



## Cabarrus County Government

Cabarrus County Planning and Zoning Commission  
Tuesday, August 12<sup>th</sup> @ 6:30 p.m.  
Board of Commissioners Meeting Room  
Cabarrus County Governmental Center

### Agenda

1. Roll Call
2. Approval of Meeting Minutes for June 10, 2025
3. Approval of Granting Order and Findings for VARN2025-00003-Variance Request related to zoning district setback and impervious area requirements in Chapter 5. John Tretow and Ellen Carnes are applicants/owners. The address associated with the subject property is 5139 Navion Place (PIN: 5559-67-0264).
4. New Business Planning Board Function:
  - A. **Petition RZON2025-00003** –Request to apply Mobile Home Overlay (MH-2) to CR zoned property. Chloe and Tanner Small are the applicants. The address is 4130 Shiloh Church Road (PIN: 4673-70-6545).
5. New Business Board of Adjustment:
  - A. **Petition VARN2025-00004**- Request for variances from the open space requirements of the Cabarrus County Subdivision Ordinance (Chapter 15) as found in Chapter 5, Sections 1 (Parks Required), 2 (Park Standards) and 6 (Timing of recreation improvements). The Fieldstone HOA is the applicant and the Fieldstone HOA and Donald and Windy Starnes are the owners of the subject properties. The addresses associated with the subject properties are 3075 Cold Springs Rd. S, 3240 Fairmead Dr., 5244 Ivy Spring Ln. and 5350 Fieldstone Dr. (PIN's: 5559-54-3678, 5559-54-3993 & 5559-65-9591).
4. Legal Update
5. Director's Report
6. Adjourn