Town of Fletcher
Town Council Regular Meeting
Minutes
May 11, 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 Keith Reed
Councilmember Amber McKinney
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

Agenda Review Meeting April 6, 2026

Regular Meeting April 13, 2026

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

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

Motion all in favor.

Council Updates

Mayor Blakely commented on the Fletcher Police Department doing a wonderful job working with Safelight.

Consent Agenda

Approval of amendment to the personnel policy manual to add Juneteenth as a paid employee holiday.

Approval of Proclamation R-26-02 in honor of Endangered Species Day.

Mayor Blakely asked for any questions or comments concerning the items on the consent agenda and, if not, do I have a motion to approve the consent agenda as presented?

Mayor Pro-Tem Trevor Lance motioned to approve the consent agenda and it was seconded by Councilmember Jim Player.

Motion all in favor.

Discussion Items

Public Hearing: Zoning Text Amendment – Data Centers (26-02-ZTA) – Tyler Morrow– Planning & Zoning Director

Planning & Zoning Director Tyler Morrow gave a PowerPoint presentation on Data Centers and answered any questions that council had for him.

Discussion Followed:

Mayor Blakely asked for a motion to go into public hearing.

Councilmember Keith Reed motioned to go into Public Hearing, and it was seconded by Councilmember Jim Player.

Motion all in favor.

Mayor Blakely asked if there were any comments or questions from the public at this time.

There were no comments from the public at this time.

Mayor Blakely asked for a motion to close the public hearing.

Councilmember Amber McKinney motioned to close the public hearing, and it was seconded by Mayor Pro-Tem Trevor Lance.

Motion all in favor.

Mayor Blakely asked council for a motion to either approve or deny this amendment to the Land Development Code.

Mayor Pro-Tem Trevor Lance motioned to adopt an ordinance amending the official Town of Fletcher Land Development Code, amending Article 2, District Provisions and Article 18. Definitions to establish Data Centers as a defined use and prohibit it in all zoning districts based on the following:

1. The petition is found to be <u>consistent</u> with the Land Use Plan based on the information from the staff analysis and the public hearing, and because:

The amendment is intended to protect the quality of life and well-being of residents, workers, and visitors by preventing a use that can have significant environmental and operational impacts. The scale and intensity of this use differ substantially from other uses currently present in Fletcher, making it incompatible with the community's existing development pattern and long-term land use goals.

2. We find this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

1. The proposed text amendment removes a use that is incompatible with the Town's long-term goals and vision.

2. The proposed text amendment helps safeguard valuable environmental resources while supporting Fletcher's identity as an outdoor recreation hub.

3. The proposed text amendment protects the quality of life for Fletcher residents and visitors.

And it was seconded by Councilmember Jim Player.

Motion all in favor.

Public Hearing: Standard Rezoning and Special Use Permit Review – Birkshire Trace (26-01-SUP) – Tyler Morrow, Planning & Zoning Director

Planning & Zoning Director Tyler Morrow gave a PowerPoint presentation on the rezoning and special use permit for Birkshire Trace to be located at 196 Underwood Road.

Mayor Blakely swore in all the individuals that wished to speak during the public hearing.

Discussion Followed:

Brandon Freeman, Nate Broman-Fulks & Tristan Williams (Taft Mills Group), Brian Cook, architect, and John Kinnaird engineer all spoke on behalf of Birkshire Trace and answered the questions and concerns that the council and residents had about this project.

Discussion Followed:

The following people spoke at the public hearing on the Birkshire Trace Apartment complex.

Stormy Ellis	20 S. Wildwood Lane, Fletcher NC	Against
Olmeob Vargas	8 Round Robin Lane, Mills River, NC	For
Jennifer Bubenik	29 Farrington Circle, Fletcher, NC	Against
Wes Stroupe	86 Lanceford Circle, Fletcher, NC	Against
James Lloyd	Attorney for Stafford Hills	Against
Anne Green	119 Scenic View Drive, Swannanoa	For
Chris Revero	Hendersonville, NC	For

Discussion Followed:

Mayor Blakely asked council are there any more questions at this time?

There were no more comments at this time.

Mayor Blakely asked for a motion to either approve or deny this rezoning.

Councilmember Jim Player made a motion to **deny** an ordinance amending the official zoning map of the Town of Fletcher changing the zoning designation of the subject property from C-2 Interstate Business District to NBD, Neighborhood Business District finding:

1. The petition is found to be inconsistent with the Town of Fletcher Land Use Plan based on the information from the staff analysis and the public hearing, and because:

The petition proposes higher-density, multi-family residential outside of the Town Core.

2. We do not find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:

1. The Town has already experienced an increase in higher-density, apartment-style development. The Town's intent is to direct higher-density residential development toward the core of Town.

2. The proposed development would remove a commercially zoned property and replace it with a residential use, further reducing the amount of commercially zoned land available along the Underwood Road corridor.

3. The proposed development has a higher residential density than the surrounding parcels.

Mayor- Pro-Tem Trevor Lance seconded this motion.

Motion all in favor.

Town Manager Report

On the budget update from last week, as I presented the recommended budget to you last week on Thursday and there are no changes to that budget. We will advertise it as the next step and public notice will go out on May 27, and I will be putting together the budget message. I will get one last assessment from the assessor's office and that should come out at the end of this week. The figures will change slightly and I will update everything. Public Hearing in June at the regular meeting,

Street resurfacing (Meadow Pathway Court & Meadow Walk Court). I was out there on Friday, and they had got the cul-de-sac street done, and they probably have all the black top down by now. They will do some adjustments there, and then it will be done. We will have McGill & Public Works review the work done.

I mentioned the Murial from last week and Karen-Eve Bayne of STEAP, who will be here next month for a presentation. She had reached out to me about putting a murial in Fletcher. If the council has any suggestions as to where you would like to have the murial placed, please let me know. They will be applying for a grant from the Community Foundation to cover the cost of this.

Discussion Followed:

As I mentioned last week about the property tax legislation in the Senate & House and some bills have been introduced already. The senate bill is Bill 889, which would put a moratorium on property tax reappraisal. The house has Bill 1089 which would amend the constitution to put limits on property tax (local government). I drafted a letter for you to review if you want to hold off sending it out for this time being.

Discussion Followed:

Council wants to hold off on the letter at this time.

Department Reports

April Reports

Adjourn

Mayor Blakely asked for a motion to adjourn.

Councilmember Jim Player motioned to adjourn, and it was seconded by Councilmember Amber McKinney.

Motion all in favor.

Adjourned at: 7:57 pm

Upcoming Events

24th Annual Robert G. Parrish, Sr. Memorial Golf Tournament May 22, 2026
Agenda Review Meeting June 1, 2026, at 6:00 pm
Regular Meeting June 8, 2026, at 6:00 pm
June 12th Summer Concert - Sound Invasion Band
Budget year close out June ?
July 31st Summer Concert - Gotcha Groove Band

Approved.

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Date Signed