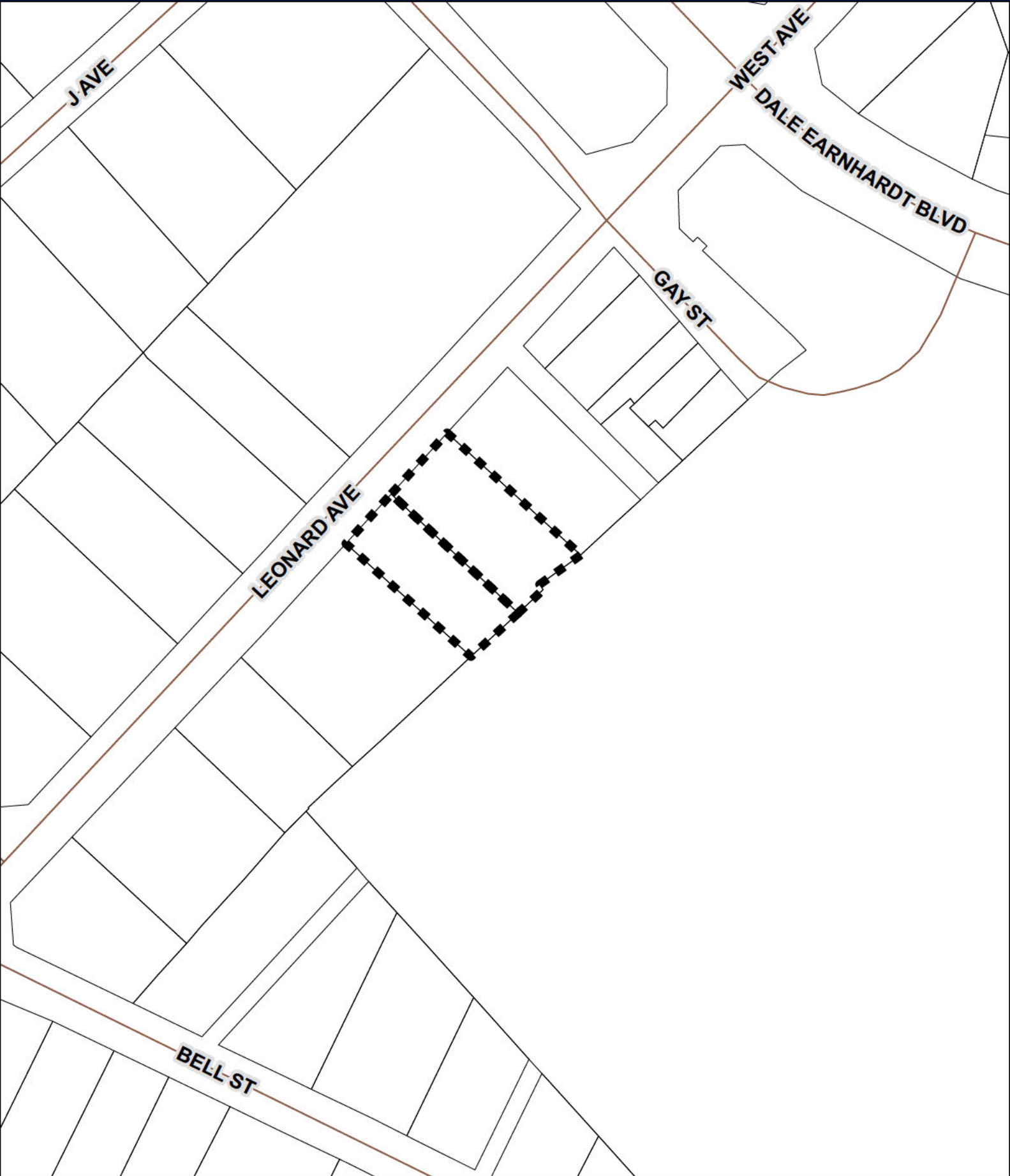
Enclosure

In accordance with Title II of the Americans with Disabilities Act (ADA), 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, or in person at Kannapolis City Hall as soon as possible but not later than 48 hours before the scheduled event.



Rezoning

Case Number: Z-2025-11
Applicant: GE Royal Eagle Businesses, LLC
607 and 609 Leonard Ave





PLANNING

ZONING

COMMISSION

**PUBLIC HEARING
INFORMATION**

CALL 704-920-4350

CASE # Z-2025-11



**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY
WITH REGARD TO CASE #Z-2025-11**

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 November 18, 2025, the Planning and Zoning Commission conducted a public hearing to consider a request to rezone approximately 0.37+/- combined acres of property located at 607 & 609 Leonard Avenue (Cabarrus County Parcel Identification Numbers 56134657700000 and 56134656460000), owned by GE Royal Eagle Businesses, from City of Kannapolis General Commercial (GC) zoning district to City of Kannapolis Mixed-Use Neighborhood (MU-N) zoning district.

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 properties as located within the "Urban Residential" Character Area 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.*

Adopted this the 18th day of November, 2025:



Chris Puckett, Chair
Planning and Zoning Commission

Attest:



Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission



RESOLUTION TO ZONE

Case #Z-2025-11
(607 & 609 Leonard Avenue)

**From City of Kannapolis General Commercial (GC) to
City of Kannapolis Mixed-Use Neighborhood (MU-N) 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 November 18, 2025, for consideration of rezoning petition Case #Z-2025-11 as submitted to the City of Kannapolis Planning Department; and

WHEREAS, the request was to rezone 0.37 +/- combined acres of property located at 607 & 609 Leonard Avenue (Cabarrus County Parcel Identification Numbers 56134657700000 and 56134656460000), owned by GE Royal Eagle Businesses, from City of Kannapolis General Commercial (GC) to City of Kannapolis Mixed-Use Neighborhood (MU-N) zoning district.

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?

Yes, the subject properties are located within the "Urban Residential" Character Area as designated in the Move Kannapolis Forward 2030 Comprehensive Plan. Single-family detached and single-family attached residential are identified as primary uses in the "Urban Residential" Character Area.

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

No, the proposed MU-N zoning designation 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, the requested MU-N zoning is compatible with the existing uses that surround the property.

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 MU-N zoning designation is compatible with existing and allowed uses on surrounding land. Zoning in the area includes General Commercial (GC) along Leonard Avenue, which consists of single-family detached dwellings as well as a variety of general commercial uses including retail, indoor recreation, and a church closer to Dale Earnhardt Boulevard.

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, the proposed MU-N zoning is compatible with surrounding development. Adjacent roads have adequate capacity and safety. Public water and sewer are accessible.

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 requested zoning allows for uses that are compatible with existing adjacent uses. The proposed MU-N zoning designation is more compatible with the existing neighborhood uses than the current GC zoning designation.

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. Any 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 properties be rezoned from City of Kannapolis General Commercial (GC) to City of Kannapolis Mixed-Use Neighborhood (MU-N) zoning designation.

Adopted this the 18th day of November, 2025:


Chris Puckett, Chair
Planning and Zoning Commission

Attest:


Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission



**Planning and Zoning Commission
November 18, 2025 Meeting**

Staff Report

TO: Planning and Zoning Commission

FROM: Elizabeth McCarty, Assistant Planning Director

SUBJECT: Case #CZ-2025-04: Conditional Zoning Map Amendment
Applicant: Trinity Capital Advisors
Owner: Kannapolis Industrial PH II Owner, LLC

Request to consider an amendment to the previously approved rezoning conditions for property located at 6441 Davidson Highway. The requested change is to allow for a specialized automobile repair facility.

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, Trinity Capital Advisors, is proposing an amendment to conditions previously approved under Case #CZ-2022-03 on approximately 12.54 +/- acres of property located at 6441 Davidson Highway. The property is further identified as Cabarrus County Parcel Identification Number 46918717750000.

This property is part of the 85 Exchange development. The full site, 229.44 +/- acres, was approved in 2021 under Case #CZ-2021-05 for a mixed-use development. The site was rezoned from Planned Unit Development (PUD) to Planned Unit Development-Conditional Zoning (PUD-CZ) for a mix of residential, office, and commercial uses.

In 2022, Trinity Capital Advisors requested to rezone the site from PUD-CZ zoning district to Light Industrial-Conditional Zoning (I-1-CZ); General Commercial-Conditional Zoning (C-2-CZ); Campus Development-Conditional Zoning (C-D-CZ), and Residential Compact-Conditional Zoning (R-C-CZ). Through the 2022 conditional rezoning, four development areas were established, each with a different zoning designation.

These previous rezoning cases were administered under the Unified Development Ordinance (UDO). The current request to rezone also will follow the requirements of the UDO. This amendment request is to modify the conditions of approval for an approximately 12.54-acre parcel within the I-1-CZ area. The applicant is proposing to use a portion of the recently constructed 88,000 square foot building, Building E, on the 12.54-acre parcel for customer delivery and service of electric automobiles.

The area zoned I-1-CZ, now shown as LI-CZ on the Kannapolis Zoning Map, is the largest of the four development areas at 135.26 +/- acres. Known as Development Area C, the area was intended for light industrial/warehouse uses. Specifically, the rezoning plan approved with Case #CZ-2022-03 provided that the area could be developed with up to 1.5 million square feet gross floor area of warehousing, warehouse distribution, office, manufacturing, and industrial uses permitted by right or under prescribed conditions. The following uses, however, were not permitted in the I-1-CZ zoned area:

- Residential
- Correctional institutions
- Automotive repair
- Grocery/food stores
- Solid waste collection or disposal
- Landfill

The applicant is requesting to amend the conditions related to prohibited uses to allow for electric vehicle repair. The amendment would be specific to the 12.54 +/- acre parcel at 6441 Davidson Highway. The applicant's proposed amendment reads as follows:

Uses within I-1 (CZ) Area (Development Area C). Subject to the limitations set forth below, the principal buildings constructed on the Site may be developed with up to eighty-eight thousand (88,000) square feet gross floor area of warehousing, warehouse distribution, office, manufacturing, and industrial uses permitted by right and under prescribed conditions together with accessory uses, all as allowed in the I-1 zoning district. Notwithstanding the foregoing, in no event shall the following uses be permitted on the Site:

- Residential
- Correctional institutions
- Grocery/food stores
- Solid waste collection or disposal
- Landfill
- Automobile repair, unless (i) the automobile repair is solely for the purpose of servicing electric vehicles, (ii) the automobile repair does not involve collision repair or painting, (iii) and all automobile repair services are performed indoors.

The applicant conducted the required neighborhood meeting for a conditional rezoning on November 12, 2025, at 6 p.m. The meeting was held at 6280 Shumard Street, a building within the 85 Exchange development.

With frontage along Davidson Highway, a portion of the property is within the Coddle Creek Thoroughfare Protection Overlay (TPO) District. Per Section 15.1.5.1 of the UDO, major and minor automobile repair is prohibited within the Coddle Creek TPO. The intended electric vehicle repair use is proposed to be located outside of the TPO.

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 “Suburban Activity 2” and “Employment Center” Character Areas as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. Most of the property is within the “Suburban Activity 2” Character Area which includes retail and office as primary uses and light manufacturing as a secondary use. The “Employment Center” Character Area promotes warehousing and light manufacturing/assembly uses. Primary uses are manufacturing, warehousing and research assembly. Secondary uses include light industrial and office uses. The proposed use 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 electric vehicle repair is compatible with neighboring uses within the 85 Exchange development. Adjacent uses such as the Amazon facility and newly constructed flex warehousing buildings. The combination of uses was coordinated through the previous rezoning requests.

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, this property is a suitable use allowed under the requested zoning. The street network and its capacity as well as public facilities were considered and approved with the design of the 85 Exchange development. The proposed use will be required to follow the standards and restrictions of the Coddle Creek Thoroughfare Protection Overlay District.

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 property is located on the edge of an Employment Activity Center, within a coordinated development, and consistent with surrounding zoning and existing uses.

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 electric vehicle use is proposed in an existing building. The 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 “Suburban Activity 2” and “Employment Center” 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 for Zoning Map Amendment Case #CZ-2025-04 with the following conditions:

1. The permitted uses allowed by this rezoning shall be limited to the 12.54 +/- acres of Cabarrus County Parcel Identification Number 46918717750000. The intent of this rezoning submittal is to allow for the repair of electric vehicles.
2. The approved Development Standards of Case #CZ-2022-03 shall be amended to read as follows:

Uses within I-1 (CZ) Area (Development Area C). Subject to the limitations set forth below, the principal buildings constructed on the Site may be developed with up to eighty-eight thousand (88,000) square feet gross floor area of warehousing, warehouse distribution, office, manufacturing, and industrial uses permitted by right and under prescribed conditions together with accessory uses, all as allowed in the I-1 zoning district. Notwithstanding the foregoing, in no event shall the following uses be permitted on the Site:

- Residential
- Correctional institutions
- Grocery/food stores
- Solid waste collection or disposal
- Landfill
- Automobile repair, unless (i) the automobile repair is solely for the purpose of servicing electric vehicles, (ii) the automobile repair does not involve collision repair or painting, (iii) and all automobile repair services are performed indoors.

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-2025-04, 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 “Suburban Activity 2” and “Employment Center” 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-2025-04, 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-2025-04, 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-2025-04 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-2025-04, a motion should be made to deny the Resolution to Zone.**

I. Attachments

1. Rezoning Application
2. Vicinity Map
3. Zoning Map
4. 2030 Future Land Use and Character Map
5. Development Area Map
6. Site Plan
7. Applicant Development Standards
8. Neighborhood Meeting Information
9. Notice of Public Hearing
10. List of Notified Properties
11. Letter to Adjacent Property Owners
12. Posted Public Notice Sign
13. Resolution to Adopt a Statement of Consistency
14. Resolution to Zone

J. Issue Reviewed By:

- Planning Director
- Assistant City Manager
- City Attorney



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

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. 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: 6441 Davidson Highway, Kannapolis, NC, 28027

Applicant: Trinity Capital Advisors, 650 S. Tryon St., Ste. 900, Charlotte, NC, 28202

Proposed development: Light industrial building containing multiple uses, including a specialized automotive repair facility for electric cars under prescribed conditions.

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

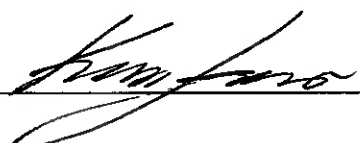
Public Notification: This is a legislative process that requires a public hearing and public notification including newspaper notice, first-class mailed notice to adjacent property owners and a sign posted prominently on the property (Table 2.4.F(2) of the Kannapolis Development Ordinance [KDO]).

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: 10/13/25



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: Trinity Capital Advisors
Address: 650 S. Tryon St., Ste. 900
Charlotte, NC, 28202
Phone: 240.444.3635/704.331.3578
Email: [REDACTED]

Property Owner Contact Information ☐ same as applicant

Name: Kannapolis Industrial PH II Owner LLC
Address: c/o Barings LLC
300 S. Tryon, Ste. 2500, Charlotte, NC, 28202
Phone: _____
Email: _____

Project Information

Project Address: 6441 Davidson Highway, Kannapolis, NC, 28027
Parcel: 46918717750000 # of parcels: 1 Approx. size of parcels: 12.54 acres
(attach separate list if necessary)

Current Zoning Designation: I-1(CZ) Requested Zoning Designation: I-1(CZ)

Reason for map amendment: To amend conditions of the existing zoning approved as part of Petition CZ-2022-03 to allow a specialized automotive repair facility subject to prescribed conditions.

Condition(s) proposed by the applicant (attach separate sheet if necessary): See enclosed proposed Development Standards

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

10/13/25
Date

[Signature]
Property Owner Signature

Date



Vicinity Map

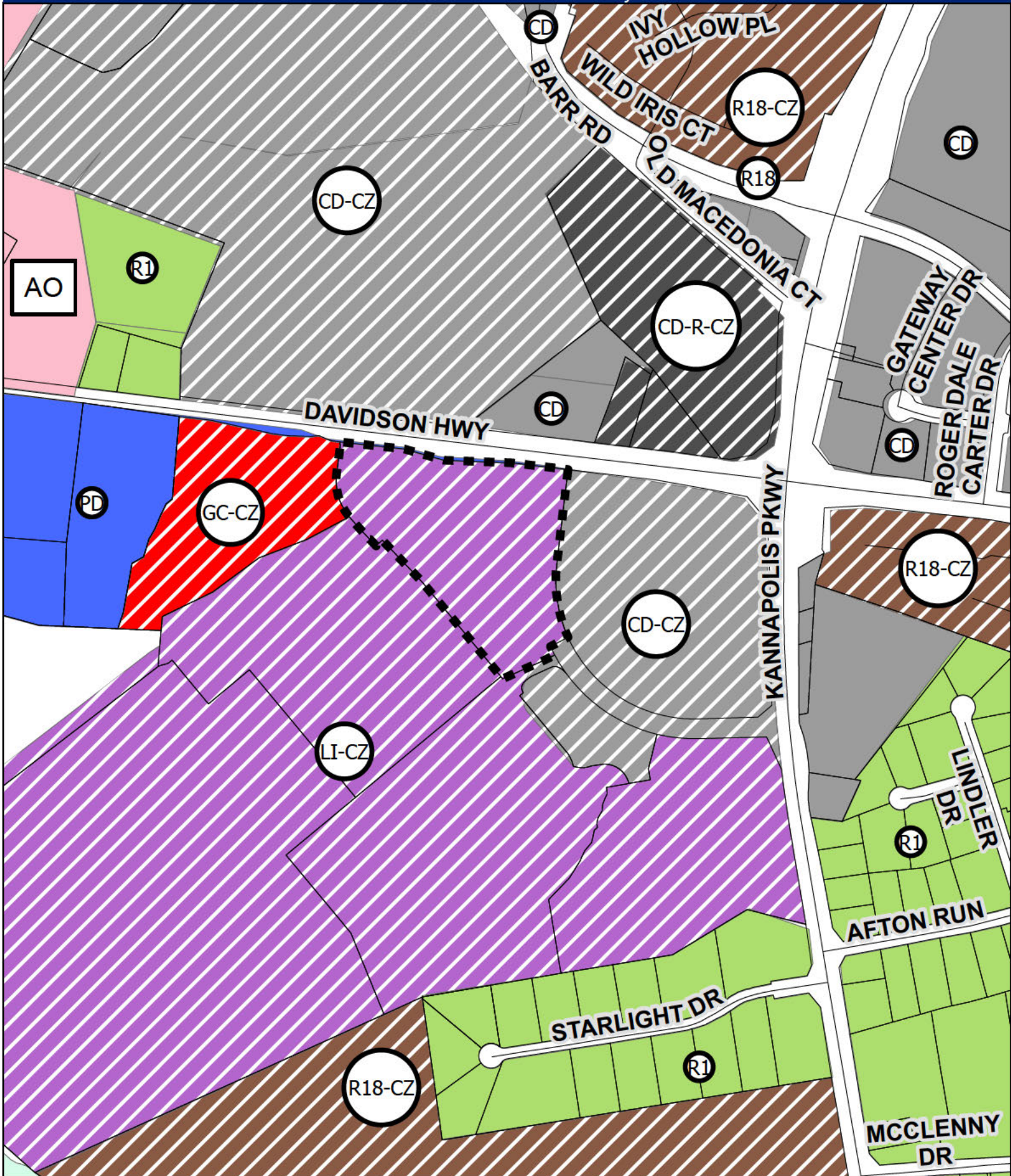
Case Number: CZ-2025-04
Applicant: Trinity Capital Advisors
6441 Davidson Hwy





Kannapolis Current Zoning

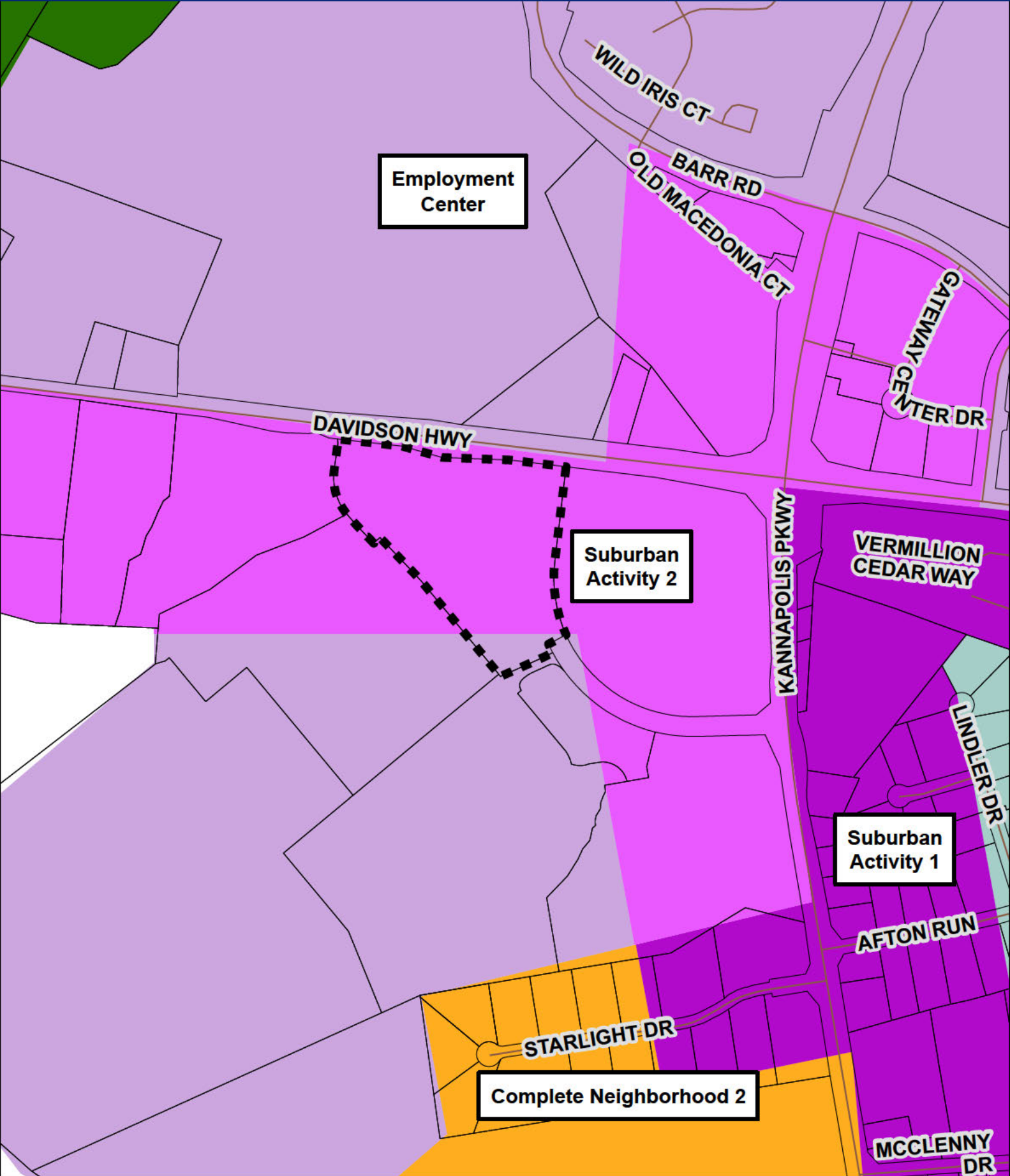
Case Number: CZ-2025-04
Applicant: Trinity Capital Advisors
6441 Davidson Hwy

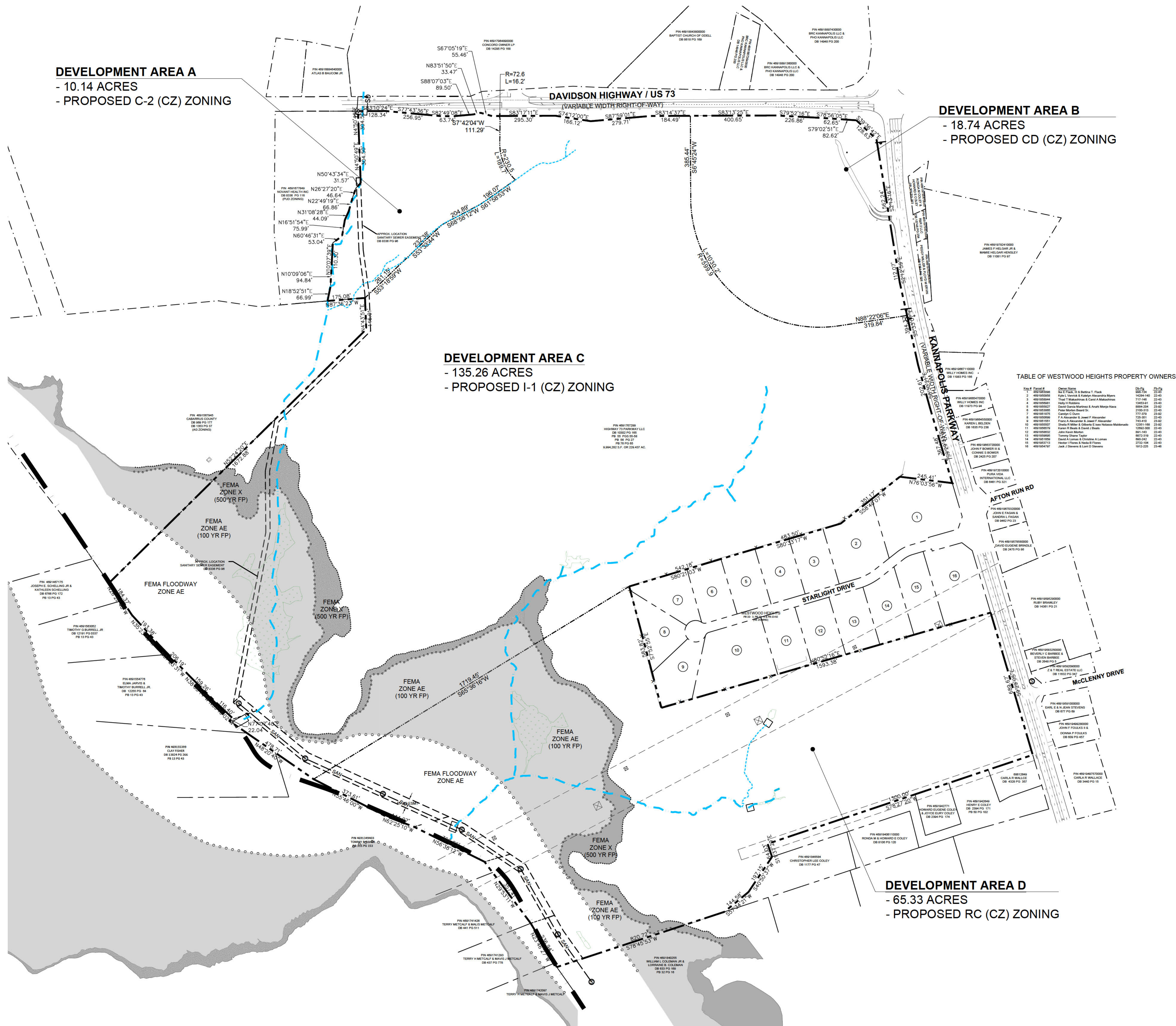




Kannapolis 2030 Future Land Use Map

Case Number: CZ-2025-04
Applicant: Trinity Capital Advisors
6441 Davidson Hwy





DEVELOPMENT AREA A
- 10.14 ACRES
- PROPOSED C-2 (CZ) ZONING

DEVELOPMENT AREA B
- 18.74 ACRES
- PROPOSED CD (CZ) ZONING

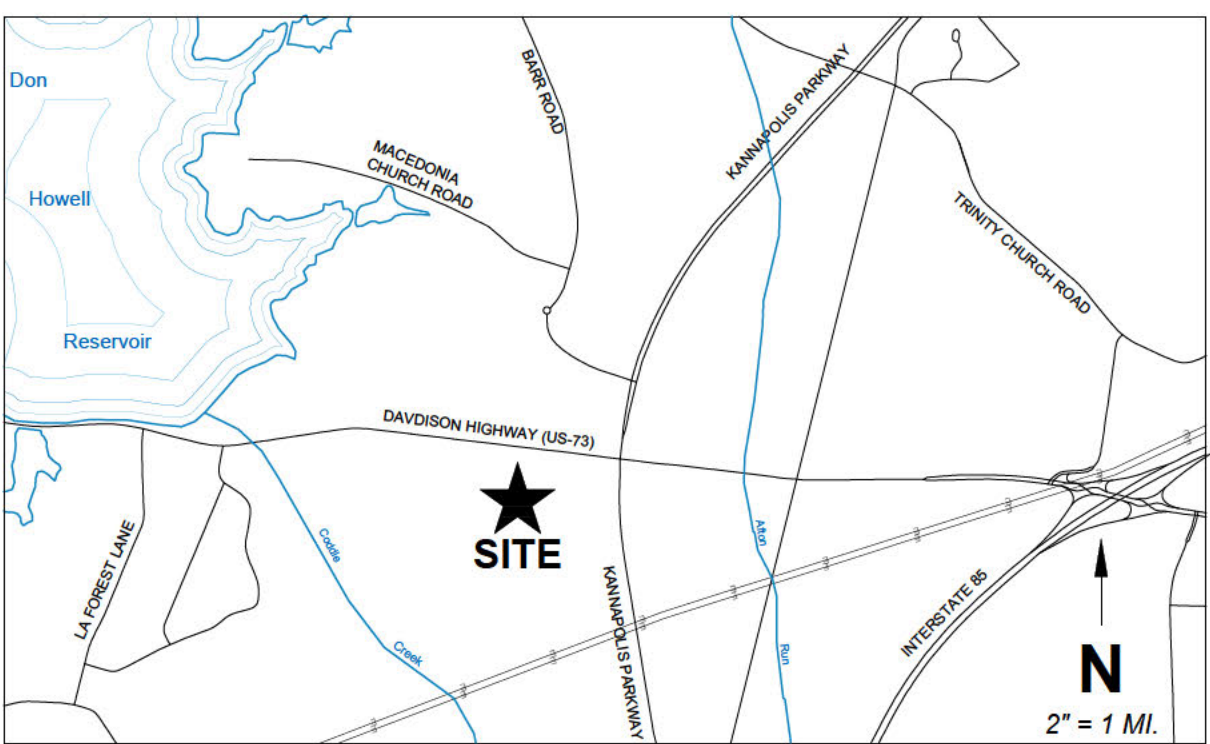
DEVELOPMENT AREA C
- 135.26 ACRES
- PROPOSED I-1 (CZ) ZONING

DEVELOPMENT AREA D
- 65.33 ACRES
- PROPOSED RC (CZ) ZONING

TABLE OF WESTWOOD HEIGHTS PROPERTY OWNERS

Tract #	Owner Name	Acres
1	Westwood Heights Property Owners Association	1.00
2	Westwood Heights Property Owners Association	1.00
3	Westwood Heights Property Owners Association	1.00
4	Westwood Heights Property Owners Association	1.00
5	Westwood Heights Property Owners Association	1.00
6	Westwood Heights Property Owners Association	1.00
7	Westwood Heights Property Owners Association	1.00
8	Westwood Heights Property Owners Association	1.00
9	Westwood Heights Property Owners Association	1.00
10	Westwood Heights Property Owners Association	1.00
11	Westwood Heights Property Owners Association	1.00
12	Westwood Heights Property Owners Association	1.00
13	Westwood Heights Property Owners Association	1.00
14	Westwood Heights Property Owners Association	1.00
15	Westwood Heights Property Owners Association	1.00
16	Westwood Heights Property Owners Association	1.00
17	Westwood Heights Property Owners Association	1.00
18	Westwood Heights Property Owners Association	1.00
19	Westwood Heights Property Owners Association	1.00
20	Westwood Heights Property Owners Association	1.00
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100	Westwood Heights Property Owners Association	1.00

VICINITY MAP



SITE DATA

EXISTING TRACT: 229.44 ACRES
TAX PARCEL: 4691767299
DEED BK/PG: 10302 / 165
CURRENT ZONING: PUD
EXISTING USES: VACANT / RESIDENTIAL

PROPOSED DEVELOPMENT AREA A
AREA: 10.14 ACRES
ZONING: C-2 (CZ)
USES: CONVENIENCE STORE

PROPOSED DEVELOPMENT AREA B
AREA: 18.74 ACRES
ZONING: CD (CZ)
USES: LIGHT INDUSTRIAL

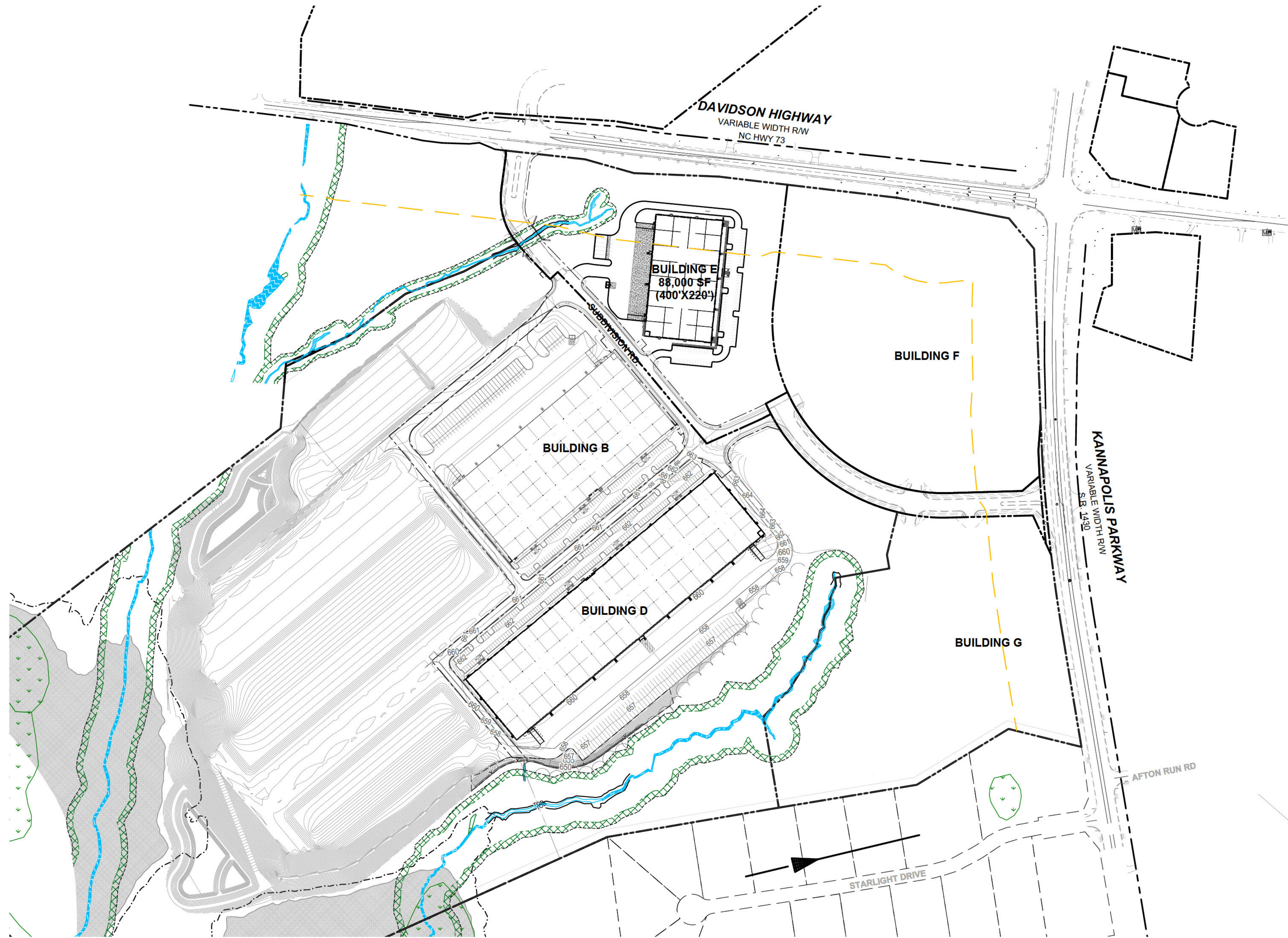
PROPOSED DEVELOPMENT AREA C:
AREA: 135.26 ACRES
ZONING: I-1 (CZ)
USES: WAREHOUSE

PROPOSED DEVELOPMENT AREA D:
AREA: 65.33 ACRES
ZONING: RC (CZ)
USES: MULTIFAMILY

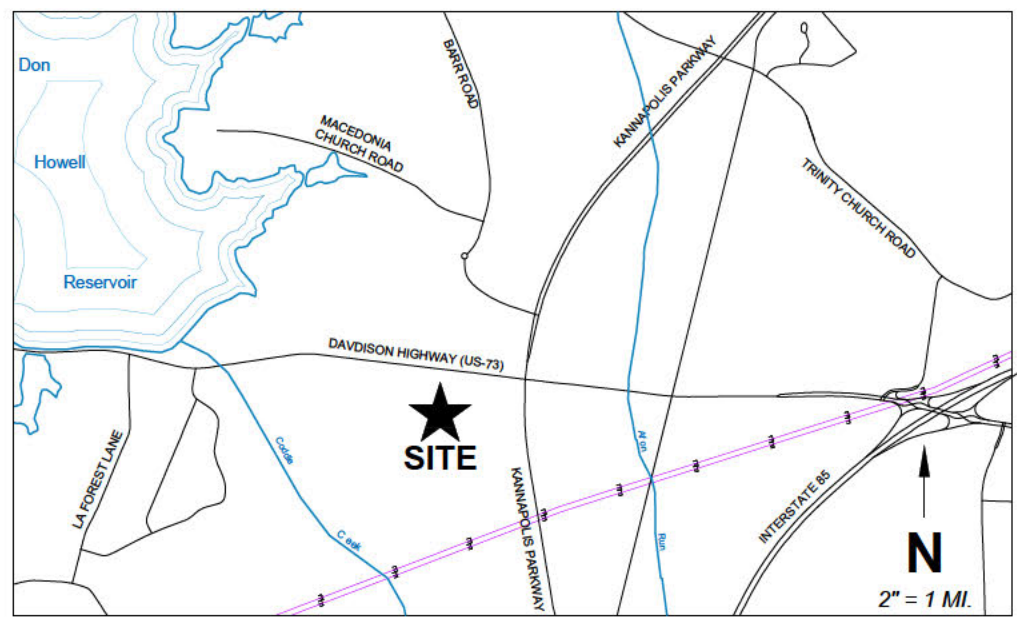
PROJECT SUMMARY

PROJECT NAME: 85 EXCHANGE - BUILDING 'E'
DEVELOPER: KANNAPOLIS INDUSTRIAL PHASE II
OWNER LLC
PLANS PREPARED BY: BURTON ENGINEERING ASSOCIATES
ZONING: I-1 (CZ)
APPROVED PETITION NO: N/A
TAX PARCEL NO: 46918717750000
JURISDICTION: CITY OF KANNAPOLIS, NC
WATERSHED DISTRICT: N/A
FEMA INFORMATION:
MAP NO: 3710469100K
MAP DATE: 11/16/2018
FLOOD ZONE: AE
LOT SIZE: 12.539 ACRES
SETBACK REQUIREMENTS:
STREET SETBACK: 30'
SIDE YARD: N/A
REAR YARD: N/A
BUFFER REQUIREMENTS:
STREET: N/A
INTERIOR SIDE: N/A
REAR: N/A

SITE DEVELOPMENT PACKAGE FOR
85 EXCHANGE - BUILDING 'E'
KANNAPOLIS PARKWAY
KANNAPOLIS, NORTH CAROLINA



VICINITY MAP NOT TO SCALE



PROJECT CONTACT INFORMATION

ENGINEER:
Burton Engineering Associates
Carlton Burton
5950 Fairview Road, Suite 100
Charlotte, NC 28210
P: (704) 553-8881
mzouteville@burtoneng.com
TOPOGRAPHIC SURVEY:
Burton Engineering Associates
Martin Zouteville
5950 Fairview Road, Suite 100
Charlotte, NC 28210
P: (704) 553-8881
mzouteville@burtoneng.com
OWNER:
KANNAPOLIS INDUSTRIAL PHASE II
OWNER LLC
c/o Ken Jonmaire
440 S Curch St, Suite 800
Charlotte, NC 28202
P: (704) 714-4515
SOILS ENGINEER:
S&ME, INC.
Kristen Hill, PE, PG
9751 Southern Pine Blvd
Charlotte, NC 27273
P: (704) 523-4726
ARCHITECT:
MERRIMAN SCHMITT ARCHITECTS, INC.
Steve Schmitt
605 Lexington Ave, Suite 300
Charlotte, NC 28203
P: (704) 295-7743
CONTRACTOR:
Choate Construction
2907 Providence Road, Suite 400
Charlotte, NC 28211
P: (704) 556-0550
F: (704) 556-0601

MUNICIPALITY CONTACT INFORMATION

PLANNING & ZONING:
City of Kannapolis
Richard Smith, Director
401 Laureate Way
Kannapolis, NC 28081
P: (704) 920-4325
rsmith@kannapolisnc.gov
ENGINEERING:
City of Kannapolis
Seth Hassenfritz, Director
401 Laureate Way
Kannapolis, NC 28081
P: (704) 920-4325
ehassenfritz@kannapolisnc.gov
UTILITIES:
City of Kannapolis
Alex Anderson, Director
401 Laureate Way
Kannapolis, NC 28081
P: (704) 920-4444
aanderson@kannapolisnc.gov
EROSION CONTROL:
NCDENR Mooresville Regional Office
Zahid Khan, Engineering Supervisor
610 East Center Avenue, Ste 301
Mooresville, NC 28115
P: (704) 663-1699
zahid.khan@ncdenr.gov
NCDOT:
Div. 10, Cabarrus Co. Division
Engineer
Brett D. Canipe, PE
715 W. Main Street
Albemarle, NC 28001
P: (704) 963-4440
bcanipe@ncdot.gov
STORMWATER:
City of Kannapolis
Michael Rattler, Director
401 Laureate Way
Kannapolis, NC 28081
P: (704) 920-4444
mrattler@kannapolisnc.gov
FIELD INSPECTOR:
City of Kannapolis
Tony Cline, Senior Code Enforcement Officer
401 Laureate Way
Kannapolis, NC 28081
P: (704) 920-4356
twcline@kannapolisnc.gov

DRAWING SHEET SUMMARY

SHEET	SHEET TITLE	ORIGINAL DATE	LATEST REV.
C000	COVER SHEET	7/3/2024	8/2/2024
C100	PROJECT NOTES	7/3/2024	
C101	EXISTING CONDITIONS	7/3/2024	
C200	SITE AND UTILITY PLAN	7/3/2024	9/23/2024
C300	GRADING AND DRAINAGE PLAN	7/3/2024	9/23/2024
C300	STORM DRAINAGE PROFILES	7/3/2024	
C400	EROSION CONTROL PLAN PHASE 3	7/3/2024	
C500	STORMWATER MANAGEMENT PLAN	7/3/2024	9/23/2024
C600	LANDSCAPE PLAN	7/3/2024	
C700	DETAILS	7/3/2024	8/2/2024
C701	DETAILS	7/3/2024	8/2/2024
C702	DETAILS	7/3/2024	8/2/2024
C703	DETAILS	7/3/2024	

85 EXCHANGE - BUILDING 'E'

KANNAPOLIS PARKWAY
KANNAPOLIS, NORTH CAROLINA 28027

COVER SHEET

CHB

PT

CTB

ENG

CHB

DRAWN BY

REVISIONS
1 - 08/02/2024 - KANNAPOLIS COMMENTS

THIS DRAWING IS THE PROPERTY OF
BURTON ENGINEERING ASSOCIATES AND IS
NOT TO BE REPRODUCED OR COPIED IN
WHOLE OR IN PART. IT IS NOT TO BE USED
ON ANY OTHER PROJECT AND IS TO BE
RETURNED UPON REQUEST.

PROJECT NUMBER

024.474.019

C000
Sheet 1 of 14

Trinity Capital Advisors, LLC
Development Standards
10/14/2025
Rezoning Petition No.
(6441 Davidson Highway, Kannapolis, NC 28027)

Site Development Data:

- Acreage: ± 12.54 acres
- Tax Parcel #: # 46918717750000
- Existing Zoning: I-1 (CZ)
- Proposed Zoning: I-1 (CZ)
- Existing Uses: Warehouse, distribution and other permitted uses
- Proposed Uses: Warehouse, distribution and other permitted uses

1. General Provisions:

a. Site Location. These Development Standards and the Site Plan form the Rezoning Plan (collectively referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Kannapolis Industrial PH II Owner, LLC and Trinity Capital Advisors, LLC (“Petitioner”) to accommodate development on the approximately 12.54 acre site located at 6441 Davidson Highway, Kannapolis, NC 28027 (the “Site”) on which Building E is identified in the Site Plan.

b. Ordinance/Conditional Plan Applicability. Development of the Site will be governed by the Rezoning Plan, the City of Kannapolis Unified Development Ordinance, and the terms of the conditional rezoning plan approved by the City of Kannapolis Planning and Zoning Commission on June 21, 2022, in connection with Case #CZ-2022-03 (the “Existing Plan”). Unless specifically set forth herein, the terms of the Existing Plan applicable to Development Area C shall govern the development of the Site.

2. Permitted Uses and Limitations:

Solely as to the Site, Section 2(c) of the Existing Plan is amended to state as follows:

c. Uses within I-1 (CZ) Area (Development Area C). Subject to the limitations set forth below, the principal buildings constructed on the Site may be developed with up to eighty-eight thousand (88,000) square feet gross floor area of warehousing, warehouse distribution, office, manufacturing, and industrial uses permitted by right and under prescribed conditions together with accessory uses, all as allowed in the I-1 zoning district. Notwithstanding the foregoing, in no event shall the following uses be permitted on the Site:

- residential
- correctional institutions
- grocery/food stores
- solid waste collection or disposal
- landfill

- automobile repair, unless (i) the automobile repair is solely for the purpose of servicing electric vehicles, (ii) the automobile repair does not involve collision repair or painting, (iii) all automobile repair services are performed indoors, and (iv) the premises in which the repairs are performed is outside the Coddle Creek Thoroughfare Protection Overlay District.

**COMMUNITY MEETING
NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**

Subject: Rezoning Site Plan Amendment

Petitioner/Developer: Trinity Capital Advisors

Current Land Use: Light Industrial

Existing Zoning: LI-CZ (Light Industrial, Conditional)

Rezoning Requested: LI-CZ SPA (Light Industrial, Conditional, Site Plan Amendment)

Date and Time of Meeting: **Wednesday, October 8, 2025, at 6:00 PM**

Location of Meeting: 6280 Shumard Street, Kannapolis, NC

Date of Notice: 9/29/2025

Moore & Van Allen is assisting Trinity Capital Advisors (the "Petitioner") on a forthcoming request to amend the zoning map of Kannapolis for an approximately ±12.54-acre site located at 6441 Davidson Highway in Kannapolis, North Carolina (the "Site"). We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This petition will involve a request to amend the existing development standards on the Site. The request will seek to modify a prohibition on automobile service uses to allow a showroom and indoor service center for an electric vehicle manufacturer. The applicants would like to share their amended plans with the community prior to commencing the rezoning process with the city.

Community Meeting Date and Location:

The City of Kannapolis Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Wednesday, October 8, 2025, at 6:00 PM at 6280 Shumard Street, Kannapolis, NC in Kannapolis, NC, 28081.** Representatives of the Petitioner look forward to discussing this rezoning amendment proposal with you at the Community Meeting.

cc: Richard Smith, City of Kannapolis Planning Department
Ken Jonmaire, Trinity Capital Advisors
John Floyd, Moore & Van Allen, PLLC

Site Location:



COMMUNITY MEETING REPORT FOR REZONING PETITION NO. TBD

Petitioner: Trinity Capital Advisors

Rezoning Petition No.: TBD

Property: ±12.54 acres located at 6441 Davidson Highway in Kannapolis, NC

This Community Meeting Report is being filed with the City of Kannapolis Planning Department as required by ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and details of the Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 9/29/2025. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was scheduled for Wednesday, October 8, 2025, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner's representatives, Ken Jonmaire with Trinity Capital Advisors, and John Floyd with Moore & Van Allen were present at the designated date and time for the community meeting. However, none of the individuals contacted by the Petitioner for the scheduled community meeting attended.

A representative of a neighboring property owner contacted Mr. Floyd by email and requested information that would be shared at the community meeting. Mr. Floyd provided a copy of the slide presentation that had been prepared and explained that the petition is only seeking an amendment to one condition on one parcel in the 85 Exchange industrial development. The current zoning on the property was established in 2022 when the entire 85 Exchange industrial park was zoned. The existing zoning is I-1(CZ), and the property is subject to a use restriction prohibiting automobile repair, which is otherwise permitted in the I-1 zoning district. However, the petitioner has been negotiating with an electric vehicle manufacturer, who is interested in opening an indoor service and fulfillment center at the Property. The proposed all-electric service experience would include indoor services such as tire changing, wheel alignment, hardware replacement such as door handles, windshield wiper fluid replacement and software updates. Additionally, pre-delivery inspections ("PDI")—the process of reviewing each vehicle feature with a new owner before the owner takes possession of the vehicle—will also be conducted on the property. The property would also be used for deliveries, where customers can pick up their custom-made and pre-ordered vehicle from the service center after it has passed its PDI. However, no collision repair, painting or auto sales would occur on site. The Petitioner will be seeking to amend the conditions on the zoning for the one parcel where the service center would be located to provide that automobile repair is permitted under the following circumstances: (i) the automobile repair is solely for the purpose of servicing electric vehicles, (ii) the automobile repair does not involve collision repair or painting, (iii) all automobile repair services are performed indoors, and (iv) the premises in which the repairs are performed is outside the Coddle Creek Thoroughfare Protection Overlay District.

cc: Richard Smith, City of Kannapolis Planning Department
Ken Jonmaire, Trinity Capital Advisors
John Floyd, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

OBJECTID	OBJECTID_1	PIN14	OBJECTID	AcctName1	AcctName2	MailAddr1	MailAddr2	MailCity	MailState	MailZipCod
20717	130643874	46917964890000	103835	CONCORD OWNER LP		9 W 57TH ST FL 42		NEW YORK	NY	10019
20916	130644073	46917763310000	102440	KANNAPOLIS INDUSTRIAL PH II OWNER LLC		C/O BARINGS LLC	300 S TRYON ST STE 2500	CHARLOTTE	NC	28202
20948	130644105	46918717750000	102439	KANNAPOLIS INDUSTRIAL PH II OWNER LLC		C/O BARINGS LLC	300 S TRYON ST STE 2500	CHARLOTTE	NC	28202
20949	130644106	46918760500000	102443	KANNAPOLIS INDUSTRIAL PH III OWNER LLC		300 S TRYON ST STE 2500		CHARLOTTE	NC	28202
21378	130644535	46917728160000	102438	MALLORN LLC		123 CHESTER ST	ATTN WILLIAM D CAMMACK	FRONT ROYAL	VA	22630
21724	130644881	46918614490000	102442	KANNAPOLIS INDUSTRIAL PH III OWNER LLC		300 S TRYON ST STE 2500		CHARLOTTE	NC	28202
21725	130644882	46918872640000	41184	BRC KANNAPOLIS LLC	PHO KANNAPOLIS LLC	5826 SAMET DR STE 105		HIGH POINT	NC	27265
22461	130645618	46918795730000	102441	KANNAPOLIS INDUSTRIAL OWNER LLC		C/O BARINGS LLC	300 S TRYON ST STE 2500	CHARLOTTE	NC	28202
22462	130645619	46918843800000	58735	ODELL BAPTIST CHURCH OF		CONCORD NC INC	6320 DAVIDSON HWY	CONCORD	NC	28027

Exhibit B

COMMUNITY MEETING NOTICE TO INTERESTED PARTIES OF A REZONING PETITION

Subject: Rezoning Site Plan Amendment
Petitioner/Developer: Trinity Capital Advisors
Current Land Use: Light Industrial
Existing Zoning: LI-CZ (Light Industrial, Conditional)
Rezoning Requested: LI-CZ SPA (Light Industrial, Conditional, Site Plan Amendment)

Date and Time of Meeting: **Wednesday, October 8, 2025, at 6:00 PM**

Location of Meeting: 6280 Shumard Street, Kannapolis, NC

Date of Notice: 9/29/2025

Moore & Van Allen is assisting Trinity Capital Advisors (the "Petitioner") on a forthcoming request to amend the zoning map of Kannapolis for an approximately ± 12.54 -acre site located at 6441 Davidson Highway in Kannapolis, North Carolina (the "Site"). We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This petition will involve a request to amend the existing development standards on the Site. The request will seek to modify a prohibition on automobile service uses to allow a showroom and indoor service center for an electric vehicle manufacturer. The applicants would like to share their amended plans with the community prior to commencing the rezoning process with the city.

Community Meeting Date and Location:

The City of Kannapolis Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Wednesday, October 8, 2025, at 6:00 PM at 6280 Shumard Street, Kannapolis, NC in Kannapolis, NC, 28081.** Representatives of the Petitioner look forward to discussing this rezoning amendment proposal with you at the Community Meeting.

cc: Richard Smith, City of Kannapolis Planning Department
Ken Jonmaire, Trinity Capital Advisors
John Floyd, Moore & Van Allen, PLLC

Exhibit B (continued)

Site Location:



CITY OF KANNAPOLIS

MEMORANDUM

TO: Amanda Boan
The Independent Tribune
FROM: Gabriela Wilkins, Planning Technician
DATE: October 31, 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, November 6, 2025
Thursday, November 13, 2025

Send invoice of publication to: gwilkins@kannapolisnc.gov

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

Thank you.
Gabriela Wilkins
gwilkins@kannapolisnc.gov



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

Tuesday, November 18, 2025, at 6:00 pm

Zoning Map Amendment – Z-2025-11 – 607 & 609 Leonard Avenue – Public Hearing to consider a request to rezone properties located at 607 Leonard Avenue and 609 Leonard Avenue from City of Kannapolis General Commercial (GC) zoning district to City of Kannapolis Mixed-Use Neighborhood (MU-N) zoning district. The subject properties are approximately 0.37 +/- combined acres and further identified as Cabarrus County Parcel Identification Numbers 56134657700000 and 56134656460000, respectively.

Conditional Zoning Map Amendment – CZ-2025-04 – 6441 Davidson Highway – Public Hearing to consider an amendment to the previously approved rezoning conditions for property located at 6441 Davidson Highway, zoned Light Industrial-Conditional Zoning (LI-CZ) and further identified as Cabarrus County Parcel Identification Number 46918717750000. The requested change is to allow for a specialized vehicle repair facility.

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, 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
46918795730000	KANNAPOLIS INDUSTRIAL OWNER LLC		C/O BARINGS LLC	300 S TRYON ST STE 2500	CHARLOTTE	NC	28202
46918843800000	ODELL BAPTIST CHURCH OF		CONCORD NC INC	6320 DAVIDSON HWY	CONCORD	NC	28027
46917964890000	CONCORD OWNER LP		9 W 57TH ST FL 42		NEW YORK	NY	10019
46917763310000	KANNAPOLIS INDUSTRIAL PH II OWNER LLC		C/O BARINGS LLC	300 S TRYON ST STE 2500	CHARLOTTE	NC	28202
46918717750000	KANNAPOLIS INDUSTRIAL PH II OWNER LLC		C/O BARINGS LLC	300 S TRYON ST STE 2500	CHARLOTTE	NC	28202
46918760500000	KANNAPOLIS INDUSTRIAL PH III OWNER LLC		300 S TRYON ST STE 2500		CHARLOTTE	NC	28202
46918614490000	KANNAPOLIS INDUSTRIAL PH III OWNER LLC		300 S TRYON ST STE 2500		CHARLOTTE	NC	28202
46918872640000	BRC KANNAPOLIS LLC	PHO KANNAPOLIS LLC	5826 SAMET DR STE 105		HIGH POINT	NC	27265
46917728160000	MALLORN LLC		123 CHESTER ST	ATTN WILLIAM D CAMMACK	FRONT ROYAL	VA	22630



November 5, 2025

Dear Property Owner:

Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Tuesday, November 18, 2025, at 6:00 PM, at 401 Laureate Way, Kannapolis, NC for the following case:

CZ-2025-04 – Conditional Zoning Map Amendment – 6441 Davidson Highway

The purpose of the Public Hearing is to consider an amendment to the previously approved rezoning conditions for property located at 6441 Davidson Highway, zoned Light Industrial-Conditional Zoning (LI-CZ) and further identified as Cabarrus County Parcel Identification Number 46918717750000. The requested change is to allow for a specialized vehicle repair facility for electric cars. (see reverse side of this letter for a map showing the location of this property).

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.

Sincerely,

Elizabeth L. McCarty, AICP
Assistant Planning Director

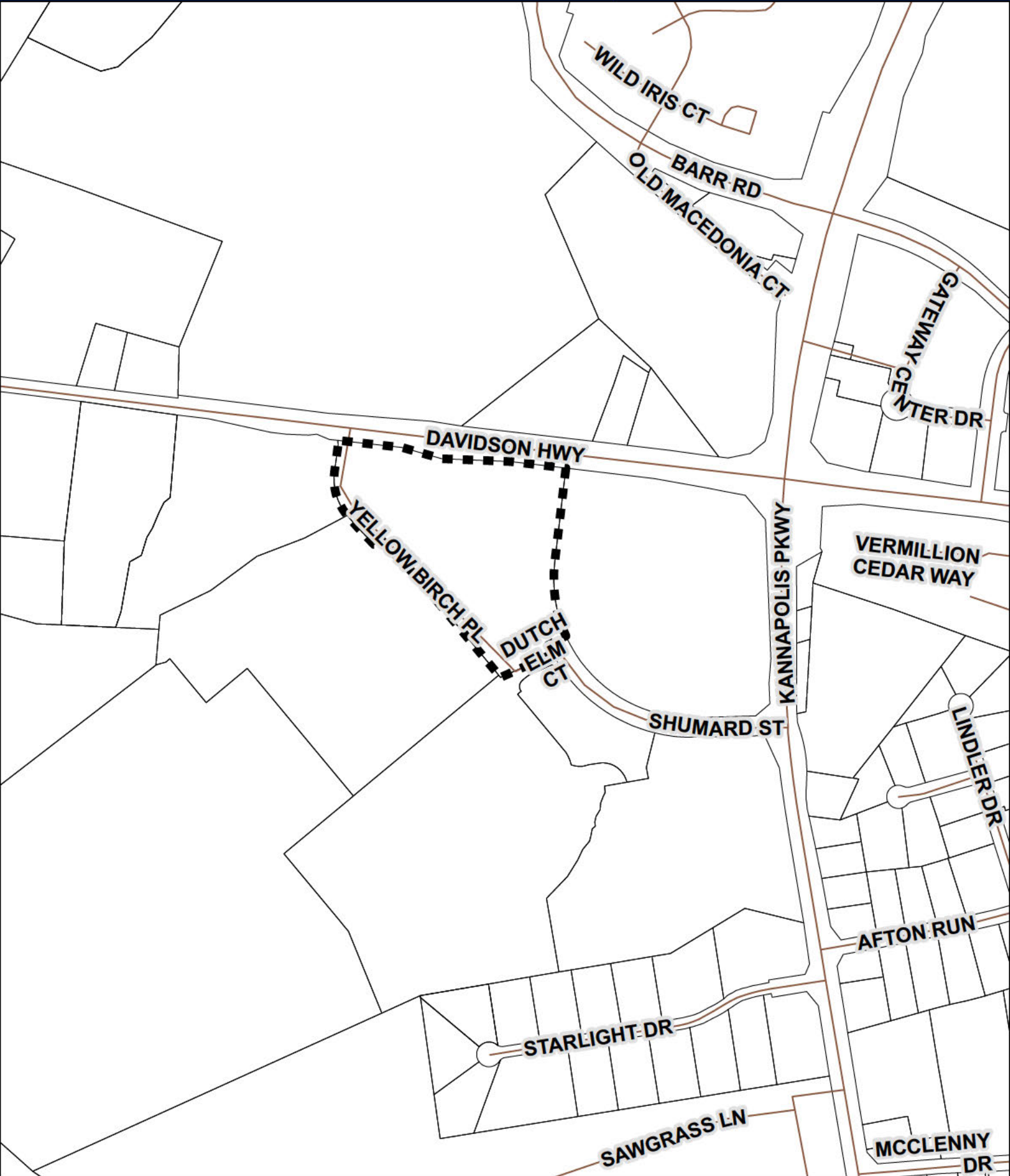
Enclosure

In accordance with Title II of the Americans with Disabilities Act (ADA), 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, 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-2025-04
Applicant: Trinity Capital Advisors
6441 Davidson Hwy





PLANNING

ZONING

COMMISSION

**PUBLIC HEARING
INFORMATION**

CALL 704-920-4350

CASE #CZ-2025-04

Adkins
Truck Equipment
Charlotte N.C.



PLANNING

ZONING

COMMISSION

**PUBLIC HEARING
INFORMATION**

CALL 704-920-4350

CASE #CZ-2025-04



**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY
WITH REGARD TO CASE #CZ-2025-04**

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

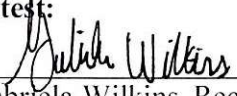
WHEREAS, on November 18, 2025, the Planning and Zoning Commission conducted a public hearing to consider a request to amend conditions of approval previously approved under Case No. CZ-2022-03 on 12.54 +/- acres of property located at 6641 Davidson Highway, (Cabarrus County Parcel Identification Number 46918717750000), as petitioned by Trintiy Capital Advisors and owned by Kannapolis Industrial PH II Owner, LLC, and zoned Light Industrial-Conditional Zoning (I-1-CZ) under the Unified Development Ordinance (UDO).

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 "Suburban Activity 2" and "Employment Center" 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 18th day of November 2025:



Chris Puckett, Chairman
Planning and Zoning Commission

Attest:


Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission



RESOLUTION TO ZONE

**Case #CZ-2025-04
(6441 Davidson Highway)**

Amendment to previously approved conditions under Case No. CZ-2022-03

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, City Council shall make the final decision on the application; and

WHEREAS, the Commission conducted a public hearing on November 18, 2025, for consideration of rezoning petition Case #CZ-2025-04 as submitted to the City of Kannapolis Planning Department; and

WHEREAS, the request was to amend conditions of approval previously approved under Case No. CZ-2022-03 on property located at 6441 Davidson Highway, (Cabarrus County Parcel Identification Number (46918717750000) owned by Kannapolis Industrial PH II Owner, LLC, and zoned City of Kannapolis Light Industrial-Conditional Zoning (I-1-CZ) Zoning Designation under the Unified Development Ordinance; 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 "Suburban Activity 2" and "Employment Center" Character Areas as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. Most of the property is within the "Suburban Activity 2" Character Area which includes retail and office as primary uses and light manufacturing as a secondary use. The "Employment Center" Character Area promotes warehousing and light manufacturing/assembly uses. Primary uses are manufacturing, warehousing and research assembly. Secondary uses include light industrial and office uses. The proposed use 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 electric vehicle repair is compatible with neighboring uses within the 85 Exchange development. Adjacent uses such as the Amazon facility and newly constructed flex warehousing buildings. The combination of uses was coordinated through the previous rezoning requests.

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, this property is a suitable use allowed under the requested zoning. The street network and its capacity as well as public facilities were considered and approved with the design of the 85 Exchange development. The proposed use will be required to follow the standards and restrictions of the Coddle Creek Thoroughfare Protection Overlay District.

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 property is located on the edge of an Employment Activity Center, within a coordinated development, and consistent with surrounding zoning and existing uses.

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 electric vehicle use is proposed in an existing building. 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 so that the approved Development Standards of Case #CZ-2022-03 shall be amended with the following conditions:

1. The permitted uses allowed by this rezoning shall be limited to the 12.54 +/- acres of Cabarrus County Parcel Identification Number 46918717750000. The intent of this rezoning submittal is to allow for the repair of electric vehicles.

2. The approved Development Standards of Case #CZ-2022-03 shall read as follows:

Uses within I-1 (CZ) Area (Development Area C). Subject to the limitations set forth below, the principal buildings constructed on the Site may be developed with up to eighty-eight thousand (88,000) square feet gross floor area of warehousing, warehouse distribution, office, manufacturing, and industrial uses permitted by right and under prescribed conditions together with accessory uses, all as allowed in the I-1 zoning district. Notwithstanding the foregoing, in no event shall the following uses be permitted on the Site:

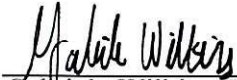
- Residential
- Correctional institutions
- Grocery/food stores
- Solid waste collection or disposal
- Landfill
- Automobile repair, unless (i) the automobile repair is solely for the purpose of servicing electric vehicles, (ii) the automobile repair does not involve collision repair or painting, (iii) and all automobile repair services are performed indoors.

Adopted this the 18th day of November 2025:



Chris Puckett, Chairman
Planning and Zoning Commission

Attest:



Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission



**Planning and Zoning Commission
November 18, 2025 Meeting
Staff Report**

DATE: November 14, 2025

TO: Planning and Zoning Commission Members

FROM: Richard Smith, Planning Director

SUBJECT: **Text Amendments** – Public Hearing to consider a text amendment to consider text amendment to:

1. Amend Article 4, Table 4.2.B(3) of the Kannapolis Development Ordinance (KDO) to add Drive-through Facility as a use permitted by issuance of a Special Use Permit (SUP) in the City Center (CC) Zoning District, subject to specific standards.
2. Amend Section 4.3.D(8), Standards Specific to a Drive-through facility to prohibit remote menu boards within the City Center (CC) Zoning District.

A. Actions Requested by Planning and Zoning Commission Members

1. Consider Resolution to Adopt a Statement of Consistency for TA-2025-07
2. Consider motion to recommend approval of proposed text amendments by City Council

B. Decision and Required Votes to Pass Requested Action
--

Article 2, Section 2.5.A of the KDO addresses the procedures for processing amendments to the text of the ordinance. The proposed text amendment was initiated by Kannapolis Planning Department.

C. Background

Staff is proposing amending Article 4, Table 4.2.B(3) of the Kannapolis Development Ordinance (KDO) to add Drive-through Facility as a use permitted by issuance of a Special Use Permit (SUP) in the City Center (CC) Zoning District, subject to specific standards. Add a specific standard prohibiting remote menu boards within the CC Zoning District.

Allowing drive-throughs via SUP provides flexibility to review each proposal to ensure it fits the downtown character. To maintain the pedestrian-oriented design, the amendment includes a standard prohibiting remote menu boards in the CC Zoning District, minimizing visual clutter and preserving the character of the area.

D. Fiscal Considerations

None

E. Policy Issues

The proposed text amendments to the KDO are **attached**.

F. Legal Issues

None

G. Alternative Courses of Action and Staff Recommendation

The Planning and Zoning Commission may choose to recommend approval or denial of the text amendment as presented. The Commission may also add, delete, or change any of the language as proposed.

Based on the foregoing analysis, staff recommends **approval** of the proposed text amendment to **Article 4, Table 4.2.B(3) and Article 4 Section 4.3.D(8)** of the Kannapolis Development Ordinance, as shown per staff edits.

The following actions are required to recommend approval of TA-2025-07:

1. Consider Resolution to Adopt a Statement of Consistency for TA 2025-07
2. Consider motion to recommend approval of proposed text amendments by City Council.

The following actions are required to recommend denial of TA-2025-07

1. Consider Resolution to not Adopt a Statement of Consistency for TA 2025-07
2. Consider motion to recommend denial of proposed text amendments by City Council.

H. Attachments

1. Proposed KDO changes: Exhibit A
2. Resolution to Adopt a Statement of Consistency

I. Issue Reviewed By:

- Planning Director
- Assistant City Manager
- City Attorney

4.3.D(8)

(8) DRIVE-THROUGH FACILITY

A drive-through facility shall comply with the following standards:

- a. Canopies or other features installed over a drive through window shall maintain common roof lines and materials with the principal structure.
- b. Vehicular access to a drive-through facility shall be provided from a street having a functional classification of collector or higher.
- c. Each driveway providing access to the drive-through facility shall be at least 20 feet from any other driveway.
- d. Internal traffic circulation patterns on the site shall not cause vehicles to impede vehicular movement external to the site or block access to any required parking spaces located on the site. Stacking spaces and lanes shall be provided in accordance with Section 5.1.C(9), Vehicle Stacking Spaces and Lanes.
- e. Drive-through facilities shall not be located on the front façade of the building they serve.
- f. Drive-through facilities shall be designed so as not to obstruct the movement of pedestrians along sidewalks, through areas intended for public use, or between the building entrance and customer parking spaces.
- g. No portion of a drive-through facility shall be located within 50 feet of a residential zoning district or a lot containing a residential use.

h. In the CC zoning district remote menu boards shall be prohibited.

[Type here]

EXHIBIT A
PROPOSED TEXT AMENDMENTS
TA-2025-07

1. [Accessory Use/Structure Table - Amend Article 4, Table 4.2.B\(3\) of the Kannapolis Development Ordinance \(KDO\) to add Drive-through Facility as a use permitted by issuance of a Special Use Permit \(SUP\) in the City Center \(CC\) Zoning District in the City Center \(CC\) Zoning District t \(SUP\)](#)

Table 4.3.B(3): Accessory Use/Structure Table

P = Permitted by right, or, in planned development district, if specified in PD Plan; S = Special use; – = Prohibited

ACCESSORY USE/STRUCTURE	AG	RESIDENTIAL							MIXED-USE						NONRESIDENTIAL				PD			LEGACY			USE-SPECIFIC STANDARDS
	AG	R1	R2	R4	R6	R7	R8	R18	MU-ND	MU-SC	MU-UC	MU-AC	TOD	CC	OI	GC	LI	HI	PD	PD-TND	PD-C	CD	CD-R	C-1	
Composting (small-scale)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Drive-through facility	-													S	P	P									4.3.D(8)
Electric vehicle (EV) level 1 or 2 charging station	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.3.D(9)

2. [Standards Specific to a Drive-Through Facility Amend Section 4.3.D\(8\), Standards Specific to a Drive-through facility to prohibit remote menu boards within the City Center \(CC\) Zoning District.](#)

(8) DRIVE-THROUGH FACILITY

A drive-through facility shall comply with the following standards:

- a. Canopies or other features installed over a drive through window shall maintain common roof lines and materials with the principal structure.
- b. Vehicular access to a drive-through facility shall be provided from a street having a functional classification of collector or higher.
- c. Each driveway providing access to the drive-through facility shall be at least 20 feet from any other driveway.
- d. Internal traffic circulation patterns on the site shall not cause vehicles to impede vehicular movement external to the site or block access to any required parking spaces located on the site. Stacking spaces and lanes shall be provided in accordance with Section 5.1.C(9), Vehicle Stacking Spaces and Lanes.
- e. Drive-through facilities shall not be located on the front façade of the building they serve.
- f. Drive-through facilities shall be designed so as not to obstruct the movement of pedestrians along sidewalks, through areas intended for public use, or between the building entrance and customer parking spaces.
- g. No portion of a drive-through facility shall be located within 50 feet of a residential zoning district or a lot containing a residential use.
- h. **In the CC zoning district remote menu boards shall be prohibited.**



**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY WITH REGARD TO
TEXT AMENDMENT TA-2025-07**

WHEREAS, Section 160A-383 (2013), of the North Carolina General Statutes, modified in Section 160D-605, specifies that the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive and any other officially adopted plan that is applicable; and

WHEREAS, the text amendments to the below sections of the Kannapolis Development Ordinance (KDO) are consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*:

1. Amend Table 4.3.B(3), Accessory Use/Structure Table, to add Drive-through Facility as a use permitted by Special Use Permit (SUP) in the City Center (CC) Zoning District.
2. Amend Section 4.3.D(8), Standards Specific to a Drive-through facility to prohibit remote menu boards within the City Center (CC) Zoning District.

and;

WHEREAS, the Planning and Zoning Commission met on November 18, 2025, to consider text amendment Case# TA-2025-07 as submitted by the Planning Department staff and as shown on Exhibit A (attached);

NOW, THEREFORE BE IT RESOLVED that the Planning and Zoning Commission finds the text amendments as represented in Case# TA-2025-07 are consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*, as well as state statutes, reasonable, and in the public interest, and are recommended for approval by City Council based on consideration of the application materials, information presented, and the recommendation provided by Staff.

Adopted this the 18th Day of November 2025:

Chris Puckett, Chairman
Planning and Zoning Commission

Attest:

Gabriela Wilkins, Recording Secretary
Planning and Zoning Commission