TOWN OF FLETCHER

PRESTON BLAKELY
MAYOR

MARK E. BIBERDORF
TOWN MANAGER

COUNCIL MEMBERS:
TREVOR LANCE
JIM PLAYER
KEITH REED
AMBER MCKINNEY

Planning & Zoning Department Monthly Update- October 2026

- The Planning Board held its regular meeting on October 20 and reviewed two agenda items. The Board unanimously recommended approval of a standard rezoning request on Mills Gap Road. The Board also reviewed and unanimously approved the Heart of Fletcher design review for a proposed Firestone Complete Auto Care facility located just south of United Federal Credit Union. As part of the approval, the Board included a condition requiring the applicant to investigate incorporating additional stone masonry along the lower portion of the building's façade in place of some of the proposed glass. A link to the meeting agenda can be found here: https://fletchernc.portal.civicclerk.com/event/228/files/agenda/478.

- Tyler and Heather met with Martin Lewis of Lewis Real Estate, Will Buie of WGLA Engineering, and land planner Eric Pohlmann to discuss the potential master planning of the Town Center property. Martin wanted to introduce Eric to Town staff and provide an opportunity for staff to share their vision and priorities for Town Center as Eric begins working on potential designs. With Mark out of town, Heather and Tyler represented the Town. The meeting was very productive, with good discussion about the Town's expectations and the importance of creating a development that aligns with the overall Town Center vision. Everyone seemed to leave the meeting with a better understanding of the project and a positive outlook on moving forward.

- Mark and Tyler met with Michael Luplow at the Fernleaf Wilderness Campus to discuss a potential greenway easement through the Creek campus property for the Town's future greenway extension. Overall, Michael was receptive to the proposal and did not anticipate any major issues with granting the easement. He plans to present the request to his board and legal counsel for review and potential approval within the next month.

- Mark and Tyler participated in an initial express design meeting with representatives from NCDOT, Henderson County, and Buncombe County to discuss proposed improvements to Fanning Bridge Road and US 25. The meeting primarily served as an opportunity for NCDOT and its consultants to gather information and feedback before beginning the design process. Mark and Tyler provided input on needed improvements along Fanning Bridge Road and emphasized the significant role US 25 plays in the Town's long-term plans for Town Center.

- Tyler attended the three-day Fall Floodplain Institute in Asheville. The Institute brings together floodplain managers, technical experts, and speakers from across the state to discuss current issues, regulatory updates, best practices, and emerging guidance in floodplain management. The training provided valuable information and opportunities to connect with other professionals working in floodplain administration and hazard mitigation.

- Tyler attended a legislative update course offered by the UNC School of Government covering new state laws and changes resulting from recent legislative sessions. Several of these changes directly impact local planning and zoning regulations, and certain provisions of the Town's Land Development Code will need to be updated to comply with the new requirements. Over the next several months, Tyler will work to identify and prepare the necessary amendments before bringing them to the Planning Board and Town Council for consideration and adoption.

- The Land Use and Permitting Supervisor position remains open, and applications are still being accepted. The Town has expanded its recruitment efforts by distributing the job announcement to various organizations and professional networks in hopes of attracting additional qualified candidates. Staff remain hopeful that a suitable candidate can be identified in the coming weeks to fill the vacancy created by Teresa's retirement. In the meantime, Tyler will continue handling all day-to-day planning, zoning, permitting, and related administrative responsibilities within the department.

Public Works Department
Monthly Report
OCTOBER 2026

Brush Pick Up

Public Works collected 322 brush orders which produced 364 Cyds of brush.

Vehicles

Public Works is unable currently to give an accurate report.

Our newest garbage truck had to go to Carolina Environmental Specialties to have the crushing part of the truck repaired. The cost was $27,633.64.

Sanitation

Public Works is unable currently to give an accurate report

Public Works collected 12 white goods.

Stormwater

Stormwater Grant was awarded to Ms. Sarah Harper at 10 Grove End Road and the work has been completed.

I have spent over 9 hours during the month of August with either on site visits, e-mails, phone calls or collecting data.

Budget

Equipment repairs have risen during this month.

Fletcher Parks & Recreation Department

Monthly Report – October 2026

Programs & Events

Yoga in the park

Yoga in the Park completed its eight-week session on October 22nd, with 20 participants taking part in the class. The program provided a great opportunity for community members to stay active and enjoy outdoor recreation.

Intermediate Ladies Pickleball League

The Intermediate Ladies Pickleball League wrapped up its season on October 19th, recognizing three winners. Congratulations to Cordes for first place, Nikki for second place, and Dana for third place.

Halloween Crawl

The Town of Fletcher held its annual Halloween Crawl at Bill Moore Community Park on October 24th. The event featured 34 community vendors who handed out candy and decorated their booths and tents for the occasion. Families enjoyed inflatables, Pelican's Snoballs, and food from Faithful Flames BBQ food truck. The weather was beautiful, and the event was well attended. Thank you to all the participating businesses, organizations, and volunteers who helped make this a successful community event.

Facilities & Maintenance

Bill Moore Community Park & Kate's Pete's Park

Our maintenance team continues to do an outstanding job keeping both parks clean, safe, and welcoming for residents and visitors. Their dedication ensures our facilities remain in excellent condition throughout the busy summer season.

September Maintenance Projects Completed:

- Pressure washed park shelters on a weekly basis.
- Mowed park grounds five days per week.
- Blew debris from sidewalks, trails, and playground areas.
- Conducted routine playground safety inspections.

• Removed debris from the back trail.

• Ordered supplies and prepared facilities for the upcoming fall baseball and softball season.

• Pressure washed Parks & Recreation equipment weekly.

- Started painting parking lot spaces lines.
- Aerate the grass in all ballfields.
- Cleaned up and around Green Maintenance building.

Community Help Day – Community Help Day was held in October, with volunteers helping maintain and improve the garden at Bill Moore Community Park. Their time and effort helped keep the park beautiful and welcoming for the community.