

Town of Fletcher
Agenda Review Meeting
Minutes
January 2, 2024
"Tuesday"

Call the meeting to order at: 6:00 pm

Swearing in of Mayor Pro-Tem Sheila Franklin and new Councilman Jim Player by Town Clerk Christine Thompson

Those who were in attendance are as follows:

Mayor Preston Blakley
Mayor Pro-Tem Sheila Franklin
Councilman Keith Reed
Councilman Trevor Lance
Councilman Jim Player
Town Manager Mark Biberdorf

Moment of Silence:

Pledge of Allegiance:

*** Public Comment ***

No comments were made at this time.

Approval of minutes-corrections or deletions.
(12/4, 12/11)

No comments were made on the minutes at this time.

Council Updates

Mayor Blakely commented on the plaque council received from the Lions club (American Legion) for support of veterans in the community and thanked them for it.

Consent Agenda

Tax refunds/releases

Approval of audit contract for FY 23/24 with Lowdermilk Church & Co.

No comments were made on the consent agenda at this time.

Public hearing to consider rezoning request R-2023-01, a request to rezone 9 parcels on Cane Creek and Pressley Hill Road from R-2 to Neighborhood Business District – Eric Rufa, Planning & Zoning Director.

Town Manager Mark Biberdorf stated that you have all the information in your packet. This is rezoning of nine parcels fronting on Cane Creek Road and some on Pressley Hill. This would give it the opportunity to put it in a zoning designation that would allow commercial and residential as allowable uses. The commercial uses are allowed but in non-conforming uses. Planning Board approved this unanimously.

Discussion Followed:

Public hearing to consider an amendment to the Land Development Code regarding building allowances in the M-1 district – Eric Rufa, Planning & Zoning Director.

Town Manager Mark Biberdorf stated that basically what happened is that the Partnership for Economic Development had a client that was looking for 100 foot (height) need which is a little unusual. Ours right now allows 42 feet (3 stories) the county currently allows 72 feet (5 stories). Planning Board recommended to go to 4 stories which is 56 feet. The recommendation from planning board is a 4-story limit for the town.

Discussion Followed:

Update on the Town Center project – Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf stated that last month you heard from Windsor Autry and Brad Goodson of Carland Company. The third entity that I had mentioned was Mark Morris of NIA Beverly Hanks and I reached back out and I have not heard back as I am guessing that they are not that far along.

We had the opportunity to hear from them and I am not sure where you would like to go from here. We could do a letter of Intent/agreement with one of these two to give them an exclusive right/window for due diligence on the property.

Discussion Followed:

Council has some questions/concerns for Mr. Goodson on a potential agreement and will submit them to the town manager who in turn will send them to Mr. Goodson

Consideration of amendments to Chapter 110 of the Code of Ordinances covering business licensing- Mark Biberdorf, Town Manager.

Town Manager Mark Biberdorf stated that this came about as we were reviewing our code dealing with registering businesses. Years ago, local governments had the authority to have a business privilege license tax. The General Assembly did not like this tax and they basically did away with it. However, they did say that you could do a Business Registration fee (\$25.00) so that you could keep up with the business activity that you have in town. So, we went back through the ordinance and removed all the reference to Business licenses in the code. A few things were added as well to clarify about Business Registration.

Town Manager Mark Biberdorf suggested moving this item to the consent agenda next week.

Council had no questions and is ok with moving this item to the consent agenda

Consideration of amendments to Chapter 111 of the Code of Ordinances covering itinerant merchants, salespersons, peddlers, solicitors and pawnbrokers – Mark Biberdorf.

Town Manager Mark Biberdorf stated that we do a permit for some of this activity particularly for solicitors. There is a small fee and a background check required as well. He then answered questions that council had for him on these amendments.

Discussion Followed:

Town Manager Mark Biberdorf suggested also moving this item to the consent agenda next week.

Council is ok with moving this item to the consent agenda.

Comments from the Town Manager Mark Biberdorf.

A reminder next week to be here at 4:00 and we will have department heads give a brief overview of this past budget year any upcoming items for the new budget year.

We have had a lot of discussion on grants for greenway projects. Rebekah Robinson with Conserving Carolina has identified one called Connecting Communities to state trails program. This is not a real big grant but it is \$250,000 grant with a \$250,000 match. Eric and I sat down with her and got Ben Cathey from McGill Associates and did a preliminary analysis to see if a trail could be built and how much of it from Hwy 25 there're going west along Cane Creek and you have a cost estimate in front of you.

Discussion Followed:

On our Town Center property surrounding town hall we have floated an idea as some type of workforce affordable housing on there. Do we approach a developer with a small number of multifamily units on the north side of the property. This is very preliminary/exploratory mixed-

use development. This would have something like commercial on the bottom with the housing above.

Discussion Followed:

Councilman Trevor Lance asked about the development (BSC holdings) that was supposed to go on the property near town hall and the continued delays on that development.

Town Manager Mark Biberdorf stated that they have started working on it and getting ready to submit a site plan.

Discussion Followed:

The only other thing that I have is that this is going to be a polling place again for the elections coming up. We will have 2 windows here where they will be taking up the council chambers for a brief period of time. In March they will have it from March 4th to March 6th and that is our agenda review meeting. So, we either hold agenda review up in the Multipurpose room or we cancel it. Then there is another block of time in October where it is a bit longer they set up in here on October 14 in here and it will be in here through November 6th. Then we would be displaced for the regular meeting in October and then the agenda review meeting in November.

Council will consider this issue closer to that time when it is known how many items will be on the agenda.

Mayor Blakely asked for a motion to adjourn.

Councilman Keith Reed made a motion to adjourn and it was seconded by Councilman Jim Player.

Motion carries all in favor.

Adjourned: 7:27 pm

Approved:

Date

Mayor Preston Blakely