

# TOWN OF FLETCHER

PRESTON BLAKELY  
MAYOR

MARK E. BIBERDORF  
TOWN MANAGER



COUNCIL MEMBERS:  
JIM PLAYER  
TREVOR C. LANCE  
KEITH REED  
AMBER MCKINNEY

## Town Council Agenda Review Meeting April 6, 2026 at 6:00 PM

Call the meeting to order at: 6:00 PM

- 1) Presentation of Flag Certificate by The Sons of the American Revolution — Michael Mills.

Moment of Silence:

Pledge of Allegiance:

Public Comments:

*"We will strive to uphold each citizen's First Amendment right to free speech. We will ensure a level of civility and decorum. We ask that all speakers be respectful and adhere to the three-minute time limit. Council is not expected to debate/discuss issues during public comment."*

Approval of minutes - corrections, additions or deletions

- 2) Agenda Review Meeting March 2, 2026
- 3) Regular Meeting March 9, 2026
- 4) Pre-Budget Retreat Meeting March 24, 2026

Council Updates

Consent Agenda

- 5) Tax refunds/releases
- 6) Setting Public Hearing Date — Standard Rezoning and Special Use Permit Review – Birkshire Trace (26-01-SUP) – Tyler Morrow, Planning & Zoning Director
- 7) Adding Mars Hill and Marshall to the Asheville Regional Housing Consortium — Tyler Morrow, Planning and Zoning Director
- 8) Approval of Budget Amendment #5 (0-26-06) to the budget ordinance.

## Discussion Items

- 9) Selection of an Individual for District 3 seat on the Planning & Zoning Board.
- 10) Presentation and annual report from Asheville Regional Airport—Lew Bleiweis, Executive Director.
- 11) Public Hearing for approval of Economic Incentives for project "Blaze" — Brittany Brady, President of the Henderson County Partnership for Economic Development.
- 12) Discussion on Resolution in support of HCA Leader Sam Hazen to visit Western NC for a meeting to discuss long-term improvements needed at Mission Health-Preston Blakely, Mayor.
- 13) Resolution opposing state legislation that would place limits on local property tax authority - Mark Biberdorf, Town Manager
- 14) Request for express design of key intersections and road extension in support of Town Center development - Mark Biberdorf, Town Manager

## Town Manager Report

### Department Reports

- 15) March Reports

## Adjourn

## **Upcoming Events**

Regular Meeting April 13, 2026, at 6:00 pm  
LGCCA April 21, 2026, at 3:00 pm "Flat Rock" hosting  
Shred/Pill Drop event on Saturday, April 25, from 9:00 am to noon.  
Agenda Review Meeting May 4, 2026 at 6:00 pm  
Budget Workshop May 7, 2026 at 9:00 am  
Regular Meeting May 11, 2026 at 6:00 pm

"This Institution is an equal opportunity provider."

Town of Fletcher  
Town Council Agenda Review  
Minutes  
March 2, 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  
Councilmember Keith Reed  
Councilmember Amber McKinney  
Planning & Zoning Director Tyler Morrow  
Assistant Town Manager Heather Taylor  
Town Manager Mark Biberdorf

**Mayor Pro-Tem Trevor Lance did not attend this meeting.  
Councilmember Jim Player did not attend this meeting.**

**Moment of Silence:**

No comments were made at this time.

**Pledge of Allegiance:**

No comments were made at this time.

**Public Comments:**

No comments were made at this time.

**Approval of minutes - corrections, additions or deletions**

**Regular Meeting February 9, 2026**

**Special Call Meeting February 16, 2026**

No comments were made at this time.

**Council Updates**

No comments were made at this time.

## **Consent Agenda**

### **Tax refunds/releases**

**Approval of Spring Litter Sweep Proclamation P-26-01 for annual litter sweep which runs from April 11, 2026 through April 25, 2026.**

**Approval of Budget Amendment #3 to FY 25/26 Budget Ordinance for fire departments prior year adjustment.**

**Approval of Budget Amendment #4 to the FY 25/26 Budget Ordinance for storm water expenses.**

**Approval of audit contract for FY 25/26.**

Mayor Blakely asked if there were any comments on the consent agenda.

Council had no comments at this time.

### **Discussion Items**

**Overview of the Hurricane Helene project fund — Heather Taylor, Assistant Town Manager.**

Assistant Town Manager Heather Taylor went over the expenses to fix the park from the damage caused by Hurricane Helene. The total expenses for repairs were \$1,103,905.70. We so far have received FEMA reimbursements of \$902,523.38, insurance proceeds of \$101,382.32 & a transfer from the general fund of \$100,000.00. We currently have a pending reimbursement from FEMA outstanding of \$306,106.32.

Discussion Followed:

**Discussion and update on potential annexation of property for an additional ABC Store.**

Boardmember Brandon Olsen gave a brief update on the proposed ABC store annexation of the property stating that they would need a letter of support on this from council to submit to the ABC Commission so that they can continue to move forward with the new store.

Discussion followed:

**Recommendations for Surplus Unassigned Fund Balance - Mark Biberdorf, Town Manager**

Town Manager Mark Biberdorf stated that he had gone over these suggested options for use of the unassigned fund balance monies last month. He stated that he will go over them again next week at the regular meeting since two council members are absent and then a decision can be made next week at the regular meeting.

## **Discussion — Regulatory Considerations for Data Centers within the Town’s Zoning Jurisdiction — Tyler Morrow, Planning and Zoning Director**

Planning & Zoning Director Tyler Morrow went over the information concerning possible data centers in the Town of Fletcher. It has been suggested to put a moratorium on this for now.

Discussion Followed:

It is agreed that a Public Hearing will be set for the May 11 meeting for further discussion.

## **Town Center update on meeting with Lewis Real Estate Group - Mark Biberdorf, Town Manager**

Town Manager Mark Biberdorf went over the recent meeting that he and Planning & Zoning Director Tyler Morrow had with Martin Lews and Will Buie about renewed interest in the town center property. He stated that they are asking for help with DOT to determine what they might require for the property to be developed.

Discussion Followed:

## **Town Manager Report**

I mentioned to you last month the potential of affordable housing on Underwood Road. This would be 3 adjoining parcels with 4 buildings and 115 units. This would be a conditional district rezoning with a special use permit and would require a Quasi judicial hearing. The public hearing would be set for the May meeting.

We are currently working with a surveyor on the greenway trail redesign. This is for the Cane Creek greenway extension across Charlie Owen's property.

On our legislative priorities list, I received a request from Chuck Edwards' office staff to go online and upload our project information for legislative assistance. This, of course, is the projects that we have identified for this year.

I have received all the budget requests from dept heads and am currently going over them now. I just received the fire dept budget request today and will be getting with Chief Griffin on this.

## **Department Reports**

### **February Reports**

**Closed Session per NCGS 143-318.11 (4) Industrial Matters.**

### **Adjourn**

**Mayor Blakely** asked for a motion to go into Closed Session.

Councilmember Keith Reed motioned to go into closed session and it was seconded by Councilmember Amber McKinney.

Motion all in favor.

Went into Closed Session at: 6:31 pm

Came out of Closed Session at: 6:46 pm

**Mayor Blakely** asked for a motion to adjourn.

Councilmember Amber McKinney motioned to adjourn and it was seconded by Councilmember Keith Reed.

Motion all in favor.

Adjourned at: 6:47 pm

### **Upcoming Events**

**Regular Meeting March 9, 2026 at 6:00 pm**

**Budget Retreat Meeting March 24, 2026 at 8:30 am**

**Easter Egg Hunt March 28, 2026**

**Shred/Pill Drop event Saturday, April 25, from 9:00 am to noon.**

**Agenda Review Meeting April 6, 2026 at 6:00 pm**

**Regular Meeting April 13, 2026, at 6:00 pm**

**LGCCA April 21, 2026 at 3:00 pm "Flat Rock" hosting**

Approved.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signed

Town of Fletcher  
Town Council Regular Meeting  
Minutes  
March 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 Jim Player  
Councilmember Amber McKinney  
Councilmember Keith Reed  
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:**

No comments were made at this time.

**Approval of minutes - corrections, additions or deletions**

**Regular Meeting February 9, 2026**

**Special Call Meeting February 16, 2026**

**Mayor Blakely** asked for any deletions or corrections 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**

No comments were made at this time.

## **Consent Agenda**

### **Tax refunds/releases**

**Approval of Spring Litter Sweep Proclamation P-26-01 for annual litter sweep which runs from April 11, 2026 through April 25, 2026.**

**Approval of Budget Amendment #3 to FY 25/26 Budget Ordinance for fire departments prior year adjustment.**

**Approval of Budget Amendment #4 to the FY 25/26 Budget Ordinance for storm water expenses.**

**Approval of audit contract for FY 25/26.**

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

Councilmember Jim Player motioned to approve the consent agenda, and it was seconded by Councilmember Amber McKinney.

Motion all in favor.

### **Discussion Items**

#### **Discussion and update on potential annexation of property for an additional ABC Store.**

Board Member Brandon Olsen gave a brief update from the agenda review meeting last week about the annexation of the property where the second ABC store will go. This would be a 10 yr lease. He feels that this would give them a chance to see how well the business would be in this area before committing the funds to build a store down the road. He has asked that the town provide a letter of support for the annexation so that they can move forward with getting this approved by the ABC Commission.

Discussion Followed:

The council (town) will provide a letter of support in favor of the annexation,

#### **Recommendations for Surplus Unassigned Fund Balance - Mark Biberdorf, Town Manager**

Town Manager Mark Biberdorf went over the previously discussed options for the use of the excess unassigned fund balance.

Mayor Blakely also went over another option for these funds, which would be to help with a partnership on a new library in Fletcher. He said that discussions have opened back up with

the county. He suggests putting this money into the Capital Improvement fund to see where negotiations go with the library.

Discussion followed:

Council agrees to table making a decision at this time and putting the money into the CIP.

### **Discussion — Regulatory Considerations for Data Centers within the Town's Zoning Jurisdiction — Tyler Morrow, Planning and Zoning Director**

Planning & Zoning Director Tyler Morrow gave an update on the information for data centers within the town's zoning jurisdiction.

Discussion Followed:

Council agrees to amend the current Land Development Code to include that data centers, along with cryptocurrency mining are prohibited in the Town of Fletcher.

### **Town Center update on meeting with Lewis Real Estate Group - Mark Biberdorf, Town Manager**

Town Manager Mark Biberdorf stated that there is not much of an update from last week other than we received some more local interest and Tyler and I are meeting with them tomorrow. We met with Lewis Real Estate group on February 16 and several things they wanted to know if we wanted to partner with them on, and one thing was the transportation improvement requirement issues. We had a lot of discussion about DOT and the traffic impact analysis, and we indicated that we would like to gage DOT and what they are thinking about for Howard Gap Road & 25 and Fanning Bridge Road & 25. The first thing we are going to do is meet with the MPO (Regional Transportation Group) to see about sources of funding out there to make this a project that could get funded. We are meeting on March 17 with the director of the MPO (Tristan Winkler), to get an idea to see what resources are out there. Then meet with DOT to see what improvements are planned for those intersections.

They also wanted to know what McGill's analysis was of our property and what the council thought about that. Right now, we need to continue to market the property until we get some sort of formal engagement or letter of intent.

Discussion Followed:

### **Town Manager Report**

I mentioned last week about the affordable housing development on Underwood Road. This is the one that would be adjacent to Apple Tree Honda just to the south of it. This would be 3 parcels over 4 buildings and 115 units. The developer is applying for lower income housing tax credits. We don't know a lot of other particulars about the project. Because of the type of development, it is per our Land Development Code, it will require a special use permit there and requires conditional district rezoning. There is also a quasi-judicial hearing on this.

On the greenway trail design update, McGill is moving forward, and they put their driveway permit in with DOT and their encroachment agreement. We surveyed our property, especially the Charlie Owen property.

Outreach to our legislative delegation (legislative priorities list) to try and set up a meeting and have not heard back yet.

Our budget submissions are in, and I don't think that much has changed. I'll be going over those and getting with Heather tomorrow and go over it. We will have this ready for you on March 24.

## **Department Reports**

### **February 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: 6:47 pm

### **Upcoming Events**

**Budget Retreat Meeting March 24, 2026 at 8:30 am**

**Easter Egg Hunt March 28, 2026**

**Shred/Pill Drop event on Saturday, April 25, from 9:00 am to noon.**

**Agenda Review Meeting April 6, 2026, at 6:00 pm**

**Regular Meeting April 13, 2026, at 6:00 pm**

**LGCCA April 21, 2026 at 3:00 pm "Flat Rock" hosting**

Approved.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signed

Town of Fletcher  
Town Council Budget Meeting  
Minutes  
March 24, 2026

**Call the meeting to order at: 8:30 am**

Those who were in attendance are as follows:

Mayor Preston Blakely  
Councilmember Keith Reed  
Councilmember Jim Player  
Councilmember Amber McKinney  
Town Manager Mark Biberdorf  
Assistant Town Manager Heather Taylor  
Public Works Director Jabbo Pressley  
IT Matthew Horton  
Police Chief Dan Terry  
Planning & Zoning Director Tyler Morrow  
Parks & Recreation Director Josh Queen  
Town Clerk Christine Thompson  
Fire Chief Robert Griffin of Fletcher Fire & Rescue

**Mayor Pro-Tem Trevor Lance came in at 8:45 am.**

**Discussion Items**

IT Matthew Horton gave an overview of the IT budget for the upcoming FY 26/27.

The increase for the upcoming budget year is \$44,250 with a total of \$302,850.  
Current year's budget is \$258,600.

Discussion Followed:

Parks & Recreation Director Josh Queen gave an overview of the Parks & Recreation budget for the upcoming FY 26/27.  
(salaries & wages have not been determined at this time)

The increase for the upcoming budget year is \$23,400 with a total of \$789,076.  
Current year's budget is \$765,676.

Discussion Followed:

Public Works Director Jabbo Pressley gave an overview of the Public Works budget for the upcoming FY 26/27.  
(salaries & wages have not been determined at this time)

The increase for the upcoming budget year is \$66,034 with a total of \$2,096,426.  
Current year's budget is \$2,030,392.

Discussion Followed:

Planning & Zoning Director Tyler Morrow gave an overview of the Planning & Zoning budget for the upcoming FY 26/27.  
(salaries & wages have not been determined at this time)

The increase for the upcoming budget year is \$76,208 with a total of \$275,930.  
Current year's budget is \$199,722.

Discussion Followed:

Town Manager Mark Biberdorf went over the revenues portion for the upcoming FY 26/27. Our projected (preliminary) values are \$1,939,961, which is an increase of 1.17%. I will receive another set of values in April and this is what I will base the recommended budget on. Note: There still will be some amendments in May before the final presentation in June.

Discussion Followed:

Fire Chief Robert Griffin gave an overview of Fletcher Fire & Rescue requested budget for the upcoming FY 26/27. They are requesting a 1.5 cent increase for a total of a 12-cent total rate.

Discussion Followed:

**Mayor Blakely** asked for a motion to recess.

Councilmember Jim Player made a motion to recess, and it was seconded by Councilmember Amber McKinney.

Motion all in favor

Recessed at: 10:24 am

Back from recess at: 10:40 am

Police Chief Dan Terry gave an overview of the Fletcher Police Dept. budget for the upcoming FY 26/27.  
(salaries & wages have not been determined at this time)

The increase for the upcoming budget year is \$8,400 with a total of \$2,365,902.  
Current year's budget is \$2,357,502.

Assistant Town Manager Heather Taylor gave an overview of administration, professional services and town facilities budgets for the upcoming FY 26/27. (salaries & wages have not been determined at this time)

Administration — This budget had a decrease of \$1,150 for the upcoming year with a total budget of \$854,626.

Current year's budget is \$855,776.

(salaries & wages have not been determined at this time)

Professional Services — This budget had a decrease of \$74,660 for the upcoming year with a total budget of \$205,821,

Current year's budget is \$280,481.

Town Facilities — This budget had a decrease of \$3,100 for the upcoming year with a total budget of \$153,050.

Current year's budget is \$156,150.

Discussion Followed:

Town Clerk Christine Thompson gave an overview of the governing board budget for the upcoming FY 26/27.

The increase for the upcoming budget year is \$1,434 with a total budget of \$60,063.

Current year's budget is \$58,629.

Town Manager Mark Biberdorf went over the CIP for the upcoming year at 6 cents of our tax rate being used for the CIP. (\$1,153,237). So 4 cents are used for loans or debt and 2 cents are used as cash.

Discussion Followed:

**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: 11:15 am

Approved.

\_\_\_\_\_

Date

\_\_\_\_\_

Signed



TOWN OF  
FLETCHER  
Tax Collectors Office

**2025 TAX YEAR PENDING RELEASES & REFUNDS**

April 2026

Report Month	Year Adj	Rel #	Refnd #	Taxpayer	Reason for Release/Refund	Released Tax Amt	Adj Real Value	Adj Pers Value	REID or Abst #	HC BOC Approval
Apr-26	2025	23	0	ACME Machine LLC	8/25 Late Listing sheet showed business had moved from Fletcher	\$ 770.73		(250,235)	3104145	3/24/2026
<b>TOTAL APRIL RELEASES/REFUNDS</b>						<b>\$ 770.73</b>				

## MEMORANDUM



TO: Mayor and Town Council

FROM: Tyler Morrow, Planning & Zoning Director

COPY TO:

DATE: 4/6/2026

SUBJECT: Setting Public Hearing Date — Standard Rezoning and Special Use Permit Review – Birkshire Trace (26-01-SUP) – Tyler Morrow, Planning & Zoning Director

### Background:

The Town has received both a rezoning application and a Special Use Permit application for the subject property. The rezoning request proposes changing the zoning of the following parcels (PINs 9643-73-8923, 9643-84-1236, 9643-84-3220, and 9643-84-4274) from C-2, Interstate Commercial District to NBD, Neighborhood Business District.

The applicants are requesting approval of a Special Use Permit to allow the construction of a 115-unit Low-Income Housing Tax Credit (LIHTC) multi-family development on approximately 7.71 acres, resulting in a density of 14.92 units per acre.

### Recommendation:

I move that Town Council set the public hearings for these applications at their regular meeting on May 11.

### Attachments:

1. Staff Report-Birkshire Trace 26-01-SUP
2. Site Plans and Renderings-Birkshire Trace 26-01-SUP
3. Proposed Zoning Map-Birkshire Trace
4. Application- Birkshire Trace SUP
5. ARDEN HOSPITALITY, LLC Annual Report
6. AVL Holdings LLC Annual Report

# TOWN OF FLETCHER

PRESTON BLAKELY  
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COUNCIL MEMBERS:  
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## Standard Rezoning & Special Use Permit Birkshire Trace (26-01-SUP)

Planning Department Staff Report  
Tyler Morrow, Planning and Zoning Director

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Land Use Plan Consistency:.....	11

# Project Summary

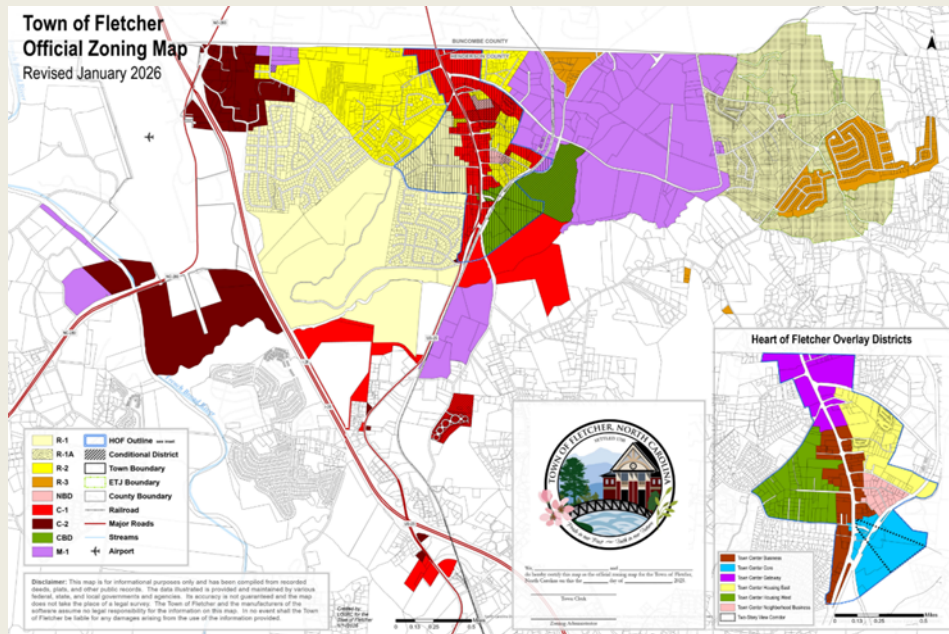


SITE VICINITY MAP

- **Project Name & Case #:**
  - Berkshire Trace
  - 26-01-SUP
- **Applicant:**
  - Dustin Mills of Taft Mills Group LLC
- **Property Owners:**
  - AVL Holdings LLC (PIN: 9643-73-8923)
  - Arden Hospitality, LLC (PINs 9643-84-1236, 9643-84-3220, & 9643-84-4274)
- **Property Address:**
  - 196 Underwood Road
- **Project Acreage:**
  - 7.71 Acres
- **Project overview**
  - 115 Unit Low Income Housing Tax Credit Multi-Family Project. (14.92 units per acre)

- **Parcel Identification (PIN):**
  - 9643-73-8923
  - 9643-84-1236
  - 9643-84-3220
  - 9643-84-4274
- **Current Parcel Zoning:**
  - C-2, Interstate Commercial District
- **Requested Zoning:**
  - NBD, Neighborhood Business District
- **Land Use Plan Designation:**
  - Mixed Use Residential (PIN 9643-73-8923)
  - Single Family Detached (PIN 9643-84-1236 & 9643-84-3220)
  - Not in Use (PIN 9643-84-4274)
- **Requested Uses:**
  - Dwelling-Multifamily more than 4 units in a building

# Map Amendment Process:



As stated previously in this report, the subject property is currently zoned C-2 Interstate Business District. This zoning classification does not permit multi-family residential development. In 2017, Town Council approved amendments to the Land Development Code that removed targeted residential uses from the C-1 and C-2 zoning districts. The Land Use Plan was subsequently amended to reflect these changes.

Because the C-2 district does not allow multi-family residential development, the subject property must first be rezoned to a district where such use is permitted. Accordingly, the applicant has requested that the property be rezoned to NBD (Neighborhood Business District). Within the NBD district, multi-family residential development is permitted only with the approval of a Special Use Permit. Multi-family development is not permitted by right in this district and cannot be constructed without receiving Special Use Permit approval.

Therefore, the applications before the Planning Board and Town Council include two separate requests. The first is a standard rezoning request. If the rezoning request is approved, consideration would then move to the Special Use Permit application for the multi-family residential development in accordance with the standards of the Land Development Code and the site plan submitted by the applicant.

If the rezoning request is not approved, the Special Use Permit application would no longer be applicable and would become moot. However, it is possible for the rezoning request to be approved while the Special Use Permit is denied. In that scenario, the property would still be rezoned to NBD, and any use permitted within that zoning district could be developed on the property, provided the proposal complies with all other applicable review processes and requirements of the Land Development Code.

# Special Use Permit Process:

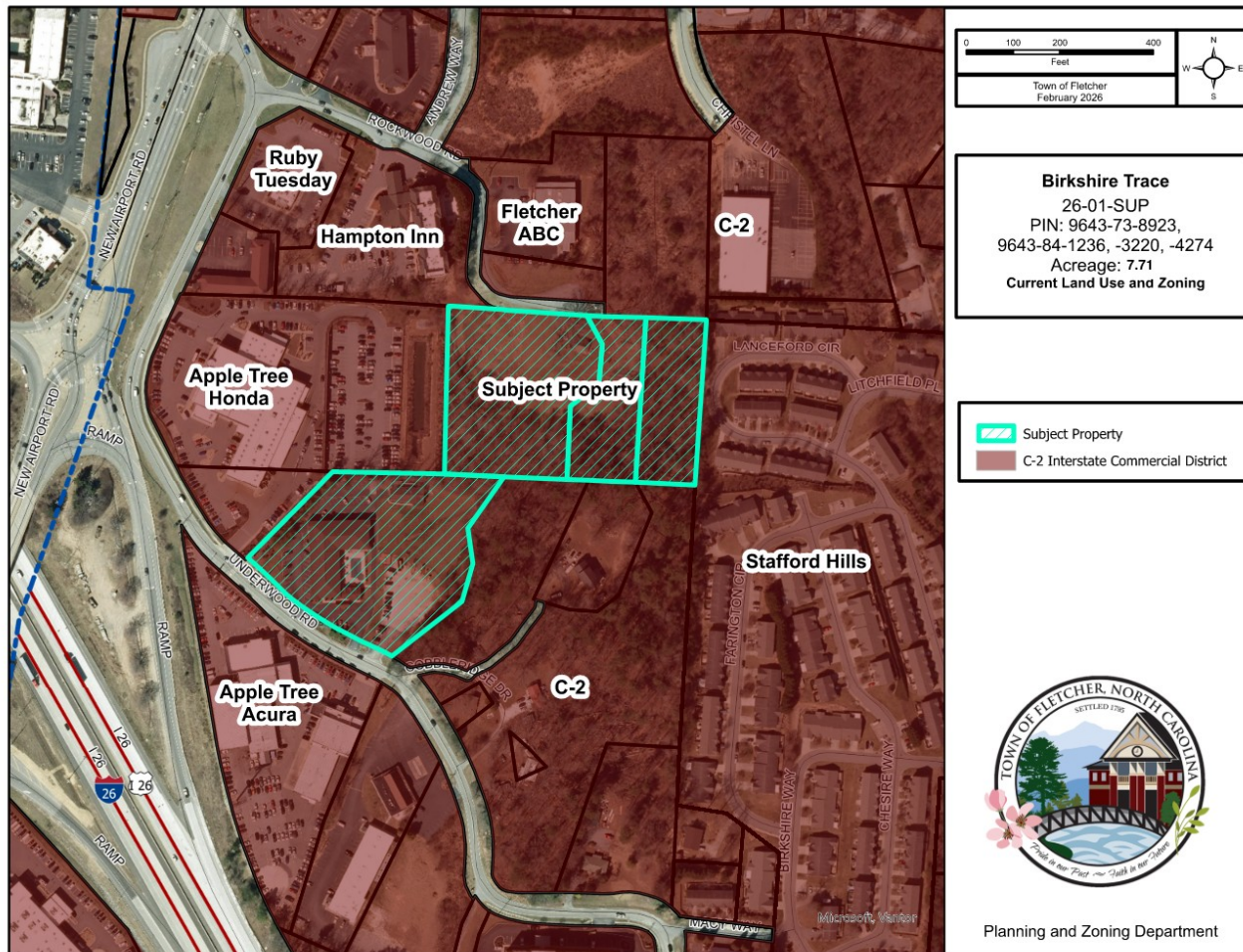
Upon application, the Town Council, following a recommendation from the Planning Board, may grant special use permits in specific cases. Such permits may be approved subject to appropriate conditions and safeguards, as authorized by this ordinance and identified as special uses within the applicable zoning districts.

All Special Use Permit Applications are Quasi-Judicial Proceedings. A quasi-judicial decision is a formal, court-like process used by local governments to apply specific zoning or development ordinances to individual situations. It requires finding facts, holding evidentiary hearings, and basing decisions on evidence rather than political discretion.

For the Town Council to approve a Special Use Permit, the following findings must be made:

1. A complete application has been submitted in accordance with the requirements of the Town Code.
2. The Town Council must determine that the proposed use will not negatively impact the health or safety of nearby residents or employees, will not harm the public welfare, and will not be detrimental to surrounding properties or public improvements. As part of its approval, the Town Council may impose reasonable conditions to ensure the proposed use complies with the intent and requirements of the Code.
3. Prior to issuing the Special Use Permit, the Town Council must adopt written findings confirming that the proposal complies with the specific standards for the requested special use as outlined in Article 3, and that appropriate provisions and arrangements have been made for all applicable requirements.
  1. Satisfactory ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control.
  2. Provision of off-street parking and loading areas where required, with particular attention to the items listed above, and the economic, noise, glare and odor effects of the special use on adjoining properties in the area.
  3. Adequate and proper utilities, with reference to locations, availability, and compatibility.
  4. Buffering, with reference to type, location, and dimensions.
  5. Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effect, and compatibility and harmonies with properties in the district.
  6. Playgrounds, open spaces, yards, landscaping, access ways, pedestrian ways, with reference to location, size, and suitability.
  7. Buildings and structures, with reference to location, size, and use.
  8. Hours of operation, with particular reference to protecting and maintaining the character of the neighborhood.
9. A site plan/preliminary plat has been submitted, as required in Article 16.3.

# Existing Zoning & Land Use Map and Description



The subject property is zoned C-2, Interstate Commercial District, and all surrounding parcels carry the same C-2 zoning designation. The area is characterized by a mix of commercial uses, with car dealerships and hotels/motels being the most prominent. The subject site is currently developed with and operating as a Quality Inn. If the proposed project is approved, the existing motel use would cease and the building would be demolished. To the east of the subject property is the Stafford Hills development. According to Henderson County address data, this development consists of approximately 184 units on 16.82 acres, resulting in a density of 10.94 units per acre. Under the ordinance, Stafford Hills is classified as multi-family due to the number of units per building (C-2 no longer allows residential uses).

The subject property is within close proximity to the Airport Road commercial corridor. If approved, the proposed development would place future residents within walking distance of restaurants, retail establishments, a grocery retailer, and urgent care services. This proximity is particularly significant given that the project is proposed as an affordable housing development. Residents within this community may have limited access to personal vehicles, making walkability and access to nearby goods and services an important consideration. "ART"- Asheville Rides Transit's south bus route 3 serves Airport Road.



Planning and Zoning Department

## Site Images



This site photograph depicts the existing motel currently in operation on Underwood Road. If the proposed development is approved, the motel use would cease, and the structure would be demolished to accommodate the new project.



This photograph shows an existing single-family home located to the rear of the motel property. It is unclear whether the structure is currently occupied as a single-family residence; however, based on visual observations made during the site inspection, it appears that it may still be in use.



This photograph illustrates the typical conditions within the wooded portion of the site. The wooded area is generally located in the central portion of the property, situated between the two previously developed areas.



This photograph depicts the area identified as a stream on the most recent USGS quadrangle maps. At this time, staff has not been provided with documentation from the U.S. Army Corps of Engineers confirming whether the feature qualifies as a "Waters of the United States." If it is determined to meet that designation, it would be required to be protected in accordance with the Town's Land Development Code.



This photograph shows the second existing home located on the subject property. This residence currently has access from Rockwood Road.



This photograph illustrates the change in elevation between the existing motel site and the adjacent Apple Tree Honda development. As shown, the car dealership is situated at a significantly higher elevation than the motel property.



This photograph shows the existing cul-de-sac on Rockwood Drive in its current condition. According to mapping from North Carolina Department of Transportation, state maintenance of Rockwood Road terminates prior to this cul-de-sac, and the turnaround area is privately maintained.



This photograph shows the subject property as viewed from Rockwood Drive, looking south toward Underwood Road.

# Site Plan Summary:

## Site:

### Gross Floor Area

- All Buildings- 140,740 SF

### Individual footprints

- Building A-9,630 SF
- Building B-11,060 SF
- Building C- 9,630 SF
- Building D- 9,630 SF
- Building E- 9,630 SF

### Building Design

- The project meets the design requirements for developments in NBD per Article 5 of the LDC.

### Density

- Proposed: 14.92 units per acre
- Allowed: 16 units per acre

### Height

- All Buildings-3 stories.
  - 32' in height per the LDC.
  - 44' 6" to the top of the roof.

### Amenities

- Community Room
- Covered Picnic Area
- Playground
- Computer Center
- Exercise Room
- Outdoor Sitting Area with Benches
- Tot Lot

## Landscaping:

### Landscaping provided for the site:

- Street trees
- Interior parking lot landscaping

### Existing Trees

- Existing vegetation is proposed to be preserved along much of the eastern property boundary to provide a buffer to the adjacent residential properties. However, the entire boundary is not buffered, particularly along the southeastern portion of the site.

## Transportation:

### Transportation

- The site plan shows two access points onto the subject property.
- One access will be off of Rockwood Road (NCDOT maintained), and the other will be off Underwood Road (Town maintained).

### Sidewalks

- Sidewalks are proposed along all property frontages with a minimum width of five feet. The sidewalks will continue through the driveway crossings in accordance with the design standards of the Land Development Code.

### Bike Parking

- The development is providing 10 bike spaces making it multi-modal friendly for residents who may not have a car.

## TRC:

The project was reviewed by the Town's Technical Review Committee (TRC). During the meeting, no major concerns were raised regarding the ability to serve the site. Most comments were minor in nature and have either been addressed or can be resolved during the final site plan approval process. The TRC includes representatives from Fletcher Planning and Zoning, Fletcher Public Works, the Fletcher Fire Department, NCDOT, Henderson County Site Development, Buncombe County MSD, and the City of Hendersonville Water Department.

## Parking:

Parking: 2 Spaces per 1 Bedroom Unit or 1 Space Per Bedroom

- Total required- 247
- Total provided- 247
  - 18 Handicap spaces provided

## Land Use Plan Consistency:



Under North Carolina GS 160D-605, a land use plan consistency statement is a mandatory, board-approved document for zoning amendments that briefly explains how a proposed action aligns (or conflicts) with adopted comprehensive plans. It must be approved by the governing board during the vote and may include a statement of reasonableness.

The proposed development is inconsistent with the Land Use Plan's 10th goal of "Carefully manage allowances for higher density residential development, with the intent of limiting it to the center of Fletcher in a manner supportive of future Town Center growth, while at the same time preserving commercially zoned land for commercial uses".

The Plan states "2018 Update – In the five years since the 2013 Plan, Fletcher (and the region in general) has seen a rise in high density apartment style development. This update seeks to clarify the Town's intent to steer such development to the core center of Town in the immediate vicinity of the future Town Center, and to potentially further limit higher density residential in commercial zoning districts so as to preserve them for commercial growth and to aid in limiting the region wide sprawl being observed."

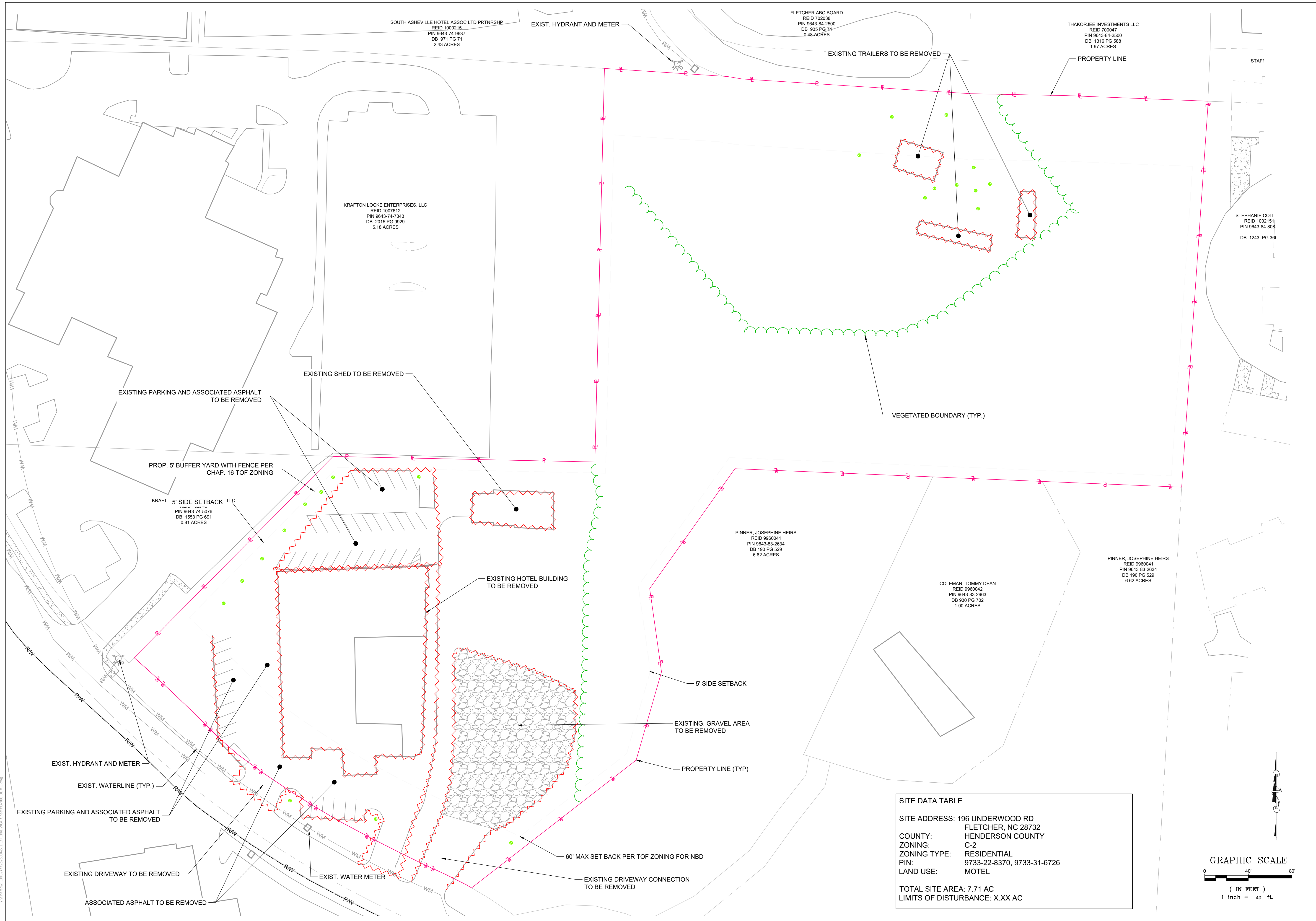
An inconsistency between a proposed map amendment and the Land Use Plan does not automatically prohibit approval. Rezoning requests that are inconsistent with the Land Use Plan may still be approved, provided the Town Council follows the applicable North Carolina General Statutes and adopts the required statements regarding plan consistency and reasonableness.

G.S. 160D-605 clarifies how to handle inconsistencies between plans and approved zoning actions. 160D clarifies (in G.S. 160D-605(a)) that if a zoning amendment is made that is inconsistent with the jurisdiction's duly adopted future land use map, then that future land use map is deemed to be amended. Note that this amendment is limited to the future land use map (and not other parts of a comprehensive plan), and it is only to conform the future land use map to the zoning amendment. As under previous law, no separate application for a plan amendment may be required in this situation.

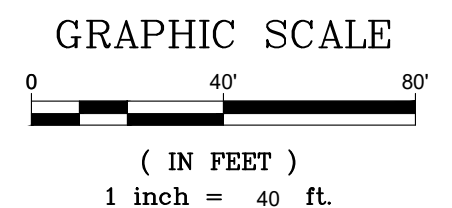
G.S. 160D-501(c) requires that if the future land use map is deemed amended by adoption of an inconsistent zoning action, then that amendment must be noted in the plan itself, helping to ensure that the plan itself is updated for those consulting it after the zoning amendment is made.

G.S. 160D-605(a) also specifically allows concurrent consideration of requests for plan amendments and zoning amendments. This reflects the practice in some jurisdictions to require anyone proposing a zoning amendment that is inconsistent with the plan to also submit a plan amendment so both can be considered at the same time.





SITE DATA TABLE	
SITE ADDRESS:	196 UNDERWOOD RD FLETCHER, NC 28732
COUNTY:	HENDERSON COUNTY
ZONING:	C-2
ZONING TYPE:	RESIDENTIAL
PIN:	9733-22-8370, 9733-31-6726
LAND USE:	MOTEL
TOTAL SITE AREA:	7.71 AC
LIMITS OF DISTURBANCE:	X.XX AC

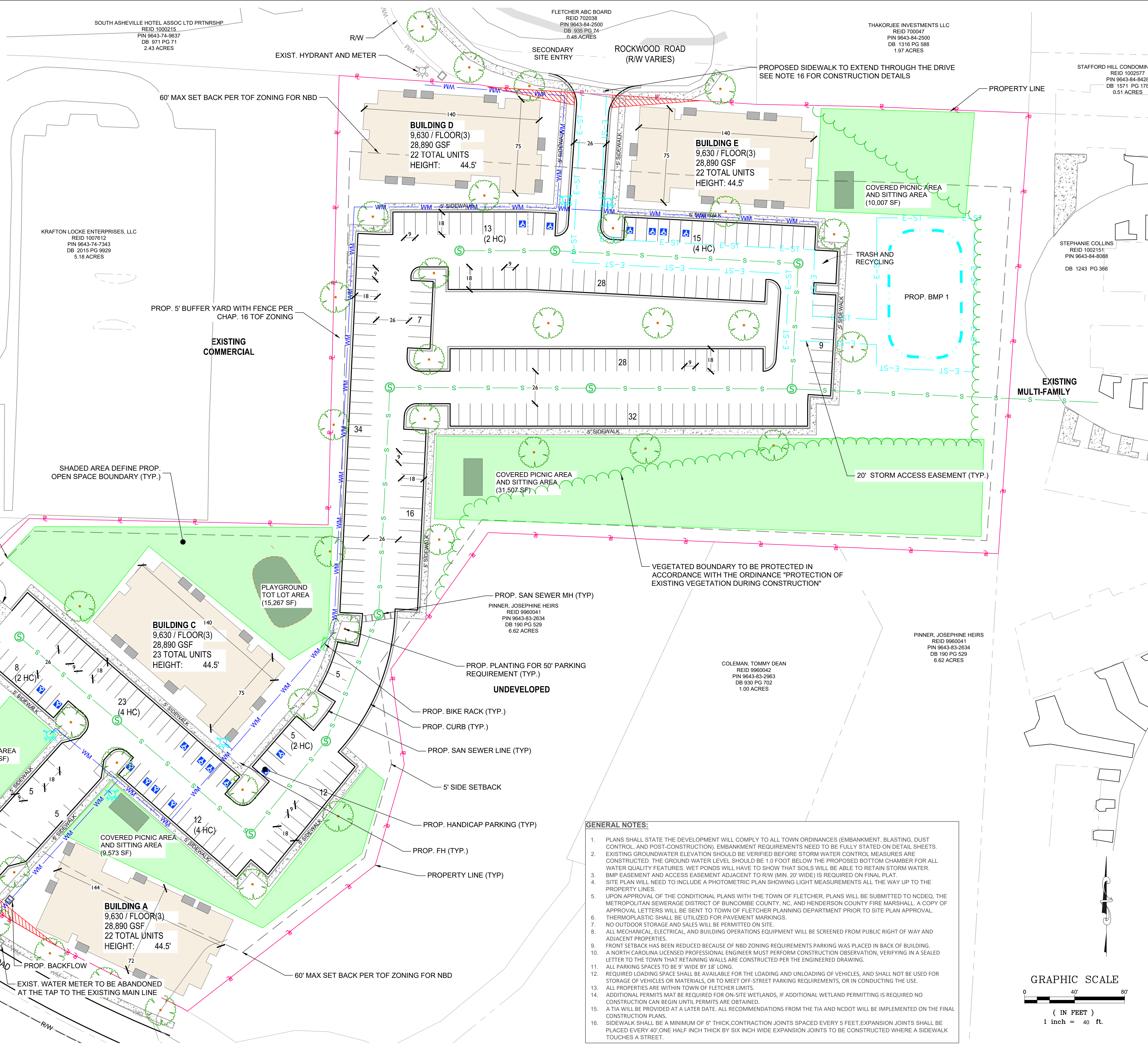


DATE:	
NO. REVISION/SUBMISSION	
PROFESSIONAL SEAL:	
COA: ECA105	03/06/2028
ADDRESS:	122 LYMAN STREET SUITE 10 ASHVILLE, NC 28801 (828) 232-4700
<b>THREE NOTCH GROUP</b>	PRELIMINARY - NOT FOR CONSTRUCTION
BIRKSHIRE TRACE 196 UNDERWOOD RD FLETCHER, NC 28732	
PROJECT NO: SHEET NO:	DATE: SCALE: AS SHOWN
C-100	DEMO

**SITE DATA TABLE**

**SITE ADDRESS:** 196 UNDERWOOD RD  
**FLETCHER, NC 28732**  
**PROPERTY OWNERS:** ARDEN HOSPITALITY LLC  
 AVL HOLDINGS LLC  
**COUNTY:** HENDERSON COUNTY  
**ZONING:** C-2  
**ZONING TYPE:** RESIDENTIAL  
**PIN:** 9733-22-8370, 9733-31-6726  
**LAND USE:** MULTI-FAMILY  
**TOTAL SITE AREA:** 7.71 AC.  
**LIMITS OF DISTURBANCE:** 7.00 AC.

FLETCHER ZONING NBD	TOTAL
SETBACKS:	140,740 GSF
FRONT - 60'	
SIDE - 0'	
REAR - 0'	
MAX HEIGHT - 3 STORIES - 44'-6"	
PARKING:	
2 SPACES / 1 BEDROOM UNIT & 1 SPACE PER BEDROOM	
OPEN SPACE DEDICATION:	
600 SF PER UNIT - 69,000 SF	
69,752 SF - OPEN SPACE PROVIDED	
7.71 ACRES	
	<b>UNITS:</b>
	115 TOTAL
	1 BED - 24 (21%)
	2 BED - 74 (64%)
	3 BED - 17 (15%)
	<b>PARKING:</b>
	247 TOTAL REQUIRED
	247 TOTAL PROVIDED
	18 HANDICAP PROVIDED
	<b>NCHFA REQUIRED AMENITIES:</b>
	• COMMUNITY ROOM
	• COVERED PICNIC AREA
	• PLAYGROUND
	<b>NCHFA ADDITIONAL AMENITIES:</b>
	• COMPUTER CENTER
	• EXERCISE ROOM
	• OUTDOOR SITTING AREA WITH BENCHES
	• TOT LOT



PROPOSED DUMPSTER PAD AND ENCLOSURE TO BE IN ACCORDANCE WITH ARTICLE 4.8 AND ARTICLE 8.4 OF THE LAND DEVELOPMENT CODE

5' SIDE SETBACK  
 KRAFTON LOCKE ENTERPRISES, LLC  
 REID 702745  
 PIN 9643-74-5076  
 DB 1563 PG 691  
 0.81 ACRES

**BUILDING C**  
 9,630 / FLOOR(3)  
 28,890 GSF  
 23 TOTAL UNITS  
 HEIGHT: 44.5'

**BUILDING B**  
 11,060 / FLOOR(3)  
 33,180 GSF  
 26 TOTAL UNITS  
 HEIGHT: 42.66'

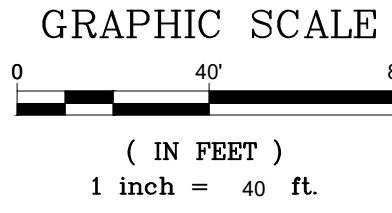
**BUILDING A**  
 9,630 / FLOOR(3)  
 28,890 GSF  
 22 TOTAL UNITS  
 HEIGHT: 44.5'

**BUILDING D**  
 9,630 / FLOOR(3)  
 28,890 GSF  
 22 TOTAL UNITS  
 HEIGHT: 44.5'

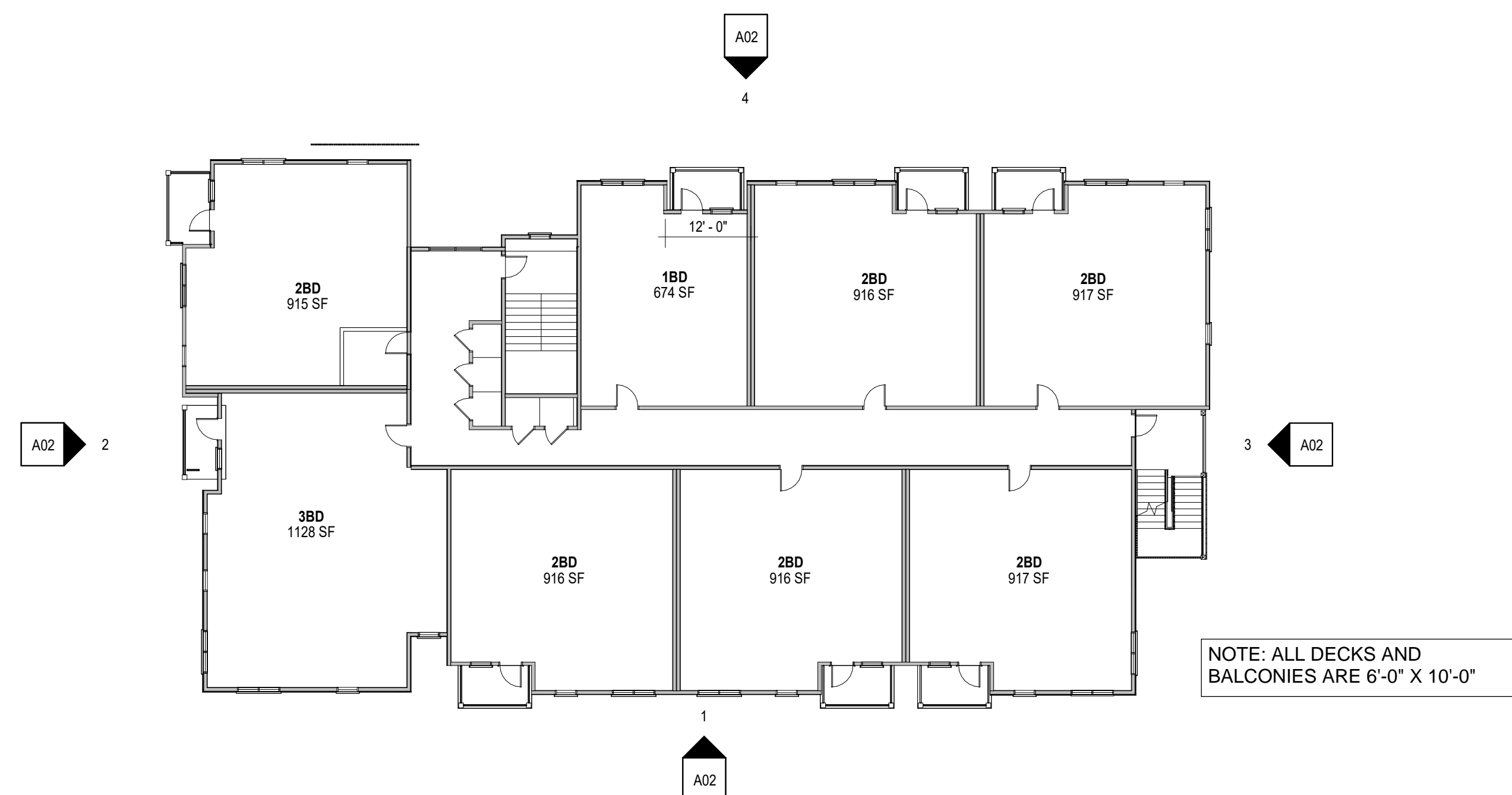
**BUILDING E**  
 9,630 / FLOOR(3)  
 28,890 GSF  
 22 TOTAL UNITS  
 HEIGHT: 44.5'

**GENERAL NOTES:**

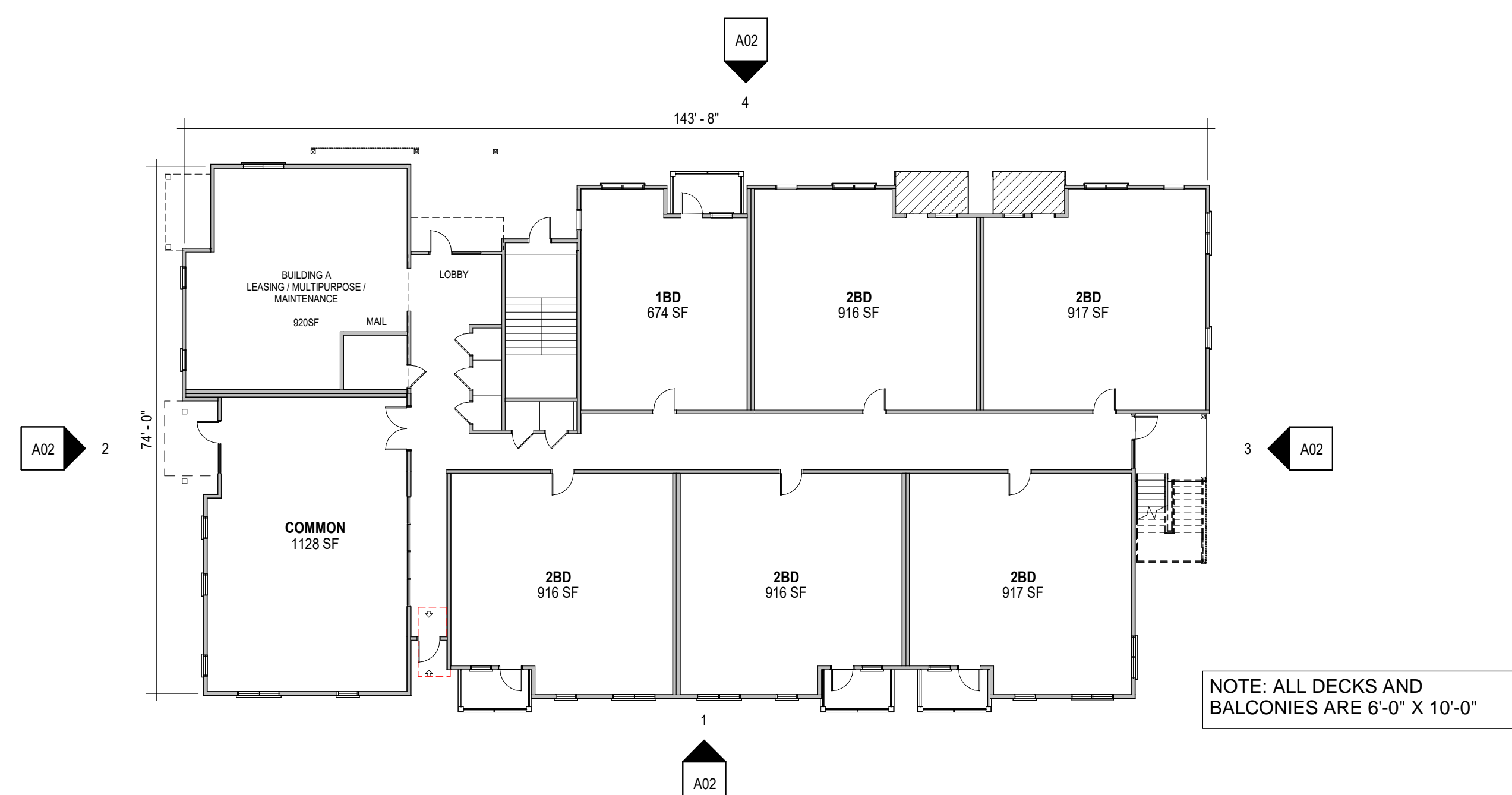
- PLANS SHALL STATE THE DEVELOPMENT WILL COMPLY TO ALL TOWN ORDINANCES (EMBANKMENT, BLASTING, DUST CONTROL, AND POST-CONSTRUCTION). EMBANKMENT REQUIREMENTS NEED TO BE FULLY STATED ON DETAIL SHEETS.
- EXISTING GROUNDWATER ELEVATION SHOULD BE VERIFIED BEFORE STORM WATER CONTROL MEASURES ARE CONSTRUCTED. THE GROUND WATER LEVEL SHOULD BE 1.0 FOOT BELOW THE PROPOSED BOTTOM CHAMBER FOR ALL WATER QUALITY FEATURES. WET PONDS WILL HAVE TO SHOW THAT SOILS WILL BE ABLE TO RETAIN STORM WATER.
- BMP EASEMENT AND ACCESS EASEMENT ADJACENT TO R/W (MIN. 20' WIDE) IS REQUIRED ON FINAL PLAN.
- SITE PLAN WILL NEED TO INCLUDE A PHOTOMETRIC PLAN SHOWING LIGHT MEASUREMENTS ALL THE WAY UP TO THE PROPERTY LINES.
- UPON APPROVAL OF THE CONDITIONAL PLANS WITH THE TOWN OF FLETCHER, PLANS WILL BE SUBMITTED TO NCDOT. THE METROPOLITAN SEWERAGE DISTRICT OF BUNCOMBE COUNTY, NC, AND HENDERSON COUNTY FIRE MARSHALL. A COPY OF APPROVAL LETTERS WILL BE SENT TO TOWN OF FLETCHER PLANNING DEPARTMENT PRIOR TO SITE PLAN APPROVAL.
- THERMOPLASTIC SHALL BE UTILIZED FOR PAVEMENT MARKINGS.
- NO OUTDOOR STORAGE AND SALES WILL BE PERMITTED ON SITE.
- ALL MECHANICAL, ELECTRICAL, AND BUILDING OPERATIONS EQUIPMENT WILL BE SCREENED FROM PUBLIC RIGHT OF WAY AND ADJACENT PROPERTIES.
- FRONT SETBACK HAS BEEN REDUCED BECAUSE OF NBD ZONING REQUIREMENTS PARKING WAS PLACED IN BACK OF BUILDING.
- A NORTH CAROLINA LICENSED PROFESSIONAL ENGINEER MUST PERFORM CONSTRUCTION OBSERVATION, VERIFYING IN A SEALED LETTER TO THE TOWN THAT RETAINING WALLS ARE CONSTRUCTED PER THE ENGINEERED DRAWING.
- ALL PARKING SPACES TO BE 9' WIDE BY 18' LONG.
- REQUIRED LOADING SPACE SHALL BE AVAILABLE FOR THE LOADING AND UNLOADING OF VEHICLES, AND SHALL NOT BE USED FOR STORAGE OF VEHICLES OR MATERIALS, OR TO MEET OFF-STREET PARKING REQUIREMENTS, OR IN CONDUCTING THE USE.
- ALL PROPERTIES ARE WITHIN TOWN OF FLETCHER LIMITS.
- ADDITIONAL PERMITS MAY BE REQUIRED FOR ON-SITE WETLANDS, IF ADDITIONAL WETLAND PERMITTING IS REQUIRED NO CONSTRUCTION CAN BEGIN UNTIL PERMITS ARE OBTAINED.
- A TIA WILL BE PROVIDED AT A LATER DATE. ALL RECOMMENDATIONS FROM THE TIA AND NCDOT WILL BE IMPLEMENTED ON THE FINAL CONSTRUCTION PLANS.
- SIDEWALK SHALL BE A MINIMUM OF 6" THICK, CONTRACTION JOINTS SPACED EVERY 5 FEET, EXPANSION JOINTS SHALL BE PLACED EVERY 40', ONE HALF INCH THICK BY SIX INCH WIDE EXPANSION JOINTS TO BE CONSTRUCTED WHERE A SIDEWALK TOUCHES A STREET.



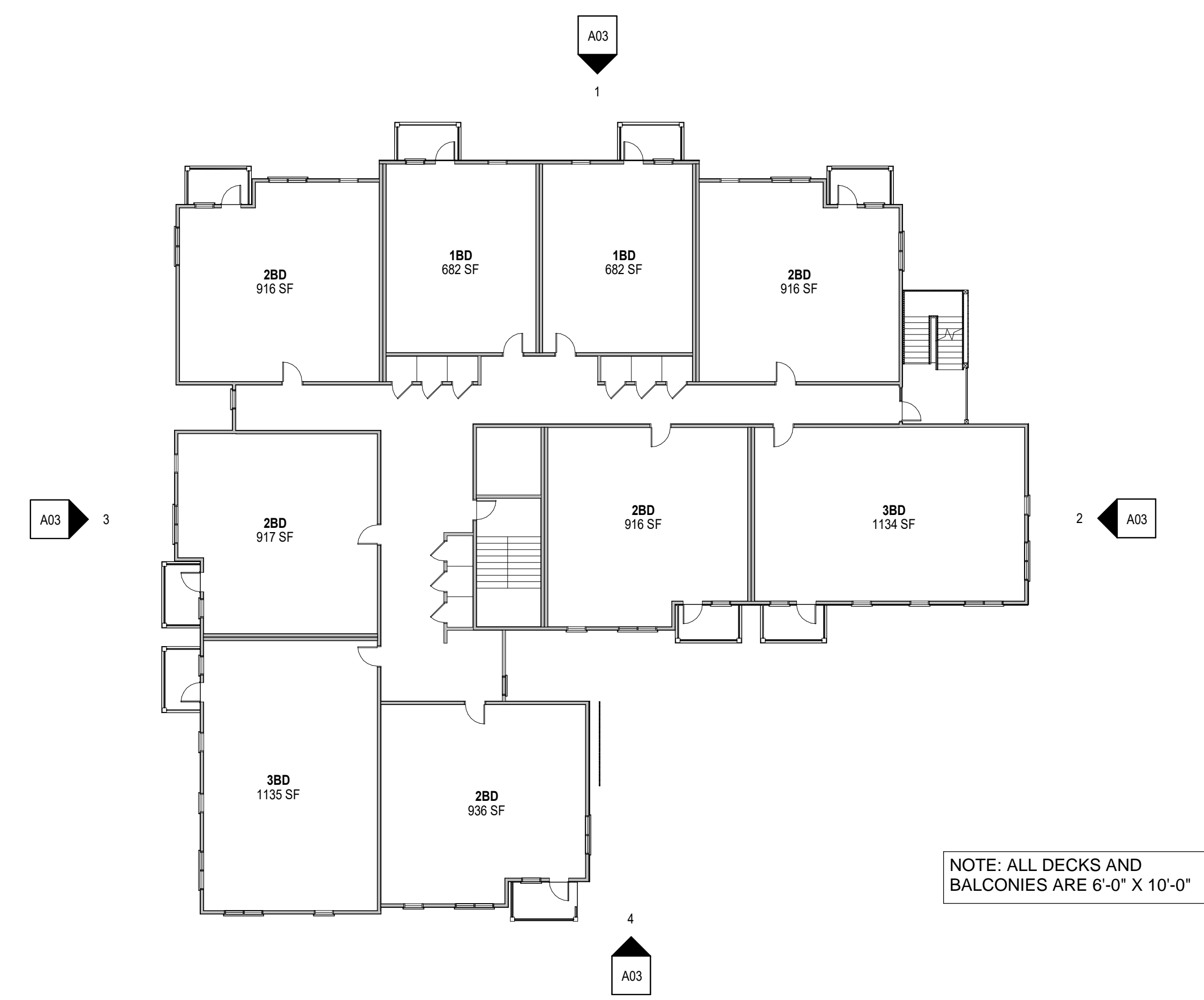
DATE:	
NO. REVISION/SUBMISSION	
PROFESSIONAL SEAL:	
COA: ECA105	03/09/2026
ADDRESS:	122 LYMAN STREET SUITE 10 ASHVILLE, NC 28801 (828) 232-4700
<b>THREE NOTCH GROUP</b>	PRELIMINARY - NOT FOR CONSTRUCTION
BIRKSHIRE TRACE 196 UNDERWOOD RD FLETCHER, NC 28732	
PROJECT NO: R77255004	DATE: 2/26/2026
SHEET NO:	SCALE: AS SHOWN
	DRAWING TITLE: <b>C-101</b>
	<b>SITE PLAN</b>



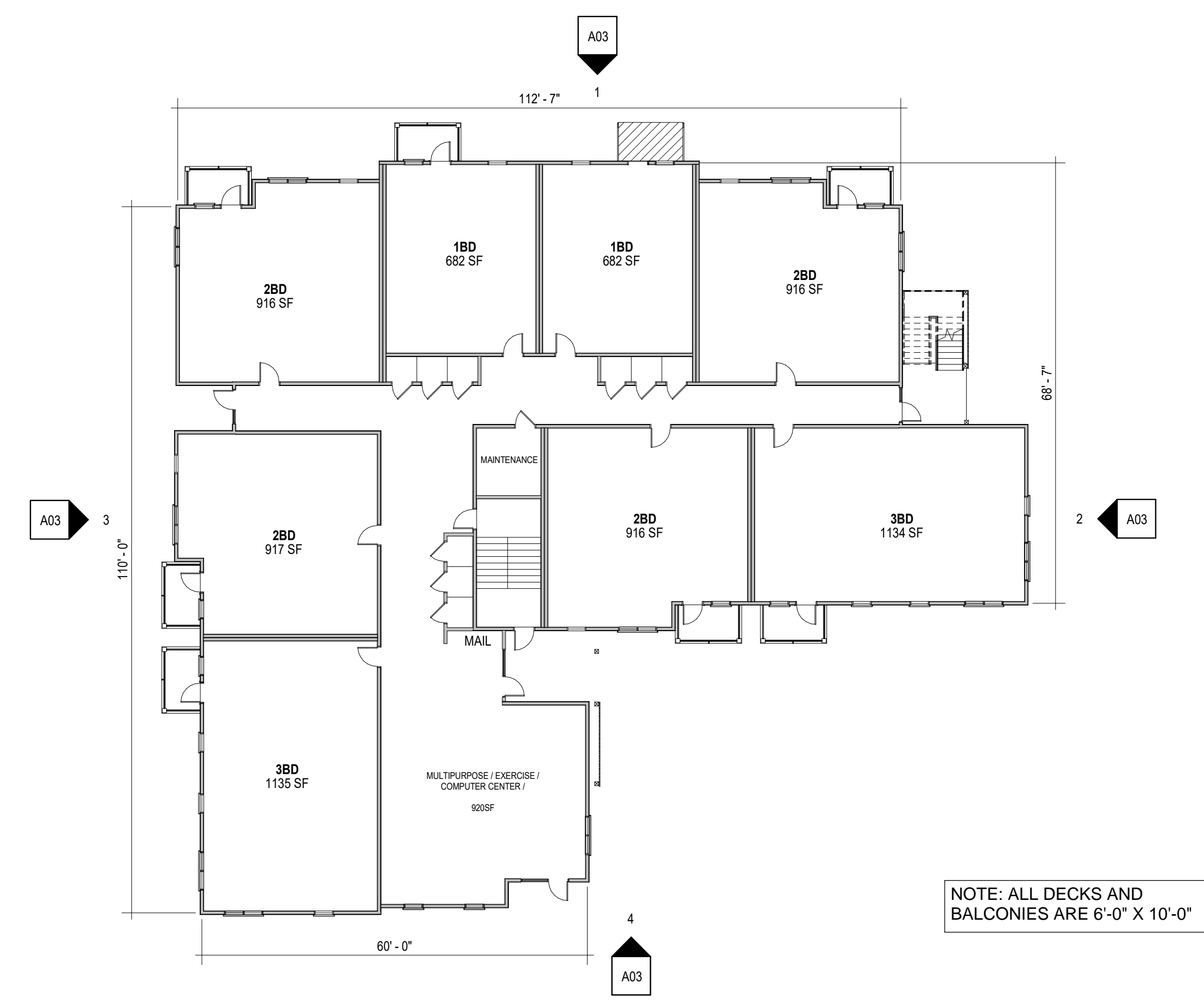
2  
A01 1/16" = 1'-0"  
**LEVEL 02 AND 03 \_ BUILDING A, C, D AND E**



1  
A01 1/16" = 1'-0"  
**LEVEL 01\_ BUILDING A, C, D AND E**



4  
A01 1/16" = 1'-0"  
**LEVEL 02 AND 03 \_ BUILDING B**



3  
A01 1/16" = 1'-0"  
**LEVEL 01 BUILDING B**

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CONSULTANT LOGO

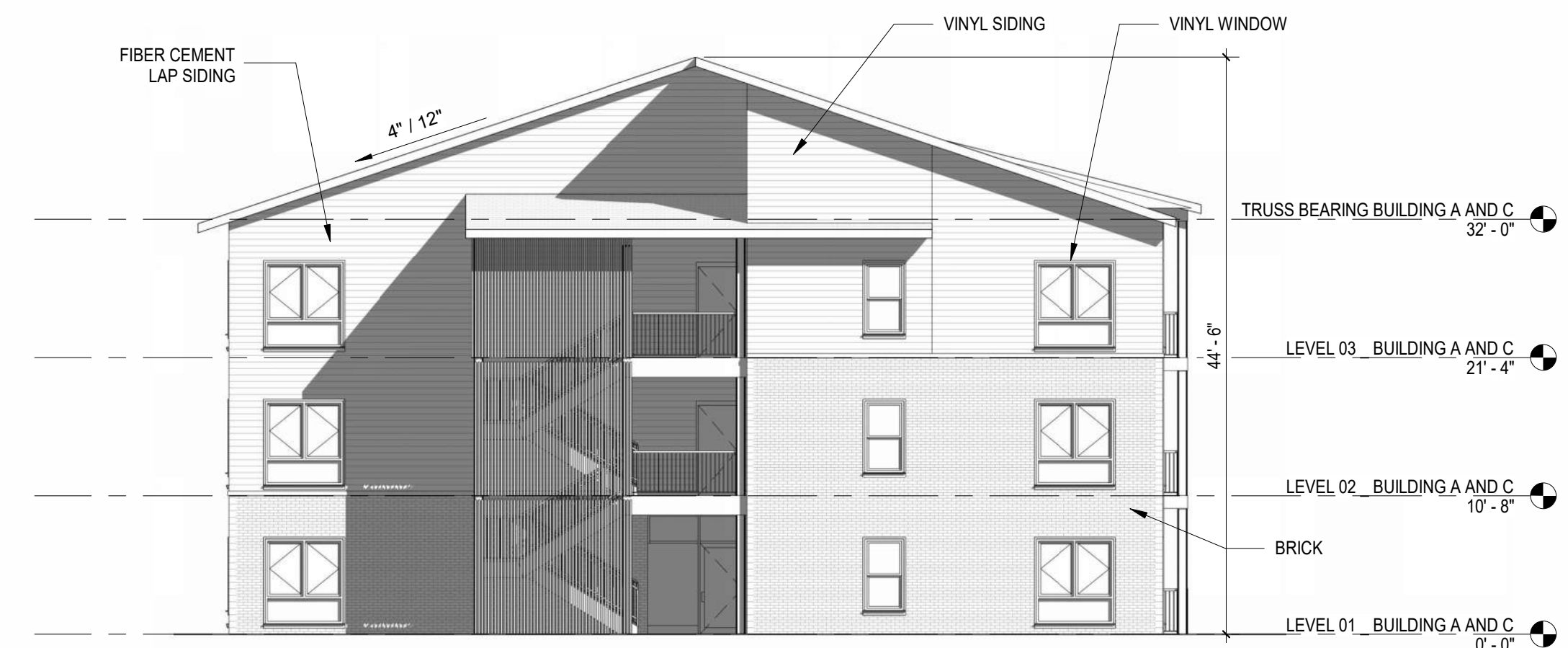
SEALS

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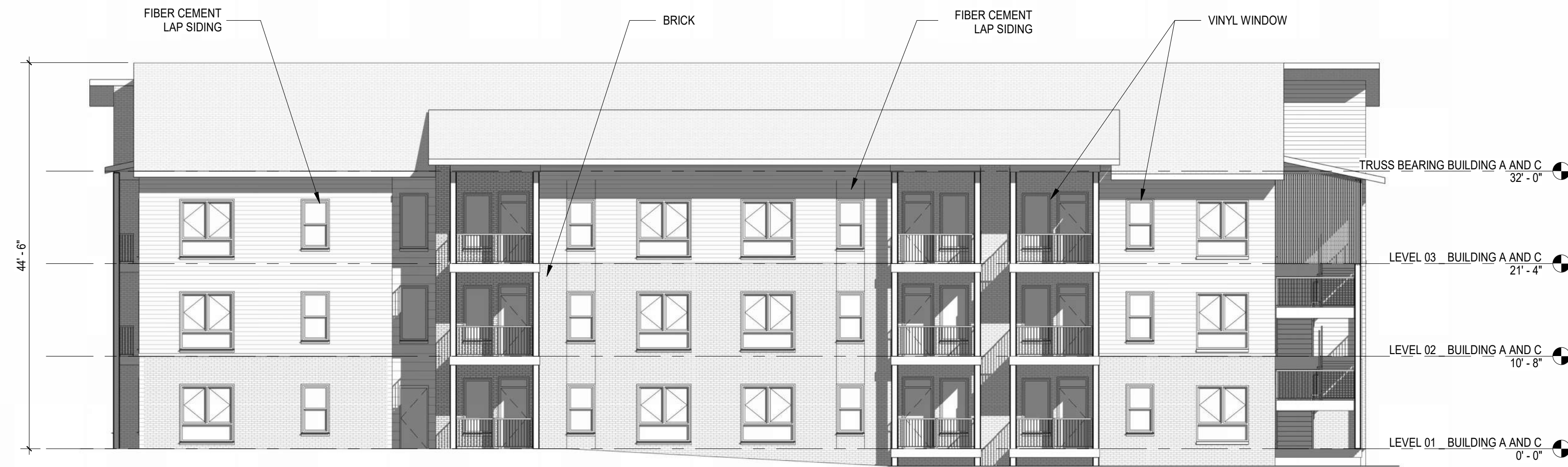
4  
A02 3/32" = 1'-0"

**NORTH ELEVATION \_ BUILDING A, C, D AND E**



3  
A02 3/32" = 1'-0"

**EAST ELEVATION \_ BUILDING A, C, D AND E**



1  
A02 3/32" = 1'-0"

**SOUTH ELEVATION \_ BUILDING A, C, D AND E**



2  
A02 3/32" = 1'-0"

**WEST ELEVATION \_ BUILDING A, C, D AND E**

TAFT-MILLS GROUP, LLC  
**CONDITIONAL ZONING DISTRICT APPLICATION**  
 BIRKSHIRE TRACE - 196 UNDERWOOD RD. FLETCHER, NC

SHEET ISSUE:  
NO. DATE DESCRIPTION BY

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE: NOT SET  
PROJECT ARCHITECT: NOT SET  
DRAWN BY: Author

SHEET TITLE:  
**BUILDING A AND C ELEVATIONS**

SHEET NO. PROJ. NO.  
025963.00

**A02**

CONSULTANT LOGO

SEALS

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1 NORTH ELEVATION BUILDING B  
A03 3/32" = 1'-0"



2 EAST ELEVATION BUILDING B  
A03 3/32" = 1'-0"



4 SOUTH ELEVATION BUILDING B  
A03 3/32" = 1'-0"



3 WEST ELEVATION BUILDING B  
A03 3/32" = 1'-0"

TAFT-MILLS GROUP, LLC  
 CONDITIONAL ZONING DISTRICT  
 APPLICATION

BIRKSHIRE TRACE - 196 UNDERWOOD RD. FLETCHER, NC

SHEET ISSUE NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE: NOT SET  
 PROJECT ARCHITECT: NOT SET  
 DRAWN BY: Author

SHEET TITLE:  
**BUILDING B ELEVATIONS**

SHEET NO. A03  
 PROJ. NO. 025963.00

**A03**

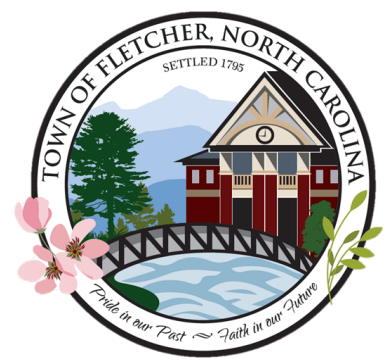


0 100 200 400  
Feet

Town of Fletcher  
February 2026

**Birkshire Trace**  
 26-01-SUP  
 PIN: 9643-73-8923,  
 9643-84-1236, -3220, -4274  
 Acreage: 7.71  
**Proposed Zoning**

Subject Property (NBD-SU)  
 C-2 Interstate Commercial District





# Town of Fletcher

Planning and Zoning  
300 Old Cane Creek Road, Fletcher, NC 28732  
(828) 687-3985 Fax (828)687-7133

## Special Use Permit Application

Application Number 26-01-SUP

Name of Project: Birkshire Trace

Address/Location of Property: 196 Underwood Road, Fletcher, NC 28732

PIN# 9643738923/9643841236/9643843220 PID# \_\_\_\_\_  
9643844274

Type of Development:

Residential       Commercial       Other

Current Zoning: C-2 interstate Proposed Zoning: NBD- Neighborhood  
Commercial District Business District

List requested uses:

The requested zoning change will allow the development to accomodate multi-family units.

Total Acreage 7.71 Proposed Building Sq. Ft. 113,220 Dwelling Units 115 units

<u>Name of Agent</u>	<u>DUSTIN MILLS, Tafr-Mills Group</u>
<u>Agent's Address</u>	<u>Name of Petitioner(s)</u> <u>PO Box 566</u>
<u>City, State, Zip</u>	<u>Address of Petitioner(s)</u> <u>Greenville, NC 27835</u>
<u>Telephone Number</u>	<u>City, State, Zip</u> <u>252-916-2691</u>
<u>Signature of Property Owner if other than Petitioner</u>	<u>Telephone Number</u> <u>[Signature]</u>
	<u>Signature</u>

If an AGENT is filing the petition, you must have a signed Owner's Affidavit attached to the petition.  
If you have any questions about filling out this application, please contact the Planning and Zoning Department at (828) 687-3985.

Received by Tyler Morrow Date 2-18-26

Owner's Affidavit

I (we) the undersigned do hereby give permission to (agent's name or organization)

Dustin Mills, Taft-Mills Group, LLC to file petition (application) for property(s)

located at 196 Underwood Road, Fletcher, NC 28732 with

PIN (or PID)# 9643738923/9643841236\*\* on this affidavit for the purpose of requesting a  
\*\* 9643843220/9643844274

Special Use Permit or Conditional Use Rezoning from the Town Council of the Town of Fletcher, NC. I further understand that my signature is consent to all conditions and/or stipulations that may be imposed or adopted by such Town Council as part of the petition approval.

1. Owner's Name (Please Print) AVL Holdings, LLC. Satis Patel, Managing Member

Owner's Signature [Signature] Date 2/10/26

2. Owner's Name (Please Print) Arden Hospitality, LLC. Satis Patel, Managing Member

Owner's Signature [Signature] Date 2/10/26

3. Owner's Name (Please Print) \_\_\_\_\_

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

4. Owner's Name (Please Print) \_\_\_\_\_

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

Agent's (Contact) Information

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_



# LIMITED LIABILITY COMPANY ANNUAL REPORT

1/6/2022

NAME OF LIMITED LIABILITY COMPANY: Arden Hospitality, LLC

SECRETARY OF STATE ID NUMBER: 2726335 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2025

Filing Office Use Only
E - Filed Annual Report
2726335
CA202505702856
2/27/2025 04:39
<input type="checkbox"/> Changes

### SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Katherine Perez Posso

2. SIGNATURE OF THE NEW REGISTERED AGENT: \_\_\_\_\_  
SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY	4. REGISTERED AGENT OFFICE MAILING ADDRESS
<u>550 New Airport Rd</u>	<u>550 New Airport Rd</u>
<u>Fletcher, NC 28732-8618 Buncombe County</u>	<u>Fletcher, NC 28732-8618</u>

### SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Hotel

2. PRINCIPAL OFFICE PHONE NUMBER: (828) 687-0378 3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS	5. PRINCIPAL OFFICE MAILING ADDRESS
<u>550 New Airport Road</u>	<u>550 New Airport Road</u>
<u>Fletcher, NC 28732</u>	<u>Fletcher, NC 28732</u>

6. Select one of the following if applicable. (Optional see instructions)
- The company is a veteran-owned small business
- The company is a service-disabled veteran-owned small business

### SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: <u>Satis Patel</u>	NAME: _____	NAME: _____
TITLE: <u>Managing Member</u>	TITLE: _____	TITLE: _____
ADDRESS: _____	ADDRESS: _____	ADDRESS: _____
<u>PO Box 759</u>	_____	_____
<u>Fletcher, NC 28732-0759</u>	_____	_____

### SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

<u>Satis Patel</u>	<u>2/27/2025</u>
SIGNATURE	DATE

Form must be signed by a Company Official listed under Section C of This form.

<u>Satis Patel</u>	<u>Managing Member</u>
Print or Type Name of Company Official	Print or Type Title of Company Official

This Annual Report has been filed electronically.

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525



LIMITED LIABILITY COMPANY ANNUAL REPORT

NAME OF LIMITED LIABILITY COMPANY: AVL Holdings LLC

SECRETARY OF STATE ID NUMBER: 1468667 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2025

Filing Office Use Only
E - Filed Annual Report
1468667
CA202505704443
2/27/2025 01:25
[ ] Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Satis Patel

2. SIGNATURE OF THE NEW REGISTERED AGENT:
SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS
550 New Airport Road Fletcher, NC 28732 Buncombe County 550 New Airport Road Fletcher, NC 28732

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Property management

2. PRINCIPAL OFFICE PHONE NUMBER: (828) 684-1144 3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS 5. PRINCIPAL OFFICE MAILING ADDRESS
550 New Airport Road Fletcher, NC 28732 PO Box 759 Fletcher, NC 28732-0759

6. Select one of the following if applicable. (Optional see instructions)
[ ] The company is a veteran-owned small business
[ ] The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: Satis Patel TITLE: Member ADDRESS: PO Box 759 Fletcher, NC 28732-0759

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Satis Patel 2/27/2025
SIGNATURE DATE

Form must be signed by a Company Official listed under Section C of This form.

Satis Patel Member
Print or Type Name of Company Official Print or Type Title of Company Official

This Annual Report has been filed electronically.

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525

## MEMORANDUM



TO: Mayor and Town Council

FROM: Tyler Morrow, Planning & Zoning Director

COPY TO: Mark Biberdorf, Town Manager

DATE: 4/13/2026

SUBJECT: Adding Mars Hill and Marshall to the Asheville Regional Housing Consortium —  
Tyler Morrow, Planning and Zoning Director

### Background:

The Asheville Regional Housing Consortium recently voted to formally add the Town of Mars Hill and the Town of Marshall to the consortium. While these municipalities have historically participated as members, the formal process to recognize them with the Department of Housing and Urban Development has never been completed. Both Mars Hill and Marshall have expressed their desire to formally join the consortium and are currently working to obtain authorization from their governing bodies.

Each Cooperating Unit within the consortium must complete the following two actions to formally add these municipalities:

1. Adopt a resolution authorizing the amendment of the HOME Consortium's Joint Cooperation Agreement to include the Town of Mars Hill and the Town of Marshall.
2. Execute the updated Joint Cooperation Agreement. The revised agreement includes an updated Exhibit A listing all Cooperating Units within the consortium, including the Towns of Mars Hill and Marshall. It also reflects updated dates that extend through the remaining two years of the current certification period, which ends September 30, 2028.

### Recommendation:

I move Town Council adopt a resolution authorizing the amendment of the HOME Consortium's Joint Cooperation Agreement to include the Town of Mars Hill and the Town of Marshall and execute the updated Joint Cooperation Agreement.

### Attachments:

1. Consortium Resolution 2026-Town of Fletcher
2. Asheville Consortium Joint Cooperation Agreement - 2026- Town of Fletcher

**Authorizing the Mayor of the Town of Fletcher to Execute an Amended Joint Cooperation Agreement to Add the Town of Mars Hill and the Town of Marshall to the Asheville Regional Housing Consortium**

WHEREAS, the Town of Fletcher, North Carolina, has determined that the health and welfare of its jurisdiction may benefit from increasing the availability of safe, affordable and standard housing; and

WHEREAS, the Town of Fletcher has determined that providing safe, affordable, and standard housing will benefit work force productivity and area economic development; and

WHEREAS, a cooperative approach to providing housing in the Asheville Regional area will avoid duplication of effort and promote more effective delivery of housing services; and

WHEREAS, a consortium of local governments is entitled to receive funds from the U.S. Department of Housing and Urban Development that they would otherwise be unqualified to receive individually; and

WHEREAS, the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, makes provisions whereby units of general local government may enter into cooperation agreements and form Consortia to undertake or assist in undertaking affordable housing pursuant to the HOME Investment Partnerships Program; and

WHEREAS, the Town of Fletcher is a current member of and, along with the other regional units of general local government members, desires to continue the Asheville Regional Housing Consortium to undertake or assist in undertaking affordable housing under the Cranston-Gonzalez National Affordable Housing Act of 1990; and

WHEREAS, the Town of Mars Hill and the Town of Marshall each wish to join the Asheville Regional Housing Consortium; and

WHEREAS, it is the desire of the Town of Fletcher to admit the Town of Mars Hill and the Town of Marshall as members of the Asheville Regional Housing Consortium; and

WHEREAS, Article 20 Chapter 160A of the North Carolina General Statutes authorizes units of local government to enter into contracts or agreements with each other in order to execute any undertaking.

NOW, THEREFORE, be it resolved by the Town of Fletcher that:

- 1) The Town of Fletcher hereby supports the addition of Mars Hill and Marshall to the Asheville Regional Housing Consortium and the Mayor of the Town of Fletcher is authorized to execute an amended Joint Cooperation Agreement with the other member governments of the Asheville Regional Housing Consortium
- 2) The Mayor is further authorized to sign all contracts, approved by the Town of Fletcher, with other Governmental Agencies as may be required to carry out activities of the Cooperation Agreement.

Adopted this 13<sup>th</sup> day of April 2026, in a regular session of the Town of Fletcher, North Carolina.

Attest:

\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Mayor

**ASHEVILLE REGIONAL HOUSING CONSORTIUM  
JOINT COOPERATION AGREEMENT**

**THIS AGREEMENT**, entered into this 13<sup>th</sup> day of April, 2026, by and between geographically contiguous units of general local government as shown on the signature pages attached hereto and herein listed in Exhibit A, which may include Buncombe, Henderson, Madison and Transylvania Counties, and governmental units located within said counties, (herein called "Cooperating Units") and City of Asheville (herein called "Lead Entity"), all of which are general local governmental units of the State of North Carolina, is made pursuant to Chapter 160A, Article 20 of the North Carolina General Statutes.

**WITNESSETH THAT:**

**WHEREAS**, the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended (herein called the "Act") makes provisions whereby units of general local government may enter into cooperation agreements and form a Consortium to undertake or assist in undertaking affordable housing pursuant to the HOME Investment Partnerships Program (Home Program); and

**WHEREAS**, it is the desire of the parties that the Lead Entity continue to act in a representative capacity for the Cooperating Units as well as itself. The Cooperating Units desire that the Lead Entity assume overall responsibility for ensuring that the Consortium, established below, is carried out in compliance with the requirements of the Act, state and federal regulations program requirements and the Consolidated Plan for the Consortium.

**NOW, THEREFORE**, the parties hereto do mutually agree as follows:

1. To continue the Asheville Regional Housing Consortium (the Consortium) established in 1992 as a joint agency, pursuant to N.C. General Statute 160A-462, for the purposes of cooperatively providing safe, affordable and standard housing, promoting economic development and alleviating housing problems in the counties of Buncombe, Madison, Henderson and Transylvania and the participating municipalities located in those counties.

2. The Asheville Regional Housing Consortium Board of Directors (the Board) will continue to provide policy direction for the operations of the Consortium. The Board will meet at least quarterly or as often as considered necessary by the Lead Entity or by a majority of the members of the Consortium. The membership of the Board shall be comprised of one member from each Cooperating Unit, except that Cooperating Units with population over 35,000 shall have two members. For the purposes of this section, the County population shall consist of residents of unincorporated areas. The Board shall provide an Annual Report summarizing the status and accomplishments of the consortium to the Governing Body of each member. The Board shall establish policy and administrative arrangements to carry out the functions of the Consortium including, but not limited to, approving proposals for funding submitted by the Consortium, distributing funds awarded to the Consortium and recommending contracts for carrying out the functions of the Consortium. With respect to the financial and legal obligations undertaken by the Lead Entity with HUD, no action shall be taken by the Consortium without the concurrence of the

Lead Entity. The Consortium is designated as a participating jurisdiction under the HOME Program, and Cooperating Units shall continue to appoint members to serve on the Board. In the event the Board consists of more than 9 representatives, an executive committee will continue consisting of 5 members representing one each from the four County Governments and one from the Lead Entity. The Lead Entity shall designate one of its representatives to serve as Chairman of the Board and the Executive Committee.

3. The Lead Entity and each Cooperating Unit shall be responsible for providing matching funds required by federal regulations for any funds allocated for that jurisdiction. No Cooperating Unit shall refuse to provide matching funds required by its projects for the period of time that the participation of that Cooperating Unit is required in the Consortium by HUD regulations and this Agreement. Each Cooperating Unit shall reimburse the Lead Entity immediately and in full for any and all expenses incurred by the Lead Entity as a result of the failure of any Cooperating Unit to provide the matching funds. Matching funds will not be required when the Cooperating Unit does not have a project within its jurisdiction.

4. The Cooperating Units hereby authorize the Lead Entity to submit, request and receive HOME funding from the United States Department of Housing and Urban Development on behalf of the Consortium and to otherwise act on behalf of the Consortium as authorized by the Board.

5. The Cooperating Units hereby authorize the Lead Entity to establish and maintain a local HOME Investment Trust Fund for receipt of HOME funds and repayments as required by 24 CFR Part 92.500.

6. The Lead Entity and Cooperating Units shall cooperate in the implementation of the HOME Program and shall cooperate in the preparation of the Consolidated Plan by providing to the Lead Entity that information needed.

7. The Lead Entity and Cooperating Units shall be entitled to a pro rata portion of the HOME Program funding for eligible uses under the Act and each shall be responsible for meeting their pro rata portion of the matching fund requirements. If no amounts are established by the Federal government for the Lead Entity and Cooperating Units in the Consortium, funds for the Lead Entity and Cooperating Units shall be allocated by the Board.

8. The Consortium agrees that at least 15% of all HOME Program funds received will be subcontracted for projects administered by Community Housing Development Organizations (CHDOs) as defined in the Act which have 501(c) tax status as required by federal law.

9. The Board shall have the right to reallocate HOME Program funding to the Consortium to be used by other Consortium members when a Cooperating Unit is unable to use the funding due to lack of eligible projects or matching resources. A schedule for reallocation shall be determined by the Board to allow HOME Program funding to be used by the Consortium before reallocation by the U.S. Department of Housing and Urban Development to jurisdictions outside the Consortium. The reallocation of funds that are unable to be used shall be consistent with the Consortium's adopted Consolidated Plan.

10. With reference to any program income and repayments generated from the HOME funds, federal regulations shall govern placement of program income generated from HOME funds and repayments into the local trust fund. The Lead Entity shall, if requested and to the extent possible, separately account for program income and repayments on each Cooperating Unit's projects. Program Income and repayments on projects shall only be available to the Cooperating Unit for use on activities that are consistent with the Act and the approved Consolidated Plan.

11. The Cooperating Units and Lead Entity shall affirmatively further fair housing.

12. The Lead Entity and Cooperating Units, as parties to the Consortium, shall direct all activities, with respect to the Consortium, to the alleviation of housing problems in the State of North Carolina.

13. The Cooperating Units and Lead Entity agree that each will save the other harmless due to the negligent acts of its employees, officers or agents, including volunteers, or due to any negligent operation of equipment. This section shall not be construed as waiving any defense or limitation which either party may have against any claim or cause of action by any person not a party to this agreement. The Cooperating Units shall not be held harmless for liability that may result from failure to provide proper accounting or otherwise comply with State and Federal regulations. Each Cooperating Unit shall immediately reimburse the Lead Entity in full for any and all expense for which the Lead Entity shall become responsible in its role as Lead Entity. To the extent that such expense is incurred by the acts or omissions of a single Cooperating Unit, that Cooperating Unit shall make such reimbursement in full. To the extent that such expense is incurred by acts or omissions of two or more Cooperating Units, said reimbursement shall be shared proportionately by those Cooperating Units.

14. The Lead Entity and the Cooperating Units agree to remain in the Consortium at least through September 30, 2028. Thereafter, each party shall continue to participate in the Consortium to the extent required by HUD regulations or other applicable law. The obligations of each of the parties as set forth herein and as required by HUD regulations and other applicable law shall remain effective for the duration of any responsibility of the Consortium or Lead Entity to HUD. The Lead Entity and cooperating units agree not to withdraw from the Agreement prior to September 30, 2028.

15. Should disputes arise between any participants in the Consortium resulting in legal action, such actions shall be filed in the appropriate courts of Buncombe County. All parties hereto located in Counties outside Buncombe County specifically waive any alternate venue.

16. The program year start date for the Consortium shall be July 1, 2026. The Lead Entity and Cooperating Units agree to have the same program year for CDBG and HOME.

17. Unless otherwise terminated by agreement in writing of all parties hereto or by termination of the HOME program by HUD, this agreement shall automatically be renewed for successive three-year qualification periods under the same terms and conditions. The parties agree that this agreement shall be amended to incorporate any changes necessary to meet the

requirements for consortia agreements set forth in the Consortia Qualification Notice for any subsequent three-year qualification period. Any Cooperating Unit shall have the right to withdraw from the consortium at the beginning of any renewal period by giving notice in writing to the City of Asheville. For each renewal period, the City of Asheville shall, by the date specified in HUD's consortia designation notices, notify each of the Participating Units in writing of its right not to participate for that renewal period and shall provide copies of all such notifications to HUD.

**IN WITNESS WHEREOF**, the lead entity and the Cooperating Units have caused this Agreement to be executed by a duly authorized officer of each party.

**Attest to:**

**Town of Fletcher**

\_\_\_\_\_  
Town Clerk  
(Corporate Seal)

\_\_\_\_\_  
Mayor

\*\*\*\*\*

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

I, Notary Public of the County and State aforesaid certify that \_\_\_\_\_,  
personally came before me this day and acknowledged that they are the Clerk of the Town of  
Fletcher, a body politic and corporate, and that by authority duly given and as the act of the  
corporation the foregoing instrument was signed in its name by its Mayor and attested by them as  
its Town Clerk.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**EXHIBIT A  
ASHEVILLE REGIONAL HOUSING CONSORTIUM  
LIST OF COOPERATING UNITS**

<b>Cooperating Unit</b>	<b>Type</b>
City of Asheville	Lead Entity/Participating Jurisdiction (PJ)
Buncombe County	Unincorporated Part of Non-CDBG County
Black Mountain Town	Place within Buncombe County
Montreat Town	Place within Buncombe County
Woodfin Town	Place within Buncombe County
Henderson County	Unincorporated Part of Non-CDBG County
Fletcher Town	Place within Henderson County
Hendersonville City	Place within Henderson County
Madison County	Unincorporated Part of Non-CDBG County
Mars Hill Town (NEW)	Place within Madison County
Marshall Town (NEW)	Place within Madison County
Transylvania County	Unincorporated Part of Non-CDBG County
Brevard City	Place within Transylvania County

## MEMORANDUM

TO:

FROM:

COPY TO:

DATE:



SUBJECT: Approval of Budget Amendment #5 (0-26-06) to the budget ordinance.

Background:

Recommendation:

Attachments:

1. Amendment 5- Powell Bill 0-26-06 budget amendment

**BUDGET AMENDMENT 5**  
**Original Ordinance # 0-25-04**  
**Amended on 4-13-26**  
**Ordinance # 0-26-06**  
**REQUEST FOR BOARD ACTION**  
**TOWN OF FLETCHER**

**MEETING DATE:** April 13, 2026

**SUBJECT:** Budget Amendment 5

**ATTACHMENTS:** YES

**SUMMARY OF REQUEST:**

The Town has decided as part of its resurfacing program to resurface Meadow Pathway Drive and Meadow Walk Court this fiscal year. The Town will need to appropriate additional Powell Bill funds to keep this year's resurfacing program within budget.

The attached budget amendment will increase the Powell Bill Maintenance & Repair line item by \$43,000 to account for the resurfacing project for Town maintained streets along with associated engineering costs and other road expenditures.

**TOWN MANAGER'S RECOMMENDATION:**

It would be appropriate for the Board to approve the attached budget amendment to keep the Powell Bill Maintenance & Repair line item within budgetary requirements.

**BUDGET AMENDMENT # 5**  
**FY 25/26 BUDGET ORDINANCE**  
**Effective April 13, 2026**

	<b>Account #</b>	<b>Debit</b>		<b>Credit</b>
<b>General Fund</b>				
<b>Revenues</b>				
Fund Balance Appropriated	10-3990-0000			43,000.00
<b>Expenditures</b>				
Powell Bill Maintenance & Repair	10-5700-7600	43,000.00		

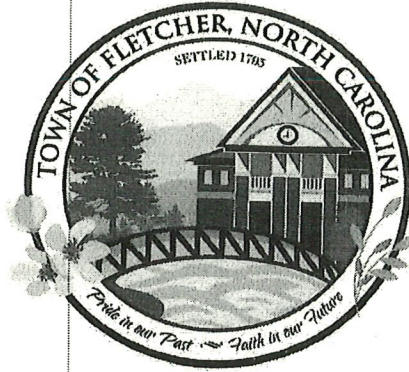
Approved this the 13<sup>th</sup> day of April 2026

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

ATTEST:

\_\_\_\_\_  
 Christine Thompson, MMC, NCCMC  
 Town Clerk

RECEIVED  
3-5-20



### Application for Appointed Boards/Commissions/Committees Fletcher Town Council

The Town of Fletcher Town Council believes that all citizens should have the opportunity to participate in governmental decisions. One way of participating is by serving as a citizen member of one of the Town's various boards. If you wish to be considered for an appointment to a board, please complete the information below and return it to the Town Clerk at 300 Old Cane Creek Road, NC 28732. For more information you may contact Town Hall at (828) 687-3985.

Name: Adam Eberhardt

Home Address: 31 Golden Oaks Lane

My residence is located within the Town of Fletcher city limits:  Yes  No (circle one)

How long have you lived in Fletcher: 22 years

E-mail Address: formix@yahoo.com

Home Phone: 828-768-2671 Work Phone: 828-768-2671

Occupation: Business Owner Years in Position: 12

It is the Town Council's goal to maintain a balance of membership on its Boards/Commissions or Committees based on race, gender and voting district residency.

Voting District 3 Male  Female   
Race: White  Black  Hispanic  Native American   
Other

Have you been convicted on any formal charge of professional misconduct, criminal misdemeanor or a felony in any jurisdiction?

Yes \_\_\_\_\_ No X If yes please explain disposition.

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Board(s) / Committee(s) Interested In: (Please list in order of preference)

1. Planning Board and Zoning Board of Adjustment

2. \_\_\_\_\_

3. \_\_\_\_\_

What do you feel are your qualifications for serving on the board requested?

I am an engineer by trade, and have worked in the residential construction

industry for several years. I am very familiar with reviewing plats and

blueprints.

I understand this application is public record and I certify that the facts contained in this application are true and correct to the best of my knowledge. I authorize and consent to the background checks and to the investigation and verification of all statements contained herein as deemed appropriate. I further authorize all information concerning my qualifications to be investigated and release all parties from all liability for any damages that may result from this investigation. I understand and agree that any misstatement may be cause for my removal from Board/Commission/Committee. I understand regular attendance to any Board/Commission/Committee meeting is important and accordingly, I further understand that if my attendance is less than the standards established for any body that this is cause for removal. Lacking any written standards for attendance by any Board/Commission/Committee it is expected that I will attend at least 75% of all meetings during any one calendar year to maintain my seat on any

Board/Commission/Committee to which I may be appointed. This form will remain on file in the Office of the Town Clerk and requests for updates will be sought prior in any consideration for re-appointment (or future appointment) to any Board/Commission/Committee.

Signature:  Date: 03/04/2026

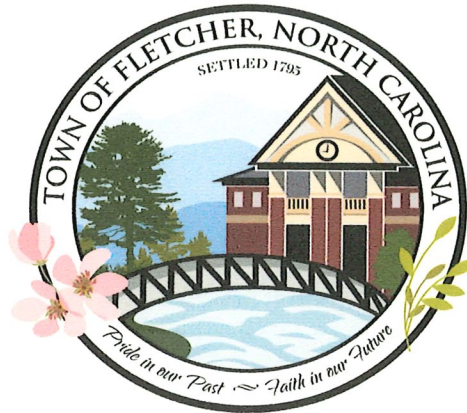
Office Use Only: .....

Date Received: 3-5-26

Date Forwarded to Council: \_\_\_\_\_

700206  
Taxes paid 11-12-25  
\$ 1,050.00

RECEIVED  
2-23-26



### Application for Appointed Boards/Commissions/Committees Fletcher Town Council

The Town of Fletcher Town Council believes that all citizens should have the opportunity to participate in governmental decisions. One way of participating is by serving as a citizen member of one of the Town's various boards. If you wish to be considered for an appointment to a board, please complete the information below and return it to the Town Clerk at 300 Old Cane Creek Road, NC 28732. For more information you may contact Town Hall at (828) 687-3985.

Name: Leslie M Cuevas

Home Address: 11 Greenleaf Rd

My residence is located with the Town of Fletcher city limits: Yes No (circle one)

How long have you lived in Fletcher: 37 yrs

E-mail Address: Cuevas-r@bellsouth.net

Home Phone Cell - 828-242-5774 Work Phone: \_\_\_\_\_

Occupation: Retired Years in Position: \_\_\_\_\_

It is the Town Council's goal to maintain a balance of membership on its Boards/Commissions or Committees based on race, gender and voting district residency.

Voting District \_\_\_\_\_ Male \_\_\_\_\_ Female     /      
Race: White     /     Black \_\_\_\_\_ Hispanic \_\_\_\_\_ Native American \_\_\_\_\_  
Other \_\_\_\_\_

Have you been convicted on any formal charge of professional misconduct, criminal misdemeanor or a felony in any jurisdiction?

Yes \_\_\_\_\_ No  /  If yes please explain disposition.

---

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Board(s) / Committee(s) Interested In: (Please list in order of preference)

1. Town Planning Board
2. \_\_\_\_\_
3. \_\_\_\_\_

What do you feel are your qualifications for serving on the board requested?

Long term resident of Fletcher - Raised our sons in  
this community - Interested in seeing the Town of Fletcher  
grow & prosper at a pace that is sustainable to  
both residents & business

I understand this application is public record and I certify that the facts contained in this application are true and correct to the best of my knowledge. I authorize and consent to the background checks and to the investigation and verification of all statements contained herein as deemed appropriate. I further authorize all information concerning my qualifications to be investigated and release all parties from all liability for any damages that may result from this investigation. I understand and agree that any misstatement may be cause for my removal from Board/Commission/Committee. I understand regular attendance to any Board/Commission/Committee meeting is important and accordingly, I further understand that if my attendance is less than the standards established for any body that this is cause for removal. Lacking any written standards for attendance by any Board/Commission/Committee it is expected that I will attend at least 75% of all meetings during any one calendar year to maintain my seat on any

Board/Commission/Committee to which I may be appointed. This form will remain on file in the Office of the Town Clerk and requests for updates will be sought prior in any consideration for re-appointment (or future appointment) to any Board/Commission/Committee.

Signature: *Paul M. Carr* Date: 2/16/24

.....  
Office Use Only:

Date Received: 2-23-26

99,399.28  
1,116.04 paid 12/29/25

Date Forwarded to Council: \_\_\_\_\_

# Where adventure takes flight.

2025 YEARLY REVIEW



# Letter From President and CEO

# Lew Bleiweis

This past year marked a defining chapter for Asheville Regional Airport, one characterized by momentum, renewal, and confidence in the future. On June 25, 2025, we reached a major milestone with the opening of the new North Concourse and temporary TSA Security Checkpoint. This represents the first completed phase of AVL Forward, our historic construction of a completely new passenger airport terminal. The North Concourse represents years of planning, collaboration, and investment in infrastructure that will support the region's growth for decades to come. In October, we began the second phase which will take us further into the project with more milestones to celebrate.

2025 also marked a bold new evolution of identity for us. We proudly unveiled a new, award-winning brand and refreshed website inspired by the Blue Ridge Mountains and the spirit of our region. More than a visual update, the new brand reflects our promise to be an authentic and convenient gateway for business and adventure, championing exceptional experiences and economic vitality for the communities we serve.

Growth continued across our air service offerings with the addition of new nonstop routes. Allegiant Air launched service to Washington, D.C. (Dulles) on June 20, and Delta Air Lines introduced nonstop flights to Boston Logan on May 10, strengthening connectivity for residents, businesses, and visitors alike.

The business of the airport continued to move forward by meeting the growing needs of our users with creative solutions. Priority was placed on completing the 10-year master plan and advancing revenue growth through land development, parking expansion and infrastructure enhancements supporting air service growth.

Equally important is how we've shown up for our community each day. Long-standing traditions like the Runway 5K welcome the community onto the airfield while supporting mission-aligned local organizations. At the same time, evolving passenger programs such as Music in the Airport, Art in the Airport, and our new customer experience program AVL KIND, create meaningful moments of connection and care in our new terminal space. These efforts are made possible by the kindness, professionalism, and welcoming spirit of the team members who serve our passengers.

In 2025, we welcomed strong new leadership and earned prestigious national and international awards, all milestones that reflect both the growing strength of our team and the impact of our work.

And significantly, in 2025, Asheville Regional Airport served 2.24 million passengers, the second busiest year of passenger utilization in AVL's history, reinforcing our role as a vital and resilient regional gateway. Our financial position remained strong, with assets exceeding liabilities by \$357,631,170, enabling continued investment in infrastructure, service, and stewardship.

As we reflected this past September on one year since Hurricane Helene, we did so from a place of progress and perspective. The region has moved forward with resilience and so has its airport. Today, AVL stands positioned for continued growth, grounded in community, and guided by purpose. I am proud of our team, grateful for our partners and community, and excited for what lies ahead as AVL Forward continues.

Sincerely,

**Lew Bleiweis, A.A.E.**  
President & CEO  
Asheville Regional Airport

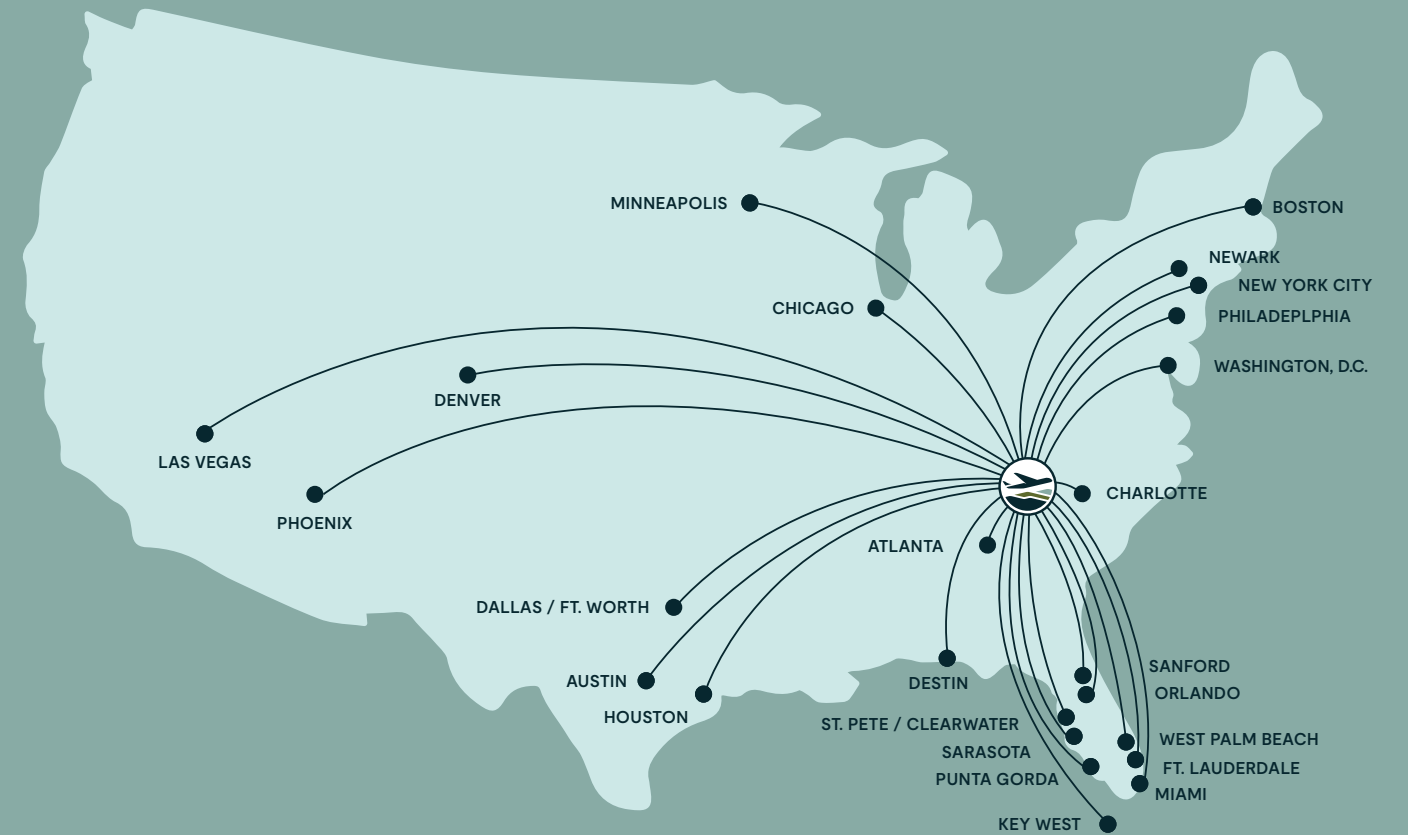


# Air Service

In 2025, Asheville Regional Airport welcomed 2.24 million passengers, making it the second busiest year in AVL's history, underscoring the airport's importance as a driving force in our regional economy. Reaching this milestone during a year shaped by unexpected impacts shows the strength of our partnerships and the confidence they have in our region. Air service offerings expanded with new nonstop options, including Allegiant's daily service to DCA and Delta's 2x weekly service to BOS. Together, these accomplishments highlight continued momentum and growing connectivity for residents, businesses, and visitors that is expected to continue.

## 6 Airlines and 27 Nonstop Destinations

**Allegiant**  
**American**  
**Delta**  
**Sun Country**  
**JetBlue**  
**United**



# A Brand-New Look for AVL



## An Award-Winning Launch

With a new terminal space on the horizon, Asheville Regional Airport (AVL) introduced a refreshed brand identity on August 19, National Aviation Day, retiring a logo that had represented the airport since 1997. The new logo, brand package, and refreshed website mark a significant step forward for the organization and its role in the region.

The day began with the unveiling of the updated entrance sign featuring the new logo, with local media present to capture the moment. That afternoon, a public celebration in the North Concourse invited travelers and community members to experience AVL's new look firsthand. The festive and intentionally curated event featured charcuterie plates, branded adventure décor and promotional items, including an interactive postcard printing station highlighting artwork by local artist Jessica C. White. The postcard initiative later earned a first place at Airports Council International – North America Marketing and Communications Conference Awards (MARCOM) for Best Promotional Item.

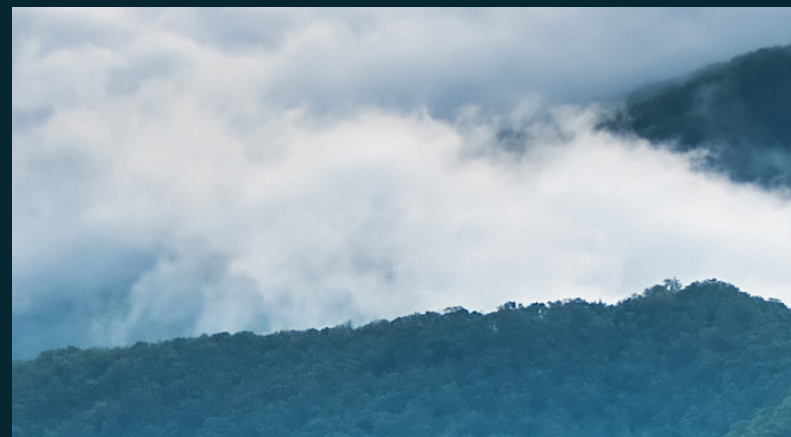
AVL's updated brand is inspired by the timeless beauty of the Blue Ridge Mountains and the spirit of western North Carolina, reinforcing the airport's promise to be more than an airport—it is a convenient gateway for business and adventure. The new visual identity features a suite of logos, refined typography, and a vibrant color palette rooted in Appalachian landscapes. Mountain-inspired iconography anchors the brand to place, while a subtle airplane wing embedded in the crossbar of the "A" symbolizes connection and flight.

The brand refresh was the result of a thoughtful, collaborative process that incorporated insights from airport staff, community members, and frequent travelers. More than a visual update, the new brand reflects AVL's mission to champion exceptional experiences and economic vitality, guided by core values of welcome, integrity, forward-thinking, and empathy. The brand will be integrated across signage, wayfinding, digital platforms, customer experience initiatives, and community engagement efforts. The outcome is a brand identity that is both familiar and forward-looking, designed to support AVL's continued growth and evolving passenger experience.

AVL's refreshed brand identity received international recognition with first place honors at the 2025 MARCOM awards, underscoring the airport's commitment to excellence and its position as a modern, community-centered gateway.

# AVL's Vision, Mission and Core Values

2025 brought a fresh airport vision, mission and core value set that will be the AVL brand compass, as part of AVL's strategic planning, guiding decisions big and small.



## Vision:

To be an authentic and convenient gateway for business and adventure.

## Mission:

To champion exceptional experiences and economic vitality.

## Values:

**Forward** – progressive in a way that is in tune with the community, never stop improving and always working toward goals and advancement.

**Integrity** – honest and sincere, strong moral principles, speak up and prioritize soundness and trustworthiness.

**Empathy** – lead with respect for others, with a focus on listening and understanding.

**Welcome** – provide an environment that fosters friendliness and hospitality, with a service mindset.

## Brand Video

To bring AVL's new brand to life, a brand launch video was created to unveil the airport's refreshed visual identity and tell the story behind it. Rooted in the natural beauty of Western North Carolina, the video captures the spirit of AVL, its deep connection to the region, and the inspiration drawn from the Blue Ridge Mountains and surrounding landscape.

This video marks a new chapter for Asheville Regional Airport, reflecting who we are, where we come from, and where we're headed.



Scan the QR code to watch the video.

# A Huge Milestone

## The North Concourse Opens



## Ticket Lobby Opening

On June 11, the airport reached the first of many important AVL Forward milestones in 2025 with the opening of the new airline ticket counter lobby. The bright, spacious and modern new space gave passengers a preview of what was to come when the new North Concourse opened later in the month.

## The North Concourse and TSA Checkpoint Opening

The anticipated big day arrived on June 25, when the new TSA checkpoint and North Concourse opened to passengers

The new concourse offers travelers a range of exciting amenities, including a variety of seating options with built-in electronic charging capabilities, enhanced restrooms, lactation suites, and new concession offerings. Large windows showcase scenic views of the surrounding Blue Ridge Mountains, while design elements throughout the space reflect the natural beauty of western North Carolina.

Construction officially broke ground on August 11, 2023, and despite unexpected disruptions, the project remained on time and on budget.

This major milestone gave passengers an exciting preview of the future of AVL and enhanced the travel experience with a beautiful new space and modern amenities.

## A Reason to Celebrate

Reaching such a major milestone called for a celebration, and the North Concourse provided a beautiful new setting for the festivities. Two events were held on June 20 in anticipation of the public opening of the new North Concourse and TSA checkpoint on June 25.

The first celebration honored the AVL team and volunteers, offering them an early look at the new space and recognizing the incredible work behind this achievement. The event included food, music, raffles, and a full-team ribbon cutting.

That evening, a grand opening and commemorative ribbon cutting was held to mark this historic milestone. Elected officials, community leaders, and AVL partners were “welcomed to the future” at an AVL Forward-themed event that showcased the new space and amenities.



# Community

## AVL Runway 5K

The popular annual AVL Runway 5K took place in October for the 2025 event and, once again, sold out. The community came together stronger than ever for this beloved tradition. The chilly fall morning brought 1,000 racers to the course alongside the active runway while thousands of supporters watched and cheered.

This year's AVL Runway 5K raised \$34,000 in funds for three organizations: A-B Tech's Aviation Scholarship Fund, the WNC Pilots Association Educational Foundation, and Big Brothers Big Sisters of Western North Carolina.

The event always delivers plenty of fun, food, and community spirit, along with brand-new AVL merchandise. However, the greatest highlight remains the smiling faces and strong sense of connection that make the AVL Runway 5K such a meaningful experience.



## Blue Ridge Honor Flight

AVL is always honored to host Blue Ridge Honor Flight, a local nonprofit organization that provides complimentary trips for World War II, Korean War, and Vietnam War veterans to visit their memorials in Washington, D.C. In 2025, two flights took place on April 19 and September 27.

The second flight had the distinction of being the first Blue Ridge Honor Flight to depart from the new North Concourse. Veterans enjoyed breakfast while taking in the new space before boarding their flight. Each trip was followed by a welcome home celebration.

These honor flights are always powerful to witness and serve as a moving reminder of the strength of the western North Carolina community as everyone comes together to recognize and honor our veterans.



# Passenger Experience



## One-Year Milestone of Hurricane Helene



### Paws for Passengers

AVL's volunteer therapy dog program, Paws for Passengers, is larger than ever with 30 teams as it enters its 8th year. These beloved ambasa-dogs regularly visit passengers in the terminal and participate in special events throughout the year. 2025 events included the Valentine's Day Smooches from Pooches kissing booth, National Donut Day, a Halloween event and an AVL Forward-themed holiday celebration.

### Inaugural art exhibit "Mountain Memories"

Mountain Memories marked the first curated art exhibition in the new concourse at Asheville Regional Airport, setting an intentional tone for how art, place, and community come together at AVL. Developed in partnership with the River Arts District, the exhibition reflects a shared commitment to celebrating Western North Carolina's creative identity.

Mountain Memories was intentionally curated by Asheville Regional Airport in partnership with the River Arts District Artists Foundation. The exhibit invites passengers to explore the newly rebuilt and reopened studios while supporting an art community that refused to let its work be diminished by Hurricane Helene. Instead, the artists used the experience to further inspire and inform their creative expression.

Featuring works across a variety of disciplines from painting, sculpture, photography, textiles, and mixed media, many pieces incorporated materials salvaged from flood debris, transforming them into works that spoke to endurance, renewal, and place. Accompanied by personal artist stories, the exhibit created a meaningful connection between travelers and the region they are visiting.

The exhibition underscored AVL's commitment to community partnership and to welcoming travelers with art that reflects the natural beauty, resilience, and creative spirit of Western North Carolina.

This past September marked one year since Hurricane Helene impacted Western North Carolina. While the storm's effects were felt across the region, the months that followed revealed something more enduring than disruption: resilience, adaptation, and recovery.

At Asheville Regional Airport, the milestone served as a moment to reflect on how far the airport and the community have come. In the year since Helene, operations have stabilized, passenger activity has rebounded, and the airport has continued to fulfill its role as a vital connector for the region. Airlines adjusted quickly, essential service was maintained, and the foundation for growth remained intact. In fact, 2025 was AVL's second busiest year in its history!

Recovery has not been defined by a single moment, but by steady progress. Tourism has gradually returned, businesses have reopened, and investment in regional infrastructure has continued. For AVL, this included advancing major construction projects, welcoming travelers back, and supporting the economic engine that connects Western North Carolina to the rest of the world.

The one-year milestone was not about revisiting loss, but about acknowledging strength. It offered an opportunity to recognize the airport team, partners, airlines, and community stakeholders whose commitment ensured that AVL remained resilient, responsive, and ready for the future. That collective resolve continues to guide the airport as it moves forward with confidence and purpose.



### Music in the Airport

The opening of the new North Concourse brought an exciting new enhancement to the Music in the Airport program with a new piano and dedicated performance space. Located near Aletitude, this inviting setting allows musicians to perform for passengers waiting at nearby gates, weaving live music into the rhythm of the travel experience.

These volunteer musicians reflect Asheville's vibrant music scene, sharing the region's culture and love of live music with travelers passing through AVL.

# Moving AVL Forward

## 2025 Milestones



April

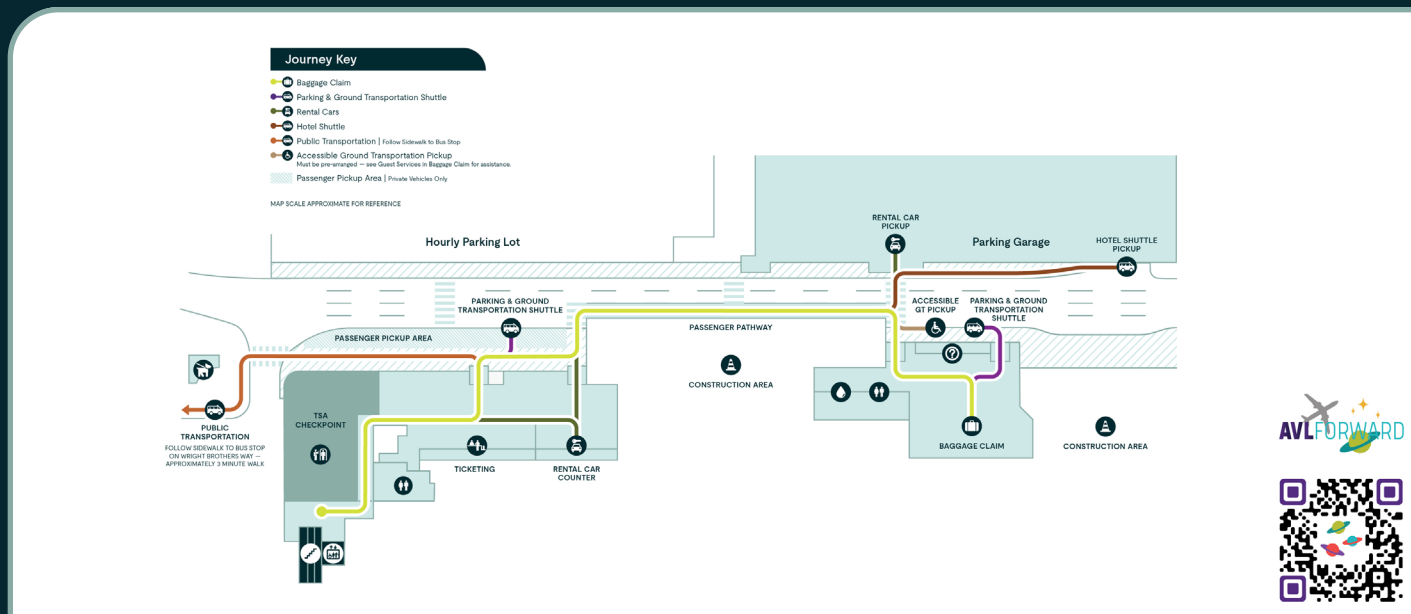
**April 11**  
New concessions announced – AVL and Paradies Lagardère announced new retail stores and restaurants opening during Phases 1 and 2 of AVL Forward. This includes five food and beverage restaurants, two retail stores and multiple vending concessions options.



June

**June 11**  
The new ticket counter lobby opened.

**June 25**  
The new North Concourse and temporary TSA checkpoint opened. This major milestone included new food and beverage options and amenities.



August

October

**August 27**  
The rental car counters were relocated to the legacy terminal's ticket lobby. A new rental car building south of baggage claim is expected to open in the spring of 2026.

Phase 2 of AVL Forward officially began and more demolition of the legacy concourse took place. A new passenger journey was introduced as construction continued on south baggage claim and a new rental car facility.



November

**November 7**  
Beneficial occupancy for the new Air Traffic Control Tower was obtained, making way for upfitting and controller training.



December

A 150' tower crane was erected as part of AVL Forward's Phase 2. This crane allows crews to safely work while the legacy Air Traffic Control Tower remains fully operational.

# AVL Team Experience

On October 30, AVL introduced a new internal brand awareness and customer service training program called AVL KIND. It is a program created by AVL, for AVL that is designed to strengthen the AVL brand, build pride and elevate every customer experience.

The program kicked off with the first annual AVL KIND Day, which allowed both Airport Authority and tenant employees to enjoy delicious food, watch the new AVL KIND video and learn more about this exciting new initiative.



KNOWLEDGEABLE · INTENTIONAL · NEIGHBORLY · DEDICATED

## Volunteers

AVL is proud to have a dedicated team of volunteers who generously share their time and talents to help make the airport a welcoming place for travelers. More than 50 members of our community regularly volunteer at AVL, extending the friendliness and hospitality that make Western North Carolina such a special region. Their service is a meaningful example of AVL's core values in action.

Through Paws for Passengers, certified therapy dog teams bring comfort, smiles, and stress relief to passengers and airport employees with visits and special events throughout the year. AVL Ambassadors provide friendly support at the Guest Services desk and throughout the terminal, offering valuable assistance and information to travelers. The AVL Welcome Crew is an important program for community members on the autism spectrum who greet arriving passengers and help create a positive first impression of AVL.

AVL's volunteers gathered once again for an annual picnic in October to celebrate their hard work and dedication. Volunteers from all three programs came together at Mills River Park for an evening of food, fun and community.

## AVL Team Generosity

The AVL team, as always, found numerous ways to give back to the community in 2025:

AVL held a spring blood drive in partnership with The Blood Connection, collecting 12 donations. A second blood drive was held in the fall with Delta and the American Red Cross, collecting 27 donations. Together, these donations could help save up to 120 lives.

Many AVL staff members provided Christmas gifts for 12 local children in the foster care system through the Crossnore Christmas program.

Through the program AVL Gives, team members raised over \$12,000 for various nonprofits, including Big Brothers Big Sisters of WNC.

Through proceeds from the 2025 AVL Runway 5K, the airport was able to raise \$34,000 to benefit local nonprofit Big Brothers Big Sisters of WNC and support aviation education students through the WNC Pilots Association Educational Foundation and A-B Tech's Aviation Scholarship Fund.



# AVL Team Growth and Recognition



**Joe Browning**  
IT Systems Administrator  
CERTIFICATION –  
Completed COMP-TIA  
Security + certification



**John Coon**  
Vice President Operations +  
Maintenance  
PAST PRESIDENT – North  
Carolina Airports Association



**Alexandra Ingle**  
Marketing + PR Manager  
MEMBER – ACI-NA MARCOM-  
CX Steering Committee



**David King**  
Guest Services +  
Advertising Manager  
VICE CHAIR – Ambassador  
Group – Henderson County  
Chamber of Commerce



**Angi Daus, M.P.A.**  
Vice President Air Service +  
Corporate Communications  
MEMBER – ACI-NA Air Service  
Steering Group  
PROJECT PANEL MEMBER –  
Airport Cooperative Research  
Program, Transportation  
Research Board, National  
Academies of Sciences,  
Engineering, and Medicine



**Lexie Farmer,  
C.M., M.P.A**  
Chief Operations Officer  
PROJECT PANEL MEMBER –  
Airport Cooperative Research  
Program, Transportation  
Research Board, National  
Academies of Sciences,  
Engineering, and Medicine



**Tina Kinsey, A.A.E.**  
Chief Administrative Officer  
VICE CHAIR – Air Service  
Committee – American  
Association of Airport  
Executives  
MEMBER – Henderson County  
Chamber Board  
AWARDS: Air Service  
Achievement Award & Ted  
Bushelman Legacy Award for  
Creativity and Excellence,  
ACI-NA



**Abraham Mata**  
Public Safety Lieutenant  
Completed Western North  
Carolina Law Enforcement  
Leadership Academy



**Kyle Montague**  
IT Systems Technician Lead  
CERTIFICATION –  
Cisco Certified Support  
Technician Networking (CCST)



**Samuel Sales,  
A.M.F., ACE**  
Chief of Public Safety  
MEMBER – Blue Ridge Honor  
Flight Board

## Department of Public Safety

AVL's Department of Public Safety was honored with the 2025 Hunter Automotive Hometown Heroes Award. This local award recognized the department's extraordinary service to the community during Hurricane Helene.

Four members of the AVL Public Safety team received a special Life Saving Commendation for their response to a medical emergency that resulted in saving a passenger's life.

Telecommunicator **James Griffin**  
Public Safety Officer **Joe Harrell**  
Firefighter **Mike Marchisin**  
Public Safety Officer **Jeff Thompson**



**Angela Gambino**  
Information Technology  
Assistant  
CERTIFICATION –  
GIS Fundamentals



**Chad Slater**  
Public Safety Officer  
Completed Western North  
Carolina Law Enforcement  
Leadership Academy



**Angela Wagner,  
MSHR**  
Vice President Administration  
+ Human Resources  
MEMBER – Western Carolina  
University Masters of Human  
Resources Advisory Board



From left: Carrie Kelly (Ailevon Pacific Aviation Consulting), Kari Goetz (Winzig Consulting), Angi Daus (VP Air Service + Corporate Communications), Tina Kinsey, A.A.E. (Chief Administrative Officer), Kevin M. Burke (President + CEO Airports Council International – North America), Lew Bleiweis, A.A.E. (President + CEO), Alexandra Ingle (Marketing + PR Manager), Erin Burns (ACI-NA MARCOM CX Steering Committee Chair).



### AVL Earned Top Honors at the 2025 ACI-NA MARCOM Awards

Asheville Regional Airport received multiple top honors at the 2025 Airports Council International North America (ACI-NA) Marketing and Communications Conference (MARCOM) awards ceremony held on December 3, in Kansas City. Out of nearly 400 entries from airports across the U.S. and Canada, AVL received more total recognition than any other airport this year, including first place honors for Brand Identity, Video, Promotional Item, Best in Airport Partnerships and Overall Marketing Strategy for a Small Airport. AVL received the Peggy G. Hereford Award, the highest industry honor in the competition, as the airport with the most first-place wins across all categories.

Tina Kinsey, AVL's Chief Administrative Officer, was named the 2025 recipient of the Ted Bushelman Legacy Award for Creativity and Excellence. The international honor recognizes exceptional leadership and significant contributions to airport marketing, communications and customer experience. Earlier in the year, Kinsey received the 2025 Air Service Achievement Award from ACI-NA. The prestigious award recognizes outstanding work and exceptional contributions in air service development amongst airport professionals across North America.



Left: Amy Harris, C.M., M.B.A. – Chief Financial Officer; Right: Angi Daus, M.P.A. – Vice President Air Service + Corporate Communications

### New Leadership

AVL welcomed two new additions to the senior leadership team in 2025. In May, Angi Daus was named Vice President of Air Service + Corporate Communications, and in June, Amy Harris was announced as the new Chief Financial Officer. Both Harris and Daus bring years of aviation experience to AVL and are valuable additions to the leadership team.

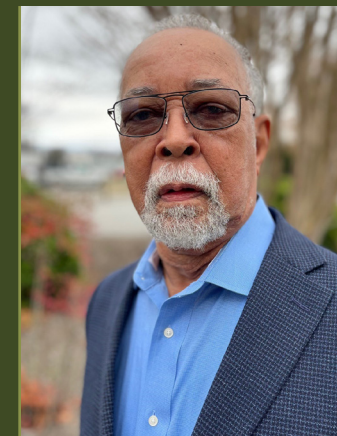
# Greater Asheville Regional Airport Authority Board



**Brad Galbraith**  
Chair  
Appointed By:  
City of Asheville



**Britt Lovin**  
Vice Chair  
Appointed By:  
GARAA Board



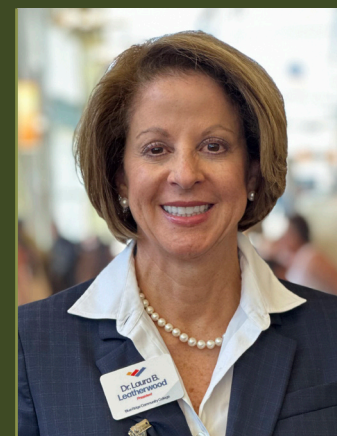
**Gene Bell**  
Member  
Appointed By:  
Buncombe County



**Nathan Kennedy**  
Member  
Appointed By:  
Henderson County



**Susan Russo Klein**  
Member  
Appointed By:  
City of Asheville



**Laura Leatherwood**  
Member  
Appointed By:  
Henderson County



**Carl H. Ricker, Jr.**  
Member  
Appointed By:  
Buncombe County

# Land Development

Sheetz, Inc. broke ground on a new fuel services and convenience store located on airport property directly across from the main entrance. Representing a total investment of more than \$7 million, the new facility is anticipated to open in summer 2026.

The Authority-owned golf course operated by Broadmoor Links advanced significant enhancements in 2025. The golf course recently unveiled a series of new amenities, including a restaurant, bar, simulator room, and driving range. The course itself is expected to reopen in early summer 2026. Additionally, DreamCatcher Hotels, which is leasing developable land on the golf course, announced plans to break ground in May 2026 on a new four-diamond hotel.

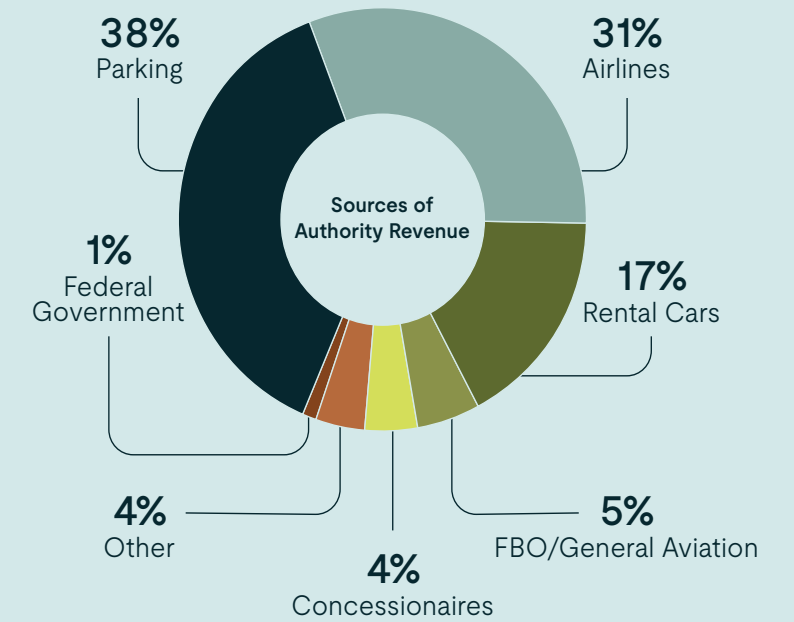
Together, these developments represent strategic, long-term investments in the airport's future. By thoughtfully activating airport-owned property with high-quality commercial partners, the Authority continues to strengthen and diversify its non-aeronautical revenue streams. Years in the making, these business initiatives reinforce the airport's long-term financial sustainability while supporting economic growth and opportunity across the region.

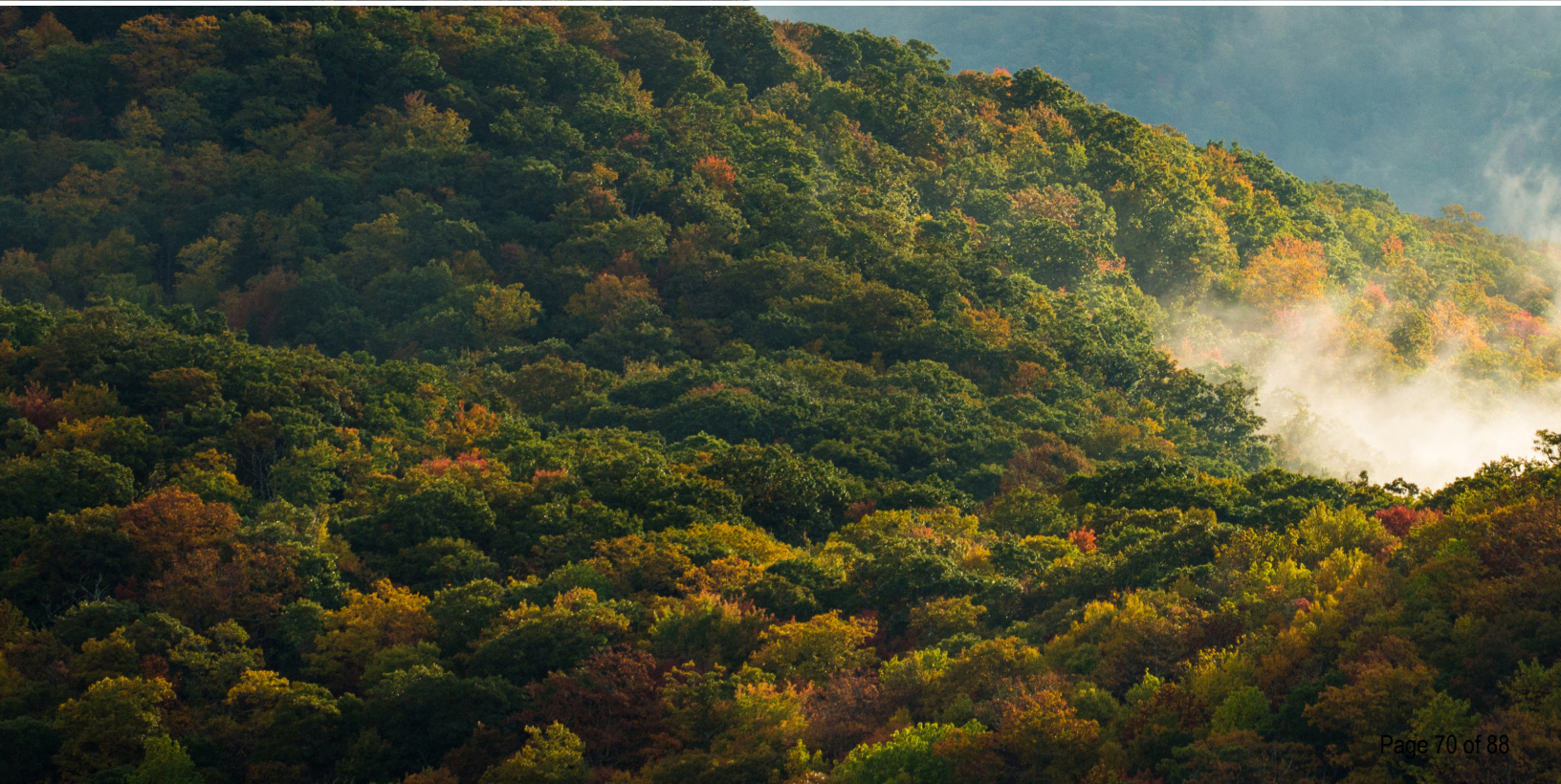


# Financials

At June 30, 2025, the Authority's assets exceeded liabilities by **\$357,631,170**.

That is an increase of over **\$43.3 million** from 2024 and an increase in over **\$84 million** from 2023.





## MEMORANDUM

TO: Mayor & Council

FROM:

COPY TO: Heather Taylor, Assistant Town Manager

DATE: 4/2/2026



SUBJECT: Public Hearing for approval of Economic Incentives for project "Blaze" — Brittany Brady, President of the Henderson County Partnership for Economic Development.

### Background:

Attached is a memo describing potential capital investment and economic incentives for a project known as Project Blaze.

### Recommendation:

It is recommended that Council approve the incentive arrangement as described in the attached memo.

### Attachments:

1. Memo to Council - Public Hearing for Project Blaze

**MEMORANDUM**

TO: Mayor and Town Council

FROM: Mark E. Biberdorf, Town Manager *MEB*

COPY TO: Heather Taylor, Assistant Town Manager

DATE: April 2, 2026

SUBJECT: Public Hearing for Project Blaze to Consider Economic Incentives for New Industry in Fletcher

A notice of public hearing was published on April 1, 2026. The purpose of the public hearing is to consider economic development incentives for a project currently known as Project Blaze. The company bringing this project is considering making a capital investment of \$1,011,649 in real improvements and \$5,185,000 in business personal property. The project will also create 33 new positions. The Town of Fletcher will consider economic incentives up to \$35,529 over a five-year period.

If Council should have any questions about this item prior to the Agenda Review meeting, please let me know.

MEB/meb

## MEMORANDUM



TO:

FROM:

COPY TO:

DATE:

SUBJECT: Discussion on Resolution in support of HCA Leader Sam Hazen to visit Western NC for a meeting to discuss long-term improvements needed at Mission Health-Preston Blakely, Mayor.

Background:

Recommendation:

Attachments:

1. HCA Resolution 3.25.26 (002) Mission Health

339 New Leicester Hwy., Suite 140  
Asheville, NC 28806

p: 828.251.6622 | 800.727.0557  
f: 828.251.6353 | w: landofsky.org



## Resolution No. 01-2026

### **Resolution Asking HCA CEO Sam Hazen To Engage Directly With Stakeholders In Western North Carolina**

WHEREAS, Mission Health, which includes Mission Hospital in Buncombe County and five satellite hospitals in Transylvania, Macon, Jackson, Mitchell, and McDowell Counties, is the healthcare backbone of Western North Carolina; and

WHEREAS, Mission Hospital is the only Level I trauma center west of Charlotte and only tertiary care hospital in the 18 westernmost counties; and

WHEREAS, for profit, publicly-traded HCA bought nonprofit Mission Health in 2019 and quickly made significant changes, including reducing Mission Hospital staff by the hundreds, closing primary care practices, and reducing many services previously offered; and

WHEREAS, hundreds of long-serving and highly skilled nurses and physicians, as well as numerous physician practices, have left Mission Health and especially Mission Hospital; and  
WHEREAS, due to these staffing reductions and other management decisions, Mission Hospital has been cited by the federal Centers for Medicare and Medicaid Services (CMS) for Immediate Jeopardy in 2021, 2024, 2025, and 2026; and

WHEREAS, Mission Hospital was found to have violated the federal Emergency Medical Treatment and Labor Act in 2024 and 2025;

WHEREAS, other hospitals in the Mission Health system have also experienced regulatory censure, including Mission McDowell Hospital and Blue Ridge Regional Hospital in Spruce Pine being cited for Immediate Jeopardy in 2021 and 2023, respectively; and

WHEREAS, HCA has failed to provide sufficient resources and support for its staff, has failed to act on recommendations from nurses, and has created a culture in which doctors, nurses and staff are hesitant to raise quality of care concerns with management; and

WHEREAS, Mr. Sam Hazen, CEO of HCA, said at the time of purchase: “We are excited that Mission Health chose to be part of the HCA Healthcare family. We look forward to investing in western North Carolina and ensuring Mission Health’s 133-year tradition of caring continues for years to come. This is a model partnership and one we hope will be replicated to benefit many similar communities.”; and

WHEREAS, due to HCA’s management, Mission Health’s tradition of caring has been severely impaired; and

WHEREAS, HCA leaders, including Mission CEO Greg Lowe, have not met with community members at public forums or meaningfully engaged community stakeholders to discuss conditions at Mission Hospital; and

WHEREAS, HCA and Mission Hospital are not transparent or accountable to our community.

NOW THEREFORE, we call on Mr. Sam Hazen, as the leader of HCA, to come to Western North Carolina and meet with elected officials, healthcare advocates, and other community leaders, be accountable for HCA’s decisions at Mission Health, and engage in a collaborative and transparent dialogue to develop a plan for long term, permanent improvement at Mission Hospital and throughout the Mission Health system.

Adopted by Land of Sky Regional Council on March 25, 2026.

---

Mayor Maureen Copelof, Board Chair

Attest:

---

Nathan Ramsey, Executive Director

## MEMORANDUM

TO: Mayor & Council  
FROM: Mark Biberdorf, Town Manager  
COPY TO: Heather Taylor, Assistant Town Manager  
DATE: 4/1/2026



SUBJECT: Resolution opposing state legislation that would place limits on local property tax authority - Mark Biberdorf, Town Manager

### Background:

Attached is a memo and resolution requesting that the North Carolina General Assembly oppose legislation establishing limits on the authority of local governments to set property tax levels for their communities.

### Recommendation:

It is recommended that Council approve the attached resolution.

### Attachments:

1. Memo to Council - Resolution opposing legislation to limit taxing authority.doc
2. Resolution opposing state legislation limiting local property tax authority

## MEMORANDUM

TO: Mayor and Town Council

FROM: Mark E. Biberdorf, Town Manager *MEB*

COPY TO: Heather Taylor, Assistant Town Manager

DATE: April 1, 2026

SUBJECT: Resolution Opposing State Legislation Limiting Local Tax Authority

Recently I shared some information from the North Carolina League of Municipalities about an initiative underway to limit local government authority to raise property taxes. The North Carolina General Assembly has established a House Select Committee on Property Tax Reduction and Reform with the purpose of identifying ways to limit property tax increases. They are presently recommending that a referendum be placed on the ballot for this fall that would give the General Assembly specific authority to restrict property tax increases that are enacted by local governments.

Local governments across the state are letting their legislators know about the potential impacts of placing limits on their authority to establish property tax levels for their communities. As such, resolutions are being sent to their legislators and other members of the General Assembly to urge them not to pass legislation that would put this issue to a referendum. I have attached a similar resolution for your consideration.

I will be prepared to discuss this issue in further depth at the Agenda Review meeting. If you should have any questions in advance of the meeting, please let me know.

MEB/meb

Attachment

**R-26-04**

**RESOLUTION OPPOSING STATE LEGISLATION  
THAT LIMITS LOCAL PROPERTY TAX AUTHORITY AND  
THREATENS CORE PUBLIC SERVICES**

**WHEREAS**, The Town of Fletcher is committed to providing essential public services and maintaining a high quality of life for its residents, including police protection, parks and recreation, street maintenance, and community amenities; and

**WHEREAS**, Local governments in North Carolina rely primarily on property tax revenue as their most stable and locally controlled funding source to provide essential services to residents and businesses; and

**WHEREAS**, Unlike enterprise services funded through user fees, general government services rely almost entirely on property tax revenue, making them especially vulnerable to any restrictions on that revenue source; and

**WHEREAS**, Proposed legislation would impose limits on the growth of local property tax revenues, including levy limits and requirements for voter approval to exceed those limits; and

**WHEREAS**, Such limitations would significantly restrict the ability of local governments to maintain service levels, respond to growth, and plan responsibly for the future, particularly in communities experiencing continued population increases; and

**WHEREAS**, Public safety services, especially law enforcement, represent one of the most critical and resource-intensive responsibilities of local government, requiring consistent and predictable funding to ensure adequate staffing, training, and response capabilities; and

**WHEREAS**, Imposing rigid caps on property tax revenue would force local governments into a reactive financial posture, resulting in delayed investments, reduced service levels, and increased long-term costs to residents; and

**WHEREAS**, Requiring voter referenda to exceed arbitrary revenue limits would introduce uncertainty and delay into the funding of essential services that must be maintained without interruption; and

**WHEREAS**, Local elected officials are directly accountable to their residents and are best positioned to make informed decisions regarding taxation and service levels based on community needs; and

**NOW, THEREFORE, BE RESOLVED THAT:**

1. The Town of Fletcher strongly opposes any state legislation that limits local property tax authority, including levy limits, revenue caps, or mandatory voter referenda to exceed such limits;

2. The Town affirms that property tax flexibility is essential to funding core public services, including law enforcement and community amenities that directly impact residents' daily lives;
3. The Town urges the North Carolina General Assembly to reject any legislation that would undermine the ability of municipalities to fund essential services;
4. The Town further urges state leaders to recognize that limiting property tax revenues will not reduce the need for services, but will reduce the ability to provide them effectively;
5. The Town calls for the preservation of local control and accountability, allowing locally elected officials to make responsible fiscal decisions based on the needs of their communities;
6. The Town Clerk is directed to transmit this resolution to:
  - o Members of the North Carolina General Assembly representing Henderson County,
  - o Leadership of the North Carolina General Assembly,
  - o The North Carolina Association of County Commissioners, and
  - o The North Carolina League of Municipalities.

**ADOPTED this 13<sup>th</sup> day of April 2026.**

---

Mayor Preston Blakely

ATTEST:

---

Christine Thompson, MMC, NCCMC  
Town Clerk

## MEMORANDUM

TO: Mayor & Council

FROM:

COPY TO: Heather Taylor, Assistant Town Manager

DATE: 4/1/2026



SUBJECT: Request for express design of key intersections and road extension in support of Town Center development - Mark Biberdorf, Town Manager

### Background:

Attached is a memo and meeting highlights regarding a request to our regional transportation group and the North Carolina Department of Transportation.

### Recommendation:

Approve a request for an Express Design review by NCDOT.

### Attachments:

1. Memo to Council - Request for Express Design to DOT for Highway 25 Improvements
2. Meeting Highlights with MPO and NCDOT Regarding Potential Traffic Improvements for Hwy. 25

## MEMORANDUM

TO: Mayor and Town Council

FROM: Mark E. Biberdorf, Town Manager *MEB*

COPY TO: Heather Taylor, Assistant Town Manager  
Tyler Morrow, Planning & Zoning Director

DATE: April 1, 2026

SUBJECT: Request for Express Design of Key Intersections and Road Extension in Support of Town Center Development

In response to a request from Lewis Real Estate about support for transportation improvements, Town staff met with representatives of the French Broad River MPO and NCDOT to determine their thoughts about future improvements on Highway 25. The goal was to try and ascertain their thoughts about what future transportation improvements might be necessary to support better traffic flow for development of the Town Center project. Staff wanted to get their thoughts on what types of improvements might be envisioned and any funding sources available to do this.

After considerable discussion with the MPO staff and NCDOT staff present at the meeting it was determined that an Express Design might be the best option to determine an updated review of design options that would support further development. The Express Design is something done by NCDOT staff at no cost to the Town. The request must be submitted as part of the MPO prioritization process. The prioritization process allows this to be a conceptual design project that lists specific improvements and estimated costs.

The target area for Express Design by NCDOT would include several key intersections along Highway 25 and the extension of Old Cane Creek Road. The key intersections along Highway 25 would include Howard Gap Road, Fanning Bridge Road, and Cane Creek Road. The extension of Old Cane Creek Road would be an extension connecting it to Howard Gap Road. There may be other areas in this vicinity that would be studied but the primary ones would be along Highway 25 near the Town Center area.

It is staff's recommendation that Council support a request to the MPO and NCDOT to conduct an Express Design of the target area described in this report.

MEB/meb

Attachment

## Fletcher 2026.03.17

Mark Bieberdorf

Tyler Morrow

Steve Willams

Daisy O'Conner

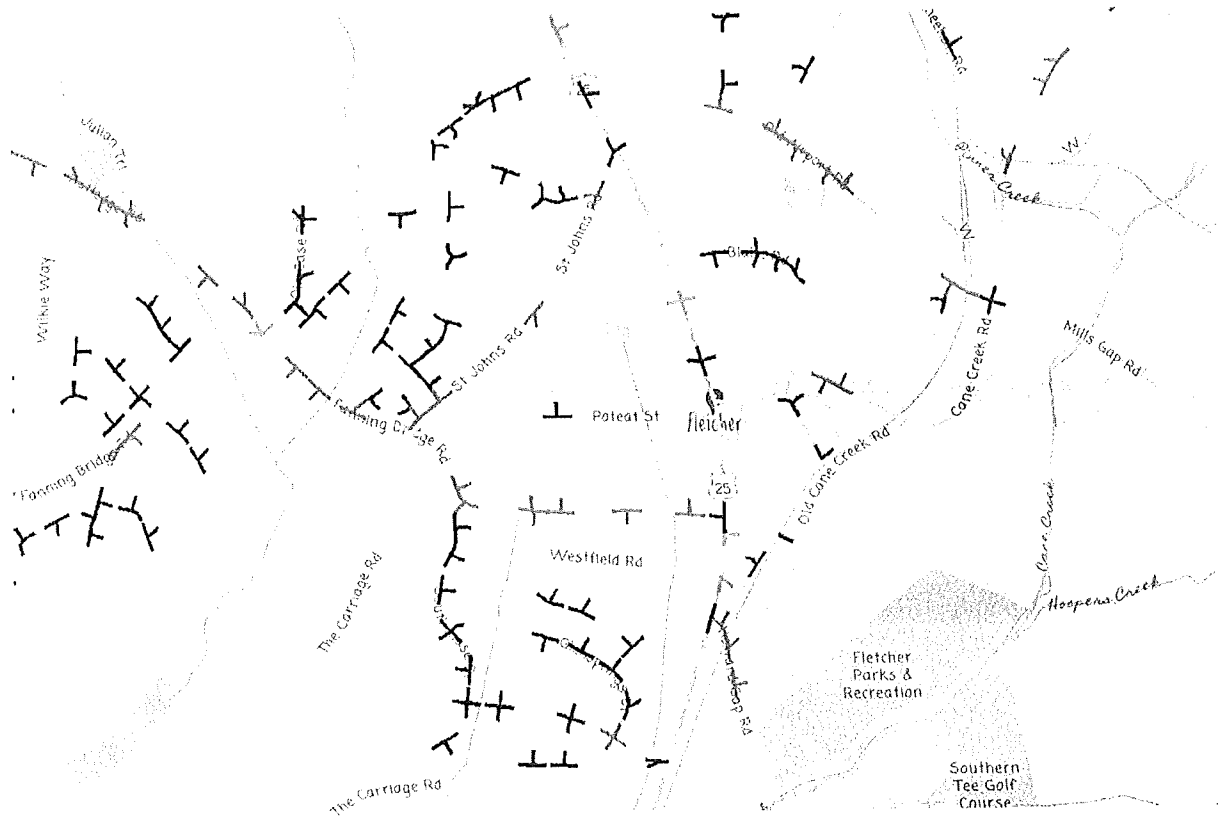
Tristan Winkler

1. Intersections of Fanning Bridge Road & Howard Gap Road
  - a. Key hurdles from the TIA for a proposed development
  - b. help to slow speeds
  - c. previous request made by the Town to look at improvements at those intersections but put-off due to I-26 construction
  - d. two roundabouts would help with right-in, right-out access (previously required of a new development), general circulation
  - e. recommendation: add Cane Creek and Old Cane Creek for P9
2. Express Design/Feasibility Study
  - a. discussed getting more information for costs and impacts
  - b. feasibility study would be better for public involvement but requires a 20% match
  - c. express designs provide high-level concepts and cost estimates
3. Extension of Old Cane Creek Road
  - a. continues to be discussed
  - b. would help with traffic circulation
  - c. have talked to Grove apartments about a connection further south
4. Next Steps
  - a. Consider Submitting Multiple Intersections on US 25 for P9
    - i. Submittals Due Fall, 2027
    - ii. MPO will solicit submittals through the Henderson TAC
    - iii. "Overflow" submittals can be passed on to the Division, if they agree with their limited submittal spots
    - iv. An Express Design will be needed for any project in prioritization/P9
    - v. Intersections
      1. Fanning Bridge (Definitely)
      2. Howard Gap Road (Definitely)
      3. Cane Creek Road
      4. St. John's Road (Safe Streets Data)
      5. Old Airport Road (Safe Streets Data)

b. STBGDA Funds

- i. Expected to be available for projects in FY 2029 & FY 2030
- ii. \$10-\$12 million expected to be available but subject to change
- iii. Getting information from an express design would make the project more competitive

Safe Streets for WNC Intersection Risk Data:



**Administration Monthly Report**  
**Heather Taylor, Assistant Town Manager**  
**March 2026**

**Assistant Town Manager:**

*Hurricane Helene/FEMA Park Recovery*

- The Town has received its final reimbursement from FEMA and has officially completed all park repair and recovery efforts related to Hurricane Helene.
- Heather presented a comprehensive project overview to Council at the March agenda meeting, summarizing the recovery process and outcomes.

*Website/Facebook*

- Continued updating the Town's website to ensure current and accurate information.
- Posted regularly to the Town's Facebook page (several posts per week) to keep residents informed.

*ARPA Funding*

- Submitted our close out report to the Department of Treasury from the ARPA funding we received a few years ago.

---

**Finance:**

*2025 Property Taxes-* As of the end of March, over 99% of the 2025 tax levy has been collected. Susan continues to actively pursue delinquent accounts.

*Business Registration Revenue-* Susan and Mishelle successfully collected the remaining outstanding business registration receivables.

*Budget 26/27-* The Town held its first budget work session on March 24 at Town Hall. Department Heads were present to provide Council with their initial budget requests. During April, staff will continue refining expenditures while the Town Manager develops the revenue projections.

*NCCMT Account-* Following receipt of the final FEMA reimbursement, Heather transferred a portion of General Fund savings to the North Carolina Capital Management Trust in March to take advantage of higher interest rate returns. These balances will be reviewed in April to determine if additional transfers are appropriate.

---

**Human Resource:**

*Employment*

- Park Maintenance Specialist- posted and advertised for this full time position since our current employee has been accepted into the Army's flight school in May. Interviews will be held in April.
- Posted and advertised seasonal positions for an Afternoon Park Ranger and Summer Day Camp Counselors.

*Wellness*

- Employees logged over 50 hours in the Town gym during March.
- Blood pressure screenings were offered in March, with five employees participating in the free screening.

*Insurance*

- Heather has been working with the Town's health insurance broker to review renewal rates for medical and dental coverage for the upcoming plan year (June 2026 – May 2027).

# TOWN OF FLETCHER

PRESTON BLAKELY  
MAYOR

MARK E. BIBERDORF  
TOWN MANAGER



COUNCIL MEMBERS:  
TREVOR LANCE  
JIM PLAYER  
KEITH REED  
AMBER MCKINNEY

## Planning & Zoning Department Monthly Update- March 2026

- ❖ The Planning Board met on March 17<sup>th</sup> for its regular meeting to consider a rezoning and Special Use Permit request associated with the Berkshire Trace Affordable Housing project. The Board conducted a quasi-judicial hearing and received sworn testimony and evidence from Town staff, the applicant, and neighbors with standing. Following deliberation, the Board voted 5–1 to recommend denial of both the rezoning and the Special Use Permit. The project is scheduled to be considered by Town Council at its regular meeting in May.
- ❖ Tyler and Jabbo conducted a walkthrough of the Heritage Park development to evaluate the public infrastructure proposed for Town acceptance and long-term maintenance. During the inspection, Jabbo identified several deficiencies that must be corrected before Council can consider accepting the infrastructure. Many of these items were also noted during a previous walkthrough but remain unaddressed. It is also worth noting that the approved plans and recorded plat originally indicated the roads would remain private; however, during construction, the developer shifted toward requesting that the roadways be dedicated to and maintained by the Town.
- ❖ The County Commissioners have appointed Bryan Gilbert to the Planning Board, filling the previously long vacant ETJ seat. With this appointment, both the Planning Board and the Zoning Board of Adjustment are now fully staffed.
- ❖ Tyler attended an MS4 stakeholders meeting led by Isaiah Reed with the North Carolina Department of Environmental Quality. Discussion focused on potential program changes being requested by the EPA, particularly related to municipalities that contract with the state for plan review and inspections. At this time, it appears these changes will have minimal, if any, impact on the Town, although discussions between the EPA and NCDEQ are ongoing and not yet fully aligned. Staff will continue to monitor these developments and adjust the Town's program as needed.
- ❖ Tyler and Mark participated in an interview with Business View Magazine to highlight and promote the Town Center initiative. The feature is expected to be published later this spring.

**Public Works Department  
Monthly Report  
March 2026**

Brush Pick Up

Public Works collected 514 brush orders which produced 706 Cyds of brush. Brush has almost doubled this month from the previous month.

Vehicles

Maintenance was performed on 10 Police cars, 10 Public Works Vehicles and 3 P&R vehicles. We have been preparing all vehicles for the spring and summer work that is beginning.

The Public Works Sweeper was rear ended while sweeping on US 25. Currently awaiting the insurance adjuster to evaluate this piece of equipment, but most likely it will be totaled.

Sanitation

Public Works collected 173.32 tons of garbage for a daily average of 7.88 tons. Public Works collected 12 white goods.

Streets

Public Works has placed mulch along US 25 for street beautification. We have begun mowing and have finished cleaning of the sidewalks and curbs.

## **Fletcher Parks and Recreation Department Monthly Report – March 2026**

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### **Programs & Events**

#### **Easter Egg Hunt**

This year's Easter Egg Hunt at Bill Moore Community Park was a tremendous success, with over 350 children participating across five age-group hunts. Each division reached full capacity, highlighting the continued popularity of this event.

We extend our sincere appreciation to our generous sponsors: Fletcher Area Business Association (FABA), A-American Electric Inc., and Telco Community Credit Union. We also welcomed several vendors this year, including Cosmic Cotton Candy, Launch, and Black Bear Pizza, which operated the concession stand and added to the event experience.

- Ages 3 & Under – Full
- Ages 4–5 – Full
- Ages 6–7 – Full
- Ages 8–9 – Full
- Ages 10–11 – Full

#### **Spring Yoga**

Our 8-week Spring Yoga class reached full capacity and began on March 26. The session will run through May 14.

#### **Summer Day Camp**

Registration for Summer Day Camp opened March 9th for Fletcher residents and March 10th for non-residents. All camp weeks sold out on the first day, and we currently have waitlists for every session.

Staff interviews for Summer Day Camp are currently underway.

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### **Facilities & Maintenance**

### **Bill Moore Community Park & Kate's Park**

Our maintenance team continues to do an outstanding job ensuring both parks remain clean, safe, and welcoming for the community.

#### **March Maintenance Projects Completed:**

- Added new gravel to the front greenway
- Repaired squeaky swings
- Removed trash from parking areas
- New stalls installed in men's and women's restrooms
- Began mowing operations for the season
- Prepared garden beds for spring planting
- Fertilized all five ballfields
- Installed new playground mulch at Kate's and Pete's Park playground
- Conducted daily preparation of all five ballfields
- Completed pesticide training (Aaron)
- Delivered and spread mulch in garden areas
- Cleaned dugouts
- Conducted routine playground safety inspections
- Installed new American flag