Agenda
Town of Mooresville
Planning Board
April 22, 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 March 25, 2025, Minutes
   March 25, 2025 Planning Board Minutes Draft.docx

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

   9.a Consider Conditional Rezoning Request CZ-2025-04 for a 400-acre site located at Patterson Farm Road, 148 Patterson Farm Road and 338 Rustic Road. The applicant is requesting Town of Mooresville Conditional Industrial (C-IN). Earnhardt Farms, LLC is seeking Town of Mooresville Conditional Industrial (C-IN) zoning for a 400-acre site located at Patterson Farm Road (PINs 4674965019, 4674783311) 148 Patterson Farm Road (PIN 4674663977), and 338 Rustic Road (PIN 4684250452). The property is currently zoned Iredell County Residential Agricultural (RA).
   PB Packet Mooresville Technology Park.pdf
   Draft Ordinance CZ-2025-04 Patterson Farm.docx

9.b Consider Conditional Rezoning Request CZ-2025-07 for a 73.22-acre site located at 1761 Mecklenburg Highway and 190 Eastport Lane. The applicant is requesting Town of Mooresville Conditional Residential General (C-RG).
EPCON Communities is seeking Town of Mooresville Conditional Residential General (C-RG) zoning for a 73.22-acre site located at 1761 Mecklenburg Highway (PIN 4655321098), and 190 Eastport Lane (PIN 4655231115). The property is currently zoned Town of Mooresville Residential Low-Intensity (RLI).
CZ-2025-07 Staff Report Packet PB.pdf
PB_Draft_Ordinance_CZ-2025-07-updated.docx

9.c Consider Conditional Rezoning Request CZ-2025-05 for a .75-acre site located at 2918 Charlotte Highway. The applicant is requesting Conditional-Community Commercial (C-CC).
Garret Enterprises, LLC is seeking Conditional Community Commercial (C-CC) zoning for a .75-acre site located at 2918 Charlotte Highway (PIN 4656198014). The request is to extinguish a Conditional Zoning district.
CZ-2025-05 Staff Report Planning Board Packet.pdf
00. PB Draft Ordinance CZ-2025-05.docx

9.d Consider Rezoning Request RZ-2025-02 for a 29.91-acre site located at 1131 Young Street, 1135 Young Street, and approximately 28 acres located at 704 Parker Avenue. Doug Johnson and Town of Mooresville are seeking to re-establish zoning as follows: Residential Limited Service (RLS) for 0.96 acres located at 1131 Young Street (4656757649), Traditional Neighborhood (TN) for 0.51 acres located at 1135 Young Street (PIN 4656758553), and Hybrid Low Intensity (HLI) for approximately 28 acres located at 704 Parker Avenue (off of Young Street and Locust Street) (PIN 4656754305).
PB Staff Report RZ-2025-02.pdf
Draft Ordinance RZ-2025-02.docx

9. Administrative Items

10. 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.