Agenda
Town of Mooresville
Planning Board
August 25, 2026
6:00 PM - Mooresville Town Hall

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Chairperson's Welcome and Opening**
4. **Swearing In New Member**
5. **Public Comment**
6. **Adjustments to the Agenda**
7. **Adoption of the Agenda**
8. **Consideration of Approval of Minutes**

   8.a Consider approval of July 28, 2026, Minutes
   July_28th_2026_Planning_Board_Draft_Minutes.pdf

9. **Statements on Municipal Authority and Zoning Authority**
10. **Old Business**
11. **New Business**

    11.a Consider a request to adopt an Ordinance approving Text Amendment TA-2026-04 to define and establish drone standards in the Unified Development Ordinance (UDO)
    TA-2026-04 Amendment to the Unified Development Ordinance (UDO) to define and establish drone standards in the Unified Development Ordinance (UDO)
    PACKET TA-2026-04 Drones.pdf
    Draft Ordinance TA-2026-04.pdf

11.b Consider a request to adopt an Ordinance approving Text Amendment TA-2026-05 to the Unified Development Ordinance (UDO) to exempt institutional uses from the requirements of the Brawley School Road Overlay.
TA-2026-05 Amendment to the Unified Development Ordinance (UDO) to exempt institutional uses from the requirements of the Brawley School Road Overlay.
PACKET TA-2026-05.pdf
Draft Ordinance TA-2026-05.pdf

11.c Consider Conditional Rezoning Request CZ-2026-13 for approximately 4.4 acres located at Unaddressed Alcove Road. The applicant is requesting Town of Mooresville Conditional Corridor Mixed Use (C-CM).
Nate Buhler with Cambridge Properties is seeking Town of Mooresville Conditional Corridor Mixed Use (C-CM) for approximately 4.4 acres located at Unaddressed Alcove Road, PIN(s) 4645530152, 4645429876, 4645520859, 4645521953, 4645522946, and 4645532220. The subject property is currently zoned Residential Limited Service (RLS). The purpose of the request is to allow for the development of a convenience store and gas station.
PACKET CZ-2026-13.pdf
Draft Ordinance CZ-2026-13.pdf

11.d Consider Conditional Rezoning Request CZ-2026-15 for 6.34-acres located at 195 North Gibbs Road. The applicant is requesting Town of Mooresville Conditional Traditional Neighborhood (C-TN).
DR Horton is seeking Town of Mooresville Conditional Traditional Neighborhood (C-TN) for 6.34-acres located at 195 North Gibbs Road, PIN 4647707896. The subject property is currently zoned Highway Business with Conditions (HB-C). The purpose of the request is to allow for the development of 50 attached single family residential dwellings.
PACKET CZ-2026-15.pdf
Draft Ordinance CZ-2026-15.pdf

12. Administrative Items

13. 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.