Town of Fletcher
Town Council Regular Meeting
Minutes
November 9, 2026

Call the meeting to order at: 6:00 PM

Those who were in attendance are as follows:

Mayor Preston Blakely
Mayor Pro-Tem Trevor Lance
Councilmember Keith Reed
Councilmember Jim Player
Councilmember Amber McKinney
Planning & Zoning Director Tyler Morrow
Town Manager Mark Biberdorf

Moment of Silence:

Mayor Blakely led the group in a moment of silence.

Pledge of Allegiance:

Mayor Blakely led the group in the pledge of allegiance.

Public Comments:

Joe Black of 340 Howard Gap Road, Fletcher, commented on e-bikes in the park and cell phone use while driving.

Approval of minutes - corrections, additions or deletions

Agenda Review Meeting October 5, 2026

Regular Meeting October 12, 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 as written, and it was seconded by Councilmember Jim Player.

Motion all in favor.

Council Updates

Mayor Blakely commented on the Veterans salute and thanked Parks & Recreation for all their hard work on this.

Consent Agenda

Tax refunds/releases

Approval of Debt Setoff Hearing Officer recommendation.

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

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

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

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

Motion all in favor.

Discussion Items

Presentation from Red Cross - Adrian Mines, Executive Director.

Executive Director Adrian Mines gave a PowerPoint presentation on the Red Cross and then answered questions that the council had for him.

Discussion Followed:

Mayor Blakely thanked Mr Mines for his presentation and stated that a training session here in Fletcher for community members and disaster preparedness.

Town Manager, Mark Biberdorf, asked for a copy of the PowerPoint presentation.

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

Karen Eve Bayne with STEAP gave a presentation on the proposed/draft banner that will be placed on the retention wall in front of Foam & Fabric.

Discussion Followed:

Council has asked for several revisions to the banner which were acknowledged by Ms Bayne, and she stated that once the banner had been updated she would send it in for final approval.

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

Planning & Zoning Director Tyler Morrow gave a presentation on the proposed rezoning of property on Mills Gap Road.

Discussion Followed:

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

Councilmember Jim Player made a motion to go into public hearing, and it was seconded by Councilmember Keith Reed.

Motion all in favor.

Mayor Blakely asked for any comments at this time from the public.

There were no comments at this time.

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

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

Motion all in favor.

Mayor Blakely asked council for a motion for either approval or denial of this request.

Mayor Pro-Tem Trevor Lance motioned to **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 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:

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.

And it was seconded by Councilmember Keith Reed.

Motion all in favor.

Town Manager Report
Town Center project: Last week I reminded you that we have two developer groups of interest. One is Lewis Real Estate group and the other is Southeast Capital Partners. I mentioned that Lewis Real Estate group has a consultant that is updating the marketability and kind of the layout of our property. I have asked Lewis Real Estate and/or their consultant to come before you with the results. I am hoping that they will come before council, hopefully at the December meeting. Southeast Capital Partners are still interested as well. We are getting to a point where you will need to make some decisions soon as to how you would like to proceed.

On the public comment period on Fanning Bridge Road, which expires on November 18, there has been a lot of feedback on this and, of course, the more feedback we receive, the higher the score on this for consideration from DOT.

On the request for speed bumps/speed tables in The Reserve in Livingston Farms, public works did a traffic survey/study in there and all the averages in the study came back at or below the posted limit. So, at this time, speed bumps/tables would not be recommended at this time. However, we could look at lowering the speed limit as we did in Wiindsor Forest, which had the same circumstances. The speed limit is currently 25. We could look into lowering it to 20 miles an hour. Council would like staff to look into lowering the speed limit.

Department Reports

October Reports

Elena Miller of 28 Dogwood Terrace Fletcher commented on the artwork (proposed banner) to be placed here in Fletcher, and she is very much in favor of it.

CLOSED SESSION pursuant to NCGS § 143-318.11(a)(5) "Contract Negotiation"
Mayor Blakely asked for a motion to go into Closed Session.

Mayor Pro-Tem Trevor Lance motioned to go into Closed Session, and it was seconded by Council member Jim Player.

Motion all in favor.

Went into Closed Session at: 6:59 pm

Mayor Blakely asked for a motion to come out of Closed Session.

Mayor Pro-Tem Trevor Lance motioned to come out of Closed Session, and it was seconded by Councilmember Amber McKinney.

Came out of Closed Session at: 7:25 pm

Adjourn
Mayor Blakely asked for a motion to adjourn

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

Motion all in favor.

Adjourned at: 7:27 pm

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

Approved.

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Date Signed