

Schedule of Meetings

All monthly **Council Meetings** are on the **second Thursday** of each month, and will start at 9:30 AM.

Agenda Workshops are scheduled to start at 9:30 AM on the **Monday** 10 days prior to the Council Meeting, unless that Monday falls on a holiday.

The **Planning Board** meets the **first Tuesday** of each month from 9:00 AM until 11:30 AM.

The **Board of Adjustment** meets the **first Tuesday** monthly at 3:00 PM (if there are Agenda items).

Village of Flat Rock office hours are 9:00 AM—4:00 PM, Monday through Friday.

The **Zoning Administration** office hours are from 2:00 PM-4:00 PM, Monday through Friday.

The deadline for articles to be included in the April issue of "The Village Record" is April 14, 2005.

Village Directory

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Robert V. Staton 696-4020
Nick Weedman 693-5300

District 2
Judy M. Boleman, Vice Mayor 698-8912
David Bucher 696-3269

District 3
Terry A. Hicks 697-9022
Donald E. Roark 697-2068

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The Village Record

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From The Mayor's Desk

Ray E. Shaw, Jr.

Welcome into a New Year with new opportunities and new challenges. As we look back over the past year, your Village government can take some pride in the accomplishments that were made while recognizing some missed opportunities . . . aka "hindsight".

The Village now has a Strategic Growth Master Plan and will be implementing portions of that plan in the days ahead. This has been an undertaking of long duration with great citizen input and participation. The Village should benefit from the enactment of policies, directions and strategies by the Council for years to come. We recognize that the Village of Flat Rock is going to be discovered by others just as we ourselves have discovered it. We cannot stop growth, but hopefully, we can manage it in a way that maintains our core values.

Work continues on the new office building. The Stradley-Jones house is undergoing extensive renovations for use as an office while a more spacious meeting room is under construction. A late winter move into the new quarters is now planned.

We had two very important public hearings in 2004 dealing with the location of a Continuing Care Retirement Center (CCRC) and a Special Use Permit involving commercial property in the center of Flat Rock, both of which were issues of wide community interest. I believe that action by your Council following those meetings reflected the wishes of the majority of our citizens. Our commitment to you in 2005 is to continue the practice of open government where each citizen has an opportunity to be heard regardless of which side and the issue he or she may be on.

US Highway 25 Becomes NC State Route 225

*Dennis Johnston, Chairman
Traffic Safety Advisory Committee*

US 25, that formerly traversed the Village of Flat Rock on Greenville Highway, has been rerouted. Starting in Tuxedo, at the southern end of Henderson County, US 25 now follows the I-26 connector then onto I-26 and finally rejoining its former route in Fletcher at exit 44.

A secondary extension of US 25 called US 25-Business, runs from the point where the I-26 connector crosses Spartanburg Hwy.

into Hendersonville. It then continues up Asheville Highway to the intersection with I-26 where it rejoins the old US 25 route. Greenville Highway now has the designation of NC 225 from Tuxedo through Flat Rock to downtown Hendersonville where it ends.

The purpose of the route changes was to encourage commercial traffic away from traveling through Flat Rock and onto roads more suitable for large, heavy vehicles.

Most, if not all, of the signage indicating these new route designations has been made. Hopefully we will see a reduction in large through trucking as a result of these new route designations.

Transportation Safety Advisory Committee Activities (TSAC)

Dennis Johnston, Chairman

Since the completion of the Strategic Growth Master Plan for the Village of Flat Rock, the TSAC has been working on various road designs for the town center. The Plan, as presented by LandDesign, Inc., suggested several possible changes in the roadways to maintain and improve traffic flow, parking convenience, and pedestrian and vehicular safety. Committee members have suggested various designs and commercial interests and have indicated that they have needs, which should be considered. An independent traffic safety consultant has provided insights into the issues which impact traffic design and how we might approach them.

With our plan completed we will review them with the North Carolina Department of Transportation. We expect this process to be completed by the late winter and we will present our recommendations to the Village Council at that time.

Blue Ridge Fire Department Station 2 in Flat Rock is now staffed

Gary Brown, Blue Ridge Fire & Rescue Chief, announced that the Blue Ridge Fire Station #2 (beside the Village Hall) is now staffed with two full-time paid employees. He said that eventually they hope to hire one more fireman for 24-hour coverage. However, they are open for emergencies and citizens can now get burning permits at that location. He said that this station would assist in emergencies on this side of the railroad track, but would be available elsewhere as needed.

New Village Hall Progress Report

Good progress continues to be made on the new Village Hall.

All dry wall installation has been completed and interior trim work has been finished on the new addition. Trim work continues on the Stradley-Jones house. Painting on both the interior and exterior has started as well.

Siding on the building is about 75% complete. The use of a composite siding will provide a relatively maintenance free exterior. Roofing on the addition is due to start in late January using galvanized metal roofing similar to that on the current building.

The building work is progressing and will hopefully be completed in late February or early March at which time, the Village office will move to the new facilities.

Ed Lastein is currently developing landscape plans for the whole project.

Public Hearing on Installation of a Dish Antenna at Singleton Centre

The Village of Flat Rock Board of Adjustment will meet at 3:00 p.m. on February 1, 2005, to hear public comments on a requested variance to install a six-foot diameter communications antenna on the north side of the Singleton Centre. The owners of the Singleton Centre and their tenant, Edward Jones, have made the application for the variance. Because the antenna would be in noncompliance with setback requirements in the Zoning Ordinance, the antenna may not be installed unless a variance is granted. The file on the application is available for review in the Village Office during normal work hours.

Zoning Activity in 2004

Bill Slonaker

There were fifty certificates of zoning compliance issued for single family homes by the Village of Flat Rock in 2004. This is a decline from 56 in 2003 and compares with 59 in 2002 and 65 in 2001. Other certificates of zoning compliance for projects other than single family homes were 19 in 2004, 22 in 2003, 23 in 2002 and 34 in 2001.

Subdivision 2004 Recap

Highland Lake – 40% of the new home permit applications in Flat Rock in 2004 were from Highland Lake where twenty-three permits were issued. Seventeen certificates of occupancy (COs) were approved in Highland Lake this year. The first building at the Market Center is completed and said to be fully leased. The North Lake program was set back due to the storms. A tree fell on the guardhouse and caused considerable damage. The Rhett Mill building is essentially complete and awaiting a CO from the County.

The three unit lodging structure is moving towards completion. Unit 10 at the south end of the lake was delayed by the storms, and the lake was filled with silt washed down from the Mill House Lodge. It will have to be dredged.

Kenmure – 28% or fourteen of the permits issued were for homes in Kenmure. Nine COs were approved. The proposed Galloway Subdivision (nine new homes proposed) is in the heart of Kenmure.

Dunroy on Rutledge – 14% or seven of the single-family home permits were issued for Dunroy. Ten COs were approved.

General – most issues in the subdivisions had to do with silt fencing and mud “guards” not installed at drive entrances. Builders generally cooperated promptly by correcting the problem when we contacted them.

Note – a potential problem worth noting this year has to do with fire hydrant flow rates. Flow rates we have now for several locations in the Village indicate we need to maintain at least 100 feet between homes they service. This may not be a problem in the areas zoned R40 but may be in R20 areas and Permitted Use Developments (PUD's) along Route 225. We will discuss this matter in the future with the Planning Board and Council.

New Appointments

Bob Brown was recently appointed as the Village Sign Enforcement Officer replacing Dick Burns who resigned. Jerry Jasper and Bob Brown were appointed as Deputy Zoning Administrators.