TOWN OF FLETCHER
PLANNING DEPARTMENT
AGENDA ITEM COVER SHEET

Meeting Type: Town Council (Public Hearing)	Meeting Date: January 12th, 2026

Title of Item:
Conditional Zoning District–Fletcher Village Bakery (25-01-CZD)–Tyler Morrow– Planning & Zoning Director

SUGGESTED MOTION:

Approval:

I move Town Council **adopt** an ordinance amending the official zoning map of the Town of Fletcher changing the zoning designation of the subject property from R-2 Medium Density Development District to NBD-CZD, Neighborhood Business Conditional Zoning District, for the construction of a bakery based on the master site plan and list of conditions submitted by and agreed to by the applicant, [dated 12-22-25] and presented at this meeting and subject to the following:

1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses

Permitted Uses:
1. Restaurant

2. The petition is found to be consistent with the Town of Fletcher Land Use Plan based on the information from the staff analysis and the public hearing, and because:

The petition provides an expansion of commercial into a designated commercial hub rather than a continuous strip along a major thoroughfare.

Denial:

I move Town Council **deny** an ordinance amending the official zoning map of the Town of Fletcher changing the zoning designation of the subject property from R-2 Medium Density Development District to NBD-CZD, Neighborhood Business Conditional Zoning District based on the following:

1. The petition is found to be consistent with the Town of Fletcher Land Use Plan based on the information from the staff analysis and the public hearing, and because:

The petition provides an expansion of commercial into a designated commercial hub rather than a continuous strip along a major thoroughfare.

2. We do not find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

1. The proposed development does not do enough to ensure compatibility with the surrounding single family neighborhood due to these reasons _____ and is therefore incompatible.

3. Furthermore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because: 1. The proposed development adds a neighborhood styled business within walking proximity to single family residential. 2. The proposed development would provide an additional neighborhood meeting space for Fletcher residents away from US 25. **[DISCUSS & VOTE]**	**[DISCUSS & VOTE]**

Attachments:	1. Staff Report 2. Preliminary Site Plan and Rendering Package 3. Proposed Zoning Map 4. Heart of Fletcher Map 5. Draft Ordinance 6. Application