# TOWN OF FLETCHER

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## ZONING BOARD OF ADJUSTMENT WRITTEN FINDINGS OF FACT

Variance- Pardee Health Free Standing Sign (26-04-VAR)

**Application Number:** 26-04-VAR

**Applicant:** Amy Andrews of Sand Pac II LLC and John Bryant of UNC Health Pardee

**Property Address:** 57 Howard Gap Road

**PIN:** 9652-78-4270

**Zoning District:** CBD, Central Business District

**Hearing Date:** May 19th, 2026

**Decision:** Approved

This matter came before the Fletcher Zoning Board of Adjustment on May 19th, 2026 for a quasi-judicial hearing on the application by Amy Andrews of Sand Pac II LLC and John Bryant of UNC Health Pardee for a variance from the Fletcher Land Development Code *Article 11.7 F Central Business District (CBD) subsection 2a Freestanding Directory Signs* in accordance with the definition of "Sign, Free-Standing" in Article 18 "Definitions" to increase the allowable sign face area by 56 square feet, to increase the allowed sign height by 4' and to allow for a monument sign with an electronic message board.

Giving testimony were Tyler Morrow, Planning and Zoning Director; Matt Oho, sign contractor; and John Bryant VP, Operations and Support Services UNC Health Pardee, all of whom were sworn and placed under oath.

## I. PROCEDURAL FINDINGS

1. The Board of Adjustment has jurisdiction over this matter pursuant to the Town's Land Development Code and N.C.G.S. Chapter 160D.

2. Proper notice of the public hearing was provided.

3. The public hearing was conducted as a quasi-judicial proceeding.

4. All witnesses providing testimony were sworn.

5. All documentary evidence was entered into the record.

6. Board members disclosed any conflicts of interest and recused themselves when required.

## II. Findings of Fact

Based on the above testimony, the Board finds as follows:

1. Amy Andrews of Sand Pac II LLC is the owner of a parcel located at 57 Howard Gap Road in Fletcher, N.C. The lot currently houses a medical office use.

2. The lot is currently zoned CBD, or Central Business District with required sign standards as outlined in Article 11.7 F Central Business District (CBD) subsection 2a Freestanding Directory Signs.

3. On December 3rd, 2025, Cortney Sherer with Sign Systems Asheville applied for a sign permit for a free-standing sign for the business located at 57 Howard Gap Road

4. On December 3rd, 2025, Teresa Ralya, town planning technician, denied the permit application of Cortney Sherer on the basis that the proposed sign exceeded the allowable sign face and height allowance and proposed a monument sign.

5. On April 22nd, 2026, Amy Andrews of Sand Pac II LLC and John Bryant of UNC Health Pardee submitted a complete petition for a variance to increase the allowable sign face area by 56 square feet, to increase the allowed sign height by 4’ and to allow for a monument sign with an electronic message board as depicted in exhibit C. This petition was assigned Case Number 26-04-VAR.

6. On May 19th, 2026, the Fletcher Zoning Board of Adjustment conducted a duly advertised and noticed evidentiary hearing on the Pardee freestanding sign variance petition.

7. It was determined that, due to the nature of this use, the standard sign allowance permitted in the CBD district is insufficient. Additional signage is necessary to assist patients, including those who may be visually or otherwise impaired, in safely locating the building. The limited sign allowance

could create confusion and potentially result in health, safety, or welfare concerns along adjacent roadways.

## III. Conclusions of Law

Based on the above findings of fact, the Board concludes as follows:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
2. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.
3. A literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.
4. The requested variance will be in harmony with the purpose and intent of this ordinance and will not be injurious to the neighborhood or to the general welfare.
5. The special circumstances are not the result of the actions of the applicant.
6. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

## IV. Conditions of Approval (if applicable)

1. None

## V. Decision

1. Based on the application, the evidence submitted, and the above findings of fact, the board of adjustment by unanimous vote of 5–0 on May 19th, 2026, concludes that the applicants meet each of the six standards set forth for a variance in article 15 of the Fletcher Land Development Code.

2. Amy Andrews of Sand Pac II LLC and John Bryant of UNC Health Pardee are hereby granted a variance to construct a 60 square foot, 10 ‘high monument sign at 57 Howard Gap Road, Fletcher NC.

3. This decision is effective upon distribution to the parties and filing with the clerk to the Board.

4. The Zoning Board of Adjustment hereby grants a variance to from Article 11.7 F Central Business District (CBD) subsection 2a Freestanding Directory Signs of the Fletcher Land Development Code

to increase the allowable sign face area by 56 square feet, to increase the allowed sign height by 4’ and to allow for a monument sign with an electronic message board as depicted in exhibit C and supporting materials and on the record of the public hearing.

This 15th day of September, 2026

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Lee Bowser, Chair