



Cabarrus County Government

Cabarrus County Planning and Zoning Commission
Tuesday, October 14, 2025 @ 6:30 p.m.
Board of Commissioners Meeting Room
Cabarrus County Governmental Center

Agenda

1. Roll Call
2. Oath of Office - Reappointment for three members:
Charles Paxton, Holly Edwards, Mohammed Idlibi
3. Approval of Meeting Minutes for August 12, 2025.
4. Approval of Granting Order and Findings for 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. Approval of Granting Order and Findings for 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 Drive., 5244 Ivy Spring Ln. and 5350 Fieldstone Drive (PIN's: 5559-54-3678, 5559-54-3993 & 5559-65-9591).
6. New Business Board of Adjustment:
 - A. **Petition VARN2025-00005**-Variance request for relief from the setback requirements from County Line and the dimensional requirements of the AO district. Gary and Kathy Almond are the applicants/owners. The address associated with the subject property is 3077 Pickens Road (PIN: 5589-95-0742).
 - B. **Petition VARN2025-00006**-Variance request for relief from the Arterial Street Buffer standards, the restriction of the cul-de-sac length and the requirement to connect to adjacent properties. Sherwood Morris Investments LLC is the applicant and the Harry T. Morris Trust is the owner. The address associated with the subject property is 6950 Stirewalt Road (PIN's: 4693-44-8805 & 4693-55-3301).
7. Leadership Elections
8. Legal Update
9. Director's Report
10. Adjourn