PLANNING BOARD MINUTES

DATE: April 21, 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)
Julia Fogel (At Large/ District 3)
Bryan Gilbert (ETJ)
Leslie Cuevas (District 3)
Doug Ferguson (District 4)
Jacob Compher (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 March 17, 2026 meeting	Chairman Bowser	Approval of the minutes, as transcribed
Hearing of Cases		
1. Zoning Text Amendment -Data Centers (26-02-ZTA)	Tyler Morrow, Planning and Zoning Director	Approval of Text Amendment
Other Business		
1. 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 **Bryan Gilbert;** second by **Leslie Cuevas**. There was no further discussion. The motion carries, all in favor.

AGENDA ITEM 1

Zoning Text Amendment -Data Centers (26-02-ZTA)

Mr. Tyler Morrow addressed the Planning board members. He said Town Council has directed staff to add Data Centers as a new defined use in the use table and to amend the Land Development Code to prohibit this use in all zoning districts within Town limits, similarly to the current treatment of Cryptocurrency Mining.

Mr. Morrow presented a detailed description of what Data Centers are. The demand for these facilities is rapidly growing. He said if they were a permitted use they would likely be located in the M-1 district, on a large property, due to the area needed for such a structure. He said we are not proposing to allow it in any district. It is similar in use to a cryptocurrency operation. The difference being that not all Data Centers are located in Cryptocurrency mining centers, therefore by adding a specific definition to Article 18 and listing it in the Use Table, the Town will be able to prohibit the specific use of both Cryptocurrency mining and Data Centers.

DISCUSSION

Chairman Bowser asked for a motion to approve or deny.

Mr. Morrow clarified that approval would apply to the text amendment which prohibits Data Centers.

Robyn Mondin made a motion to approve the Text Amendment. A second motion was made by **Mr. Gilbert**. There was no further discussion. The motion carries, all in favor.

Staff updates and other business
Mr. Morrow had no updates to report. **Ms. Julia Fogel** expressed concern regarding a construction site on Hwy 25, in unincorporated Henderson County. The site is just outside of town limits. **Mr. Morrow** said he has received multiple inquiries about this property, however since it is not inside the Town of Fletcher, he has no means to enforce the developer to comply with any of the town's regulations for commercial development. He said he will contact Henderson County to attempt to find where they stand on the project.

Chairman Bowser adjourned the meeting at 6:13 PM.

Next meeting: May 19, 2026

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

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_____ _____

Planning Director Chairman