



Cabarrus County Government

Cabarrus County Planning and Zoning Commission

Tuesday, December 9th @ 6:30 p.m.

Board of Commissioners Meeting Room

Cabarrus County Governmental Center

Agenda

1. Roll Call
2. Oath of Office (Reappointment for one member. Appointment for two members).
3. Approval of Meeting Minutes for November 12, 2025.
4. Old 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). **REQUEST TO TABLE**
 - 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).
 - C. **Petition VARN2025-00008** – Variance request for relief from the landscape perimeter buffer yard requirement of Chapter 9. Remington Jackson is the applicant acting as agent for the owner, Duke Energy Carolinas LLC. The address associated with the subject property are 9001 Mooresville Road (PIN: 4683-44-0538).
 - D. **Petition VARN2025-00007**- Variance request for relief from the restriction of the cul- de-sac length, the requirement to connect to adjacent properties and the road design standards. Pavel A Shchetin is the applicant and King Carolina Homes LLC is the owner. The addresses associated with the subject property are 2575 Shiloh Church Road, 11295, 11280, 11250, 11220, and 11145 Aubrey Elena Court (PIN's: 4672-43-0198, 4672- 33-0198).
5. Legal Update
6. Director's Report
7. Adjourn