

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

**Minutes of Meeting
August 20, 2024**

The Kannapolis Planning and Zoning Commission met on Tuesday, August 20, 2024, 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
Daisy Malit
James Litaker
Jamie Richardson
Larry Ensley
Ryan French
Shelly Stein
Mike McClain, ETJ Representative

Commission Members Absent: Scott Trott

Visitors: Joe Hatley
John Middleton
Ray Council
Jeff Roberts
Tolonda Simmons

Staff Present: Richard Smith, Planning Director
Elizabeth McCarty, Assistant Planning Director
Kathryn Stapleton, Planner
Wilmer Melton, Assistant City Manager
Joselyn Council, Intern
Pam Scaggs, Recording Secretary

CALL TO ORDER

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

ROLL CALL AND RECOGNITION OF QUORUM

Recording Secretary Pam Scaggs called the roll. The presence of a quorum was recognized.

APPROVAL OF AGENDA

Chair Puckett asked for any changes to the agenda and hearing none, approved the agenda.

APPROVAL OF MINUTES

Chair Puckett asked for a motion regarding the June 18, 2024 minutes. Dr. Litaker made the motion to approve, second by Mr. Ensley, and the motion was unanimously approved.

PUBLIC HEARING

Z-2024-05 – Straight zoning map amendment request submitted by Jeff Roberts, Titanium Properties for property located at 612 Huron Street, from Office-Institutional (O-I) to Residential 8 (R8) zoning district.

Planner, Kathryn Stapleton, provided the application details for case #Z-2024-05, attached to and made part of these minutes as Exhibit 1. Ms. Stapleton identified the applicant, property owner, the location and size of the parcel; and stated that the request is to rezone the property to Residential 8 (R8) zoning district. She stated that the rezoning request is a “straight” rezoning and that a site plan is not required, nor can conditions be placed on an approval. Ms. Stapleton directed the Commission’s attention to the Staff Report maps and discussed the existing and surrounding zoning districts. She stated that the subject property is located within the Urban Corridor Character Area and is adjacent to the Urban Residential Character Area. She added that while single-family detached residential uses are not specifically identified as primary or secondary uses in the Urban Corridor Character Area, staff believes that the detached residential use is a logical extension of the Urban Residential Character Area and that many of the surrounding uses consist of single-family detached residential uses. Ms. Stapleton further directed the Commission’s attention to site photographs and aerial drone video of the subject property to further illustrate the surrounding residential uses and existing condition of the subject property.

Ms. Stapleton stated that staff found the rezoning request consistent with the Move Kannapolis Forward 2030 Comprehensive Plan (“2030 Plan”) and recommends approval of the requested rezoning. She reminded the Commission of the actions requested of them, concluded the presentation, and made herself available for questions.

Chair Puckett asked how staff found the request to be consistent with the 2030 Plan [Move Kannapolis Forward 2030 Comprehensive Plan] when the Urban Corridor Character Area does not recommend residential uses. Ms. Stapleton clarified that multi-family, and single-family attached residential uses are recommended, and that proximity of the subject property to the Urban Residential Character Area, as well as existing surrounding single-family detached residential uses, make the request consistent with the 2030 Plan.

The applicant and property owner, Jeff Roberts, stated that the property is currently for sale and asked when he would receive notice of the rezoning approval. Planning Director Richard Smith responded that the Commission will first need to act on the rezoning request. Mr. Roberts made himself available for questions.

There being no additional questions or comments for staff, Chair Puckett opened the Public Hearing which was then closed with no public comment made.

Chair Puckett asked for a motion regarding the Statement of Consistency. Dr. Litaker made the motion to approve, second by Mr. French and the motion was unanimously approved.

Chair Puckett asked for a motion regarding the Resolution to Zone. Ms. Malit made the motion to approve, second by Dr. Litaker and the motion was unanimously approved.

CANNON BOULEVARD CORRIDOR MEETING UPDATE

1 Mr. Smith introduced Joselyn Council, stating that she is a student attending Northwestern
2 University and is currently working as an intern with both the Engineering and Planning
3 Departments. He added that Ms. Council attended the Cannon Boulevard Neighborhood meeting
4 and introduced herself to staff, asking if there was an opportunity for an internship.

5
6 Assistant Planning Director, Elizabeth McCarty, gave an update regarding the Cannon Boulevard
7 Update Plan. Ms. McCarty reminded the Commission that staff provided an update at the
8 **Commission's** June 18, 2024 meeting regarding preliminary results of the online survey as well as
9 meeting notes from the neighborhood meeting, and that she will be providing results from the
10 survey in its entirety. She stated that staff received 338 completed surveys and talked about the
11 responses to the survey questions which included: 1) Why is Cannon Boulevard important to you;
12 2) How often do you travel Cannon Boulevard; 3) How do you travel Cannon Boulevard; 4) What
13 places are you visiting on Cannon Boulevard; 5) Rank the identified issues; and 6) What is your
14 overall impression of the Cannon Boulevard corridor. Ms. McCarty stated that next steps for staff
15 **will include gathering the Commission's** recommendations, creating the final plan which will be
16 presented to the Commission and asking for a recommendation to City Council. She concluded
17 her presentation and made herself available for questions.

18
19 Chair Puckett asked if Staff has shared the results of the neighborhood meeting and the online
20 survey with NCDOT. Ms. McCarty responded that the information has not been shared yet, but
21 that there were a couple NCDOT staff members present at the Cannon Boulevard neighborhood
22 meeting. Chair Puckett asking about funding. Mr. Smith responded that NCDOT will be made
23 aware of recommended improvements and strongly encouraged to make those improvements, but
24 that it also helps to have a plan in place which will help the City receive funding. Chair Puckett
25 asked if the Commission could recommend an aesthetic overlay. Mr. Smith responded that if the
26 Commission wants to recommend an overlay, Staff can include that in the plan.

27
28 Mr. Ensley asked if they could recommend improvements to help "soften up" the corridor and
29 improve the aesthetics. Mr. Smith responded "yes". Mr. French asked how Staff would like them
30 to present their ideas. Mr. Smith responded that they will be given an opportunity at the next
31 Commission meeting to make their recommendations, and that Staff will not proceed to City
32 Council until the Commission is comfortable with the plan.

33
34 Ms. Malit asked if Staff will make the presentation available to the Commission and Mr. Smith
35 responded that he would send the presentation via email.

36 37 **PLANNING DIRECTOR UPDATE**

38 Mr. Smith provided a brief presentation regarding the number of parcels sold within the City of
39 Kannapolis between 2020 and 2024.

40
41 Mr. Smith welcomed new members Mr. French and Mr. McClain to the Planning and Zoning
42 Commission and explained that they both transferred to the Commission from the Board of
43 Adjustment and that Jeff Parker transferred back to the Board of Adjustment.

44
45 Mr. Smith provided updates on several development projects which included: Panda Express located
46 on Kannapolis Parkway; a Development Agreement for a grocery store anchored development to be

1 located on the corner of Main Street and Loop Road; Highway 3 completion; and the Rogers Lake
2 “flyover” bridge.

3
4 Chair Puckett asked if the Development Agreement includes any residential development. Mr. Smith
5 responded that it only includes commercial development.

6
7 Mr. Smith responded to questions regarding development on Cannon Farm Road and improvements
8 to the Midway area.

9
10 **OTHER BUSINESS**

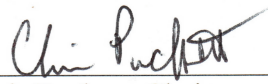
11 Chair Puckett asked for a motion regarding the proposed 2025 meeting schedule. Dr. Litaker made
12 the motion to approve, second by Mr. Ensley and the motion was unanimously approved.

13
14 Mr. Smith asked for nominations to serve as Chair. Mr. Ensley nominated Chair Puckett to continue
15 as Chair, second by Dr. Litaker and the motion was unanimously approved.

16
17 Chair Puckett asked for nominations to serve as Vice-Chair and recommended Dr. Litaker. Ms. Stein
18 made the motion to approve, second by Ms. Richardson and the motion was unanimously approved.

19
20 **ADJOURN**

21 There being no further business, questions, or comments, Chair Puckett adjourned the meeting at
22 6:33PM on Tuesday, August 20, 2024.

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Chris Puckett, Chair
Planning and Zoning Commission


Pam Scaggs, Recording Secretary



Planning and Zoning Commission August 20, 2024, Meeting

Staff Report

TO: Planning and Zoning Commission

FROM: Kathryn Stapleton, Planner

SUBJECT: Case #Z-2024-05: Zoning Map Amendment – 612 Huron Street
Applicant: Jeff Roberts, Titanium Properties

Request to rezone property located at 612 Huron Street from Office-Institutional (O-I) to Residential 8 (R8) 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, Jeff Roberts, Titanium Properties, is requesting to rezone property located at 612 Huron Street from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Residential 8 (R8) zoning district. The subject property is further identified as Cabarrus County Parcel Identification Number 56137635850000 and is approximately 0.25 +/- acres.

This is a map amendment request without conditions as the intent is to straight rezone the property from O-I to R8. If approved, any of the permitted uses in the R8 zoning district would be allowed on the property.

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. This area is located within the “Urban Corridor” Character Area as designated in the *Move Knapolis Forward 2030 Comprehensive Plan*. The Urban Corridor Character Area calls for various uses including both single-family and multi-family residential uses, among others. The subject property is located adjacent to the “Urban Residential” Character Area which also calls for both single-family attached and detached, as well as multi-family residential uses.

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

No. The R8 zoning designation is appropriate for this area. There is existing R8 zoning on nearby properties.

3. Does the proposed rezoning correct an error in the existing zoning present at the time it was adopted?

No. The proximity to other R8 zoning and the Comprehensive Plan Character Area makes the requested R8 zoning district an appropriate change.

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 intent of the rezoning request is to renovate an existing single family detached dwelling on the property. This use is consistent with surrounding residential uses.

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 located adjacent to roads with adequate capacity and safety, and is a suitable use allowed under the requested zoning. Public water and sewer services are accessible to this site.

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 a use that is compatible with existing adjacent residential 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 intent of this rezoning request is to renovate an existing single family detached dwelling, which is not a permitted use in the O-I zoning district. Renovation of a single family detached dwelling is a less intensive use than uses permitted within the O-I district. Single family residential fits the character of the surrounding residential uses.

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 Urban Corridor Character Area and abutting 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-2024-05.

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-2024-05, 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 property as located within the Urban Corridor Character Area and abutting 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-2024-05, 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-2024-05, 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-2024-05 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-2024-05, 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
- City Attorney



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: 612 Huron Street, Kannapolis, NC 28083

Applicant: Jeff Roberts - Titanium Properties

Proposed development: This residential home is 90 years old and has been fully restored.

This residential home is 90 years old and has been fully restored.

SUBMITTAL CHECKLIST

- ☒ Pre-Application Meeting
- ☒ Zoning Map Amendment Checklist and Application – Complete with all required signatures
- ☒ Fee: \$825.00 (\$500 Application Fee, \$300 Legal Notices and notification fee, # of property owners notified [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: Jeff Roberts

Digitally signed by Jeff Roberts
Date: 2024.07.18 08:44:49 -04'00'

Date: 07/18/2024



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: Jeff Roberts
Address: 9923 Coley Drive
Huntersville, NC 28078
Phone: 704-668-7516
Email: jeff.roberts@homevestors.com

Property Owner Contact Information ☒ same as applicant

Name: _____
Address: _____
Phone: _____
Email: _____

Project Information

Project Address: 612 Huron Street
Parcel: _____ # of parcels: 1 Approx. size of parcels: .25 acres
(attach separate list if necessary)
Current Zoning Designation: OI Requested Zoning Designation: R8
Reason for map amendment: House was purchased as a residential property. It was never
disclosed to be zoned as OI. The house has been fully remodeled and is ready
to be listed for sale on 8/1/2024.

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.

Jeff Roberts

Digitally signed by Jeff Roberts
Date: 2024.07.18 08:48:06 -04'00'

07/18/2024

Applicant Signature

Date

Jeff Roberts

Digitally signed by Jeff Roberts
Date: 2024.07.18 08:48:40 -04'00'

Property Owner Signature

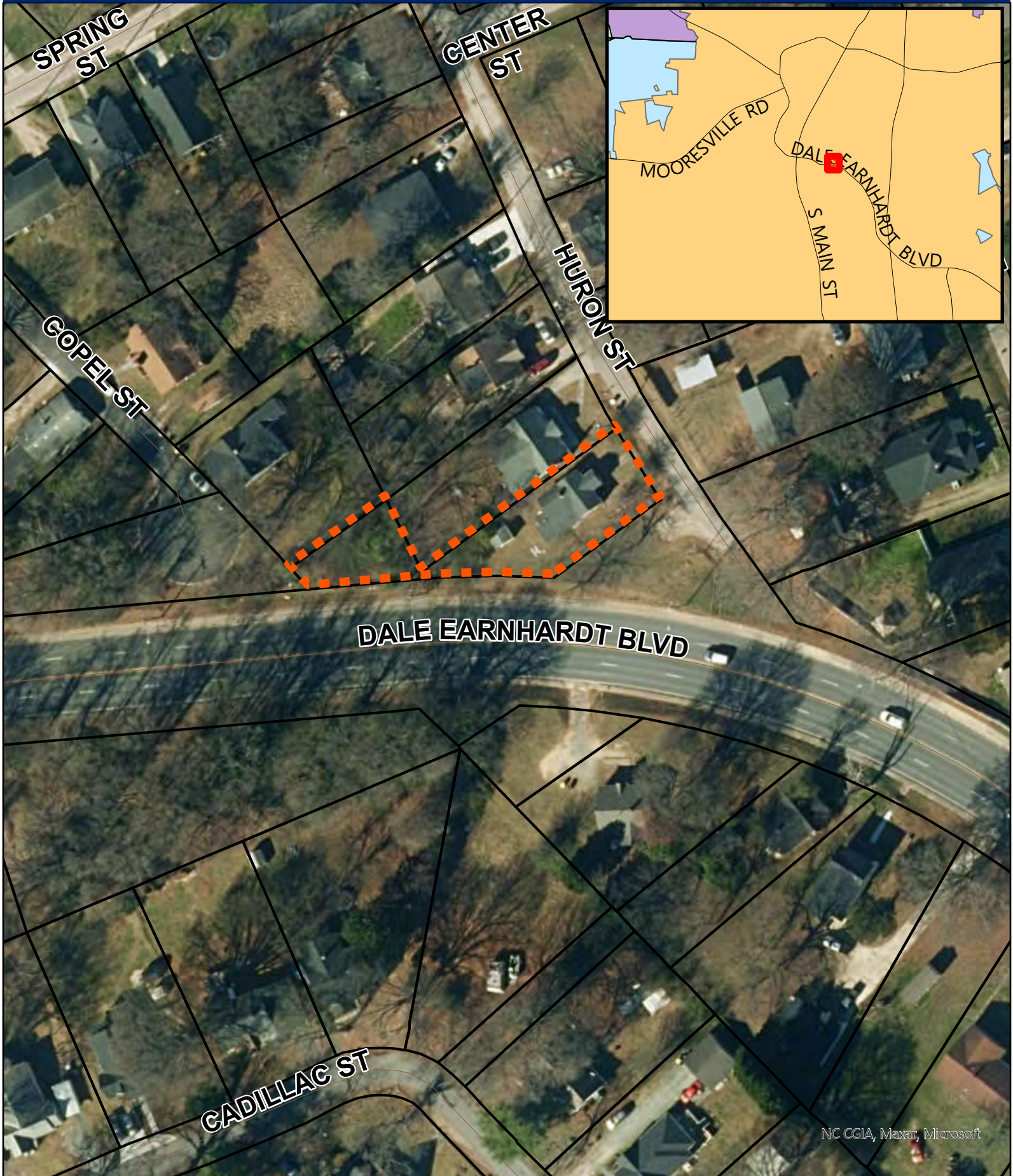
Date

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

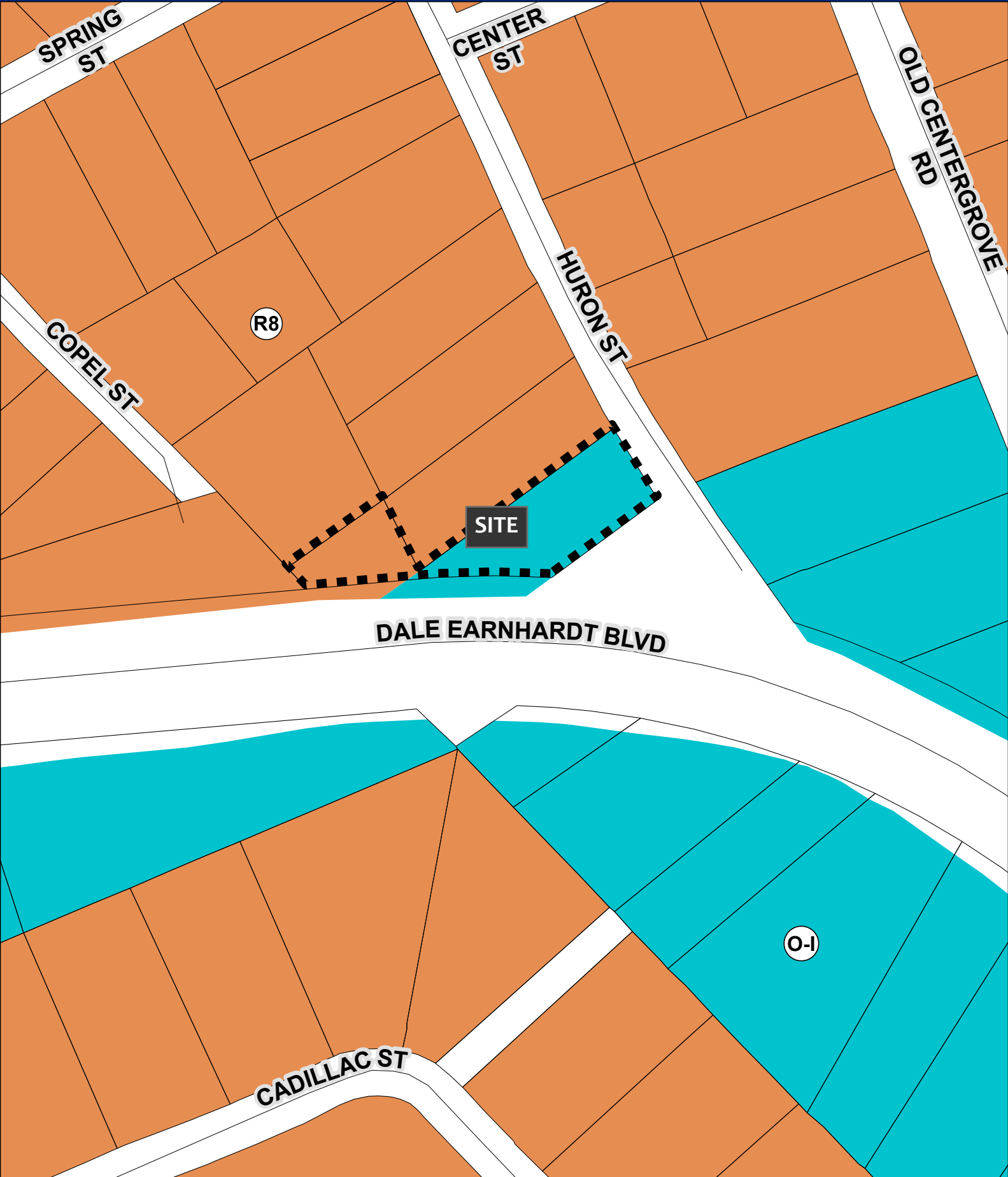
Case Number: Z-2024-05
Applicant: Jeff Roberts-Titanium Properties
612 Huron St





Kannapolis Current Zoning

Case Number: Z-2024-05
Applicant: Jeff Roberts-Titanium Properties
612 Huron St





Kannapolis 2030 Future Land Use Map



Case Number: Z-2024-05

Applicant: Jeff Roberts-Titanium Properties

612 Huron St





PO Box 27283
Richmond, VA 23261-7283

Order Confirmation

Order# 0000874628

Client: CITY OF KANNAPOLIS
Phone: 7049204300

Pavor : CITY OF KANNAPOLIS
Phone: 7049204300

Account: 3143368
Address: BRIDGETTE BELL
KANNAPOLIS NC 28081

Account: 3143368
Address: BRIDGETTE BELL
KANNAPOLIS NC 28081

Sales Rep **Accnt Rep** **Ordered By**
aboan hdrclifr Pam

Fax: 7049337463
Email: ap@kannapolisnc.gov

Total Amount \$345.40

Payment Amount \$345.40

Amount Due \$0.00

Tax Amount: 0.00

Payment Meth: Credit - Debit Card

Tear Sheets **Proofs** **Affidavits** **PO Number:**

0

0

1

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000874628-01	CLS Legal	2 X 34 li	\$0.00

Production Method
AdBooker (liner)

Production Notes

<u>Product and Zone</u>	<u>Placement</u>	<u>Position</u>	<u># Inserts</u>
CON Independent Trib	C-Legal Ads	Legal Notices	2

Run Schedule Invoice Text: NOTICE OF PUBLIC HEARING Planning and Zoning

Run Dates 8/ 8/2024, 8/15/2024

<u>Product and Zone</u>	<u>Placement</u>	<u>Position</u>	<u># Inserts</u>
NCC Online	C-Legal Ads	Legal Notices	7

Run Schedule Invoice Text: NOTICE OF PUBLIC HEARING Planning and Zoning

Run Dates 8/ 8/2024, 8/ 9/2024, 8/10/2024, 8/11/2024, 8/12/2024, 8/13/2024, 8/14/2024

TagLine: NOTICEOFPUBLICHEARINGPLANNINGANDZONINGCOMMISSIONMEETINGTUESDAYAUGUST202024AT6
00PMZONINGMAPAMENDMENTZ202405612HURONSTREETPU



NOTICE OF PUBLIC HEARING Planning and Zoning Commission Meeting

Tuesday, August 20, 2024, at 6:00 pm

Zoning Map Amendment - Z-2024-05 - 612 Huron Street - Public Hearing
to consider a request to rezone property located at 612 Huron Street from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Residential 8 (R8) zoning district. The subject property is approximately 0.25 +/- acres and further identified as Cabarrus County Parcel Identification Number 56137635850000.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the City of Kannapolis, should contact the office of Heather James, Human Resource Director, by phone at 704-920-4322 or by email at h.james@kannapolisnc.gov as soon as possible but no later than 48 hours before the scheduled event.

Publish: August 8, 2024.

AcctName1	MailAddr1	MailCity	MailState	MailZipCod
AARON COGLAN	606 OLD CENTERGROVE RD	KANNAPOLIS	NC	28083
ALVINA DAVIS	612 OLD CENTERGROVE RD	KANNAPOLIS	NC	28083
ARLENE THOMPSON	103 PRINCESS AVE SW	CONCORD	NC	28025
AUSTIN & VANESSA CHASTEEN	1222 DALE EARNHARDT BLVD	KANNAPOLIS	NC	28083
BARBARA J WILLIS	503 SPRING ST	KANNAPOLIS	NC	28083
CARLOS III & ALLYSON GARCIA	610 OLD CENTERGROVE RD	KANNAPOLIS	NC	28083
DAVID MILLER REALTY & INVESTMENT INC	1640 DALE EARNHARDT BLVD	KANNAPOLIS	NC	28083
DEANGELIS INVESTMENTS LLC	9916 SANDMAN LN	CHARLOTTE	NC	28216
ESTATE OF EARY GRAY				
C/O KATHERENE GRAY	5921 STEPHANIE DR	PANAMA CITY	FL	32404
ESTELLA DINKINS RICE				
VANESS DINKINS TILLMAN	1401 DEBBIE ST	KANNAPOLIS	NC	28083
FKH SFR C1 L P				
C/O FIRST KEY HOMES LLC	1850 PARKWAY PL SE STE 900	MARIETTA	GA	30067
HECTOR ORTIZ GONZALEZ &				
YADIRA ORTIZ	606 HURON ST	KANNAPOLIS	NC	28083
JAMES & PATRICIA ROSE	505 SPRING STREET	KANNAPOLIS	NC	28081
JMJ HOME SERVICES LLC	10131 FALLING LEAF DR NW	CONCORD	NC	28027
JOHN A WEBB	516 RIVER HWY STE D PMB 207	MOORESVILLE	NC	28117
JOHN HILL	509 SOUTH ST	WINCHESTER	VA	22601
JOHNNIE BARNES JR				
C/O PATRICIA BISHOP	1312 GUILFORD AVE APT 113	BALTIMORE	MD	21202
JOSHUA & MELINDA RACHELS	607 OLD CENTERGROVE RD	KANNAPOLIS	NC	28083
JUAN & GRACIELA HERNANDEZ	1866 DAVIE AVE LOT 46	KANNAPOLIS	NC	28081
LARRY WILLIE	509 SPRING ST	KANNAPOLIS	NC	28083
LEWIS REID				
THELMA M REID ESTATE	712 LONG ST	KANNAPOLIS	NC	28083
MARIO KIRK	109 KNIGHT N GAIL DR	MOORESVILLE	NC	28115
PETE & GEORGETTE BONKIDIS	4032 BLOSSOM HILL DR	WEDDINGTON	NC	28104
PURA VIDA INTERNATIONAL LLC	6814 HIGHGROVE PL	CONCORD	NC	28027
RALPH A SECHLER JR TRUSTEE	2209 PENNSYLVANIA AVE	KANNAPOLIS	NC	28083
RICHARD L TUGGLE	505 CADILLAC ST	KANNAPOLIS	NC	28083
ROXANNE STATIA	PO BOX 1294	KANNAPOLIS	NC	28082
RUBY B DRAPER	603 CADILLAC ST	KANNAPOLIS	NC	28083
SACHIN VALIA	315 S MAIN ST	LANDIS	NC	28088
SARA FLEMING	397 BRADSHAW RD	MOUNT ULLA	NC	28125
SHERRI D FISHER				
GWENDOLYN D AUGBORN	3713 WOODPARK DR	JAMESTOWN	NC	27282
SKIPAT ENTERPRISES LLC	320 S MACARTHUR AVE	PANAMA CITY	FL	32401
TERRY & JANET KEITH	4235 ISENHOUR ROAD	KANNAPOLIS	NC	28081
TIFFANY EUDY	509 CADILLAC ST	KANNAPOLIS	NC	28083
TOLA B JR & LILLIAN ROSE	PO BOX 896	KANNAPOLIS	NC	28082
WILLIAM P BOONE	603 CADILLAC ST	KANNAPOLIS	NC	28083
TITANIUM PROPERTIES, LLC				
ATTN: JEFF ROBERTS	9923 COLEY DR	HUNTERSVILLE	NC	28078
OTTO WALKER HRS &				
FRED WALKER HRS	1144 DALE EARNHARDT BLVD	KANNAPOLIS	NC	28083
ESTATE OF DORIS M RUX	516 COPEL ST	KANNAPOLIS	NC	28083



August 6, 2024

Dear Property Owner:

Please be advised that the City of Kannapolis Planning & Zoning Commission will conduct a Public Hearing on Tuesday, August 20, 2024, at 6:00 PM, at 401 Laureate Way, Kannapolis, NC for the following case:

Z-2024-05 – Conditional Zoning Map Amendment – 612 Huron Street

The purpose of this Public Hearing is to consider a request to rezone property located at 612 Huron Street from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Residential 8 (R8) zoning district. The subject property is approximately 0.25 +/- acres and further identified as Cabarrus County Parcel Identification Number 56137635850000 (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 704.920.4361 or kstapleton@kannapolisnc.gov.

Sincerely,

Kathryn Stapleton, CZO
Planner

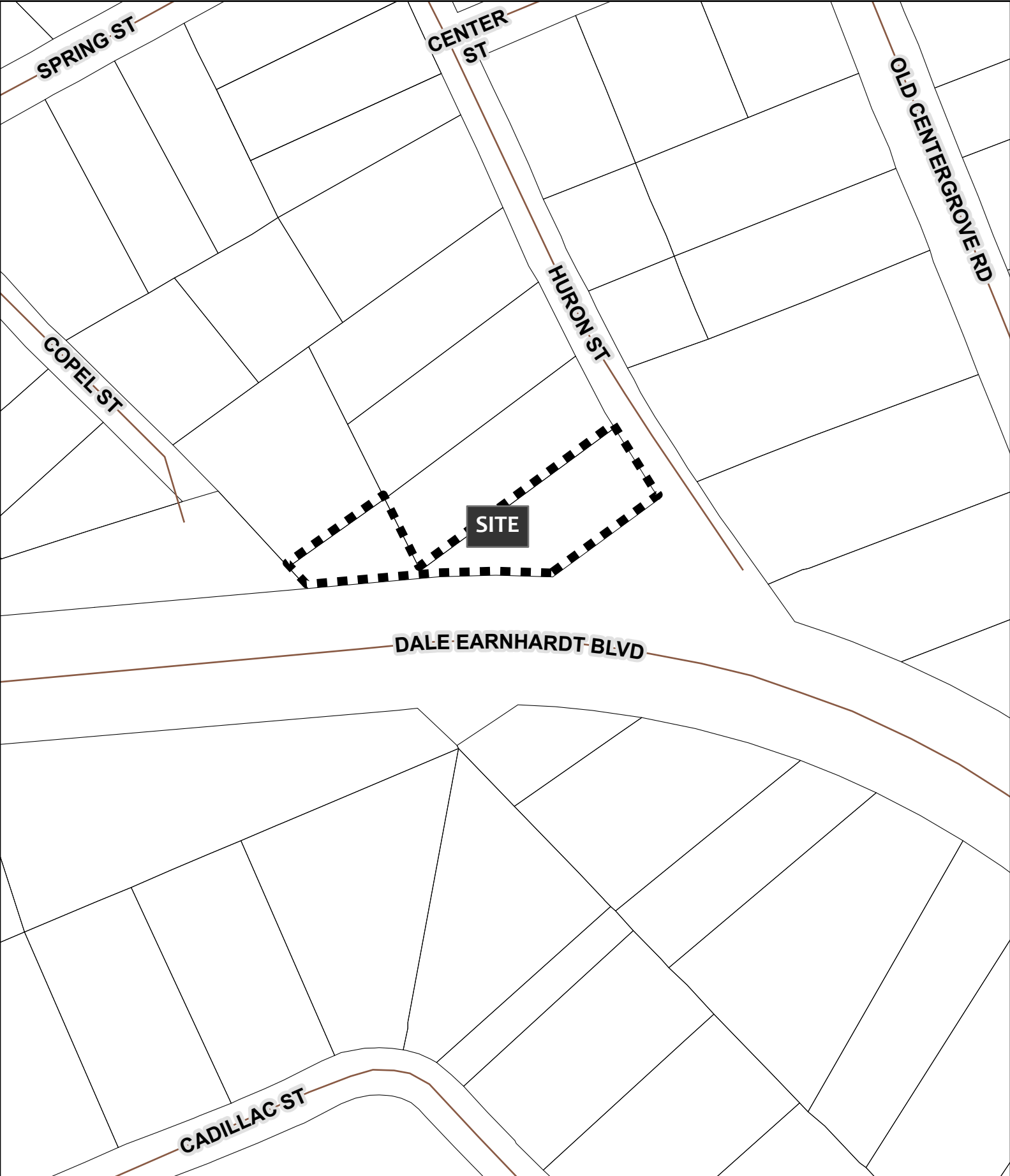
Enclosure

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the City of Kannapolis, should contact the office of Heather James, Human Resource Director, by phone at 704-920-4322 or by email at hjames@kannapolisnc.gov as soon as possible but no later than 48 hours before the scheduled event.



Zoning

Case Number: Z-2024-05
Applicant: Jeff Roberts-Titanium Properties
612 Huron St





PLANNING

ZONING

COMMISSION

PUBLIC HEARING INFORMATION

CALL 704-920-4350 CASE # Z-2024-05



KANNAPOLIS

PLANNING

ZONING

COMMISSION

PUBLIC HEARING INFORMATION
CALL 704-920-4350 CASE # Z-2024-05



**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY
WITH REGARD TO CASE #Z-2024-05**

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 August 20, 2024 the Planning and Zoning Commission conducted a public hearing to consider a request to rezone approximately 0.25 +/- acres of property located at 612 Huron Street, (Cabarrus County Parcel Identification Number 56137635850000) owned by Titanium Properties LLC., from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Residential 8 (R8) Zoning Designation.

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 Corridor" Character Area and abutting 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 20th day of August 2024:

Chris Puckett, Chairman
Planning and Zoning Commission

Attest:

Pam Scaggs, Recording Secretary
Planning and Zoning Commission



RESOLUTION TO ZONE

Case #Z-2024-05
(612 Huron Street)

**From City of Kannapolis Office-Institutional (O-I) to
City of Kannapolis Residential 8 (R8) 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 August 20, 2024 for consideration of rezoning petition Case #Z-2024-05 as submitted to the City of Kannapolis Planning Department; and

WHEREAS, the request was to rezone 0.25 +/- acres of property located at 612 Huron Street, (Cabarrus County Parcel Identification Number 56137635850000) owned by Titanium Properties LLC., from City of Kannapolis Office-Institutional (O-I) to City of Kannapolis Residential 8 (R8) Zoning Designation; 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?

Yes. This area is located within the "Urban Corridor" Character Area as designated in the *Move Kannapolis Forward 2030 Comprehensive Plan*. The Urban Corridor Character Area calls for various uses including both single-family and multi-family residential uses, among others. The subject property is located adjacent to the "Urban Residential" Character Area which also calls for both single-family attached and detached, as well as multi-family residential uses.

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

No. The R8 zoning designation is appropriate for this area. There is existing R8 zoning on nearby properties.

3. Does the proposed rezoning correct an error in the existing zoning present at the time it was adopted?

No. The proximity to other R8 zoning and the Comprehensive Plan Character Area makes the requested R8 zoning district an appropriate change.

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 intent of the rezoning request is to renovate an existing single family detached dwelling on the property. This use is consistent with surrounding residential uses.

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 located adjacent to roads with adequate capacity and safety, and is a suitable use allowed under the requested zoning. Public water and sewer services are accessible to this site.

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 a use that is compatible with existing adjacent residential 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 intent of this rezoning request is to renovate an existing single family detached dwelling, which is not a permitted use in the O-I zoning district. Renovation of a single family detached dwelling is a less intensive use than uses permitted within the O-I district. Single family residential fits the character of the surrounding residential uses.

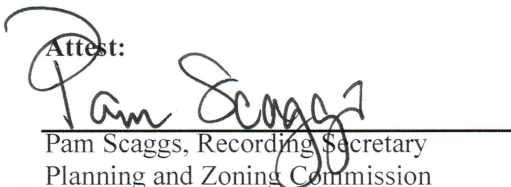
NOW, THEREFORE BE IT RESOLVED by the City of Kannapolis Planning and Zoning Commission that the above referenced properties be rezoned from City of Kannapolis Office-Institutional (O-I) Zoning Designation to City of Kannapolis Residential 8 (R8) Zoning Designation.

Adopted this the 20th day of August 2024:



Chris Puckett, Chairman
Planning and Zoning Commission

Attest:



Pam Scaggs, Recording Secretary
Planning and Zoning Commission