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

**Minutes of Meeting  
December 16, 2025**

The Kannapolis Planning and Zoning Commission met on Tuesday, December 16, 2025, at 6:00 PM in the Laureate Center of City Hall. This meeting was held in accordance with required public notice, as well as announced on the City's website.

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

**Commission Members Absent:** Daisy Malit  
Nytsa Saayfan

**Staff Present:** Richard Smith, Planning Director  
Elizabeth McCarty, Assistant Planning Director  
Mia Alvarez, Planner  
Zulena Anderson, Planning Technician  
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. Mr. French 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 November 18, 2025, minutes. Mr. Ensley made the motion to approve, second by Vice-Chair Litaker and the minutes were unanimously approved.

**PUBLIC HEARING**

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

1 Planning Director Richard Smith addressed the Commission and asked for an applicant requested  
2 continuation of this agenda item to the January 20, 2026, meeting.

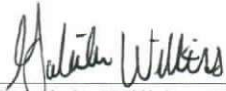
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4 Chair Puckett opened the public hearing. He then asked for a motion regarding the continuation. Mr.  
5 Ensley made the motion to continue the matter to the January 20, 2026 meeting, second by Ms. Stein,  
6 and the motion was unanimously approved.

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8 **ADJOURN**

9 There being no further business, questions, or comments, Mr. Ensley made the motion to adjourn,  
10 second by Vice-Chair Litaker, and the meeting adjourned at 6:02 PM on Tuesday, December 16,  
11 2025.

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16 Chris Puckett, Chair  
17 Planning and Zoning Commission

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20 Gabriela Wilkins, Recording Secretary  
Planning and Zoning Commission