Town of Fletcher
Town Council Regular Meeting
Minutes
March 9, 2026

Call the meeting to order at: 6:00 PM

Those who were in attendance are as follows:

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

Moment of Silence:

Mayor Blakely led the group in a moment of silence.

Pledge of Allegiance:

Mayor Blakely led the group in the pledge of allegiance.

Public Comments:

No comments were made at this time.

Approval of minutes - corrections, additions or deletions

Regular Meeting February 9, 2026

Special Call Meeting February 16, 2026

Mayor Blakely asked for any deletions or corrections to the minutes and, if not, do I have a motion to approve the minutes as presented?

Councilmember Keith Reed motioned to approve the minutes, and it was seconded by Councilmember Jim Player.

Motion all in favor.

Council Updates

No comments were made at this time.

Consent Agenda

Tax refunds/releases

Approval of Spring Litter Sweep Proclamation P-26-01 for annual litter sweep which runs from April 11, 2026 through April 25, 2026.

Approval of Budget Amendment #3 to FY 25/26 Budget Ordinance for fire departments prior year adjustment.

Approval of Budget Amendment #4 to the FY 25/26 Budget Ordinance for storm water expenses.

Approval of audit contract for FY 25/26.

Mayor Blakely asked for any comments on the consent agenda and, if not do I have a motion to approve the consent agenda.

Councilmember Jim Player motioned to approve the consent agenda, and it was seconded by Councilmember Amber McKinney.

Motion all in favor.

Discussion Items

Discussion and update on potential annexation of property for an additional ABC Store.

Board Member Brandon Olsen gave a brief update from the agenda review meeting last week about the annexation of the property where the second ABC store will go. This would be a 10 yr lease. He feels that this would give them a chance to see how well the business would be in this area before committing the funds to build a store down the road. He has asked that the town provide a letter of support for the annexation so that they can move forward with getting this approved by the ABC Commission.

Discussion Followed:

The council (town) will provide a letter of support in favor of the annexation,

Recommendations for Surplus Unassigned Fund Balance - Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf went over the previously discussed options for the use of the excess unassigned fund balance.

Mayor Blakely also went over another option for these funds, which would be to help with a partnership on a new library in Fletcher. He said that discussions have opened back up with

the county. He suggests putting this money into the Capital Improvement fund to see where negotiations go with the library.

Discussion followed:

Council agrees to table making a decision at this time and putting the money into the CIP.

Discussion — Regulatory Considerations for Data Centers within the Town's Zoning Jurisdiction — Tyler Morrow, Planning and Zoning Director

Planning & Zoning Director Tyler Morrow gave an update on the information for data centers within the town's zoning jurisdiction.

Discussion Followed:

Council agrees to amend the current Land Development Code to include data centers, along with cryptocurrency mining being prohibited in the Town of Fletcher.

Town Center update on meeting with Lewis Real Estate Group - Mark Biberdorf, Town Manager

Town Manager Mark Bibedorf stated that there is not much of an update from last week other than we received some more local interest and Tyler and I are meeting with them tomorrow. We met with Lewis Real Estate group on February 16 and discussed several things they wanted to know if we wanted to partner with them on, and one thing was the transportation improvement requirement issues. We had a lot of discussion about DOT and the traffic impact analysis, and we indicated that we would like to gauge DOT and what they are thinking about for Howard Gap Road & 25 and Fanning Bridge Road & 25. The first thing we are going to do is meet with the MPO (Regional Transportation Group) to see about sources of funding out there to help with this project that could get it funded. We are meeting on March 17 with the director of the MPO (Tristan Winkler), to get an idea to see what resources are out there. Then meet with DOT to see what improvements are planned for those intersections.

They also wanted to know what McGill's analysis was of our property and what the council thought about that. Right now, we need to continue to market the property until we get some sort of formal engagement or letter of intent.

Discussion Followed:

Town Manager Report

I mentioned last week about the affordable housing development on Underwood Road. This is the one that would be adjacent to Apple Tree Honda just to the south of it. This would be 3 parcels over 4 buildings and 115 units. The developer is applying for lower income housing tax credits. We don't know a lot of other particulars about the project. Because of the type of development, it is per our Land Development Code, it will require a special use permit there and requires conditional district rezoning. There is also a quasi-judicial hearing on this.

On the greenway trail design update, McGill is moving forward, and they put their driveway permit in with DOT and their encroachment agreement. We surveyed our property, especially the Charlie Owen property.

Outreach to our legislative delegation (legislative priorities list) to try and set up a meeting and have not heard back yet.

Our budget submissions are in, and I don't think that much has changed. I'll be going over those and getting with Heather tomorrow and go over it. We will have this ready for you on March 24.

Department Reports

February Reports

Adjourn

Mayor Blakely asked for a motion to adjourn.

Mayor Pro-Tem Trevor Lance motioned to adjourn and it was seconded by Councilmember Jim Player.

Motion all in favor.

Adjourned at: 6:47 pm

Upcoming Events

Budget Retreat Meeting March 24, 2026 at 8:30 am
Easter Egg Hunt March 28, 2026
Shred/Pill Drop event on Saturday, April 25, from 9:00 am to noon.
Agenda Review Meeting April 6, 2026, at 6:00 pm
Regular Meeting April 13, 2026, at 6:00 pm
LGCCA April 21, 2026 at 3:00 pm "Flat Rock" hosting

Approved.

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Date Signed