TOWN COUNCIL'S WRITTEN FINDINGS

Special Use Permit- Birkshire Trace (26-01-SUP)

FINDINGS OF FACT

1. AVL Holdings LLC (PIN: 9643-73-8923) and Arden Hospitality, LLC (PINs 9643-84-1236, 9643-84-3220, & 9643-84-4274) are the owners of the 4 parcels of land which make up the subject property. The property is most identifiable by the address of 196 Underwood Road. The subject property currently houses an operating motel as well 2 single family homes. The remaining portions of the property are largely vacant.

2. The lot is currently zoned NBD, Neighborhood Business District.

3. Dwelling-Multifamily more than 4 units per building requires a special use permit in Neighborhood Business District.

4. The applicants are proposing to construct a 115-unit low income house tax credit multi-family development on 7.71 acres for a total density of 14.92 units per acre.

5. On February 18th, 2026, Dustin Mills of Taft-Mills Group submitted a petition for a special use permit. This petition was assigned Case Number 26-01-SUP.

6. On March 17th, 2026, the Town of Fletcher Planning Board reviewed and recommended denial of the special use permit petition. The board voted 5-1.

7. On May 11th, 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, and the foregoing findings of fact, the Town of Fletcher Town Council voted 0 to 0 on May 11, 2026, concluding that Birkshire Trace 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.

2. Dustin Mills of Taft Mills Group is/is not hereby granted a Special Use Permit to construct a 115-unit Low Income Housing Tax Credit multifamily development on the subject property (PINs 9643-73-8923, 9643-84-1236, 9643-84-3220, and 9643-84-4274), consisting of approximately 7.71 acres.

3. This decision, and any associated conditions, shall not become effective until consented to in writing by all parties.

Adopted this 11th day of May 2026.

Attest: _____ Preston Blakely, Mayor, Town of Fletcher

_____
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 Numbers: 9643-73-8923, 9643-84-1236, 9643-84-3220, 9643-84-4274
Address: 196 Underwood Road
Project: Birkshire Trace (File # 26-01-SUP)

Property Owner: AVL Holdings LLC (PIN: 9643-73-8923)

Signature:_____

Printed Name:_____

Title: Manager_____

Date:_____

Applicant/Developer: Dustin Mills, Manager of Taft-Mills Group LLC

Signature:_____

Printed Name:_____

Title: Manager_____

Date:_____

Property Owner: Arden Hospitality, LLC (PINs 9643-84-1236, 9643-84-3220, & 9643-84-4274

Signature:_____

Printed Name:_____

Title: Manager_____

Date:_____