



**Agenda
Town of Mooresville
Planning Board
October 27, 2026
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 Consideration of Approval of August 25, 2026, Minutes
[August 25th, 2026, Draft Planning Board Minutes.pdf](#)
- 8. Statements on Municipal Authority and Zoning Authority**
- 9. Old Business**
- 10. New Business**
 - 10.a Consider a request to adopt an Ordinance approving Text Amendments TA-2026-06 to TA-2026-12 to clarify the expiration of plans, define common green, include plat certificates, clarify neighborhood meeting standards, clarify open space dimensions, include medical treatment facilities units, and clarify dimensional standards within the Town of Mooresville Unified Development Ordinance (UDO).
TA-2026-06 to TA-2026-12 Amendments to the Unified Development Ordinance (UDO) to clarify the expiration of plans, define common green, include plat certificates, clarify neighborhood meeting standards, clarify open space dimensions, include medical treatment facilities units, and clarify dimensional standards.
[Report TA 2026 Batch 1.pdf](#)
[DRAFT Ordinance TA Batch 1.pdf](#)

- 10.b Consider Conditional Rezoning Request CZ-2026-18 for approximately 1.047-acres located at Unaddressed River Highway, PIN 4647277272. The applicant is requesting Town of Mooresville Conditional Community Commercial (C-CC).

Miguel Villarreal with WJ Bev StandCo 37, LLC, is seeking to rezone 1.047-acres located at Unaddressed River Highway (PIN 4647277272) to Town of Mooresville Conditional Community Commercial (C-CC). The purpose of the request is to allow for the development of a drive through coffee restaurant.

[PACKET CZ-2026-18 Seven Brew.pdf](#)

[CZ-2026-18 Ordinance Exhibit A.pdf](#)

[Draft Ordinance CZ-2026-18.pdf](#)

11. Administrative Items

- 11.a Adopt 2027 Meeting Calendar

[Planning Board Calendar 2027 Draft .pdf](#)

12. 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 jerosby@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.