Town of Fletcher

Planning and Zoning
300 Old Cane Creek Road, NC 28732
(828) 687-3985 Fax (828)687-7133

Conditional Zoning
Application Number _____

Name of Project: Fletcher Village Bakery

Address/Location of Property: 28 Cane Creek Rd, Fletcher, NC 28732

PIN# 9653-81-0279 & 9653-71-9324 PID# 99699

Type of Development:
☐ Residential ☒ Commercial ☐ Other

Current Zoning: R-2 (HOF-O) Proposed Zoning: NBD-CZ

List requested/proposed uses:
Town Center Neighborhood Business Overlay; Bakery / Restaurant

Total Acreage 1.64 Proposed Building Sq. Ft. 8,050 SF Dwelling Units 0

Workman and Salloum Properties LLC.	David Workman
Name of Agent	**Name of Petitioner(s)**
60 Park Avenue	60 Park Avenue
Agent's Address	Address of Petitioner(s)
Asheville, NC 28801	Asheville, NC 28801
City, State, Zip	City, State, Zip
828-702-2108	828-702-2108
Telephone Number	Telephone Number
Refer to Owner's Affidavit (x2)	[signature]
Signature of Property Owner if other than Petitioner	Signature

If an AGENT is filing the petition, you must have a signed Owner's Affidavit attached to the petition.
If you have any questions about filling out this application, please contact the Planning and Zoning Department at (828) 687-3985.

Received by Tyler Mowan Date 10-29-2025

LIMITED LIABILITY COMPANY ANNUAL REPORT

1/6/2022

NAME OF LIMITED LIABILITY COMPANY: Workman and Salloum Properties L.L.C.

SECRETARY OF STATE ID NUMBER: 2237781 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2025

Filing Office Use Only
E - Filed Annual Report
2237781
CA202502002242
1/20/2025 09:23
☐ Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Workman, David

2. SIGNATURE OF THE NEW REGISTERED AGENT:

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS **& COUNTY**

60 Park Ave N
Asheville, NC 28801 Buncombe County

4. REGISTERED AGENT OFFICE MAILING ADDRESS

60 Park Ave N
Asheville, NC 28801

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Real Estate

2. PRINCIPAL OFFICE PHONE NUMBER: (828) 702-2108 x_

3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

60 Park Ave N
Asheville, NC 28801

5. PRINCIPAL OFFICE MAILING ADDRESS

60 Park Ave N
Asheville, NC 28801

6. Select one of the following if applicable. (Optional see instructions)

☐ The company is a veteran-owned small business

☐ The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME:	Miriam Yvonne Salloum	David George Workman	
TITLE:	Manager	Manager	
ADDRESS:	60 Park Ave N	60 Park Ave N	
	Asheville, NC 28801	ASHEVILLE, NC 28801	

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Miriam Yvonne Salloum
SIGNATURE

1/20/2025
DATE

Form must be signed by a Company Official listed under Section C of This form.

Miriam Yvonne Salloum
Print or Type Name of Company Official

Manager
Print or Type Title of Company Official

This Annual Report has been filed electronically.

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525

Docusign Envelope ID: 92B86008-8561-4931-8DEB-01BFD86711E0

Owner's Affidavit

I (we) the undersigned do hereby give permission to (agent's name or organization) David Workman (of Workman and Salloum Properties LLC.) to file petition (application) for property(s) located at 99999 Cane Creek Road (no address assigned) with PIN (or PID)# 9653-81-0279 on this affidavit for the purpose of requesting a Special Use Permit or Conditional Zoning from the Town Council of the Town of Fletcher, NC. I further understand that my signature is consent to all conditions and/or stipulations that may be imposed or adopted by such Town Council as part of the petition approval.

1. Owner's Name (Please Print) Amber Babb Honeycutt
   Owner's Signature Signed by: Amber Babb Honeycutt A91EDCD3F02E42A... Date 10/21/2025
2. Owner's Name (Please Print) Craig Honeycutt
3. Owner's Signature Signed by: Craig Honeycutt 0031A4825663451... Date 10/21/2025
4. Owner's Name (Please Print) Parker Kale Babb
5. Owner's Signature Signed by: Parker Kale Babb 7C8AE3928B714CD... Date 10/21/2025
6. Owner's Name (Please Print) Mei Sze Babb
   Owner's Signature DocuSigned by: Mei Sze Babb A80B4361C37947C... Date 10/21/2025

Agent's (Contact) Information

Name: David Workman Address: 60 Park Ave. N, Asheville NC 28801
Workman and Salloum Properties LLC
Phone Number: 828-702-2108 Fax Number: N/A WorkmanBaker@gmail.com

Docusign Envelope ID: 92B86008-8561-4931-8DEB-01BFD86711E0

Owner's Affidavit

I (we) the undersigned do hereby give permission to (agent's name or organization) David Workman (of Workman and Salloum Properties LLC.) to file petition (application) for property(s) located at Property west of 28 Cane Creek Rd, Fletcher, NC 28732 (no address assigned) with PIN (or PID)# 9653-71-9324 on this affidavit for the purpose of requesting a Special Use Permit or Conditional Zoning from the Town Council of the Town of Fletcher, NC. I further understand that my signature is consent to all conditions and/or stipulations that may be imposed or adopted by such Town Council as part of the petition approval.

1. Owner's Name (Please Print) Lynda L. Tweed

2. Owner's Signature Signed by: Lynda L. Tweed 4AB1C04AF87B48F... Date 10/21/2025

3. Owner's Name (Please Print) Terry L. Tweed

4. Owner's Signature Signed by: Terry L. Tweed A44BF04E2DDB436... Date 10/21/2025

5. Owner's Name (Please Print) _____

   Owner's Signature _____ Date _____

6. Owner's Name (Please Print) _____

   Owner's Signature _____ Date _____

Agent's (Contact) Information

Name: David Workman Workman and Salloum Properties LLC Address: 60 Park Ave. N, Asheville NC 28801

Phone Number: 828-702-2108 Fax Number: N/A WorkmanBaker@gmail.com