TOWN OF FLETCHER
PLANNING DEPARTMENT
AGENDA ITEM COVER SHEET

Meeting Type: Planning Board	Meeting Date: March 17th 2026

Title of Item:
Standard Rezoning and Special Use Permit Review –Birkshire Trace (26-01-SUP)– Tyler Morrow, Planning & Zoning Director

SUGGESTED REZONING MOTION(S):

Approval:	**Denial:**
I move the Planning Board recommend Town Council **adopt** an ordinance amending the official zoning map of the Town of Fletcher, changing the zoning designation of the subject property from C-2 Interstate Business District to NBD, Neighborhood Business District finding:	I move the Planning Board recommend Town Council **deny** an ordinance amending the official zoning map of the Town of Fletcher changing the zoning designation of the subject property from C-2 Interstate Business District to NBD, Neighborhood Business District finding:
1. However, the petition is found to be inconsistent with the Town of Fletcher Land Use Plan based on the information from the staff analysis and the public hearing, and because: The petition proposes higher-density, multi-family residential outside of the Town Core.	**1. The petition is found to be inconsistent with the Town of Fletcher Land Use Plan based on the information from the staff analysis and the public hearing, and because:** The petition proposes higher-density, multi-family residential outside of the Town Core.
2. However, 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 would provide affordable housing in a town and region that are currently experiencing extreme challenges with housing availability and affordability. 2. The proposed development would locate residents; who may or may not have access to personal vehicles in an area with numerous amenities within walking	**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. This Town has already experienced an increase in higher-density, apartment-style development. The Town's intent is to direct higher-density residential development toward the core of Town. 2. The proposed development would remove a commercially zoned property and replace it with a residential use, further reducing the amount of commercially zoned land

distance and within close proximity to an Asheville Transit stop. 3. The proposed density would not be inconsistent with the level of development intensity already present in and around the Airport Road commercial corridor. **[DISCUSS & VOTE]**	available along the Underwood Road corridor. 3. The proposed development has a higher residential density than the surrounding parcels. **[DISCUSS & VOTE]**

SUGGESTED SPECIAL USE PERMIT MOTION(S):

Approval:	**Denial**
I move the Planning Board recommend Town Council **approve** the Special Use Permit associated with this petition, finding that the proposed development is consistent with Article 15.10 and that all nine (9) required criteria for the issuance of a Special Use Permit have been met. The development shall be constructed in accordance with the approved site plan. **[DISCUSS & VOTE]**	I move the Planning Board recommend Town Council **deny** the Special Use Permit associated with this petition, finding that the proposed development is not consistent with Article 15.10 and that all nine (9) required criteria for the issuance of a Special Use Permit have been met. The following criteria have not been met [please state the criteria that was not met] **[DISCUSS & VOTE]** **This item is not applicable if Town Council does not approve the rezoning of the subject property. **

Attachments:	1. Staff Report 2. Preliminary Site Plan and Renderings Package 3. Proposed Zoning Map 4. Application 5. Deed 6. LLC Annual Reports