

TOWN OF FLETCHER

PRESTON BLAKELY
MAYOR

MARK E. BIBERDORF
TOWN MANAGER



COUNCIL MEMBERS:
JIM PLAYER
TREVOR C. LANCE
KEITH REED
AMBER MCKINNEY

Planning Board Regular Meeting Town Hall Council Chambers January 20, 2026 at 6:00 PM

Call to Order

- 1) Recognition of Chair George Clayton for his 31 years of distinguished and dedicated service

Public Input

Approval of Minutes of Previous Meeting

- 1) Minutes from the November 2025 meeting

Hearing of Cases

- 1) Heart of Fletcher Review - Burge Flex Warehouse (25-03-SPR) –Tyler Morrow, Planning & Zoning Director
- 2) Preliminary Plat Review — Burney Mountain Road Subdivision (25-05-SUB) — Tyler Morrow, Planning & Zoning Director

Other Business

- 1) Approval of Annual Meeting Dates 2026
- 2) Election of Chairperson and Vice Chairperson

Public Input

Adjournment

"This Institution is an equal opportunity provider."

**PLANNING
BOARD
MINUTES**

**DATE: November 25, 2025
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)**

**Lee Bowser (District 2)
Robyn Mondin (At Large/ District 1)**

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

AGENDA ITEM:	PRESENTED BY:	ACTION TAKEN:
1. Approval of October 21, 2025 PB Minutes- additions- deletions	Chairman Clayton	The Board voted in favor of approval of the minutes, as transcribed
2. Conditional Zoning request #25-01-CZD to NBD and Heart of Fletcher Overlay design review #25-02-HOF, for proposed restaurant and bakery for Fletcher Village Bakery at 28 Cane Creek Rd. PIN 9653-81-0279 & 9653-71-9324	Tyler Morrow, Planning and Zoning Director; David Workman, Manager of Workman and Salloum Properties, LLC	Recommendation to Town Council to approve 25-01-CZD and HOF design review 25-02-HOF for Fletcher Village Bakery at 28 Cane Creek Rd
3. Staff Updates/ Other Business	Tyler Morrow, Planning and Zoning Director	No other business

STAFF PRESENT: Tyler Morrow, Planning and Zoning Director

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

AGENDA ITEM 1

Approval of Planning Board minutes: corrections-additions-deletions

Chairman Clayton asked for a motion to approve the minutes.

It was so moved by **Leslie Cuevas**; second by **Mike Franklin**. There was no further discussion. The motion carries, all in favor.

AGENDA ITEM 2

Conditional Zoning request 25-01-CZD to NBD and Heart of Fletcher Overlay design review 25-02-HOF, for proposed restaurant and bakery for Fletcher Village Bakery at 28 Cane Creek Rd. PIN 9653-81-0279 & 9653-71-9324

Mr. Morrow said the request for the Conditional Zoning to **NBD** by **Fletcher Village Bakery** and the Heart of Fletcher design review for the requested restaurant is being presented as one item, however there are two separate applications which will require two separate motions to be made by the board.

Mr. Morrow said the subject property is two parcels which have primary frontage on Cane Creek Rd, and secondary road frontage on Pressley Hill Rd. Cane Creek Rd is a DOT maintained road and East Pressley Hill Rd, is Town maintained.

The subject property is currently in the R-2 zoning district. The cumulative acreage is 1.64 acres. Photos of the site and adjacent properties were shown. The property contains several mature trees that will likely have to be removed if the property is developed in accordance with the proposed plans. The house that was previously at 28 Cane Creek Road has already been removed. The subject property is adjacent to a node of NBD zoning which was created in recent years to establish a commercial area between this existing R2 zoning district and the C1 commercial district along Hwy 25. If the subject property is rezoned, this node would just expand and would not go across East Presley Hill Road.

Mr. Morrow said **Fletcher Village bakery** is proposing a 6,821 sq ft building for their restaurant and bakery, which will have seating capacity for 160 people, which includes indoor and outdoor seating. They also propose an outbuilding of 256 sq. ft. on the side of the property.

Mr. Morrow said the proposed development is consistent with the Town's Land Use Plan as it

provides for adequate expansion of commercial areas in designated commercial hubs rather than in continuous strips along major thoroughfares, such as US Hwy 25. The proposed building design complies with site development standards within the heart of Fletcher, as it takes up over 50% of the build-to line of the lot, fronting Cane Creek Rd. The street facing façade of the building exceeds the 40% transparency requirement by providing 68.8%. The structures meet the other material and design requirements for NBD as outlined in Article 5 of the Town's Land Development Code.

Sidewalks will be provided on most of the property frontage as shown on the site plan. The sidewalk will provide the important pedestrian infrastructure needed with this type of neighborhood scale business. The applicant will be requesting a fee in lieu for the remainder of sidewalks from the planning board in the future. That will be at a later time.

Mr. Morrow introduced **Mr. David Workman**, owner of **Fletcher Village Bakery**

Mr. Workman said The Village Bakery currently operates three locations, which are bakery restaurants. The original location is in Flat Rock, the Flat Rock Village Bakery. The second location is Fletcher Village Bakery, on St. John's Rd which opened in 2011. The third, recent addition is the Pisgah Bakehouse in Brevard. Each location has a bakery component to it, and also a restaurant component to it.

Mr. Workman said essentially, he has outgrown the Fletcher location, and the St. Johns Marketplace plaza doesn't quite fit the aesthetic his other locations have.

He said the size of the property and the location off of Hendersonville Rd appeal as a good neighborhood location to provide a much-needed amenity to the community of Fletcher. At the Flat Rock and Brevard location, there is a wood-fired oven for baking bread and wood-fired pizzas. The intent is to bring wood-fired pizzas to Fletcher and be open, not just for lunch, but for dinner as well.

Mr. Workman said the property provides the opportunity to create a very family friendly environment with some green spaces and garden areas. The Cane Creek Rd property provides plenty of parking and green space and easy accessibility off the main thoroughfare of Hendersonville Road which gets really busy and is hard to turn on and off of.

He added that he has historically served fresh, local food, using as many local producers and farmers as possible. For example, he buys eggs from a farmer in Marshall in the neighborhood of 150 to 200 dozen eggs a week. He has been supporting local producers since 2005.

He said unfortunately, the property was not rezoned before he contracted to purchase it. He is asking the board to consider granting a Conditional zoning to NBD for his restaurant, which would help fill a need- as Fletcher is a little underserved in family restaurants.

DISCUSSION

Chairman Clayton asked **Mr. Workman** what will become of the present location.

Mr. Workman said he has set up the current unit for a restaurant; therefore the plaza owner will put a new tenant in the space, most likely for another restaurant.

Mr. Workman said there are parking issues at the current location.

Chairman Clayton said he has experienced traffic issues trying to exit the strip center at the current St. John Rd location. It is a dangerous place because traffic backs up at the light on Hendersonville Rd blocking the exit and vehicles turning from Hendersonville Rd onto St. John Rd are going fast.

Mike Franklin asked if he feels his business will grow at the Cane Creek Rd location..

Mr. Workman said he can't put in the oven in his current location. All bread is currently baked at the Brevard location and moved to Flat Rock and Fletcher. The addition of wood-fired pizzas to the Fletcher menu would be a big attraction to customers- as has been proven in his Brevard and Flat Rock locations.

Mike Franklin asked what the operational hours would be.

Mr. Workman said he will be open at 7 AM, seven days a week. He expects to stay open until 8 PM for dinner at the new location, on Wednesdays through Sundays. He may have dinner seven days a week, depending on the demand. He added that with a bread oven you have to keep the oven hot on a daily basis.

There were no additional questions. **Chairman Clayton** asked if there was consensus by the board to approve. The first motion would be regarding Heart of Fletcher design review.

Lee Bowser made a motion to approve.

A gentleman from the public asked if there is an opportunity for public comment.

Chairman Clayton said that it is generally for Town Council meetings to give comments, but he will accept public comments.

Mr. Shawn Thompson of 186 Pressley Hill Rd said he is one of many neighbors in the room affected by this plan. He objected to the light pollution from street lighting and headlights until 8 PM. He is also opposed to access onto East Pressley Hill as it is a very narrow road. He added that there is problem with storm water runoff at the end of Pressley Hill Rd.

Chairman Clayton asked if the concern is about light pollution.

Mr. Thompson said that the lighting will be an issue if there is no buffering and also noise from dumpsters being emptied at 5 AM occurring as it does at Goodwill and the Post Office. He is also concerned with additional traffic being added on Cane Creek Rd. There is ample traffic now from Veritas Academy. He feels the craziness of traffic that was spoken of on St. John Rd, will end up in this residential neighborhood.

Chairman Clayton asked **Mr. Morrow** if public comment may be continued.

Mr. Morrow said yes, a public comment portion of the Planning Board meeting is fine, but- the actual public hearing will be heard by Town Council, the decision-making Board.

Glen Weber of 17 Tanner Oaks Drive asked how close the ingress and egress would be to the boundary of the property. **Chairman Clayton** advised that Cane Creek Rd is a DOT maintained road therefore DOT will determine and approve the driveway location.

In addition, **Mr. Weber** said he would rather see three single family homes constructed on the site than a commercial development. He continued addressing the problems with East Pressley Hill Rd and Pressley Hill Rd, which is an existing problem due to the narrowness. He would like to see the ingress and egress for Fletcher Village Bakery limited to Cane Creek Rd, with no traffic onto Pressley Hill Rd or East Pressley Hill Rd.

Robert Roullette of 62 East Pressley Hill Rd. said he is concerned with how close the parking lot would be to the houses. He would like a landscape barrier to alleviate headlights shining into living rooms. He said the traffic on East Pressley Hill is constant because so many drivers use it as a shortcut to avoid the intersection at Hendersonville Rd and Cane Creek Rd. His concerns are with the proximity of the parking lot and increased traffic. He asked if a traffic study could be requested to determine how much traffic is already there and if placing an exit there would make sense.

Mr. Morrow said a Traffic impact analysis associated with a development is at the developer's expense. He added that the Town's only threshold is what DOT has in place, which allows for 3,500 trips a day, which is typical of an industrial center or shopping center. The restaurant use is less impactful therefore would not trigger a TIA. Both Town Council and the applicant would have to agree with requiring a TIA as a condition. Since the use is such a low trip generator Town Council may not agree to it.

Kimberly Ponder of 36 East Pressley Hill Rd said she would like to see the proposed access onto East Pressley Hill Rd taken out of the site development plan. The current egress is directly across the street from her house.

Adriana Aguilar of 6 East Pressley Hill Rd asked what time deliveries will take place since she is concerned with prohibiting travel at the time of morning commutes .

David Workman responded all deliveries will occur during the hours of 8-5. He said the delivery vehicles will be box trucks not tractor trailers, so they will not be parking in the street or going to the rear of the building.

Patrick Steverson of 250 Pressley Hill Rd. expressed concerns about water runoff will be dramatically increased onto Pressley Hill Rd because of the addition of a sidewalk on Cane Creek Rd.

Chairman Clayton said the water runoff would most likely be absorbed into the impervious area of the parking lot. He said that when a sidewalk is put in the ditch is piped under the sidewalk- not eliminated.

Ms. Jessica Auggie, the sellers' representative, with Likewise Commercial Real Estate addressed the board stating she would like to clarify some concerns that have been expressed.

- She said an individual business on the property is not the highest use, however a higher density residential development could potentially be developed here, which would impact traffic even more.
- There is **landscaping** proposed, which is identified on the design. This is required and will be part of the site development.
- The development is an engineered project by a sophisticated design team who will comply with stormwater management, not only to meet code, but to ensure the impact on the property and the surrounding properties is minimal. As **stormwater management** is part of the proposed project, it could potentially improve the current situation with **water runoff**.
- The addition of a **sidewalk** on Cane Creek Rd- at the owner's expense- will improve walkability in the community.
- The parking lot **lighting** will be facing downward; and **landscape buffering** will help alleviate some of the vehicular light being cast onto the residential properties.
- The development is a single business who is already established and committed to this community.

There were no additional public comments.

Mr. Lee Bowser said he understands the neighbors' concerns, however the applicant has met all the requirements. The Planning Board is not the final decision maker. He advised the public to attend the Town Council Hearing to make their objections.

Mr. Morrow said Council's hearing of this item should be on Monday, January 12, 2026. Written notices will be sent out again and a sign will be posted on the property to confirm the exact date.

Chairman Clayton asked if someone would make a motion regarding the Conditional Zoning.

Mr. Bowser made the motion to recommend approval of the conditional zoning.

Ms. Leslie Cuevas seconded the motion. There was no further discussion. The motion carries, all in favor.

Chairman Clayton asked if someone would make a motion regarding the Site development review.

Ms. Robyn Mondin made the motion to approve the site development.

Ms. Leslie Cuevas seconded the motion. There was no further discussion. The motion carries, all in favor.

Chairman Clayton asked if anyone had anything they'd like to add.

Mr. Workman said he appreciates the neighbors' concerns and is happy to address the egress onto East Pressley Hill Rd and is willing to increase the landscape buffering for the benefit of the residents across the street. He will revisit the site plan concerning the egress onto E Pressley Hill Rd.

Chairman Clayton thanked **Mr. Workman** for his willingness to alter the plan, if needed. It will be determined by Council. He said he would like to see more projects like this in Fletcher.

There was no further discussion.

AGENDA ITEM 3

Staff updates and other business

No other business

Next Meeting: January 20, 2026

Meeting Adjourned at 7:10 PM

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

Planning Director

Chairman





Town of Fletcher Planning Department Agenda Item Cover Sheet

Meeting Type: Planning Board	Meeting Date: January 20th, 2026
Title of Item: Heart of Fletcher Review– Burge Flex Warehouse (25-03-SPR) – <i>Tyler Morrow– Planning & Zoning Director</i>	

SUGGESTED HEART OF FLETCHER MOTION(S):

<p style="text-align: center;"><u>Approval:</u></p> <p>I move that the Planning Board grant Heart of Fletcher design approval, based on the requirements of the Land Development Code (with primary consideration to Article 5 Building Design Standards and Appendix 2 Heart of Fletcher Overlay Development Guidelines) finding that the Burge Flex Warehouse project is compliant with all applicable requirements.</p> <p style="text-align: center;">[DISCUSS & VOTE]</p>	<p style="text-align: center;"><u>Denial:</u></p> <p>I move that the Planning Board deny the application for Heart of Fletcher design approval for the Burge Flex Warehouse project because the applicant has failed to demonstrate compliance with the following provisions of the Land Development Code:</p> <p>1.</p> <p style="text-align: center;">[DISCUSS & VOTE]</p>
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Attachments:	<ol style="list-style-type: none">1. Staff Report2. Preliminary Site Plan and Rendering Package3. Application
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TOWN OF FLETCHER

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COUNCIL MEMBERS:
TREVOR LANCE
JIM PLAYER
KEITH REED
AMBER MCKINNEY

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

Planning Department Staff Report
Tyler Morrow, Planning and Zoning Director

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Heart of Fletcher Map and Description	7
Heart of Fletcher Design Review:	8

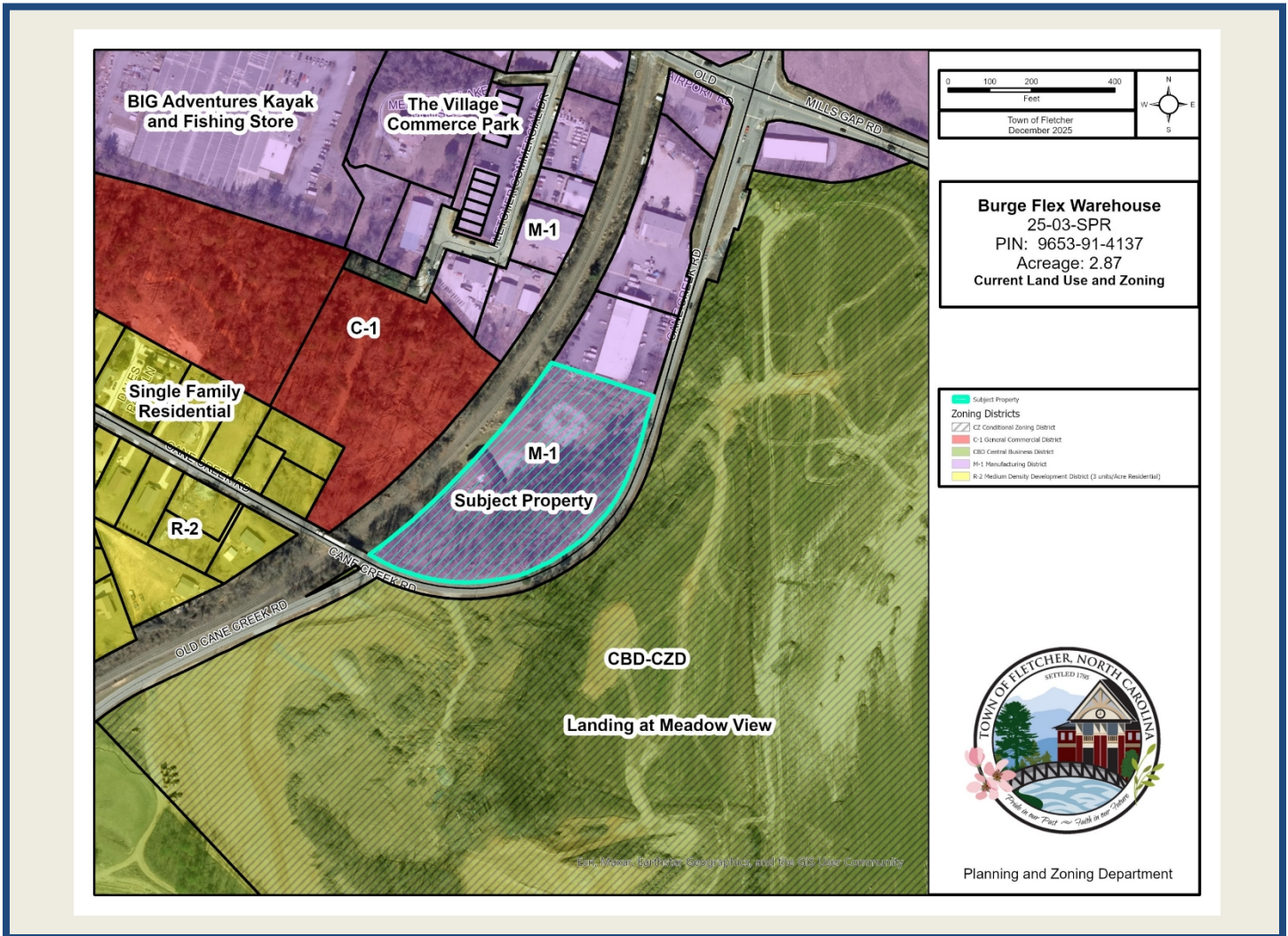
Project Summary



- **Project Name & Case #:**
 - Burge Flex Warehouse
 - 25-03-SPR
- **Applicant:**
 - Welda Investments LLC
 - Curtis Burge, President
- **Property Owners:**
 - Welda Investments LLC
 - Curtis Burge, President
- **Project Acreage:**
 - 2.87 Acres
- **Project overview**
 - New 9,000 square foot “flex space” warehouse building.
 - Existing 4,390 SF warehouse building to remain.

- **Property Address:**
 - 165 Cane Creek Road
- **Parcel Identification (PIN):**
 - Portion of PIN 9653-91-4137.
 - Property to be subdivided during final site plan review to create the 2.87 acre parcel to be developed.
- **Current Parcel Zoning:**
 - M-1, Manufacturing
- **Requested Uses:**
 - Warehouse
 - Office
 - Retail
- **Heart of Fletcher Overlay Designation:**
 - Town Center Housing East

Existing Zoning & Land Use Map and Description



The subject property currently houses one warehouse, which will remain after the constructed of the new flex warehouse space. This property starts the transition from residential zoning to manufacturing zoning on Cane Creek Road. This parcel is the first parcel in the manufacturing node that is made up of Cane Creek Road, Old Airport Road and Mills Gap Road.

The property directly eastward is the Landing at Meadow View Planned Residential Development which is comprised of 61 single family homes, 34 townhomes, and 216 multifamily units (311 units total).

Going westward Cane Creek Road is zoned R-2 and is primarily made up of single family residential.

Also to the west are large vacant pieces of property that are owned by Veritas Christian Academy.

Site Images



This site photo shows the existing warehouse building and gravel loading area. The warehouse would remain following construction of the proposed new building.



This photo shows the approximate location where the proposed building would be constructed.



This photo shows the property's road frontage along Cane Creek Road where the proposed sidewalk would be constructed.



This photo shows the subject property as viewed from Cane Creek Road. As depicted, some grading and tree removal have already occurred on the site.

Site Plan Summary:

Building:

Floor Area

- New Building- 9,000 SF
- Existing Building- 4,390 SF

Building Design

- The first floor provides 65% transparency, which significantly exceeds the minimum requirement of 30%.
- No blank wall exceeds 20 feet.
- All exterior awnings have a minimum projection of 3.5 feet.

Height

- Main Building- 20' 3"

Parking:

Requirement per use:

Office- 2 spaces per 1,000 SF of floor area

Retail- 3 spaces per 1,000 SF of floor area

Total required- 24

Total provided- 25

Other Approvals:

The development will be required to obtain all applicable approvals from outside agencies prior to receiving final site plan approval from the Town. These approvals include, but are not limited to, NCDOT, MSD, City of Hendersonville Water, and Henderson County Site Development.

Transportation:

Access

- The site plan shows one access point onto the subject property.
- The only access will be from Cane Creek Road and will have to go through all permitting requirements of NCDOT during final site plan approval in order to obtain a driveway permit.

Sidewalks

- Sidewalks are provided the property boundary edge as shown on the plans. The sidewalk is listed as being 4' wide, but this is a typo on the plan that will be cleaned up during final site plan approval. The sidewalks will be required to be a minimum of 5' wide and meet all ADA requirements.

Landscaping:

Landscaping provided for the site:

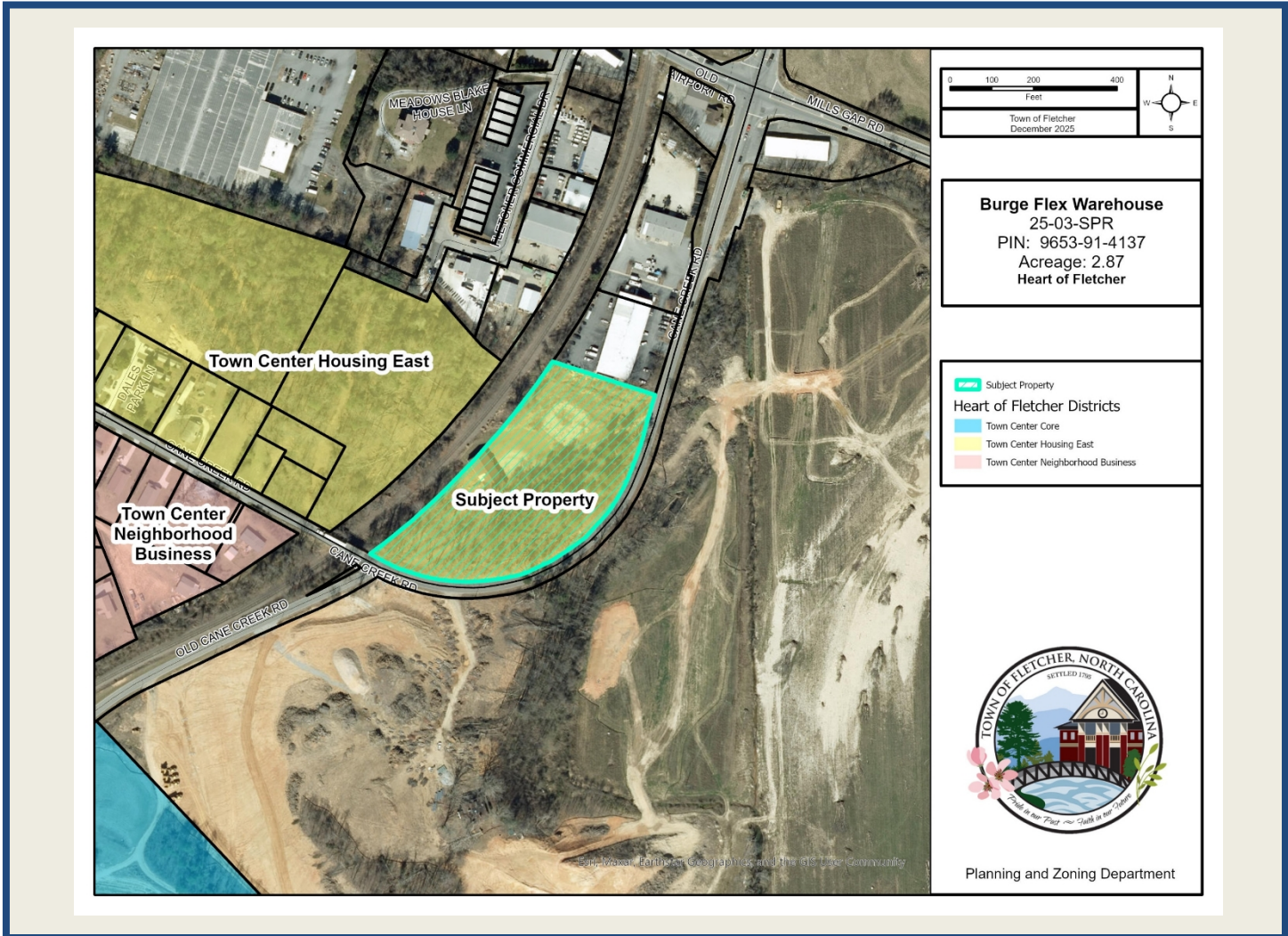
- Street trees
- Interior parking lot landscaping

All landscaping species will be chosen from the town's approved *list*.

Lighting:

All on-site lighting will be required to meet the ordinance requirements for commercial lighting. A photometric plan and fixture cut sheets for the proposed lighting are included in the packet.

Heart of Fletcher Map and Description



The subject property is the very last property included in the Heart of Fletcher Zoning Overlay District. It is designated as Town Center Housing East. Outside of Town Center Core Properties to the south, it is the only property located on the east side of the railroad tracks included within the Heart of Fletcher Overlay District. This property is the only property located within the Heart of Fletcher Zoning Overlay to be zoned M-1. Due to the current M-1 zoning and the allowable uses associated with this district, this parcel does not make a good candidate for being included within Town Center Housing East. Town Center Housing East calls for multi-family and single family residential, neither of which are permitted in M-1. Due to this, it is important that the spirit and intent of the district and design requirements fit an M-1 development as much as it can, knowing that it won't be a perfect fit.

Parcels to the west are also designated as Town Center Housing East, while properties to the southwest transition to Town Center Neighborhood Business.



Heart of Fletcher Design Review:

The Town of Fletcher establishes the Heart of Fletcher Overlay (HOF-O) in an effort to encourage new development in the central area, or heart, of Fletcher. The guidelines of this Overlay are intended to prevent suburban-style development while still allowing for creativity and flexibility in creating urban, pedestrian-oriented design opportunities in and around the town's center. The Fletcher Planning Board is granted special authority (as per Section 14.1 of the code) to review and approve all development applications within the HOF-O (excluding single family and duplex residential construction as permitted). The Planning Board may attach reasonable conditions and recommendations (as per Section 15.14 of this code) to assure that the proposed development meets the spirit and intent of the Heart of Fletcher Overlay.

The Town Center Housing – East Precinct is intended to accommodate a mix of higher density townhomes, apartments, duplexes and live/work units on the east side of US 25 and within the pedestrian-friendly "Heart of Fletcher," public facilities and other governmental support services are already in place and convenient. This housing mix is imperative to maintain the economic health and commercial vitality of the Town Center. Pedestrian-scaled streetscape/amenities and connectivity to the street and sidewalk networks of other precincts should be encouraged.

Due to this parcel being the only property within the Heart of Fletcher Zoning Overlay that is zoned M-1, it is somewhat challenging to align the uses permitted in the M-1 district with the goals and intent of the overlay. However, this development has incorporated the design guidance and vision of the overlay district into its design.

The first floor provides 65% transparency, which significantly exceeds the minimum requirement of 30%. The building is set back farther than the recommended 20 feet, largely due to the change in topography between Cane Creek Road and the buildable area of the site. Cane Creek Road sits at a higher elevation than the proposed building location, and moving the building closer to the road would require additional grading and fill. It would also disconnect the new structure from the existing building on the site, which will remain in use.

Article 5 of the Land Development Code does not include design standards for M-1 buildings; as a result, this project is being reviewed under design criteria that are not typically applied to M-1 development. At staff's request, the applicant followed the design guidance in Article 5 for Commercial Buildings (C-1 and C-2). The building meets the requirement that at least 50% of the first floor consist of windows and doors and complies with the standard that no blank wall exceed 20 feet. It also meets the requirement that all exterior awnings have a minimum projection of 3.5 feet.

Additionally, the building incorporates a Cordova Stone veneer at the corners and front. Cordova Stone is a high-density, pre-finished architectural stone cladding designed to replicates the appearance of natural limestone through the use of natural aggregates, recycled content, and integral color throughout each unit. This veneer offers multiple texture options and is available in full-depth profiles. A cut sheet for Cordova Stone is included in the agenda packet.

Development Plan For

BURGE FLEX WAREHOUSE

165 CANE CREEK ROAD

FLETCHER, NORTH CAROLINA

Index of Drawings

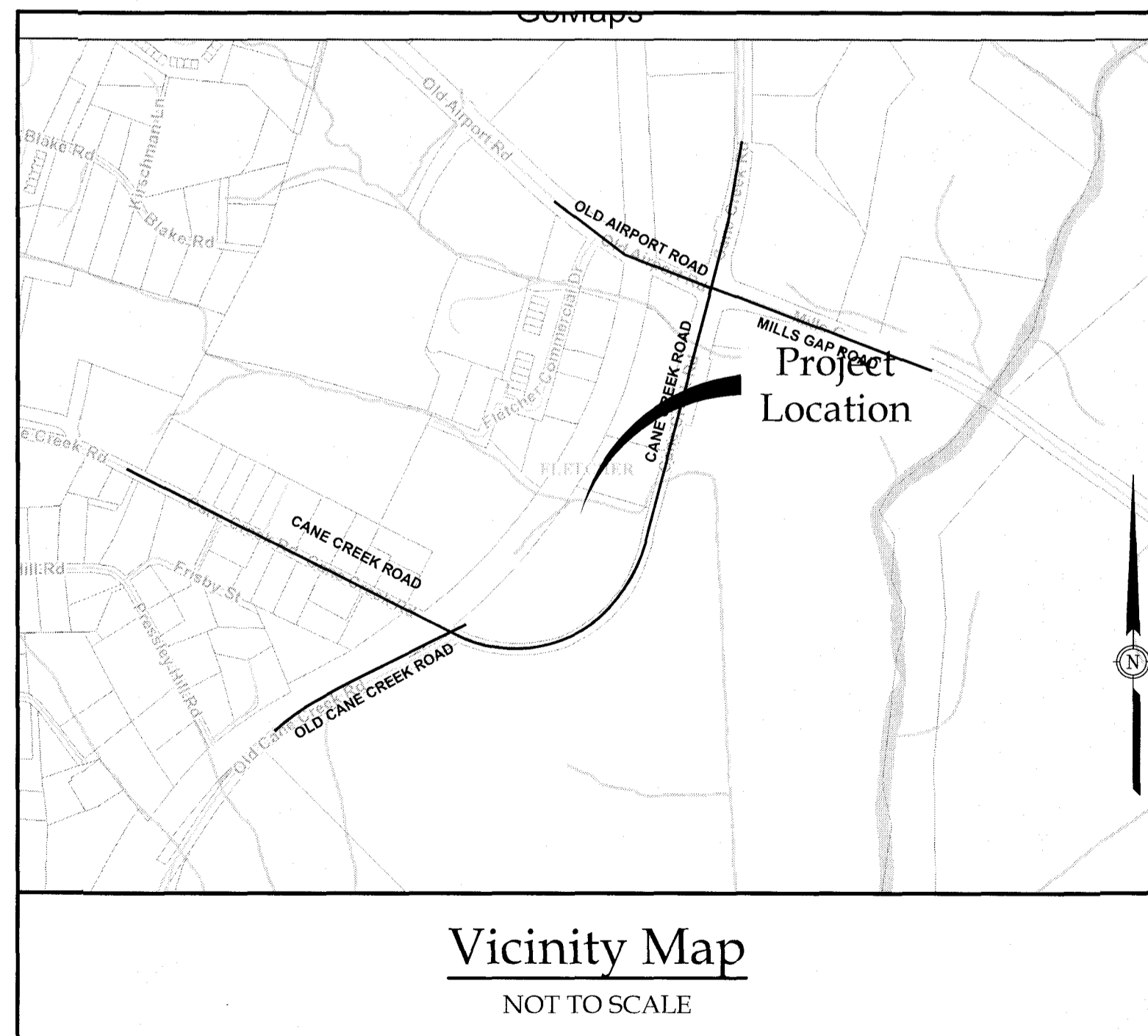
Owner/Developer: WELDA INVESTMENTS, LLC

Contact: CURTIS BURGE
828.215.1931
932 HENDERSONVILLE ROAD
ASHEVILLE, NORTH CAROLINA 28803

PIN: 9653-91-1437

COA WPFY#: N/A

MSD Project#: 2025-

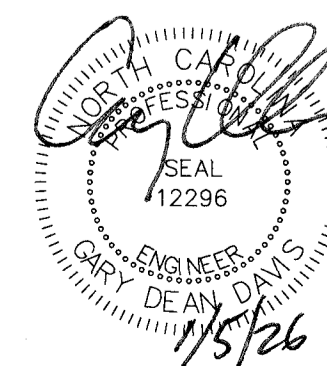


Vicinity Map
NOT TO SCALE

- | | |
|--|-------------------------|
| G1. Cover Sheet | D1. Details |
| C1. Existing Conditions | D2. Details |
| C2. Layout | D3. Details |
| C3. Grading, Stormwater, and Erosion Control | D4. Details |
| C4. Utilities | D5. Details - StormTech |
| C5. Landscaping & Open Space | D6. Details |
| | D7. Details |
| | D8. Details |
| | D8A. Details |
| | D9. NCG01 Details |
| | D10. NCG01 Details |



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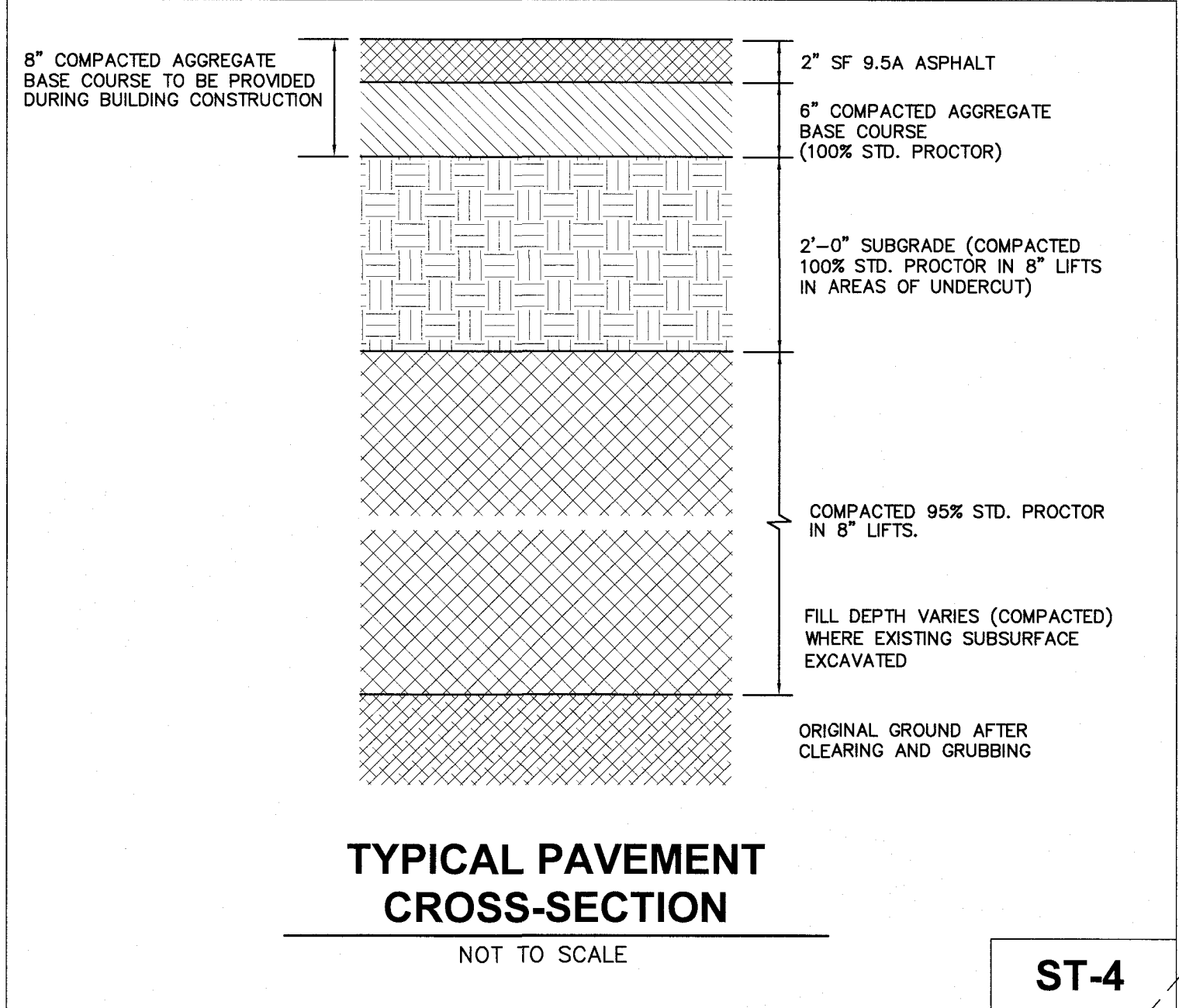


Drawing Date: January 5, 2026

Revision	Date	Description

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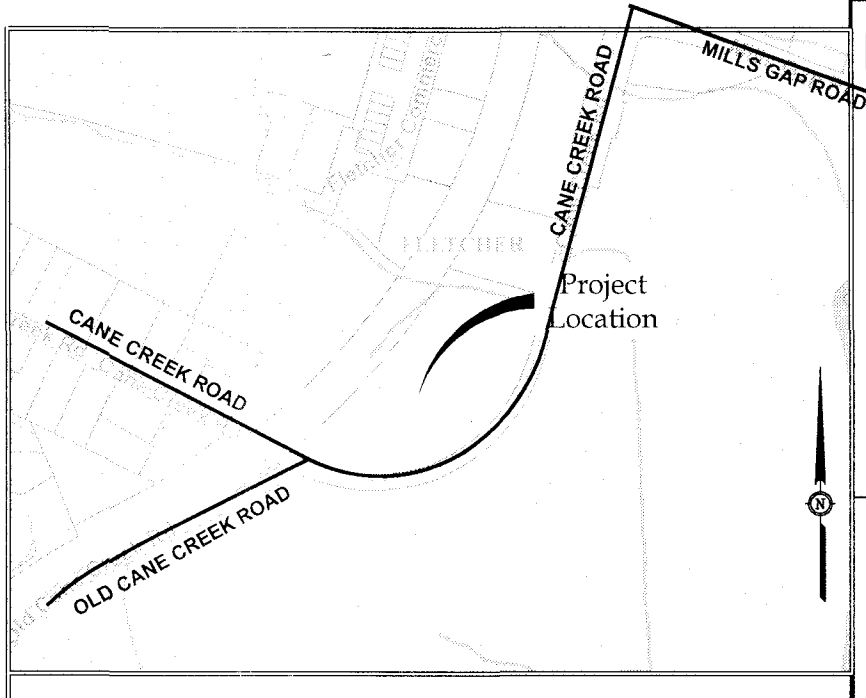
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ST-4

ROADWAY CENTERLINE DATA			
CURVE	RADIUS	CHORD BEARING AND DISTANCE	ARC LENGTH
C1	12.00'	N 11°-59'-35" E 16.97'	18.85'
C2	9.00'	N 78°-00'-25" W 12.73'	14.14'

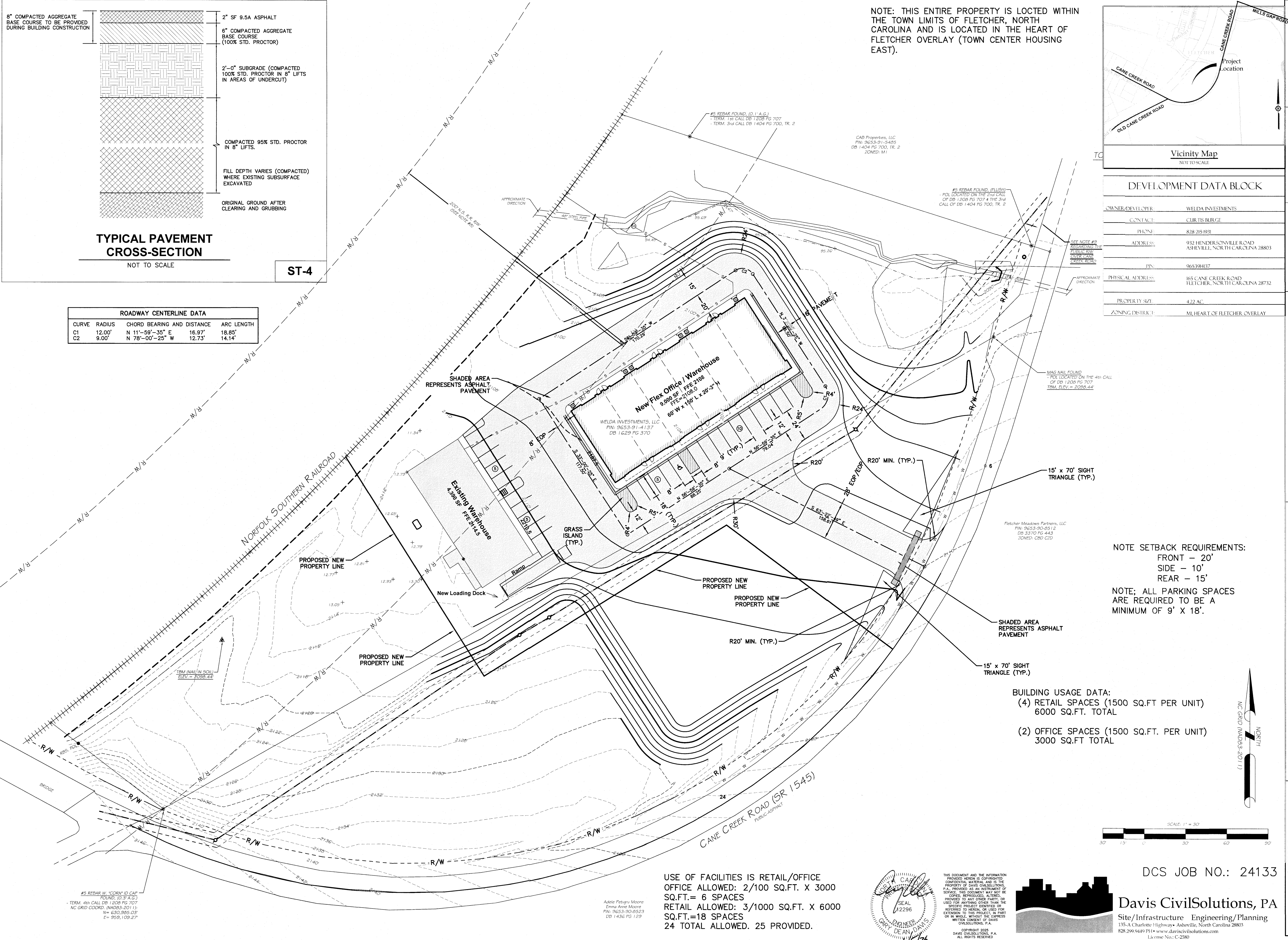
NOTE: THIS ENTIRE PROPERTY IS LOCATED WITHIN THE TOWN LIMITS OF FLETCHER, NORTH CAROLINA AND IS LOCATED IN THE HEART OF FLETCHER OVERLAY (TOWN CENTER HOUSING EAST).



REVISIONS	

DEVELOPMENT DATA BLOCK	
OWNER/DEVELOPER:	WELDA INVESTMENTS
CONTACT:	CURTIS BURGE
PHONE:	828-215-1931
ADDRESS:	932 HENDERSONVILLE ROAD ASHEVILLE, NORTH CAROLINA 28803
TEL:	9653394137
PHYSICAL ADDRESS:	165 CANE CREEK ROAD FLETCHER, NORTH CAROLINA 28732
PROPERTY SIZE:	4.22 AC.
ZONING DISTRICT:	M/HEART OF FLETCHER OVERLAY

FISHER
Fisher Architects, PA
351 Merrimon Avenue
Asheville, NC 28801
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(828) 253-8265

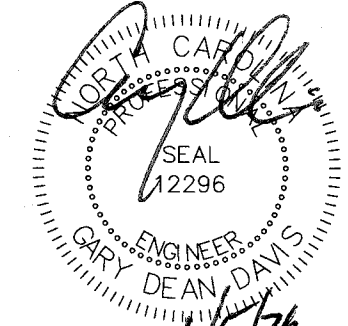


NOTE SETBACK REQUIREMENTS:
FRONT - 20'
SIDE - 10'
REAR - 15'

NOTE: ALL PARKING SPACES ARE REQUIRED TO BE A MINIMUM OF 9' X 18'.

BUILDING USAGE DATA:
(4) RETAIL SPACES (1500 SQ.FT PER UNIT)
6000 SQ.FT. TOTAL
(2) OFFICE SPACES (1500 SQ.FT. PER UNIT)
3000 SQ.FT TOTAL

USE OF FACILITIES IS RETAIL/OFFICE
OFFICE ALLOWED: 2/100 SQ.FT. X 3000
SQ.FT.= 6 SPACES
RETAIL ALLOWED: 3/1000 SQ.FT. X 6000
SQ.FT.=18 SPACES
24 TOTAL ALLOWED. 25 PROVIDED.



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DCS JOB NO.: 24133

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Site Development for
Burge Flex Office/Warehouse
165 CANE CREEK ROAD
Fletcher, North Carolina

SHEET TITLE	DATE		JOB NO.
	1-5-2026		
Layout			24133
C2			

165 CANE CREEK

FLEX OFFICE - WAREHOUSE



REVISIONS

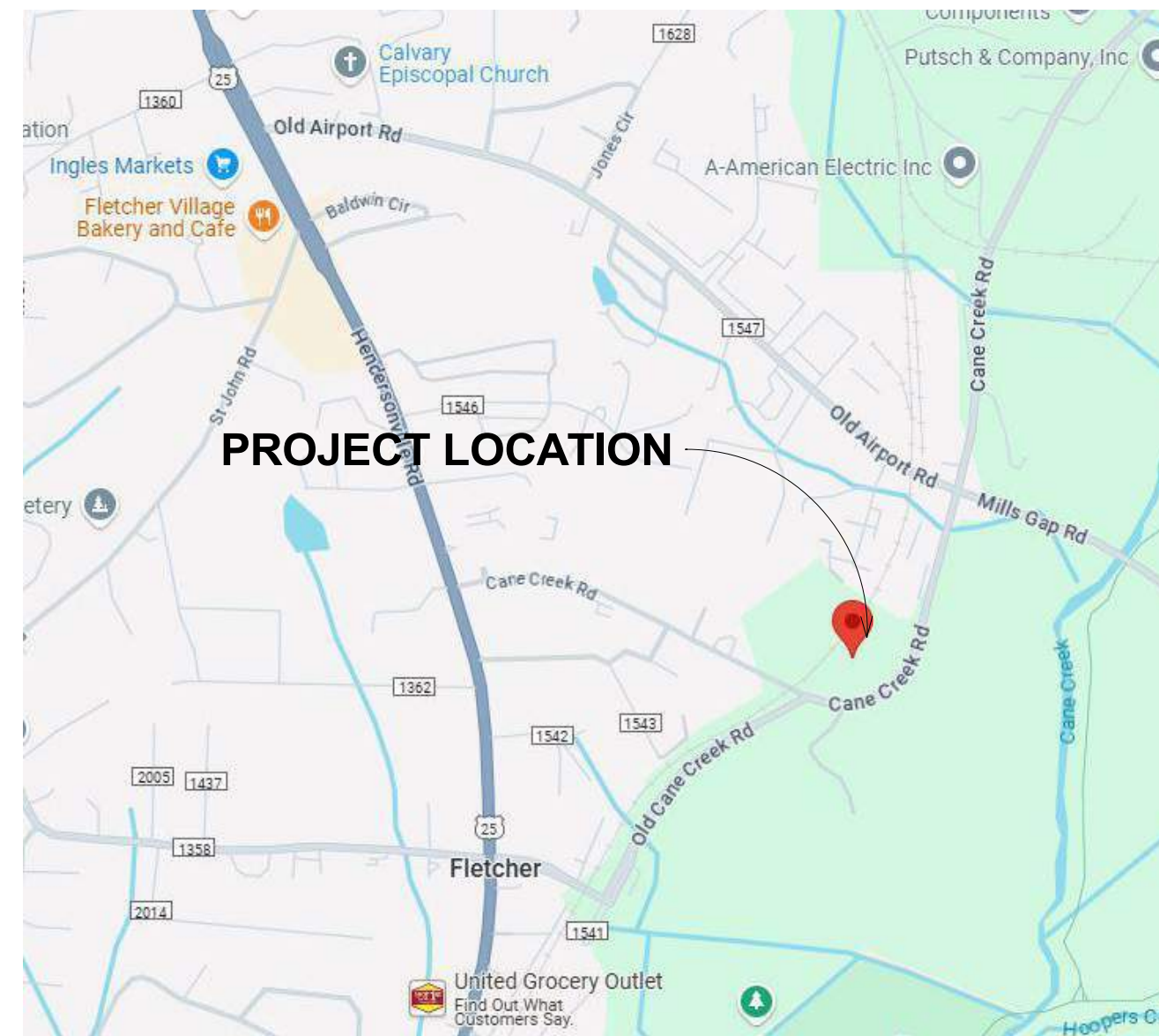


FISHER
Fisher Architects, PA
351 Merrimon Avenue
Asheville, NC 28801
Copyright 2025, Fisher Architects, PA (828) 253-8265

165 Cane Creek, Fletcher NC 28732

**Flex Office - Warehouse
Development**

SHEET TITLE Title Sheet	DATE	06 / 22 / 2025
	JOB NO.	24-0270
SHEET	T1.0	



LOCATION MAP

Owner:
Curtis Burge

Architect:
Fisher Architects, PA
351 Merrimon Ave.
Asheville, NC 28801
Email: jfs@fisher-pa.com or mdd@fisher-pa.com
Phone: 828 - 253 - 8265

Structural Engineering:
Medlock & Associates
53 Asheland Ave, Suite 101
Asheville, NC 28801

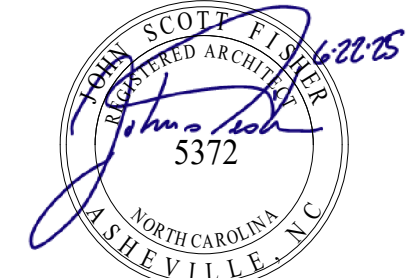
PM&E Engineering:
Tilden White & Associates
9 Legend Dr Ln
Arden, NC 28704
Phone: 828 - 255 - 4327

Civil Engineering:
Davis Civil Solutions, PA
134 Charlotte Hwy A,
Asheville, NC 28803
email:
phone:

Sheet List	
Sheet Number	Sheet Name
T1.0	Title Sheet
T1.1	Appendix B
T1.2	Life Safety Plan
A1.0	Floor Plan
A1.0a	Mezzanine Plan & Door Schedule
A1.1	Roof Plan
A1.2	Reflected Ceiling Plan
A2.0	Elevations
A3.0	Wall Sections
A4.0	Details
Behlen 1 - 13	Behlen Building Systems (metal building package)
S0.1	General Structural notes
S1.1	Foundation Plan
S1.2	Mezzanine Floor Framing Plan
S2.1	Foundation Details
S3.1	Framing Details
S3.2	Framing Details
P1	Plumbing Notes & Schedules
P2	Plumbing Sanitary Piping Plan
P3	Plumbing Supply Piping Plan
M1	Mechanical Notes & Schedules
M2	Mechanical Plan
E1	Electrical Notes & Schedules
E2	Lighting Plan
E3	Mezzanine Lighting Plan
E4	Power Plan
E5	Mezzanine Power Plan
E6	Riser Diagram & panel Schedules

REVISIONS

1 Planning Zoning Review 01-05-26

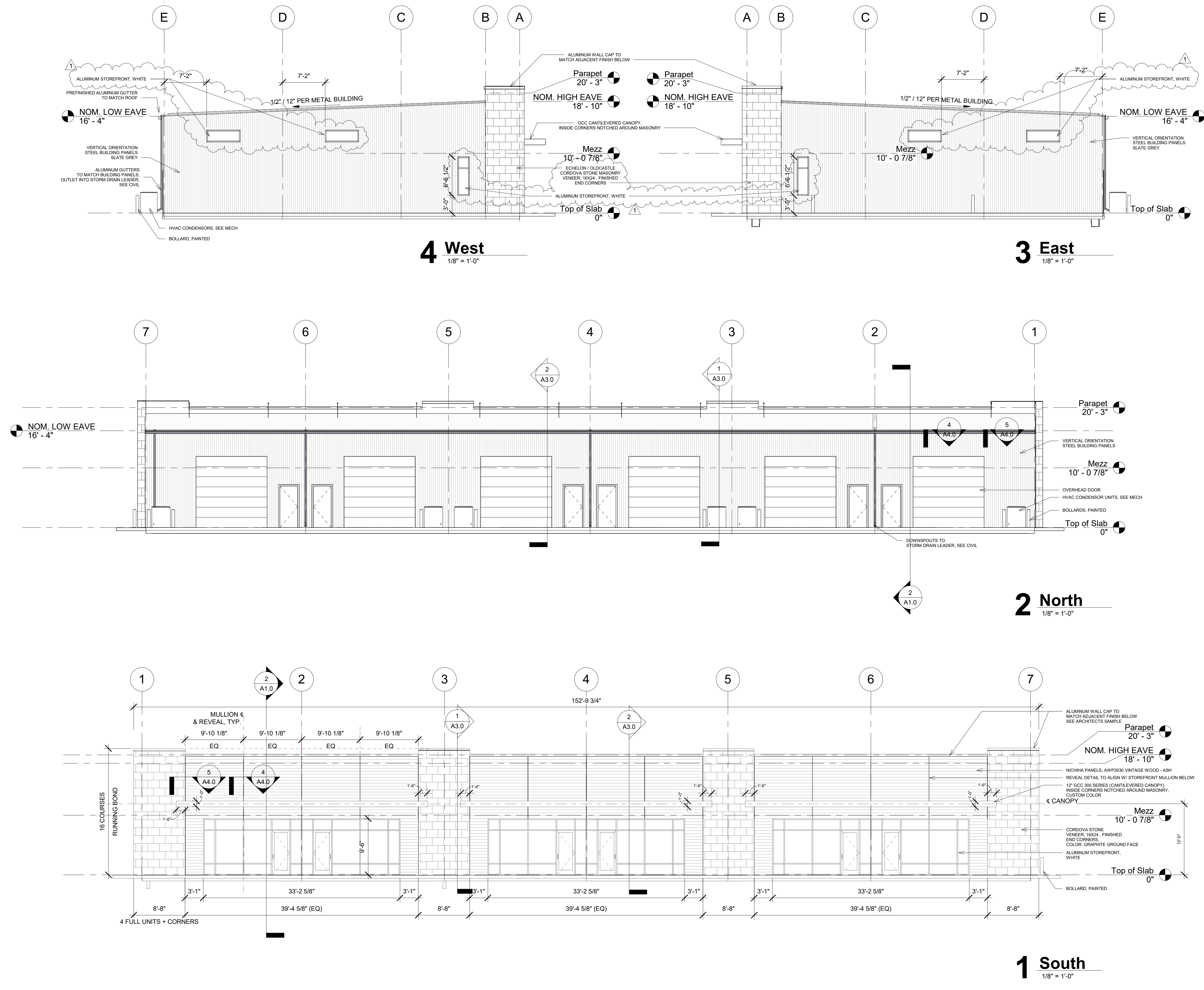


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Flex Office - Warehouse Development

SHEET TITLE
Elevations
DATE 06 / 22 / 2025
JOB NO. 24-0270
SHEET **A2.0**





WPX LED Wall Packs

Specifications

Front View

Side View

Label	Height (ft)	Width (ft)	Depth (ft)	Weight (lb)
WPX 1	1.17	1.17	0.12	1.1
WPX 2	1.34	1.34	0.12	1.3
WPX 3	1.51	1.51	0.12	1.5

Ordering Information

EXAMPLE: WPX2 LED 4K MVOLT DBRDK

Item	Qty	Part Description	Voltage	Options	Notes
WPX2 LED P1	1500	4K MVOLT DBRDK	120V	None	Default
WPX2 LED P2	2000	4K MVOLT DBRDK	277V	None	Default
WPX2 LED P3	4000	4K MVOLT DBRDK	277V	None	Default

Notes: The lumens output and input power shown in the ordering table are average representations of all configuration options. Specific values are available on request.

NOTES:

- All WPX wall packs come with 50V surge protection standard. WPX1 LED P1 package includes 50V surge protection standard. WPX2 LED P1 package includes 50V surge protection standard. WPX2 LED P2 and P3 packages include surge protection on request.
- WPX2 LED P1 package includes 50V surge protection standard. WPX2 LED P2 and P3 packages include surge protection on request.
- Battery pack options not available on WPX2 or P3 options.

FEATURES & SPECIFICATIONS

INTENDED USE: The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the most demanding of lighting applications. The WPX LED wall packs are ideal for use in a variety of applications including:

- Industrial facilities
- Warehouses
- Manufacturing plants
- Commercial buildings
- Public works
- Highways
- Offices
- Stadiums
- Sports arenas
- Large open areas

CONSTRUCTION: WPX LED wall packs are constructed with a die-cast aluminum main body with integral thermal management that both dissipates heat and provides structural support. The luminaires are IP66 rated and sealed against moisture and environmental contaminants.

ELECTRICAL: WPX LED wall packs are available in 120V and 277V configurations. WPX LED wall packs are available in 4K, 5K, and 6K color temperatures. WPX LED wall packs are available in 100, 150, and 200 lumens per foot configurations. WPX LED wall packs are available in 100, 150, and 200 lumens per foot configurations. WPX LED wall packs are available in 100, 150, and 200 lumens per foot configurations.

WARRANTY: WPX LED wall packs are warranted for 5 years against manufacturing defects. WPX LED wall packs are warranted for 5 years against manufacturing defects. WPX LED wall packs are warranted for 5 years against manufacturing defects.



FEATURES & SPECIFICATIONS

INTENDED USE: LDN6 Static White is ideal for use in a variety of applications including:

- Industrial facilities
- Warehouses
- Manufacturing plants
- Commercial buildings
- Public works
- Highways
- Offices
- Stadiums
- Sports arenas
- Large open areas

LDN6 STATIC WHITE



6" Open and Walkway LED New Construction Downlight

CONSTRUCTION: LDN6 Static White is constructed with a die-cast aluminum main body with integral thermal management that both dissipates heat and provides structural support. The luminaires are IP66 rated and sealed against moisture and environmental contaminants.

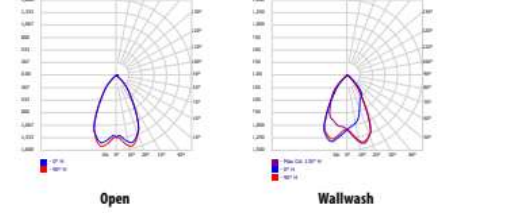
ELECTRICAL: LDN6 Static White is available in 120V and 277V configurations. LDN6 Static White is available in 4K, 5K, and 6K color temperatures. LDN6 Static White is available in 100, 150, and 200 lumens per foot configurations. LDN6 Static White is available in 100, 150, and 200 lumens per foot configurations.

WARRANTY: LDN6 Static White is warranted for 5 years against manufacturing defects. LDN6 Static White is warranted for 5 years against manufacturing defects. LDN6 Static White is warranted for 5 years against manufacturing defects.

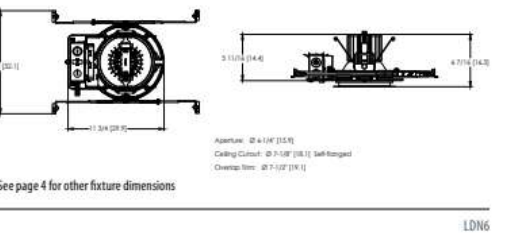
PERFORMANCE DATA

Beam Spread	Beam Diameter	Beam Area	Beam Length	Beam Volume
30°	1.0	0.79	1.0	0.79
45°	1.5	1.8	1.5	3.2
60°	2.0	3.1	2.0	6.3
75°	2.5	4.7	2.5	11.8
90°	3.0	6.4	3.0	18.8

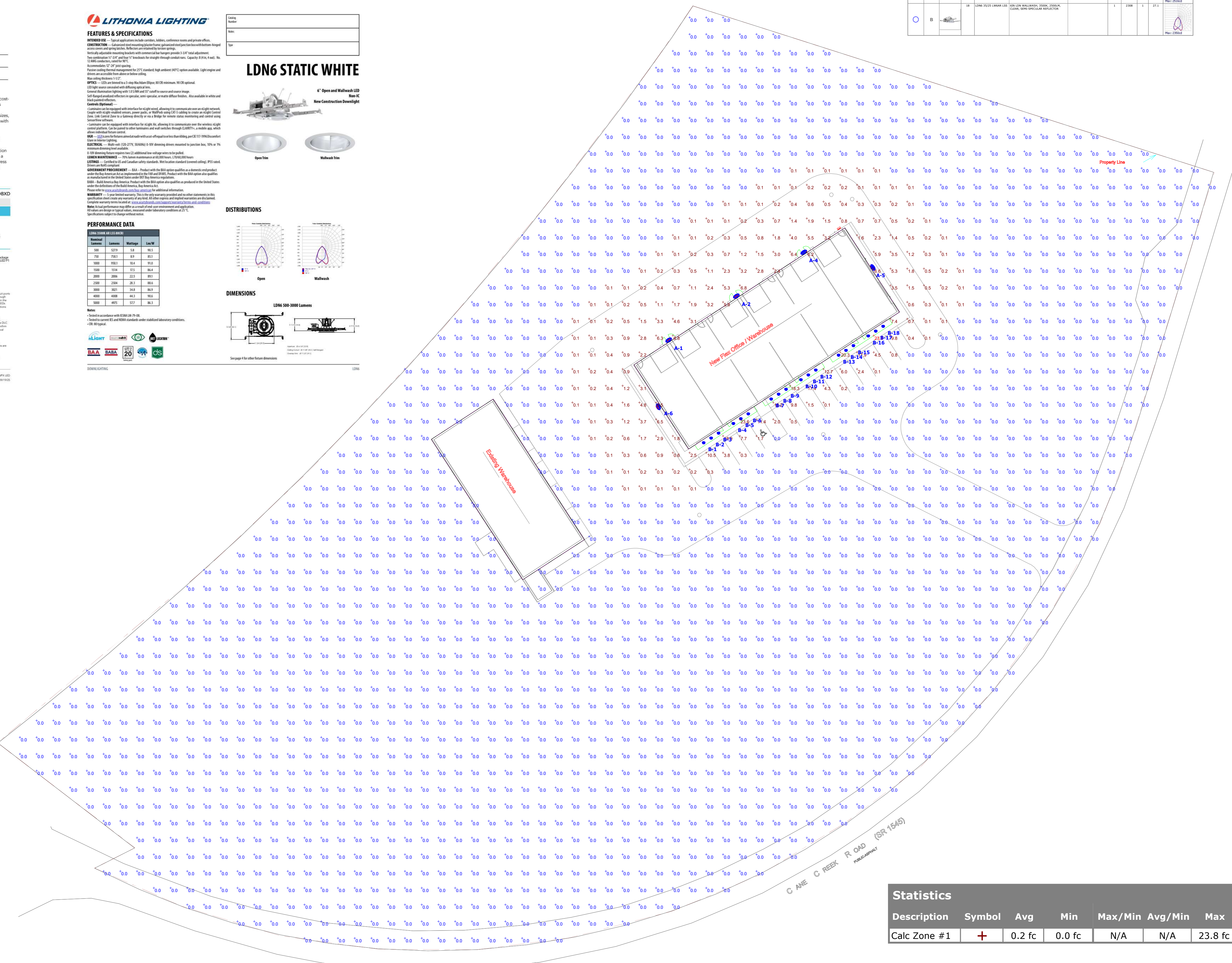
DISTRIBUTIONS



DIMENSIONS



Symbol	Label	Image	Qty	Color	Description	Lumens	Number of Lamps	Cost per Lamp	LLF	Wattage	Polar Plot
A			5	White	WPX2 LED 4K WALL PACK	1500	1	\$600	1	41.27	
B			18	White	LDN6 STATIC WHITE LED	1500	1	2000	1	27.1	



Statistics

Description	Symbol	Avg	Min	Max/Min	Avg/Min	Max
Calc Zone #1	+	0.2 fc	0.0 fc	N/A	N/A	23.8 fc

Plan View
Scale - 1" = 30'

165 Cane Crteek Rd.

Designer
Peterson
Date
01/02/2026
Scale
Not to Scale
Drawing No.
Summary

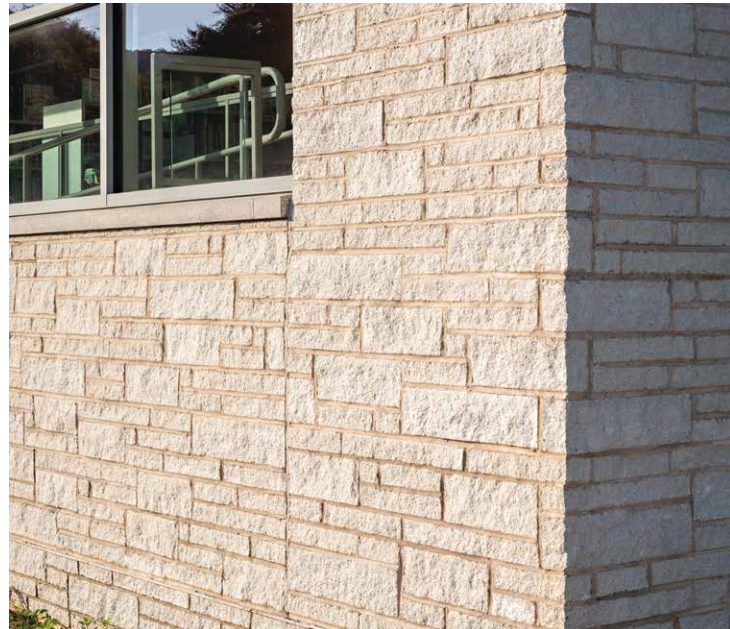
CORDOVA STONE™

THE SOPHISTICATION OF HAND-CUT NATURAL STONE

Cordova Stone™ is a high-density, pre-finished architectural stone cladding that achieves the prestigious look of natural limestone by incorporating all-natural aggregates, recycled content, and integral color throughout each unit. This timeless veneer offers the design flexibility of four texture options and is also available in full-depth options.



ECHELON
MASONRY



🔹 COLOR & TEXTURES



Alabaster

Buff

Granite



Midnight



ADDITIONAL COLORS AVAILABLE

Scan the QR code to see your full regional color offering.

🕒 FEATURES & BENEFITS

- Ideal for interior & exterior applications
- Emulates cut stone look
- Color throughout unit
- Repels water & resists mold
- Durable
- Expanded colors & finishes
- Look of limestone

📊 TECHNICAL INFORMATION

ASTM C1634 - Specification for solid dry-cast, concrete facing units. All tests performed in accordance with ASTM C140.

📏 SHAPES & SIZES

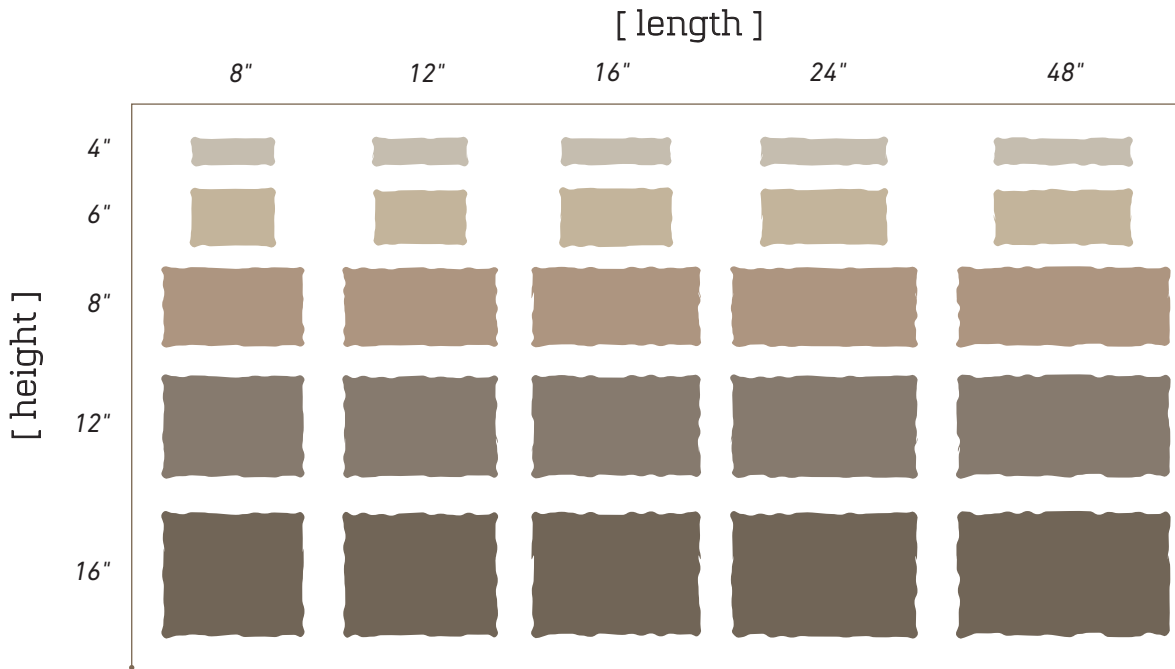


Please contact your local rep for a complete list of shapes and sizes.

Features & Benefits

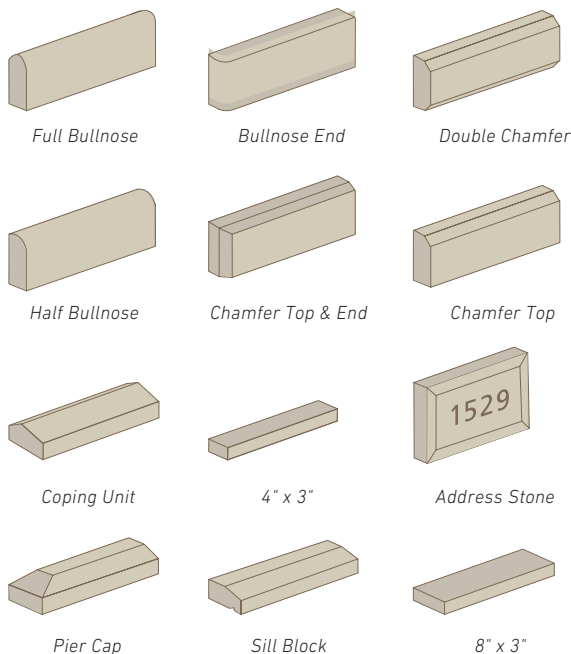
- Made with recycled content
- All natural aggregates
- Aggregate color consistent throughout the unit
- Denser than concrete block
- Tight tolerances on all units
- Greater flexibility in customizing sills, arches, coping units and larger size units
- Integral water repellent added during manufacturing
- Easily cut and shaped in the field
- May combine veneer with through wall applications
- Short lead times from our centralized manufacturing locations
- Ideal for both interior and exterior projects
- Can be installed at or below grade level

Shapes & Sizes



Cordova Stone units are available in hundreds of customized shapes and sizes, we have highlighted a few of the most popular shapes. Also available in 1-inch veneers.

Accessories



Technical Information

C1364-10b standards

Minimum Comprehensive Strength	6500 psi
Minimum Absorption by Weight	6%
Medium Density	Not in Standard

ASTM C90-11b Standard Specification for Loadbearing Concrete Masonry Units
 ASTM C1364 - 10b Standard Specification for Architectural Cast Stone

Colors & Textures

Natural Collection

Groundface

Rockface

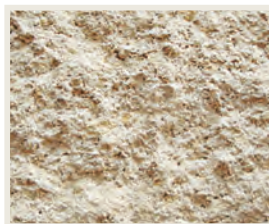
Textureface

Chiselface

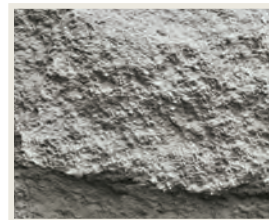
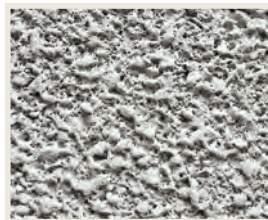
Alabaster



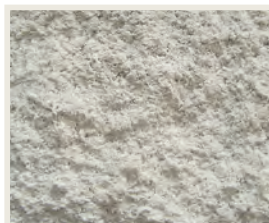
Buff



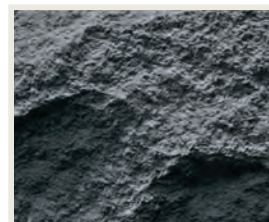
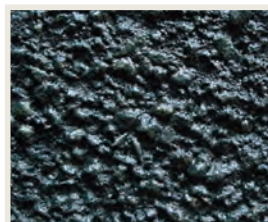
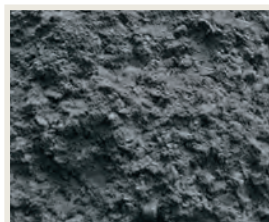
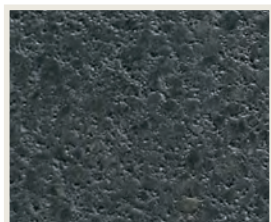
Graphite



Limestone



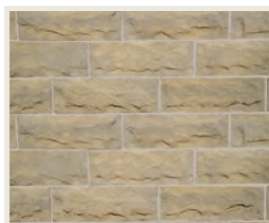
Midnight



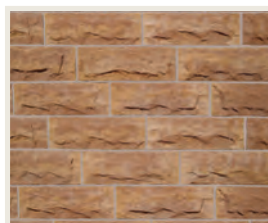
Earthblend Collection



Mountain Blend



Desert Blend



Canyon Blend



Woodland Blend



Town of Fletcher Planning Department Agenda Item Cover Sheet

Meeting Type: Planning Board	Meeting Date: January 20th, 2026
Title of Item: Major Subdivision Review–Burney Mountain Road Subdivision (25-05-SUB) – <i>Tyler Morrow</i> – <i>Planning & Zoning Director</i>	

SUGGESTED MAJOR SUBDIVISION MOTION(S):

<p style="text-align: center;"><u>Approval:</u></p> <p>I move 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.</p> <p style="text-align: center;">[DISCUSS & VOTE]</p>	<p style="text-align: center;"><u>Denial:</u></p> <p>I move that the Planning Board deny the application for Major Subdivision approval for the Burney Mountain Road Subdivision Project because the applicant has failed to demonstrate compliance with the following provisions of the Land Development Code:</p> <p>1.</p> <p style="text-align: center;">[DISCUSS & VOTE]</p>
---	--

<p style="text-align: center;">Attachments:</p>	<ol style="list-style-type: none">1. Staff Report2. Preliminary Site Plan Package3. Application
--	---

TOWN OF FLETCHER

PRESTON BLAKELY
MAYOR

MARK E. BIBERDORF
TOWN MANAGER



COUNCIL MEMBERS:
TREVOR LANCE
JIM PLAYER
KEITH REED
AMBER MCKINNEY

Major Subdivision Burney Mountain Road (Windsor Built) (25-05-SUB)

Planning Department Staff Report
Tyler Morrow, Planning and Zoning Director

Project Summary	2
Existing Zoning & Land Use Map and Description	3
Site Images	4
Site Plan Summary:	6
Property History- Old Hickory Estates	7

Project Summary

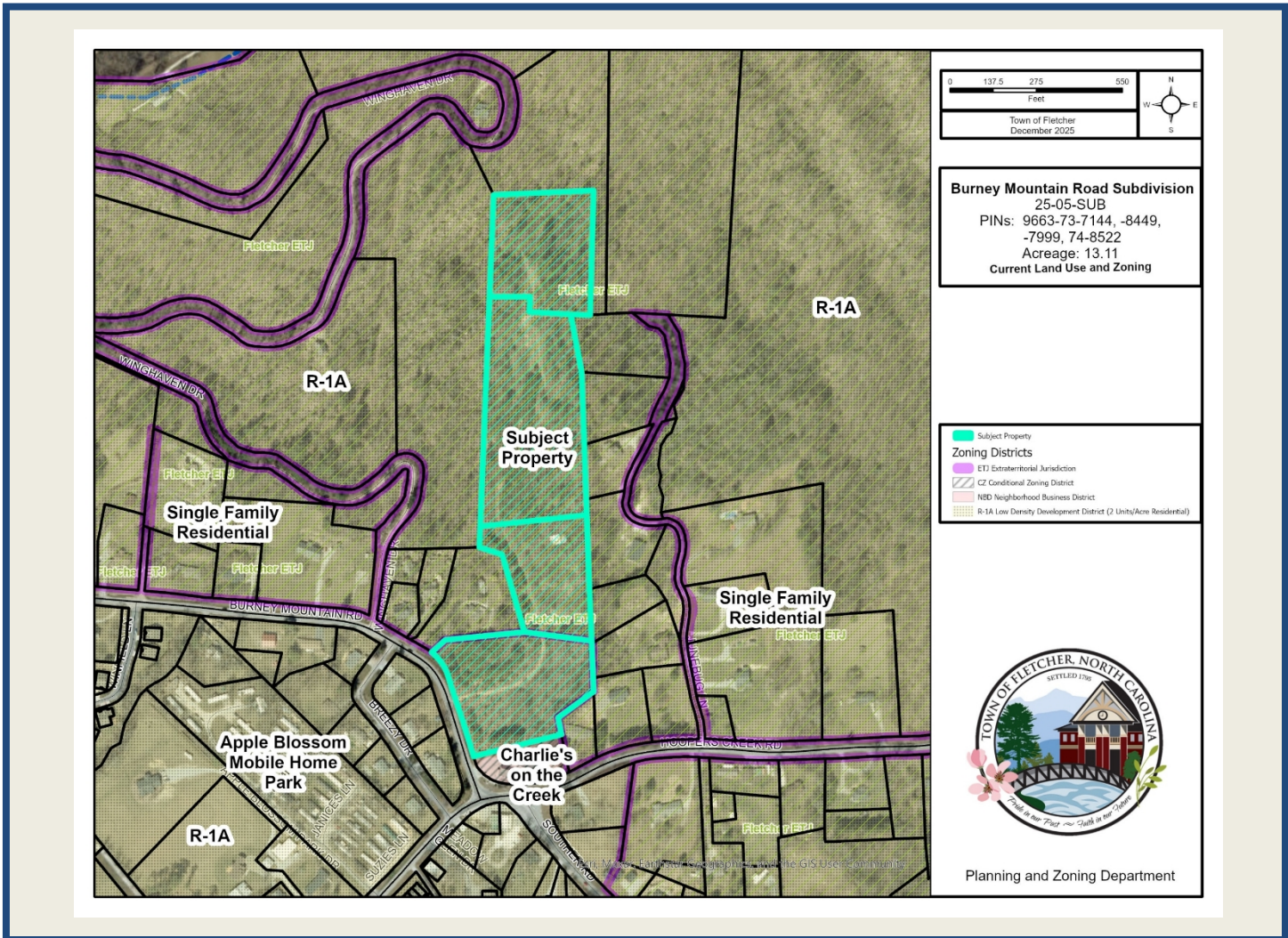


SITE VICINITY MAP

- **Project Name & Case #:**
 - Burney Mountain Road Subdivision
 - Windsor Built Homes Inc.
 - 25-05-SUB
- **Applicant:**
 - Windsor Built Homes
 - Scott Street, President
- **Property Owners:**
 - Samuel & Kathy Johnston (PINs- 7144 & 8449)
 - Shane & Kelly Laughter (PINs- 7999 & 8522)
- **Property Address:**
 - Burney Mountain Road
- **Project Acreage:**
 - 12.98 Acres Total
- **Project overview**
 - 21 lot major subdivision on 12.98 acres. 1.6 units per acre.

- **Parcel Identification (PIN):**
 - 9663-73-7144
 - 9663-73-8449
 - 9663-73-7999
 - 9663-74-8522
- **Current Parcel Zoning:**
 - R-1A, Low Density Development District (2 units per acre).
- **Requested Uses:**
 - Single Family Residential
- **Review process**
 - Major Subdivision applications are classified as administrative decisions and are reviewed by the Planning Board based on the Town's development regulations. These decisions rely on clear, objective standards in the Code and the specific facts of each application, rather than personal judgment. If the applicable code requirements are met, the Planning Board is required to approve the application or state the code deficiencies.

Existing Zoning & Land Use Map and Description



The subject property consists of four parcels that are currently largely vacant and would have frontage on Burney Mountain Road. The subject property is zoned R-1A, as are the surrounding parcels in close proximity. The R-1A zoning district was created specifically for this area to preserve a rural, low-density development pattern, replacing the higher-density R-3 district that previously applied. Maintaining rural, low-density development along the Hoopers Creek corridor has been a consistent priority expressed by members of the community.

The only nearby property not zoned R-1A is the gas station formerly known as Charlie's on the Creek, located to the south. That property was conditionally rezoned to the Neighborhood Business Conditional Zoning District in order to bring the zoning into conformity with the existing use.

The map also illustrates the Town's extraterritorial jurisdiction (ETJ) boundary, which runs through the subject property. One of the four parcels is located within the Town limits, while the remaining three parcels are located within the Town's ETJ.

Site Images



This site photo shows the existing entrance off Burney Mountain Road, which is identifiable by the associated stone pillars and wall.



This photo shows an existing barn located on the subject property.



This photo shows the gravel access road into the property that was planned to be improved to serve the previously proposed development.



This photo shows portions of the curbing and stormwater infrastructure that were installed as part of the previously approved project.

Site Plan Summary:

Building and Lots:

- 21 lots total
 - Lots range from 0.15 acres to 3.78 acres.
- 12.98 Acres Total
 - Proposed Density
 - 1.62 units per acre
 - Allowed Density
 - 2 units per acre.
- Clustering of homes is permissible provided the overall density does not exceed the maximum units per acre allowed for the total site acreage. Clustering is particularly appropriate where topography or other natural features are present, as is the case with this site.
- Building Height- 2.5 stories

Open Space:

- Open Space Required: 0.24 Acres
- Open Space Proposed: 0.40 Acres
- The Open Space will have frontage on Burney Mountain Road and will be used for passive recreation. The open space will have a looped mulched trail.
- The Open Space parcel will be dedicated to the future HOA.

Parking:

- Parking: Residential- 1 per bedroom
- Total required- 63
 - Total provided- 84
 - 2 garage spaces and 2 driveway spaces per unit.
 - Each driveway will be 20' x 20'

Transportation:

Access

- The site plan shows one access point onto the subject property.
- The only access will be off of Burney Mountain Road which is maintained by NCDOT.

Sidewalks

- Sidewalks are provided along one side of the internal street serving the development. Sidewalks will also be provided along the property's existing frontage on Burney Mountain Road.

Roadway

- A typical cross section of the proposed street is shown on the site plan.
- A 50-foot public right-of-way will include two 11-foot travel lanes, a 6-foot planting strip with a 5-foot-wide sidewalk on one side, and an 11-foot planting strip on the opposite side.

Natural Resources & Landscaping:

Steep Slopes

- The overall natural grade of the site is 25.72% which does not trigger steep slope requirements (33% or greater). No proposed lot within the subdivision exceeds 33% or triggers steep slope requirements.

Landscaping provided for the site

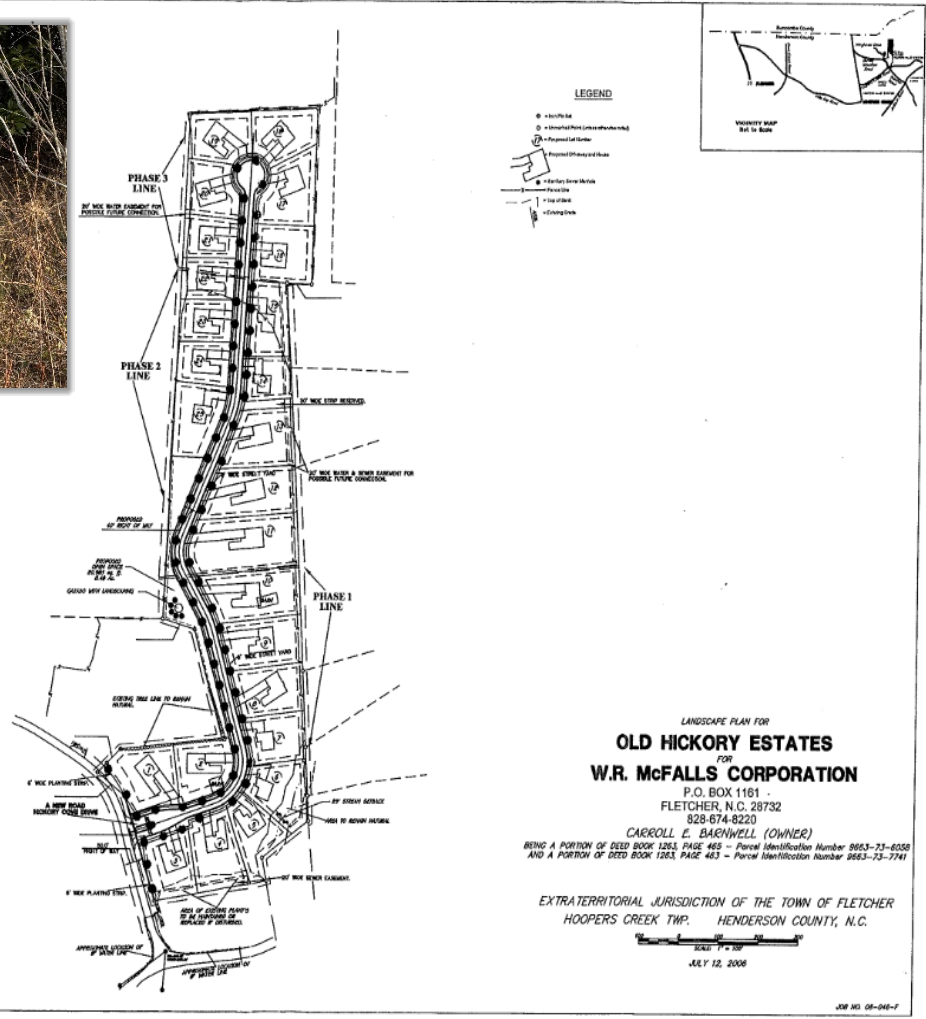
- Street trees
- Until final grading is completed, it is not clear of the exact number or species of existing trees to be preserved.

Property History- Old Hickory Estates

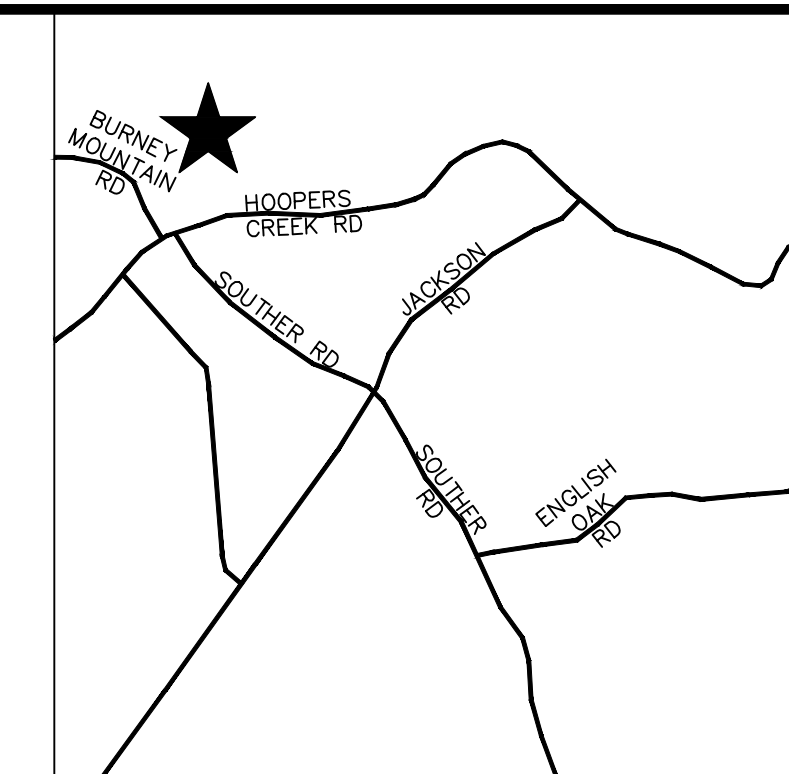
The subject property previously underwent the Major Subdivision review process in 2006; however, the development was never fully constructed or platted. As a result, the prior approval is no longer vested and could not be constructed.

The previously approved Major Subdivision, known as Old Hickory Estates, proposed 25 dwelling units on 12.98 acres, resulting in a density of 1.92 units per acre. Based on staff site inspections and notes contained in the file, some infrastructure improvements were installed, including roadway curbing, stormwater inlets, and sewer infrastructure.

According to the project records, one of the primary reasons the development was never completed was related to changes in property ownership and the sale of the site. At the time of approval in 2006, the subject property was zoned R-3, which permitted up to four single-family dwelling units per acre. As noted previously, the surrounding area was later rezoned from R-3 to R-1A to reduce allowable densities and ensure that future development better reflects the area's historical development patterns.



GARY L. CORN, INC.
PROFESSIONAL LAND SURVEYOR
REGISTERED IN THE STATE OF NORTH CAROLINA
NO. 37753
RENEWAL 08-20-10



LOCATION MAP
1" = 2000'

PRELIMINARY
SUBDIVISION PLANS

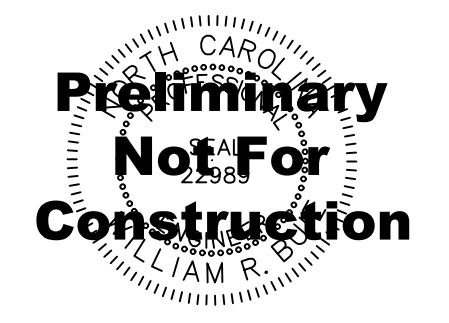
for

Windsor Built Homes, Inc.
Burney Mountain Road Subdivision

Town of Fletcher
Henderson County
North Carolina

Burney Mountain
Road Subdivision

Town of Fletcher
Henderson County
North Carolina



REVISIONS	
DATE	DESCRIPTION



Know what's below.
Call before you dig.

PROJECT NUMBER: 25129
DATE: 12/25

Cover Sheet

C-000

SCALE: NOT TO SCALE

SITE PLANS

SHEET NO.	DESCRIPTION
C-001	STEEP SLOPE PLAN
C-002	ENVIRONMENTAL SURVEY
C-200	OVERALL SUBDIVISION PLAN
C-400	PRELIMINARY STORMWATER PLAN
C-500	PRELIMINARY WATER PLAN
C-600	PRELIMINARY SANITARY SEWER PLAN

PROJECT SUMMARY

PROJECT NAME:	BURNEY MOUNTAIN ROAD SUBDIVISION FLETCHER, NC
PIN #	9663-73-7144, 9663-73-8449, 9663-73-7999, 9663-74-8522
DB/PG:	4091/435, 4282/382
ZONING:	(R-1A) TOWN OF FLETCHER
OWNER:	SAMUEL & KATHY JOHNSTON 198 TWIN SPRINGS ROAD HENDERSONVILLE, NC 28792 SHANE & KELLY LAUGHTER 191 TWIN SPRINGS ROAD HENDERSONVILLE, NC 28792
DEVELOPER:	WINDSOR BUILT HOMES INC SCOTT STREET, PRESIDENT 40 WEST BROAD STREET SUITE 500 GREENVILLE, SC 29601 864-370-9037
ENGINEER:	WILLIAM R. BUIE, P.E. WGLA ENGINEERING, PLLC 724 5TH AVENUE WEST HENDERSONVILLE, NC 28792
SURVEYOR:	McABEE & ASSOCIATES, P.A. 3 McABEE TRAIL FAIRVIEW, NC 28730
ACREAGE:	12.98± ACRES
PROPOSED PARK ACREAGE:	0.40± ACRES
PROPOSED LOTS:	21 LOTS
PROPOSED DENSITY:	1.62 UNITS/AC
LAND USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED LENGTH OF ROADS:	688 LF
PROPOSED LENGTHS SIDEWALKS TRAILS TOTAL:	1108 LF 354 LF 1462 LF
REQUIRED PARKING COUNT:	1 PER BEDROOM X 21-3 BEDROOM HOMES = 63 PARKING SPACES
PROPOSED PARKING COUNT:	4 PER HOME (2 CAR GARAGE, 2 IN DRIVEWAY) = 84 PARKING SPACES
WATER SYSTEM SEWER SYSTEM:	ON SITE (PUBLIC) CITY OF HENDERSONVILLE, NC ON SITE (PUBLIC) MSD
BUILDING SETBACKS:	FRONT 20' SIDE 10' REAR 15'
MAX ALLOWABLE BUILDING HEIGHT:	2.5 STORIES
PROPOSED BUILDING HEIGHTS:	2.5 STORIES

PROJECT SUMMARY

PROJECT NAME: BURNLEY MOUNTAIN ROAD SUBDIVISION
 FLETCHER, NC

PIN # 9663-73-7144, 9663-73-8449,
 9663-73-7999, 9663-74-8522

DB/PG: 4091/435, 4282/382

ZONING (R-1A) TOWN OF FLETCHER

OWNER SAMUEL & KATHY JOHNSTON
 198 TWIN SPRINGS ROAD
 HENDERSONVILLE, NC 28792

SHANE & KELLY LAUGHTER
 191 TWIN SPRINGS ROAD
 HENDERSONVILLE, NC 28792

DEVELOPER WINDSOR BUILT HOMES INC
 SCOTT STREET, PRESIDENT
 40 WEST BROAD STREET SUITE 500
 GREENVILLE, SC 29601
 864-370-9037

ENGINEER WILLIAM R. BUJE, P.E.
 WGLA ENGINEERING, PLLC
 724 5TH AVENUE WEST
 HENDERSONVILLE, NC 28792

SURVEYOR McABEE & ASSOCIATES, P.A.
 3 McABEE TRAIL
 FAIRVIEW, NC 28730

ACREAGE 12.98± ACRES

PROPOSED PARK ACREAGE 0.40± ACRES

PROPOSED LOTS 21 LOTS

PROPOSED DENSITY 1.62 UNITS/AC

LAND USE SINGLE-FAMILY RESIDENTIAL

PROPOSED LENGTH OF ROADS 688 LF

PROPOSED LENGTHS SIDEWALKS TRAILS TOTAL
 1108 LF
 354 LF
 1462 LF

REQUIRED PARKING COUNT 1 PER BEDROOM X 21-3 BEDROOM HOMES
 = 63 PARKING SPACES

PROPOSED PARKING COUNT 4 PER HOME (2 CAR GARAGE, 2 IN DRIVEWAY)
 = 84 PARKING SPACES

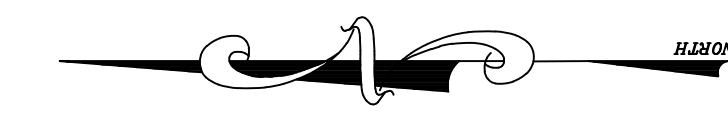
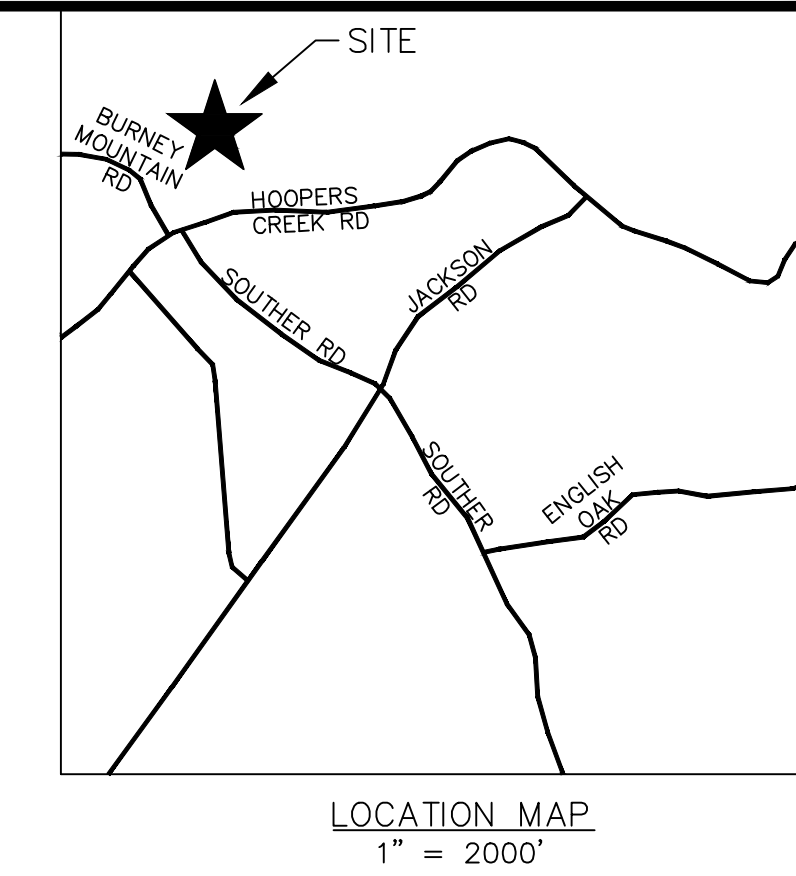
WATER SYSTEM ON SITE (PUBLIC) CITY OF HENDERSONVILLE, NC

SEWER SYSTEM ON SITE (PUBLIC) MSD

BUILDING SETBACKS FRONT 20'
 SIDE 10'
 REAR 15'

MAX ALLOWABLE BUILDING HEIGHT 2.5 STORIES

PROPOSED BUILDING HEIGHTS 2.5 STORIES

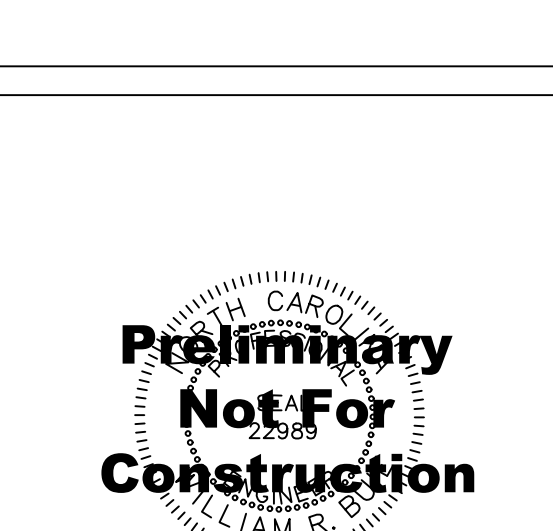


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 NC LICENSE P-1342

Burnley Mountain Road Subdivision

Town of Fletcher
 Henderson County
 North Carolina



REVISIONS

DATE	DESCRIPTION

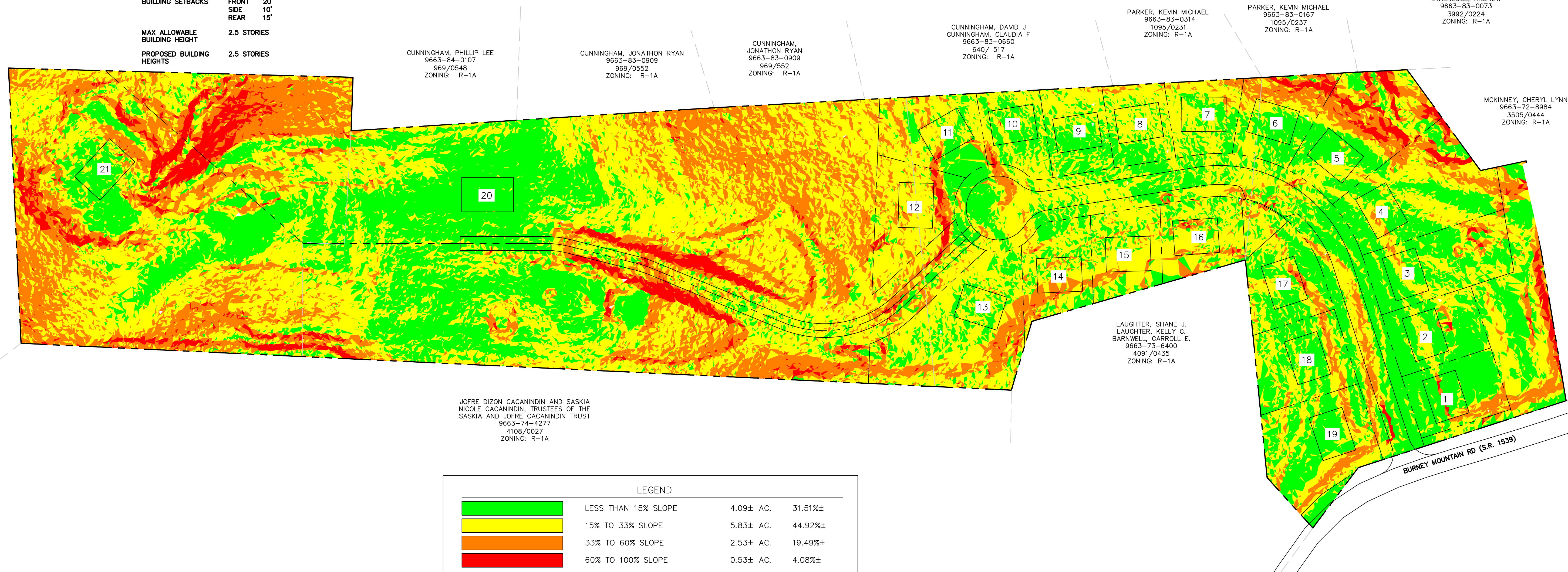


PROJECT NUMBER: 25129
 DATE: 12/25

Steep Slope Plan

C-001

SCALE: 1"=60'



CUNNINGHAM, PHILLIP LEE
 9663-84-0107
 ZONING: R-1A

CUNNINGHAM, JONATHAN RYAN
 9663-83-0909
 ZONING: R-1A

CUNNINGHAM, JONATHAN RYAN
 9663-83-0909
 969/552
 ZONING: R-1A

CUNNINGHAM, DAVID J
 CUNNINGHAM, CLAUDIA F
 9663-83-0660
 640/ 517
 ZONING: R-1A

PARKER, KEVIN MICHAEL
 9663-83-0314
 1095/0231
 ZONING: R-1A

PARKER, KEVIN MICHAEL
 9663-83-0167
 1095/0237
 ZONING: R-1A

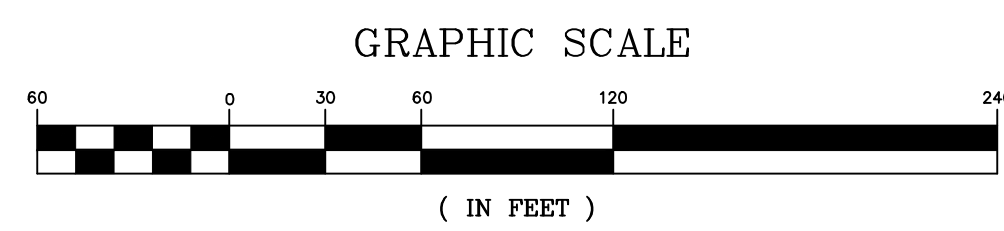
ETHEREDGE, ANDREW
 9663-83-0073
 3992/0224
 ZONING: R-1A

MCKINNEY, CHERYL LYNN
 9663-72-8984
 3505/0444
 ZONING: R-1A

LAUGHTER, SHANE J.
 LAUGHTER, KELLY G.
 BARNWELL, CARROLL E.
 9663-73-6400
 4091/0435
 ZONING: R-1A

JOFRE DIZON CACANINDIN AND SASKIA
 NICOLE CACANINDIN, TRUSTEES OF THE
 SASKIA AND JOFRE CACANINDIN TRUST
 9663-74-4277
 4108/0027
 ZONING: R-1A

LEGEND			
	LESS THAN 15% SLOPE	4.09± AC.	31.51%±
	15% TO 33% SLOPE	5.83± AC.	44.92%±
	33% TO 60% SLOPE	2.53± AC.	19.49%±
	60% TO 100% SLOPE	0.53± AC.	4.08%±
	PROJECT BOUNDARY		
	OVERALL NATURAL SITE SLOPE	25.72%	



Burney Mountain Road Subdivision

Town of Fletcher
Henderson County
North Carolina

**Preliminary
Not For
Construction**

REVISIONS	
DATE	DESCRIPTION



Know what's below.
Call before you dig.

PROJECT NUMBER: 25129
DATE: 12/25

Overall
Subdivision Plan

C-200

SCALE: 1"=60'

PROJECT SUMMARY

PROJECT NAME: BURNIEY MOUNTAIN ROAD SUBDIVISION
FLETCHER, NC

PIN #: 9663-73-7144, 9663-73-8449, 9663-73-7999, 9663-74-8522

DB/PG: 4091/435, 4282/382

ZONING: (R-1A) TOWN OF FLETCHER

OWNER: SAMUEL & KATHY JOHNSTON
198 TWIN SPRINGS ROAD
HENDERSONVILLE, NC 28792
SHANE & KELLY LAUGHTER
191 TWIN SPRINGS ROAD
HENDERSONVILLE, NC 28792

DEVELOPER: WINDSOR BUILT HOMES INC
SCOTT STREET, PRESIDENT
40 WEST BROAD STREET SUITE 500
GREENVILLE, SC 29601
864-370-9037

ENGINEER: WILLIAM R. BUIE P.E.
WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28792

SURVEYOR: McABEE & ASSOCIATES, P.A.
3 McABEE TRAIL
FAIRVIEW, NC 28730

ACREAGE: 12.98± ACRES

PROPOSED PARK ACREAGE: 0.40± ACRES

PROPOSED LOTS: 21 LOTS

PROPOSED DENSITY: 1.62 UNITS/AC

LAND USE: SINGLE-FAMILY RESIDENTIAL

PROPOSED LENGTH OF ROADS: 688 LF

PROPOSED LENGTHS SIDEWALKS TRAILS TOTAL: 1108 LF
354 LF
1462 LF

REQUIRED PARKING COUNT: 1 PER BEDROOM X 21-3 BEDROOM HOMES = 63 PARKING SPACES

PROPOSED PARKING COUNT: 4 PER HOME (2 CAR GARAGE, 2 IN DRIVEWAY) = 84 PARKING SPACES

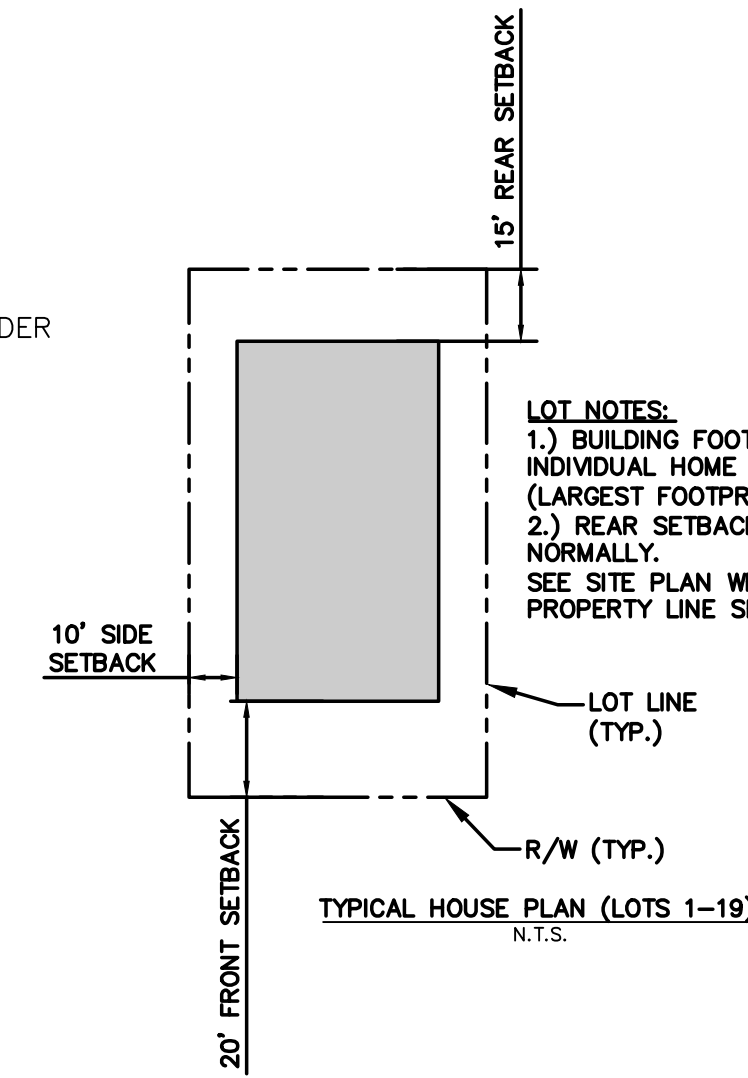
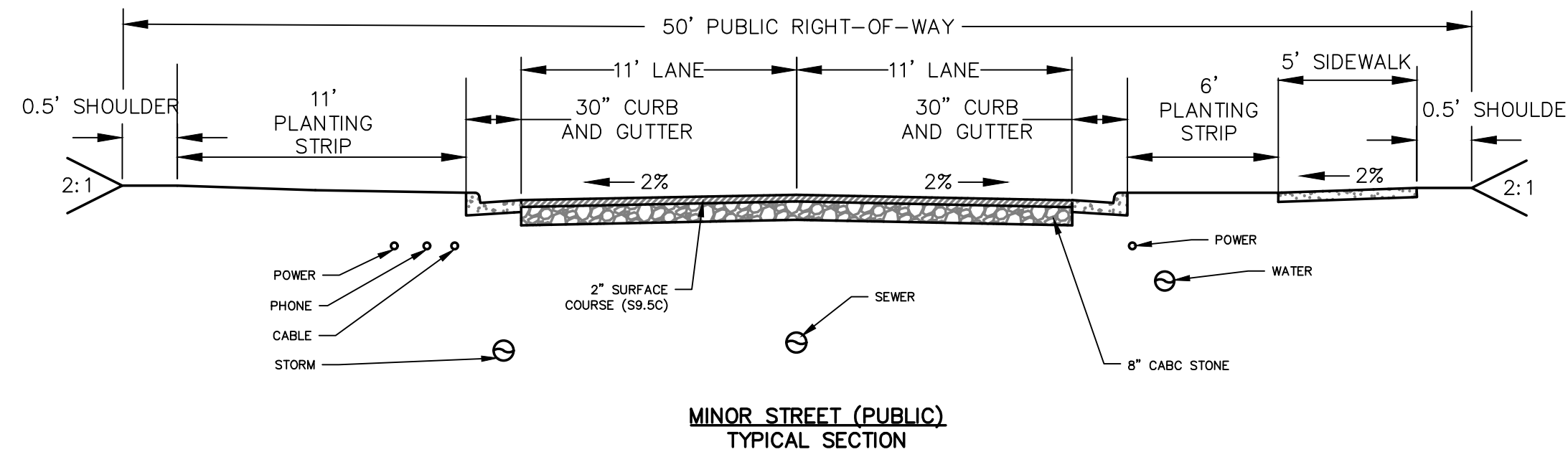
WATER SYSTEM: ON SITE (PUBLIC) CITY OF HENDERSONVILLE, NC

SEWER SYSTEM: ON SITE (PUBLIC) MSD

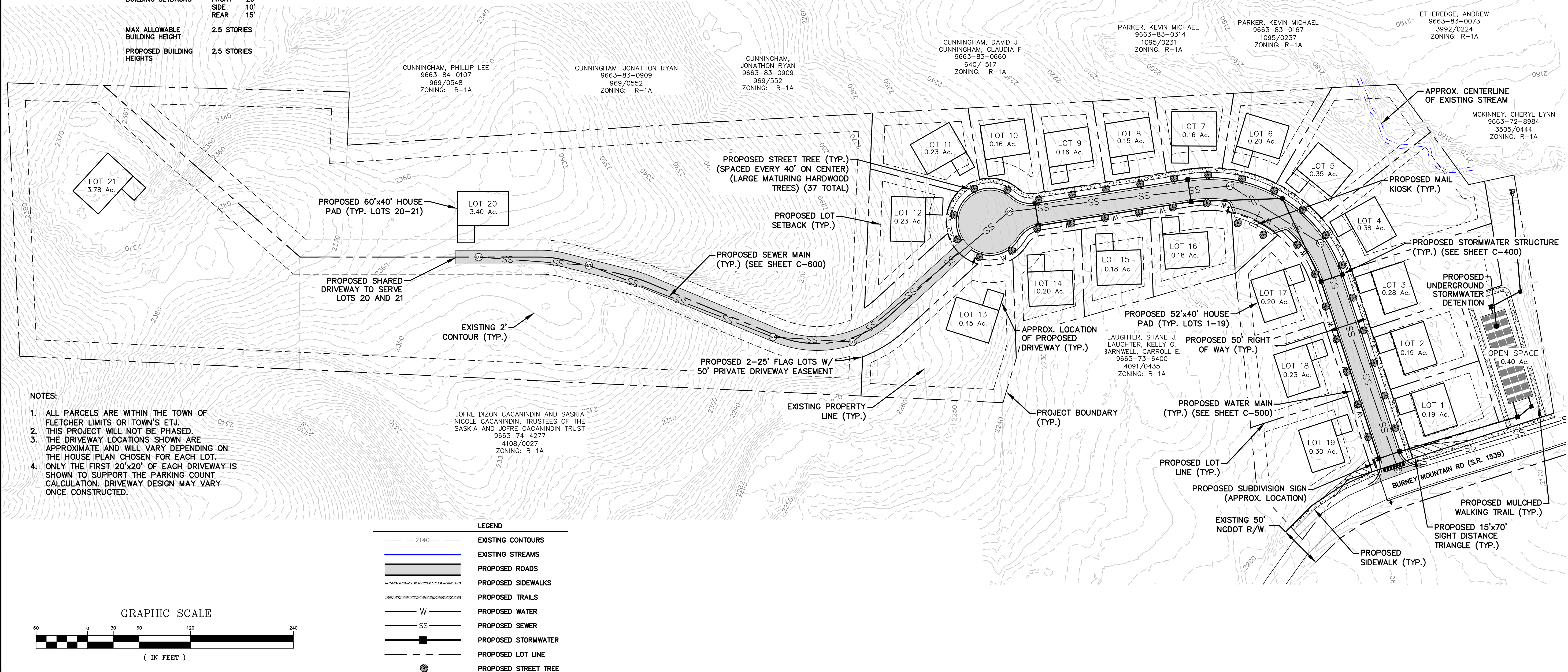
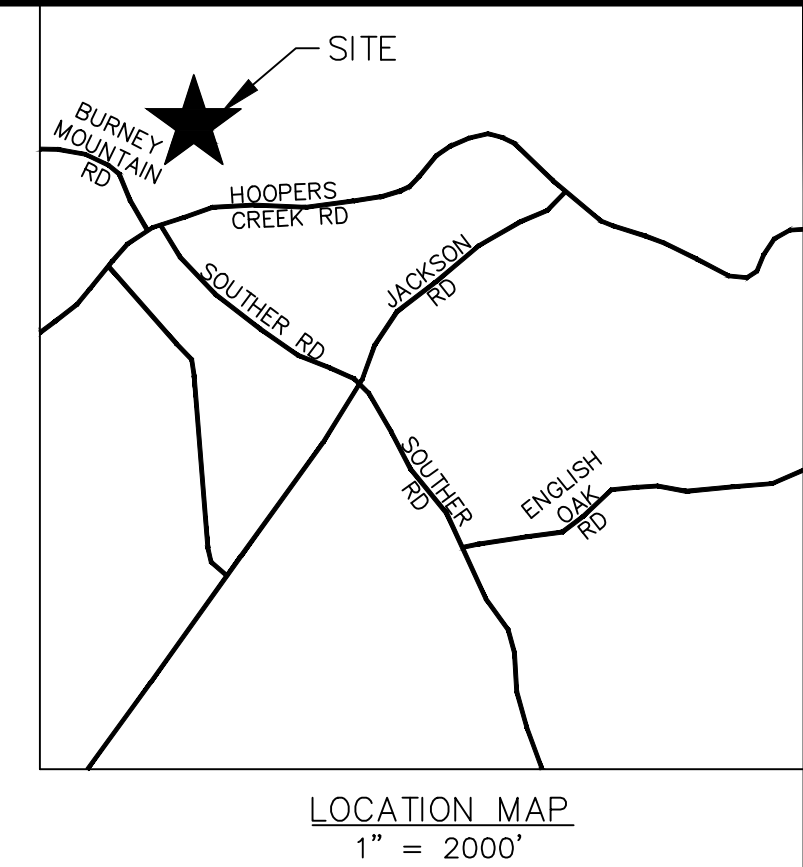
BUILDING SETBACKS: FRONT 20'
SIDE 10'
REAR 15'

MAX ALLOWABLE BUILDING HEIGHT: 2.5 STORIES

PROPOSED BUILDING HEIGHTS: 2.5 STORIES



LOT NOTES:
1.) BUILDING FOOTPRINTS VARY WITH INDIVIDUAL HOME OPTIONS. (LARGEST FOOTPRINT IS SHOWN)
2.) REAR SETBACK IS 15' NORMALLY. SEE SITE PLAN WHERE 15' EXTERIOR PROPERTY LINE SETBACK APPLIES.



NOTES:
1. ALL PARCELS ARE WITHIN THE TOWN OF FLETCHER LIMITS OR TOWN'S ETJ.
2. THIS PROJECT WILL NOT BE PHASED.
3. THE DRIVEWAY LOCATIONS SHOWN ARE APPROXIMATE AND WILL VARY DEPENDING ON THE HOUSE PLAN CHOSEN FOR EACH LOT.
4. ONLY THE FIRST 20'x20' OF EACH DRIVEWAY IS SHOWN TO SUPPORT THE PARKING COUNT CALCULATION. DRIVEWAY DESIGN MAY VARY ONCE CONSTRUCTED.

LEGEND	
	EXISTING CONTOURS
	EXISTING STREAMS
	PROPOSED ROADS
	PROPOSED SIDEWALKS
	PROPOSED TRAILS
	PROPOSED WATER
	PROPOSED SEWER
	PROPOSED STORMWATER
	PROPOSED LOT LINE
	PROPOSED STREET TREE

PROJECT SUMMARY

PROJECT NAME: BURNLEY MOUNTAIN ROAD SUBDIVISION
FLETCHER, NC

PIN #
 9663-73-7144, 9663-73-8449,
 9663-73-7899, 9663-74-8522

DB/PG:
 4091/435, 4282/382

ZONING:
 (R-1A) TOWN OF FLETCHER

OWNER:
 SAMUEL & KATHY JOHNSTON
 198 TWIN SPRINGS ROAD
 HENDERSONVILLE, NC 28792

SHANE & KELLY LAUGHTER
 191 TWIN SPRINGS ROAD
 HENDERSONVILLE, NC 28792

DEVELOPER:
 WINDSOR BUILT HOMES INC
 SCOTT STREET, PRESIDENT
 40 WEST BROAD STREET SUITE 500
 GREENVILLE, SC 29601
 864-370-9037

ENGINEER:
 WILLIAM R. BUIE, P.E.
 WGLA ENGINEERING, PLLC
 724 5TH AVENUE WEST
 HENDERSONVILLE, NC 28792

SURVEYOR:
 McABEE & ASSOCIATES, P.A.
 3 McABEE TRAIL
 FAIRVIEW, NC 28730

ACREAGE:
 12.98± ACRES

PROPOSED PARK ACREAGE:
 0.40± ACRES

PROPOSED LOTS:
 21 LOTS

PROPOSED DENSITY:
 1.62 UNITS/AC

LAND USE:
 SINGLE-FAMILY RESIDENTIAL

PROPOSED LENGTH OF ROADS:
 688 LF

PROPOSED LENGTHS SIDEWALKS TRAILS TOTAL:
 1108 LF
 354 LF
 1462 LF

REQUIRED PARKING COUNT:
 1 PER BEDROOM X 21-3 BEDROOM HOMES
 = 63 PARKING SPACES

PROPOSED PARKING COUNT:
 4 PER HOME (2 CAR GARAGE, 2 IN DRIVEWAY)
 = 84 PARKING SPACES

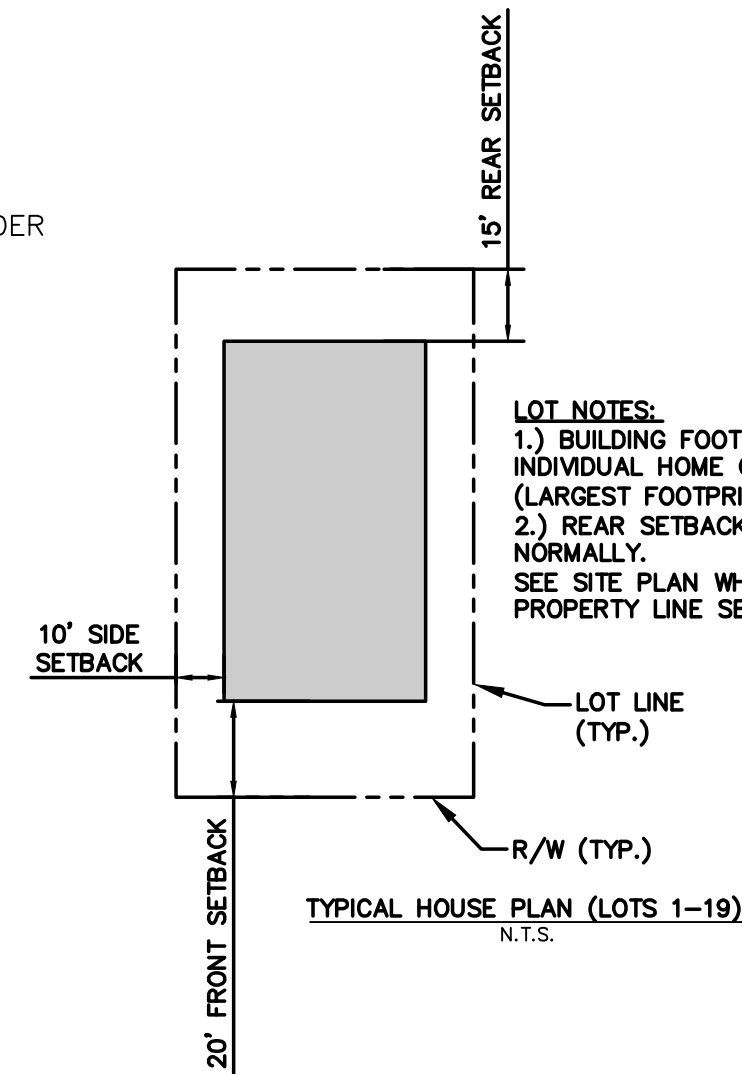
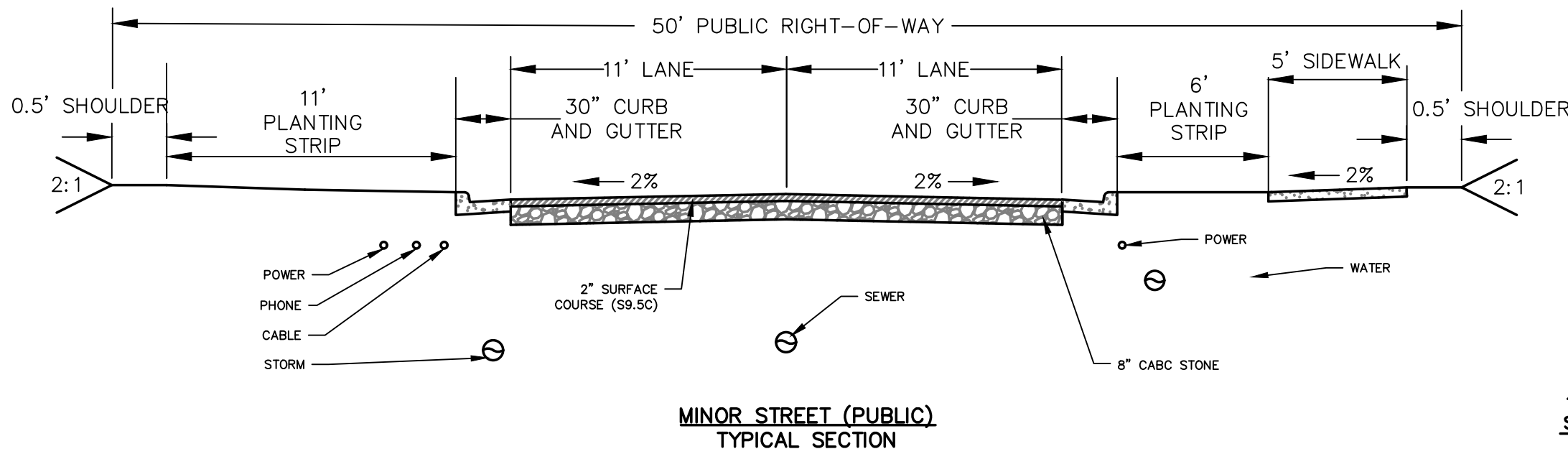
WATER SYSTEM:
 ON SITE (PUBLIC) CITY OF HENDERSONVILLE, NC

SEWER SYSTEM:
 ON SITE (PUBLIC) MSD

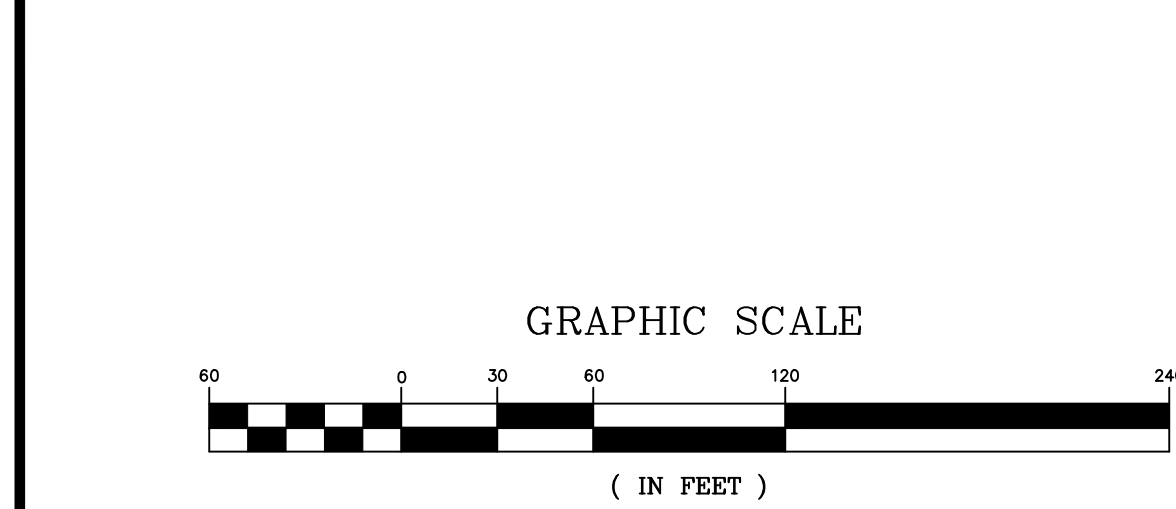
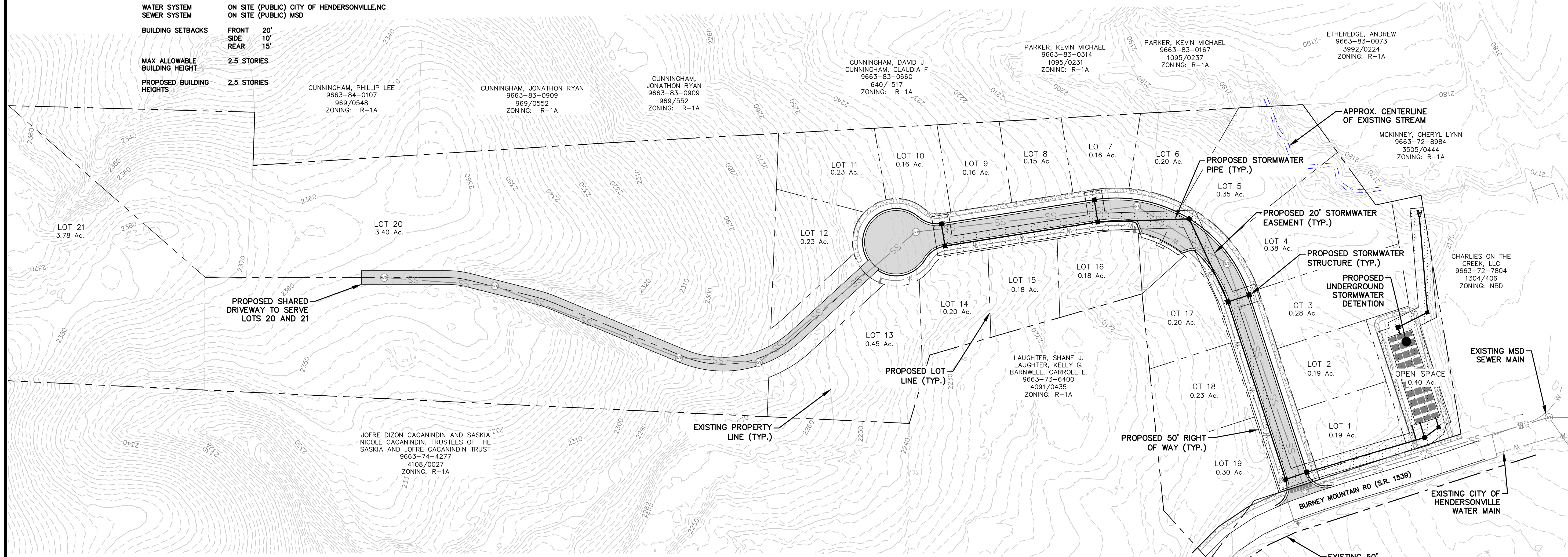
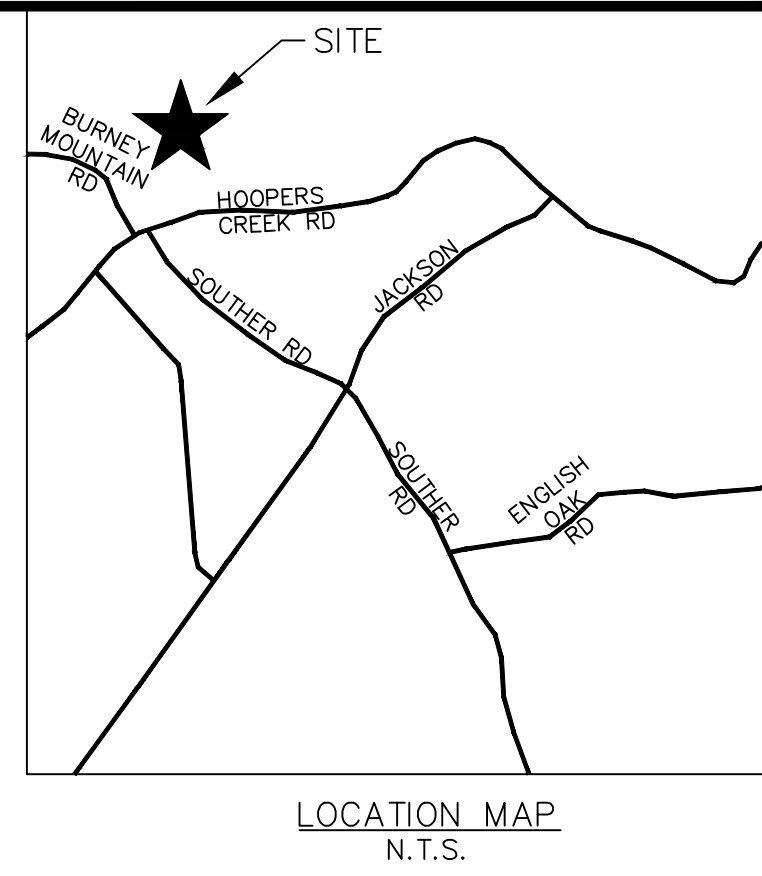
BUILDING SETBACKS:
 FRONT 20'
 SIDE 10'
 REAR 15'

MAX ALLOWABLE BUILDING HEIGHT:
 2.5 STORIES

PROPOSED BUILDING HEIGHTS:
 2.5 STORIES

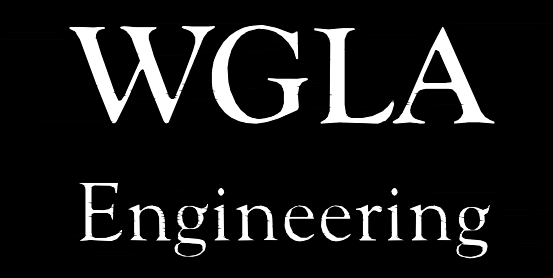


LOT NOTES:
 1.) BUILDING FOOTPRINTS VARY WITH INDIVIDUAL HOME OPTIONS. (LARGEST FOOTPRINT IS SHOWN)
 2.) REAR SETBACK IS 15' NORMALLY. SEE SITE PLAN WHERE 15' EXTERIOR PROPERTY LINE SETBACK APPLIES.



LEGEND

	EXISTING CONTOURS
	EXISTING STREAMS
	PROPOSED ROADS
	PROPOSED SIDEWALKS
	PROPOSED TRAILS
	PROPOSED WATER
	PROPOSED SEWER
	PROPOSED STORMWATER
	PROPOSED LOT LINE



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 WGLA.COM
 NC LICENSE P-1342

Burnley Mountain Road Subdivision

Town of Fletcher
 Henderson County
 North Carolina

Preliminary Not For Construction

REVISIONS

DATE	DESCRIPTION



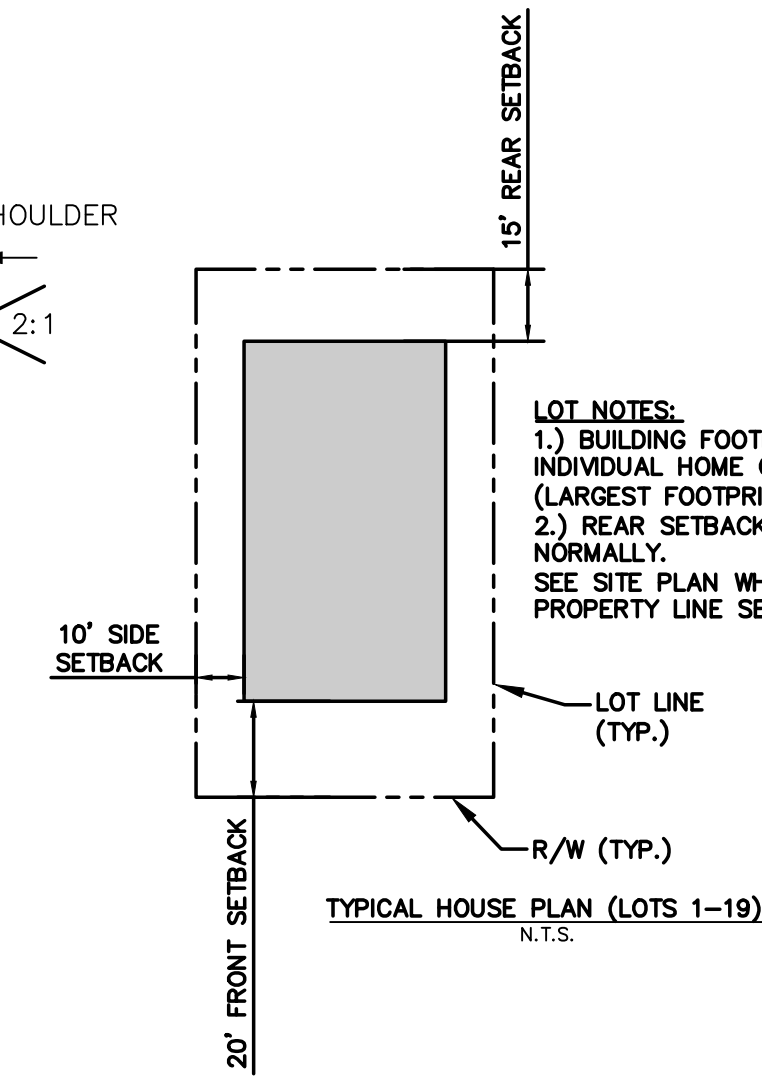
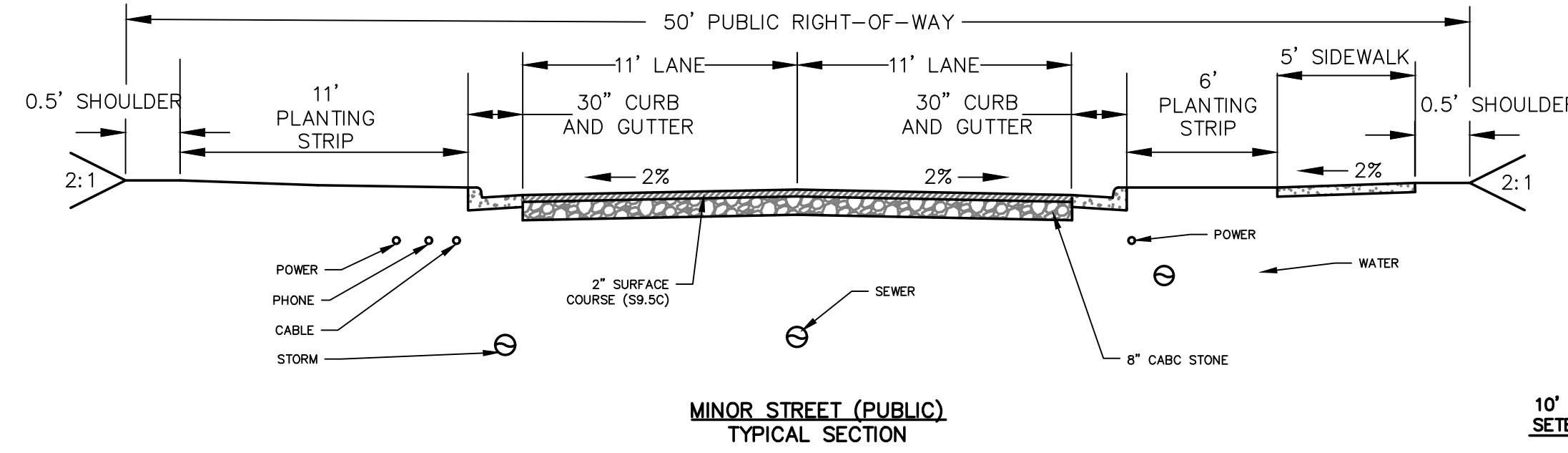
PROJECT NUMBER: 25129
 DATE: 12/25

Preliminary Stormwater Plan

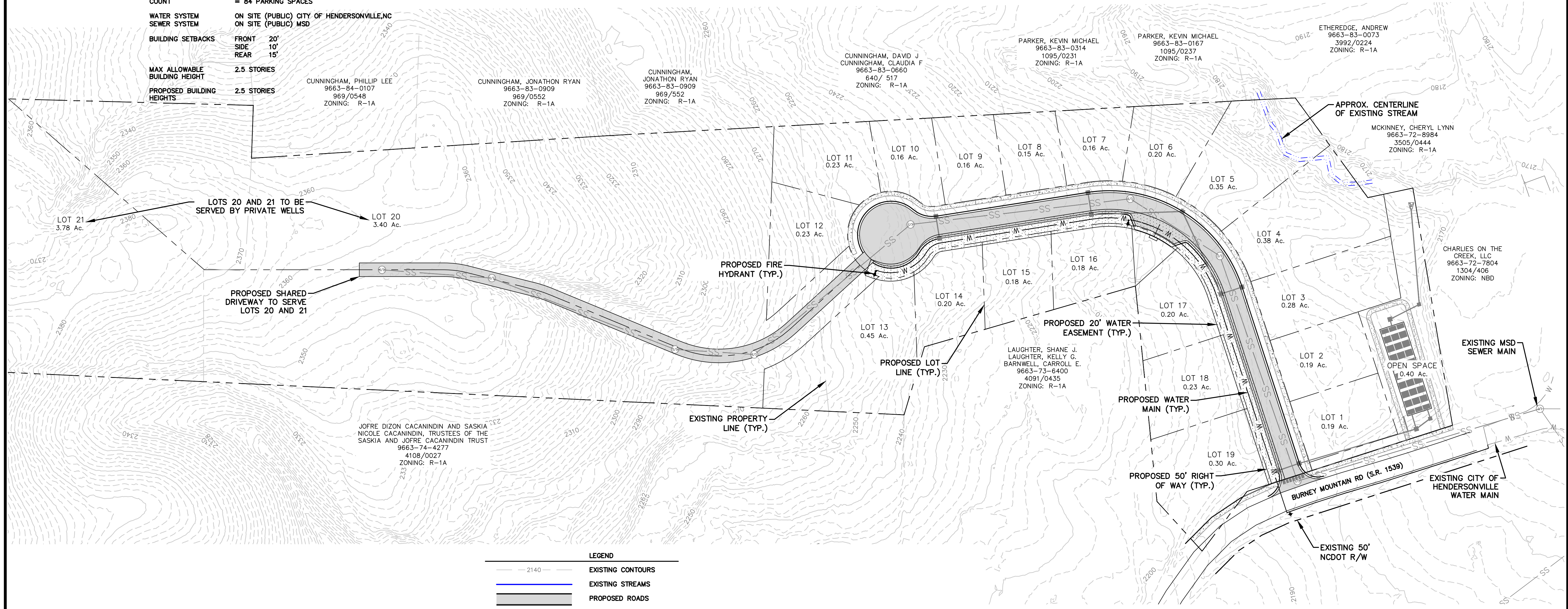
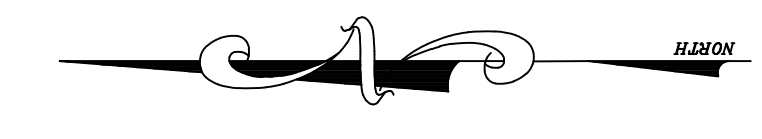
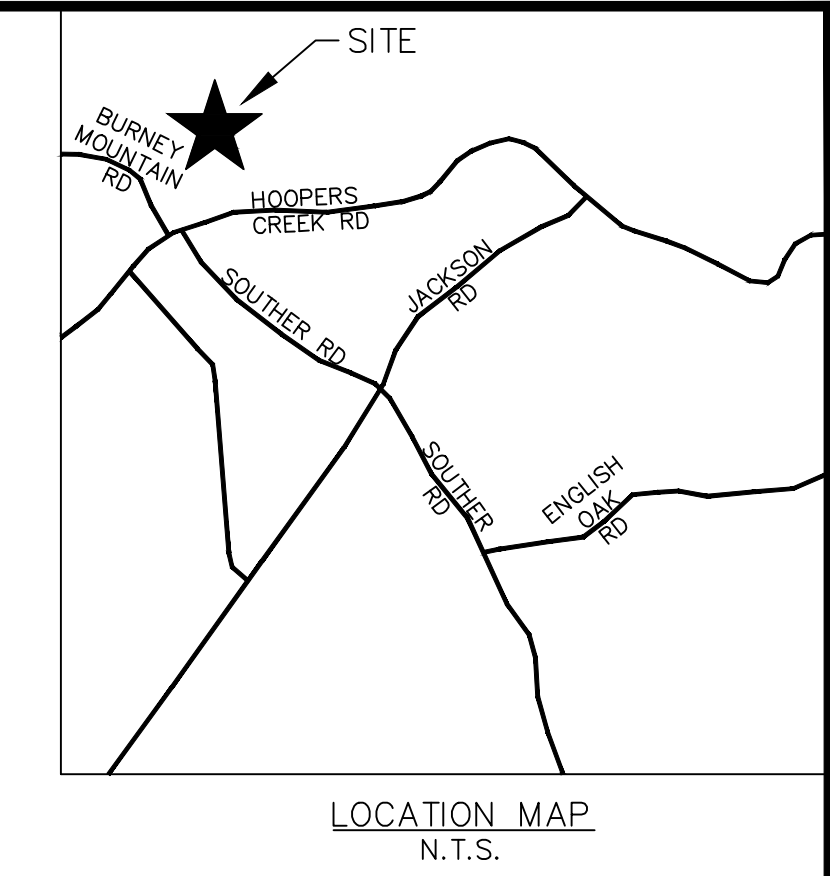
C-400

SCALE: 1"=60'

PROJECT SUMMARY
PROJECT NAME: BURNEY MOUNTAIN ROAD SUBDIVISION
FLETCHER, NC
PIN # 9663-73-7144, 9663-73-8449, 9663-73-7999, 9663-74-8522
DB/PG: 4091/435, 4282/382
ZONING (R-1A) TOWN OF FLETCHER
OWNER SAMUEL & KATHY JOHNSTON
 198 TWIN SPRINGS ROAD
 HENDERSONVILLE, NC 28792
 SHANE & KELLY LAUGHTER
 191 TWIN SPRINGS ROAD
 HENDERSONVILLE, NC 28792
DEVELOPER WINDSOR BUILT HOMES INC
 SCOTT STREET, PRESIDENT
 40 WEST BROAD STREET SUITE 500
 GREENVILLE, SC 29601
 864-370-9037
ENGINEER WILLIAM R. BUJE, P.E.
 WGLA ENGINEERING, PLLC
 724 5TH AVENUE WEST
 HENDERSONVILLE, NC 28792
SURVEYOR McABEE & ASSOCIATES, P.A.
 3 McABEE TRAIL
 FAIRVIEW, NC 28730
ACREAGE 12.98± ACRES
PROPOSED PARK ACREAGE 0.40± ACRES
PROPOSED LOTS 21 LOTS
PROPOSED DENSITY 1.62 UNITS/AC
LAND USE SINGLE-FAMILY RESIDENTIAL
PROPOSED LENGTH OF ROADS 688 LF
PROPOSED LENGTHS SIDEWALKS TRAILS TOTAL 1108 LF
 354 LF
 1462 LF
REQUIRED PARKING COUNT 1 PER BEDROOM X 21-3 BEDROOM HOMES
 = 63 PARKING SPACES
PROPOSED PARKING COUNT 4 PER HOME (2 CAR GARAGE, 2 IN DRIVEWAY)
 = 84 PARKING SPACES
WATER SYSTEM ON SITE (PUBLIC) CITY OF HENDERSONVILLE, NC
SEWER SYSTEM ON SITE (PUBLIC) MSD
BUILDING SETBACKS FRONT 20'
 SIDE 10'
 REAR 15'
MAX ALLOWABLE BUILDING HEIGHT 2.5 STORIES
PROPOSED BUILDING HEIGHTS 2.5 STORIES



LOT NOTES:
 1.) BUILDING FOOTPRINTS VARY WITH INDIVIDUAL HOME OPTIONS. (LARGEST FOOTPRINT IS SHOWN)
 2.) REAR SETBACK IS 15' NORMALLY. SEE SITE PLAN WHERE 15' EXTERIOR PROPERTY LINE SETBACK APPLIES.



LOTS 20 AND 21 TO BE SERVED BY PRIVATE WELLS

PROPOSED SHARED DRIVEWAY TO SERVE LOTS 20 AND 21

APPROX. CENTERLINE OF EXISTING STREAM

EXISTING MSD SEWER MAIN

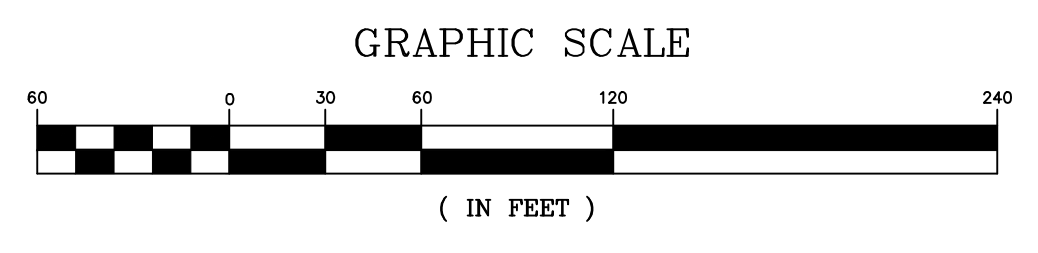
OPEN SPACE 0.40 Ac.

EXISTING CITY OF HENDERSONVILLE WATER MAIN

EXISTING 50' NCDOT R/W

LEGEND

	EXISTING CONTOURS
	EXISTING STREAMS
	PROPOSED ROADS
	PROPOSED SIDEWALKS
	PROPOSED TRAILS
	PROPOSED WATER
	PROPOSED SEWER
	PROPOSED STORMWATER
	PROPOSED LOT LINE



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 (828) 687-7177
 WGLA.COM
 NC LICENSE P-1342

Burney Mountain Road Subdivision

Town of Fletcher
 Henderson County
 North Carolina

Preliminary Not For Construction

REVISIONS

DATE	DESCRIPTION



Know what's below.
Call before you dig.

PROJECT NUMBER: 25129
 DATE: 12/25

Preliminary Water Plan

C-500

SCALE: 1"=60'

PROJECT SUMMARY

PROJECT NAME: BURNIEY MOUNTAIN ROAD SUBDIVISION
FLETCHER, NC
PIN # 9663-73-7144, 9663-73-8449,
 9663-73-7999, 9663-74-8522
DB/PG: 4091/435, 4282/382
ZONING (R-1A) TOWN OF FLETCHER
OWNER SAMUEL & KATHY JOHNSTON
 198 TWIN SPRINGS ROAD
 HENDERSONVILLE, NC 28792
 SHANE & KELLY LAUGHTER
 191 TWIN SPRINGS ROAD
 HENDERSONVILLE, NC 28792

DEVELOPER WINDSOR BUILT HOMES INC
 SCOTT STREET, PRESIDENT
 40 WEST BROAD STREET SUITE 500
 GREENVILLE, SC 29601
 864-370-9037

ENGINEER WILLIAM R. BUJE, P.E.
 WGLA ENGINEERING, PLLC
 724 5TH AVENUE WEST
 HENDERSONVILLE, NC 28792

SURVEYOR McABEE & ASSOCIATES, P.A.
 3 McABEE TRAIL
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ACREAGE 12.98± ACRES
PROPOSED PARK ACREAGE 0.40± ACRES

PROPOSED LOTS 21 LOTS
PROPOSED DENSITY 1.62 UNITS/AC
LAND USE SINGLE-FAMILY RESIDENTIAL
PROPOSED LENGTH OF ROADS 688 LF

PROPOSED LENGTHS SIDEWALKS TRAILS TOTAL
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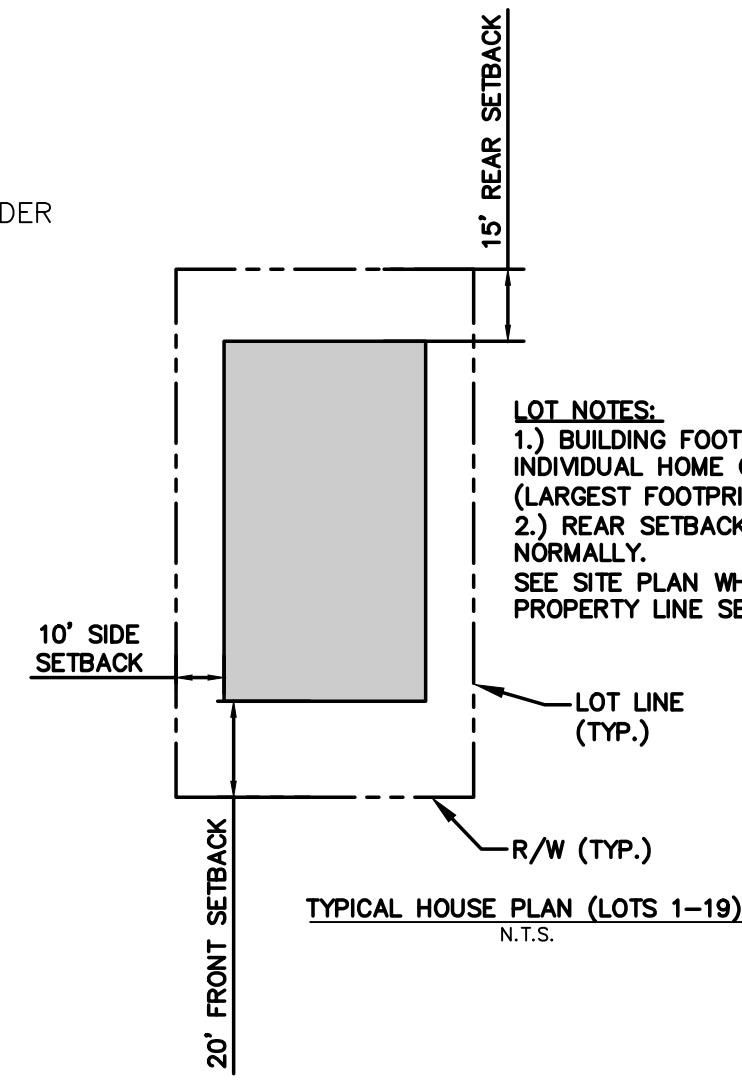
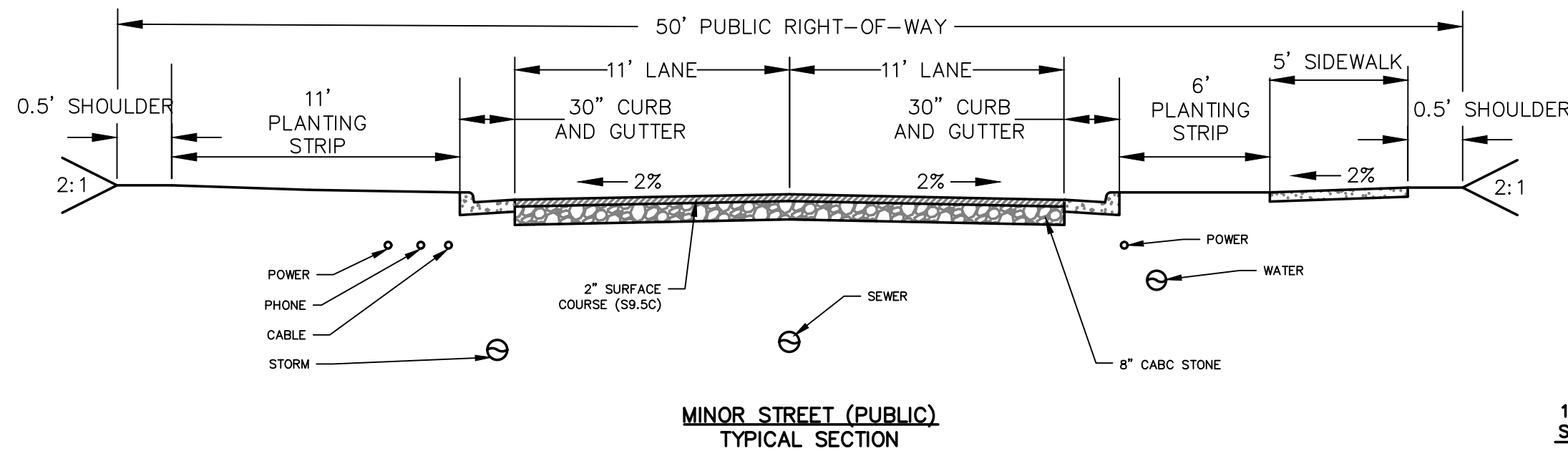
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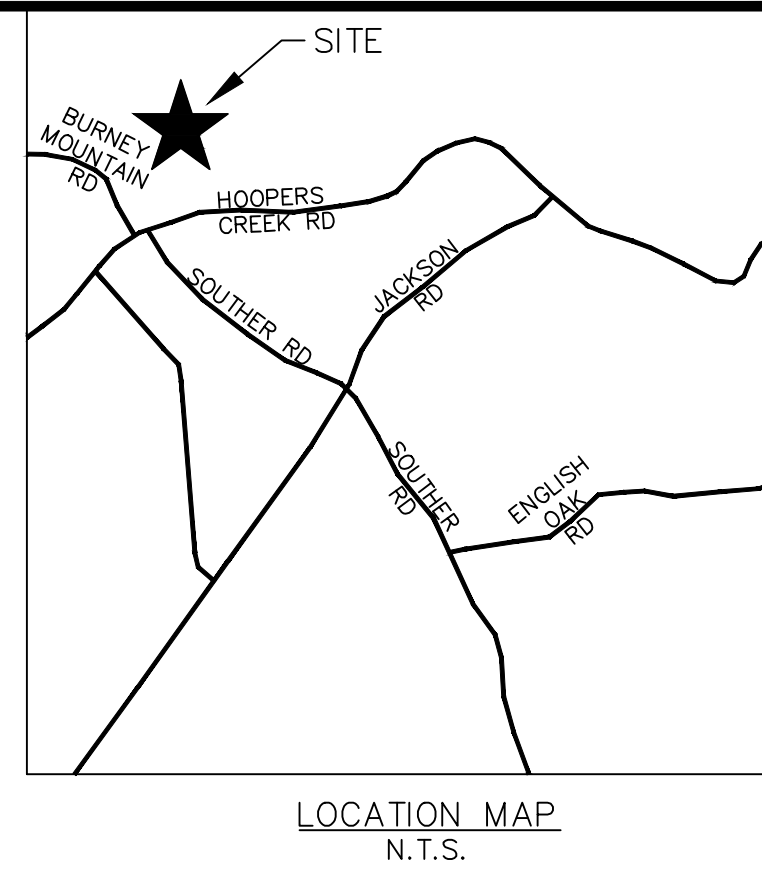
WATER SYSTEM ON SITE (PUBLIC) CITY OF HENDERSONVILLE, NC
SEWER SYSTEM ON SITE (PUBLIC) MSD

BUILDING SETBACKS FRONT 20'
 SIDE 10'
 REAR 15'

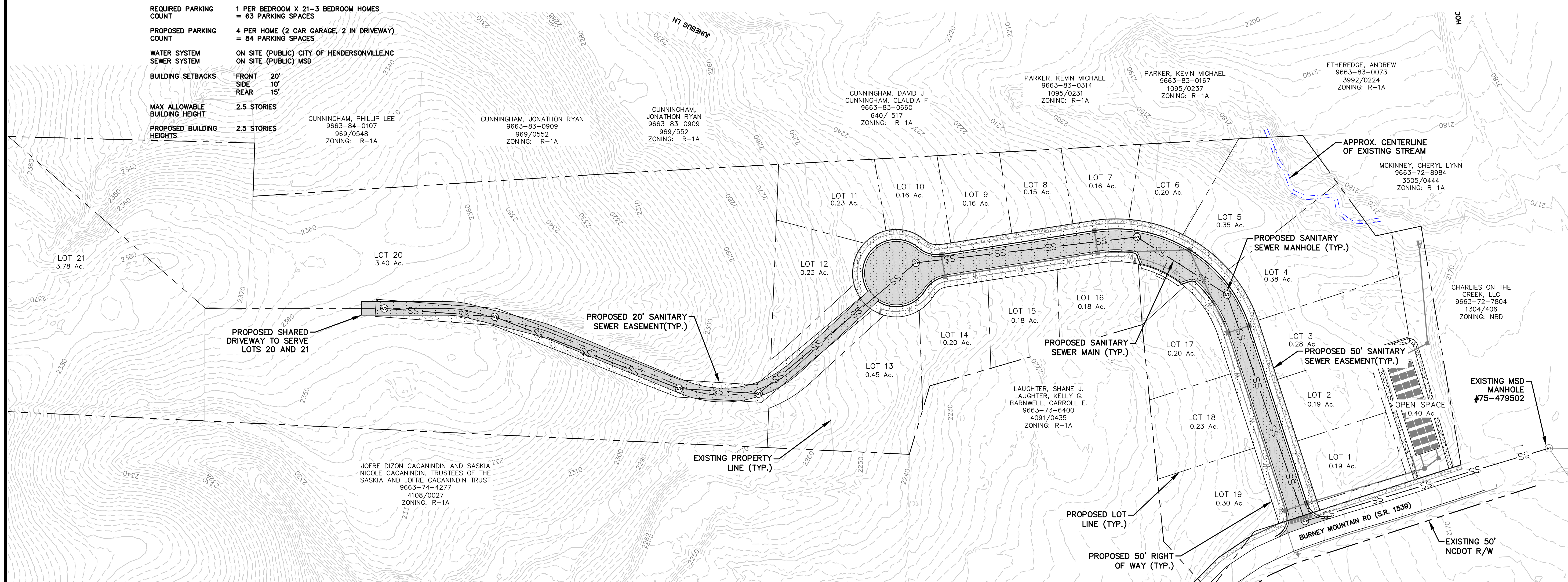
MAX ALLOWABLE BUILDING HEIGHT 2.5 STORIES
PROPOSED BUILDING HEIGHTS 2.5 STORIES



LOT NOTES:
 1.) BUILDING FOOTPRINTS VARY WITH INDIVIDUAL HOME OPTIONS. (LARGEST FOOTPRINT IS SHOWN)
 2.) REAR SETBACK IS 15' NORMALLY. SEE SITE PLAN WHERE 15' EXTERIOR PROPERTY LINE SETBACK APPLIES.

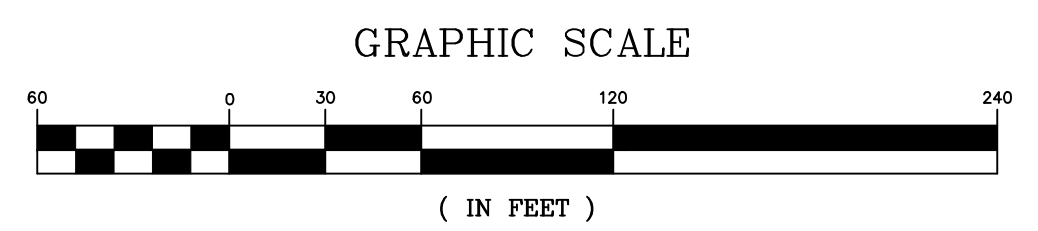


MSD PROJECT # 2025-000



LEGEND

	EXISTING CONTOURS
	EXISTING STREAMS
	PROPOSED ROADS
	PROPOSED SIDEWALKS
	PROPOSED TRAILS
	PROPOSED WATER
	PROPOSED SEWER
	PROPOSED STORMWATER
	PROPOSED LOT LINE



WGLA Engineering

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 (828) 687-7177
 WGLA.COM
 NC LICENSE P-1342

Burniey Mountain Road Subdivision

Town of Fletcher
 Henderson County
 North Carolina

Preliminary Not For Construction

REVISIONS

DATE	DESCRIPTION



PROJECT NUMBER: 25129
 DATE: 12/25

Preliminary Sanitary Sewer Plan

C-600

SCALE: 1"=60'



Town of Fletcher

Planning and Zoning

300 Old Cane Creek Road, Fletcher, NC 28732

(828) 687-3985

Fax (828) 687- 7133

Subdivision Application

Major Subdivision Subdivision Modification

Minor Subdivision Recombination

Application Date _____ Zoning District R-1A Flood Hazard Area Yes No

Subdivision/Owner Name Windsor - Burney Mountain Road / Windsor Built Homes, Inc.

Property Location/Street Burney Mountain Road, Fletcher, NC

PIN 9663737144, 9663738449, 9663737999, 9663748522 PID 1014956, 10003184, 10003183, 10003182

Tract Size 571,047 SF / 13.11 AC SQ FT/Acre Total # proposed lots 21 lots

Subdivision Type and Description

Residential 21 single-family homes Commercial _____

Industrial _____ Other _____

Modification Request _____

Owner Name Windsor Built Homes, Inc. Phone 864-370-9037

Address 40 West Broad Street Suite 500 City Greenville State SC Zip 29601

I certify that the above information is accurate and true and that I am the owner or a duly appointed agent of the owner. I understand that a copy of the recorded plat or approved final plat must be submitted to the Planning and Zoning Department prior to the issuance of any permits associated with this subdivision.



Signature of Applicant

11/8/25

Date

Received by _____ Date _____

This institution is an equal opportunity provider

2. **Drainage Easements:** Where a development is crossed by a stream or drainage way, an easement shall be provided conforming with the lines of such stream and of sufficient width as shall be adequate to maintain the overall integrity of the drainage area and provide for its periodic maintenance.
 3. **Landscape Easements:** Landscape easements along streets should be designed in accordance with the provisions of Article 6 - Environmental Protection and Article 8 - Tree Protection and Landscaping. The Town may require landscape easements for developments where industrial or commercial uses abut residential uses.
 4. **Public Access Easements:** Public Access Easements shall be provided for sidewalks, trails, greenways, and other pedestrian and bicycle facilities that provide connections other than within public rights-of-way.
- 6) **Building Elevations/Architectural Plans-** Final proposed elevations of all non-single family and duplex buildings proposed for construction. Such elevations shall include all facades visible from public streets and shall comply with the standards in Article 5. Architectural Plans in accordance with Section 16.7
- 7) **Submittal Checklist:** Include this document with submittal requirements confirmed by affirmation of inclusion and signature of submitting agent.

This Outline of Understanding of the final site plan review process is established and agreed to by the developer and property owner as of _____.

Developer:

Printed Name: _____
 Signature: _____
 Title: _____
 Date: _____

Property Owner:

Printed Name: Samuel Johnston
 Signature: *Samuel Johnston III*
 Owner of PINs 9663-73-7144
 Title: and 9663-73-8449
 Date: _____

Property Owner:

Printed Name: Kathy Johnston
 Signature: *Kathy Johnston*
 Owner of PINs 9663-73-7144
 Title: and 9663-73-8449
 Date: _____

2. **Drainage Easements:** Where a development is crossed by a stream or drainage way, an easement shall be provided conforming with the lines of such stream and of sufficient width as shall be adequate to maintain the overall integrity of the drainage area and provide for its periodic maintenance.
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This Outline of Understanding of the final site plan review process is established and agreed to by the developer and property owner as of _____.

Developer:

Printed Name: _____
 Signature: _____
 Title: _____
 Date: _____

Property Owner:

Printed Name: Shane Laughter
 Signature: _____
 Owner of PINs 9663-73-7999
 Title: and 9663-74-8522
 Date: _____

Property Owner:

Printed Name: Kelly Laughter
 Signature: _____
 Owner of PINs 9663-73-7999
 Title: and 9663-74-8522
 Date: 12/18/25

TOWN OF FLETCHER

PRESTON BLAKELY
MAYOR

MARK E. BIBERDORF
TOWN MANAGER



COUNCIL MEMBERS:
TREVOR LANCE
JIM PLAYER
KEITH REED
AMBER MCKINNEY

Planning Board Annual Schedule of Regular Meetings

Regular Meetings of the Town of Fletcher Planning Board are held on the Third Tuesday beginning at 6:00 p.m. at Town Hall located at 300 Old Cane Creek Road, Fletcher NC.

The following regular meetings have been scheduled for 2026:

January 20, 2026
February 17, 2026
March 17, 2026
April 21, 2026
May 19, 2026
June 16, 2026

July 21, 2026
August 18, 2026
September 15, 2026
October 20, 2026
November 17, 2026
December 15, 2026

George Clayton
Chairman

Adopted: January 20th, 2026

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