TOWN OF FLETCHER
PLANNING DEPARTMENT
AGENDA ITEM COVER SHEET

Meeting Type: Planning Board	Meeting Date: April 21st 2026

Title of Item:
Zoning Text Amendment – Data Centers (26-02-ZTA) – Tyler Morrow– Planning & Zoning Director

SUGGESTED MOTION:

For Approval	For Denial
I move Planning Board recommend Town Council **adopt** an ordinance amending the official Town of Fletcher Land Development Code, amending Article 2. District Provisions and Article 18. Definitions to establish Data Centers as a defined use and prohibit it in all zoning districts based on the following:	I move Planning Board recommend Town Council **deny** an ordinance amending the official Town of Fletcher Land Development Code, amending Article 2. District Provisions and Article 18. Definitions to establish Data Centers as a defined use and prohibit it in all zoning districts based on the following:
1. The petition is found to be consistent with the Land Use Plan based on the information from the staff analysis and the public hearing, and because:	**1. The petition is found to be consistent with the Land Use Plan based on the information from the staff analysis and the public hearing, and because**:
The amendment is intended to protect the quality of life and well-being of residents, workers, and visitors by preventing a use that can have significant environmental and operational impacts. The scale and intensity of this use differ substantially from other uses currently present in Fletcher, making it incompatible with the community's existing development pattern and long-term land use goals.	The amendment is intended to protect the quality of life and well-being of residents, workers, and visitors by preventing a use that can have significant environmental and operational impacts. The scale and intensity of this use differ substantially from other uses currently present in Fletcher, making it incompatible with the community's existing development pattern and long-term land use goals.
2. We find this petition to be reasonable and in the public interest based on the	**2. However, we do not find this petition to be reasonable and in the public interest based on**

information from the staff analysis and the public hearing, and because: 1. The proposed text amendment removes a use that is incompatible with the Town's long-term goals and vision. 2. The proposed text amendment helps safeguard valuable environmental resources while supporting Fletcher's identity as an outdoor recreation hub. 3. The proposed text amendment protects the quality of life for Fletcher residents and visitors. [Discuss and Vote]	**the information from the staff analysis and the public hearing, and because:** 1. The proposed text amendment eliminates an emerging industrial use. [Discuss and Vote]

Attachments:	1. Staff Report 2. Draft Ordinance