Town of Fletcher
Town Council Agenda Review Meeting
Minutes
September 8, 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 Keith Reed
Councilmember Amber McKinney
Town Manager Mark Biberdorf
Planning & Zoning Director Tyler Morrow

Councilmember Jim Player did not attend this meeting.

Presentation of Proclamation in honor of Ovarian Cancer Awareness Month.

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 Road, Fletcher, commented on the recently trimmed bushes on Howard Gap Road, and he mentioned that the fair started on Friday and to watch out for the traffic.

Approval of minutes - corrections, additions or deletions

Agenda Review Meeting August 3, 2026

Regular Meeting August 10, 2026

No comments were made at this time.

Council Updates

Mayor Blakley stated that he sent out the letters to our legislative delegates and the governor regarding HiViz Lighting manufacturers. Hopefully, they can get the help they need.

Consent Agenda

Tax refunds/releases

Recommendation of a grant award in the amount of $8,376.75 for the Stormwater Off-Right-Of-Way Assistance Program.

Mayor Blakely asked if there were any questions, comments or concerns on the Consent Agenda?

There were no comments at this time.

Discussion Items

Discussion and review of applications to fill the chairman vacancy on the ABC Board.

Mayor Blakely commented on the ABC board vacancy, stating that he wanted to mention that council could move someone who is already on the ABC Board to the chairman vacancy and then select an individual from the applications submitted to fill the other seat on the board. He stated that he thinks it makes sense to consider Brandon Olsen or Rachel Nard for the position as chairman (if they are interested).

Town Manager Mark Biberdorf stated that he emailed council the general statute section on appointments dealing with vacancies. If you were to appoint Rachel or Brandon to the chairman's position, they will fill out the remainder of Samantha's term and the person you appoint to the board will fill out the remainder of either Rachel or Brandon's term.

Mayor Blakely then called on the applicants to come to the podium and give some information about themselves and why they would like to serve on the ABC Board.

Applicants:
Akasha Nichols
Mike Franklin
Brian Health Scoggin

Discussion Followed:

Annual Market visit update with Retail Strategies — Joshua Davis.

Mayor Blakely stated that next week we will have Joshua Davis from Retail Strategies to provide us with an update.

Town Manager Mark Biberdorf stated that he is putting together a PowerPoint presentation and I will be meeting with him on the phone with any potential questions that may be anticipated.

Discussion Followed:

Discussion: Planning Process and Use Text Amendment — Tyler Morrow, Planning and Zoning Director

Planning & Zoning Director Tyler Morrow gave a presentation on the town's planning process and use text amendments. He then answered questions that the council had for him.

Discussion Followed:

Planning & Zoning Director Tyler Morrow will work on a list of the recommended changes and then bring them back to council for discussion and or approval.

Presentation by Bob Turner regarding concept for an AgTech park.

Mr Bob Turner gave a PowerPoint presentation on the concept of an Ag Tech park in Fletcher.

Discussion Followed:

Town Manager Report

Town Center Project

On Lewis Real Estate Group, the next step was a proposal to bring a land planning firm and a timeline for them to update the master plan like a market analysis, and I still don't have that from them yet. I am still waiting but anticipate that it will be any time.

We had a couple of other entities and one submitted something that was a little too much one tenant-focused. I am sure that is not going to go any further at this point.

We did just receive one this past Friday from Southeast Capital Partners, which is another one of the groups that we have been talking to. It has a very good site plan. I am not sharing it yet because we are still digesting it at staff level, and we have some comments and concerns, but, overall, it has a very good layout of the uses per the vision of our project.

On the library project, the county has selected an architect, and it is on their agenda for tonight for final approval. The recommended architect is Clark Nixon, who is a very reputable firm and the county has done a lot of work with them in the past. I still do not have the MOU which spells out what we will mutually agree upon and is our whole course of action. Once I have it I will share it with you.

Discussion Followed:

Fall Litter Sweep: Tyler is organizing a litter sweep to take place on Saturday, September 26, from 9:00 to 11:00 am. So, if you're interested, please put this on your calendar and I will do a Blackboard call to help publicize it. Bags, vests and grabbers will be provided.

On the express design option that DOT is working on, which is where you can get a cost estimate of traffic improvements that might be needed. This would be associated with our commercial development. We put in a request that would be relative to our town center

project. However, this did not get in for September because DOT wanted to do Fanning Bridge road first. So we will push this out for the next meeting in January to hopefully get this done.

Mayor Blakely mentioned the driving range at Broadmoor and possible issues with golf balls going out onto the highway. He mentioned that Broadmoor was looking at a cost share option with DOT for a net to help with this.

Discussion Followed.

Department Reports

August Reports

Adjourn

Mayor Blakely asked for a motion to adjourn

Councilmember Keith Reed motioned to adjourn, and it was seconded by Councilmember Amber McKinney.

Motion all in favor.

Adjourn: 7:04 pm

Upcoming Events

Regular Meeting September 14, 2026, at 6:00 pm
Agenda Review Meeting October 5, 2026, at 6:00 pm
Regular Meeting October 12, 2026, at 6:00 pm
Voting in the council room starts October 15, 2026
Halloween Carnival in the Park October 24, 2026
Fall Food Pantry October 26 thru 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