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.

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Date Signed