Agenda
Town of Mooresville
Planning Board
May 27, 2025
6:00 PM - Mooresville Town Hall

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Chairperson's Welcome and Opening**

4. **Public Comment**

5. **Adjustments to the Agenda**

6. **Adoption of the Agenda**

7. **Consideration of Approval of Minutes**

   7.a Consider approval of April 22, 2025 Minutes
   April_22__2025_Planning_Board_Minutes_Draft (chs edits).docx

8. **Old Business**

   8.a Consider Text Amendment TA-2024-10: Amendment to the Unified Development Ordinance (UDO) to provide greater flexibility to the "Cottage Development" use and definition.
   A text amendment application by Covepoint Development, LLC to provide further flexibility for the Cottage Development use type, pertaining to lot size, dwelling size, parking and open space design and orientation.
   PB Packet TA-2024-10 Cottage Development.pdf ORD TA-2024-10.docx

9. New Business

9.a Consider Conditional Rezoning Request CZ-2025-08 for a 4.88-acre site located at 1025 Coddle Creek Highway and Harris Crossing Boulevard. The applicant is requesting Conditional Corridor Mixed Use (C-CM).
Iredell Avenue Residential Development, LLC is seeking Conditional Corridor Mixed Use (C-CM) zoning for a 4.88-acre site located at 1025 Coddle Creek Highway and Harris Crossing Boulevard (PINs 4666793274, 4666794528). The property is currently zoned CU-ZC-2007-17.
PB Packet CZ-2025-08.pdf
PB Draft Ordinance CZ-2025-08.docx

9.b Consider Conditional Rezoning Request CZ-2025-06 for an 8.89-acre site located at 205 Overhill Drive (Lake Norman Tennis Center). The applicant is requesting Conditional Community Commercial (C-CC).
Lake Norman Tennis Center is seeking Conditional Community Commercial (C-CC) zoning for an 8.89-acre site located at 205 Overhill Drive (Lake Norman Tennis Center) (PIN 4647876944). The property is currently zoned Conditional Community Commercial (C-CC).
CZ-2025-06 Staff Report Packet Planning Board.pdf
PB Draft Ordinance CZ-2025-06.docx

10. Administrative Items

11. Adjournment

Americans with Disabilities Act (ADA) Statement It is the policy of the Town of Mooresville that all Town public meetings and Town-sponsored public meetings and events are accessible to people with disabilities and to those with difficulties understanding the English language. If you need assistance in participating in this public meeting due to a disability as defined under the Americans with Disabilities Act (ADA), or need other translative services, please call the Town Clerk's Office at 704-662-3131 or jcrosby@mooresvillenc.gov, or the Town ADA Coordinator at 704-799-4074 or cmckenzie@mooresvillenc.gov, at least three (3) business days prior to the scheduled meeting or event to request an accommodation.