PLANNING BOARD MINUTES

DATE: November 25, 2025
Town of Fletcher
300 Old Cane Creek Road
Fletcher, NC 28732

Type of Meeting: PUBLIC MEETING

Chairman Clayton called a regular meeting of the Planning Board to order at 6:00 PM

BOARD MEMBERS PRESENT:

George Clayton (Chairman & District 3)
Leslie Cuevas (At Large/ District 3)
Mike Franklin (District 1)
Lee Bowser (District 2)
Robyn Mondin (At Large/ District 1)

Public Input: No one from the public spoke at this time.

AGENDA ITEM:	PRESENTED BY:	ACTION TAKEN:
1. Approval of October 21, 2025 PB Minutes- additions- deletions	**Chairman Clayton**	**The Board voted in favor of approval of the minutes, as transcribed**
2. Conditional Zoning request #25-01-CZD to NBD and Heart of Fletcher Overlay design review #25-02-HOF, for proposed restaurant and bakery for Fletcher Village Bakery at 28 Cane Creek Rd. PIN 9653-81-0279 & 9653-71-9324	**Tyler Morrow, Planning and Zoning Director; David Workman, Manager of Workman and Salloum Properties, LLC**	**Recommendation to Town Council to approve 25-01-CZD and HOF design review 25-02-HOF for Fletcher Village Bakery at 28 Cane Creek Rd**
3. Staff Updates/ Other Business	**Tyler Morrow, Planning and Zoning Director**	**No other business**

STAFF PRESENT: Tyler Morrow, Planning and Zoning Director
An audio file of the meeting is available, upon request, for a fee.

AGENDA ITEM 1

Approval of Planning Board minutes: corrections-additions-deletions

Chairman Clayton asked for a motion to approve the minutes.

It was so moved by **Leslie Cuevas;** second by **Mike Franklin**. There was no further discussion. The motion carries, all in favor.

AGENDA ITEM 2

Conditional Zoning request 25-01-CZD to NBD and Heart of Fletcher Overlay design review 25-02-HOF, for proposed restaurant and bakery for Fletcher Village Bakery at 28 Cane Creek Rd. PIN 9653-81-0279 & 9653-71-9324

Mr. Morrow said the request for the Conditional Zoning to **NBD** by **Fletcher Village Bakery** and the Heart of Fletcher design review for the requested restaurant is being presented as one item, however there are two separate applications which will require two separate motions to be made by the board.

Mr. Morrow said the subject property is two parcels which have primary frontage on Cane Creek Rd, and secondary road frontage on Pressley Hill Rd. Cane Creek Rd is a DOT maintained road and East Pressley Hill Rd, is Town maintained.

The subject property is currently in the R-2 zoning district. The cumulative acreage is 1.64 acres. Photos of the site and adjacent properties were shown. The property contains several mature trees that will likely have to be removed if the property is developed in accordance with the proposed plans. The house that was previously at 28 Cane Creek Road has already been removed. The subject property is adjacent to a node of NBD zoning which was created in recent years to establish a commercial area between this existing R2 zoning district and the C1 commercial district along Hwy 25. If the subject property is rezoned, this node would just expand and would not go across East Presley Hill Road.

Mr. Morrow said **Fletcher Village bakery** is proposing a 6,821 sq ft building for their restaurant and bakery, which will have seating capacity for 160 people, which includes indoor and outdoor seating. They also propose an outbuilding of 256 sq. ft. on the side of the property.

Mr. Morrow said the proposed development is consistent with the Town's Land Use Plan as it

provides for adequate expansion of commercial areas in designated commercial hubs rather than in continuous strips along major thoroughfares, such as US Hwy 25. The proposed building design complies with site development standards within the heart of Fletcher, as it takes up over 50% of the build-to line of the lot, fronting Cane Creek Rd. The street facing façade of the building exceeds the 40% transparency requirement by providing 68.8%. The structures meet the other material and design requirements for NBD as outlined in Article 5 of the Town's Land Development Code.

Sidewalks will be provided on most of the property frontage as shown on the site plan. The sidewalk will provide the important pedestrian infrastructure needed with this type of neighborhood scale business. The applicant will be requesting a fee in lieu for the remainder of sidewalks from the planning board in the future. That will be at a later time.

Mr. Morrow introduced **Mr. David Workman**, owner of **Fletcher Village Bakery**

Mr. Workman said The Village Bakery currently operates three locations, which are bakery restaurants. The original location is in Flat Rock, the Flat Rock Village Bakery. The second location is Fletcher Village Bakery, on St. John's Rd which opened in 2011. The third, recent addition is the Pisgah Bakehouse in Brevard. Each location has a bakery component to it, and also a restaurant component to it.

Mr. Workman said essentially, he has outgrown the Fletcher location, and the St. Johns Marketplace plaza doesn't quite fit the aesthetic his other locations have.

He said the size of the property and the location off of Hendersonville Rd appeal as a good neighborhood location to provide a much-needed amenity to the community of Fletcher. At the Flat Rock and Brevard location, there is a wood-fired oven for baking bread and wood-fired pizzas. The intent is to bring wood-fired pizzas to Fletcher and be open, not just for lunch, but for dinner as well.

Mr. Workman said the property provides the opportunity to create a very family friendly environment with some green spaces and garden areas. The Cane Creek Rd property provides plenty of parking and green space and easy accessibility off the main thoroughfare of Hendersonville Road which gets really busy and is hard to turn on and off of.

He added that he has historically served fresh, local food, using as many local producers and farmers as possible. For example, he buys eggs from a farmer in Marshall in the neighborhood of 150 to 200 dozen eggs a week. He has been supporting local producers since 2005.

He said unfortunately, the property was not rezoned before he contracted to purchase it. He is asking the board to consider granting a Conditional zoning to NBD for his restaurant, which would help fill a need- as Fletcher is a little underserved in family restaurants.

DISCUSSION

Chairman Clayton asked **Mr. Workman** what will become of the present location.

Mr. Workman said he has set up the current unit for a restaurant; therefore the plaza owner will put a new tenant in the space, most likely for another restaurant.

Mr. Workman said there are parking issues at the current location.

Chairman Clayton said he has experienced traffic issues trying to exit the strip center at the current St. John Rd location. It is a dangerous place because traffic backs up at the light on Hendersonville Rd blocking the exit and vehicles turning from Hendersonville Rd onto St. John Rd are going fast.

Mike Franklin asked if he feels his business will grow at the Cane Creek Rd location..

Mr. Workman said he can't put in the oven in his current location. All bread is currently baked at the Brevard location and moved to Flat Rock and Fletcher. The addition of wood-fired pizzas to the Fletcher menu would be a big attraction to customers- as has been proven in his Brevard and Flat Rock locations.

Mike Franklin asked what the operational hours would be.

Mr. Workman said he will be open at 7 AM, seven days a week. He expects to stay open until 8 PM for dinner at the new location, on Wednesdays through Sundays. He may have dinner seven days a week, depending on the demand. He added that with a bread oven you have to keep the oven hot on a daily basis.

There were no additional questions. **Chairman Clayton** asked if there was consensus by the board to approve. The first motion would be regarding Heart of Fletcher design review.

Lee Bowser made a motion to approve.

A gentleman from the public asked if there is an opportunity for public comment.

Chairman Clayton said that it is generally for Town Council meetings to give comments, but he will accept public comments.

Mr. Shawn Thompson of 186 Pressley Hill Rd said he is one of many neighbors in the room affected by this plan. He objected to the light pollution from street lighting and headlights until 8 PM. He is also opposed to access onto East Pressley Hill as it is a very narrow road. He added that there is problem with storm water runoff at the end of Pressley Hill Rd.

Chairman Clayton asked if the concern is about light pollution.

Mr. Thompson said that the lighting will be an issue if there is no buffering and also noise from dumpsters being emptied at 5 AM occurring as it does at Goodwill and the Post Office. He is also concerned with additional traffic being added on Cane Creek Rd. There is ample traffic now from Veritas Academy. He feels the craziness of traffic that was spoken of on St. John Rd, will end up in this residential neighborhood.

Chairman Clayton asked **Mr. Morrow** if public comment may be continued.

Mr. Morrow said yes, a public comment portion of the Planning Board meeting is fine, but- the actual public hearing will be heard by Town Council, the decision-making Board.

Glen Weber of 17 Tanner Oaks Drive asked how close the ingress and egress would be to the boundary of the property. **Chairman Clayton** advised that Cane Creek Rd is a DOT maintained road therefore DOT will determine and approve the driveway location.

In addition, **Mr. Weber** said he would rather see three single family homes constructed on the site than a commercial development. He continued addressing the problems with East Pressley Hill Rd and Pressley Hill Rd, which is an existing problem due to the narrowness. He would like to see the ingress and egress for Fletcher Village Bakery limited to Cane Creek Rd, with no traffic onto Pressley Hill Rd or East Pressley Hill Rd.

Robert Roullette of 62 East Pressley Hill Rd. said he is concerned with how close the parking lot would be to the houses. He would like a landscape barrier to alleviate headlights shining into living rooms. He said the traffic on East Pressley Hill is constant because so many drivers use it as a shortcut to avoid the intersection at Hendersonville Rd and Cane Creek Rd. His concerns are with the proximity of the parking lot and increased traffic. He asked if a traffic study could be requested to determine how much traffic is already there and if placing an exit there would make sense.

Mr. Morrow said a Traffic impact analysis associated with a development is at the developer's expense. He added that the Town's only threshold is what DOT has in place, which allows for 3,500 trips a day, which is typical of an industrial center or shopping center. The restaurant use is less impactful therefore would not trigger a TIA. Both Town Council and the applicant would have to agree with requiring a TIA as a condition. Since the use is such a low trip generator Town Council may not agree to it.

Kimberly Ponder of 36 East Pressley Hill Rd said she would like to see the proposed access onto East Pressley Hill Rd taken out of the site development plan. The current egress is directly across the street from her house.

Adriana Aguilar of 6 East Pressley Hill Rd asked what time deliveries will take place since she is concerned with prohibiting travel at the time of morning commutes .

David Workman responded all deliveries will occur during the hours of 8-5. He said the delivery vehicles will be box trucks not tractor trailers, so they will not be parking in the street or going to the rear of the building.

Patrick Steverson of 250 Pressley Hill Rd. expressed concerns about water runoff will be dramatically increased onto Pressley Hill Rd because of the addition of a sidewalk on Cane Creek Rd.

Chairman Clayton said the water runoff would most likely be absorbed into the impervious area of the parking lot. He said that when a sidewalk is put in the ditch is piped under the sidewalk- not eliminated.

Ms. Jessica Auggie, the sellers' representative, with Likewise Commercial Real Estate addressed the board stating she would like to clarify some concerns that have been expressed.

- She said an individual business on the property is not the highest use, however a higher density residential development could potentially be developed here, which would impact traffic even more.
- There is **landscaping** proposed, which is identified on the design. This is required and will be part of the site development.
- The development is an engineered project by a sophisticated design team who will comply with stormwater management, not only to meet code, but to ensure the impact on the property and the surrounding properties is minimal. As **stormwater management** is part of the proposed project, it could potentially improve the current situation with **water runoff.**
- The addition of a **sidewalk** on Cane Creek Rd- at the owner's expense- will improve walkability in the community.
- The parking lot **lighting** will be facing downward; and **landscape buffering** will help alleviate some of the vehicular light being cast onto the residential properties.
- The development is a single business who is already established and committed to this community.

There were no additional public comments.

Mr. Lee Bowser said he understands the neighbors' concerns, however the applicant has met all the requirements. The Planning Board is not the final decision maker. He advised the public to attend the Town Council Hearing to make their objections.

Mr. Morrow said Council's hearing of this item should be on Monday, January 12, 2026. Written notices will be sent out again and a sign will be posted on the property to confirm the exact date.

Chairman Clayton asked if someone would make a motion regarding the Conditional Zoning.

Mr. Bowser made the motion to recommend approval of the conditional zoning.

Ms. Leslie Cuevas seconded the motion. There was no further discussion. The motion carries, all in favor.

Chairman Clayton asked if someone would make a motion regarding the Site development review.

Ms. Robyn Mondin made the motion to approve the site development.

Ms. Leslie Cuevas seconded the motion. There was no further discussion. The motion carries, all in favor.

Chairman Clayton asked if anyone had anything they'd like to add.

Mr. Workman said he appreciates the neighbors' concerns and is happy to address the egress onto East Pressley Hill Rd and is willing to increase the landscape buffering for the benefit of the residents across the street. He will revisit the site plan concerning the egress onto E Pressley Hill Rd.

Chairman Clayton thanked **Mr. Workman** for his willingness to alter the plan, if needed. It will be determined by Council. He said he would like to see more projects like this in Fletcher.

There was no further discussion.

AGENDA ITEM 3

Staff updates and other business

No other business

Next Meeting: January 20, 2026

Meeting Adjourned at 7:10 PM

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

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_____ _____

Planning Director Chairman