Agenda
Town of Mooresville
Board of Commissioners
April 20, 2026
6:00 PM - Mooresville Town Hall

1. **Call to Order**

2. **Invocation and Pledge of Allegiance**

3. **Presentations**

   3.a Pinning Ceremony for Mooresville Fire-Rescue Chief Shane LaCount

   3.b Presentation by Mooresville Fire-Rescue of a Citizens Award - Life Save to Cole Wodzinski

   3.c Presentation by Mooresville Fire - Rescue of a Citizens Award - Life Save to Paneka Kiziukiewicz and Eric Powell

   3.d NCAFE 2026 Sponsor of the Year Presentation

   3.e Proclamation Celebrating National Library Week April 19-25, 2026, with the theme "Find Your Joy"

   APRIL_2026_National Library Week.docx

4. **Manager's Report**

5. **Adjustments to the Agenda**

6. Consent Agenda

6.a Consider a request from the Engineering Department to approve a Resolution to accept the following streets in the Sequoia Forest community and release associated performance bonds: Sequoia Forest Drive, Sierra Road, Kona Road and portion of North Ranney Way. All work has been inspected in accordance with Town standards and is acceptable. The estimated value of the associated improvements is $3,269,384.00

Strategic Priority Area: Future Ready Infrastructure For Thoughtful Growth
Goal: Implement adopted infrastructure plans

01 - Resolution for Acceptance of Streets - Sequoia Forest.pdf
02 - Street Acceptance Exhibit - Sequoia Forest.pdf
03 - Asset Estimate - Sequoia Forest.pdf

6.b Consider a request from the Finance Department to adopt an Ordinance to amend the budget by appropriating $10,900 in HOME administrative funds for use in administering HOME grant funds received through the HOME Consortium.

Strategic Priority Area: Supporting Financial Sustainability Through Purposeful Governance
Goal: Identify and implement alternative funding sources

Ordinance_-_Budget_Amendment_04.20.26_Neighborly_software__1_.pdf

6.c Consider a request from the Planning and Community Development Department to adopt a Resolution approving two agreements with Community Foundations CDC INC utilizing HOME funds, valued at $200,000 each, and approve the associated budget amendment. Contract #26-469 and #26-470

Previously the Town Board approved a $400,000 HOME award to Community Foundations for the construction of two affordable housing units. This item is the approval to enter into two agreements, valued at $200,000 each. Contract #26-469 and #26-470

Strategic Priority Area: Individual and Community Economic Vitality
Goal: Support development of housing, employment, and educational choices to support economic sustainability

Home Agreement Lot 3 Updated.pdf
Home Agreement Lot 4 Updated.pdf
Ordinance_-_Budget_Amendment_04.20.26_Community_Foundations__3_(2).pdf
Community_Foundations__Inc.__ConRes_6711_Apr_01_2026__3_ (1).pdf

6.d Consider a request from the Public Utilities Department to adopt a Resolution to amend Contract #23-22 with Black & Veatch International Company in the amount of $2,806,000.00 for the completion of Task Order 4 for the Wastewater

Capacity Analysis and Preliminary Engineering and approve the associated Budget Amendments.

This project is a planned amendment for the next phase of the Town's wastewater capacity planning effort. It includes developing a preliminary engineering plan that identifies recommended improvements, costs, and implementation strategies to expand the Wastewater Treatment Plant and increase capacity to 12.5 MGD.

Black___Veatch_International_Company__ConSummary_6708_Apr_01_2026__1 (1).pdf

Black___Veatch_International_Company__ConResAmend_6708_Apr_01_2026.pd
Ordinance_-_Budget_Amendment_WWTP_Expansion_4.20.26_-
_Alternative_Analysis.pdf
Black__Veatch_International_Company__Amend_6708_Apr_01_2026MH__1_
(1).pdf

7. Regular Agenda

7.a Consider a request from the Building Permitting & Inspections Department to adopt an Ordinance directing the demolition and removal of a building at 145 Rinehardt Rd in accordance with the Town of Mooresville Minimum Housing Code.

Following the Town of Mooresville Minimum Housing Code, Code Compliance is seeking adoption of an ordinance to proceed with demolition of the property located at 145 Rinehardt Rd. The structure is in a dilapidated state, which poses a danger.

Code Compliance MH Notice of Hearing.V2.pdf
Findings of Fact and Order.pdf
Ordinance_for_Demolition_-_145_Rinehardt__v2_.pdf

7.b Consider a request from the Planning & Community Development Department to adopt an Ordinance for Rezoning Request RZ-2026-02 for a 0.19-acre site located at Unaddressed Williams Street. Mel Ressler with Habitat for Humanity of the Charlotte Region, Inc., is seeking Town of Mooresville Residential General (RG) zoning for a 0.19-acre site located at Unaddressed Williams Street (PIN 4667-37-6361). The subject property is currently zoned Traditional Neighborhood (TN).

Strategic Priority Goal: Individual and Community Economic Vitality
Strategic Priority Area: Support development of housing, employment, and educational choices to support economic sustainability

0. PACKET RZ-2026-02 Heritage Crossing.pdf 00b._Draft_Ordinance_RZ-2026-02.pdf

7.c Consider a request from the Planning & Community Development Department to adopt an Ordinance for Rezoning Request RZ-2025-06 for a 23.648-acre site located at 2255 Statesville Highway. Bowman Development Group is seeking to rezone a 23.648-acre site across four parcels to Hybrid Light Industrial (HLI)

located at 2255 Statesville Highway (PINs 4668014837, 4668022377, 4668025719, 4668029301). During the previous hearing of this rezoning request, the Town Board indicated that they favored a rezoning of the land for employment use. The subject property is currently zoned Residential Limited Service (RLS).

Strategic Priority Goal: Individual and Community Economic Vitality
Strategic Priority Area: Support development of housing, employment, and educational choices to support economic sustainability

PACKET RZ-2025-06.pdf
00b._Ordinance_RZ-2025-06_FINAL.pdf

7.d Consider a request from the Planning & Community Development Department to adopt an Ordinance for Conditional Rezoning Request CZ-2025-17 for a 20.126-acre site located at Mazeppa Road and Stafford Lane.

Bowman Development Group is seeking Town of Mooresville Conditional Community Commercial (C-CC) zoning for a 20.126-acre site located at Mazeppa Road and Stafford Lane, (PINs: 4668028884, 4668131112, 4668135061, 4668123692, 4668127613, 4668127538, 4668127459, 4668036082). The subject property is currently zoned Residential Limited Service (RLS).

Strategic Priority Area: Individual and Community Economic Vitality
Goal: Support development of housing, employment, and educational choices to support economic sustainability

PACKET CZ-2025-17.pdf
00b.Ordinance_CZ-2025-17_FINAL (2).pdf

7.e Consider a request from the Planning and Community Development Department to approve Resolutions Scheduling Public Hearings for Land Use Items. Consider scheduling a public hearing(s) for land use items for the applications listed in the staff report.

Strategic Priority Area: Individual and Community Economic Vitality
Strategic Priority Goal: Support development of housing, employment, and educational choices to support economic sustainability

April_20_Public_Hearing_Schedule (1).pdf
Rezoning_Resolutions_5-4-2026_and_5-18-2026 (2).pdf
Annexation_Resolutions_5-4-2026_and_5-18-2026 (4).pdf
AX-2025-08 141 Black Angus Rd (Brentwood 5) COS_App_Plat_Desc 09.23.2025.pdf
AX-2026-08 _ 170 Leslie Loop_Fairview Rd COS_Pet_Plat_Desc 04-08-2026.pdf AX-2026-11_713 Faith Road COS_Pet_Plat_Desc 04.08.2026.pdf AX-2026-10 _ Unaddressed Barfield Road COS_Pet_Plat_Desc 04-08-2026.pdf

8. New Business

9. Closed Session

a) Consult with Attorney- G.S. 143-318.11(a)(3)
b) Economic Development- G.S. 143-318.11(a)(4)
c) Acquisition of Property - G.S. 143-318.11(a)(5)
d) Personnel- G.S. 143-318.11(a)(6)

10. Adjourn

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.