PLANNING BOARD MINUTES

DATE: June 16, 2026
Town of Fletcher
300 Old Cane Creek Road
Fletcher, NC 28732

Type of Meeting: PUBLIC MEETING

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

BOARD MEMBERS PRESENT:

Lee Bowser (Chairman/ District 2)
Leslie Cuevas (District 3)
Julia Fogel (At Large/ District 3)
Bryan Gilbert (ETJ)
Mike Franklin (Vice-Chairman/Dist. 1)
Robyn Mondin (At Large/ District 1)
Jacob Compher (At Large/ District 3)

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

AGENDA ITEM:	PRESENTED BY:	ACTION TAKEN:
Approval of Minutes from April 21, 2026 meeting	Chairman Bowser	Approval of the minutes, as transcribed
Hearing of Cases		
1. (26-06-FIL) Sidewalk fee-in-lieu request for Burge Flex Warehouse at 165 Cane Creek Rd	Tyler Morrow, Planning and Zoning Director	Approval
Other Business		
1. Staff Updates	Tyler Morrow, Planning and Zoning Director	None

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

Approval of Planning Board minutes: corrections-additions-deletions
Chairman Bowser asked for a motion to approve the minutes. It was so moved by **Robyn Mondin;** second by **Leslie Cuevas**. There was no further discussion. The motion carries, all in favor.

Item 26-06-FIL Sidewalk Fee-in-lieu request for Burge Flex Warehouse
Mr. Tyler Morrow addressed the Planning board members. He reminded them of their review of this project at their January 2026 meeting, for compliance with site and building design requirements, within the Heart of Fletcher overlay. The project is located at 165 Cane Creek Rd. It consists of a new warehouse, office space, and retail. Mr. Morrow advised that in cases where a required sidewalk is potentially unsafe or impractical, the developer may request consideration from the Town for approval of payment of the financial equivalent (or "fee-in-lieu-of") for the required sidewalks. Upon such approval by the Planning Board, the developer would then be required to pay the financial equivalent to the Town in order to develop sidewalks along other streets with pedestrian needs or greenways in accordance with the Town's Greenway Master Plan. Mr. Morrow said the estimated sidewalk cost was provided by the project engineer and included design, staging, mobilization, labor, and materials. The calculation was based on $85 per linear foot for 305 linear feet, for a total estimated fee-in-lieu amount of $25,925. The Town's consulting engineer reviewed the itemized estimate for accuracy. If approved by the Planning Board, the financial sum paid to the Town shall be placed in a restricted fund reserved for construction of sidewalks and/or greenways. Based on staff findings, the reasons which make constructing a sidewalk impractical or unsafe on the subject property are: • The property contains significant grade challenges, which make the construction of an ADA-compliant sidewalk difficult. Based on the site's topography, installation of a compliant sidewalk would require substantial grading and likely the incorporation of multiple switchbacks in order to meet allowable ADA running slope requirements. • The bridge at the intersection of Old Cane Creek Road and Cane Creek Road is currently slated for replacement by NCDOT. Because the final design of that project has not been determined, it is unclear whether future roadway improvements associated with the bridge replacement could impact any newly installed sidewalk infrastructure. Sidewalk reconstruction could increase the overall cost of the bridge

project.

- The proposed sidewalk would place pedestrians along a steep curve on Cane Creek Road. This area currently lacks sidewalk infrastructure that would promote meaningful pedestrian connectivity. The lack of connectivity, combined with the roadway geometry, raises concerns about whether installation at this location would provide a meaningful or safe pedestrian benefit.

Mr. Morrow said the absence of existing sidewalks does not, in itself, justify approval of a fee in lieu request. If that were the standard, the Town's sidewalk requirements would have little practical effect. The intent of requiring sidewalks with new development is to gradually build out the Town's pedestrian network over time, allowing individual sections installed through development to eventually connect, or at minimum reduce the amount of infrastructure the Town would need to construct in the future to close existing gaps.
However, this location presents circumstances where meaningful connectivity may not be realistically achieved in the foreseeable future. The properties to the west, in the direction of US 25, are largely developed with single-family residential lots that are unlikely to redevelop at a scale that would trigger future sidewalk installation requirements. As a result, pedestrian connectivity through redevelopment in this corridor appears unlikely. The nearest existing sidewalk on this side of the roadway, in the direction of US 25, is approximately 2,700 feet away near Fletcher First Baptist Church.

Mr. Curtis Burge is available to answer questions. The applicant believes there is reasonable basis for the Planning Board to consider approval of the requested fee in lieu.

Action summary: The Planning Board considered approval of a sidewalk fee-in-lieu request for 305 linear feet of required sidewalk frontage at 165 Cane Creek Road, calculated at $85 per linear foot for a total of $25,925, with funds to be placed in a restricted fund for sidewalks and/or greenways.

DISCUSSION

Chairman Bowser reviewed the site plan distance of 305 linear feet for sidewalk location; then asked if this property had been divided.

Mr. Burge said it has been subdivided. **Mr. Burge** added that 305 feet of frontage was the minimum distance allowed by DOT on either side of the new driveway location. If the fee-in-lieu is approved, he will be glad to see the fee go toward something that will benefit the Town more appropriately.

Ms. Fogel asked if the development across from Burge's will be installing sidewalks.

Mr. Morrow said yes, they will be required to install sidewalks.

Chairman Bowser asked for a motion.

Mr. Franklin made a motion to approve the sidewalk fee-in-lieu request, with the comment that he would like to see the Town use the fee for sidewalk construction where needed, rather than for greenway improvements.

Mr. Compher seconded the motion.

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

Staff updates and other business

Mr. Morrow had no updates to report.

Chairman Bowser adjourned the meeting at 6:15 PM.

Next meeting: July 21, 2026

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

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_____ _____

Planning Director Chairman