TOWN OF FLETCHER
PLANNING DEPARTMENT
AGENDA ITEM COVER SHEET

Meeting Type: Planning Board	Meeting Date: October 20, 2026

Title of Item:
Standard Rezoning–00 Mills Gap Road (Dirt and Sticks Inc.) (26-20-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 M-1 Manufacturing District to R-1A Low Density Development 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 proposed rezoning would accommodate lower density residential development east of the existing industrial park while reducing the potential intensity of uses within an environmentally sensitive area.

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 reduce the intensity of allowable uses on the east side of Mills Gap Road while establishing a larger area of low-density residential zoning that serves as a transition between the industrial uses to the west and the existing residential along Burney Mountain Road.

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 M-1 Manufacturing District to R-1A Low Density Development 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 proposed rezoning would accommodate lower density residential development east of the existing industrial park while reducing the potential intensity of uses within an environmentally sensitive area.

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 eliminate a large undeveloped area currently zoned for manufacturing and industrial uses, further limiting opportunities for future industrial expansion along the Mills Gap Road corridor.

2. The subject property is located along Mills Gap Road, an established industrial

2. The proposed rezoning would significantly reduce the range and intensity of permitted uses on the subject property, potentially limiting development impacts within an environmentally sensitive area characterized by steep slopes	corridor that supports the Town's manufacturing and commercial base. Retaining the M-1 designation would preserve opportunities for development consistent with the nearby industrial zoning pattern.

Attachments:	1. Staff Report 2. Proposed Zoning Map 3. Application packet from the applicant 4. Deed