Ordinance #___-____

AN ORDINANCE OF THE TOWN OF FLETCHER TOWN COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF FLETCHER FOR PARCELS POSSESSING PIN NUMBERS: 9653-71-9324 AND 9653-81-0279 BY CHANGING THE ZONING DESIGNATION FROM R-2 MEDIUM DENSITY DEVELOPMENT DISTRICT TO NBD-CZD, NEIGHBORHOOD BUSINESS CONDITIONAL ZONING DISTRICT

IN RE: Parcel Numbers: 9653-71-9324 and 9653-81-0279
Address: 28 Cane Creek Road
Project: Fletcher Village Bakery (File # 25-01-CZD)

WHEREAS, the Town is in receipt of a Conditional Rezoning application from applicant, David Workman, Manager of Workman and Salloum Properties, LLC, and property owners, Lynda L Tweed, Terry L Tweed, Amber Alyce Babb Honeycutt, and Parker Kale Babb for the construction of bakery and out building on approximately 1.64 acres, and

WHEREAS, the Planning Board took up this application at its regular meeting on November 25th, 2025; voting 5-0 to recommend Town Council approve an ordinance amending the official zoning map of the Town of Fletcher, and

WHEREAS, Town Council took up this application at its regular meeting on January 12th, 2026, and

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Fletcher, North Carolina:

1. Pursuant to Article XV of the Land Development Code of the Town of Fletcher, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Numbers: 9653-71-9324 and 9653-81-0279, changing the zoning designation from R-2 Medium Density District To NBD-CZD, Neighborhood Business Conditional Zoning District.

2. Development of the parcel pursuant to this Ordinance is subject to the following.

    a. Development shall comply with the master site plan submitted by the applicant dated December 22, 2025, including any conditions listed therein.

    b. Permitted uses shall include:
        i Restaurant

    c. Additional conditions that shall be satisfied prior to final site plan approval include:
        i

3. Except where modified by the terms of this Ordinance, development of the parcel(s) shall occur in accordance with the final site plan requirements of Article XVI of the Land Development Code of the Town of Fletcher, North Carolina.

4. Except where explicit relief is granted by the terms of this Ordinance, the development of the parcel(s) shall occur in accordance with all applicable standards within local ordinances and policies.

This ordinance shall be not be effective until the list of use(s) and conditions, established herein, is consented to in writing by the applicant and all owners of the subject property. Upon such written consent, this ordinance shall be effective retroactive to the date of its adoption.

Adopted this 12th day of January 2026.

Attest: _____
Preston Blakely, Mayor, Town of Fletcher

_____
Christine Thompson, Town Clerk

With their signatures below, the undersigned applicant(s) and property owner(s) consent to and agree to all conditions imposed pursuant to the terms of this Ordinance.

IN RE: Parcel Numbers: 9653-71-9324 and 9653-81-0279
Address: 28 Cane Creek Road
Project: Fletcher Village Bakery (File # 25-01-CZD)

Property Owner: Lynda L Tweed (PIN: 9653719324)

Signature:_____

Printed Name:_____

Date:_____

Applicant/Developer: David Workman, Manager of Workman and Salloum Properties, LLC

Signature:_____

Printed Name:_____

Title: Manager

Date:_____

Property Owner: Terry L Tweed (PIN: 9653719324)

Signature:_____

Printed Name:_____

Date:_____

Property Owner: Amber Alyce Babb Honeycutt (PIN: 9653810279)

Signature:_____

Printed Name:_____

Date:_____

Property Owner: Parker Kale Babb (PIN: 9653810279)

Signature:_____

Printed Name:_____

Date:_____