TOWN OF FLETCHER

PRESTON BLAKELY
MAYOR

MARK E. BIBERDORF
TOWN MANAGER

COUNCIL MEMBERS:
JIM PLAYER
TREVOR C. LANCE
KEITH REED
AMBER MCKINNEY

Town Council Regular Meeting
November 9, 2026 at 6:00 PM

Call the meeting to order at: 6:00 PM

Moment of Silence:

Pledge of Allegiance:

Public Comments:

"We will strive to uphold each citizen's First Amendment right to free speech. We will ensure a level of civility and decorum. We ask that all speakers be respectful and adhere to the three-minute time limit. Council is not expected to debate/discuss issues during public comment."

Approval of minutes - corrections, additions or deletions

1) Agenda Review Meeting October 5, 2026
2) Regular Meeting October 12, 2026

Council Updates

Consent Agenda

3) Tax refunds/releases
4) Approval of Debt Setoff Hearing Officer recommendation.
5) Approval of amendments to the park ordinance in Bill Moore Community Park and Kate's & Pete's Park.
6) Approval of an interlocal agreement with Henderson County for a joint library project.

Discussion Items

7) Presentation from Red Cross - Adrian Mines, Executive Director.
8) Presentation from STEAP on potential ideas for a wall mural in the town.

9) Standard Rezoning–00 Mills Gap Road (Dirt and Sticks Inc.) (26-20-RZO) – Tyler Morrow, Planning & Zoning Director

Town Manager Report

Department Reports

10) October Reports

11) CLOSED SESSION pursuant to NCGS § 143-318.11(a)(5) "Contract Negotiation"

Adjourn

Upcoming Events

Fall Food Pantry October 26 through November 14.
Christmas in the Park December 5, 2026
Agenda Review Meeting December 7, 2026, at 6:00 pm
Regular Meeting December 14, 2026, at 6:00 pm
Agenda Review Meeting January 4, 2027, at 6:00 pm
Regular Meeting January 11, 2027, at 4:00 pm

"This Institution is an equal opportunity provider."

Town of Fletcher
Town Council Agenda Review Meeting
Minutes
October 5, 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 Amber McKinney
Councilmember Keith Reed
Town Manager Mark Biberdorf
Planning & Zoning Director Tyler Morrow

Councilmember Jim Player did not attend this meeting.

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 Gap Road, Fletcher, stated that he would like no cell phone use while driving and no data centers should be allowed in the area.

Approval of minutes - corrections, additions or deletions

Agenda Review Meeting September 8, 2026

Regular Meeting September 14, 2026

No comments were made at this time.

Council Updates

No comments were made at this time.

Consent Agenda

Tax refunds/releases

Approval of Budget Amendment #4 to the FY 26/27 Budget Ordinance

Town Manager Mark Biberdorf commented on the Budget amendment stating that the General Assembly approved bonuses for sworn Law Enforcement officers. Everyone who was employed as of June 30, 2026, is eligible for a $1,750 bonus, and we did not have the money appropriated for this.

Discussion Items

Public Hearing: Standard Rezoning–Vacant Lot Behind 90 Underwood Road (David P. Michaels) (26-17-RZO)– Tyler Morrow, Planning & Zoning Director

Mayor Blakely stated that next week we will have a public hearing for a lot rezoning on a lot behind 90 Underwood Road.

Town Manager Mark Bibedorf stated to the mayor that we might be adding another item to the consent agenda next week. Planning & Zoning Director Tyler Morrow told him that the Authors are working on their final items (roadwork, trees, sidewalks) so that they can have their performance bonds released.

Discussion Followed:

Mayor Blakely asked if anyone had any questions about the public hearing on the re-zoning of 90 Underwood Road.

Council has no questions at this time,

Public Evidentiary Hearing: Special Use Permit Review: 67 Old Case Road Campground (26-18-SUP)– Tyler Morrow, Planning & Zoning Director

Mayor Blakely stated that next week we will have an evidentiary hearing for a special use permit on 67 Old Case Road. Any questions or comments on this?

Mayor Pro-Tem Trevor Lance asked what the minimum? Is it 1000 feet from the crow flies or foot or what? I was curious about that and does the campground have a minimum lot. So at least the minimum is 2 or more. I can't remember what the ordinance was.

Planning & Zoning Director Tyler Morrow stated that the ordinance does not designate how you measure the 1000 feet as far as the crow files. It also does not dictate the measuring points either. So I used the property line instead of RV to RV just because that gives you the most conservative answer. Both of those are over 1000 feet and I used the most conservative measurement just so there wasn't any room for interpretation to show that we did provide the most stringent. As far as what is considered a campground, we don't have a minimum acreage or minimum unit count. So, as long as you can show that you meet the other requirements of a campground to be considered a campground, we don't dictate a minimum amount or acreage.

Discussion Followed:

Discussion of proposed legislative priorities for 2026-2027 - Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf went over the recommended legislative priorities for 2026/2027. I also have a list of proposed projects that we can bring to our delegation to request funding assistance for. Also, attached in the packet is The League's list of legislative priorities as well.

Discussion Followed:

Request for waterline easement across greenway trail - Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf stated that he had received a letter from the City of Hendersonville water & sewer department. They are trying to extend some water lines in various areas of the county. They are asking for an easement across our greenway path. There would be no damage to the path as they would do directional boring underneath the path to extend the water line. There would be some documents to sign to make it official, and we would receive compensation in the amount of $299.79.

Council is agreeable to this easement and this item will be moved to the consent agenda for next week.

Town Manager Report

Town Center project: I know that we have been mentioning two groups. We have largely been engaged with Lewis Real Estate group, who was our former developer of record. We have also been engaged with Southeast Capital Partners as well. Lewis Real Estate has submitted a letter stating that they want to engage a company called Land Design who would do master planning on the site. Hopefully, this is to review the marketability of the property. They would like to have a six-month commitment from us (exclusive), which means, during this time period, we could not engage with other groups/companies.

Discussion Followed:

Council feels that a six-month commitment is too long of a time period.

We have team meetings set up with Dan Merrill from Southeast Capital Partners for this week. Trevor and the Mayor are on Friday afternoon at 3:00 pm and Amber is on Thursday morning at 10:00 am. We still need to get Jim and Keith scheduled for a meeting as well.

On the express design with DOT, they are currently starting to work on this for Highway 25. They will start in the area of Woodhill Road or Howard Gap Road and Hwy 25 and will go as far down as to Old Airport Road and Hwy 25. So we have a kick-off meeting call on Friday of this week for this.

I recently had some communication with the Mayor and Amber recently about the intersection of Howard Gap Road and Jackson Road. As this is not in our jurisdiction, I have had some conversations with Eric Lovedahl of DOT, and he said that the intersection does not meet the threshold for a traffic light nor does it meet the criteria for a roundabout either. This could

change at some point in the future.

Discussion Followed:

With DOT being strapped for cash, one of the things we might want to look for is spot safety money, which is a separate pot of money to do a lower cost of improvement. It could be something like guard rails or a turn lane. We could continue to push for a spot safety project, particularly if more accidents continue to happen there.

The Community Appreciation Day shred event will take place on Friday, October 23, from 10:00 to 2:00 at the First Citizens Branch right here on Hendersonville & Old Airport Road. We will also have the medication/pill drop and a Hot Dog lunch for residents. I will make a connect call.

Just a reminder: next week due to voting we will meet upstairs in the multipurpose room for our regular council meeting. The board of elections will be here to get started for early voting and the council room will be locked.

Department Reports

September Reports

Adjourn

Mayor Blakely asked for a motion to adjourn

Mayor Pro-Tem Trevor Lance motioned to adjourn, and it was seconded by Councilmember Amber McKinney.

Motion all in favor.

Adjourned at: 6:40 pm

Upcoming Events

Regular Meeting October 12, 2026, at 6:00 pm
Voting in the council room starts October 15, 2026
LGCCA October 20, 2026, at 3:00 pm
Halloween Carnival in the Park October 24, 2026
Fall Food Pantry October 26 through 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

Town of Fletcher
Town Council Regular Meeeting
Minutes
October 12, 2026

Call the meeting to order at: 6:00 PM

NOTE: This meeting was held in the Multipurpose room due to the council room being unavailable. Therefore, there is no video or voice recording available of these minutes.

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
Town Manager Mark Bibedorf
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:

No comments were made at this time.

Approval of minutes - corrections, additions or deletions

Agenda Review Meeting September 8, 2026

Regular Meeting September 14, 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 Keith Reed motioned to approve the minutes, and it was seconded by Councilmember Jim Player.

Motion all in favor.

Council Updates

Town Manager Mark Biberdorf stated that he wanted everyone to know that Wayne Garren passed away today.

Consent Agenda

Tax refunds/releases

Approval of Budget Amendment #4 to the FY 26/27 Budget Ordinance

Approval of waterline easement across greenway trail - Mark Biberdorf, Town Manager

Improvement Guarantee Consolidation and Extension – The Authors (All Phases) (26-22-BOND) — Tyler Morrow, Planning & Zoning Director

Mayor Blakely asked for 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 Hearing: Standard Rezoning–Vacant Lot Behind 90 Underwood Road (David P. Michaels) (26-17-RZO)– Tyler Morrow, Planning & Zoning Director

Planning & Zoning Director Tyler Morrow gave a PowerPoint presentation on the proposed rezoning of a lot behind 90 Underwood Road that has no physical address. He then answered questions that the town council had for him. The property would be rezoned from R-1 Low Density Development to C-2 Interstate Commercial District.

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 for any comments from the public as no one signed up to speak in the public hearing.

There were no comments at this time.

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

Councilmember Jim Player motioned to close the public hearing, and it was seconded by Councilmember Keith Reed.

Motion all in favor.

Mayor Blakely asked what is the pleasure of council on this?

Mayor Pro-Tem Trevor Lance motioned to **adopt** the ordinance amending the official zoning map of the Town of Fletcher, changing the zoning designation of the subject property from R-1 Low Density Development District to C-2 Interstate Business District finding:

1. The petition is found to be consistent 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 an adequate expansion of commercial areas in designated commercial hubs rather than in continuous strips along major thoroughfares.

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

The proposed rezoning would allow the subject 0.21 acre parcel to share the same zoning designation and development standards as the adjoining parcel from which it derives access. This creates a more logical and consistent zoning pattern for the two properties.

The rezoning is not anticipated to create significant adverse impacts on the surrounding residential neighborhood. Due to the parcel's small size of approximately 0.21 acres and its reliance on access through the existing commercial property, any future development would likely occur as an extension of the adjoining commercial site rather than as a standalone commercial development. Existing development standards, buffering, landscaping, lighting, and other Land Development Ordinance requirements would continue to mitigate potential impacts on adjacent residential properties.

And it was seconded by Councilmember Jim Player.

Motion all in favor.

Public Evidentiary Hearing: Special Use Permit Review: 67 Old Case Road Campground (26-18-SUP)– Tyler Morrow, Planning & Zoning Director

This being a quasi-judicial hearing, Mayor Blakely swore everyone in who would be speaking during this hearing.

Planning & Zoning Director Tyler Morrow gave a PowerPoint presentation on a request for a special use permit for a campground at 67 Old Case Road. The property owner is requesting a

permit in order for an RV to be allowed on property to be used for short-term rentals.

Mr Cory Nelsen briefly spoke on his application/request for the permit, stating that he would follow whatever conditions were set by council.

Brad Elliot of 67 Old Case Road spoke in favor of this campground, saying that it is well buffered, and he has had no issues with the people that stayed there in the past and things were quiet.

Discussion Followed:

Council feels that in order for approval of this permit that a few conditions need to be met. (see motion made below)

Mayor Preston Blakely asked what the pleasure of council is on this permit.

Councilmember Keith Reed 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 along with the conditions listed below:

All utilities serving the campground shall be permanently installed and connected, including water, wastewater, and electrical service, in accordance with all applicable regulations and permitting requirements.

i. **Water**: A permanent yard hydrant shall be installed to provide water service to the RV campground.
ii. **Wastewater**: The RV's wastewater system shall be permanently connected to the existing septic system serving 67 Old Case Road. The storage and offsite transportation of RV wastewater for disposal shall no longer be permitted.
iii. **Electrical**: The RV shall be served by a dedicated outdoor electrical panel capable of providing adequate electrical service to the RV. All electrical installations shall comply with applicable electrical codes.
iv. **Permits and Approvals**: All required building, electrical, plumbing, septic, and other applicable permits and approvals shall be obtained from the appropriate regulatory agencies prior to installation. All required inspections and final approvals shall be completed before the commencement of campground operations. The campground shall not begin operation until all required utility improvements have been completed, inspected, and approved by the appropriate regulatory agencies and verified by Town staff for compliance with the conditions of the Special Use Permit.

And it was seconded by Councilmember Jim Player.

Motion all in favor.

Discussion of proposed legislative priorities for 2026-2027 - Mark Biberdorf, Town Manager

Town Manager Mark Bibedorf went over the legislative priorities list of items that he previously spoke about last week. He has suggested that item number 12 be removed (Advocating for adequate funding to meet unmet needs related to Hurricane Helene) and replaced instead with (Work with legislative delegation to advocate for Legislation that reflects local service needs when setting property tax limits)

Discussion Followed:

Council is agreeable to this.

Town Manager Report

Town Manager Mark Biberdorf gave a brief update from last week on a few items as there is little change in the items previously mentioned.

Town Center project: We had team meetings last week with Mayor Blakely, Mayor Pro-Tem Trevor Lance (10/9) and Councilmember Amber McKinney (10/8) with Southeast Capital Partners. Councilmember Keith Reed and Councilmember Jim Player are meeting on Friday, October 23rd with them.

We are also expecting a second proposal site plan from Martin Lewis of Lewis Real estate.

Discussion Followed:

We had the express design kickoff meeting with DOT and the areas being looked at are Fanning Bridge Road, the intersection of Hwy 25 and Howard Gap Road and improvements to Rutledge, Fanning Bridge and St Johns Road as far as issues with truck traffic. It has been suggested for a roundabout for Fanning Bridge Road and Hwy 25 to slow down traffic. Funding for these projects is still an obstacle.

On the Murial update, I spoke with Karen Eve Banes and an artist has been identified for the project and has been working on some sketch ideas. We are looking at the Foam & Fabric site and will need an encroachment agreement from DOT for this. There will be a presentation at the November meeting on some options for the actual design.

Just a reminder, we will be having the Community Appreciation day at First Citizens Bank on Friday, October 23, 2026, from 10:00 to 2:00. There will be a shred event and pill drop as well as a hot dog lunch. ABCCM will be there to accept coat donations too.

Department Reports

September 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: 6:56 pm

Upcoming Events

Voting in the council room starts October 15, 2026
LGCCA October 20, 2026, at 3:00 pm
Halloween Carnival in the Park October 24, 2026
Fall Food Pantry October 26 through 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

MEMORANDUM

TO:

FROM:

COPY TO:

DATE:

SUBJECT: Tax refunds/releases

Background:

Recommendation:

Attachments:

1. Oct 2026 Tax Releases_

TOWN OF FLETCHER
Tax Collectors Office

2026 TAX YEAR PENDING RELEASES & REFUNDS

October 2026

Report Month	Year Adj	Rel #	Taxpayer	Reason for Release/Refund	Tax Amt to be Released	Adj Real Value	Adj Pers Value	REID or Abst #	HC BOC Approval
Oct-26	2026	8	CONGRUENT CONCEPTS & SOLUTIONS LLC	ADJ VALUE- BUS DISSOLVED 12/31/25 & 1989 TRACTOR SOLD IN '25	$ 1.65	-	(500)	3085198	10/5/2026
	2026	9	HPA III ACQUISITIONS 1 LLC	ADJ MADE TO DELETE SOME ASSETS PER 2026 BP PROP LISTING	$ 18.22	-	(6,074)	3118655	10/5/2026
	2026	10	NC PEARSON, INC	VOIDED - ASSETS BEING TAXED ON P-0003120393	$ 17.60	-	(5,333)	3122265	10/5/2026
	2025	11	RAINES, JAMES C	VOIDED - MH SOLD IN 2025. DISCOV ON P-0003123252 FOR 2025	$ 41.52	-	(13,481)	2446001	10/5/2026
	2026	12	WILLIS MOBILE HOME PARK LLC	ADJ TO REMOVE MH FROM REAL. BILLED ON P-0000738086 FOR '26	$ 278.10	(92,700)	-	10004295	10/5/2026
				Total October Releases/Refunds	**$ 357.09**				

MEMORANDUM

TO: Mayor & Town Council

FROM: Susan Heafner, Tax Collector

COPY TO: Mark Biberdorf, Town Manager
Heather Taylor, Assistant Town Manager

DATE: October 12, 2026

SUBJECT: Debt Setoff Hearing Officer Recommendation

Background:
N.C. General Statute §105-350 charges tax collectors "To employ all lawful means to collect all property, dog, license, privilege, and franchise taxes with which he is charged by the governing body" and authorizes specific collection remedies in G.S. §105-366 through §105-375.

Chapter 105A of the General Statues provides local governments with an additional setoff collection remedy by allowing the attachment of a taxpayer's N.C. state tax refund, N.C. lottery winnings, or other funds owed to the taxpayer by the state.

The guidelines set forth in G.S. §105A-5 require local agencies to provide written notice to the taxpayer of this impending collection effort which must contain specific information including: "The debtor has the right to contest the matter by filing a request for a hearing with the local agency…" G.S. §105A-5(c) further stipulates that "The governing body of the local agency or a person designated by the governing body must hold the hearing."

Recommendation:
Due to the January 2026 change in Fletcher tax collectors and the need to clarify certain internal processes, I recommend we designate the Town of Fletcher Finance Officer as our Debt Setoff Hearing Officer.

Attachment:
1. North Carolina General Statute §105A-5

§ 105A-5. Local agency notice, hearing, and decision.

(a) Prerequisite. - A local agency may not submit a debt for setoff collection under this Chapter until it has given the notice required by this section and the claim has been finally determined as provided in this section.

(b) Notice. - A local agency must send written notice to a debtor that the agency intends to submit the debt owed by the debtor for collection by setoff. The notice must explain the basis for the agency's claim to the debt, that the agency intends to apply the debtor's refund against the debt, and that a collection assistance fee of fifteen dollars ($15.00) will be added to the debt if it is submitted for setoff. The notice must also inform the debtor that the debtor has the right to contest the matter by filing a request for a hearing with the local agency, must state the time limits and procedure for requesting the hearing, and must state that failure to request a hearing within the required time will result in setoff of the debt.

(c) Administrative Review. - A debtor who decides to contest a proposed setoff must file a written request for a hearing with the local agency within 30 days after the date the local agency mails a notice of the proposed action to the debtor. A request for a hearing is considered to be filed when it is delivered for mailing with postage prepaid and properly addressed. The governing body of the local agency or a person designated by the governing body must hold the hearing.

If the debtor disagrees with the decision of the governing body or the person designated by the governing body, the debtor may file a petition for a contested case under Article 3 of Chapter 150B of the General Statutes. The petition must be filed within 30 days after the debtor receives a copy of the local decision. Notwithstanding the provisions of G.S. 105-241.21, a local agency is considered an agency for purposes of contested cases and appeals under this Chapter.

In a hearing under this section, an issue that has previously been litigated in a court proceeding cannot be considered.

(d) Decision. - A decision made after a hearing under this section must determine whether a debt is owed to the local agency and the amount of the debt.

(e) Return of Amount Set Off. - If a local agency submits a debt for setoff collection under this Chapter without sending the notice required by subsection (b) of this section, the agency must send the taxpayer the entire amount set off plus the collection assistance fees provided in G.S. 105A-13. Similarly, if a local agency submits a debt for setoff collection under this Chapter after sending the required notice but before final determination of the debt and a decision finds that the local agency is not entitled to any part of the amount set off, the agency must send the taxpayer the entire amount set off plus the collection assistance fees provided in G.S. 105A-13. That portion of the amount returned that reflects the collection assistance fees must be paid from the local agency's funds.

If a local agency submits a debt for setoff collection under this Chapter after sending the required notice and the net proceeds collected that are credited to the local agency for the debt exceed the amount of the debt, the local agency must send the balance to the debtor. No part of the collection assistance fees provided in G.S. 105A-13 may be returned when a notice was sent and a debt is owed but the debt is less than the amount set off.

Interest accrues on the amount of a refund returned to a taxpayer under this subsection in accordance with G.S. 105-241.21. A local agency that returns a refund to a taxpayer under this subsection must pay from the local agency's funds any interest that has accrued since the fifth day after the Department mailed the notice of setoff to the taxpayer. (1979, c. 801, s. 94; 1997-490, s. 1; 2002-156, s. 5(b); 2007-491, s. 44(1)c; 2025-83, s. 11(a).)

MEMORANDUM

TO: Fletcher Town Council

FROM: Josh Queen, Parks & Rec Director

COPY TO: Town Manager

DATE: 10/29/2026

SUBJECT: Approval of amendments to the park ordinance in Bill Moore Community Park and Kate's & Pete's Park.

Background:
The Parks and Recreation Department is proposing updates to the Park Regulations Ordinance for Bill Moore Community Park and Kate's & Pete's Park. The proposed amendments include updating park names and department references, prohibiting political signs and remote-controlled (RC) cars, and clarifying that e-bikes are not allowed on park trails.

These updates are intended to clarify park rules, improve safety, and ensure the ordinance reflects current park operations and regulations.

The revised ordinance is being submitted for review and consideration by Town Council at the November meeting.

Recommendation:
Approval of amendments to the park ordinance for the overall safety of everyone visiting our parks.

Attachments:
1. Park ordinance amended AL
2. Ordinance references in ordinance.

General Provisions

92.01 Helmet requirement

Parks Regulations

92.15 Purpose

92.16 Definitions

92.17 Rules and regulations

92.18 Lease or rental

92.19 Violations

92.20 Rental fees

92.99 Penalty

GENERAL PROVISIONS

§ 92.01 HELMET REQUIREMENT.

(A) *Regulations.*

(1) Every person operating a bicycle, roller blades or skateboard on town property (including parks and greenways) shall wear a helmet of good fit, fastened securely, and:

(a) Meeting ANSI Z90.4 standards, as amended; or

(b) The Snell Foundation 1995 Standard for Protective Headgear for use in bicycling, or ASTM bicycle helmet standard, as the standards above may be amended.

(2) No person operating a bicycle on town property (including parks and greenways) shall allow anyone under the age of 6, and weighing less than 40 pounds to ride as a passenger on a bicycle other than in a seat which shall adequately restrain the passenger and protect the passenger from moving bicycle parts, or astride the regular seat of a tandem bicycle.

(3) No person operating a bicycle on town property (including parks and greenways) shall allow anyone to ride as a passenger unless the passenger is wearing a helmet as defined in division (A)(1) of this section.

(B) *Enforcement.* This section shall be enforced by those town officials appointed by Town Council.

(Ord. O-00-11, passed 8-14-2000; Am. Ord. passed 5-8-2017) Penalty, see § 92.99

PARKS REGULATIONS

§ 92.15 PURPOSE.

The purpose of this subchapter is to provide rules and regulations to be enforced at the town's recreational facilities for the health, safety and enjoyment of the visitors to the facilities.

(Ord. O-98-12, passed 12-14-1998)

§ 92.16 DEFINITIONS.

For the purpose of this subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

LOITERING. If a person remains in a vehicle with or without other persons without cause; repeatedly beckons to, stops or attempts to stop passers-by or motor vehicles without cause; or repeatedly interferes with the free passage of other persons within the park.

PARK. Any and all those public areas owned, operated or maintained by the town and designated as a Town of Fletcher Recreational Park.

(Ord. O-98-12, passed 12-14-1998)

ELECTRIC BICYCLE (E-BIKE). A bicycle equipped with an electric motor that provides assistance through pedaling or a throttle, including Class 1, Class 2, and Class 3 electric bicycles as defined by North Carolina law.

PUBLIC PARK. Any publicly owned or maintained land which is designated by the town as a park or recreational facility.

REGISTERED SEX OFFENDER. An individual who is registered by any state or federal agency as a sex offender and whose name is published on any state or federal ***REGISTERED SEX OFFENDER*** listing, including but not limited to the sex offender registry established in G.S. Chapter 14, Art. 27A.

(Am. Ord. passed 6-13-2005)

§ 92.17 RULES AND REGULATIONS.

(A) The following shall be the rules and regulations of all of the recreational facilities of the town and shall be strictly enforced.

(B) It shall be unlawful for any person in any park, playground, ballfield, tennis court or any other recreational facilities thereof, owned and controlled by the town, to disregard the following:

(1) Park hours of operation.

(a) ~~*Fletcher*~~ *Bill Moore Community Park*. Monday through Sunday dawn to dusk.

(b) *Kate's & Pete's Park*. Monday through Saturday 7:30 a.m. to dusk; Sunday 1:00 p.m. to dusk (or unless extended by the Parks and Recreation Department).

(Am. Ord. passed 9-11-2000)

(2) Trespassers entering the park before or after park hours will be prosecuted to the fullest extent of the law.

(3) Littering is expressly prohibited. All trash must be placed in provided trash receptacles. Under no circumstances will household garbage or waste generated outside the park be permitted to be disposed of in the park facilities or on park grounds.

(4) Abusive language/disorderly conduct/fighting will not be tolerated. This is a family park.

(5) The holding of any exhibition, ceremony or making of any speech without permission from the Parks and Recreation Department will not be allowed.

(6) Firearms and concealed weapons are prohibited.

(7) Alcohol beverages and illegal drugs are not allowed on park grounds. The selling, delivering or attempting to sell or deliver any alcoholic beverage or illegal substance is prohibited.

(8) Tobacco products of any kind are prohibited.

(9) Obey all traffic signs. All vehicles, including motorcycles, must be parked in parking spaces provided. Service roads and walking paths are for pedestrians and town vehicles only. It shall also be unlawful for failure to obey all traffic officers or the persons being authorized and instructed to direct traffic whenever and wherever needed in the park.

(10) Vehicles left unattended for more than 24 hours on park property will be towed away at the owner's expense.

(11) Defacing or intentionally damaging any town-owned facility or monument is prohibited.

(12) Soliciting of any kind on park property is prohibited. This includes the distribution of any handbills or circulars, or posting, placing or erecting any bills, notices, political signs, paper or advertising devices not authorized by the Parks and Recreation Department.

(13) Vendors are prohibited from any type of selling without prior approval by Parks and Recreation Department.

(14) Cutting, picking, pulling or damaging trees, flowers, plants or other vegetation is strictly prohibited.

(15) Dogs must be leashed at all times and no more than 4 feet from owner. Dogs are not allowed in the children's playground areas. Users are asked to be considerate of others and owners must pick up dog's excrement on park grounds. All animal fecal matter must be removed by the owner and not left on trails, fields or in other public areas.

(16) Walking trails will be used primarily by pedestrians. However, persons on skateboards, skates and bicycles are welcome, but must use proper precautions, travel at a safe speed, and stay on walking trails at all times. All other motorized-type vehicles must be parked in parking spaces provided. Motorized handicapped wheelchair (or similar accessory vehicles not to exceed 1,000 pounds) are allowed on walking trails. Driving or operating ATVs, motorbikes, e-bikes, or other motor vehicles on trails or park grounds is prohibited. (see Rule 36 below)

(17) Park grills are designed for charcoal only. It is unlawful to gather and burn wood on town property or discharge fireworks, unless approved by the town's Fire Marshal. Personal grills in good operating conditions may be used in designated picnic areas only. No open fires or campfires will be permitted. Erecting tents, canopies or nailing decorations to park structures is not allowed without permission from Parks and Recreation Department.

(18) Swimming in the park pond is prohibited.

(19) Fishing from the banks of Cane Creek is allowed with proper North Carolina license.

(20) Hunting of any kind is prohibited.

(21) Hitting golf balls is prohibited.

(22) Flying model airplanes on park property is prohibited, unless at an event approved by the Parks and Recreation Department.

(23) Flying of unmanned aircraft systems (UAS or "drones") on or above park property is prohibited. Approval may only be granted by
the Parks and Recreation Department and must be in accordance with North Carolina Department of Transportation regulations, North Carolina General Statutes and Federal Aviation Administration guidelines.

(24) Fairground activities, flea market, garage sales and the like are not allowed without proper approval and permit from Parks and Recreation Department.

(25) Loitering, indecent conduct or any behavior which interferes with visitors will not be tolerated.

(26) Use of park areas and facilities is at the user's own risk. The town assumes no responsibility or liability for misuse of park or of its facilities.

(27) The Parks and Recreation Director or any town employee designated by the Town Manager shall have the authority to eject from any facility any person acting in violation of the rules and regulations posted for ~~Fletcher~~ Bill Moore Community Park. If a person is ejected from any facility, this shall be done verbally by an authorized town employee. The interfering with or hindering in any manner any town employee or contracted individual from performing their official duties is prohibited.

(28) Audio and musical devices should be operated at a volume not to disturb other visitors, with the exception of Parks and Recreation activities and authorized events.

(29) Benches, picnic tables and the like shall be "first come, first served" unless otherwise designated by the Parks and Recreation Department.

(30) No rock or other projectile throwing is allowed. This includes rockets fired or launched from the ground, with the exception of fireworks displays approved by the town.

(31) Use of a site closed to public or facility already reserved to other individuals.

(32) The using of any area or facility for commercial purposes are prohibited, without prior approval by the Parks and Recreation Department.

(33) Horseback riding is not permitted unless authorized by
the Parks and Recreation Director (See Rule 14, above).

(34) Alterations, modifications and/or additions to parks and facilities are not permitted without prior approval from the Parks and Recreation Director.

(35) Temporary housing (i.e. motor homes, RVs, tents, house trailers) may not be parked overnight with occupants inside. Only at the discretion of the Town Council may overnight camping be permitted.

(36) The operation of electric bicycles (e-bikes), including pedal-assist and throttle-assisted bicycles, is prohibited on all trails, greenways, and open areas within parks owned or operated by the Town of Fletcher. This restriction is intended to promote pedestrian safety and protect park grounds and recreational facilities. This prohibition shall not apply to wheelchairs or other mobility devices used by individuals with disabilities, as permitted by applicable law.

(37) The operation of remote-controlled (RC) cars is prohibited within all parks owned or operated by the Town of Fletcher. This restriction protects park grounds, landscaping, and recreational areas from damage and promotes the safety of pedestrians and other park visitors.

(38) The throwing of rocks, bottles and the like or climbing on equipment not designated for such climbing will be prohibited.

(Ord. O-98-12, passed 12-14-1998)

(39) Effective July 1, 2005, registered sex offenders shall be prohibited from entering all of the town's public parks.

(a) It shall constitute a general offense against the regulations of the Town of Fletcher for any person or persons registered with the State of North Carolina and or any other state or federal agency to enter knowingly into or on any public park owned, operated or maintained by the town.

(b) The Town Manager shall be charged with posting this regulation at the main entrance of each park within 30 days of the passage of this division.

(Am. Ord. passed 6-13-2005; Am. Ord. passed 5-8-2017)

Penalty, see § 92.99

Cross-reference:

Alcoholic beverages and illegal drugs prohibited, see Chapter 130 of this code of ordinances

Gathering and burning wood; discharge of fireworks prohibited, see Chapter 93

Prohibition of firearms and concealed weapons, see Chapter 131

Unattended vehicles towed at owner's expense, see Chapter 94

Volume of audio and musical devices, see Chapter 90

Statutory reference:

Abusive language, disorderly conduct or fighting, see G.S. § 14-132

Cutting, picking, pulling or damaging vegetation, see G.S. § 14-128

Defacing or intentionally damaging town facility or monument, see G.S. § 14-32

Littering, see G.S. § 14-399

Trespassing before or after hours, see G.S. § 14-159.13

Use of walking trails; motorized vehicles restricted, see G.S. § 20-175

§ 92.18 LEASE OR RENTAL.

Any person or persons entering into a lease or rental agreement of any recreation facility or recreation area agrees to hold harmless the town. The sponsor shall assume full responsibility. Rates shall be charged, and a rate schedule shall be updated and approved by the Parks and Recreation ~~Commission~~ Advisory Board. Failure to abide by the listed rules and regulations will result in forfeiture of future rental use of the town's facilities.

(Ord. O-98-12, passed 12-14-1998)

§ 92.19 VIOLATIONS.

Any person who violates any provision of the rules and regulations may be deemed guilty of a misdemeanor. The Town of Fletcher Police Department may issue citations or take other legal measures as may be allowed to enforce the terms and provisions of the rules and regulations set forth for ~~Fletcher~~ Bill Moore Community Park.

(Ord. O-98-12, passed 12-14-1998) Penalty, see § 92.99

§ 92.20 RENTAL FEES.

(A) The revenue pricing policy for the town parks system attached to Ord. O-99-9 is hereby adopted by reference as if set out in full herein, being approved by the Town Council as unanimously recommended by the Parks and Recreation ~~Commission~~ Advisory Board.

(B) The Town Council also authorizes the Parks and Recreation Advisory Board to approve of any changes to the fee and charges schedule as deemed necessary. Any other changes to the policy must be approved by the Town Council.

(Ord. O-99-9, passed 12-13-1999; Am. Ord. passed 10-10-2005; Am. Ord. passed 5-8-2017)

§ 92.99 PENALTY.

(A) Any person who violates any provision of this chapter for which no penalty is provided shall be subject to the terms of § 10.99.

(B) Any violation of division (A) of § 92.01 shall be punishable as provided in G.S. § 14-4, and shall be subject to a fine not to exceed $50.

(Ord. O-00-11, passed 8-14-2000)

(C) Any violation of §§ 92.15 through 92.19 shall be an infraction punishable by a fine of not more than $50, plus court costs. If any violation continues, each day's violation may be considered a separate offense. Flagrant misuse of parks and recreation facilities will result in a forfeiture of future use or reservation privileges.

(Ord. O-98-12, passed 12-14-1998)

(D) Anyone who is found in violation of § 92.17(B)36

shall be subject to a fine of not less than $500 per offense and/or 30 days in jail as outlined in G.S. § 14-4(a). Each and every entry into the park, regardless of the time period involved, shall constitute a separate offense under this division. This division (D) is effective July 1, 2005.

(Am. Ord. passed 6-13-2005)

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Town of Fletcher

Proposed Amendments to the Park Regulations Ordinance

The following amendments are proposed to update park facility names, clarify prohibited activities, and protect park property, trails, landscaping, and public safety.

1. Park Name Change – Fletcher Community Park

Replace all references to "Fletcher Community Park" throughout the ordinance with "Bill Moore Community Park."

2. Park Name Change – Kate's Park

Replace all references to "Kate's Park" throughout the ordinance with "Kate's & Pete's Park."

3. Prohibited Solicitation and Political Signs

Amend the section addressing solicitation and prohibited activities to include political signs as a prohibited item. The placement, posting, or display of political signs within Town parks shall be prohibited unless specifically authorized by the Town.

4. Electric Bicycles (E-Bikes) Prohibited on Park Trails

Add a provision prohibiting the operation of electric bicycles (e-bikes) on all park trails. This restriction is intended to promote pedestrian safety and protect the park's natural areas and trail surfaces.

5. Parks and Recreation Advisory Board Name Change

Replace all references to the "Parks and Recreation Commission" throughout the ordinance with "Parks and Recreation Advisory Board."

6. Remote-Controlled (RC) Cars Prohibited

Add a provision prohibiting the operation of remote-controlled (RC) cars within Town parks. High-speed RC cars equipped with tires designed for off-road use can damage dirt surfaces, tear up landscaping, and create potential safety hazards for pedestrians and other park visitors.

This restriction is intended to protect park grounds, preserve recreational areas, and maintain a safe environment for all park users.

MEMORANDUM

TO: Mayor & Council

FROM: Mark Biberdorf, Town Manager

COPY TO: Heather Taylor, Assistant Town Manager

DATE: 10/28/2026

SUBJECT: Approval of an interlocal agreement with Henderson County for a joint library project.

Background:
Attached for Council's review and approval is a draft interlocal agreement for a joint library project with Henderson County.

Recommendation:
It is recommended that Council approve the interlocal agreement.

Attachments:
1. Memo to Council. Discussion of Interlocal Agreement for Joint Libary Project
2. Interlocal agreement Fletcher Draft - November 2026

MEMORANDUM

TO: Mayor and Town Council

FROM: Mark E. Biberdorf, Town Manager

COPY TO: Heather Taylor, Assistant Town Manager

DATE: October 28, 2026

SUBJECT: Interlocal Agreement with Henderson County for Joint Library Project

Earlier this year the Town of Fletcher entered discussions with Henderson County regarding a joint project to develop a new library branch in Fletcher. As a part of that process, it was agreed that the County would develop a memorandum of understanding or interlocal agreement to help outline the commitment of both parties to this project.

Attached for Council's review and action is a draft of the proposed interlocal agreement for the library project. I will review the interlocal agreement in greater depth with you at the Agenda Review meeting.

If Council should have any questions about this item prior to the Agenda Review meeting, please let me know.

MEB/meb

Attachment

STATE OF NORTH CAROLINA

COUNTY OF HENDERSON

INTERLOCAL AGREEMENT

This Agreement is made and entered into this the _____ day of _____, 2026, by and between the **TOWN OF FLETCHER**, a North Carolina municipal corporation (the ***Town***), and the **COUNTY OF HENDERSON**, a body corporate and politic of the State of North Carolina (the ***County***).

Circumstances

A. The County and Town desire to collaborate on the planning, construction, funding, and operation of a new public library facility to serve residents of Fletcher and the surrounding area.

B. Both parties recognize the need for enhanced library services based on population growth, increased demand, and strategic community development objectives.

C. Both parties recognize the need to secure the necessary revenue for this project for both capital and operation costs.

Agreement

NOW, THEREFORE, in consideration of the mutual promises and covenants made to one another, the parties agree as follows:

Site Selection and Project Development

1. The Town of Fletcher will identify potentials sites for the Library. Upon mutual agreement, the property will be deeded to Henderson County in accordance with the purpose of this agreement.

2. A Joint Library Steering Committee will be established.

A. Membership will include two representatives appointed by the County, two representatives appointed by the Town, and one non-voting liaison from the Henderson County Public Library system.

DRAFT

B. The Steering Committee will oversee design and construction phases, recommend budgets and capital plans, coordinate public input, and monitor compliance with state statutes and procurement requirements.

3. The County will serve as lead construction manager for any construction undertaken. The Town will support permitting, utility coordination, and municipal approvals. Both parties will share responsibilities for community engagement and public outreach. The project will comply with all applicable local, state, and federal regulations.

Financial Commitments

4. The parties agree to review the cost of this project at the end of the schematic design phase. Presuming both parties agree to the proposed pricing at such time, the project will move forward. The parties agree that this project may require a borrowing to allow for adequate funding for the construction and establishing of the library.

5. The parties agree on the outcomes of joint equal payment of the cost of designing and building a library and then establishing the library in accord with the design (that includes furnishings and materials), and ownership of facilities. Operation of library shall be at the sole cost of the County.

Operations and Management

6. The library will be integrated into the Henderson County Public Library system.

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DRAFT

Executed after majority vote of both the Fletcher Town Council and the Board of Commissioners of Henderson County, this the _____ day of November, 2026.

TOWN OF FLETCHER	COUNTY OF HENDERSON
By:_____	By:_____
PRESTON BLAKELY, Mayor	WILLIAM LAPSLEY, Chairman Board of Commissioners
Attest:	Attest:
_____	_____
Town Clerk	Clerk to the Board of Commissioners
Approved as to form:	Approved as to form:
_____	_____
Town Attorney	County Attorney

DRAFT

MEMORANDUM

TO:

FROM:

COPY TO:

DATE:

SUBJECT: Presentation from Red Cross - Adrian Mines, Executive Director.

Background:

Recommendation:

Attachments:
None

MEMORANDUM

TO:

FROM:

COPY TO:

DATE:

SUBJECT: Presentation from STEAP on potential ideas for a wall mural in the town.

Background:

Recommendation:

Attachments:

1. Memo To Council. Update on Mural Project from Karen-Eve Bayne
2. Draft Banner 11-9-26

MEMORANDUM

TO: Mayor and Town Council

FROM: Mark E. Biberdorf, Town Manager MEB

COPY TO: Heather Taylor, Assistant Town Manager

DATE: October 27, 2026

SUBJECT: Update on Site Selection and Concepts for a Mural in Fletcher

Karen-Eve Bayne with STEAP will provide an update on her efforts to secure a location for a mural in Fletcher. The retaining wall in front of the Foam & Fabric site remains under consideration. Ms. Bayne will also be discussing selection of an artist and some themes or images to be included in the first mural.

If you should have any questions on this item prior to the meeting, please let me know.

MEB/meb


Feed Seed
BILL MOORE
COMMUNITY PARK
7 10 3
Welcome to
FLETCHER
ASHEVILLE
AIRPORT

MEMORANDUM

TO: Mayor and Town Council

FROM: Tyler Morrow, Planning & Zoning Director

COPY TO:

DATE: 11/9/2026

SUBJECT: Standard Rezoning–00 Mills Gap Road (Dirt and Sticks Inc.) (26-20-RZO) – Tyler Morrow, Planning & Zoning Director

Background:
Application to rezone the subject property located on Mills Gap Road (PIN:9663-54-5612) from M-1 Manufacturing District to R-1A Low Density Development District.

Recommendation:
Suggested motions are included in the packet.

Attachments:
1. Agenda Item- Mills Gap Road (Dirt and Sticks Inc.) 26-20-RZO
2. Staff Report-Mills Gap Road (Dirt and Sticks Inc.) 26-20-RZO
3. Proposed Zoning Map-26-20-RZO
4. Application Packet-Mills Gap Road (Dirt and Sticks Inc.) 26-20-RZO
5. DRAFT Ordinance-Standard Rezoning-Mills Gap Road (Dirt and Sticks Inc.) 26-20-RZO

TOWN OF FLETCHER
PLANNING DEPARTMENT
AGENDA ITEM COVER SHEET

Meeting Type: Town Council	Meeting Date: November 9, 2026

Title of Item:
Standard Rezoning–00 Mills Gap Road (Dirt and Sticks Inc.) (26-20-RZO) – Tyler Morrow, Planning & Zoning Director

SUGGESTED REZONING MOTION(S):

Approval:	**Denial:**
I move Town Council **adopt** an ordinance amending the official zoning map of the Town of Fletcher, changing the zoning designation of the subject property from M-1 Manufacturing District to R-1A Low Density Development District finding:	I move Town Council **deny** an ordinance amending the official zoning map of the Town of Fletcher, changing the zoning designation of the subject property from M-1 Manufacturing District to R-1A Low Density Development District finding:
1. The petition is found to be consistent with the Town of Fletcher Land Use Plan because: The proposed rezoning would accommodate lower density residential development east of the existing industrial park while reducing the potential intensity of uses within an environmentally sensitive area.	**1. The petition is found to be consistent with the Town of Fletcher Land Use Plan because:** The proposed rezoning would accommodate lower density residential development east of the existing industrial park while reducing the potential intensity of uses within an environmentally sensitive area.
2. We find this petition to be reasonable and in the public interest because: 1. The proposed rezoning would reduce the intensity of allowable uses on the east side of Mills Gap Road while establishing a larger area of low-density residential zoning that serves as a transition between the industrial uses to the west and the existing residential along Burney Mountain Road.	**2. We do not find this petition to be reasonable and in the public interest because:** 1. The proposed rezoning would eliminate a large undeveloped area currently zoned for manufacturing and industrial uses, further limiting opportunities for future industrial expansion along the Mills Gap Road corridor.

Attachments:	1. Staff Report 2. Proposed Zoning Map 3. Application packet from the applicant 4. Draft Ordinance

TOWN OF FLETCHER

PRESTON BLAKELY
MAYOR

MARK E. BIBERDORF
TOWN MANAGER

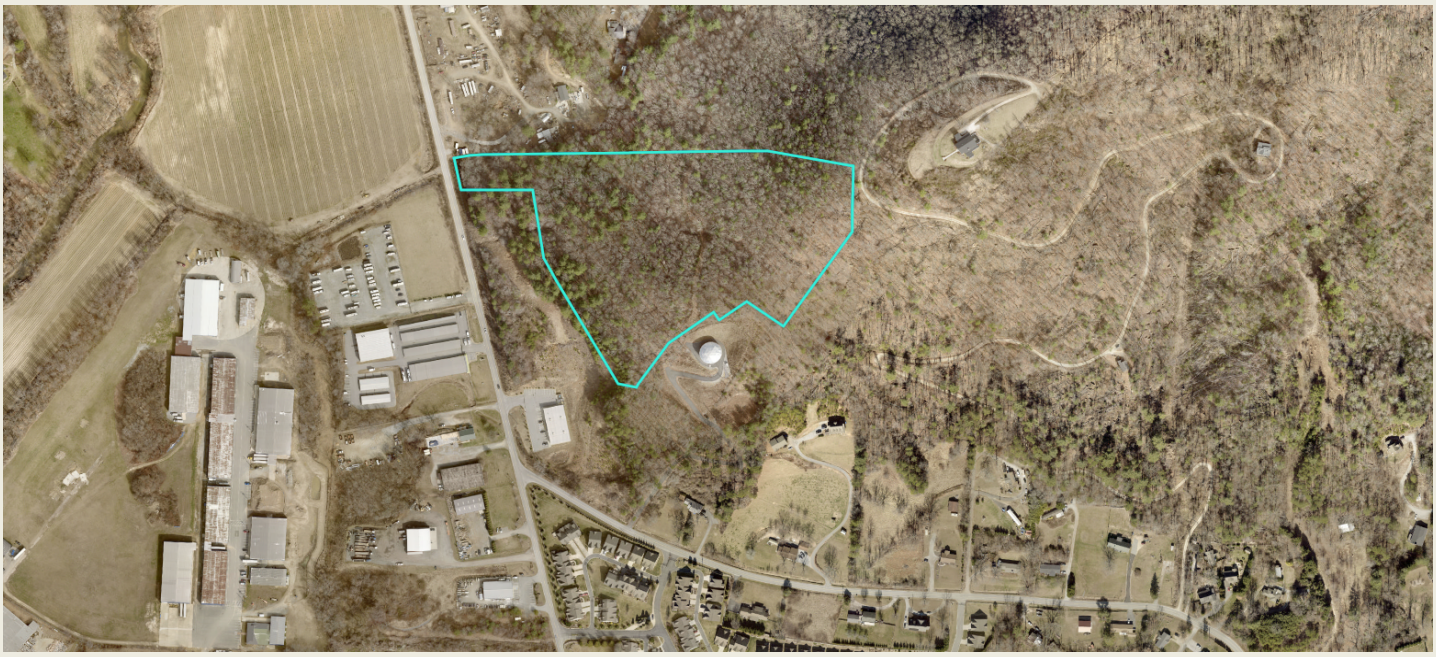
COUNCIL MEMBERS:
TREVOR LANCE
JIM PLAYER
KEITH REED
AMBER MCKINNEY

Standard Rezoning
PIN: 9663-54-5612 (Dirt and Sticks Inc)
No Address Assigned (Mills Gap Road)
(26-20-RZO)

Planning Department Staff Report
Tyler Morrow, Planning and Zoning Director

Project Summary 2
Map Amendment Process and Request: 3
Existing Zoning & Land Use Map and Description 4
Site Images 5
Property Slope Map and Description 6
Land Use Plan Consistency: 7
Permitted Use Comparison: 7
Planning Board Recommendation: 12

Project Summary

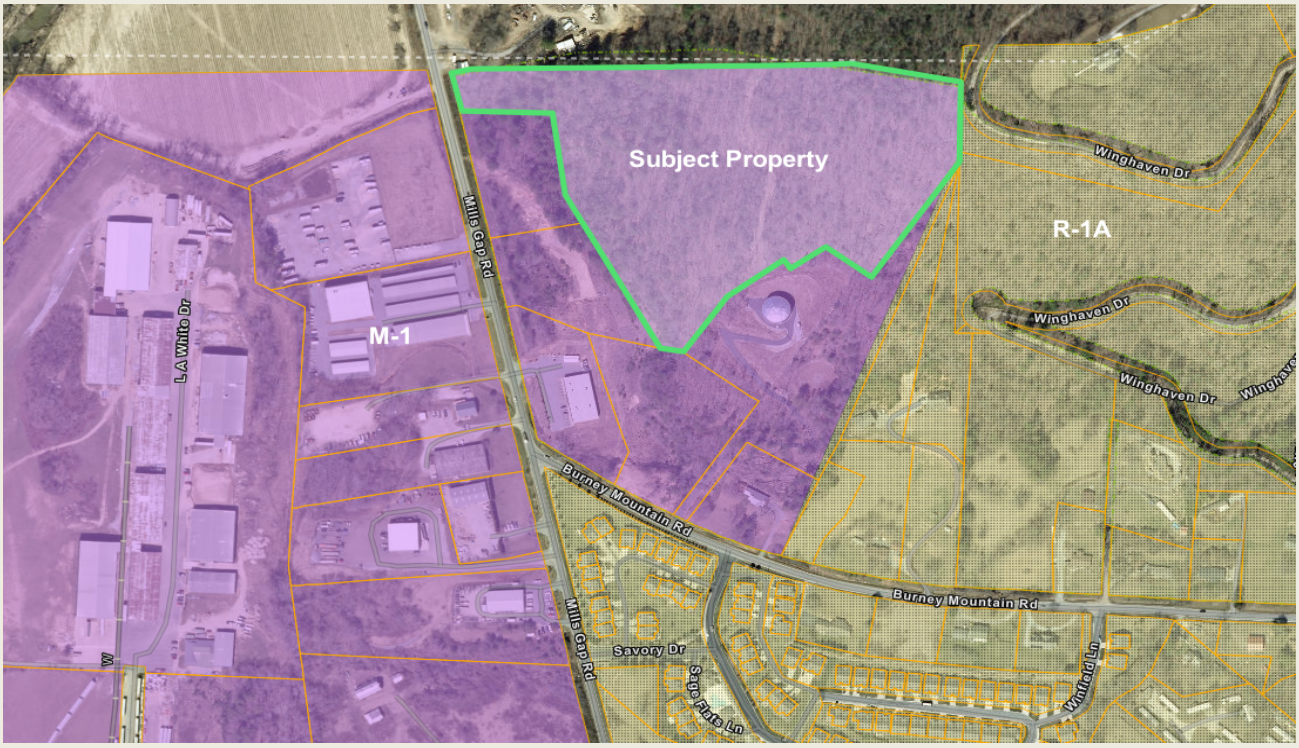


SITE VICINITY MAP

- **Project Name & Case #:**
  - PIN: 9663-54-5612 Standard Rezoning
  - 26-20-RZO
- **Applicant:**
  - Barry Bialik of Dirt and Sticks Inc.
- **Property Owner:**
  - Dirt and Sticks Inc.
- **Property Address:**
  - No addressed assigned (Mills Gap Road)
- **Project Acreage:**
  - 16.459 Acres

- **Parcel Identification (PIN):**
  - 9663-54-5612
- **Current Parcel Zoning:**
  - M-1 Manufacturing District
- **Requested Zoning:**
  - R-1A Low Density Development District (2 Units/Acre Residential)
- **Land Use Plan Designation:**
  - "Not in Use"

Map Amendment Process and Request:

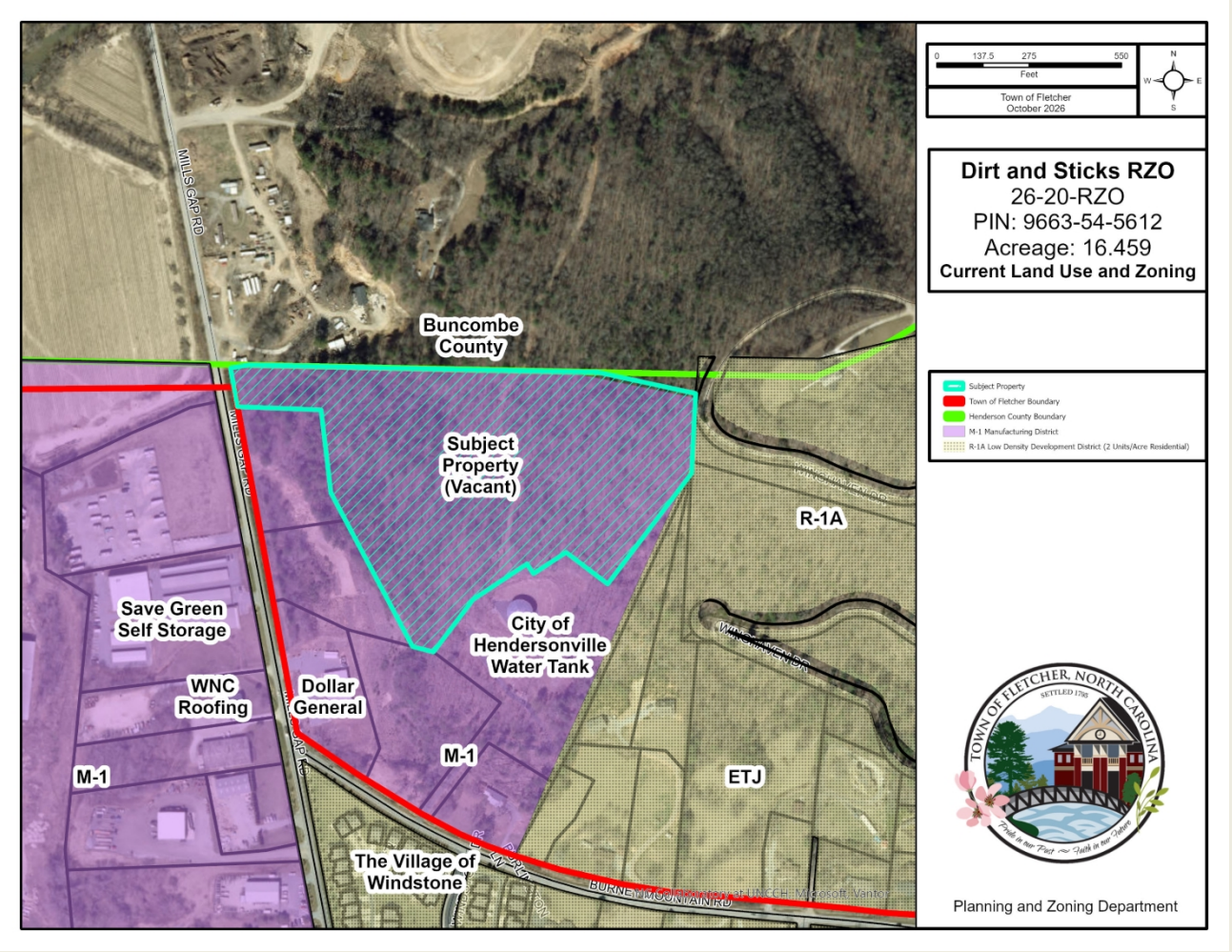


The Planning Board shall review the rezoning request and make a recommendation to the Town Council by majority vote. In its recommendation, the Planning Board shall consider the Comprehensive Plan (Land Use Plan) and state whether the proposed rezoning is consistent with the Plan. Following the Planning Board's recommendation, the Town Council will hold a public hearing and render a decision by majority vote. The Town Council's action shall include findings regarding the proposal's consistency with the Comprehensive Plan and a statement addressing the reasonableness of the proposed rezoning in accordance with N.C.G.S. 160D-605.

The proposed rezoning would be considered a downzoning under North Carolina law, as it would significantly reduce the range and intensity of uses permitted on the subject property. However, the rezoning can proceed because it was initiated and requested by the property owner rather than the Town.

In discussions with staff, the property owner indicated that the site may be better suited for residential development than industrial or commercial uses due to its steep topography. As illustrated in the use comparison later in this report, the proposed rezoning would substantially limit the permitted uses and would likely result in some form of residential development. However, because this is a standard rezoning request, all uses permitted within the proposed zoning district must be considered when evaluating the application, rather than focusing solely on the property owner's anticipated development plans.

Existing Zoning & Land Use Map and Description



The subject property is currently zoned M-1, Manufacturing District, a designation prevalent along Mills Gap Road and throughout the Town's industrial corridor. This area accommodates many of Fletcher's larger manufacturing operations and more intensive land uses, which contribute significantly to the Town's industrial character and economic base. The subject property is located across Mills Gap Road from the more established industrial core and appears to serve as a transition between industrial uses to the west and residential to the east. As illustrated on the accompanying zoning map, the M-1 and R-1A zoning districts directly abut one another, despite substantial differences in their permitted uses and development intensities. While the M-1 District allows some of the Town's most intensive uses, the R-1A District is among its most restrictive residential districts. Fortunately, the existing development pattern has provided a relatively gradual transition, with no large manufacturing operations immediately adjoining the residential properties in this area.

The R-1A District was established several years ago to preserve the rural character of the Hoopers Creek community. With a maximum density of two dwelling units per acre, the district allows substantially less residential development than the R-3 zoning designation previously in place. This distinction highlights the importance of considering land use compatibility along the boundary between these two significantly different zoning districts.

Site Images

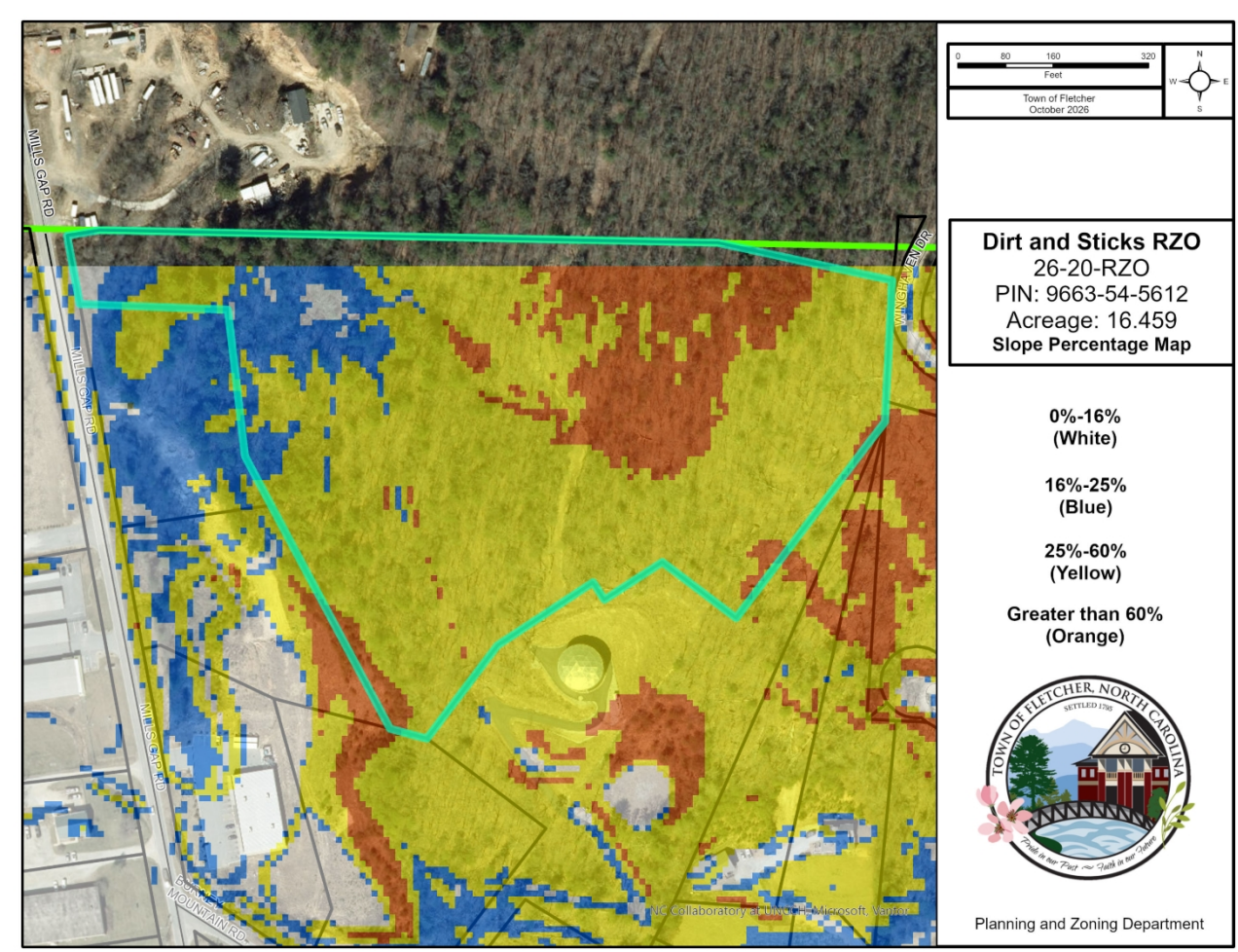


This site photograph illustrates the existing road frontage of the subject property along Mills Gap Road.



This photograph illustrates the steep grade change between the Dollar General on Mills Gap Road and the subject property, looking uphill toward the site.

Property Slope Map and Description



The subject property presents significant topographical challenges that may limit its development potential in the future. As illustrated in the accompanying slope map, the majority of the site has slopes exceeding 16%, with much of the property falling between 25% and 60%. Some portions even exceed 60% slope.

The Town's Land Development Code (LDC) defines steep slope areas as properties with an average slope of 33% or greater or those identified as having a moderate or high landslide hazard by the North Carolina Geological Survey. Properties meeting these criteria are subject to additional restrictions on minimum lot sizes, land disturbance, and impervious surface coverage. These standards are intended to protect environmentally sensitive areas and preserve natural topography.

The site's significant topographical constraints and applicable development regulations would likely limit its overall development potential regardless of zoning designation.

Land Use Plan Consistency:



The proposed development is consistent with the Land Use Plan's 3rd and 6th goals "To prevent inappropriate development of identified flood hazard areas or other environmentally sensitive areas that might endanger lives, property or health" and "To encourage low-density, single-family residential development west of US 25, and to a limited extent east of the industrial park"

The proposed rezoning would significantly reduce the range and intensity of allowable uses on the property, primarily limiting future development to lower density residential uses. This would provide additional residential zoning east of the existing industrial park while reducing the potential development impacts on one of the Town's environmentally sensitive steep slope areas.

Permitted Use Comparison:

P Permitted

PS Permitted subject to Additional Standards in Chapter 3

SUP Special Use Permit Required (See Chapter 3 and Chapter 15)

CZ Conditional Zoning (See Chapter 15)

— Not Permitted

Uses not listed as a permitted (P), permitted with additional standards (PS) or requiring a special use permit (SUP) or Conditional Zoning District (CZ) are presumed to be prohibited from the applicable zoning district.

Use	R-1A (Proposed)	M-1 (Current)
Residential		
Dwelling-Single Family (Not part of a PRD)	P	—
Dwelling-Duplex (Not part of a PRD)	P	—
Dwelling-Multifamily 4 units/building or less (Not part of a PRD)	—	—
Dwelling-Multifamily more than 4 units/building	—	—
Dwelling-Secondary	PS	—
Family Care Home (6 or fewer residents)	PS	—
Home Occupation	PS	—
Housing Service for the Elderly	—	—
Live-Work Units	—	—
Manufactured Housing, Individual Lots	PS	—
Manufactured Housing, Parks	—	—
Planned Residential Development (PRD)	SUP	—
Lodging		
Bed and Breakfast Inns	PS	—
Hotels/Motels/Inns	—	P
Rooming or Boarding House	—	—
Office/Service		
Animal Services	—	P
ATM	—	P
Banks, Credit Unions, Financial Services	—	P
Business Support Services	—	P
Child/Adult Day Care Home (6 –15 persons)	P	P
Child/Adult Day Care Center (16 or more persons)	PS	PS
Community Service Organization	—	—
Drive Thru Service	—	—
Funeral Homes	—	P
Group Care Facility (More than 6 residents)	—	—
Government Services	—	—
Medical Services - Clinic, Urgent Care Center	—	—

Use	R-1A (Proposed)	M-1 (Current)
Medical Services – Doctor office	—	—
Outdoor Kennels	—	PS
Post Office	—	—
Professional Services	—	P
Studio – Art, dance, martial arts, music	—	P
Vehicle Services – Major Repair/Body Work	—	PS
Vehicle Services – Minor Maintenance/Repair	—	PS
Retail/Restaurants		
Auto Parts Sales	—	P
Bar/Tavern/Night Club	—	—
Drive-Thru Retail/Restaurants	—	P
Gas Station with Convenience Store	—	P
General Retail – 10,000 sf or less	—	P
General Retail – 10,001 sf – 50,000 sf	—	P
General Retail – 50,001 – 100,000 sf	—	SUP
Restaurant	—	P
Shopping Center – Neighborhood Center	—	PS
Shopping Center – Community Center	—	CZ
Vehicle/Heavy Equipment Sales, Service, & Rental	—	PS

Use	R-1A (Proposed)	M-1 (Current)
Entertainment/Recreation		
Adult Establishment	—	—
Amusements, Indoor	—	—
Amusements, Outdoor	—	—
Cultural or Community Facility	SUP	—
Electronic Gaming Operations/Internet Sweepstakes	—	—
Meeting Facilities	SUP	—
Recreation Facilities, Indoor	—	—
Recreation Facilities, Outdoor	P	—

Use	R-1A (Proposed)	M-1 (Current)
Shooting Range, Outdoor	—	SUP
Theater, Movie	—	—
Theater, Live Performance	—	—
Manufacturing/Wholesale/Storage		
Agribusiness	P	P
Agricultural Products	PS	P
Asphalt Plant	—	—
Construction Services	—	P
Cryptocurrency Mining Operations	—	—
Data Centers	—	—
Laboratory - Medical, analytical, research & development	—	P
Laundry, dry cleaning plant	—	P
Manufacturing, Light	—	P
Manufacturing, Neighborhood	—	P
Manufacturing, Heavy	—	P
Media production	—	—
Metal products fabrication, machine or welding shop	—	P
Mini-Warehouses	—	P
Research and development	—	P
Storage - Outdoor storage yard, primary use	—	PS
Storage - Warehouse, indoor storage	—	P
Wholesaling and distribution	—	PS
Civic/Institutional		
Campground	—	—
Cemeteries	P	—
Colleges/Universities	—	—
Hospital	—	—
Public Safety Station	SUP	P
Religious Institutions	SUP	—
Schools – Elementary & Secondary	SUP	—
Schools – Vocational/Technical	—	—

Use	R-1A (Proposed)	M-1 (Current)
Infrastructure		
Airport	—	SUP
Wireless Telecommunication Facility-Stealth	PS	PS
Wireless Telecommunication Facility-Tower	—	SUP
Utilities-Class 1	P	P
Utilities-Class 2	—	PS
Utilities-Class 3	—	PS
Utilities-Class 4	—	PS

Planning Board Recommendation:

The Planning Board voted 8-0 to recommend approval of the Standard Rezoning Request.

Motion by the Planning Board:

I move the Planning Board recommend Town Council **adopt** an ordinance amending the official zoning map of the Town of Fletcher, changing the zoning designation of the subject property from M-1 Manufacturing District to R-1A Low Density Development District finding:

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

The proposed rezoning would accommodate lower density residential development east of the existing industrial park while reducing the potential intensity of uses within an environmentally sensitive area.

2. We 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 proposed rezoning would reduce the intensity of allowable uses on the east side of Mills Gap Road while establishing a larger area of low-density residential zoning that serves as a transition between the industrial uses to the west and the existing residential along Burney Mountain Road.
2. The proposed rezoning would significantly reduce the range and intensity of permitted uses on the subject property, potentially limiting development impacts within an environmentally sensitive area characterized by steep slopes

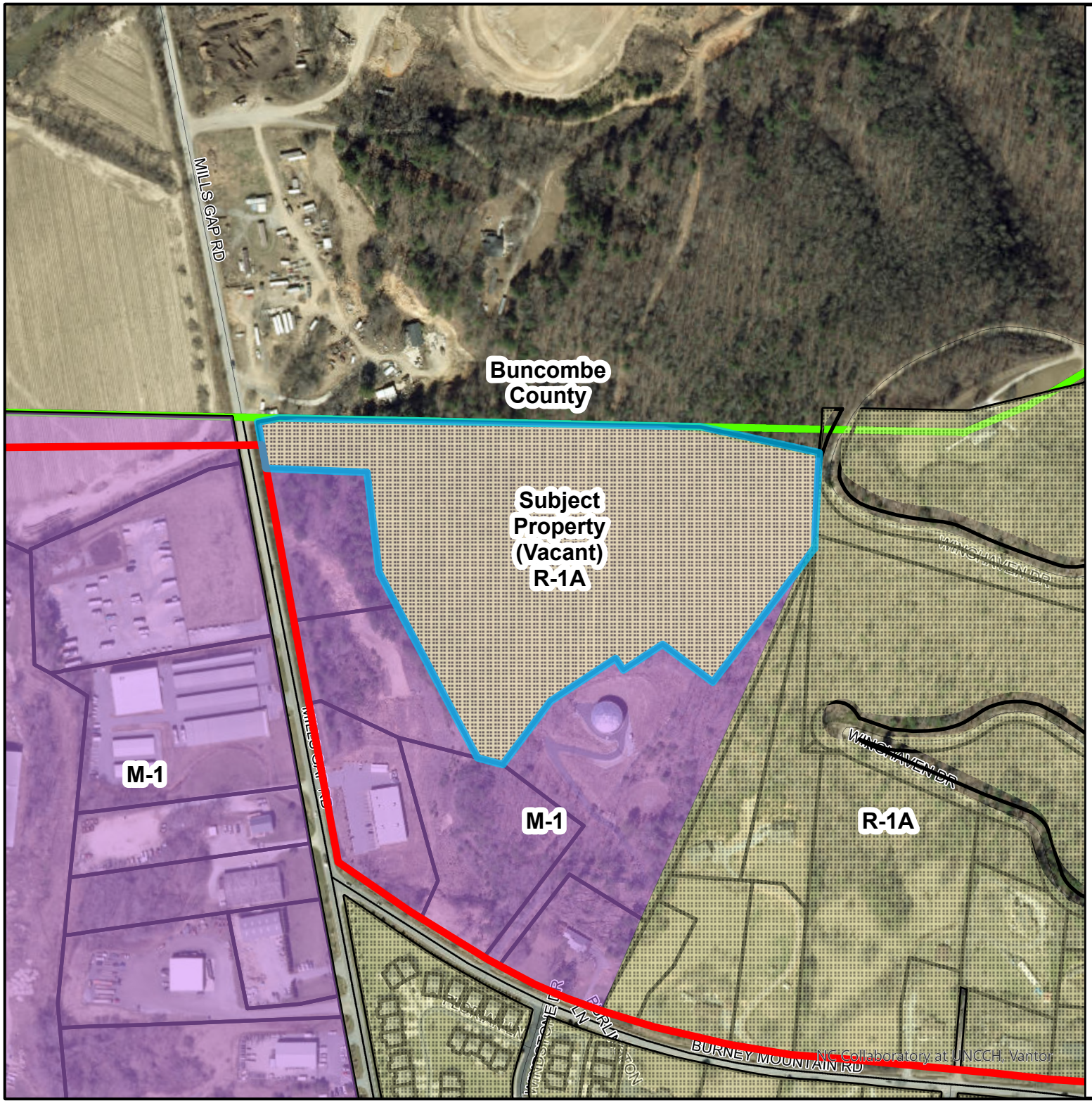
Vote

Motion: Julia Fogel

Second: Doug Ferguson

For: Robyn Mondin, Mike Franklin, Doug Ferguson, Julia Fogel, Lee Bowser, Jacob Compher, Leslie Cuevas, Bryan Gilbert

Against: None



0 137.5 275 550
Feet

Town of Fletcher
October 2026

N
W E
S

Dirt and Sticks RZO

26-20-RZO

PIN: 9663-54-5612

Acreage: 16.459

Proposed Zoning

- Subject Property
- Town of Fletcher Boundary
- Henderson County Boundary
- M-1 Manufacturing District
- R-1A Low Density Development District (2 Units/Acre Residential)

TOWN OF FLETCHER, NORTH CAROLINA
SETTLED 1795
Pride in our Past ~ Faith in our Future

Planning and Zoning Department

Town of Fletcher

Planning and Zoning
300 Old Cane Creek Road, NC 28732
(828) 687-3985 Fax (828)687-7133

Rezoning Application
Application Number 26-20-RZO [to be assigned by Town staff]

OWNERSHIP INFORMATION:

Property Owner: Dirt and Sticks, Inc.

Owner's Address: P.O. Box 475 City Skyland State NC Zip 28776

LOCATION OF PROPERTY (Address or Description): unaddressed parcel northeast of 564 Mills Gap Rd, Fletcher, NC 28732 (Dollar General)

PIN # 9663545612 PID# _____

Current Land Use: vacant/forested

Size (Square Feet or Acres): 15.31 AC (accounting for NCDOT R/W; ~~16.45~~ 16.49 AC per PLS survey)

ZONING REQUEST

Existing Zoning: M-1 Manufacturing Proposed Zoning: R-1A Residential

Purpose of Zoning Change:
The site's sloping topography would better support low-intensity residential development (via proposed R-1A zoning) compared to the existing M-1 Manufacturing zoning.

	Barry Bialik
Name of Agent	**Name of Petitioner(s)**
	P.O. Box 475
Agent's Address	Address of Petitioner(s)
	Skyland, NC 28776
City, State, Zip	City, State, Zip
	828-712-3781
Telephone Number	Telephone Number
Signature of Property Owner if other than Petitioner	Signature

Received By: _____ Date: _____

Owner's Affidavit

I (we) the undersigned do hereby give permission to (agent's name or organization) Dirt and Sticks, Inc. to file petition (application) for property(s) located at unaddressed parcel at Mills Gap Rd. / SR 1551 with PIN (or PID)# 9663545612 on this affidavit for the purpose of requesting a Rezoning from the Town Council of the Town of Fletcher, NC. I further understand that my signature is consent to all conditions and/or stipulations that may be imposed or adopted by such Town Council as part of the petition approval.

1. Owner's Name (Please Print) Barry Bialik

   Owner's Signature _____ Date 7/24/26

2. Owner's Name (Please Print) _____

   Owner's Signature _____ Date _____

3. Owner's Name (Please Print) _____

   Owner's Signature _____ Date _____

4. Owner's Name (Please Print) _____

   Owner's Signature _____ Date _____

Agent's (Contact) Information

Name: Barry Bialik Address: P.O. Box 475, Skyland, NC 28776

Phone Number: 828-712-3781 Fax Number: _____

CHECKLIST FOR REZONING APPLICATIONS

Town of Fletcher Planning and Zoning

Rezoning Application

☑ Completed application and Owner's Affidavit, if applicable.

☑ Legal description and PINS for subject property; i.e., copy of deed.

☑ Filing fee of $350.00.

☑ Area map illustrating subject property and surrounding zoning (staff will assist applicants in preparing this map if necessary).

☑ I acknowledge that all property owners abutting the proposed rezoning will be notified of the request and provided information of the hearing dates.

☑ I acknowledge the rezoning shall not be granted except after the recommendation of the Planning Board and decision by the Town Council following the public hearings.

☑ I acknowledge and grant consent to Town of Fletcher officials to visit the proposed site for the purpose of investigating this application.

Print Name: Barry Bialik

Signature: _____

Date: 7/24/26

This institution is an equal opportunity provider

BK 4229 PG 297 - 300 (4) DOC# 1001022854
This Document eRecorded: 11/22/2024 02:57:31 PM
Fee: $26.00
Henderson County, North Carolina Tax: $384.00
William Lee King, Register of Deeds

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: $384.00

Parcel Identifier No. 9663-54-4641 (Tax Parcel 10006332)
Verified by _____ County on the ____ day of _____, 2024.
By: _____

Mail/Box to: Allen Stahl + Kilbourne, PLLC, 20 Town Mountain Road, Suite 100, Asheville, NC 28801
This instrument was prepared by: Scott K. Burger (Allen Stahl + Kilbourne, PLLC, 20 Town Mountain Road, Suite 100, Asheville, NC 28801), a licensed North Carolina attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds.

Brief description for the Index: 26.61 ac. (+/-) AKA Lot 2, less and except 2.406 ac. (+/-) and 0.763 ac. (+/-)

THIS DEED made this 21st day of November, 2024, by and between:

GRANTOR	GRANTEE
KME Development, LLC, an Alabama limited liability company	**Dirt and Sticks, Inc., a North Carolina corporation**
Post Office Box 18968 Huntsville, AL 35804	1944 Hendersonville Road, Suite E2 Asheville, NC 28803

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

Submitted electronically by "Allen, Stahl, & Kilbourne, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in Henderson County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3327, at Page 574.

All or a portion of the property herein conveyed ☐ does or ☒ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) APPEAR ON FOLLOWING PAGE(S)]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) TO NORTH CAROLINA SPECIAL WARRANTY DEED]

KME Development, LLC, an Alabama
limited liability company

BY: _____
Lisa M. Hawkins, Authorized Agent

STATE OF ALABAMA

COUNTY OF MADISON

I, the undersigned Notary Public, certify that Lisa M. Hawkins, Authorized Agent of KME Development, LLC, an Alabama limited liability company, personally came before me this day and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a driver's license) and acknowledged that they signed the foregoing instrument for the purpose and in the capacity herein expressed.

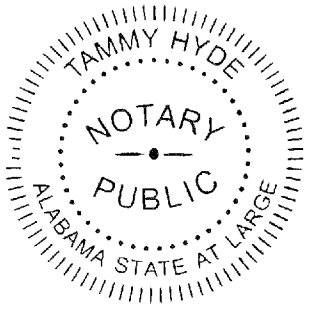
Witness my hand and Notarial stamp or seal, this 21st day of November, 2024.

Notary Public Signature: _____

Notary Public Printed Name: Tammy Hyde

My Commission Expires: 9/6/2024

(Affix Seal)



4853-9764-5815, v. 1

EXHIBIT "A"

Real Property Description

LYING IN HENDERSON COUNTY, NORTH CAROLINA

BEING a 26.61-acre tract, and being part of Tax Parcel 9633 54 3485, the property of Jack and Lillian Youngblood Trust, recorded in Deed Book 1473, Page 183, Hooper's Creek Township, Henderson County, North Carolina.

ALSO KNOWN as Lot 2, Survey Plat Map for The Broadway Group, LLC, recorded February 14, 2019, in Book 2019, Page 11637, Register of Deeds, Henderson County, North Carolina.

LESS AND EXCEPT the following:

BEING a 2.406 acre area portion of the 26.61-acre tract, the property of KME Development, LLC, an Alabama limited liability company, as recorded in Deed Book 3327, Page 574 of the Henderson County Registry and also as shown as Lot 2, Survey Plat Map for The Broadway Group, LLC, recorded in Book 2019, Page 11637 of the Henderson County Registry.

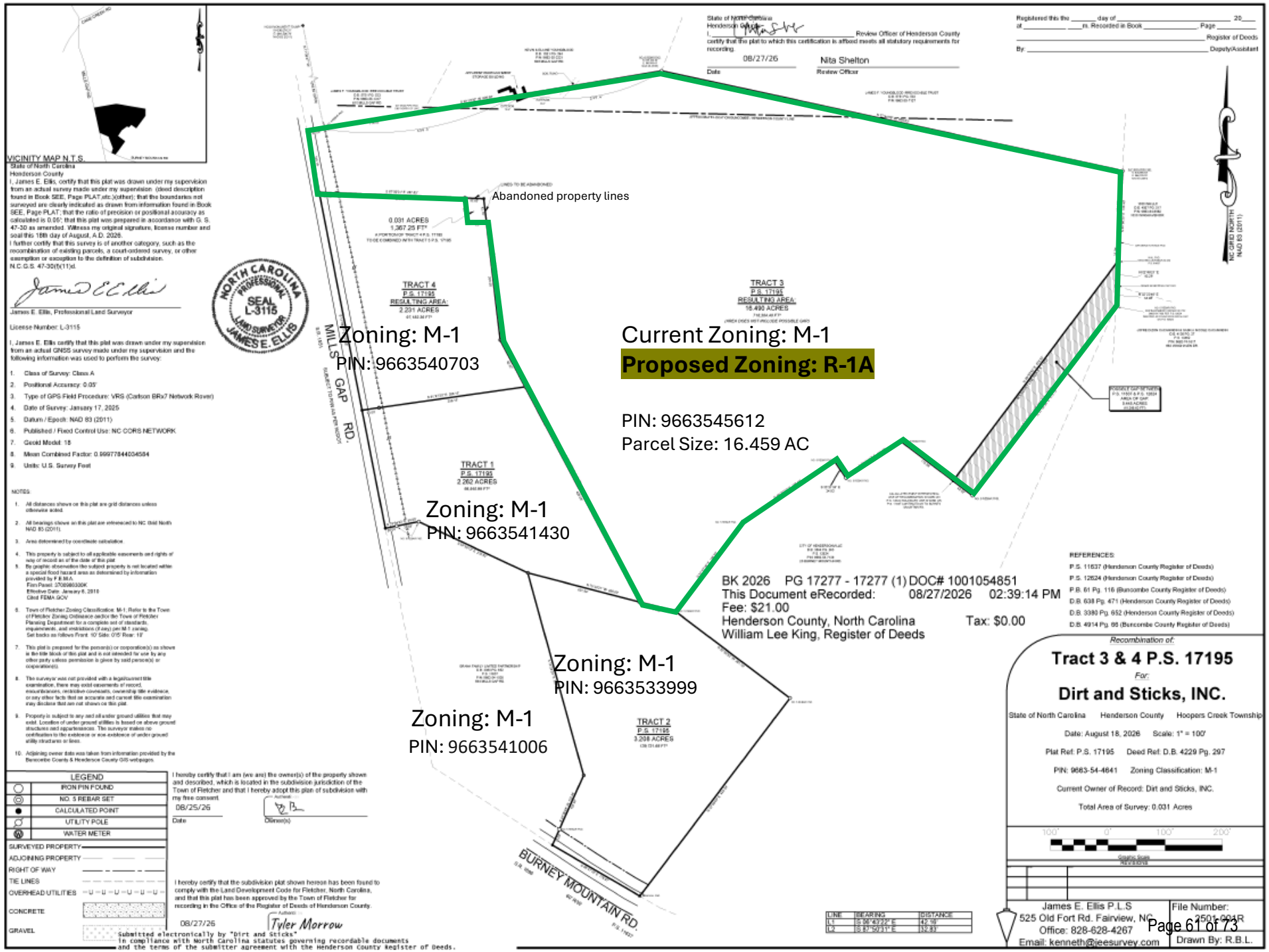
SAID 2.406 acre area more particularly described on plat slide 11928 of the Henderson County Registry.

ALSO LESS AND EXCEPT the following:

BEING all of that 0.763 acre tract as shown on that plat recorded in Plat Slide 12624 of the Henderson County Registry.

AND BEING a portion of that property described in that deed recorded in Deed Book 3327, at Page 574 in the Henderson County Register of Deeds.

TOGETHER WITH AND SUBJECT TO all easements, rights of way, conditions, covenants and restrictions appurtenant to the property described above.


VICINITY MAP N.T.S.
Abandoned property lines
Zoning: M-1
PIN: 9663540703
Current Zoning: M-1
Proposed Zoning: R-1A
PIN: 9663545612
Parcel Size: 16.459 AC
Zoning: M-1
PIN: 9663541430
Zoning: M-1
PIN: 9663533999
Zoning: M-1
PIN: 9663541006
MILLS GAP RD.
BURNEY MOUNTAIN RD.
TRACT 1
P.S. 17195
2.262 ACRES
TRACT 2
P.S. 17195
3.208 ACRES
TRACT 3
P.S. 17195
RESULTING AREA:
16.490 ACRES
TRACT 4
P.S. 17195
RESULTING AREA:
2.231 ACRES
0.031 ACRES
1,367.25 FT²
BK 2026 PG 17277 - 17277 (1) DOC# 1001054851
This Document eRecorded: 08/27/2026 02:39:14 PM
Fee: $21.00
Tax: $0.00
Henderson County, North Carolina
William Lee King, Register of Deeds
Recombination of:
Tract 3 & 4 P.S. 17195
For:
Dirt and Sticks, INC.
State of North Carolina Henderson County Hoopers Creek Township
Date: August 18, 2026 Scale: 1" = 100'
Plat Ref: P.S. 17195 Deed Ref: D.B. 4229 Pg. 297
PIN: 9663-54-4641 Zoning Classification: M-1
Current Owner of Record: Dirt and Sticks, INC.
Total Area of Survey: 0.031 Acres
James E. Ellis P.L.S
525 Old Fort Rd. Fairview, NC
Office: 828-628-4267
Email: kenneth@jeesurvey.com
File Number: 250-004R
Drawn By: R.B.L.
LEGEND
IRON PIN FOUND
NO. 5 REBAR SET
CALCULATED POINT
UTILITY POLE
WATER METER
SURVEYED PROPERTY
ADJOINING PROPERTY
RIGHT OF WAY
TIE LINES
OVERHEAD UTILITIES
CONCRETE
GRAVEL
Submitted electronically by "Dirt and Sticks"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

Ordinance #

AN ORDINANCE OF THE TOWN OF FLETCHER TOWN COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF FLETCHER FOR A CERTAIN PARCEL (POSSESSING PIN 9663-54-5612) BY CHANGING THE ZONING DESIGNATION FROM M-1 MANUFACTURING DISTRICT TO R-1A LOW DENSITY DEVELOPMENT DISTRICT

IN RE: Parcel Number: 9663-54-5612
Dirt and Sticks Inc. - No Address Assigned (00 Mills Gap Road)
(File # 26-20-RZO)

WHEREAS, the Planning Board took up this application at its regular meeting on October 20, 2026; voting 8-0 to recommend Town Council approve an ordinance amending the official zoning map of the Town of Fletcher, and

WHEREAS, Town Council took up this application at its regular meeting on November 9, 2026, and

WHEREAS, Town Council has found that this zoning map amendment is consistent with the Town's land use plan, and found that it is reasonable and in the public interest for the reasons stated, and

WHEREAS, Town Council has conducted a public hearing as required by the North Carolina General Statutes on November 9, 2026,

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Fletcher, North Carolina:

1. Pursuant to Article XV of the Land Development Code of the Town of Fletcher, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Number: 9663-54-5612, changing the zoning designation from M-1 Manufacturing District to R-1A Low Density Development District.

2. Any development of this parcel shall occur in accordance with the Land Development Code of the Town of Fletcher, North Carolina.

3. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted this 9th day of November, 2026.

_____
Preston Blakely, Mayor, Town of Fletcher

Attest:

_____

Christine Thompson, Town Clerk

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.

FLETCHER POLICE DEPARTMENT
TEAMWORK - PROFESSIONALISM - DEDICATION

DANIEL D. TERRY
CHIEF

MEMORANDUM

To: Mark Biberdorf, Town Manager

From: Chief D. Terry

Date: November 4, 2026

Re: October 2026 Monthly Report

Training & Professional Development:

- Officer Cucchiara attended a 2-day school rampage shooter training. This class is meant to improve an officer's response and preparedness to respond to such an event.
- Sergeant Kilby attended the Intoxilyzer recertification class so he can continue to perform the DWI breath test as needed.
- Sergeant Kilby attended the 2-day Axon Taser Instructor Refresher Course.
- Chief Terry and Captain Fulmer attended the North Carolina Sheriff's Association's annual new legislation training day where new laws relating to law enforcement operations are covered.
- The department completed its fall in-house training at AB-Tech. During this training officers had the opportunity to take the POPAT and receive two wellness days off for those that passed the test. This year's best score for the POPAT goes to Officer Justin Quinto, completing part-1 of the POPAT in 3:11 and part-2 in 1:25.

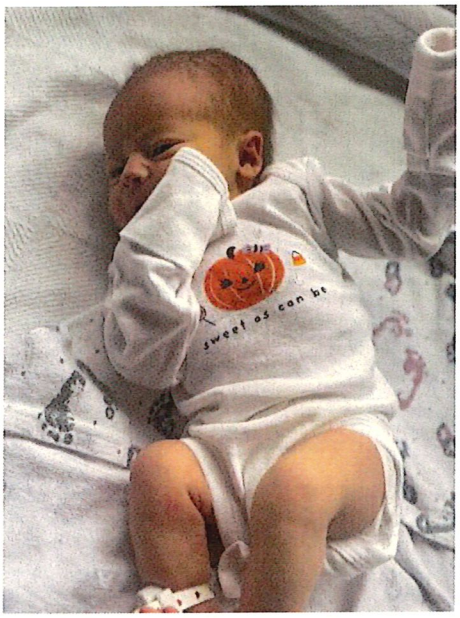
We had a total of 469 calls for service for the month of October. This does not include 807 extra security checks. Fifty-seven incident reports were filed. Thirty-one of these incidents required some type of investigative follow-up to be conducted. Twenty-three citations were issued for a total of 27 charges. Twenty-six auto accidents were reported and 11 arrests were made.

Activities of interest for the month of October include:

- Thanks to Evidence Custodian Laura Phipps and Administrative Assistant Kelsey Bunch, the department celebrated its 2nd Annual Pumpkin Day. A potluck with a pumpkin theme.
- This month there were a couple additions to the Fletcher Police Department family. Sergeant Wolfe and Detective Emily Beauchamp-Wolfe welcomed baby girl Iris Blair Wolfe into the world.

300 OLD CANE CREEK ROAD, FLETCHER NC 28732
PHONE (828) 687-7922 – FAX (828) 654-8046
Email: d.terry@fletchernc.org

- 

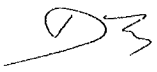
- Officer Michael Stites and his wife Savanna Stites welcomed baby girl Morgan Raine Stites.
- 

- After several complaints of unruly behavior related to the property at 26 Poteat St., the department began working with the property owner who is diligently working toward evicting those that are staying on the property. Since the process began, calls for service related to the property have decreased significantly and a couple tents where problematic individuals were staying have been removed.
- Officers responded to a report of a firearm discharge followed by yelling and a reference to being shot. Officers could not locate anyone in the area but found shell casings inside an abandoned building. Officers canvassed nearby residences and businesses locating witnesses and video surveillance. The incident was determined to be domestic violence related. The parties were identified and located later that evening. No injuries were found but charges were taken out for Possession of Methamphetamine, Felony Maintaining a Vehicle for a Controlled Substance, Carrying a Concealed Handgun, Breaking and

Entering to a Building, Possession of Drug Paraphernalia, and Discharge of a Firearm Inside a Building to Incite Fear.

- A stolen vehicle was located inside Bill Moore Park. The vehicle appeared unoccupied, so officers set up surveillance on the vehicle waiting for someone to return to the vehicle. It was later determined an individual was laying down in the back seat. He was taken into custody and charged with Possession of a Stolen Motor Vehicle and Possession of Drug Paraphernalia.
- Officers responded to the breaking and entering and larceny to a home in September. A female suspect was observed on video walking around the house. The victims alleged that the same female had broken into their house in 2022. There was a report on record for the 2022 case. Officers conferred with other law enforcement agencies finding there were similar breaking and entering cases with a similar suspect throughout the area. A vehicle description was obtained and subsequently the females identity discovered. She was charged with 2nd Degree Burglary and Larceny after Breaking and Entering for the recent case and charged with Breaking and Entering and Larceny after Breaking and Entering for the 2022 case as officers were able to connect suspect back to that case as well.
- Community engagement activities for the month of October included hosting TIP's (Trauma Intervention Program) training and presentation by the department on law enforcement's perspective when TIP volunteers are called to assist at a traumatic event. The department visited Asheville Police Department's Real Time Intelligence Center where the resources available to assist FPD during major events were demonstrated. The department participated in the First Citizen's Shred Event and Pill Drop. This year, 135 pounds of medication was collected, estimated at 101,775 pills. That was the largest amount collected from this annual event. The second highest amount was last year with 14.25 pounds. Members from the department attended Halloween in the Park, the Henderson County Investigator's Meeting, Church St. Funeral Home's First Responder Breakfast, Wilson Art's 2-day safety fair, and Henderson County Sheriff's Office's VIP (Volunteers in Partnership) awards banquet.

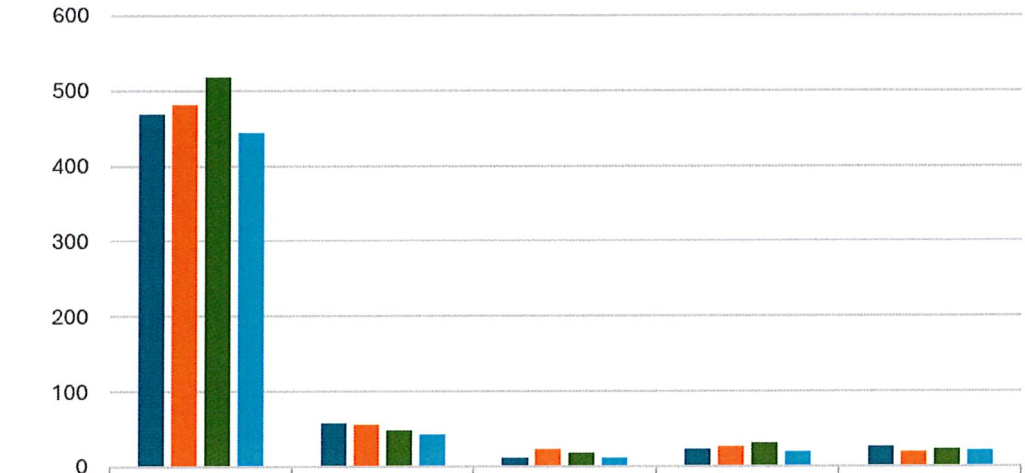
Respectfully Submitted,



Chief Dan Terry

300 OLD CANE CREEK ROAD, FLETCHER NC 28732
PHONE (828) 687-7922 – FAX (828) 654-8046
Email: d.terry@fletchernc.org

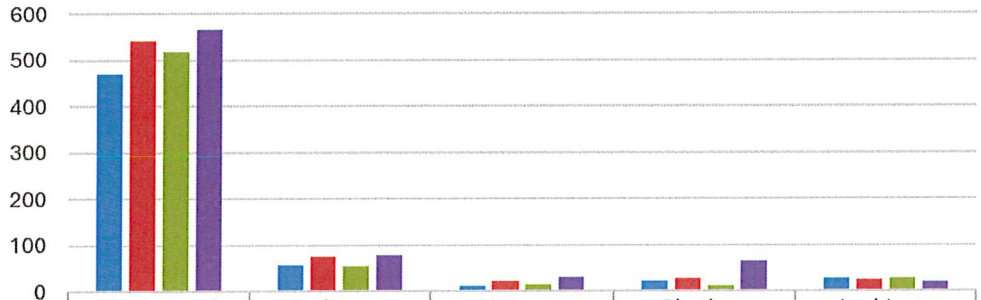
Fletcher Police Department - October - 2026 Monthly Comparison



	Calls For Service	Incidents	Arrests	Citations	Accidents
Oct-26	469	57	11	23	26
Sep-26	481	55	23	26	19
Aug-26	518	48	18	31	22
Jul-26	443	42	12	20	21

Oct-26 Sep-26 Aug-26 Jul-26

Fletcher Police Department - October - 2026 Yearly Comparison



	Calls For Service	Incidents	Arrests	Citations	Accidents
Oct 2026	469	57	11	23	26
Oct 2025	541	76	22	28	24
Oct 2024	517	53	13	12	27
Oct 2023	564	79	29	64	18

Oct 2026 Oct 2025 Oct 2024 Oct 2023

300 OLD CANE CREEK ROAD, FLETCHER NC 28732
PHONE (828) 687-7922 – FAX (828) 654-8046
Email: d.terry@fletchernc.org

FLETCHER POLICE DEPARTMENT
CRIMINAL INV DIVISION
OCTOBER 2026 STATISTICS

OFFENSE	MONTHLY ACTIVITY 2026					CUMULATIVE 2026				
	ASSIGNED	CLEARED w/ ARREST	EXCEPTIONALLY CLEARED	ADMINISTRATIVELY CLEARED	UNFOUNDED	OPEN PENDING	CLEARED BY ARREST	EXCEPTIONALLY CLEARED	ADMINISTRATIVELY CLOSED	UNFOUNDED
ARSON										
ASSAULT/BATTERY	1	1					2			
B&E (COMMERCIAL)							4			
B&E (RESIDENTIAL)							1		1	
B&E (TO MOTOR VEHICLE)										
CHILD ABUSE (PHYSICAL/NEGLECT)							1		2	3
CRIMINAL DAMAGE									2	
CRIMINAL TRESPASS										
DEATH INVESTIGATIONS	1				1	2	1		1	3
DOMESTIC VIOLENCE										
DRUG INVESTIGATIONS									1	
ELDER ABUSE-FINANCIAL										
ELDER ABUSE-PHYSICAL						1				2
FINANCIAL CRIMES/ID THEFT						2	3	3	11	1
HARASSMENT/INTIMIDATION	1	1					1		1	
HOMICIDE										
LARCENY	2	1				2	5	1		
MISSING PERSON (ADULT)								1		
MISSING PERSON (JUVENILE)										
MOTOR VEHICLE THEFT/UUMV									1	
ROBBERY										
SEX OFFENSE						1			3	2
SUICIDE/ATTEMPTED										
OTHER									2	
TOTAL	5	3	0	0	1	8	18	5	25	11
LAST MONTH	4	1	0	3	0					
YEAR-TO-DATE										

Department of Social Services		2026 YTD
TOTAL CASES REVIEWED	3	28
TOTAL CASES ASSIGNED	2	17
CITIZEN ASSIGNMENT LETTERS SENT	5	80

100 % Clearance rate for October 2026

58% Year-To-Date

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