



## Cabarrus County Government

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Cabarrus County Planning and Zoning Commission  
Tuesday, April 9th, 2024 @ 6:30 p.m.  
Board of Commissioners Meeting Room  
Cabarrus County Governmental Center

### Agenda

1. **Roll Call**
2. **Approval of March 13th, 2024, PZ Meeting Minutes**
3. **Approval of the Granting Order with Finding of Facts for SUSE2024-00009** - Special Use Permit request for Public Service Facility (Water Treatment). Applicant is KCI Associates of North Carolina, P.A. Owner is Aqua North Carolina, Inc. Address is 5301 Sapp Road (PIN 5643-46-3633).
4. **Approval of the Granting Order with Finding of Facts for VARN2024-00002** – Request for variances from Section 5-5.B –impervious area maximums, Section 10-5.2 –parking requirement, Section 7-3.43.b – 100’ setback for Automobile Repair in AO, Chapter 9, required perimeter buffer (encroachment), and Appendix A, Pavement Schedule.
5. **Old Business**
  1. **Planning Board function:**
    - RZON2023-00005 – Rezoning from Office Institutional to General Industrial. 9-acre property. Owner is Clara M Wheeler. Applicant/agent is Boyd Stanley. Address is 4788 NC Highway 49 N (PIN: 5559-39-9086). Request to Withdraw Application
  2. **Board of Adjustment**
    - VARN2024-00001 –Variance request for thoroughfare buffer requirements in Chapter 4 and perimeter buffer in Chapter 9. PRESPRO, LLC is the applicant. Journey Investment Group, LLC is the owner. Address is 2339 Odell School Road (PIN 4682-41-7025). Request to Table
  3. **Planning and Zoning Commission Acting as Design Review Committee**
    - ARCH2024-00001 – Architectural Design Review for address 2339 Odell School Road. Applicant/ Agent is John Lambert. Purpose is to convert the existing structure into office use. (PIN 4682-41-7025). Request to Table
  4. Legal Update
  5. Director’s Report
  6. Adjourn