PLANNING BOARD MINUTES

DATE: January 20, 2026
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)
Jacob Compher (At Large/ District 3)
Lee Bowser (District 2)
Robyn Mondin (At Large/ District 1)
Doug Ferguson (District 4)

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

AGENDA ITEM:	PRESENTED BY:	ACTION TAKEN:
Recognition of Chairman George Clayton for 31 years of dedicated service	**Tyler Morrow, Planning and Zoning Director**	**Presentation honoring Chairman Clayton's unprecedented service as Chairman of the Planning Board**
Approval of Minutes from November 25, 2025 meeting	**Chairman Clayton**	**Approval of the minutes, as transcribed**
Hearing of Cases		
1 Heart of Fletcher Review- Burge Flex Warehouse (25-03-SPR) PIN: 9653-91-4137	**Tyler Morrow, Planning and Zoning Director; Curtis Burge, Developer**	**Approval granted for Heart of Fletcher design standards**
2 Preliminary Plat Review- Burney Mountain Road Subdivision (25-05-SUB)	**Tyler Morrow, Planning and Zoning Director; Will Buie, WGLA Engineering**	**Major Subdivision approval Granted**
Other Business		
1 Approval of Annual Meeting Dates 2026	**Chairman Clayton**	**Approved**
2 Election of Chairperson and Vice Chairperson	**Chairman Clayton**	**Lee Bowser nominated as Chairperson. Mike Franklin nominated as Vice Chairperson**

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

Presentation honoring Chairman George Clayton's unprecedented service as Chairman of the Planning Board

Tyler Morrow presented a plaque to **Chairman Clayton** in recognition of his 31 years of dedicated service on the Town's Planning Board.

A Proclamation from Town Council was given in gratitude of **George Clayton's** dedicated service to the Town's Planning and Zoning Dept. from December 1994 to January 2026.

Approval of Planning Board minutes: corrections-additions-deletions

Chairman Clayton asked for a motion to approve the minutes.

Lee Bowser so moved to approve the minutes**;** second by **Robyn Mondin**. There was no further discussion. The motion carries, all in favor.

AGENDA ITEM_CASE 1

Heart of Flether Review (25-03-SPR)- Burge Flex Warehouse

Tyler Morrow presented the board with a design and site plan submittal for constructing a new 9,000 square ft. flex space warehouse/office/retail building at 165 Cane Creek Rd.

The property is zoned M-1. There is an existing 4,390 sq. ft. warehouse building which will remain on the site. The site is 2.87 acres.

Tyler Morrow gave a report of staff findings with regard to the Heart of Fletcher Overlay design review. He explained that this property is unique since it is the only property in the HOF which is also in the M-1 district. He said the Town's LDC does not have building design requirements for structures in the M-1 district, therefore he has had the applicant provide a design which will comply with the standards established for structures in the C-1 or C-2 zoning districts.

Mr. Morrow continued reporting on his findings. The proposed structural design will provide 65% transparency, exceeding the minimum 30% required. The building will be set back greater than the recommended 20 ft, due to changs in the topography between the road and the buildable area of the site. The building meets the requirements that at least 50% of the first floor consists of windows and doors and complies with the standard that no blank wall exceeds 20 feet. It also meets the requirement that all exterior awnings project a minimum of 3.5 feet. Additionally, the building incorporates a Cordova Stone veneer at the corners and front. Cordova Stone has the appearance of natural limestone.

The proposed site development will provide street trees and a five-foot-wide sidewalk along Cane Creek Rd.

Mr. Morrow stated it is staff's opinion that the proposed site plan meets the standards of the Town's Land Development Code and the spirit and intent for development within the Heart of Fletcher.

Chairman Clayton commented that he appreciates staff requesting the proposed development meet the design standards of the C-1 and C-2 districts since there is no provision in the LDC for such in the M-1 district.

Tyler Morrow said this will be the only M-1 property in Fletcher meeting these design standards. The only requirement that has not been met is constructing the building at a maximum setback of 20 ft. That standard was intended for pedestrian access to store front style establishments.

Chairman Clayton asked if the developer wanted to make a presentation.

Mr. Curtis Burge said that he, his architect, or his engineer could answer any questions that the Board has.

Mr. Lee Bowser expressed that the location of the building further back from the road will provide more visibility for traffic on Cane Creek Rd.

Mr. Doug Ferguson asked why there is only one driveway.

Mr. Burge said he may divide the property, as shown on the survey, therefore another developer would have room for their entrance. He said his existing driveway location was not ideal, therefore they propose relocating it further south as shown on the site plan. He said he had a meeting with DOT this morning to discuss the proposed development.

There were no other questions. **Chairman Clayton** asked if someone would like to make a motion.

Ms. Robyn Mondin moved that the Planning Board grant Heart of Fletcher design approval based on the requirements of the LDC, with primary consideration to Article 5, Building Design Standards and Appendix 2, HOF development, finding that the Burge Flex Warehouse project is compliant with all applicable requirements. **Mr. Doug Ferguson** seconded the motion.

There was no further discussion. The motion carries, all in favor.

AGENDA ITEM_CASE 2

Major Subdivision Review—Burney Mountain Road Subdivision (25-05-SUB)

Mr. Morrow said review of a preliminary plat of a major subdivision is an administrative review by the Planning Board. The proposed use and density is allowed by right in the R-1A zoning district, therefore no rezoning is required.

Mr. Morrow presented photos of the site. He gave some background about the property. It was approved in 2006 as a Major Subdivision, Old Hickory Estates, which was never fully constructed or platted. As a result, the prior approval is no longer vested and may not be constructed. Some infrastructure improvements were installed, including roadway curbing, stormwater inlets, and sewer. These improvements are seen in the photographs.

Mr. Morrow said when the subdivision was approved in 2006 the property was zoned R-3, permitting a density of four dwelling units per acre. Some years later this property and the surrounding area were rezoned to R-1A in order to reduce the allowable density and ensure that future development better reflects the area's historical development patterns. The allowed density within the R-1A district is 2 units per acre.

Mr. Morrow continued with his Staff Report. He said the overall grade of the site is 25.72% which does not trigger steep slope requirements. None of the individual lots exceed 33% slope, therefore they do not trigger steep slope requirements either.

The developer is proposing 21 total lots, which creates an overall density of 1.62 units per acre on the 12.98-acre property. There will be clustering of homesites which is permissible provided they do not exceed the maximum allowed units per acre allowed for the total site acreage.

Sidewalks will be provided along one side of the internal street and along the frontage on Burney Mountain Rd.

The required open space is 0.24 acres. The developer proposes 0.40 acres of passive recreation which will include a looped, mulched trail. The open space parcel will be dedicated to the future HOA. 84 Parking spaces will be provided which includes garage spaces and driveways.

DISCUSSION

Mr. Mike Franklin asked if just one of the four parcels is inside the Town of Fletcher.

Mr. Morrow confirmed the parcel which abuts Burney Mtn Rd. is in Town Limits. The three remaining parcels are in Fletcher's ETJ.

Mr. Bowser asked if the developer intends to voluntarily annex into the Town.

Mr. Will Buie said they plan to annex in order for the residents to receive services provided by the Town.

Mr. Doug Ferguson asked if the two rear lots were going to have a shared driveway.

Mr. Buie said yes, the paved road for the front nineteen (19) lots will end in the cul-de-sac where a 50ft wide shared driveway will continue to the two larger lots. The owners of the shared driveway easement will be responsible for maintaining this easement. He added that the two rear lots will also be served with private wells. All of the homes will be connected to sewer; however, the two rear lots potentially could have septic systems due to their acreage.

Mr. Doug Ferguson asked how wide the driveway will be to the two rear lots.

Mr. Buie said it will be 12 feet wide, as a typical driveway is, and it will be paved.

Mr. Lee Bowser commented that this would be wide enough for a fire truck to access the lots.

Chairman Clayton asked for a motion.

Mr. Lee Bowser moved that the Planning Board grant Major Subdivision approval, based on the requirements of the Land Development Code- with primary consideration to Article 13. Subdivision Standards and Article 15. Administration-- finding that the Burney Mountain Road Subdivision project is compliant with all applicable requirements.

Mr. Mike Franklin seconded the motion.

There was no further discussion. The motion carries, all in favor.

Other Business

Item 1. Approval of Annual Meeting Dates

Following a brief recess **Chairman Clayton** presented the proposed meeting dates for the coming year.

None of the members had a conflict at this time.

Mr. Morrow said the meeting dates will be posted in front of Town Hall to better inform the public.

Other Business

Item 2. Election of Chairperson and Vice Chairperson of the Planning Board

Chairman Clayton nominated **Mr. Lee Bowser** for Chairperson.

There were no other nominations. The motion carries, all in favor.

Ms. Leslie Cuevas nominated **Mr. Mike Franklin** for Vice Chairperson.

There were no other nominations. The motion carries, all in favor.

Next Meeting: February 17, 2026

Meeting Adjourned at 6:57 PM

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

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Planning Director Chairman