Town of Fletcher
Town Council Agenda Review Meeting
Minutes
October 5, 2026

Call the meeting to order at: 6:00 PM

Those who were in attendance are as follows:

Mayor Preston Blakley
Mayor Pro-Tem Trevor Lance
Councilmember Amber McKinney
Councilmember Keith Reed
Town Manager Mark Biberdorf
Planning & Zoning Director Tyler Morrow

Councilmember Jim Player did not attend this meeting.

Moment of Silence:

No comments were made at this time.

Pledge of Allegiance:

No comments were made at this time.

Public Comments:

Joe Black of 340 Howard Gap Road, Fletcher, stated that he would like no cell phone use while driving and no data centers should be allowed in the area.

Approval of minutes - corrections, additions or deletions

Agenda Review Meeting September 8, 2026

Regular Meeting September 14, 2026

No comments were made at this time.

Council Updates

No comments were made at this time.

Consent Agenda

Tax refunds/releases

Approval of Budget Amendment #4 to the FY 26/27 Budget Ordinance

Town Manager Mark Biberdorf commented on the Budget amendment stating that the General Assembly approved bonuses for sworn Law Enforcement officers. Everyone who was employed as of June 30, 2026, is eligible for a $1,750 bonus, and we did not have the money appropriated for this.

Discussion Items

Public Hearing: Standard Rezoning–Vacant Lot Behind 90 Underwood Road (David P. Michaels) (26-17-RZO)– Tyler Morrow, Planning & Zoning Director

Mayor Blakely stated that next week we will have a public hearing for a lot rezoning for a lot behind 90 Underwood Road.

Town Manager Mark Bibedorf stated to the mayor that we might be adding another item to the consent agenda next week. Planning & Zoning Director Tyler Morrow told him that the Authors are working on their final items (roadwork, trees, sidewalks) so that they can have their performance bonds released.

Discussion Followed:

Mayor Blakley asked if anyone had any questions about the public hearing on the re-zoning of 90 Underwood Road.

Council has no questions at this time,

Public Evidentiary Hearing: Special Use Permit Review: 67 Old Case Road Campground (26-18-SUP)– Tyler Morrow, Planning & Zoning Director

Mayor Blakely stated that next week we will have an evidentiary hearing for a special use permit on 67 Old Case Road. Any questions or comments on this?

Mayor Pro-Tem Trevor Lance asked what the minimum? Is it 1000 feet from the crow flies or foot or what? I was curious about that and does the campground have a minimum lot. So at least the minimum is 2 or more. I can't remember what the ordinance was.

Planning & Zoning Director Tyler Morrow stated that the ordinance does not designate how you measure the 1000 feet as far as the crow files. It also does not dictate the measuring points either. So I used the property line instead of RV to RV just because that gives you the most conservative answer. Both of those are over 1000 feet and I used the most conservative measurement just so there wasn't any room for interpretation to show that we did provide the most stringent. As far as what is considered a campground, we don't have a minimum acreage or minimum unit count. So, as long as you can show that you meet the other requirements of a campground to be considered a campground, we don't dictate a minimum amount or acreage.

Discussion Followed:

Discussion of proposed legislative priorities for 2026-2027 - Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf went over the recommended legislative priorities for 2026/2027. I also have a list of proposed projects that we can bring to our delegation to request funding assistance for. Also, attached in the packet is The League's list of legislative priorities as well.

Discussion Followed:

Request for waterline easement across greenway trail - Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf stated that he had received a letter from the City of Hendersonville water & sewer department. They are trying to extend some water lines in various areas of the county. They are asking for an easement across our greenway path. There would be no damage to the path as they would do directional boring underneath the path to extend the water line. There would be some documents to sign to make it official, and we would receive compensation in the amount of $299.79.

Council is agreeable to this easement and this item will be moved to the consent agenda for next week.

Town Manager Report

Town Center project: I know that we have been mentioning two groups. We have largely been engaged with Lewis Real Estate group, who was our former developer of record. We have also been engaged with Southeast Capital Partners as well. Lewis Real Estate has submitted a letter stating that they want to engage a company called Land Design who would do master planning on the site. Hopefully, this is to review the marketability of the property. They would like to have a six-month commitment from us (exclusive), which means, during this time period, we could not engage with other groups/companies.

Discussion Followed:

Council feels that a six-month commitment is too long of a time period.

We have team meetings set up with Dan Merrill from Southeast Capital Partners for this week. Trevor and the Mayor are on Friday afternoon at 3:00 pm and Amber is on Thursday morning at 10:00 am. We still need to get Jim and Keith scheduled for a meeting as well.

On the express design with DOT, they are currently starting to work on this for Highway 25. They will start in the area of Woodhill Road or Howard Gap Road and Hwy 25 and will go as far down as to Old Airport Road and Hwy 25. So we have a kick-off meeting call on Friday of this week for this.

I recently had some communication with the Mayor and Amber recently about the intersection of Howard Gap Road and Jackson Road. As this is not in our jurisdiction, I have had some conversations with Eric Lovedahl of DOT, and he said that the intersection does not meet the threshold for a traffic light nor does it meet the criteria for a roundabout either. This could

change at some point in the future.

Discussion Followed:

With DOT being strapped for cash, one of the things we might want to look for is spot safety money, which is a separate pot of money to do a lower cost of improvement. It could be something like guard rails or a turn lane. We could continue to push for a spot safety project, particularly if more accidents continue to happen there.

The Community Appreciation Day shred event will take place on Friday, October 23, from 10:00 to 2:00 at the First Citizens Branch right here on Henderosnville & Old Airport Road. We will also have the medication/pill drop and a Hot Dog lunch for residents. I will make a connect call.

Just a reminder: next week due to voting we will meet upstairs in the multipurpose room for our regular council meeting. The board of elections will be here to get started for early voting and the council room will be locked.

Department Reports

September Reports

Adjourn
Mayor Blakely asked for a motion to adjourn

Mayor Pro-Tem Trevor Lance motioned to adjourn, and it was seconded by Councilmember Amber McKinney.

Motion all in favor.

Adjourned at: 6:40 pm

Upcoming Events

Regular Meeting October 12, 2026, at 6:00 pm
Voting in the council room starts October 15, 2026
LGCCA October 20, 2026, at 3:00 pm
Halloween Carnival in the Park October 24, 2026
Fall Food Pantry October 26 through November 14.
Agenda Review Meeting November 2, 2026, at 6:00 pm
Regular Meeting November 9, 2026, at 6:00 pm
Veteran Salute Breakfast November 7, 2026
Christmas in the Park December 5, 2026

Approved.

Date _____ Signed _____