Town of Fletcher
Town Council Regular Meeting
Minutes
August 10, 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 Jim Player
Councilmember Amber McKinney
Town Manager Mark Biberdorf
Planning & Zoning Director Tyler Morrow

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:

Joe Black of 340 Howard Gap Road, Fletcher, commented on the dam under the bridge on Hwy 25 needing repairs and the bushes along Hwy 25 onto Howard Gap Road needing to be trimmed. He said that they were blocking the sight line to be able to see traffic coming. He also said that people were parking in the fire lane at Ingles and that cell phone use while driving is out of control in town.

Julia Fogel of 49 Overton Place, Fletcher commented on the speeding on Hwy 25 and the speed limit needing to be reduced. She suggested 35 mph. She also stated about the traffic on 25 and that years ago she had requested a stop light be placed near their road and that NCDOT denied this request. Things have only gotten busier over the years and, with all the development going on across the street, a traffic light is needed now more than ever. Also, after a recent rainstorm, the stormwater run off from where all the acreage had been cleared right onto 25. I have never seen that much water on 25 in all my years living here. I would like to ask the Fletcher Town council formerly petition NCDOT for an updated traffic signal analysis and to conduct a code enforcement investigation into the developers' stormwater management.

Approval of minutes - corrections, additions or deletions

Agenda Review Meeting July 6, 2026

Regular Meeting July 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

No comments were made at this time.

Consent Agenda

Approval of Resolution R-26-04 to sell surplus property by public auction.

Tax refunds/releases

Approval of Budget Amendment # 2 for the purchase of garbage truck — Mark Biberdorf, Town Manager

Approval of Budget Amendment # 3 for the purchase of a street sweeper — Mark Biberdorf, Town Manager.

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

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

Motion all in favor.

Discussion Items

Public Evidentiary Hearing: Special Use Permit Review: Focus Plus Academy (26-11-SUP) - Tyler Morrow, Planning & Zoning Director

Mayor Blakely gave opening statements for this Quasi-Judicial hearing stating that this is like a court hearing and that the state sets specific procedures and rules concerning how the board must make this decision. This decision is not based on public opinion and must be made in accordance with standards set forth in the ordinance and grounded in the evidence presented.

Property located is: Fletcher United Methodist Church 50 Library Road, Fletcher NC 28732

If you plan to speak as a witness, please limit your comments to relevant facts and applicable standards rather than personal preferences or opinions. Participation is limited, and the meeting is open to the public. Parties with standing have rights to participate fully, and present evidence, call witnesses and make legal arguments.

Mayor Blakely then swore in Planning & Zoning Director Tyler Morrow and Applicant Jill Patterson for the hearing.

Planning & Zoning Director Tyler Morrow gave a PowerPoint presentation on the request for special use permit # 26-11-SUP.

Discussion Followed:

Ms. Jill Patterson then gave a PowerPoint presentation on the school (Focus Plus Academy) that the intended permit was for.

Mayor Blakely then asked if anyone had any questions at this time.

There were no questions or comments at this time.

Mayor Blakely then asked if any board member had personal knowledge of additional facts relevant to the case that should be entered into the record.

Council had no additional comments at this time.

Hearing no additional questions or presentation of relevant facts, the board will now begin deliberation. The evidentiary hearing remains open, so the board may ask clarifying questions if needed. As a reminder, this board is tasked with deciding if based on the evidence presented, this proposal meets the applicable standards. This decision cannot be based on the personal preference of board members. Rather, is based on standards and evidence, and board members are encouraged to reference the applicable standards and specific evidence in a deliberation of this particular case. The board is asked to decide if the record includes competent, relevant and substantial evidence that a development is consistent with Article 15.10 and that all nine required criteria for the issuance of the special use permit.

OK, now we need to make a motion to vote and board members be sure to use the suggested motion for approval or denial.

Mayor Pro Tem Trevor Lance motioned to approve the Special Use Permit associated with this petition, finding that the proposed development is consistent with Article 15.10 and that all nine (9) required criteria for the issuance of a Special Use Permit have been met. The development shall be constructed in accordance with the approved site plan, and it was seconded by Councilmember Keith Reed.

Motion all in favor.

Report on Performance Measures for Town Services - Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf stated that I went over the performance measures in depth last week. As a follow-up on some of the public works items as to repairs on fleet maintenance was on 90% being completed within 3 days of work orders being submitted. I spoke with the Public Works Director, and we've had no problem achieving 99% as we feel that this is still an obtainable goal at this time and will not put undue hardship on public works.

Discussion Followed:

Update on Cane Creek Greenway Extension Project - Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf stated that last week he went over a revised timeline that McGill & Associates had provided to extending our green way coming across the Fern Leaf property and going under the Highway 25 bridge and coming up around and then continuing west along Cane Creek. They have completed the concept on this, and we are a little behind on some of the milestones to get this through environmental review and design and then, ultimately, to bid. We have the funding resources in place, but in order to get those we need to settle the easements onto the properties, (Fern Leaf & Charlie Owen properties) and we are getting pretty close to this.

Discussion Followed:

Town Manager Report

Town Manager Mark Biberdorf stated that last week he mentioned on the Town Center project that Lewis Real Estate Group would like to engage a land planner to reevaluate the site. They have started this process and are working on getting a quote and then a budget and timeline for that. We will have to do some type of formal engagement with them since they will be spending a fair amount of money to update the uses and market likelihood for the different things that we would like to see done with the property. We also have a couple of other entities evaluating the property and we are meeting with one group about a potential site plan. Another group has a large anchor tenant but they are trying to site plan our property. Remember we have 49 acres.

Last week I mentioned the library project and our efforts to reengage the county on this. They are working on a memorandum of understanding, and I am waiting on that back from them. They have also set up a request for qualifications for an architect and later this week I'll be at a meeting where they will be evaluating the proposals that have been submitted.

I mentioned to you last week about a traffic safety improvement issue. The intersection where Old Airport Road comes into 25 and the left turn movement into the Ingles parking lot. In the past, we have had a lot of accidents there when it was just the flashing yellow. A couple of years ago, we sent NCDOT a bunch of data that the police department had collected, and they were able to set up a dedicated block of time with a green arrow. We have approached the traffic engineer again about the safety of that intersection and have been asked for more accident data and the police department is getting this together to turn to them.

On the murial, I spoke with Karen Eves Bain of the STEEP agency, and she has been in communication with the owner of the Feed & Seed building who has concerns about the possibility of the building being damaged. She has been discussing this with a brick & mortar expert to help with their assurance that placing a banner/murial on the building will not damage it. She has also been in contact with the owners of Foam & Fabric to meet with them to pitch the idea of a murial on the wall there as well. Public Works has learned this wall is partially in the DOT right of way and we will need their permission as well. Initially, DOT said no, but this can be appealed up the chain of command to get permission for this. Our biggest challenge is making sure the property owners are comfortable with it.

Discussion Followed:

Department Reports

July

Adjourn

Mayor Blakely asked for a motion to adjourn

Councilmember Jim Player motioned to adjourn, and it was seconded by Councilmember Keith Reed.

Motion all in favor.

Adjourned at: 6:51 pm

Upcoming Events

Art in the Park August 14, 2026
Agenda Review Meeting September 8, 2026, at 6:00 pm "Tuesday"
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
Halloween Carnival in the park October 24, 2026

Approved.

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Date Signed