PLANNING BOARD MINUTES

DATE: September 15, 2026
Town of Fletcher
300 Old Cane Creek Road
Fletcher, NC 28732

Type of Meeting: PUBLIC MEETING

Chairman Bowser called a regular meeting of the Planning Board to order at 6:00 PM

BOARD MEMBERS PRESENT:

Lee Bowser (Chairman/ District 2)
Robyn Mondin (At Large/ District 1)
Doug Ferguson (District 4)
Jacob Compher (At Large/ District 3)
Leslie Cuevas (District 3)
Mike Franklin (District 1)
Julia Fogel (At Large/ District 3)

Public Input: No one from the public spoke at this time.

AGENDA ITEM:	PRESENTED BY:	ACTION TAKEN:
Approval of Minutes from July 21, 2026 meeting	Chairman Bowser	Approval of the minutes, as transcribed
Hearing of Cases		
26-17-RZO Standard Rezoning of Vacant lot behind 90 Underwood Rd, PIN 9643-92-2309 from R-1 to C-2	Tyler Morrow, Planning and Zoning Director	Recommendation to Town Council to approve the Rezoning to C-2 district
26-18-SUP Special Use Permit for a 2 site campground at 67 Old Case Road	Tyler Morrow, Planning and Zoning Director Cory Nelsen, owner-applicant	Recommendation to Town Council to approve the SUP, conditionally, for one campsite
Other Business		
Staff Updates	Tyler Morrow, Planning and Zoning Director	None

STAFF PRESENT: Tyler Morrow, Planning and Zoning Director

An audio file of the meeting is available, upon request, for a fee.

Approval of Planning Board minutes: corrections-additions-deletions

Chairman Bowser asked for a motion to approve the minutes.

It was so moved by **Mike Franklin;** seconded by **Leslie Cuevas**. There was no further discussion. The motion carries, all in favor.

AGENDA ITEM 1

26-17-RZO Standard Rezoning of Vacant lot behind 90 Underwood Rd, PIN 9643-92-2309 from R-1 to C-2

Mr. Morrow presented a standard rezoning application. The subject property does not have an assigned physical address but is located directly behind 90 Underwood Road. The applicant and property owner is David P. Michaels. The parcel is approximately 0.21 acres and is currently zoned R-1 low density residential.

Mr. Morrow said the applicant is requesting to rezone the property to C-2 Interstate Commercial District. The parcel is currently identified as "not in use" by the town's land use plan. If the property is rezoned, all uses permitted within the C-2 district would be allowed on the site. Because this is a general rezoning, the applicant cannot guarantee that the property will be developed in any specific way or use, and the town cannot condition approval on such a commitment. For that reason, the board should consider all the full range of uses permitted within C-2 when evaluating the request. The property owner also owns the adjoining parcel of 90 Underwood Road, immediately west of the subject property. Based on the parcel configuration and available information, the subject property appears to have originally been a part of the residential lot within Franem Acres before being subdivided and conveyed to the current owner. The parcel retained its residential zoning when subdivided.

Mr. Morrow continued. He stated that the parcel is landlocked. Any future development therefore would require access through an adjoining lot. Since the applicant owns both the subject property and 90 Underwood Rd future access would most likely be provided through 90 Underwood Rd.

Mr. Morrow said although the C-2 district permits more intensive commercial uses than the existing R-1, the subject property is only 0.21 acres and would be difficult to develop as

a standalone commercial site. If the rezoning is approved and the property is developed commercially, it would likely be in conjunction with 90 Underwood Road and not as a single development.

Mr. Morrow said that immediately west of the subject property begins the C-2 corridor which extends along Underwood Road towards Airport Road. To the east is Franem Acres subdivision properties which are zoned R-1 low density residential development. The area is predominantly developed with single family homes. **Mr. Morrow** showed photos of the surrounding properties.

Mr. Morrow said the proposed rezoning is consistent with Goal 8 of the Town's Land Use plan, which calls for providing adequate expansion of commercial areas and designating commercial hubs rather than creating continuous commercial strips on mega thoroughfares. The proposed rezoning would place both parcels owned by the applicant under the same zoning designation and development standards. Since the subject parcel is landlocked, its access would be dependent on 90 Underwood Road.

Mike Fanklin asked if any of the adjoining property owners contacted Planning staff about the rezoning request.

Mr. Morrow said he's not heard anything back from the notices sent to the surrounding neighbors.

Chairman Bowser asked for a motion.

Mike Franklin made a motion stating, he moves the Planning Board recommend Town Council to adopt the ordinance amending the official zoning map of the Town of Fletcher, changing the zoning designation of the subject property from R-1 low-density district to C-2, Interstate Business District.

Doug Ferguson seconded the motion. There was no further discussion. The motion carries-all in favor.

AGENDA ITEM 2

26-18-SUP Special Use Permit Review

67 Old Case Road-2 site campground in R-2 zoning district

Chairman Bowser stated the rules of procedure for a quasi-judicial hearing. He then swore in all persons who would be giving testimony.

Mr. Tyler Morrow entered his staff report into the public record. The applicant is seeking a Special Use permit to establish a small campground consisting of two RV spaces. The subject property is located at 67 Old Case Road and is owned by **Cory and Michelle Nelsen**. The property consists of approximately 0.53 acres and is currently zoned R-2, medium density residential development. There is an existing single-family home on the property. The application originated from a code enforcement case which was brought to **Mr. Morrow's** attention by a nearby resident. It was reported that the RV located at 67 Old Case Rd was being used as an Airbnb. **Mr. Morrow** investigated the complaint and met with **Mr. Nelsen** who was advised that the existing use was not permitted and would need to cease unless the property received the appropriate special use permit.

Mr. Morrow explained that the Town's ordinance allows one RV or camper, outside of an approved campground, on a residentially developed lot, without a permit, as long as it remains properly licensed and registered. It is not permitted to be connected to utilities and may not be occupied for more than one 90 day period. Because campgrounds are permitted as a Special Use within R-2 zoning Mr. Nelson elected to pursue the special use permit process for the property.

Mr. Morrow continued, stating that in order to approve the request, the required findings must be satisfied. This includes determining that the application is complete, that the proposed use will not negatively affect public health, safety, or welfare, and that the use will not be detrimental to surrounding properties or public improvements. The proposal must comply with the applicable standards of the Land Development Code. These standards address items such as access, public safety, traffic safety, parking, utilities buffering, signage, lighting, open space, building placement, and potential impacts on the neighborhood. The subject property and the surrounding area are primarily zoned R2, medium density residential. R2 allows a maximum residential density of three dwelling units per acre. R-2 is the predominant zoning district in this neighborhood and all neighborhoods north through Rutledge Road and West of St. John Rd. The surrounding area consists of primarily single family homes and neighborhoods, although several other residential uses are located throughout the area, including Silent Springs mobile home park as well as two campgrounds that are located in the R2 district. These include the

Rutledge Lake RV Park and a four-space RV campground at Overton Place that received a rezoning and special use permit approval from Town Council in 2023. Both existing campgrounds are located more than 1000 feet from the subject property, which is consistent with the supplemental standards for a new campground.

The site has an existing single family home and an existing RV located directly behind the home. The single family home is currently being rented to a family member of one of the property owners. The RV was previously being used as a short-term rental through Airbnb. Use of the RV ceased following the original notice of violation in the beginning of the special use permit process. If the special use permit is approved, then the owners will be able to resume the use as part of an approved campground. If denied the short-term rental use of the RV would be required to cease.

Mr. Morrow said the applicants are also requesting approval for one additional RV space. They've indicated that they do not currently plan to develop a second space in the immediate future. However, while going through the special use permit process, they would like to request an additional space now rather than having to go through the process again later. If approved, the second RV space could be developed and placed into use at any time provided it remains consistent with the approved plan and applicable requirements. The site also includes a communal fire pit that may be used by the campground guests, which counts towards the required recreational open space. The campground must also be buffered from surrounding properties. The applicants are proposing to meet this requirement through a combination of existing vegetation and new landscaping, including a proposed privacy hedge around the campground area. There's already a relatively dense row of vegetation near the southern property boundary.

Mr. Morrow continued, saying the existing mature hardwood trees along Old Case Road frontage will remain and provide additional screening from the road. Old Case Road is maintained by NCDOT. The existing gravel driveway will continue to provide access to both the campground and the existing home.

Mr. Morrow explained that campgrounds are subject to several supplementary standards under the Land Development Code as follows:

- The placement of the campground may not create negative impacts on the landscape, environment, or natural features of the site.
- The campground must be screened from surrounding properties with a Type B transition yard.
- No new campground may be located within 1000 feet of an existing campground.
- The campground density cannot exceed 10 campsites per acre. with an overall cap of 200 campsites. The proposal includes only two RV spaces on approximately 0.53 acres. In counting the RV spaces, the density is 3.77 campsites per acre, which is below the maximum permitted density.

- A new campground must provide recreational space equal to 10% of the overall project area. They will be providing that through open green space and the communal environment.

Mike Franklin raised questions about adequate and proper utilities. Where's the sewage going now? Is water provided to the camper by water hose? How often is the sewage dumped?

Mr. Cory Nelsen said the water is coming through an insulated hose from the house at 67 Old Case Road. The sewage (black water) is being dumped at Camping World about once every 3 days.

Mr. Franklin said his concern is with an additional camper Mr. Nelsen may try to take both at the same time to save time, but he is concerned it's not sanitary. With two they might consider looking at trying to put in a septic system.

Mr. Nelsen said he does not have plans for a second camper, rather his dad advised to ask for a second campsite since he had to go through the SU process. He added that the camper they have was purchased for their individual use, but since it wasn't being used enough to justify the cost they began renting it out.

Mr. Franklin added that as winter comes water and sewer could freeze.

Mr. Nelsen said it is not rented during winter due to freezing.

Julia Fogel said because the rule right now permits you to have a camper occupied in your yard for 90 days that would cover you because you're going to close it down in the wintertime, so you'd be allowed to have it.

Mr. Morrow clarified that it is allowed for one consecutive 90-day period in a calendar year. Breaking the 90 days up here and there is not allowed.

Julia Fogel said campgrounds are usually a bit larger. This is less than an acre. Creating the feel of a campground will be kind of difficult to do because it's less than an acre.

Mr. Nelsen said he's really not trying to create a campground.

Robyn Mondin asked how long the Airbnb was operated before it got shut down.

Mr. Nelsen said for five years.

Ms. Mondin asked if there had been complaints by any of the neighbors during the five years.

Mr. Nelsen said his wife talked to the neighbors that are adjoining their property and they've never had any issues. There's never been any complaints about noise or anything.

Chairman Bowser said he noticed in the application packet that there is a curfew of 10 PM with regard to noise.

Jacob Compher asked Mr. Nelsen if the SUP is approved for two campsites would that space be available for someone to pull in their own RV and hook up to the utilities- or will the applicant purchase another unit to set up?

Mr. Nelsen said he doesn't want either because a second RV would get in the way. Applying for 2 campsites was an idea of his dad's, but he's not interested in doing that.

Chairman Bowser asked for comments or questions.

Julia Fogel expressed that approving the SUP would open up the floodgates to more people wanting to apply. Is this something that Fletcher wants?

Doug Ferguson commented that their is limited driveway access for the existing home, camper and an additional camper.

Chairman Bowser asked for a motion to approve, approve with conditions or deny.

Doug Ferguson recommended to deny.

Leslie Cuevas seconded the motion to deny.

Some of the members were undecided. Discussion took place.

Ms. Mondin said she is concerned that the application is for 2 sites. The applicant says he doesn't want a second unit but if the board approves it for two, he could have two.

Following the discussion **Chairman Bowser** asked the members if they'd like to change the motion to approve with conditions since a final vote had not been tallied.

Discussion continued.

Chairman Bowser commented that there's been five years of operating without complaints, therefore this gentleman has a proven track record. He then asked the board if they want to approve, approve with conditions or deny. He asked for a motion.

Robyn Mondin made a motion to approve with the condition of only one campsite.

Jacob Compher seconded.

Mr. Morrow said if Cory Nelsen is agreeable, the Planning Board would recommend approval for one unit, not two. In between now and the Town Council meeting he can update his site plan. **Mr. Morrow** would convey to Council that Mr. Nelsen originally applied for two, but now he's just requesting the one.

Discussion ensued.

Chairman Bowser said there's been a motion and a second to approve with the condition that there will be only one campsite. He asked for a show of hands for those in favor of recommending approval with conditions. The motion carries by a vote of 4 to 3.

Motion to recommend approval of the Special Use with the condition that there will be one (1) campsite- not two	**VOTE 4-3 In favor Of the motion**
Lee Bowser	Yes
Leslie Cuevas	No
Robyn Mondin	Yes
Mike Franklin	Yes
Doug Ferguson	No
Julia Fogel	No
Jacob Compher	Yes

Mr. Morrow said the item will go to Council in October, where they'll make the final decision.

Staff updates and other business

Mr. Morrow reminded the board members who signed up, the training at the Western Carolina University, Biltmore Park campus will be Thursday, Sept. 17th, from 10 to 4. Those who are attending should receive an e-mail.

There was no public input.

Chairman Bowser adjourned the meeting at 6:51 pm.

Next meeting: October 20, 2026

Read, approved and adopted this _____ day of _____, 2026

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_____ _____

Planning Director Chairman