Agenda
Town of Mooresville
Planning Board
June 24, 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 May 27, 2025 Minutes
   May 27th, 2025 Planning Board Minutes Draft.docx

8. **Old Business**
9. **New Business**

   9.a Consider Conditional Rezoning Request CZ-2025-12 for a 9.88-acre site located off Oates Road. The applicant is requesting Conditional Community Commercial (C-CC).
   Boat Land Development, LLC is seeking Conditional Community Commercial (C-CC) zoning for a 9.88-acre site located at Oates Road (PIN 4647787024). The property is currently zoned Community Commercial (CC).
   Staff Report Planning Board Packet CZ-2025-12.pdf
   PB_Draft_Ordinance_CZ-2025-12 (legal edits).docx

9.b Consider Rezoning Request RZ-2025-03 for a 4.07-acre site located off Connector Road. The applicant is requesting Hybrid Light Industrial (HLI) for future light industrial uses.
The property owner is seeking Hybrid Light Industrial (HLI) zoning for a 4.07-acre site located off of Connector Road (portion of recently subdivided PIN 4658831701). The property is currently zoned Residential Limited Service (RLS).

Planning Board Packet RZ-2025-03.pdf
PB Draft OrdinancRZ-2025-03.docx

9.c Consider Rezoning Request RZ-2025-04 for a .69-acre site located at 144 McNeil Lane. The applicant is requesting Residential Limited Service (RLS).
The Town of Mooresville is seeking Residential Limited Service (RLS) zoning for a 0.69-acre site located at 144 McNeil Lane (PIN 4637626021). The property is currently zoned Iredell County Residential Agricultural (RA).
Planing Board Packet RZ-2025-04.pdf
PB_Draft_Ordinance_CZ-2025-04 (legal edits).docx

9.d Consider Text Amendment TA-2025-05: Amendment to the Unified Development Ordinance (UDO) to add a use for Cat Café with definition and use regulations. Proposed text amendment to add use for Cat Café with definition and use regulations.
Staff Report TA-2025-05_Cat Cafe.pdf
PB Draft Ordinance_TA-2025-05_A_Cat Cafe.docx
PB Draft Ordinance_TA-2025-05_B_Cat Cafe.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.