

**MINUTES**  
**VILLAGE OF FLAT ROCK COUNCIL MEETING**  
**ASSEMBLY ROOM**  
**MARCH 12, 2009**  
**9:30 AM**

**CALL TO ORDER**

Mayor Staton presided over the council meeting of March 12, 2009, at 9:30 a.m. in the Assembly Room of the Village Hall. Those present in addition to the Mayor were Vice Mayor Weedman, Council Members Chandler, Davis and Farr, Village Clerk Hill and Zoning Administrator Boleman. Council Members Bucher and Wert were not present.

**MOMENT OF SILENT MEDITATION / PLEDGE OF ALLEGIANCE**

Mayor Staton led the group in a moment of silent meditation. He then led the group in the Pledge of Allegiance.

**AGENDA APPROVAL / CHANGES**

Vice Mayor Weedman moved to approve the agenda, seconded by Council Member Farr. The vote was unanimous, motion carried.

**PUBLIC COMMENTS** – None.

**Public Hearing – Sign Control Ordinance**

Council Member Farr moved to go into public hearing on the proposed Sign Control Ordinance, seconded by Council Member Chandler. The motion carried unanimously, and the public hearing was conducted. Council Member Farr summarized the draft ordinance and gave a power point presentation featuring provisions that may be of special interest or conflict.

The Mayor and Council had previously received from Terry Hicks, who was present, written comments on the proposed ordinance. Council reviewed those comments with Mr. Hicks, and some revisions based on his comments and suggestions were made to the draft.

Vice Mayor Weedman made a motion to go out of public hearing, seconded by Council Member Farr.

Council reviewed and had further discussion on a number of changes to be made to the draft ordinance. It was determined that further revisions to the ordinance would be made in anticipation of its adoption at the April council meeting.

**CONSENT AGENDA**

1. Council Member Davis moved to approve the Consent Agenda, consisting of the following matters:
  - February 2, 2009, Agenda Meeting Minutes
  - February 12, 2009, Council Meeting Minutes

The motion was seconded by Vice Mayor Weedman. The vote was unanimous, motion carried.

**Special Reports**

**2. ZONING ADMINISTRATION**

Zoning Administrator Boleman reported that very little land development and construction is occurring in the village, and zoning activity in the office has slowed. She reported on the following: Berwick Down's infrastructure is now complete. The Boyd property SUP expires April 10, 2009, if development has not commenced by that date. Kerry Lindsey and Steve Collins came into the zoning office to review the old master plan for the Highland Lake PMUD. Mr. Lindsey agreed to provide council with an updated and correct master plan at the April council meeting. The Project Manager for the King Creek Preserve/Red Fox Lane project reported that infrastructure work resumed in the development after receipt of county approval of a soil erosion control plan. The infrastructure completion deadline for King Creek is April 30, 2009. The March Planning Board meeting was cancelled due to a lack of agenda items. No meeting in March is scheduled for the Board of Adjustment due to a lack of agenda items. She is compiling a list of builders, surveyors, and landscape architects, to whom a letter advising of the adoption of the new zoning ordinance, when that occurs, will be sent. Such letter will also be sent to the Henderson County Board of Realtors.

Mrs. Margaret Caradolsy, of Highland Golf Villas, met with Ms. Boleman and Council Member Davis in February to discuss an appeal by eleven property owners to FEMA for a revision of the flood insurance rate map that they feel incorrectly shows their properties to be in the floodplain. While low lying portions of their lots may be in the floodplain, the structures on the lots are not, in their view.

Mayor Staton and Council Member Davis met with Sharon Alexander last week to deliver copies of the proposed zoning ordinance, which she is in the process of reviewing. Mayor Staton commented that Council would like to schedule a public hearing in April and, unless substantive revisions result from the public hearing, adopt the ordinance at the May council meeting.

**3. VILLAGE HALL**

Mayor Staton reported for Council Member Wert regarding the policy for opening and closing the office during inclement weather. It was decided that, at this time, there would be no change in the policy, which is to close the office when Henderson County Schools are closed. Better communication with the Village Clerk and other employees as to road conditions in inclement weather would make a change in the inclement weather closing policy unnecessary.

Council Member Wert has contacted Fletcher Lawn & Garden and is waiting for a proposal for snow removal from the parking lot.

**4. TAX COLLECTIONS**

Vice Mayor Weedman distributed a report of the status of tax collections to date that indicated that collections are currently at 99.3%. There are 31 properties with 24 owners delinquent as of March 11<sup>th</sup>. Two properties on the delinquent list are in foreclosure. Garnishment action may soon be taken against delinquent property owners.

**Old Business** – None

**New Business** – None

**Other Business**

**5. Mayor – Council Reports**

Council Member Farr reported that two projects in Henderson County may benefit from the first stimulus moneys received by NCDOT for the county. First, NCDOT hopes to let a contract in May 2009 to turn US 25 (the old NC 225 connector) into a freeway between Zirconia and I-26, which has been planned for some time. The second project is the resurfacing of US 176 from its intersection with NC 225 at the Fresh Market to its intersection with US 25 in East Flat Rock. Both projects are “shovel ready.”

Council Member Farr received a notice from MPO/TAC about a category of stimulus package money not previously recognized as existing for enhancement projects, for which the extension of the concrete paver sidewalks within the village may qualify. He met with Ed Lastein who feels the sidewalk extension project may meet the guidelines for such stimulus funding. The sidewalk extension areas for which plans can very quickly be prepared are (1) along the east side of Greenville Highway on our property and on the adjacent Blue Ridge Fire & Rescue property, and (2) along the west side of Greenville Highway, between Little River Road and Memminger Drive, across the Garrisons’ property and Historic Flat Rock’s preserve. Mr. Farr and Mayor Staton will discuss with the fire department an easement for the sidewalk. The village has

easements from the property owners on the west side of the highway for the sidewalk extension. In order to obtain a grant from NCDOT for the project, it was strongly recommended by NCDOT's Joel Setzer that we have in hand complete engineering drawings for the project. Mr. Farr advised that Ed Lastein could quickly design the sidewalk, and he asked that Council authorize the expenditure of up to \$1,200 for Mr. Lastein's preparation of the drawings for the project. Council by consensus authorized payment to Mr. Lastein of up to \$1,200 for preparation of drawings for the proposed sidewalk extension.

Vice Mayor Weedman reported that the scanning of administrative files continues.

Council Member Chandler reported that work on the Fixed Assets Inventory is continuing.

Council Member Davis reported he is ready to conduct a seminar for zoning administration when the proposed zoning ordinance is adopted.

#### **Public Comments**

Starr Teel discussed the proposed Sign Control Ordinance and asked that Council Member Farr meet with members of the Flat Rock Merchants Association to review the ordinance and to discuss provisions that may adversely affect the merchants. It was agreed that such meeting would be arranged.

#### **8. Adjournment**

At 11:55 a.m., with no further discussions, Vice Mayor Weedman moved to adjourn, seconded by Council Member Davis. The vote was unanimous, motion carried.

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Michelle Hill  
Village Clerk

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Robert V. Staton  
Mayor