



**Agenda
Town of Mooresville
Planning Board
August 26, 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 July 22, 2025 Minutes
[July_22_2025_Planning_Board_Mtg_Minutes_Draft.docx](#)
- 8. Old Business**
- 9. New Business**
 - 9.a Consider a request from Planning & Community Development to adopt an Ordinance for Conditional Rezoning Request CZ-2025-11 for a 5.28-acre site located at Williamson Road, PIN: 4646639331.
Bartels Construction Solutions is seeking to rezone the parcel to Conditional Community Commercial (C-CC) for a 5.28-acre site located at Williamson Road, PIN: 4646639331.
[oob._PB_Draft_Ordinance_CZ-2025-11 \(LEGAL EDITS\).docx](#)
[ooc. PB Staff Packet_CZ-2025-11_Charlotte Deli.pdf](#)

- 9.b Consider a request from Planning & Community Development to adopt an Ordinance for Conditional Rezoning Request CZ-2025-16 for a 127.60-acre site located at Fern Hill Road (PINS: 4649251198, 4649239843, 4649523502).
DR Horton is seeking to rezone three parcels to Conditional Residential General (C-RG) for a 127.60-acre site located at 313 Fern Hill Road and Fern Hill Road (PINS: 4649251198, 4649239843, 4649523502).
[ooc. PB Staff Packet_CZ-2025-16_313 Fern Hill.pdf](#)
[oob. PB Draft Ordinance CZ-2025-16.pdf](#)
- 9.c Consider a request from Planning & Community Development to adopt an Ordinance for Conditional Rezoning Request CZ-2025-13 for a 86-acre site located at 141 Black Angus Road (Brentwood Phase 5), PIN: 4655769373.
Mitchell and Bradley Hager are seeking to rezone their parcel to Conditional Residential General (C-RG) for an 86-acre site located at 141 Black Angus Lane, PIN: 4655769373.
[ooc. PB Staff Packet_CZ-2025-13_141 Black Angus.pdf](#)
[oob. PB Draft Ordinance CZ-2025-13.pdf](#)
- 9.d Consider a request from the Planning and Community Development Department to adopt an Ordinance approving Text Amendment TA-2025-06: Amendment to the Unified Development Ordinance (UDO), to include other conditions under which fee in lieu would be considered.
TA-2025-06
[PB Draft Ordinance_TA-2025-06 Transportation Plans.docx](#)
[Staff Packet_TA-2025-06_PB.pdf](#)
- 9.e Consider a request from Planning & Community Development to adopt an Ordinance for Rezoning Request RZ-2025-05 for a 0.78-acre site located at 287 Alcove Road (PIN: 4645663676).
Jonathan Kelly Myers is seeking to rezone parcel his parcel from Iredell County's Residential Office (RO) to Town of Mooresville's Corridor Mixed-Use (CM) for a 0.78-acre site located at 287 Alcove Road (PIN: 4645663676).
[oob._PB_Draft_Ordinance_RZ-2025-05 \(legal edits\).docx](#)
[RZ-2025-05_Staff Packet_Planning Board.pdf](#)
- 9.f Consider a request from Planning & Community Development to adopt an Ordinance for Conditional Rezoning Request CZ-2025-09 for a 0.82-acre site located at 1179 & 1181 Mecklenburg Highway.
Vladimir Studenets is seeking to rezone his parcel to Conditional Community Commercial (C-CC) for a 0.82-acre site located at 1179 and 1181 Mecklenburg Highway, PIN: 4656338163.
[oob._PB_Draft_Ordinance_CZ-2025-09 \(legal edits\) \(CLEAN\).docx](#)
[ooc. PB CZ-2025-09_Staff Report Packet.pdf](#)
- 9.g Consider amendments to Planning Board Rules of Procedure
Town Planning Board to review and adopt the revisions to the Planning Board Rules of Procedure
[Proposed_PB_ROP_Final_7-17-25.pdf](#)
[Redlined_PB_ROP_7-17-25.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.