TOWN OF FLETCHER

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TOWN MANAGER

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Conditional Rezoning
Fletcher Village Bakery
(25-01-CZD)

Planning Department Staff Report
Tyler Morrow, Planning and Zoning Director

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Project Summary

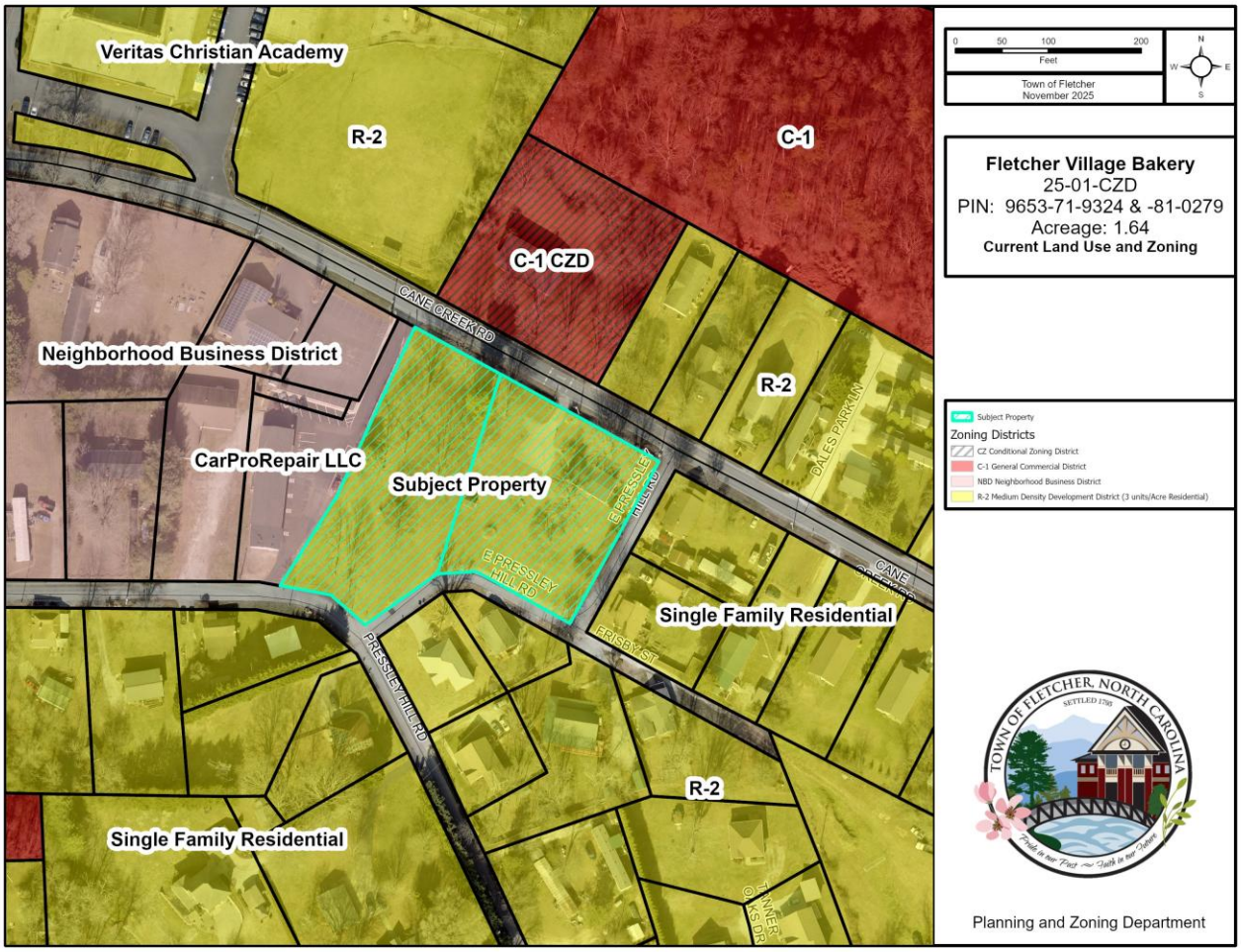


SITE VICINITY MAP

- **Project Name & Case #:**
  - Fletcher Village Bakery
  - 25-01-CZD
- **Applicant:**
  - David Workman, Manager of Workman and Salloum Properties, LLC
- **Property Owners:**
  - Lynda L Tweed (PIN: 9653719324)
  - Terry L Tweed (PIN: 9653719324)
  - Amber Alyce Babb Honeycutt (PIN: 9653810279)
  - Parker Kale Babb (PIN: 9653810279)
- **Property Address:**
  - 28 Cane Creek Road
- **Project Acreage:**
  - 1.64 Acres
- **Project overview**
  - 6,821 (GFA) Bakery (150 seats)

- **Parcel Identification (PIN):**
  - 9653-71-9324
  - 9653-81-0279
- **Current Parcel Zoning:**
  - R-2, Medium Density Development District
- **Requested Zoning:**
  - NBD-CZD, Neighborhood Business District Conditional Zoning District.
- **Land Use Plan Designation:**
  - Residential-Single Family Detached (PIN 9653810279)
  - Not in use (PIN 9653719324)
- **Requested Uses:**
  - Restaurant
- **Heart of Fletcher Overlay Designation:**
  - Town Center Neighborhood Business

Existing Zoning & Land Use Map and Description



The subject property is a vacant site made up of two parcels. It is currently zoned R-2, which begins a pattern of this zoning category continuing eastward toward Old Cane Creek Road. This pocket of R-2 extends along Pressley Hill Road and is primarily made up of a single-family neighborhood situated between US 25, Old Cane Creek Road, and Cane Creek Road.

To the west are properties zoned Neighborhood Business District. This NBD node was created in recent years to establish a commercial area between the existing R-2 zoning and the C-1 zoning located along US 25. If the subject property is rezoned, the NBD node would be expanded to include it, but would not extend across E. Pressley Hill Road or Pressley Hill Road.

Across the street a property is zoned C-1 CZD to permit an office-based use focused on the wholesale internet sale of church products. Although approved, this office use was never established and should likely be rezoned back to its original zoning district.

Site Images



This site photo shows the vacant lots as they exist today. The property contains several mature trees that would likely need to be removed if the site is developed according to the proposed plans.

The house that previously stood at 28 Cane Creek Road has already been removed.



This picture shows the existing street frontage of the lot along Cane Creek Road.

A drainage ditch currently runs along the front of the property and would be replaced with a sidewalk if the project is approved.



This photo shows the existing mechanic shop that is currently in operation directly to the west. The proposed development would share a property line with this commercial use.



This photo shows the subject property as viewed from E. Pressley Hill Road, which is maintained by the Town. The property fronts three streets.

In the distance, two outbuildings can be seen. These outbuildings are the only structures remaining on the site today.

Land Use Plan Consistency:

The proposed development is consistent with the Land Use Plan's 8th goal by "providing for adequate expansion of commercial areas in designated commercial hubs rather than in continuous strips along major thoroughfares."

The proposed development would extend commercial uses further onto Cane Creek Road without adding additional commercial strain on US 25.

Site Plan Summary:

Building:

Gross Floor Area

- Main Building- 6,821 SF
- Out Building- 256 SF

Building Design

The building takes up over 50% of the build to line of the lot fronting on Cane Creek Road. The street facing façade along Cane Creek far exceeds the 40% transparency requirement by providing 68.8%.

- The project meets the design requirements for developments in NBD per Article 5 of the LDC.

Height

- Main Building-1 story- 24' 4"
- Out Building- 15' 1"

Proposed to have 150 seats including both inside and outside spaces.

Transportation:

Transportation

- The site plan shows the primary access from Cane Creek Road, with emergency access for Fire and EMS provided from E. Pressley Hill Road.
- The secondary access on E. Pressley Hill Road was converted to a gated emergency access in response to concerns raised during the Planning Board meeting.

Sidewalks

- Sidewalks are provided along most of the property boundary edge as shown on the plans. This sidewalk will provide the important pedestrian infrastructure needed with a neighborhood scale business. The applicant will be requesting a fee in lieu of remaining frontage sidewalk from the Planning Board in the future (not part of this review process).

Parking:

Parking: Restaurant, 1 per 4 seats

- Total required- 56
- Total provided- 81
  - 55 Impervious
  - 26 Pervious

Landscaping:

Landscaping provided for the site:

- Street trees
- Interior parking lot landscaping
- All landscaping species will be chosen from the town's approved list.

Proposed Conditions:

Developer:

- None

Planning Board:

- None

Heart of Fletcher Design Overview:

The Town of Fletcher establishes the Heart of Fletcher Overlay (HOF-O) in an effort to encourage new development in the central area, or heart, of Fletcher. The guidelines of this Overlay are intended to prevent suburban-style development while still allowing for creativity and flexibility in creating urban, pedestrian-oriented design opportunities in and around the town's center. The Fletcher Planning Board reviewed and approved this development application assuring that the proposed development met the spirit and intent of the Heart of Fletcher Overlay.

The Town Center Neighborhood Business Precinct is designed to accommodate a range of uses in pedestrian-scaled buildings in close proximity to Fletcher's neighborhoods. This precinct is scaled to provide basic services within a 5-10 minute walk of neighborhoods. Individual buildings in this precinct are encouraged to be multi-story with uses mixed vertically, street-level commercial and upper-level office and residential. Higher densities of residential development are also encouraged. The Town Center Neighborhood Business Precinct encourages vitality of the public realm and promotes safe, efficient thoroughfare access for all forms of transportation.

This project meets the goals of this designation falling within the desired 0-60' setback from Cane Creek Road. The building also takes up over 50% of the build to line of the lot fronting on Cane Creek Road. The street facing façade along Cane Creek far exceeds the 40% transparency requirement by providing 68.8%. Neighborhood-oriented Commercial is a recommended land use.

The project also meets the design requirements for developments in NBD per Article 5 of the LDC.

Planning Board Summary and Recommendation:

The Planning Board voted 5-0 to recommend approval of this petition.

OVERVIEW OF BOARD DISCUSSION FROM MEETING MINUTES

Mr. Workman (Developer) stated that the property provides an opportunity to create a very family-friendly environment, including green spaces and garden areas. He noted that the Cane Creek Road property offers ample parking and green space, along with easy access off Hendersonville Road, which is a major thoroughfare that experiences heavy traffic and can be difficult to enter and exit. He added that he has historically served fresh, local food, using as many local producers and farmers as possible. As an example, he purchases approximately 150 to 200 dozen eggs per week from a farmer in Marshall. He stated that he has supported local producers since 2005.

Mr. Workman explained that, unfortunately, the property was not rezoned prior to him entering into a contract to purchase it. He is requesting that the Board consider granting a Conditional Zoning to Neighborhood Business District (NBD) for his restaurant, which he believes would help fill a need, as Fletcher is somewhat underserved in family-oriented restaurants.

Mike Franklin asked whether Mr. Workman anticipates his business growing at the Cane Creek Road location.

Mr. Workman responded that he is unable to install an oven at his current location. All bread is currently baked at the Brevard location and transported to the Flat Rock and Fletcher locations. He stated that adding wood-fired pizzas to the Fletcher menu would be a significant draw for customers, as has been demonstrated at his Brevard and Flat Rock locations.

Mike Franklin asked about the proposed operational hours.

Mr. Workman stated that the restaurant would open at 7:00 a.m., seven days a week. He expects to remain open until 8:00 p.m. for dinner Wednesday through Sunday, with the possibility of offering dinner seven days a week depending on demand. He added that once a bread oven is installed, it must be kept hot on a daily basis.

Public Comments:

Robert Roullette, 62 East Pressley Hill Road, stated that he is concerned about how close the parking lot would be to nearby homes. He requested a landscape buffer to mitigate headlights shining into living rooms. He noted that traffic on East Pressley Hill Road is constant, as many drivers use it as a shortcut to avoid the intersection of Hendersonville Road and Cane Creek Road. His concerns include the proximity of the parking lot and increased traffic. He asked whether a traffic study could be requested to determine existing traffic volumes and whether locating an exit at that location would be appropriate.

Kimberly Ponder, 36 East Pressley Hill Road, stated that she would like to see the proposed access onto East Pressley Hill Road removed from the site development plan. She noted that the proposed egress is directly across the street from her home.

Shawn Thompson, 186 Pressley Hill Road, stated that he is one of many neighbors present who would be affected by the proposal. He expressed concern about light pollution from street lighting and vehicle headlights until 8:00 p.m. He also opposed access onto East Pressley Hill Road, noting that it is a very narrow roadway. He added that there is an existing stormwater runoff issue at the end of Pressley Hill Road. He stated that lighting would be an issue without adequate buffering and expressed concern about noise from dumpsters being emptied early in the morning, similar to what occurs at Goodwill and the Post Office. He also voiced concern about additional traffic on Cane Creek Road, noting that the road already experiences significant traffic from Veritas Academy. He stated that the traffic issues referenced on St. John Road could ultimately spill into this residential neighborhood.

Glen Weber, 17 Tanner Oaks Drive, asked how close the ingress and egress would be to the property boundary. Chairman Clayton advised that Cane Creek Road is maintained by NCDOT, and therefore NCDOT would determine and approve the driveway location.