

TOWN OF FLETCHER

Lee Bowser
Chair

Mike Franklin
Vice Chair



Board Members:
Robyn Mondin
Doug Ferguson
Leslie Cuevas
Jacob Compher
Julia Fogel
Bryan Gilbert

Planning Board Regular Meeting
Town Hall Council Chambers | 300 Old Cane Creek Road
June 16, 2026 at 6:00 PM

Call to Order

Public Input

Approval of Minutes of Previous Meeting

- 1) Minutes from the April meeting

Hearing of Cases

- 1) Sidewalk Fee in Lieu Request Review– Burge Flex Warehouse (26-06-FIL) –Tyler Morrow, Planning & Zoning Director

Other Business

Public Input

Adjournment

"This Institution is an equal opportunity provider."

**PLANNING
BOARD
MINUTES**

**DATE: April 21, 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)
Robyn Mondin (At Large/ District 1)	Doug Ferguson (District 4)
Julia Fogel (At Large/ District 3)	Jacob Compher (At Large/ District 3)
Bryan Gilbert (ETJ)	

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

AGENDA ITEM:	PRESENTED BY:	ACTION TAKEN:
Approval of Minutes from March 17, 2026 meeting	Chairman Bowser	Approval of the minutes, as transcribed
Hearing of Cases		
1. Zoning Text Amendment -Data Centers (26-02-ZTA)	Tyler Morrow, Planning and Zoning Director	Approval of Text Amendment
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 **Bryan Gilbert**; second by **Leslie Cuevas**. There was no further discussion. The motion carries, all in favor.

AGENDA ITEM 1

Zoning Text Amendment -Data Centers (26-02-ZTA)

Mr. Tyler Morrow addressed the Planning board members. He said Town Council has directed staff to add Data Centers as a new defined use in the use table and to amend the Land Development Code to prohibit this use in all zoning districts within Town limits, similarly to the current treatment of Cryptocurrency Mining.

Mr. Morrow presented a detailed description of what Data Centers are. The demand for these facilities is rapidly growing. He said if they were a permitted use they would likely be located in the M-1 district, on a large property, due to the area needed for such a structure. He said we are not proposing to allow it in any district. It is similar in use to a cryptocurrency operation. The difference being that not all Data Centers are located in Cryptocurrency mining centers, therefore by adding a specific definition to Article 18 and listing it in the Use Table, the Town will be able to prohibit the specific use of both Cryptocurrency mining and Data Centers.

DISCUSSION

Chairman Bowser asked for a motion to approve or deny.

Mr. Morrow clarified that approval would apply to the text amendment which prohibits Data Centers.

Robyn Mondin made a motion to approve the Text Amendment. A second motion was made by **Mr. Gilbert**. There was no further discussion. The motion carries, all in favor.

Staff updates and other business

Mr. Morrow had no updates to report.

Ms. Julia Fogel expressed concern regarding a construction site on Hwy 25, in unincorporated Henderson County. The site is just outside of town limits.

Mr. Morrow said he has received multiple inquiries about this property, however since it is not inside the Town of Fletcher, he has no means to enforce the developer to comply with any of the town's regulations for commercial development. He said he will contact Henderson County to attempt to find where they stand on the project.

Chairman Bowser adjourned the meeting at 6:13 PM.

Next meeting: May 19, 2026

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: June 16th, 2026
Title of Item: Sidewalk Fee in Lieu Request Review– Burge Flex Warehouse (26-06-FIL) –Tyler Morrow, Planning & Zoning Director	

SUGGESTED HEART OF FLETCHER MOTION(S):

<p style="text-align: center;"><u>Approval:</u></p> <p>I move that the Planning Board grant the sidewalk fee in lieu request, based on the requirements of the Land Development Code, 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 the sidewalk fee in lieu request 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>
---	--

<p style="text-align: center;">Attachments:</p>	<ol style="list-style-type: none">1. Staff Report2. Site Plan3. Itemized Engineered Estimate
--	--

TOWN OF FLETCHER

PRESTON BLAKELY
MAYOR

MARK E. BIBERDORF
TOWN MANAGER



COUNCIL MEMBERS:
TREVOR LANCE
JIM PLAYER
KEITH REED
AMBER MCKINNEY

Sidewalk Fee in Lieu Review Request Burge Flex Warehouse (26-06-FIL)

Planning Department Staff Report
Tyler Morrow, Planning and Zoning Director

Project Summary	2
Site Photos:	3
Site Plan Summary:	4
Sidewalk Fee in Lieu Process:	5
Sidewalk Fee in Lieu Request:	5
Sidewalk Fee in Lieu Request Continued:.....	6

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):**
 - PIN: 9653-91-5207
- **Current Parcel Zoning:**
 - M-1, Manufacturing
- **Requested Uses:**
 - Warehouse
 - Office
 - Retail
- **Heart of Fletcher Overlay Designation:**
 - Town Center Housing East

Site Photos:



This photo shows the property's road frontage along Cane Creek Road where the proposed sidewalk would be constructed. Existing topography presents challenges to constructing an ADA-compliant sidewalk. Additionally, there are no existing sidewalks in this area that would provide a safe pedestrian connection.



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"

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.

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

Landscaping:

Landscaping provided for the site:

- Street trees
- Interior parking lot landscaping

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

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.

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.

Sidewalk Fee in Lieu Process:

In cases where 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 (as identified in the Town’s Transportation Plan where possible) or greenways in accordance with the Town’s Greenway Master Plan (subject to availability of easements for such trails).

The estimated costs of these sidewalks shall be provided by the project engineer and must include an itemized list outlaying project costs that include design, staging, mobilization, labor, and materials. This list will then be reviewed by the Town’s consulting engineer, after which, the item will be placed on the next Planning Board agenda.

The financial sum paid to the Town shall be placed in a restricted fund that will be reserved for construction of sidewalks and/or greenways.

Sidewalk Fee in Lieu Request:

Curtis Burge, President of Welda Investments LLC, has submitted a request to pay a fee in lieu of constructing the required sidewalk improvements, as permitted by the Town of Fletcher Land Development Code. In support of this request, the applicant’s engineer, Gary Davis of Davis Civil Solutions, provided a signed and sealed itemized cost estimate for sidewalk construction. Based on that estimate, the cost to construct the required sidewalk improvements is approximately \$85 per linear foot. With approximately 305 linear feet of frontage along the subject property, the total fee in lieu amount would be \$25,925. If approved by the Planning Board, these funds would be paid to the Town and allocated toward pedestrian infrastructure improvements in areas of greatest need.

Several factors have led to this request. First, the subject 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.

Second, 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 yet been determined, it remains unclear whether future roadway improvements associated with the bridge replacement could impact any newly installed sidewalk infrastructure. If sidewalk improvements were installed now and later affected by the NCDOT project, reconstruction could increase the overall cost of the bridge project.

Sidewalk Fee in Lieu Request Continued:

The proposed sidewalk would place pedestrians along a steep curve on Cane Creek Road with no existing sidewalk network to connect to on either end. This lack of connectivity, combined with the roadway geometry, raises concerns about whether installation at this location would provide a meaningful or safe pedestrian benefit at this time.

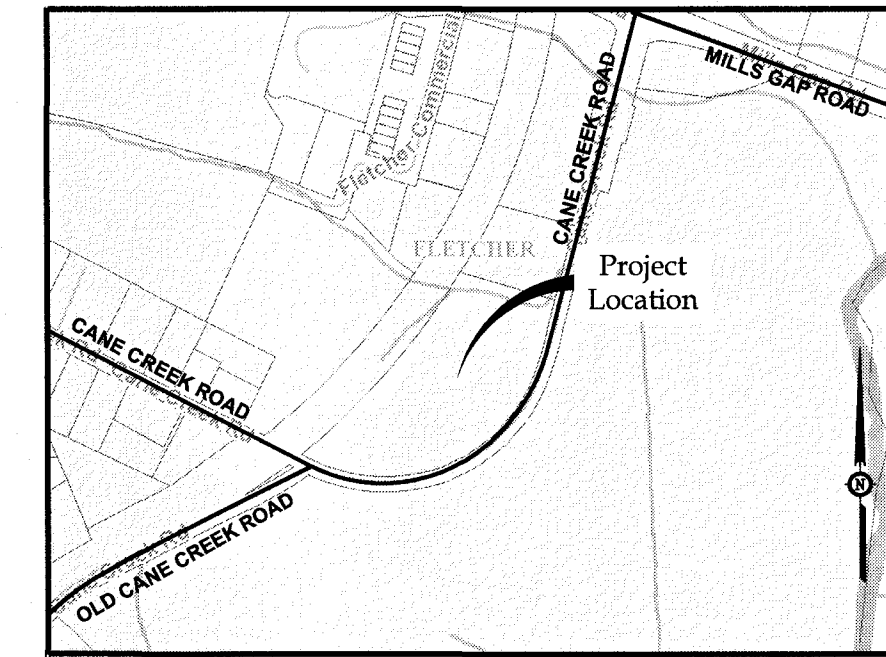
Lastly, this area currently lacks sidewalk infrastructure that would promote meaningful pedestrian connectivity. That said, the absence of existing sidewalks does not, by itself, justify approval of a fee in lieu request. If that were the standard, the Town's sidewalk requirements would have little practical effect. The broader 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 reducing the amount of infrastructure the Town would need to construct in the future to close existing gaps.

However, this particular 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.

When considered alongside the site's topographic constraints, the uncertainty surrounding the planned NCDOT bridge replacement project, and the safety concerns associated with placing pedestrians along a steep curve with limited connectivity, the applicant believes there is a reasonable basis for the Planning Board to consider approval of the requested fee in lieu.



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

NO.	DATE	DESCRIPTION

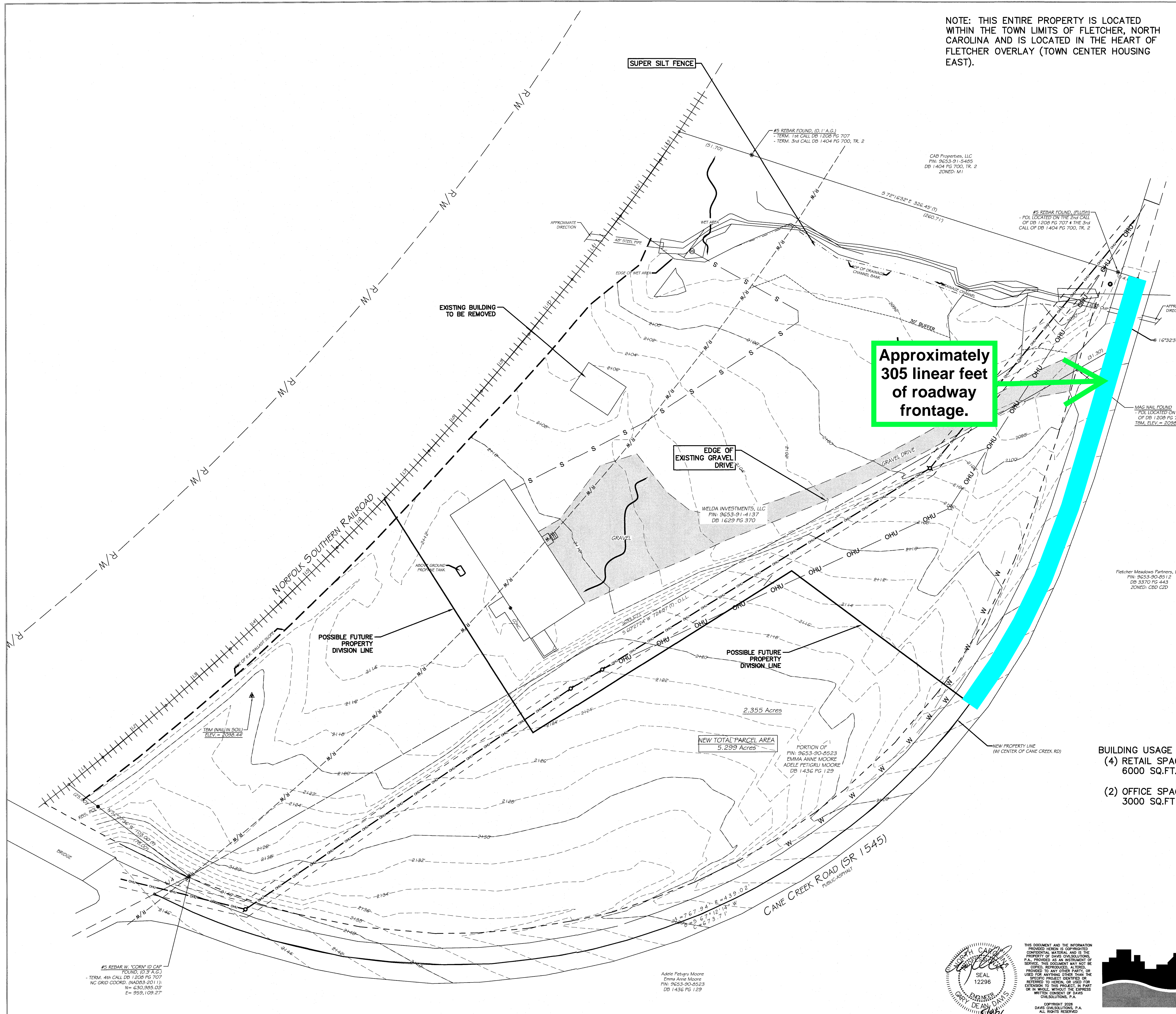
DEVELOPMENT DATA BLOCK

OWNER/DEVELOPER:	WELDA INVESTMENTS
CONTACT:	CURTIS BURGE
PHONE:	828.215.1931
ADDRESS:	932 HENDERSONVILLE ROAD ASHEVILLE, NORTH CAROLINA 28803
PIN:	9653915207, 965393046
PHYSICAL ADDRESS:	165 CANE CREEK ROAD FLETCHER, NORTH CAROLINA 28732
PROPERTY SIZE:	422 AC.
ZONING DISTRICT:	M1 HEART OF FLETCHER OVERLAY

FISHER
Fisher Architects, P.A.
351 Murrison Avenue
Asheville, NC 28801
Copyright 2021 Fisher Architects, P.A.
(828) 253-8265

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

SHEET TITLE	DATE	JOB NO.
Existing Conditions	5-7-2026	24133
SHEET	C1	



Approximately 305 linear feet of roadway frontage.

LINE TABLE

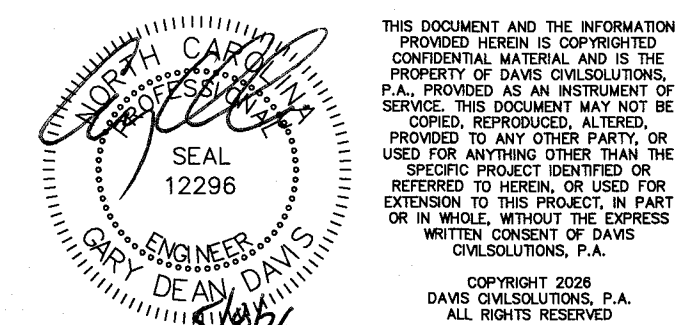
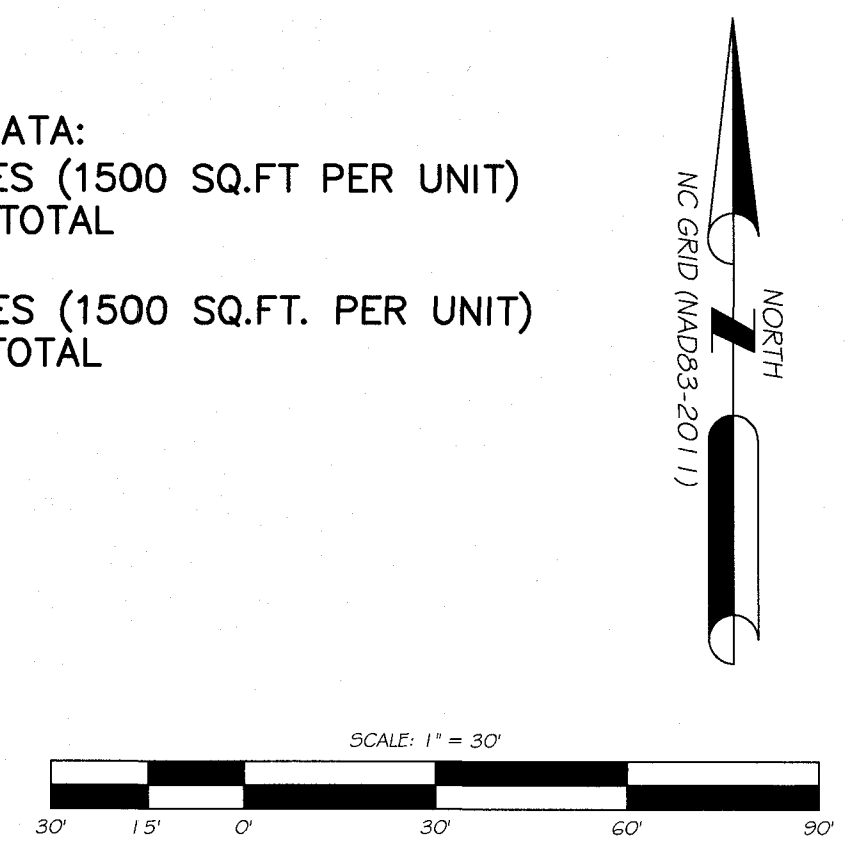
LINE	BEARING	DISTANCE
L1	N 51°39'33" E	29.51'
L2	N 50°51'26" E	35.39'
L3	N 48°41'57" E	59.06'
L4	N 47°49'10" E	46.92'
L5	N 45°43'32" E	52.69'
L6	N 44°22'29" E	46.61'
L7	N 43°12'10" E	43.58'
L8	N 41°55'10" E	53.74'
L9	N 40°23'44" E	60.04'
L10	N 38°16'24" E	47.32'
L11	N 37°20'51" E	54.40'
L12	N 35°39'24" E	46.39'
L13	N 33°41'32" E	43.69'
L14	N 31°03'11" E	36.57'

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



THIS DOCUMENT AND THE INFORMATION PROVIDED HEREIN IS COPYRIGHTED CONFIDENTIAL MATERIAL AND IS THE PROPERTY OF DAVIS CIVIL SOLUTIONS, P.A. PROVIDED AS AN INSTRUMENT OF SERVICE. THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED, OR USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF DAVIS CIVIL SOLUTIONS, P.A.

DAVIS CIVIL SOLUTIONS, P.A.
135-A Charlotte Highway • Asheville, North Carolina 28803
828.299.9449 PH • www.daviscivilsolutions.com
License No.: C-2580

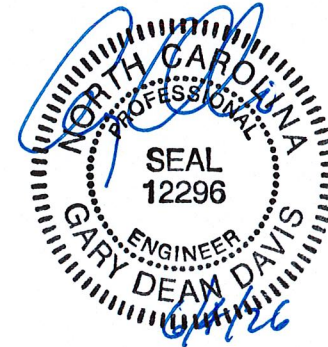
Adelle Petigru Moore
Emma Anne Moore
PIN: 9653-90-8523
DB 1436 PG 129

#5 REBAR W/ "CORNY" ID CAP FOUND, (0.3' A.G.)
- TERM. 4th CALL DB 1208 PG 707
NC GRID COORD. (NAD83/2011):
N = 630,905.03'
E = 959,109.27'

BURGE FLEX OFFICE/WAREHOUSE
SIDEWALK CONSTRUCTION

FEE-IN-LIEU-OF ESTIMATE

ITEM NO.	DESCRIPTION	QUANTITY		UNIT PRICE	TOTAL
1	GRADING	415	CY	\$ 4.40	\$ 1,826.00
2	SILT FENCE	325	LF	\$ 2.75	\$ 893.75
3	CONCRETE SIDEWALK	170	SY	\$ 115.00	\$ 19,550.00
4	LANDSCAPING	0.25	AC	\$ 3,500.00	\$ 875.00
5	ENGINEERING, PLANS, EXPENSES	1	LS	\$ 1,180.00	\$ 1,180.00
6	SURVEYING, STAKING	1	LS	\$ 1,600.00	\$ 1,600.00
TOTAL ESTIMATE					\$ 25,924.75
FEE-IN-LIEU-OF		305	LF	\$ 85.00	\$ 25,925.00



Project #24133

6/4/2026