

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 us 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 4<sup>th</sup> to March 6<sup>th</sup> 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 6<sup>th</sup>. 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:

2-12-24  
Date

  
\_\_\_\_\_  
Mayor Preston Blakely

Town of Fletcher  
Town Council Meeting  
January 8, 2024

Call the meeting to order at: 4:00 pm

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  
Public Works Director Jabbo Pressley  
Police Chief Dan Terry  
Planning & Zoning Director Eric Rufa  
Parks & Recreation Director Greg Walker  
Assistant Town Manager Heather Taylor

**Budget Workshop on past year accomplishments and emerging issues for the FY 2024-2025  
Budget**

**IT Matthew Horton** gave an overview of the current budget year and what he will be requesting for the upcoming budget year.

**Potential items are as follows:**

New phone system current one is 8 yrs. old and currently not working too well  
Manage security service provider(s) for rapid response detection  
Backup system upgrade  
Windows 11 software for desktop machines.

Discussion Followed:

**Assistant Town Manager Heather Taylor** gave an overview of the current budget year (Administrative, Professional Services & Town Facilities) and she does not anticipate any major requests for the upcoming budget year.

Discussion Followed:

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Town Council Meeting  
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Councilman Trevor Lance  
Councilman Jim Player  
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Public Works Director Jabbo Pressley  
Police Chief Dan Terry  
Planning & Zoning Director Eric Rufa  
Parks & Recreation Director Greg Walker  
Assistant Town Manager Heather Taylor

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New phone system current one is 8 yrs. old and currently not working too well  
Manage security service provider(s) for rapid response detection  
Backup system upgrade  
Windows 11 software for desktop machines.

Discussion Followed:

**Assistant Town Manager Heather Taylor** gave an overview of the current budget year (Administrative, Professional Services & Town Facilities) and she does not anticipate any major requests for the upcoming budget year.

Discussion Followed:

**Parks & Recreation Director Greg Walker** gave an overview of the current budget year and what he will be requesting for the upcoming budget year.

**Potential items are as follows:**

Wind screens for the courts

Repair/upgrade to sewer line in the park (restrooms) to create larger flow.

New staff person either 1 full time or 2 part time people

New tractor with a side arm boom for cutting underbrush in the park.

Discussion Followed:

**Police Chief Dan Terry** gave an overview of the current budget year and what he will be requesting for the upcoming budget year.

**Potential items are as follows:**

New yearly replacement vehicles (3) increased cost due to Dodge Charger no longer available will be looking at Dodge Durango's

License Plate readers to be placed at major roads/areas into/out of town.

Funds for sending a detective to Forensics school.

Purchase of 4 Tactical shields to have one available for each shift.

Discussion Followed:

**Public Works Director Jabbo Pressley** gave an overview of the current budget year and what he will be requesting for the upcoming budget year.

**Potential items are as follows:**

New/additional employee will be needed due to increased developments in town to help with trash pickup and other duties

Trash cans (increased developments)

Scag Mower to replace a 2008 model that is worn out.

Brush disposal and "fees" involved

Discussion Followed:

**Planning & Zoning Director Eric Rufa** gave an overview of the current budget year and what he will be requesting for the upcoming budget year.

**Potential items are as follows:**

Greenway grant match 50/50

Discussion Followed:

**Town Manager Mark Biberdorf** went over the Revenues, CIP and other projects for the past budget year.

Discussion Followed:

**Mayor Blakely** asked if it was ok to recess past 6:00 pm.

**Town Manager Mark Biberdorf** and **Town Clerk Christine Thompson** both stated that it is up to you.

**Mayor Pro-Tem Sheila Franklin** made a motion to recess until 6:10 pm and it was seconded by Councilman Trevor Lance.

**Motion carries all in favor.**

Break at: 5:43 pm

Call the meeting to order at: 6:09 pm

Moment of Silence: Mayor Blakely asked for a moment of silence.

Pledge of Allegiance: Mayor Blakely led the group in the Pledge of Allegiance.

\*\*\*Public Comments\*\*\*

**Clifford Meek 805 Wilkins Street Hendersonville**, spoke on asking support from council on the passenger railway between Asheville and Salisbury NC. Federal Funds are now available for projects such as these.

**Brandon Olsen 33 Stoney Brook Court Fletcher**, commented on the amendments to the ordinances and the issue of door to door sales in Livingston Farms.

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

**Mayor Blakely** asked if there were any corrections, additions or deletions to the minutes and if not do I have a motion to approve the minutes as presented.



**Councilman Keith Reed** stated I'll make a motion and it was seconded by Mayor Pro-Tem Sheila Franklin.

**Motion carries all in favor.**

#### **Council Updates**

**None at this time.**

#### **Consent Agenda**

Tax refunds/releases

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

Approval of amendments to Chapter 110 of the Code of Ordinances covering business licensing.

Approval of amendments to Chapter 111 of the Code of Ordinances covering itinerant merchants, salespersons, peddlers, solicitors and pawnbrokers.

**Mayor Blakely** asked for any comments, questions or concerns on the consent agenda and if none do I have a motion to approve the consent agenda as presented?

**Councilman Jim Player** stated I'll make that motion and it was seconded by Councilman Trevor Lance.

**Motion carries all in favor.**

#### **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.**

**Planning & Zoning Director Eric Rufa** briefly went over the rezoning request for these 9 parcels to go from R-2 residential to NBD (Neighborhood Business District).

**Mayor Blakely** asked for a motion to go into public hearing for rezoning request R-2023-01.

**Councilman Trevor Lance** stated that he would make a motion and it was seconded by Councilman Jim Player.

**Motion carries all in favor.**

**Attorney Bob Oast** who is representing a group of property owners gave a PowerPoint presentation on the rezoning request and then he answered questions that council had for him.

Discussion Followed:

**Mayor Blakely** asked if anyone else would like to speak during the public hearing.

There were no other comments at this time.

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

**Councilman Trevor Lance** stated make a motion and it was seconded by Councilman Keith Reed.

**Motion carries all in favor.**

**Planning & Zoning Director Eric Rufa** made some additional comments concerning that when this was originally zoned the classification of Neighborhood Business District did not exist. It was either C-1 or Residential and I think they aired on the side of caution with R-2.

**Mayor Blakely** asked if there were any more comments or questions on this rezoning and if not, we would need a motion to either approve or deny the request.

**Councilwoman Sheila Franklin** stated that she would like to make a motion to approve the rezoning request R-2023-01 from R-2 to Neighborhood Business District and it was seconded by Councilman Keith Reed.

**Motion carries all in favor.**

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

**Planning & Zoning Director Eric Rufa** gave an overview about this from last month concerning changing the building height in this district from 3 stories which is 42 feet (current) to 4 stories which is 56 feet. At the November Planning Board meeting this was unanimously approved.

Discussion Followed:

**Mayor Blakely** asked for any questions and if not do we have a motion to go into public hearing.

**Councilman Trevor Lance** stated I'll make a motion and it was seconded by Councilman Jim Player.

**Motion carries all in favor.**

**Mayor Blakely** asked if anyone wanted to speak during the public hearing.

No one wanted to speak at this time.

**Mayor Blakely** asked for a motion to come out of public hearing.

**Mayor Pro-Tem Sheila Franklin** she will make a motion and it was seconded by Councilman Keith Reed.

**Motion carries all in favor.**

**Mayor Blakley** asked for a motion to amend the Land Development Code to allow the building height of 56 ft ( 4 stories) in the M-1 district.

**Councilman Trevor Lance** stated make a motion and it was seconded by Councilman Jim Player.

**Motion carries all in favor.**

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

**Town Manager Mark Biberdorf** stated that in follow up to last week that he got in touch with Brad Goodson and he did indicate that his intent is to buy the property and not lease. I think in getting to more discussion matters on this with a smaller one on one meeting with him. (two councilmembers at a time) Or him coming back to the next meeting and give a more detailed presentation on what his approach would be.

I also got a follow-up question from Jim on this and he wanted to get a more information on the construction financing and long-term sustainability.

Discussion Followed:

Council agrees to have informal meetings with Mr. Goodson to get more information and certain questions answered that they may have on this project. After these meetings then have him come back for a more formal presentation.

**Discussion on council committee(s) seats and filling vacancies.**

**Mayor Blakely** stated that that we have two vacancies one on the French Broad MPO and the other on the Henderson County Transportation Advisory Committee.

Is anybody interested in these vacancies?

**Councilman Jim Player** stated that he is interested.

**Mayor Blakely** asked if everyone was ok with Councilman Jim Player filling the vacant seats on these committees.

Council is mutually agreeable for Councilman Jim Player to replace former Councilman Bob Davy on both of these committees.

**Comments from the Town Manager Mark Biberdorf.**

Conserving Carolina is continuing to look at any grant opportunities for Cane Creek greenway extension over towards the Meritor property. In particular the Connecting Communities to state trails grant. This is a \$500,00.00 grant with a 50/50 match so our share would be \$250,000.00. Rebekah Robinson will be here to discuss this next month.

We are trying to facilitate a meeting with the Executive Director of Housing Assistance Corporation (HAC) just as a very high look at the property on our north side of town hall to see if there is use of a small scale of workforce housing in that area.

As you know we are a polling place and in this election year and the Board of Elections are going to have use of the chambers. For the March meeting they are going to have control of the chambers from March 4<sup>th</sup> to March 6<sup>th</sup> so this falls in on our Agenda Review meeting. In October and November Board of Elections will have the will the room from October 14 until November 6<sup>th</sup>. This will impact our Regular Meeting in October and our Agenda Review meeting in November. Keep this in mind as to would you prefer to cancel the meetings or hold them upstairs in the multipurpose room.

On the gentlemen (Buster Brown) who is interested in a partnership for additional tennis courts in the park. I think we need to set up some additional information and to set up a meeting with him for discussion.

**Mayor Blakely** asked is there anything else from council and if not do we have a motion to adjourn.


**Councilman Keith Reed** made a motion to adjourn and it was seconded by Mayor Pro-Tem Sheila Franklin.

**Motion carries all in favor.**

Adjourned: 6:58 pm

Approved:

2-12-24  
Date

  
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Mayor Preston Blakely