ZONING BOARD OF ADJUSTMENT MINUTES

DATE: March 18, 2025

Town of Fletcher
300 Old Cane Creek Road
Fletcher, NC 28732

Type of Meeting: PUBLIC MEETING

Vice-Chair Grooman called a regular meeting of the Zoning Board of Adjustment (ZBA), to order at 6:15 PM.

BOARD MEMBERS PRESENT:

George Clayton (District 3)
Lee Bowser (District 2)
Mike Franklin (District 1)
Olga Grooman (At Large/District 2)
Robyn Mondin (At Large/District 1)

CASE/AGENDA NUMBER	PRESENTED BY:	GRANTED/DENIED/CONTINUED
1. Overview of ZBA procedures	Vice Chair Olga Grooman	No Action
2. VAR # 2025-01 Variance request for consideration of sign variances for Cummins (formerly Meritor) at 1000 Rockwell Dr. for a new freestanding sign. (PIN# 9652-24-5717)	Eric Rufa, Planning Director; Gerard Krug, Cummins	Granted
3. Staff Updates	Eric Rufa, Planning Director	Discussion

Additional Information

STAFF PRESENT: Eric Rufa, Planning Director and Teresa Ralya, Planning Tech.

An audio file of the meeting is available, upon request, for a fee

Overview of procedures for Zoning Board of Adjustment Hearing
Vice Chair Olga Grooman read the rules of procedure. **Mr. Rufa** and **Mr. Krug** were sworn in, under oath**.**

VARIANCE# 2025-01
ADDRESS: **1000 Rockwell Drive, Fletcher, NC** **PETITIONER:** **Cummins, agent Gerard Krug** **PIN #:** **9652-24-5717** **REQUEST:** **Height variance of 13 feet; base variance of 98 sq. feet; sign face variance of 4 sq. feet**

Ms. Grooman asked for a motion to open the public hearing**.**

It was so moved by **Mr. Lee Bowser;** second by **Mr. Clayton.**

Mr. Rufa said the land on which the **Cummins building is located does not fall within Town limits**, however, **access** to the building from Hendersonville Rd, at Rockwell Drive and the property encompassing the sign, is within Fletcher town limits. It is in the C-1, general commercial district. This was created by annexation, many years ago. The use of the property is **manufacturing**. Mr. Rufa added that if the property on which the sign is located had been designated as M-1, Manufacturing, a variance would not be required to be obtained, as the requested sign dimensional criteria would comply with the sign regulations of the M-1 district.

The subject property has an existing sign, constructed prior to annexation into Fletcher, which is 22 feet tall. Therefore, the current sign is legal, non-conforming. The provisions in the C-1 district merely allow a sign of a maximum height of twelve (12) feet and 100 square feet, with a base size of 50% of the sign face.

Mr. Rufa said the petitioner is requesting a variance of the regulations of Article 11.7.C (2), 'Freestanding Signs', of the Town's LDC.

The petitioner, **Cummins**, is requesting a variance to allow a sign 25' height and a variance for the size of the base of the sign, which is greater than 50% of the sign face. The square feet of the sign face, as proposed, is 104, with a base of 150 square feet. Therefore, the request is a variance of 13' increase in height; 98 square feet increase of the base of the sign; and four (4) square feet for the sign face, per the regulations in the C-1 district.

Mr. Jerry Krug, representative for Cummins, said they purchased the subject property in August 2022. He added that Cummins North American has standard signage for plants, of a monument sign 25' to 32' height. All of Cummins signs are designed by a company based out of Indianapolis, IN. Renderings of the sign are part of the application.

They are seeking prominent signage given that the plant is 0.5 miles from Hwy 25. The current sign has minimal visibility, due to its size, particularly as one is traveling south on Hwy 25. The applicant provided images of the current sign location illustrating the lack of visibility.

DISCUSSION:

Vice Chair Grooman asked **Mr. Krug** if the sign will have landscaping since the base will not have brick or stone facade.

Mr. Krug said the current landscaping will remain or be replaced.

Ms. Grooman asked for a motion to close the public hearing**.**

It was so moved by **Mr. Mike Franklin,** second by **Ms. Mondin.**

Mr. Clayton said the C-1 zoning on the Hwy 25 corridor does not fit the industrial businesses of this location. He is in favor of granting the variance.

Mr. Bowser said the proposed sign is well designed and would provide much more visibility.

Ms. Mondin relayed an incident of a tractor trailer missing the entrance, causing the driver to disrupt traffic flow, while locating a place to turn around. This may have been due to lack of visibility of the current sign.

Vice Chair Grooman asked, if all are in agreement, is there a motion to approve the variance based upon the hardship.
Mr. Lee Bowser made the motion, second by **Mr. Mike Franklin**.
The motion carries, all in favor.

Variance #2025-01 granted	**VOTE**
George Clayton	Yes
Olga Grooman	Yes
Lee Bowser	Yes
Robyn Mondin	Yes
Mike Franklin	Yes

Staff Updates

Mr. Rufa said discussions will continue, in April, regarding Flood hazard overlay amendments. There may be a special workshop held by Town Council to address the potential amendments. This could potentially be a joint workshop with the Planning Board and Council.

Ms. Chris Brown, of McGill and Associates is drafting proposed flood hazard amendments, to provide to the Planning Board. The next Planning Board meeting is scheduled for **April 15, 2025,** however, it may be on the May agenda if **Ms. Brown** does not have the drafts completed for April. **Mr. Rufa** will send updates.

There was no other discussion.

Meeting Adjournment: **The meeting was adjourned at 6:35 PM.**

Read, approved and adopted this _____ day of _____, 2025.

_____ _____

Planning Director Chairman