



**Town of Mooresville**  
NORTH CAROLINA

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

AGENDA ITEM

Post Office Box 878  
Mooresville, North Carolina 28115  
Telephone 662-7040

**To:** Mooresville Town Board of Commissioners  
**From:** Maureen Gable, Planner I  
**Date:** January 3, 2023  
**Subject:** Statement of Reasonableness and Compliance  
**Agenda Item: CZ-2022-17: 124 & 136 Arabian Dr (Pecan Hills 4)**

**Please choose one of the options below or make your own statement of reasonableness and compliance.**

☐ **Approve:**

I make a motion to **approve CZ-2022-17** because the proposal is consistent with the Town's **OneMooresville Plan**. Specifically, the conditional proposal is compatible with the density and uses of the Neighborhood Residential land use designation. The request is **reasonable and in the public interest** because it protects and retains the residential character projected in the Neighborhood Residential Future Character & Land Use Area.

☐ **Approve with Future Character & Land Use Map Amendment:**

I make a motion to **approve CZ-2022-17 even though the proposal is partially inconsistent with the Town's OneMooresville Plan**. Specifically, the conditional proposal is residential while a portion of the site is designated as Industrial land use. The request is **reasonable and in the public interest** because it protects and retains the residential character projected in the Neighborhood Residential Future Character & Land Use Area. As part of this action the Future Character and Land Use Map will be updated to reflect the entire parcel as Neighborhood Residential Land Use designation.

☒ **Deny:**

I make a motion to **deny CZ-2022-17** because it is inconsistent with the OneMooresville Comprehensive Plan and in addition road connections are reliant on a third phase design which has not even been approved yet.

☐ **Other:**

I make a motion to:

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\_\_\_\_\_  
\_\_\_\_\_

  
Miles Atkins, Mayor

Date: 4/20/23

  
Danny Wilson, PCD Director

Date: 4/19/2023