TOWN OF FLETCHER
PLANNING DEPARTMENT
AGENDA ITEM COVER SHEET

Meeting Type: Planning Board	Meeting Date: September 15th 2026

Title of Item:
Standard Rezoning–Vacant Lot Behind 90 Underwood Road (David P. Michaels) (26-17-RZO)– Tyler Morrow, Planning & Zoning Director

SUGGESTED REZONING MOTION(S):

Approval:

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 R-1 Low Density Development District to C-2 Interstate Business District finding:

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 proposes for an adequate expansion of commercial areas in designated commercial hubs rather than in continuous strips along major thoroughfares

2. 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 rezoning would allow the subject 0.21 acre parcel to share the same zoning designation and development standards as the adjoining parcel from which it derives access. This creates a more logical and consistent zoning pattern for the two properties.

Denial:

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 R-1 Low Density Development District to C-2 Interstate Business District finding:

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 proposes for an adequate expansion of commercial areas in designated commercial hubs rather than in continuous strips along major thoroughfares

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 rezoning would extend the existing commercial farther into an area that is currently zoned residential, increasing the interface between commercial and residential zoning.

2. The rezoning has the potential to create additional impacts on the surrounding residential neighborhood by allowing more

2. The rezoning is not anticipated to create significant adverse impacts on the surrounding residential neighborhood. Due to the parcel's small size of approximately 0.21 acres and its reliance on access through the existing commercial property, any future development would likely occur as an extension of the adjoining commercial site rather than as a standalone commercial development. Existing development standards, buffering, landscaping, lighting, and other Land Development Ordinance requirements would continue to mitigate potential impacts on adjacent residential properties.	intensive commercial uses adjacent to existing single-family properties.

Attachments:	1. Staff Report 2. Proposed Zoning Map 3. Application 4. Deed