KANNAPOLIS

Planning and Zoning Commission and Board of Adjustment
General Application Form
(Not for Site Plan Review Submittals)

Type of Action Requested (Check One):

Variance	___	SIA Application	___
Conditional Use Permit	___	Nonconformity Adjustment	___
Subdivision Exception	___	Watershed Boundary Modification	___
Zoning Text Amendment	___	Zoning Map Amendment	___
Appeal	___	Conditional Zoning Map Amendment	X

Applicant: GRDI, LLC

Address: 1500 Sunday Drive,
Raleigh, NC 27607

Telephone: (703) 755-5478

Email: rberger@mgpretail.us

Owner: Steve Smith

Address: P.O. Box 116
Kannapolis, NC 28083

Telephone: 704 933-2181

Email: SSmith@sscdcpa.com

Legal relationship of applicant to property owner: Developer

Property Location/Address: 2825 Dale Earnhardt Blvd, Kannapolis, NC 28083

Tax Parcel Number: 5622693764 Zoning District: C-2 CZ Acreage of Site: 4.09

Applicant Name (Print)

Steve Smith CHARLES S SMITH
Property Owner Name (Print)

Applicant Signature & Date

Steve Smith (Charles D. Smith) 8/31/15
Property Owner Signature & Date

The agenda deadline is the first day of the month preceding the month of the meeting. To be considered for placement on the next meeting agenda, the signed application, application fee, and five (5) copies of any required site plans for staff review must be submitted by the deadline. However, to remain on the next meeting agenda, fifteen (15) copies of such plans, determined by staff to conform to all ordinance standards, must be submitted at least ten (10) days before the meeting date. All fees are nonrefundable and help to cover administrative and notification costs.

For Staff Use Only:

Filing Fee: $925.00

Receipt # M-10732

Application No.: Z-2015-05

Date Submitted (Complete): 9/2/2015

Last Updated: 7/14/2015

KANNAPOLIS

APPLICATION FOR AMENDMENT TO THE KANNAPOLIS ZONING MAP

Property Identification Number(s): 5622693764
(attach separate list if necessary)

Present zoning classification: C-2 (CZ) (Conditional)

Requested zoning classification: C-2 (CZ) (Conditional, modified from present conditions)

Number of parcels: 1 Approximate size of area: 4.09 acres

Physical location of area: Northeast corner of Dale Earnhardt Blvd. and Cold Water Ridge Dr.

Are public utilities available? Yes

Reason for map amendment The applicant wishes to amend the conditions as set in the March 19, 2003 zoning in order to allow for the development of a retail grocery store (36,170 sf).

The above information is true and accurate to the best of my knowledge. Signature of Applicant(s):

Charles D. Smith

(attach separate sheet if necessary)

Fee: Please refer to fee schedule to determine applicable fees. All fees are nonrefundable and help to cover administrative and notification costs.

CITY OF KANNAPOLIS

APPLICATION FOR A CONDITIONAL ZONING DISTRICT

(to be attached to the Rezoning Application)

I, CHARLES S. SMITH, hereby petition for a Conditional Zoning District for the following exact land use(s), subject to the following condition(s):

The following use(s) is/are permitted by right or conditional in the general zoning district upon which the "CZ" district is based:

Grocery store use is permitted by right in zone C-2 per table 4.6-1 of the zoning ordinance.

Condition(s) proposed by the applicant (attach separate sheet if necessary):

1. Remove the current restriction that C-2 permitted uses not exceed 3,000 SF GFA beyond 275 feet from the right-of-way of Dale Earnhardt Blvd.

2. Increase the building height limit from 30 feet to 35 feet.

3. Ease the current restrictions on hours of operation, currently 7:00am - 8:00pm, to allow for standard grocery store hours of operation.

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.

Charles S. Smith	
Signature of Property Owner	Signature of Property Owner
PO Box 166	
KANNAPOLIS, NC	
Address	Address
704 933-2181	
Telephone #	Telephone #

Please refer to fee schedule to determine applicable fees.
Fees are nonrefundable and help to cover administrative and notification costs.

STAFF USE ONLY

Neighborhood Meeting Date: 9/29/15
Planning Commission Meeting Date: 10/7/15

Dates advertised in newspaper: 9/25/15 and 10/2/15
Date written notices mailed: 9/24/15
Date rezoning sign requested: 9/29/15

Planning Commission Decision: _____
Added Conditions: _____

_____

_____

Appeal? _____

City Council Meeting Date: _____

Dates advertised in newspaper: _____ and _____
Date written notices mailed: _____

City Council Decision: _____
Added Conditions: _____

_____

_____

Date applicant notified of final decision: _____

BOHLER™
ENGINEERING NC, PLLC

800 West Hill Street, Suite 101
Charlotte, NC 28208
PHONE 980.272.3400

Ben Lanzillotta PE
Bohler Engineering N.C. PLLC
800 West Hill Street, Suite 101
Charlotte, NC 28208

Mr. Smith,

On behalf of the potential purchaser Bohler Engineering requests your consent and permission to be considered as a co-applicants for the rezoning petition for parcel 5622693764 on the north side of Dale Earnhardt Blvd between Cold Water Ridge Road and Old Earnhardt Road.

Charles L. (Steve) Smith
Signature

8/31/2015
Date

Planning & Zoning Department
City of Kannapolis
Kannapolis, NC 28081

VIA EMAIL PDF

I am the owner of Cabarrus County parcel number 5622693764. I feel that it is reasonable to rezone property 5622693764 due to the fact that the proposed use is consistent with the commercial nature of other land uses with road frontage on Dale Earnhardt Blvd.

Signed,

Charles S. Smith

Charles S. Smith