TOWN OF FLETCHER
PLANNING DEPARTMENT
AGENDA ITEM COVER SHEET

Meeting Type: Town Council	Meeting Date: November 9, 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:	**Denial:**
I move 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:	I move 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 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.	**1. The petition is found to be consistent with the Town of Fletcher Land Use Plan 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 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.	**2. We do not find this petition to be reasonable and in the public interest 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.

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