ZONING BOARD OF ADJUSTMENT MINUTES

DATE: May 19, 2026

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

Type of Meeting: PUBLIC MEETING

Vice-Chair, Lee Bowser, called a regular meeting of the Zoning Board of Adjustment (ZBA), to order at 6:00 PM.

BOARD MEMBERS PRESENT:

Lee Bowser (Vice Chairman/ District 2)
Mike Franklin (District 1)
Julia Fogel (District 3/ At Large)
Robyn Mondin (District 1/ At Large)
Leslie Cuevas (District 3)
Jacob Compher (District 3/ At Large)

CASE/AGENDA NUMBER	PRESENTED BY:	GRANTED/DENIED/CONTINUED
1 Election of Chairperson and Vice Chairperson	**Vice Chair Lee Bowser**	**Lee Bowser nominated as Chairperson. Robyn Mondin nominated as Vice Chairperson**
2. Approval of Minutes of March 18, 2025 ZBA meeting- Additions, corrections, deletions	**Vice Chair Lee Bowser**	**Approved as transcribed**
3 Variance request for UNC Pardee Freestanding sign (26-04-VAR) located at 57 Howard Gap Rd	**Tyler Morrow, Planning and Zoning Director; Matt Oho, sign contractor; and John Bryant VP, Operations and Support Services UNC Health Pardee**	**Granted**

STAFF PRESENT: **Tyler Morrow**, Planning and Zoning Director

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

Item 1 Election of Chairperson and Vice Chairperson of the Zoning Board of Adjustment
Robyn Mondin nominated **Mr. Lee Bowser** for Chairperson; **Mike Franklin** seconded. There were no other nominations. The motion carries, all in favor. **Ms. Leslie Cuevas** nominated **Mr. Mike Franklin** for Vice Chair. Mr. Franklin declined the appointment. **Mr. Franklin** nominated **Ms. Robyn Mondin** for Vice Chairperson, second by **Leslie Cuevas**. There were no other nominations. The motion carries, all in favor.

Item 2 Approval of minutes: corrections-additions-deletions
Chairman Bowser asked for a motion to approve the minutes. It was so moved by **Mike Franklin** and seconded by **Robyn Mondin**. There was no further discussion. The motion carries, all in favor.

 # 2026-04- VAR
ADDRESS: **57 Howard Gap Rd** **PETITIONERS:** **Ms. Amy Andrews, Sand Pac II LLC; Mr. John Bryant, UNC Health Pardee** **PIN #:** **9652-78-4270**
Mr. Morrow said the petitioner is requesting a variance of the regulations for freestanding signs, as provided in Article 11.7.F.2a- Central Business District, Freestanding directory signs. They are seeking a variance to increase the allowable sign face area by 56 sq. ft for a total of 60 square feet; to increase the sign height by four feet for a height of 10 feet; and to allow a monument sign with an electronic message board. **Mr. Morrow** presented images to show what would be allowed in accordance with the sign regulations of the Land Development Code. Within the CBD district a shingle sign of 6 ft. in height and 4 square ft is what is permitted which is similar to a real estate sign, and very restrictive. **Chairman Bowser** inquired about the rules for electronic message signs. **Mr. Morrow** said the electronic message area is within the regulations for such signage. The requested sign of 60 sq. feet includes a fourteen square feet message board, which is less than the 32 square ft. which is allowed in non-residential districts. He added that the message cannot change more frequently than every ten seconds.

Mike Franklin asked for clarification of the sign location.

Mr. Oho said it will be 30 feet from the building and approximately 30 feet from Howard Gap Rd. The sign will also be twenty feet from an existing electrical box.

Chairman Bowser made a motion to approve the variance request.

The motion carries, all in favor.

The Board voted to approve the Sign Variance as requested	**VOTE**
Lee Bowser	Yes
Robyn Mondin	Yes
Leslie Cuevas	Yes
Mike Franklin	Yes
Julia Fogel	Yes
Jacob Compher	Yes

Miscellaneous Items
none

Meeting Adjournment: **The meeting was adjourned at 6:20 pm.**

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

_____ _____

Planning and Zoning Director Chairman