Fletcher Town Council
Meeting Minutes
August 11, 2014

Call the meeting to order at: 07:01 pm

Those who were in attendance are as follows:

Mayor Bill Moore
Mayor Pro-Tem Eddie Henderson
Councilman Bob Davy
Councilman Hugh Clark
Councilwoman Sheila Franklin
Town Manager Mark Biberdorf
Administrative Services Director Heather Taylor
Public Works Director Steve Morgan
Planning & Zoning Director Eric Rufa
Parks & Recreation Director Greg Walker
Police Chief Erik Summey

Invocation: Mayor Bill Moore
Pledge of Allegiance: Councilman Hugh Clark

****Public Input*****

Todd Stimson: 30 Fawn Hurst Lane, Fletcher stated that he wanted to fill council in what he had been up to. He stated that he has been working as a handy man to support his family, and that he has been an activist (medical marijuana) and walked 260 miles in 18 days raising awareness to the legislative building in Raleigh in June. I also spent 2 days lobbying to Representatives on educational material on medical cannabis as well. On August 21 WLOS will be hosting a town hall meeting at the Ag Center to discuss Medical Marijuana and I would like to invite council. I also never heard anything about Resolution that I asked you to pass concerning the taxes I have to pay going to the school instead of the Fletcher PD.

Approval of Minutes-corrections, additions or deletions.
(7/7 & 7/14)

Mayor Pro-Tem Eddie Henderson made a motion to approve minutes as written and it was seconded by Councilman Bob Davy.

Council Updates
Councilwoman Sheila Franklin: None at this time
Mayor Pro-Tem Eddie Henderson: None at this time
Councilman Bob Davy: None at this time
Councilman Hugh Clark: None at this time

"Recognition of members of the Fletcher Zoning Board of Adjustment"

Chairman Jim Denton and Board Member Julian Davis attended the council meeting to receive their plaques.

Other Members

Don Rhodes
Larry Waldrop
Kevin Jennings
Carol Fonte
John Klemanski

Consent Agenda
None at this time.

Public Hearing to consider approval of CD/SUP # 2014-01, a 192 unit Apartment Complex proposal at the intersection of Hendersonville Road at Blake Road – Eric Rufa, Planning & Zoning Director.

Councilman Hugh Clark made a motion to go into Public Hearing and it was seconded by Mayor Pro-Tem Eddie Henderson and Councilman Bob Davy.

Planning & Zoning Director Eric Rufa thanked council for the recognition of ZBA. This case before us tonight is the same residential property from a previous development from a few years ago that had fallen through. This is a submittal from Triangle Real Estate of Gastonia and the proposed development is located on 4 parcels of land on the corner of Hendersonville Road and Blake Road. The 2 parcels that front Hendersonville Road are currently zoned C-1 and the 2 parcels off of Blake Road are zoned R-2.

Discussion Followed:

Vice President William Ratchford of Triangle Real Estate of Gastonia (South wood Realty) gave an overview of how his company got started in 1968 and in the 1970's by his Grandfather. Today the company is currently owned by his father and uncle. He stated they have been in Henderson County for 13 years and they built Brittney Place which is 216 units on Hwy 64 in Hendersonville. We just completed Ballantyne Commons which is 316 units earlier this year. We are currently working on building 2 complexes in Asheville as well.

Discussion Followed:

Engineer Tom Jones of WGLA Engineering (formerly William G. Lapsley & Associates engineering) stated that in terms of this project it is about 11 acres with 192 units at 8 buildings with a clubhouse and 3 garage units. This project meets all town requirements for parking, setbacks and open spaces. The City of Hendersonville will provide water and sewer will be provided by Cane Creek Sewer. One question has come up with the traffic on Blake Road. Access to this development will be from Hwy 25 only and Secondary access on Blake Road will be for emergency personnel only.

Discussion Followed:

Mayor Moore asked is there any comments from the Public at this time?

No Comments where made from the public at this time.

Mr. Jones and Mr. Ratchford answered questions that council had at this time

Discussion Followed:

Mayor Moore asked for motion to go out of public hearing and it was so moved by Mayor Pro-Tem Eddie Henderson and seconded by Councilman Bob Davy.

Discussion Followed:

Mayor Pro-Tem Eddie Henderson made a motion to approve CD/2014-01 a 192 unit apartment complex proposed at the intersection of Hendersonville Road and Blake Road and it was seconded by Councilman Bob Davy.

Mayor Moore stated let the record show that the mayor supports this as well.

Presentation on the Fletcher Family Fun Festival –Greg Walker, Parks & Recreation Director.

Parks & Recreation Director Greg Walker gave an overview of Fletcher Family Fun Festival that will be held on September 13, from 4:00 to 9:00 pm.

Discussion Followed:

Discussion on draft policy for rental of Town Hall Meeting spaces – Mark Biberdorf, Town Manager.

Town Manager Mark Biberdorf stated that at the meeting last week I presented the first draft of this policy for allowing the facilities to be available to non profits, clubs, and organizations that can use the facilities without charge during the day. We amended it to show groups that would fit the criteria (groups that would fit the regulations that may not be in Fletcher proper) Coverage for after hours would require at least a one week notice to reserve the facility. This would be so that we can schedule staff coverage during non-business hours.

Discussion Followed:

Councilman Bob Davy made motion we approve the policies for town hall facilities and community use as amended with the sentence (at least one week notice) and it was seconded by Councilman Hugh Clark.

Comments from our Town Manager- Mark Biberdorf.

We are closing out the remaining work on the building and I have set up a meeting with Jess Stafford so that we can go over the remaining the final punch list items at that time.

I have no final update on the asphalt parking lot I will be talking with Ben Cathey tomorrow

The appraisal on the old town hall should be ready in about two weeks and I already have one inquiry on the building. Beverly Hanks. Realty will be the listing agent.

Discussion Followed:

Apple Festival is on September 1st

On the sign at Exit 40 off of Hwy 26 (Airport Road exit) we have had a request to have Fletcher listed on the sign. They have approved a sign and it will be affixed to the base of the sign that is ¾ a mile before the exit. They have to get the sign ordered but they could not do it in the other direction due to expenses and safety issues.

On the Soccer Zone WNC Darren Brown is supposed to be coming to the regular meeting in October. We are looking at a lease with an option to purchase and discussion on the value of the land at that time.

Mills River Mill Works will be cutting the dioceses down tomorrow morning.

Mayor Moore: asked for a motion to adjourn and it was so moved by Mayor Pro-Tem Eddie Henderson and it was seconded by Councilman Bob Davy.

Adjourned: 08:32 pm

Approved:

9-8-14
Date

Mayor William "Bill" Moore