



Cabarrus County Government

Cabarrus County Planning and Zoning Commission
Tuesday, June 10th @ 6:30 p.m.
Board of Commissioners Meeting Room
Cabarrus County Governmental Center

Agenda

1. Roll Call
2. Approval of Meeting Minutes for May 13, 2025
3. Old Business Board of Adjustment:
 - A. **Petition 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. Legal Update
5. Director's Report
6. Adjourn

Cabarrus County Government – Planning and Development



Planning and Zoning Commission Minutes May 13, 2025

Mr. Charles Paxton, Chair, called the meeting to order at 6:30 p.m. Members present, in addition to the Chair, were Mr. Jeff Corley, Mr. Adam Dagenhart, Ms. Holly Edwards, Mr. Brent Rockett, Mr. Michael Bywaletz, Ms. Ingrid Nurse and Mr. Mohammed Idlibi. Attending from the Planning & Development Department were Mr. Phil Collins, Senior Planner, Ms. Susie Morris, Planning & Development Director and Ms. Lisa Johnson, Clerk to the Planning & Zoning Commission. Also in attendance was Mr. Douglas Hall, General Counsel. Absent from the meeting were Mr. Andrew Nance, Mr. Stephen Wise and Mr. Chris Pinto.

ROLL CALL

Ms. Lisa Johnson, Clerk to the Commission, called the roll.

APPROVAL OF APRIL 8, 2025 MEETING MINUTES

Mr. Brent Rockett **MOTIONED, SECOND** by Mr. Jeff Corley, to **APPROVE** the meeting minutes for April 8, 2025. The vote was unanimous to **APPROVE**.

APPROVAL OF GRANTING ORDER AND FINDINGS FOR RZON2025-00001

Mr. Jeff Corley **MOTIONED, SECOND** by Mr. Adam Dagenhart, to **APPROVE** the Granting Order. The vote was unanimous to **APPROVE**.

Mr. Charles Paxton, Chair, reminded everyone that wishes to speak to fill out a blue card.

The Chair read the Rules of Procedure:

1. The Cabarrus County planning staff person(s) shall first present the staff report and answer questions from the Commission. There will be no time limit on this presentation.
2. The Applicant may make a presentation to the Board (optional) and will then answer questions from the Commission. There will be a 15-minute time limit on the presentation if the Applicant chooses to make a formal presentation. There will be no time limit on questions from the Board following the presentation.
3. When the Board is ready to proceed, the proponents (those speaking generally in favor of the case) will have a total of 15 minutes to speak and present documents in support of their position. The 15-minute time limit does not include questions directed to the proponents by the Commission.
4. After the proponents finish, the opponents (those speaking generally against the case) will have a total of 15 minutes to speak and present documents in support of their position. The 15-minute time limit does not include questions directed to the opponents by the Commission.
5. Each side will then have 3 minutes for rebuttal, with the proponents going first. Again, questions directed to the speaker will not count against the time limit. This will conclude the public hearing portion of the meeting, and the Commission will proceed to deliberation.
6. Each side is strongly encouraged to use a spokesperson to present the positions commonly held by each. Each side is also strongly encouraged to organize their speakers and presentations to ensure that all persons wanting to speak will have time to do so.
7. If a speaker has questions of a person on the other side, such questions shall be addressed to the Commission members to be redirected to the person to be asked. There will be no direct questioning of one speaker by another except through the Commission.
8. Public demonstrations of support for a speaker's comments should be limited to clapping. Any other type of audible support shall be out of order and subject the offender to being removed from the building. Anyone speaking out of order shall likewise be subject to removal.

9. These rules are designed to have a full and fair hearing that is orderly and expeditious and avoid unnecessarily repetitious presentations.

APPROVAL OF RULES OF PROCEDURE

Mr. Brent Rockett **MOTIONED, SECOND** by Ms. Holly Edwards, to **APPROVE** the Rules of Procedure. The vote was unanimous to **APPROVE**.

RZON2025-00002-Request to Rezone Property from Office/Institutional (OI) to General Industrial (GI) District

Isaac Padgett is the agent for the request and Potts & Burris LLC is the owner of the subject property. The address associated with the subject property is 1967 Mulberry Road (PIN: 5527-09-1740).

The Chair asked the Commission if there was anyone that had any conflicts related to this case that needed to be shared. There being none, the Chair called on Mr. Phil Collins, Senior Planner, to present the Staff Report.

STAFF REPORT

Mr. Phil Collins said, the subject property is 1967 Mulberry Road, and the subject property is approximately five acres in size. The subject property is currently vacant. A power line traverses the front of the subject property from west to east. The subject property is not located within a watershed area and has no regulated floodplain or streams. The applicant is requesting five acres of the total ten-acre tract be rezoned. You can see that in Exhibit B, which I will put on the screen now. It's not the whole parcel that is being requested to be rezoned, just a portion of it.

The subject property is surrounded by industrial use to the north and residential, agricultural and vacant properties to the east, south and west. Surrounding zoning consists of General Industrial, Office/Industrial (OI) and Harrisburg Employment Center. To the north, GI, OI and AO to the east and OI to the south and west.

The Ordinance states that while the GI district permits both large and small scale industrial and office development, its primary purpose is to provide a location for large scale development. It is designed to permit a very wide variety of industrial uses, which may occur both indoor and outdoor, including certain land uses which are permitted in no other zoning district because of their potential to create nuisances for adjoining

properties. In no case, should a general industrial district be located where the result is industrial or commercial traffic penetrating a residential neighborhood.

The Ordinance further states the district is intended to provide a location for both light and heavy industrial uses in a zoning district in which the potential for nuisance complaints from nearby properties is minimized. Certain land uses will be permitted only upon issuance of a special use permit. General industrial districts are compatible neighbors with the light industrial and general commercial districts. Care should be taken to site this district on major roadways or near other forms of transportation, such as rail lines, airports, etc.

The subject property is in the Harrisburg Planning Area. The Harrisburg Area Land Use Plan (HALUP) designates the subject property as "Office" future land use. The Plan states that these areas include a mix of professional offices, flex space and supporting commercial uses.

The Land Use and Development Design section of the Plan provides a table that lists appropriate zoning districts for each proposed land use category. The table lists OI, LI, GI and GC as appropriate zoning designations in the "Office" future land use category.

In conclusion and summary, the site is currently vacant and zoned Office/Institutional. The overall acreage of the subject property is ten acres; however, the applicant is only requesting that roughly five acres be rezoned. The applicant is proposing a use of the property that is not permitted in the OI zoning district. GI zoning would be needed to accommodate the proposed use. Properties to the north of the subject property are zoned Cabarrus County GI and Harrisburg EC (Light Industrial and Employment Centers). The area to the east of the subject property is residentially used and zoned AO.

The subject property is separated from the residentially-zoned area by a 60-foot wide section of adjacent property owned by Mulberry Holdings, LLC, that is currently zoned OI. The applicant has proposed to leave an additional 40-foot section of the subject property zoned OI around the area that is part of the rezoning request. The proposed zoning change from OI to GI would allow for additional uses, and more intense uses, than currently permitted under the existing Office/Institutional zoning designation.

This is a conventional rezoning request; therefore, all uses permitted in the GI zoning district would be allowed on the subject property if approved. The Planning and Zoning Commission should consider all the information provided and determine if the

proposed use is consistent with the Commission's vision for this area of Cabarrus County. With that, I will answer any questions you may have.

Mr. Charles Paxton, the Chair, asked if anyone had any questions.

Mr. Jeff Corley asked, the description of the proposed district and the existing district and the rationale for both of those, that is verbatim out of the zoning ordinance?

Mr. Phil Collins said, yes.

Mr. Adam Dagenhart asked, do you know if the proposed lot layout from the applicant meets the subdivision ordinance?

Mr. Phil Collins replied, do you mean their plan for site design? Yes, it does.

Mr. Mohammed Idlibi asked, do we know the intended use for the other half?

Mr. Phil Collins said, it will remain OI, so whatever is allowed in OI will be allowed there.

The Chair asked if there were any other questions.

Mr. Adam Dagenhart asked, so buffering between the line?

Mr. Phil Collins replied, yes, they will have to provide buffers, even though it's not a property line.

Ms. Susie Morris, Planning & Development Director, said, (showing on map), this is the part they are asking to be rezoned. This is the part they're saying is going to be OI and this is the adjacent property. In this case, Phil told you the property has not been subdivided yet. That would be contingent upon the result of this meeting.

Mr. Phil Collins said, I think they do intend to do that, and they understand a buffer is going to be required on the inside as well.

Ms. Susie Morris said, when the new parcel is created, it would have to be whatever that zoning designation is buffered to; this OI on the exterior.

Mr. Adam Dagenhart asked, I'm just wondering if there will be enough land there to actually buffer and have access?

Mr. Phil Collins said, I don't know if they've had time to look into that. They are aware of that, and they will have to have well and septic.

The Chair asked if there were any other questions. There being none, the Chair called on the applicant, Mr. Isaac Padgett, to speak.

Mr. Isaac Padgett said, I am here to represent Rodney Baker, who is purchasing the property from Potts & Burris, LLC. The property is Office/Institutional. Rodney has run his father's business for the last 45 years out of Charlotte. It is a fleet service, and he does truck repairs. He also parks trucks and trailers on his property. That's the use he's wanting to do on this property. The only zoning that it allowed is General Industrial (GI). We understand there's a lot of things that the neighborhood will not really be interested in having on this property. We have offered deed restrictions, once we get the zoning in place. Like I said, he's been in business for 45 years. We had a community meeting and tried to address all of their questions. A lot of them are here tonight and we started working on this several months ago.

We considered the conditional district rezoning. The issue with that is this is a small businessman. We're talking several \$100,000 to do the due diligence to see if it can go to the conditional district. When we looked at the due diligence cost for a small businessman or woman, we decided to do the middle of the property. There were actually some neighbors that were on board with that and suggested that would alleviate some of the burden and heart burn they had with it being zoned GI.

I don't know if you guys and gals know this, but there's been several rezoning attempts on this property. It's been a nightmare for the neighborhood. I think there's a lot of granite on the adjoining properties and they were trying to zone that for a mine. In that particular rezoning, the neighbors were not notified until the day before. You have to notify the exact neighbors, so the guy went out and got everything around in a company name. The Ordinance reads that you have to notify the neighbors. Well, he notified the neighbors, but he didn't notify the neighbors. They are here tonight. Some will hopefully speak for us and some against us. We will try to answer all of their questions.

We are proposing a well and septic. The issue with fire service came up and the water line. We're a little over the 400 feet that's required. I've had several conversations with Jacob Thompson, Fire Marshal. He's willing to work with us on that. The Ordinance says 1,500 gallons per minute, 750 gallons that's allowed by tank or shuttle. We'll be building a metal building, whatever the county requires, on the front of it. There is no sewer; there is a water line about 428 feet from the site. However, we will be using well and septic. Rodney was at a community meeting to answer all the questions. The neighbors

are aware that, if we succeed in the rezoning, we are going to meet with them again to come up with a list of deed restrictions on the property to cover that conditional district that blocks some of the heavy uses like smelting, steel factories, mines, crematoriums; anything that puts off a lot of noise or smell. We're going to try to block those with deed restrictions. We've had that conversation with several of the adjoining property owners. Apparently, one of the property owners here tonight didn't receive his letter. I think he realized we were doing the rezoning because he saw the sign. He's here also, but we did mail out about 23 letters to all of the adjoining neighbors to let them know about the community meeting and we appreciate your support.

Rodney lives on Zion Church Road in Cabarrus County. His kids go to Central Cabarrus High School, and he is very active in the community. If you have any questions, I'd be willing to answer those, and I may have a rebuttal later.

The Chair asked if there were any questions.

Mr. Mohammed Idlibi asked, do you have a site plan that you could share, or could you tell us more about the size of this metal building?

Mr. Isaac Padgett said, the metal building will be 3,000 to 3,500 square feet max. We have a site plan based on the ten acres. Since it's not a conditional district, it didn't get in the packet. I can't provide that to you because the drawing was based on ten acres and we've reduced it to five acres for now.

Mr. Mohammed Idlibi asked, the intended use is auto repair?

Mr. Isaac Padgett said, yes, fleet services, R&R Fleet Service. They are on Atando Avenue and North Tryon Street where NoDa is exploding, and he's been in business for 45 years.

Mr. Mohammed Idlibi said, one last question for me. How much outside trailer storage will be visible to the street? Or will this all be within the 3,500 square foot building?

Mr. Isaac Padgett said, there will be parking outside the building and on the property, but it has to be screened. There's going to be buffers, even in addition to the 40 feet that's going to be left undisturbed. There will be an additional buffer that's required in the GI zoning.

Mr. Mohammed Idlibi asked, so there will be outside storage?

Mr. Isaac Padgett replied, yes, there will be outside storage. He does oil changes on 18-wheelers. He has a contract with a company that's actually associated with the landfill out there that recycles oil. So, he has a tote, all the oil goes into that. The guy comes by, drains it out, puts it in a tanker and hauls it off. So, there would be no oil contamination to the ground.

The Chair asked if there were any other questions.

Mr. Adam Dagenhart asked, so there will be just trucks or trucks and trailers?

Mr. Isaac Padgett said, yes, both. Let's say you have three trucks. You own your own business. You have three semis and they're gone for two weeks and they're home for a week or two. He would rent them a spot to park, just like he does in Charlotte on his lot there. You may have an 18-wheeler sitting there for a week or two, but it's very regulated. It will be gated. The site plan has two entrances so they can circulate in and out.

One of the problems with the neighborhood is there's tons of trucking companies there now. Those trucks aggravate the neighbors and the community by coming down to a residential area. There's nowhere to turn around, so one thing we're going to put in place is signage, have two entrances, and have gates approximately 100-feet off the road, so they can pull in and not block the road.

The Chair asked if there were any other questions.

Mr. Adam Dagenhart said, so my question to Phil earlier about the 40-feet. Have you guys looked into the OI versus GI on the landscape buffers? Are you going to be able to make that work and still get access to the rear five acres?

Mr. Isaac Padgett replied, yes, we have looked at that. We have looked at the buffer in both of the zoning categories. The question was raised about the back five acres of where we have BMP drawn and septic. That's something we have to deal with as we move forward. We may have to put the well in front and the septic in the back with the BMP. We were told we're not allowed to have those on the back five acres. So, we will probably have to do underground BMP.

Mr. Adam Dagenhart asked, do you roughly know how much impervious storage area you have?

Mr. Isaac Padgett said, I don't know right offhand. Like I said, our drawing was for the ten acres, so it's hard to back out of that without sitting down with the engineer and talking to him about it.

Mr. Charles Paxton asked if there were any other questions.

Mr. Michael Bywaletz asked, will this facility look similar to the one that's across the street?

Mr. Isaac Padgett said, the only thing that's across the street is a landfill. If you look at the property to the northwest, that's JB Hunt Trucking Company, their building is metal.

Mr. Michael Bywaletz asked, does it look similar to that?

Mr. Isaac Padgett said, right. County will probably make him do a facade on the front of the building facing the street, either out of brick or stone to dress it up. We won't know that until we submit the drawings. My guess is working with them on other projects, they're going to make him dress that up and he's aware of that. So, you would basically have a metal building with a facade on the front for beautification.

As far as bathrooms go, he's going to have a half bathroom there. So, he's not going to have two or three different bathrooms. He's going to have a water closet and a sink and a place to wash hands and clean up.

The Chair asked if there were any other questions.

Mr. Jeff Corley asked, does he already own the property or is it contingent upon the zoning?

Mr. Isaac Padgett replied, it is contingent upon zoning.

Mr. Mohammed Idlibi asked, have you done any traffic impact analysis on this? Do you know how much traffic it would generate?

Mr. Isaac Padgett said, we have not done a TIA with that. We're down from the trucking companies. If you're looking at the map, we're to the right of that. Basically, the right is residential and there's a landfill in front of it. On the other side of Mulberry Road, that's JB Hunt Trucking Company. A fire hydrant is actually in their front yard, and we've had conversations with the city on that because the City of Concord owns that. Since we realized we're in the county, we had a conversation with Jacob Thompson at the Fire Marshal's office.

The Chair asked if there were any other questions.

Ms. Ingrid Nurse said, I was just looking at the map. Is there going to be a blind spot or anything in that area?

Mr. Isaac Padgett said, you can basically see from JB Hunt as you enter their property. You can almost see to that curve down there as the road goes in. There's no blind spot there as far truck, trailers or vehicles coming out.

He also does a lot of service body trucks like fleet services. Just like the city and county have their fleet service, he does a lot of that work, too. So, it's not all going to be semi work. It's going to be a combination.

Mr. Charles Paxton, Chair, said. I have a question. You mentioned there wouldn't be any oil runoff. What about other types of runoff that could occur. Are there any thoughts about how you could contain those?

Mr. Isaac Padgett said, I'm sure we'll be dealing with that when we move forward with presenting our plan to the county. I'm sure we'll have to meet the requirements, whatever it is. The majority of parking will probably be a number 57 stone. It's probably going to be an impervious area. Anything contaminated, I would think, would run off into the BMP and be captured there and filtered out. Does that answer your question?

The Chair asked if there were any other questions.

Ms. Susie Morris said, just for clarification. I think the question Mr. Dagenhart was asking is, could a buffer to residential be accommodated? The answer to that question is most likely not. If they were going to try to do something with that, they would probably be back for a variance. To Mr. Padgett's point, what they were balancing around included the whole ten acres, with only part of it being rezoned. This is a conventional rezoning, so we cannot put any conditions on it. If approved, the expectation would be that they have to create a new parcel and then those landscape buffers would end up being GI to OI.

Mr. Brent Rockett said, because you can't have multiple zones in one parcel.

Ms. Susie Morris, it would become a new parcel.

Mr. Brent Rockett said, but you can't have GI in the front and OI in the back and it still be one lot.

Ms. Susie Morris said, you could, but in the uses they are proposing, you flat out can't do that in OI. So, it has to be GI or it's a no go, for the types of uses they are proposing. The Land Use Plan calls for this to be office and this is something out of that scope of OI and that office designation.

Mr. Mohammed Idlibi said, do we have any land use plans for the county or the City of Harrisburg on what the intended use of this parcel is and can you share some of that?

Ms. Susie Morris said, the office part that I was just speaking of.

Mr. Mohammed Idlibi said, I noticed there's industrial closer to the interchange, then office and then there's residential. Was that intended to become transitional?

Ms. Susie Morris said, this whole area is designated as Office/Institutional, and it is also zoned as Office/Institutional.

Mr. Mohammed Idlibi said, the land to the west of it appears to be industrial use. The land to the east is residential. Was the intention to have a transitional zoning?

Ms. Susie Morris said, this area initially was anticipated to turn over to industrial. That did not happen. When they did the Harrisburg Area Land Use Plan, people were very clear in that area, that they did not want the industrial coming any further. So, this is the Office/Institutional area to try to get that transitional zone between that heavier industrial and the residential. A lot of the people sitting here right now will actually tell you that their property was zoned OI. Several years ago, people came in and asked for the residential portion be put back to residential. It was about 125 acres, I think.

The Chair asked if anyone had any additional questions. There being none, the public hearing was opened. The Chair called on Mr. Rodney Baker to speak.

Mr. Rodney Baker said, my name is Rodney Baker. I own R&R Fleet Service that's located in Charlotte, NC, right now. Like Isaac said, I've been in business for 45 years. They're exploding with apartments and condos where I'm at now. I've looked for a piece of property for well over two years and this became available and we're trying to work this deal out. We are trying to accommodate the family that lives at the end of the road as best we can; not to impose on them and create a hardship for them. I need to have a place to run my business and like Isaac said, it's a tractor trailer repair shop. I also do medium-duty stuff, but I don't do cars. I do everything from F-350 and up. Their truck and trailer may be there for two weeks and then they'll be gone for two weeks, but they have to have a place to park when they get back, so you don't have to see them at the

exit ramps of every road. That's my service offering, and it helps them to have a place to work on their equipment. I provide them a service and I do the best I can to accommodate their needs. If you have any questions, I'll be happy to answer.

The Chair asked if there were any questions. There being none, the Chair opened the portion of the hearing for those generally speaking against.

The Chair said, the first one on my list is Mr. Cash. Mr. Brian Cash chose to pass, so the Chair called on Mr. Bobby Lee (Measmer) and Mr. (Measmer) chose to pass. The Chair called on Ms. Jennifer Hill to speak.

Ms. Jennifer Hill said, my name is Jennifer Hill. My address is 6340 Homestead Place, Concord, NC 28025. I actually live off of Mulberry Road. Mulberry is a dead end and Homestead Drive is a dead end. My family has lived on this property for over eighty years, and it is important to us. I was the one that spoke after the Land Use Plan originated when we became Office/Institutional and Industrial. We came as a whole neighborhood to have our property changed to Agricultural/Open Space, so it would flow better.

Right now, we are Agricultural/Open Space. When Isaac is talking, he's totally telling the truth. I want to clear up just a couple of things. We are not completely against this. We understand he needs a place to run his business. On the other hand, it's where we live, and we have something special there. This doesn't happen in Cabarrus County very often anymore. When I get deliveries, people say, wow this is crazy. So yes, at the end of the road, it used to be SBC. I think it's called Grier; it is a boxing company. Up on the hill of the road, is JB Hunt. It's the one you can see in the center. Then we talked about the landfill. We can't see the landfill from our road. It's across the street, but we can't see it. It's not like the one on Morehead, we can't smell it or any of that. When you talk about the hill at JB Hunt, you enter into woods and then it opens up into where we live.

The biggest concern we have is, for years now, we have battled with a man named Jerry Meade. I'm surprised he's not here tonight. Jerry Meade went to Harrisburg and petitioned to be annexed to become GI zoning so that he could put in an asphalt plant and mine for granite. I know there's a granite shortage because we've been trying to get my mother's tombstone for almost a year now. So, his first steps were to put the buffer in so that none of us got contacted. Thankfully, someone came to us and said this is happening, so we were able to go. We have battled and battled with him. Our concern is allowing the GI without conditions being put on it, is going to allow him the loophole to allow him to say, you gave him GI, so why can't you zone me GI? Then all of a sudden,

we have a mining asphalt plant. Harrisburg has said no; we're in the Harrisburg Land Use Plan. We've been to them multiple times. That is our biggest concern. How do we protect what we have and what the Land Use Plan says? This gentleman, his character is that he went and took a piece of zoning around a property, to be able to not notify the neighbors of what was happening.

That is not the type of person we want to run a business in Cabarrus County. When we say we are for Rodney, but then against Rodney, that's where we're coming from. We would like to have conditions put on this, so that there's no trucks parking on the road. If one truck is stopped on Mulberry, we can't see around it. On Good Friday or Easter Monday, I had three trucking incidents. I'm a teacher so I was off that day. Three times, I had a problem with a truck on that road. One incident, on the crest of the hill, I said, what are you doing? He said, I'm using my GPS. I said no, you do that in the parking lot or somewhere else. Rodney has said, I will try my hardest to make it right, but how do you know? We can't control everyone, so we just want conditions to protect us. I understand they're saying they want to put the conditions on the deed. Explain to me what that means. I've always dealt with conditional land use because of when we worked with the landfill people to get conditional uses on their property. I've never dealt with a deed use, so how does that work? If they put it on the deed and his business doesn't survive here in Cabarrus County and one year later, he can sell to someone else. Do those deed conditions go away and now we've opened it up for Jerry Meade? How do we protect us? That's the part I don't understand. So maybe, eventually someone can answer how that works.

One thing I caught here, Isaac, was the tanker shuttle. I thought they were going to move the fire hydrant down. We have someone here that is actually my brother. Their house burned down twenty something years ago. The tanker shuttle does not work in our area. The road isn't big enough; they can't get the trucks in. Once they get a couple in, it's done. That was something that perked my ears up; how is that going to work? It's an unlined road. The road does change; it's a descent up to JB Hunt. After that, the pavement changes and it becomes that gravelly stuff the DOT put down, it's not pavement. That would be a concern and there's also a train track. We have one way in and one way out. The train track is at SPC. So, if the train is loading and traffic is stopped, there's additional concerns there.

That's what we're here for. It's not that we don't want him there. They have tried to work with us, and we are very thankful for that. What is the difference in conditional use

permits for the property that stay with it versus going on the deed and goes away when you sell it? So, how do we protect us and the County from Jerry Meade?

The Chair said, at this point, I will call on the attorney.

Mr. Douglas Hall, General Counsel, said, that certainly would be effective. You can put restrictions on the deed. Most of us have restrictions on our deed, whether you realize it or not. They can be "in gross", which means it only applies to that owner or it can be "appurtenant", which means it runs with the land. I was jotting down some notes on what we would want if that decision was reached. When he purchases the land, before that deed is recorded, we would need to vet that language that's placed in the deed to make sure it meets whatever decision might be rendered and make sure it's appurtenant and not in gross because if it's appurtenant, it will always be there.

Mr. Jeff Corley asked, are they privately enforceable or publicly enforceable by the county.

Mr. Douglas said, yes, they could be enforced by the county. Anybody that lives adjacent, for example, could sue. Just like if you're in a private subdivision, anybody in the subdivision can sue to enforce the covenants.

Mr. Jeff Corley said, you use the word adjacent. Is there anyone residential that's adjacent?

Ms. Jennifer Hill, said, can I approach again just to show on the map? This is where he's talking about rezoning and then he has his buffer in this direction. Then you see an additional line; that is the Jerry Meade trust property and the very next is where our homes all start. So, there are the two lines there. We're not considered adjacent.

Mr. Mohammed Idlibi, said, so that very skinny parcel?

Ms. Jennifer Hill said, yes, this part would be his property, this is Jerry Meade and then this starts the homes. We own an acre here and then there's homes all down here and this is a dead end.

Mr. Mohammed Idlibi said, I have a follow-up question for legal counsel or Susie Morris. You mentioned this is a straight, conventional rezoning. What is to stop us from placing conditions on the rezoning?

Ms. Susie Morris said, by nature of the request they are making, you cannot impose conditions and every single use that is in GI, is what you have to consider. So, if the board would like something different, then you would need to state that or in this particular case, see where it falls and then potentially come back. We cannot place restrictions on it. As far as the deed restrictions, that's going to be a private matter. The only thing we can enforce is the zoning ordinance or a conditional district, where it says, you can do these five things, but not these ten. Does that answer your question?

Mr. Brent Rockett said, it was mentioned earlier by Isaac, that there are some additional expenses incurred to go the route of conditional rezoning on this. Can you help me understand what those additional costs would be?

Ms. Susie Morris said, they would have to have a site plan. They would have to have their permits in place from those outside agencies because they are part of our review process. Typically, when the board approves a conditional district or a special use permit, the terms of those agency permits, also become terms of that agreement.

Mr. Brent Rockett said, so the majority of that is the administrative costs, essentially?

Ms. Susie Morris said, we need a site plan showing what they intend to do, their stormwater plan and their erosion control.

Mr. Brent Rockett said, those are the things they're required to do to get the site plan approval regardless of conditional use or conditional rezoning.

Mr. Jeff Corley said, I would add that is a heavy investment up front, not knowing if you're going to get the conditions approved.

Mr. Charles Paxton asked, would that figure be between 2 and \$300,000 in due diligence pursuit costs?

Mr. Charles Paxton said, our next person speaking against, would be Mr. Lee.

Mr. Bobby Lee (Measmer) said, my name is Bobby Lee. My address is 6251 Homestead Place, Concord, NC 28025. If we're talking about deed restrictions, there was one word that came out and it was, for now, we would get this rezoned. I'm taking a man's word just like we all are here together with you as a board. So just reiterating, what we've been through with Jerry Meade and other surrounding property stuff. I'm not saying he's going to do that now, but you say he needs a site plan, now he's going to go to

that ten acre site plan and open up to the next rezoning. Like I said, I trust a man for his word. I just wanted to bring up that wordage to make sure I did hear him.

The Chair called on Mr. Brian Cash to speak.

Mr. Brian Cash said, my name is Brian Keith Cash. I live at 1860 Mulberry Road, Concord, NC 28025, which is on the other side, but at the entrance into the landfill. I've been there since 1978, and I've seen out of these trucking companies is nothing but a hazard on the roadway.

I know you say he's going to have people parking their trucks there for two weeks. Have you ever been a truck driver? You stay in town and your truck breaks down, you're there for a long time. If you have two or three trucks broke down; a guy and his girlfriend or wife or a guy and his kids, they're going to be hanging out there. We already had a problem with getting up off Highway 49 onto Blackwell Road and Pharr Mill Road with trucks there, just taking over. All I can see is that the trucking companies are a problem for the area. I didn't know anything about this until I saw the sign, so I haven't been to any meetings. The people that are here; we've been neighbors forever. I know they've got to have the same concerns that I have about the roadway and I'm just going to leave it at that. Thank you for letting me speak.

Mr. Charles Paxton, Chair, said, hearing no more against it, I'm going to close the public hearing. At this time, the board will need to discuss this request. Do we have a rebuttal, Isaac?

Mr. Isaac Padgett said, I don't think so unless anyone has any more questions.

The Chair said, now we can go back to Jeff's comments.

Mr. Jeff Corley said, I appreciate everybody coming out. That was wonderful, civil conversation on both sides. Sometimes the process works, and this is what you end up with; seeing both sides of the issue and I think that's what this board is often faced with. A long history out there for sure. When I read through the district descriptions straight out of the zoning ordinance and the rationale for those districts; GI is specifically for uses that could potentially cause nuisances and incompatibility. Putting a flat GI on that property and not in some way mitigating those nuisances that the zoning ordinance pretty well predicts are likely to happen, I think is unreasonable. I think I would have a different opinion if this was a conditional request. The use, even though I think could create some additional nuisances, is potentially the same kind of nuisances you're

maybe already dealing with. I think we could put some conditions on that to mitigate those additional uses, as much as this board possibly could. Without that ability and going by what the zoning ordinance specifically says about these two districts, I feel is really incompatible and just does not provide that transition and exposes the surrounding area to those nuisances.

Mr. Mohammed Idlibi said, Jeff, I agree. If you take a look at the Area Land Use Plan, you see some intensity close to the interchange. Then you see that intensity kind of become less with the office and then you have the residential. I think that was the intended use. So, coming in with a straight, conventional rezoning, I think falls short of what the original land use plan was calling for.

Mr. Michael Bywaletz said, I will echo that sentiment. Having that transition that's already on one side of the road, taking a parcel and adding it in, I could see that expanding it further and taking away that transition into the residential, I just don't feel like it fits this.

Mr. Mohammed Idlibi said, I'd like to add that it sounds like for what I'm hearing that perhaps an industrial zoning there could work, but perhaps less intense and less type of nuisance that they perceive. It doesn't mean necessarily that it doesn't work. It just means some restrictions may need to be put in.

The Chair asked if there were any other comments.

Mr. Brent Rockett said, I'm a married man, so I'm open to correction. If I understand this correctly, there's no way that we can approve this and enforce that there be changes to the deed. While that promise verbally is good, there's no way for this board to enforce that. That is what becomes troubling to me; is that there's just no way to control and protect this property from a list of things I know I wouldn't want in my backyard.

Mr. Adam Dagenhart said, I would agree with what everyone is saying. Additionally, Susie stated as proposed, when you have the OI and the GI, the buffers and the access would not work, which would mean that this would be undevelopable without coming back before this board. We would be setting up the applicant to not be able to do anything with the rest of this property or sell it.

Mr. Mohammed Idlibi said, one more thing I'd like to mention is when you give deed restrictions, it's very difficult to reverse that. So, when we approve a rezoning, we could potentially in the future, rezone again. Once you have a deed restriction that runs with

the land, it's almost like legal acrobats that are being put in to find a solution when a conditional rezoning would be more appropriate.

Mr. Charles Paxton said I've been in Mr. Rodney's shoes. I know what he is talking about with this issue. I am sympathetic to that, but I'm equally sympathetic to the neighbors. I know what it's like to have trucks running up and down and causing an issue. Is there any way this can be tabled to a later meeting to allow for more discussion with staff or at some point work out a conditional situation?

Mr. Isaac Padgett said, we're willing to do that. We're willing to table it and go to the conditional district and come back.

Mr. Adam Dagenhart said, so if that's the case, then it would need to be denied and then re-applied as conditional use?

Ms. Susie Morris said, you all can table it for them to go back and explore the conditional district option. The outlier is that we don't know how long it will take them to get those documents together and to get that site plan together. We have a room full of people and we typically like to let them know when it will be back in front of a board. You can table it for a certain amount of time, if they're not ready, it can be tabled again. After that, they have to start over or you could ask the applicant to withdraw the application this evening and come back with a new application that better fits the discussion that you had this evening. We would need to have that on the record.

Mr. Mohammed Idlibi said, I would like to make a motion to table this rezoning based on the applicant's interest in doing so; so that they may can go back and take a look at the land use plan and perhaps provide something that is less intense that meets the standard.

Mr. Adam Dagenhart said, or should we allow the applicant to withdraw and then reapply either with the conventional or they can explore the conditional use. That way, everybody's not on the hook for when we're going to meet again for this particular item. I would leave that up to the applicant to make that decision.

Mr. Isaac Padgett said, yes, we're willing to withdraw and come back after we have an engineer nail down the conditional district. The cost to do that is very significant up front.

Mr. Mohammed Idlibi said, based on his withdrawal, I withdraw my motion.

Ms. Susie Morris said, if they hold it open, they will have to wait at least a year to come back if it was to continue on that same path and not be approved.

Mr. Charles Paxton said, if he withdraws, he has to wait a year?

Ms. Susie Morris said, no. If they withdraw versus the tabling, then that is not out there.

Mr. Charles Paxton asked if anyone was willing to make a motion?

Mr. Adam Dagenhart said, I think the applicant needs to come to the microphone to make that official.

Mr. Adam Dagenhart said, I have a question either for the applicant or the neighborhood. I know they were trying to do the five acres to appease the neighborhood. If they withdraw, would that open it back up for them to utilize the entire ten acres if they did a conditional use, and we applied conditions that both parties are comfortable with?

Ms. Susie Morris said, with that conditional district, the expectation from staff and county would be whatever that site plan is, that they hold another neighborhood meeting. That's part of the application and the paperwork that has to be turned in. At that point, that would give them the opportunity to mitigate any real or perceived concerns from the neighborhood. Then hopefully by the time that plan would come to the board, it is something that is palatable to both sides.

Mr. Bobby Lee said, I want to ask a question if I can. Looking at OI, we're talking about conditions on a harsher zoning where it's already Office/Institutional. I'm going to try to do a reverse of this and I'm sure there's some kind of law against it, but there's a law against everything. He's basically wanting a service shop. That's the only thing that can't go on in Office/Institutional. I've got a garage in my backyard, where I work on two race cars. I change oil, we do all kinds of stuff. Yes, I want to work with Rodney, but we're talking about a harsher zoning and putting conditions on the man's property. Why can't you allow him to have a service shop that's no different than my 30' x 40' shop, but it stays Office/Institutional. It should save you some money because you're not going to get it rezoned. Anyway, just something a crazy redneck is sitting over here thinking about.

Ms. Susie Morris said, based on the uses that are being proposed, the way that we have to classify them in the ordinance, I think one could have gone into LI, but he's also trying to do the logistics support and the parking, which is GI. We haven't got to the point of a

site plan and whether or not they can do it. Initially, that is what staff suggested, but they wanted to try this route first. It's based on where the classifications of those uses are. Office/Institutional; that's our offices, that's our schools, that's our churches. That's not repair shops, that's the transitional district in between. Mr. Measmer's point is he is talking about an accessory use at his home. That's an accessory building. This is someone trying to come in with a primary use, so it's a little different.

Ms. Jennifer Hill said, if we do conditions and he comes back, is it held to that site plan?

Ms. Susie Morris said, if they decide to pursue a conditional district, that essentially becomes a mini-zoning ordinance for that property and there's also a site plan that goes along with it.

Mr. Mohammed Idlibi said, and some conditions, right? A conditional restriction?

Ms. Susie Morris said, that's where it's like a mini-zoning ordinance. If there are ten uses that are allowed and they shorten it to five, then those are the only things that can happen there. It has to look like that site plan. If it does not, they have to come back to the board for approval.

Mr. Charles Paxton said, at this point, Mr. Padgett, the ball is in your court.

Mr. Isaac Padgett said, we would just like to withdraw the application and bring back the conditional district application at a later date. Thank you for your time.

Mr. Brent Rockett **MOTIONED, SECOND** by Ms. Holly Edwards, to **ACCEPT** the withdrawal of the application. The vote was unanimous to **ACCEPT** the withdrawal.

Mr. Jeff Corley said, apparently there were some issues with notification, and I don't know if that is simply the non-contiguous bordering properties. I guess a new sign will go up when they're ready to come back. I just want to make sure we have a chance to get everybody back to have this discussion.

The Chair told the applicant and the members of the audience that they were free to leave and called on Mr. Douglas Hall, General Counsel, to give a legal update.

LEGAL UPDATE

Mr. Douglas Hall said, we do have a number of things we're working on; some of the older cases that we're trying to tamp down. We've actually made a lot of progress. I'm going to try to get with Susie in the next day or two to have her review some letters and

some lists we're sending out. We're trying to get more organized on marshalling fire violations, code violations, planning and zoning violations with one meeting, one letter, and one lawsuit if it's something that has to go to court, instead of doing a piece meal. For example, I'm going to talk to Susie tomorrow about a problematic situation where Code and Fire have been out there and said yes, we can get this fixed. That can satisfy us, but I'm not sure it can satisfy planning and zoning. We need to have a unified approach. As J.T. and I were talking, he said, I don't want this guy to do anything. He can make me happy, but if he can't make Code happy and he can't make Zoning happy, there's no point in doing it. So, we're trying to take that approach, and we've got several older cases, where maybe it was perching on a planning and zoning issue, but now we realize there were some other code issues, too. Then there's fire issues and they haven't been out there, so we're trying to bring them in when we need to, or if J.T. has something come up, then bring Susie in to make sure she's aware of it. I feel good about what we're doing. Since I'm new, I'm trying to do what I'm told and that's what I've been told to do, so that's what we've been doing, and I think it's going well. Thank you.

The Chair called on Ms. Susie Morris, Director of Planning and Development, to speak.

DIRECTOR'S REPORT

Ms. Susie Morris said, a lot of those cases we've been dealing with, came before you during the pandemic and then they said oh no, just kidding, we want to table it, or we want to withdraw. They still haven't corrected those issues, so some of those are still outstanding. We are trying to do that more coordinated effort, because as you all know, when it comes down to it, zoning has the least amount of power of anybody to try to get somebody to do something. When the fire marshal comes and tells you they're going to pull the power, that typically gets people's attention. So, we're trying to have this more coordinated effort, especially if we have to put it in front of a judge. The way this came up is we had a case we were getting ready to file. Evan had the case ready, and he passed it over to Doug and he said, wait, why does this just have zoning? I thought you said there were other things. So, after this realization, everyone just wants to push everything back on zoning like we're the bad guys. It's not always about just zoning.

For our two members that went to the training, do you have anything you would like to report to the other members?

Mr. Mohammed Idlibi said, it was excellent. Next time you get a chance, make sure you try it.

Ms. Susie Morris said, they finally have two new videos out there, but I can't access them because of the way they have them set up. So, I'm trying to work through that with the School of Government. Hopefully, they will get that worked out. You know how when you first came on the board, you would get the link and go to the video, then would give us the screenshots that you completed them. They are currently unable to do that with the way they have it set up in Canvas; that's what they use for the students. So hopefully, we will have an answer back soon about how we can share that new information out with you. That's all that I have.

Mr. Charles Paxton, Chair, asked if anyone would like to entertain a motion to adjourn.

Mr. Adam Dagenhart **MOTIONED, SECOND** by Mr. Mohammed Idlibi, to **ADJOURN**. The vote was unanimous to **ADJOURN** at 7:44 pm.

APPROVED BY: Charles Paxton, Chair

SUBMITTED BY: Lisa Johnson, Clerk to the Planning & Zoning Commission

ATTEST BY: Susie Morris, Planning & Development Director

PLANNING STAFF REPORT
CABARRUS COUNTY PLANNING AND ZONING COMMISSION
06/10/2025

Staff Use Only:
Approved: _____
Denied: _____
Tabled: _____

Variance: VARN2025-00003

Applicant Information: John & Ellen Tretow
5139 Navion Place
Concord, NC 28025

Owner Information: John & Ellen Tretow
5139 Navion Place
Concord, NC 28025

PIN: 5559-67-0264

Area in Acres: +/- 1.44

Purpose of Request: The purpose of the request is to seek relief from the 20-foot side setback requirement for the Countryside Residential (CR) zoning district located in Chapter 5, District Development Standards, Section 5-5. B, Dimensional Standards.

- A carport is currently located almost entirely in the required side setback and is approximately five (5) feet from the property line.

The property owner is also seeking relief from the impervious surface maximum of 20% for the Countryside Residential (CR) zoning district located in Chapter 5, District Development Standards, Section 5-5. B, Dimensional Standards.

- The survey provided to confirm the location of the site improvements shows the subject property currently exceeds the impervious limits for the Countryside Residential (CR) zoning district.

Site Description: A single-family dwelling unit was built on this property in 1995. A 43' x 35' accessory structure constructed in 1995. A 16' x 40' carport with a concrete pad, a concrete driveway and a smaller accessory structure were added in 2024.

Current Land Uses: The subject property is currently used for residential purposes.

Adjacent Land Uses:	Residential uses are located to the South, West and North. A cemetery for the Cold Springs Global Methodist Church is located to the East of the subject property.
Permitted Uses:	Any use permitted within the CR zoning district would be allowed on the subject property.
Existing Zoning:	Countryside Residential (CR)
Surrounding Zoning:	North: Countryside Residential (CR) East: Countryside Residential (CR) South: Countryside Residential (CR) West: Countryside Residential (CR)
Sign Posted:	March 21, 2025
Newspaper Notification 1:	March 26, 2025
Newspaper Notification 2:	April 2, 2024
Notification Letters:	March 19, 2024

Exhibits

- Exhibit A – Staff Report
- Exhibit B – Staff Maps
- Exhibit C – Application
- Exhibit D – Survey/Property Information
- Exhibit E – Neighborhood Meeting Information
- Exhibit F – Adjacent Owner Letter information

Agency Review Comments

Cabarrus Health Alliance Review:

The driveway crossing over the drain field will eventually (if not already) damage the drain lines laying beneath. Unfortunately, due to new laws we cannot prevent property owners from crossing over the drain field. *(Jacob Snyder, Cabarrus Health Alliance)*

Fire Review:

The Fire Marshal has no issues with the proposed variance. *(Jacob Thompson, Fire Marshal)*.

Soil and Water Conservation Review:

The Cabarrus Soil and Water Conservation department has no issues with the proposed variance. *(Daniel McClellan, Sr. Resource Conservation Specialist)*.

Sheriff's Department Review:

The Sheriff's department have no issues with the proposed variance. (*Travis McGhee, Lieutenant*).

Emergency Services Review:

Emergency Medical Services have no issues with the proposed variance. (*Justin Brines, EMS Deputy Chief*).

NCDOT Review:

No comment from the NCDOT. (*Jason Faulkner, Assistant Distract Engineer*).

Zoning Review:

See staff report (*Christopher Chapman, Planner*).

History / Other Information

- The subject property is approximately 1.44 acres in size.
- The subject property is currently zoned Countryside Residential (CR). It was originally zoned Medium Density Residential (MDR) when Heritage Springs subdivision was recorded on August 23rd, 1994. The property was subsequently rezoned to LDR sometime between 2003 and 2005 and rezoned to CR in 2009.
- The primary residence and the larger accessory structure were constructed prior to 2001 when the property was zoned MDR. The carport, a smaller accessory structure and the additional concrete and driveway have been constructed since January of 2024 and are clearly visible on December 25, 2024, Pictometry imagery. (See Exhibit B)
- The subject property does not have any regulated special flood hazard area and is not located in a watershed area. There are no streams, wetlands, or other notable geographical or topographical features that would hinder the use of the property.
- Navion Place is not listed on the Cabarrus-Rowan Metropolitan Planning Organization's (CRMPO) Comprehensive Transportation Plan (CTP) Index. Therefore, widening of the facility is not scheduled for the foreseeable future.
- The application states the reason for the variance request is to allow the carport used for storage of an RV to remain at the current location.
- The applicant contends that the carport doesn't detract from the property or the properties surrounding it. The applicant would like the carport to remain for the storage of the RV. The property owner believes there is no other reasonable location to store the RV on the property.

- The carport is in the required twenty (20) foot setback for the CR district and is approximately five (5) feet from the property line.
 - The applicant is requesting fifteen feet of relief from the side setback requirement for the carport housing the RV.
- The applicant installed a new concrete driveway that crosses over the septic drainage field. Comments from the Cabarrus Health Alliance (CHA) are included.
- With the installation of the driveway and additional structures, the property currently exceeds the impervious surface coverage maximum allowed in the CR district.
 - The subject property is currently limited to 12,527 square feet of impervious area.
 - The survey dated April 8, 2025, shows a total of 12,619 square feet or 20.146% coverage.
- Applicant acknowledges placement of the carport, additional concrete and the smaller accessory structure without consult of the zoning department or obtaining permits.
 - Permits will need to be obtained for the carport as well as the new accessory structure towards the rear of the property.

Conditions of Approval

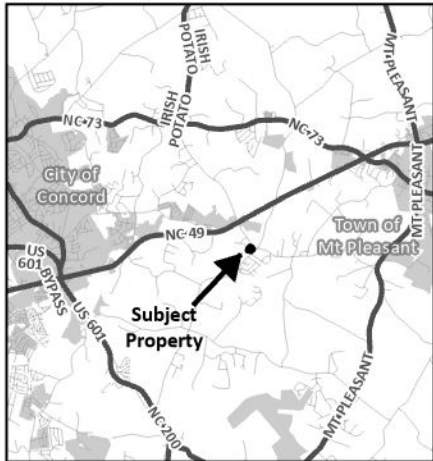
Should the Board of Adjustment grant approval of the variances, the following conditions should be considered as part of the approval and case record:

- The Granting Order, stating restrictions and applicable conditions of approval, shall be recorded with the deed of the property.
- The site exceeds the allowable amount for the CR zoning designation. No additional impervious area may be added.
- Applicant must obtain after the fact permits for the structures as needed.

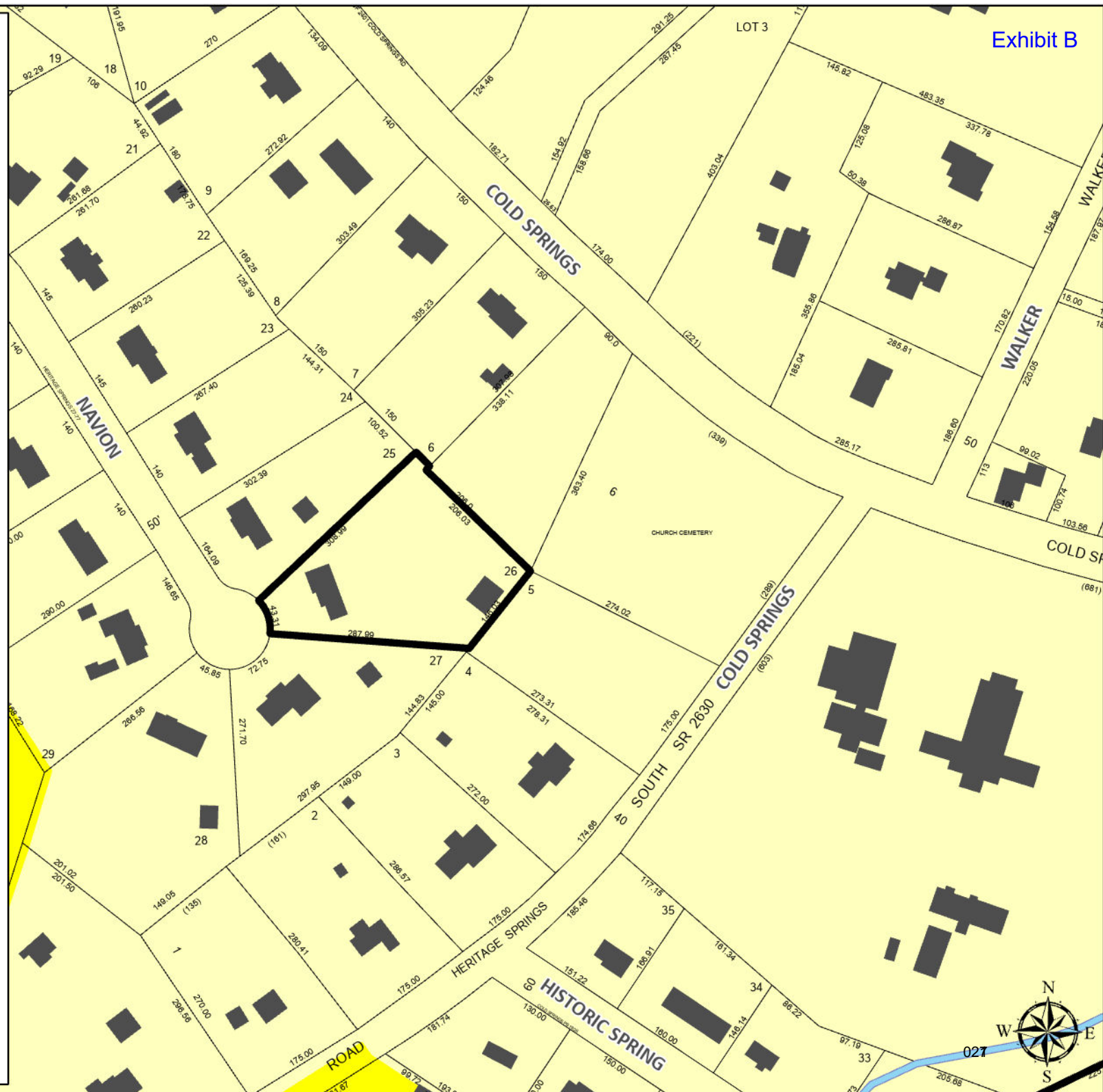
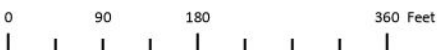
Central Planning Area Zoning Map



Applicant: John Tretow
Owner: John & Ellen Tretow
Case: VARN2025-00003
Address: 5139 Navion Place
Purpose: Setback Encroachment &
Impervious Surface Coverage
PIN: 5559-67-0264



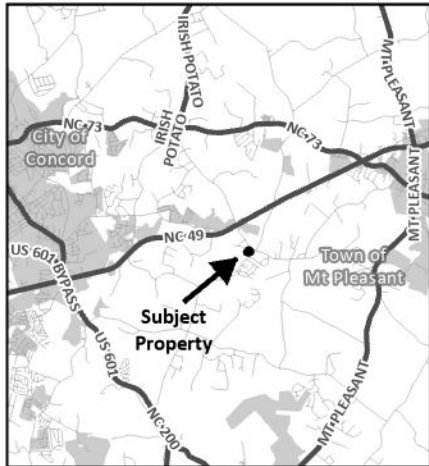
Cabarrus County shall not be held liable for any errors in this data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. These data cannot be construed to be a legal document. Primary sources from which these data were compiled must be consulted for verification of information contained within the data. Map prepared by Cabarrus County Planning and Development June, 2025



Central Planning Area
Aerial Map



Applicant: John Tretow
Owner: John & Ellen Tretow
Case: VARN2025-00003
Address: 5139 Navion Place
Purpose: Setback Encroachment &
Impervious Surface Coverage
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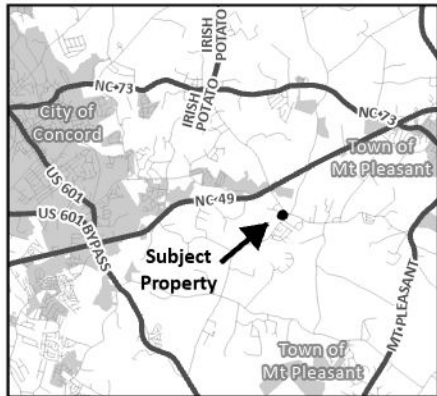
0 50 100 200 Feet



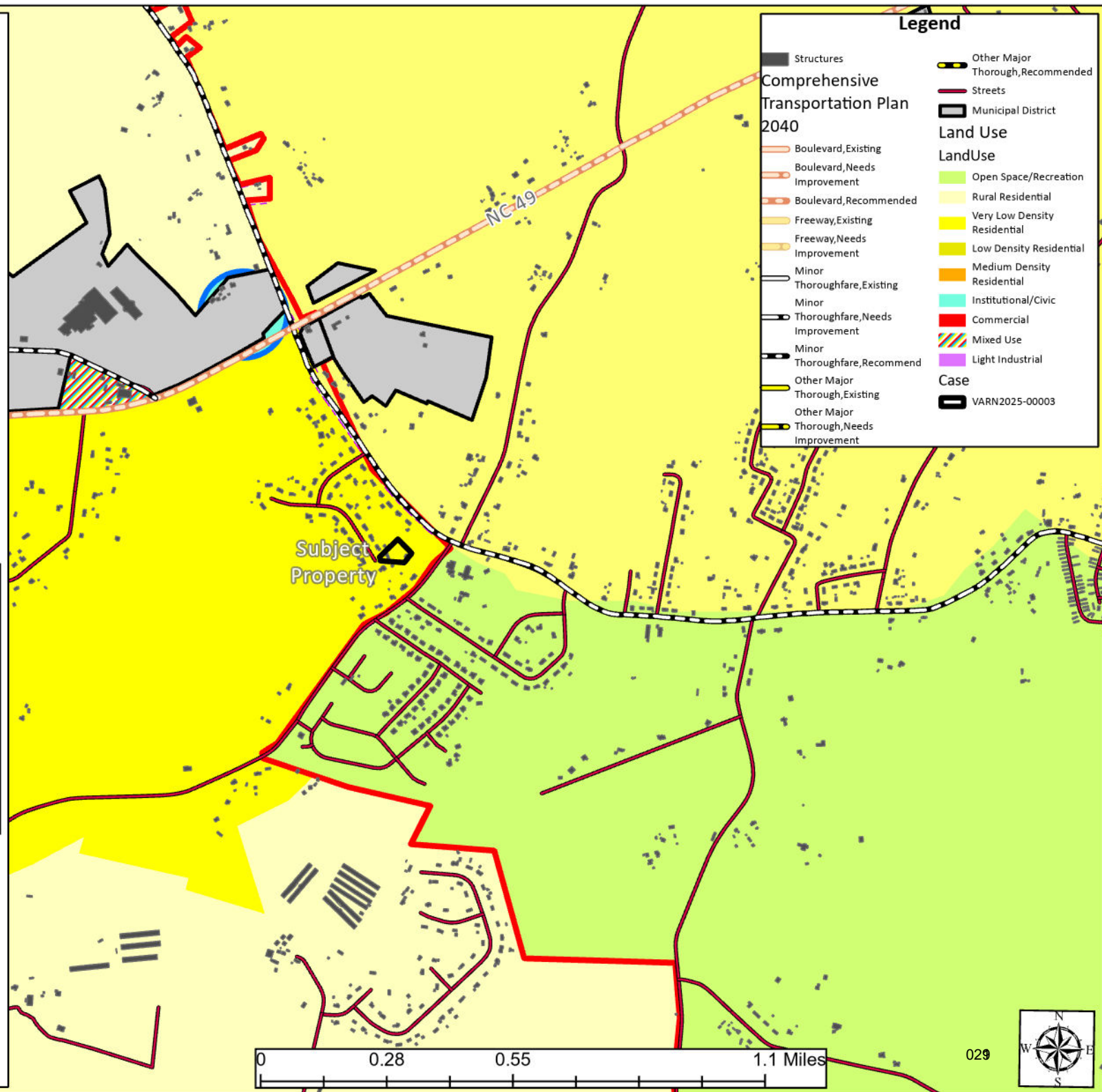
Central Planning Area Future Land Use Map



Applicant: John Tretow
 Owner: John & Ellen Tretow
 Case: VARN2025-00003
 Address: 5139 Navion Place
 Purpose: Setback Encroachment &
 Impervious Surface Coverage
 PIN: 5559-67-0264



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VARN2025-00003

Pictometry Imagery

Aerial imagery from 2/28/2023:



Aerial imagery from 2/28/2023:



Aerial imagery from 2/28/2023:



Aerial imagery from 2/28/2023:



Aerial imagery from 2/28/2023:



Aerial imagery from 12/25/2024:



Aerial imagery from 12/25/2024:



Aerial imagery from 12/25/2024:



Aerial imagery from 12/25/2024:



Aerial imagery from 12/25/2024:





CABARRUS COUNTY VARIANCE APPLICATION

STAFF USE ONLY:

Application/Accela#: _____

Reviewed by: _____

Date: _____

Amount Paid: _____

INSTRUCTIONS/PROCEDURES:

1. Schedule a pre-application meeting with Staff. During this meeting, Staff will assess the proposed variance request to evaluate options that may be available to you through the zoning ordinance. If it is necessary to proceed with the request, Staff will explain the procedures and requirements, including the thresholds of consideration for variance requests.
2. Submit a complete application to the Planning Division. All applications must include the following:
 - Cabarrus County Land Records printout of all adjacent property owners. This includes properties located across the right-of-way and all on-site easement holders. The list must include owner name, address, and Parcel Identification Number.
 - A recent survey or legal description of the property.
 - Required number of copies of the proposed site plan (determined at pre-app meeting).

At a minimum, the site plan must show the following:

- The subject property and any adjacent properties.
 - All existing buildings, including setbacks from property lines.
 - All proposed buildings, parking facilities and accessory uses, including setbacks from property lines (if applicable).
 - The location and type of screening and buffering proposed (if applicable).
 - Impervious surface ratio (if applicable).
 - Waterbody buffers (if applicable).
 - Delineation of the proposed variance on the site plan so that the type and nature of the variance the applicant is seeking is clear. (This may be accomplished by submitting two site plans. One to show the requirements of the ordinance and a second to show what the variance request will achieve.)
 - Any additional item(s) that must be illustrated on the plan as determined during the pre-application meeting.
- Neighborhood meeting documentation (minutes and list of attendees)
 - Any additional documents essential for the application to be considered complete. (Determined at pre-application meeting)
3. Submit cash, check, or money order made payable to Cabarrus County.

Fees: Residential Variance request = \$500.00 first acre + \$15.00 each additional acre

Non-residential Variance request = \$600.00 first acre + \$15.00 each additional acre

(Plus cost of advertising and engineering fees if applicable)

Incomplete applications will be returned to the applicant and will not be processed.

PROCESS SUMMARY:

1. Hold a pre-application meeting with Staff to discuss your request and the variance process.
2. Submit a complete application with the appropriate fees to the Cabarrus County Planning Division.
Staff and appropriate agents will review your complete application and site plan and comments will be forwarded to you. You will need to address the comments in writing, revise the site plan accordingly and resubmit a site plan showing that comments are addressed, and errors corrected.
3. Once advised that the site plan and supporting documentation are complete and ready to be presented to the Board of Adjustment, you will need to submit the final material to staff (number determined by Staff).
4. When the information is received, Staff will begin to prepare a staff report, schedule a public meeting date and notify adjacent property owners of the public meeting/public hearing date. A sign advertising the public hearing will also be placed on the property being considered for the variance request.

Meeting Information: Meetings are held the second Tuesday of each month at 6:30 p.m. in the Cabarrus County Governmental Center located in downtown Concord at 65 Church Street, SE or an alternative location as announced.

Variance: Variance requests are considered by the Board of Adjustment during a quasi-judicial hearing. This means that anyone wishing to speak regarding the application must be sworn in. The vote requirement for the variance request to pass is 80% or greater. Additional conditions may be added as part of the variance approval process.

Questions: Any questions related to the variance process may be directed to the Planning Division at 704-920-2141, between 8 AM and 5 PM, Monday through Friday.

APPLICANT

John TRETOW
NAME

5139 NAVION PL
ADDRESS

CONCORD NC 28025
CITY, STATE, ZIP CODE

980.521.9316
PHONE NUMBER

FAX NUMBER

jtretow27@icloud.com
E-MAIL ADDRESS

PROPERTY OWNER

JOHN & ELLEN TRETOW
NAME

5139 NAVION PL
ADDRESS

CONCORD NC 28025
CITY, STATE, ZIP CODE

980.521.9316 704-641.0069
PHONE NUMBER

FAX NUMBER

carnesellen@gmail.com
jtretow27@icloud.com
E-MAIL ADDRESS

Is Applicant the designated Point Of Contact for comments and for billing? Yes X No _____

If no, provide POC name, email, phone and address:

Legal Relationship of Applicant to Property Owner

Existing Use of Property

Existing Zoning

Property Location

Tax Map and Parcel Identification Number (PIN)

PRIVATE HOME

CR

LOT 26 HERITAGE SPRINGS

5559670264000

TO THE BOARD OF ADJUSTMENT

I, JOHN A TRETOW, HEREBY PETITION THE BOARD OF ADJUSTMENT FOR A **VARIANCE** FROM THE LITERAL PROVISIONS OF THE **ZONING ORDINANCE**. UNDER THE INTERPRETATION GIVEN TO ME BY THE ZONING ADMINISTRATOR, I AM PROHIBITED FROM USING THE AFOREMENTIONED PARCEL OF LAND. I REQUEST A **VARIANCE** FROM THE FOLLOWING PROVISION(S) OF THE ORDINANCE.

The following information shall be completed by applicant(s) seeking a variance:

1. Variance Request Including Related Zoning Ordinance Section(s)

Section: PER CR ZONING, (1) IMPERVIOUS LOT COVERAGE

EXCEEDS 20% MAX, AS SURVEY INDICATES: 20.146%

(2) SIDE YARD SET BACK OF 20 FEET, ASKING TO MAINTAIN

CARPORT LOCATION AT 5 FEET FROM SIDE YARD LOT LINE.

REF: SECTION 5-5, CONVENTIONAL SUBDIVISION STANDARDS, B. DIMENSIONAL STANDARDS

2. Reason(s) for Seeking a Variance

(1) ADDING THE DRIVEWAY IN 2024, EXCEEDED THE 20% MAX
IMPERVIOUS COVERAGE, PER CR ZONING.

(2) CARPORT IS FOR RV PARKING AND LOCATED 5 FEET
FROM THE SOUTHWEST PROPERTY LINE.

FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE:

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. State law and local ordinance provide strict requirements on standards for granting a variance. Pursuant to G.S. 160D-705(d) and Cabarrus County Development Ordinance § 12-20, the Board must make the following four conclusions before issuing a variance:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

In order to make its determination, the Board will review the evidence submitted in this application as well as receive public comment during the scheduled public hearing. This application will be entered into the official record of the public hearing.

THE RESPONSIBILITY FOR PRESENTING EVIDENCE TO SUPPORT THE VARIANCE REQUEST, AS DESCRIBED DURING THE MEETING AND TO THE BOARD OF ADJUSTMENT, LIES COMPLETELY WITH THE APPLICANT.

FINDING OF FACT CHECKLIST

Please provide an explanation to each point in the space provided.

1. **Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.**

(This often will be the most difficult area in which to make a determination. The issue, as established by court decisions, deals with the nebulous term of "reasonableness." Generally, if the variance is sought to make a greater profit on this property at the expense of others in the area, this point cannot be met. This item is best reviewed with the concept of, "is the property barred from a reasonable use if the strict terms of the ordinance are adhered to"?)

I PAID A CONTRACTOR TO INSTALL A CONCRETE DRIVEWAY, INCLUDING
A SIDE-PAD FOR RV PARKING, ON WHICH A PROFESSIONALLY BUILT
CARPORT WAS INSTALLED. I WAS NOT AWARE OF THE CR ZONING
STANDARDS DURING THE CONSTRUCTION PROCESSES.
I WOULD LIKE TO KEEP THE DRIVEWAY AND CARPORT INTACT,
EVEN THOUGH, EACH ITEM IS NOT TO CURRENT CR ZONING STANDARDS.

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

(The problem must be unique to the property and not a public hardship and must apply to the property, not the property owner).

I USED THE ORIGINAL PLAT MAP FROM AUG. 23, 1994 AS THE GUIDELINE FOR SETBACKS, WHICH STATES "SIDE = 5'" AS THE SETBACK.

I DON'T KNOW WHEN ZONING REGULATIONS CHANGED TO CR AND WAS NOT AWARE IN 2024 WHEN THE ADDITIONS WERE MADE TO THE PROPERTY.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

(The hardship must not be caused by the action or inaction of the applicant, such as failure to exercise reasonable due diligence before buying a property or building without a permit.)

I WAS NOT AWARE OF THE 20' SETBACK AND ALSO DID NOT ACQUIRE A PERMIT FOR THE CARPORT BEFORE PURCHASE AND INSTALLATION.

AND, I WAS NOT AWARE OF THE 20% IMPERVIOUS COVERAGE MAXIMUM.

4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

(If a variance is granted, is the overall "spirit" of the zoning ordinance still intact? While difficult to explain, some types of variance requests are not in accord with the general intent and purpose of the ordinance and therefore must be cautiously reviewed. These often include extending a non-conforming use in scope, a use variance (not allowed), and modifying a dimensional standard to the detriment of a neighborhood or area. Also, does the variance make sense? Will its approval or denial endanger anyone? Will the essential character of the area be altered if approved or denied?)

ALL IMPROVEMENTS TO THE PROPERTY SINCE 2024 HAVE BEEN DONE WITH NO INTENT TO HARM THE NEIGHBORHOOD, ONLY TO IMPROVE OUR QUALITY OF LIFE AT THE PROPERTY. ALL OF THE ADJOINING NEIGHBORS HAVE ZERO ISSUES WITH ANY OF THE IMPROVEMENTS. THE DRIVEWAY AND CARPORT WERE INSTALLED BY CONTRACTED PROFESSIONALS.

POSSIBLE CONDITIONS, SUGGESTED BY THE APPLICANT:

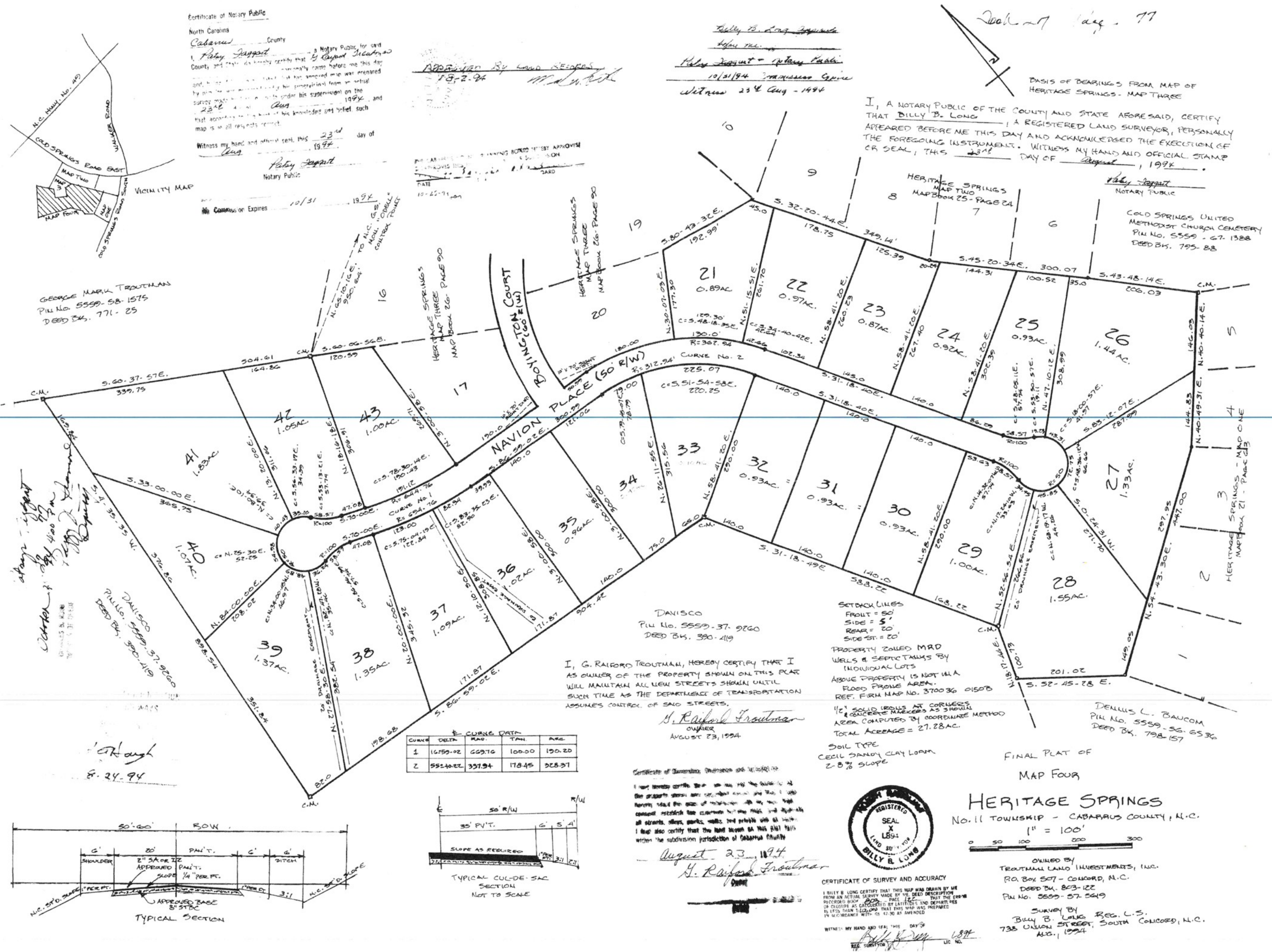
If the Board of Adjustment finds that a variance may be in order, but the Board still has concerns in granting the variance, reasonable conditions can be imposed to assure that any of the four points will continue to be met and not violated. In your review of the four points, are there any conditions that you believe would clarify the justification of a variance? If so, suggest these conditions in the space below.

NONE OF OUR NEIGHBORS HAS ANY ISSUES WITH THE CARPORT
LOCATION OR THE IMPROVED COVERAGE AREA. I UNDERSTAND
NO FURTHER "BUILDING" CAN TAKE PLACE ON THE PROPERTY AND HAVE
NO ISSUE. MY ~~GOAL~~ GOAL IS TO RETAIN WHAT EXISTS WITHOUT FURTHER
EXPENSE TO REMOVE ANY CONCRETE OR STRUCTURES.

I CERTIFY THAT ALL OF THE INFORMATION PRESENTED BY ME IN THIS APPLICATION IS, TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

SIGNATURE OF OWNER: *[Signature]* Ellen H. Triton DATE: 5/12/25

SIGNATURE OF APPLICANT: *[Signature]* Ellen H. Triton DATE: 5/12/25



VICINITY MAP (NOT TO SCALE)

HIGHWAY 49

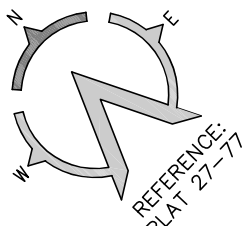
BOYINGTON CT

NAVION PL

COLD SPRINGS RD

COLD SPRINGS RD S

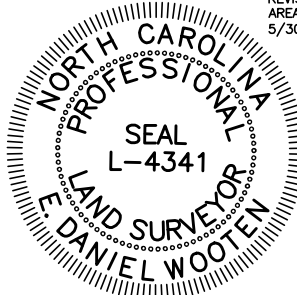
SITE



119 SMITH CIRCLE
MATTHEWS, NC 28104
TEL. (980) 328-2977
WWW.WOOTENSURVEYING.COM

CREW:	DRAWN:	REVISED:
JW	EP	HW


REVISED: 5/6/2025 ADD GRAVEL TO IMPERVIOUS
AREA TABLE
5/30/2025 UPDATE SETBACKS PER ZONING



**COLD SPRINGS GLOBAL
METHODIST CHURCH, INC.**
DEED 16543-261

LOT 6
HERITAGE SPRINGS
MAP TWO
PLAT 25-24

**COLD SPRINGS GLOBAL
METHODIST CHURCH, INC.**
DEED 16543-261

FIP  N 45°18'07" W FIR
115.10' (TIE)

1. ZONING CR
2. SURVEY PERFORMED WITHOUT BENEFIT OF TITLE COMMITMENT REPORT.
3. WOOTEN SURVEYING & ASSOCIATES DOES NOT CLAIM THAT ALL MATTER OF RECORDS ARE SHOWN HEREON.
4. LOT COVERAGE (MAXIMUM) IMPERVIOUS SURFACE 20% (12,527 SQ.FT)(PER CR ZONING)

FRONT SETBACK - 50'
SIDE SETBACK - 20'
REAR SETBACK - 30'

FRONT SETBACK - 50'
SIDE SETBACK - 5'
REAR SETBACK - 20'

Plan view of a proposed roundabout at the intersection of Navion Place and an unnamed road. The roundabout is a circular island with a 50-foot public right-of-way. Navion Place is a 50-foot wide road running horizontally across the top. The unnamed road runs vertically through the center. The roundabout has a central island labeled 'FIR' and a surrounding ring labeled 'C1'. The outer edge of the ring is a curve with a radius of 74.5835 feet and a central angle of 93.07 degrees. The road surface is shown with a stippled pattern. The surrounding area is labeled 'R/W' (Right-of-Way). The intersection is labeled 'PB' (Proposed Bridge) and 'TP' (Traffic Pattern). The road is labeled 'ASPHALT DRIVE'.

.30' REAR SETBACK

AREA LOT 26
62,635 SQ.FT.
1.438 ACRES

**HERITAGE
SPRINGS**
MAP ONE
PLAT 21-63

LOT 5

LOT 4

CB – CABLE BOX
CONC – CONCRETE
EP – EDGE OF PAVEMENT
FCM – FOUND CONCRETE
MONUMENT
FIP – FOUND IRON PIPE
FIR – FOUND IRON REBAR
FSB – FRONT SETBACK
GRAV – GRAVEL
HVAC – HEATING & AC UNIT
PB – POWER BOX
PM – POWER METER
R/W – RIGHT-OF-WAY
SP – SCREEN PORCH
SSB – SIDE SETBACK
TP – TELEPHONE PEDESTAL

LABEL	SQUARE FEET
A	1,973
B	7,609
C	346
D	9
E	640
F	1,207
G	368
H	467
TOTAL	12,619

LINE	BEARING	DISTANCE
L1	S 45°01'53" E	35.04'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	43.24'	N 18°31'45" W	41.90'

BOUNDARY/PHYSICAL SURVEY OF:
LOT 26, HERITAGE SPRINGS, MAP FOUR - #5139 NAVION PLACE

NO. 11 TOWNSHIP, CABARRUS COUNTY, NORTH CAROLINA

ELLEN TRETOW AND JOHN TRETOW

PREPARED FOR

SCALE 1" = 50'

PLAT BOOK 27 PAGE 77

DEED BOOK 16508 PAGE 93

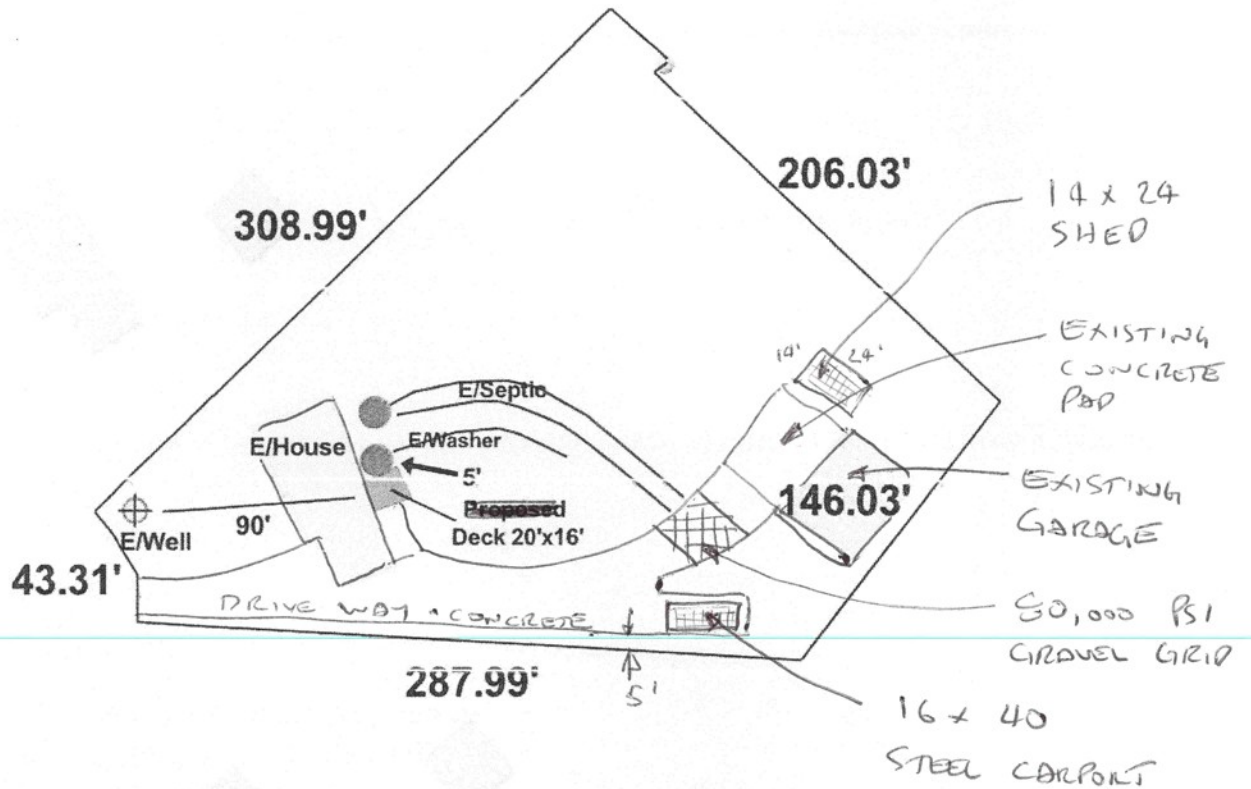
TAX NO. 5559-67-0264

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT
LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON
MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY, FEDERAL INSURANCE ADMINISTRATION.
FEMA PANEL NUMBER: 3710555900J
FEMA PANEL DATE: 11/5/2008 JOB NO. 259

JOB NO. 2592
5139NAVIONPLACE.DWG





HERITAGE SPRINGS
 LOT 26
 5139 NAVION PLACE
 CONCORD NC 28025
 PIN# 5559670264000



The Public Health Authority of Cabarrus County

CABARRUS
HEALTH
ALLIANCE

File/Permit #: CHA-ESA-2024-00122

10/7/24

EXISTING SYSTEM APPROVAL

Issued by:



Local Health Department



AOWE



Certified Inspector

☒ Existing System Approval

☒ Site modification (e.g., storage shed) or footprint addition with no DDF or wastewater strength increase

☐ Reconnection when the proposed facility is in the same footprint as existing/previous facility

☐ Construction Authorization/Notice of Intent to Construct

[issued for reconnection when the proposed facility is not in the same footprint as existing/previous facility pursuant to Session Law 2023-77, Section 5.(c)]

[certified inspectors are not authorized to approve reconnections outside of footprint pursuant to Session Law 2023-77, Section 5.(c)]

Applicant: TRETOW JOHN

Mailing Address: 5139 NAVION PL

City: CONCORD

State: NC Zip: 28025

Phone #: 704-641-0069

Email: carnesellen@gmail.com

Owner: CARNES ELLEN H TRETOW JOHN HSB

Mailing Address: 5139 NAVION PL

City: CONCORD

State: NC Zip: 28025

Phone #: 704-641-0069

Email: carnesellen@gmail.com

PIN/Lot Identifier: 55596702640000

Property Location/Address: 5139 NAVION PL CONCORD NC 28025

Facility Type: ☒ House/Modular ☐ Mobile/Manufactured Home ☐ Business ☐ Other: _____

Operation Permit/ATO #: 95-33 Design Daily Flow: 360 GPD

Number of Bedrooms: 3 Max # Occupants: 6 Other: _____

Wastewater Strength: ☒ Domestic ☐ High Strength ☐ Industrial Process Wastewater

Water Supply: ☒ Private well ☐ Public well ☐ Shared well ☐ Municipal Supply ☐ Spring ☐ Other: _____

Proposed Property Improvement: Existing carport 20' x 40', existing shed 14' x 24', existing garage 30' x 43'

All of the following must be checked for approval:

*For Reconnections:

- ☐ Site complies with its Operation Permit or the wastewater system was in use prior to July 1, 1977
- ☐ No current or past uncorrected malfunction of the system as described in 15A NCAC 18E .1303(a)(2)
- ☐ DDF and wastewater strength for the proposed facility do not exceed that of the existing system
- ☐ Facility meets the setbacks in Section .0600 of 15A NCAC 18E
- ☐ Existing system is being operated and maintained in accordance with Section .1300 of 15A NCAC 18E and permit conditions.

*For Site Modifications or Footprint Expansions:

- ☒ Proposed structure meets the setbacks in Section .0600 of 15A NCAC 18E

Approval Conditions: _____

Inspector's Printed Name: Ashton Pryor

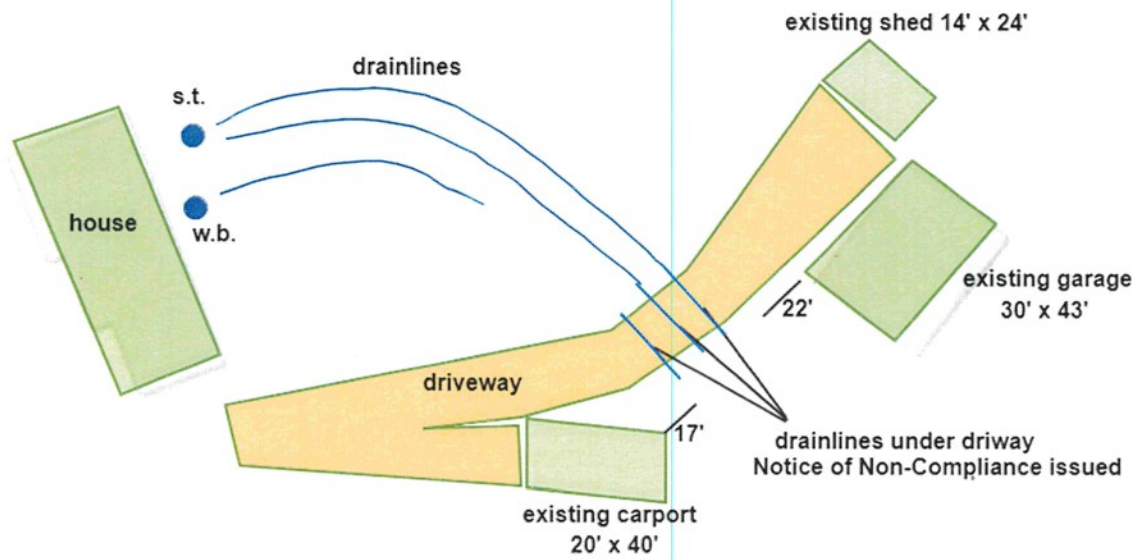
Inspector Certification #: 3170

Inspector's Signature: *Ashton Pryor*

Date: 9-26-2024

DHHS/DPH/EHS/OSWP

January 2024
Form 1-ESA-24.1





Cold Springs Global Methodist Church

December 18, 2024

To whom it may concern. Cold Springs Global Methodist Church is aware of the garage that was built on Mr. John Treadow property. The Church is ok with its location and does not seek any action to be taken.

If you have any questions feel free to contact me at 704-791-9969.

Tim Hurlocker
Trustee Chair Cold Springs GMC

COLD SPRING GLOBAL METHODIST CHURCH CEMETERY

LOT 5

PIN 55596732121000

1/3/25

PIN 55596688780000

PIN 55596724540000

"Find everlasting refreshment for your soul in Jesus Christ"

2550 Cold Springs Road, East, Concord, North Carolina 28025
Telephone ~ 704-782-1811 - Fax ~ 704-793-4629
www.coldspringschurch.org

Cabarrus County Planning and Zoning

To whom it may concern

My husband and I own the adjoining property to the left of John and Ellen Tretow. We talked with Ellen and Jon concerning the carport on their property. The structure is professionally installed, and we feel it does not affect us or our property in anyway.

Although the structure may reside within the Cabarrus County zoning setback we agree to any variance that may be need for the carport to remain in its current location.

We do not feel the structure's location is in any way a problem. In addition to our personal believes as a State Certified Residential appraiser it is my opinion that the location of the structure does not affect the Marketability of our property or their property for that matter.

I have talked with a couple local realtors an asked their opinion on Carports – for vehicles and also for recreational vehicles similar to the carport on the Tretow's property and all agree that the carport in many cases are considered personal property and does not negatively affect the marketability of properties in general.

Please take into consideration the fact that we the adjacent property owners agree to any variance that may be needed to allow the carport to remain in its current location.

Thank you for your time

Respectfully

 09/24/24

Wendy and Greg Walters

5142 Navion Place

Concord NC 28025

980-521-8062

LOT 27 5 1/3/25
PIN 55595790450000

Walters Property Appraisals
REAL ESTATE SERVICES

Wendy R. Walters
State Certified Residential Real Estate Appraiser

5142 Navion Place
Concord, NC 28025

Cell: 980-521-8062

Email: wendywalters@waltersappraisals.com

11/10/24

John,

I was very sorry to hear about your difficulties with Cabarrus County as far as any structure placement on your property! After walking over to survey the improvements, I don't see where you are affecting me or the other neighbors surrounding your property.

I truthfully can write that since you've moved in, the work you've done on your property has enhanced our little community, always neat and well-manicured in and around your home.

I can also say that the improvements you've made to the property has not affected my home or its surrounding other than beautify them!

If you or anyone needs to contact me, please feel free to do so at your leisure.

Kind Regards,

William Lee Martin
5133 Navion Place
Concord, NC 28025
Mwlmartin3922@gmail.com
704.533.6384

LOT 25 S 1/3/25
PIN SSS 95 793140000

FW: David Hardy

From Christopher Chapman <cpchapman@cabarruscounty.us>

Date Wed 6/4/2025 4:11 PM

To Lisa Johnson <ljohnson@cabarruscounty.us>

From: J T <jtretow27@icloud.com>

Sent: Wednesday, June 4, 2025 3:17 PM

To: Christopher Chapman <cpchapman@cabarruscounty.us>

Subject: Fwd: David Hardy

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe!

Hello Chris,

This email contains the information from:

David Hardy
2466 Cold Springs Rd
Concord, NC 28025

His property connects to mine along the east side of the property. David's son Aaron generated the email for David.

Thanks,
John Tretow

Begin forwarded message:

From: Aaron Hardy <ahardy961188@gmail.com>

Date: April 10, 2025 at 2:05:41 PM EDT

To: jtretow27@icloud.com

Cc: fdhardy45@gmail.com

Subject: David Hardy

We live at 2466 Cold Springs road Concord Nc 28025

We have no objections to any of the improvements you have done to your property.

Sent from my iPhone

PIN	Name	Address	City	State	Zip Code
5559-66-8878,					
5559-67-2454 & 5559-67-3121	Cold Springs Global Methodist Church	2550 COLD SPRINGS RD	CONCORD	NC	28025
5559-57-9314	William & Patricia Martin	5133 NAVION PL	CONCORD	NC	28025
5559-57-9045	James & Wendy Walters	5142 NAVION PLACE	CONCORD	NC	28025
5559-56-7914	Chester & Beverly Bollenbecker	5136 NAVION PLACE	CONCORD	NC	28025
5559-57-6153	Sonja Gray	5130 NAVION PL	CONCORD	NC	28025
5559-66-2928	Phillip Daphne Kingsland	2642 COLD SPRINGS RD S	CONCORD	NC	28027
5559-67-1554	Floyd & Sue Hardy	2466 COLD SPRINGS RD	CONCORD	NC	28025
Subject Property					
55596702640000	John Tretow & Ellen Carnes	5139 NAVION PL	CONCORD	NC	28025



Cabarrus County Government – Planning and Development Department

March 19, 2025

Dear Property Owner:

A Variance Application has been filed in our office for property **adjacent** to yours. The property and specifics of the request are listed below. The Cabarrus County Board of Adjustment will consider this petition on Tuesday, April 8, 2025 at 6:30 PM in the 2nd floor Commissioner's Chambers of the Cabarrus County Governmental Center, located at 65 Church Street S, Concord, NC 28026. A Public Hearing will be conducted and public input will be allowed during that time. If you have any comments about this variance request, I encourage you to attend this meeting.

- | | |
|----------------------------|---|
| • Petitioner | John Tretow |
| • Petition Number | VARN2025-00003 |
| • Property Location | 5139 Navion Place |
| • Parcel ID Number | 5559-67-0264 |
| • Existing Zoning | Countryside Residential (CR) |
| • Variance Request | Relief from the dimensional standards Section 5-5.B to allow a proposed residence to encroach into the side setback. |

If you have any questions regarding this petition, or the hearing process, please contact us at Cabarrus County Planning and Development at 704.920.2141.

Sincerely,

A handwritten signature in black ink that reads "Phillip Collins".

Phillip Collins, AICP
Senior Planner
Cabarrus County Planning and Development

If reasonable accommodations are needed, please contact the ADA Coordinator at (704) 920-2100 at least 48 hours prior to the public hearing.



Cabarrus County Government – Planning and Development Department

March 19, 2025

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Phillip Collins, AICP
Senior Planner
Cabarrus County Planning and Development

If reasonable accommodations are needed, please contact the ADA Coordinator at (704) 920-2100 at least 48 hours prior to the public hearing.

Public Hearing Notice

**Cabarrus County Planning and Zoning Commission
Tuesday, April 8, 2025 @ 6:30 P.M.
Commissioners Meeting Room, 2nd Floor
65 Church St. S. Concord, NC 28026**

Petition RZON2025-00001 – Request to place AO zoning on 2.5 acres removed from Mount Pleasant Extra-Territorial Jurisdiction per Town Ordinance. Owners of the property are Thomas & Amanda McKenzie. The address associated with the subject property is 375 Mt Pleasant Rd N (PIN: 5671-02-9051).

Petition VARN2025-00003 –Variance request for setback requirements of Chapter 5 for existing accessory structure. John Tretow and Ellen Carnes are applicants/owners. The address associated with the subject property is 5139 Navion Place (PIN: 5559-67-0264).

For information, contact Planning and Development at 704.920.2141. If reasonable accommodations are needed, please contact the ADA Coordinator at 704.920.2100 at least 48 hours prior to the public hearing.

PUBLISH: Wednesday, March 26th and Wednesday, April 2nd, 2025

Mar 21, 2025 at 10:27:47 AM
NC, Concord, Heritage Springs

