TOWN OF FLETCHER

PRESTON BLAKELY
MAYOR

MARK E. BIBERDORF
TOWN MANAGER

COUNCIL MEMBERS:
TREVOR LANCE
JIM PLAYER
KEITH REED
AMBER MCKINNEY

TOWN COUNCIL'S WRITTEN FINDINGS

Special Use Permit- 67 Old Case Road Campground (26-18-SUP)

FINDINGS OF FACT

1. Cory Nelsen and Michelle Nelsen are the applicants and property owners of the approximately 0.52-acre parcel identified as PIN 9653-23-9183 and addressed as 67 Old Case Road. The property contains an existing single-family residence and one recreational vehicle.

2. The subject property is zoned R-2, Medium Density Development. Campgrounds are permitted in the R-2 District only upon approval of a Special Use Permit.

3. The applicants have requested approval to operate a campground on the subject property. The site plan presented limits the campground to one recreational vehicle located behind the single-family residence; no additional RV space is proposed.

4. The site plan provides for continued use of the existing gravel driveway from Old Case Road, new vegetative screening around the campground area, and open green recreational space including a communal firepit. No roadway improvements, new buildings, or changes to impervious surface are proposed.

5. The proposed campground is subject to the supplemental use standards for campgrounds. The submitted materials show Type B transition yard screening, separation of more than 1,000 feet from the two campgrounds identified by staff in the surrounding area, a campground density below the maximum of 10 campsites per acre, and at least 10 percent of the project area devoted to open space or recreational area.

6. On September 15th 2026, the Town of Fletcher Planning Board reviewed the Special Use Permit petition and voted 4 to 3 to recommend approval, finding that the nine criteria for issuance of a Special Use Permit had been met, subject to the condition that the number of RV spaces be reduced from two to one. The applicant agreed to the reduction, and the revised site plan reflects one RV space.

7. On October 12th, 2026, the Town of Fletcher Town Council conducted a duly advertised and noticed evidentiary hearing on the Special Use Permit petition.

CONCLUSION AND DECISION

1. Based on the application, the evidence presented at the evidentiary hearing, and the foregoing findings of fact, the Town of Fletcher Town Council voted ___ to ___ on October 12th, 2026, concluding that the 67 Old Case Road Campground does/does not meet each of the nine standards for a Special Use Permit set forth in Article 15.10 of the Town of Fletcher Land Development Code and the applicable supplemental use standards for campgrounds.

2. Cory Nelsen and Michelle Nelsen are/are not hereby granted a Special Use Permit to operate a campground on the subject property (PIN 9653-23-9183), consisting of approximately 0.52 acres, in accordance with the site plan.

3. The following conditions are attached to Town Council's approval. (if applicable)
   a.

Adopted this 12th day of October 2026.

_____
Preston Blakely, Mayor

Attest:

_____
Christine Thompson, Town Clerk

With their signatures below, the undersigned applicant(s) and property owner(s) consent to and agree to all conditions imposed pursuant to the terms.

IN RE: Parcel Number: 9653-23-9183
Address: 67 Old Case Road
Project: 67 Old Case Road Campground (File # 26-18-SUP)

Applicant/Property Owner: Michelle Nelsen

Signature: _____

Printed Name: _____

Title: Property Owner

Date: _____

Applicant/Property Owner: Cory Nelsen

Signature: _____

Printed Name: _____

Title: Property Owner

Date: _____