Agenda
Town of Mooresville
Planning Board
October 28, 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 September 23, 2025 Minutes
   Sept_23rd_2025_Planning_Board_Minutes_Draft (legal edits).docx

8. **Old Business**

9. **New Business**

   9.a Consider Rezoning Request RZ-2025-06 for a 23.648-acre site located on Statesville Highway, 2255 Statesville Highway, Oakridge Farm Highway, Mazeppa Road (PINs 4668014837, 4668022377, 4668025719, 4668029301). The applicant is requesting Hybrid Light Industrial (HLI) zoning.

   The property owners are seeking Hybrid Light Industrial (HLI) zoning for a 23.648-acre site located on Statesville Highway, 2255 Statesville Highway, Oakridge Farm Highway, Mazeppa Road (PINs 4668014837, 4668022377, 4668025719, 4668029301). The site is currently zoned Residential Limited Service (RLS).
   00b._PB_Draft_Ordinance_RZ-2025-06 (legal edits).docx
   RZ-2025-06_Staff Report Packet_Planning Board.pdf
   Millsaps Trust Document

9.b Consider Conditional Rezoning Request CZ-2025-17 for a 17.916-acre site located at Mazeppa Road, 176 Mazeppa Road, 130 Stafford Lane, 138 Stafford Lane, 154 Stafford Lane, and Stafford Lane (PINs 4668028884, 4668131112, 4668135061, 4668123692, 4668127613, 4668127459, and 4668127538). The applicant is requesting Conditional Community Commercial (C-CC).

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CZ-2025-17_Staff Report Packet_Planning Board.pdf
00b. PB Draft Ordinance CZ-2025-17.docx

9.c Consider Planned Development Request PD-2024-01 for an amendment to the previously approved 98.17-acre site located at 1740/1814 Mecklenburg Highway (Cadia Mooresville). The request is to include an additional 11.56-acre parcel and rezone from Residential Low Intensity (RLI) to Planned Development (PD) District. Well Pappas Mooresville Landowner LLC; G&M Partners LLC is seeking an amendment to the Planned Development (PD) District to incorporate an additional 11.56-acres to the previously approved 98.17-acre district. The additional acreage is currently zoned Residential Low Intensity (RLI) and is located within the WS-IV-Critical Area of the Lake Norman Watershed. This proposed amendment would allow for a consolidated stormwater management solution, a more flexible site layout, and a net reduction in project density.

001.PB_Staff_Packet_PD-2024-01_Cadia.pdf

10. Administrative Items

10.a Consider 2026 Planning Board Meeting Calendar
Planning Board Calendar 2026 - DRAFT.docx

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.