
The Village Record



The Newsletter of
Village of Flat Rock
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FROM THE MAYOR'S DESK

Robert V. Staton

Last fall's municipal election resulted in the biggest change in personnel in the Village government since the 1999 election. That earlier election brought us a new mayor and three new council members, three of whom had previously served the Village in other capacities from the earliest days of its incorporation. Those three left the council on December 13, 2008, upon the installation of a new mayor and two new council members. Their departure from the council was a great loss of talent, experience and dedication.

Judy Boleman served two four-year terms as a council member from District 2 and, for three years of her second term, served as vice mayor. Because of her knowledge of and experience with the Village's land use ordinances and those who administer and implement them, Judy was recently appointed to the position of zoning administrator. You may read more about Judy and that appointment elsewhere in this newsletter.

Terry Hicks served on the Flat Rock Planning Board prior to his election as mayor in 1999, and was involved in the drafting of the original zoning ordinance adopted August 13, 1998. Elected to office in 1999, he was the Village's second mayor. After serving as mayor for four years, in 2003 he was elected to a four year term as a council member from District 3.

Ray Shaw served four years as a council member from District 1, during which time he oversaw the installation of a public sewer system in the Village and served in a number of other capacities including budget officer and vice mayor. In 2003, he was elected to office as the Village's third mayor. Prior to his election to the council in 1999, he too served on the original Zoning Board of Adjustment.

Those three individuals served the Village well in their various capacities, and we are indebted to them for their service. I certainly am grateful for the opportunity to work with them. They were my mentors for the past six years, and I am most appreciative of the knowledge they imparted to me.

The departure of Judy, Terry and Ray from the council has not left the Village with a void, however. Three talented and knowledgeable individuals have come to the council since December. Don Farr, from District 2, and Jimmy Chandler, from District 3, were elected to the council last November and took office in December. My installation as mayor in December resulted in a vacancy on the council from District 1 and, to fill that vacancy for the remaining two years of the term, Ron Davis was appointed by the council and took office in January. They joined incumbents Dave Bucher, Nick Weedman and Jim Wert on the council.

Don Farr, an aerospace engineering and executive management retiree, has been an active volunteer for the Village since his arrival in Flat Rock in 1998. Before his election to the council, he served as a deputy zoning administrator, zoning administrator and a member of the Board of Adjustment. He also served on the Village's strategic growth study and implementation oversight committees.

Jimmy Chandler, a Compaq Computer retiree, served on the Planning Board for four years, the last two years as the board's chairman. Ron Davis, a retired corporate attorney, was serving in his second term on the Board of Adjustment when he was appointed to the council.

Dave Bucher, a former deputy zoning administrator, was appointed to the council in 2004 to fill a vacancy resulting from the resignation of a councilman, and was elected in 2005 to a four year term. Dave currently is the Village's budget officer. Prior to his election to the council in 2005, Jim Wert served the Village as a deputy zoning administrator and a long time member of the Planning Board, of which he served as chairman for two years.

Jim's current oversight responsibilities include, among other things, zoning administration and operation and maintenance of the Flat Rock Village hall, for which Dave was responsible the previous two years. Nick Weedman was first elected to the council in 2003 and was elected to a second four year term last fall. Nick serves as the Village's finance officer and oversees the collection of taxes, a task that he executes with great zeal.

The six members of the flat Rock Village Council are six totally different personalities, but with common qualities and goals. All are dedicated servants of the public who strive cooperatively to act in the best interests of the Village. They are a compatible group and work well together. I am honored and privileged to serve with them.

MERCHANT NEWS

Flat Rock Merchants Association

The Village of Flat Rock Merchants have adopted a mission statement at the February 2008 meeting. *"The Flat Rock Merchants Association is a not-for-profit, membership organization of business owners from the Village of Flat Rock, associated for the purpose of mutual support and promotion, community involvement and enhancement and service within our community."*

Welcome two new businesses:

Opening in the spring, Hubba Hubba BBQ is located behind Little Rainbow Row and is accessible from the Wrinkled Egg parking lot. The menu features wood-fired smoked meats and traditional sale dishes. Food is available for take out and the back deck of the Wrinkled Egg has been expanded for more patron seating.

Flat Rock Fitness Center, 697-0866, located in the Singleton Centre offers fitness in a non-competitive environment featuring a full line of Nautilus machines, elliptical, treadmills, and stationary bikes. The gym also has a Smith Machine, Freedom Trainer and free weights. The Center offers membership with a one-time sign up fee and a monthly fee of \$35.00. Special rates offered for long-term memberships. Hours are daily from 5:30am—10:00pm. The merchants welcome owner Michael Jetton.

News from the Rock;
The Box Office of Flat Rock Playhouse opens March 26 for tickets to all shows in the 2008 season. The YouTheatre will present their spring production—*Billy, Goat and Gruff* the weekends of April 11 and April 18.

The 2008 Professional Main Stage Season opens with the tap dancing extravaganza *Dames at Sea* April 30 through May 18. YouTheatre will host a two weekend *Spring Festival*—Saturdays, May 10 and May 17 from 10 am until 12 pm on the campus of the Education Center. Onstage May 21 through June 7 is the contemporary comedy *Six Dance Lessons in Six Weeks* and *Meet Me in St. Louis* will be featured June 11 through June 29. For information, call 693-0731.

HISTORIC FLAT ROCK PRESS RELEASE

Historic Flat Rock, Inc.,
www.historicflatrockinc.org Tour of Homes will be held Saturday, July 26, 2008 in Flat Rock, NC from 9:30 am to 3:30 pm. Tickets: Adults \$30, Children 10 and under \$10. (no strollers or private cars, please). The tour includes four lovely historic homes and a large formal and woodland garden. Lunch

will be served at St. John in the Wilderness Parish House from 11:00 am to 2:00 pm (\$8.00). Lunch tickets must be purchased in advance. For information about lunch tickets contact (828) 697-1018. For information about tour tickets contact (828) 692-2929. Homes and shuttle service are not handicapped accessible.

ZONING ADMINISTRATOR APPOINTED

On February 4, 2008 the Village Council appointed Judy Boleman to the position of Zoning Administrator. The position is part time for up to 1,000 hours per year, or approximately twenty hours per week.

In addition to overseeing the day to day operations of the zoning office, she will have the responsibility for the preparation of zoning cases to be presented to the Planning Board, the Board of Adjustment and the Council. She and deputies designated by her will attend the appropriate meetings and public hearings of those bodies to make such presentations, to respond to relevant questions, and generally to assist them in handling the matters before them.

Judy is well known to all of us. She served on the council for eight years with oversight responsibilities that included zoning administration and the Planning Board. Before election to the council, she served on the original Board of Adjustment and was its first chairman. As a member of the council, she was involved in the major rewrite of the zoning ordinance and the subdivision ordinance. She remains a member of that committee for purposes of continuity.

WHAT IS YOUR LOCATION?

The proper identification of residential and nonresidential structures in our community is important for various reasons. Probably the most important one is the ability to find your exact location if emergency service is required.

The following guideline, regarding proper display of residential numbers, is based on Henderson County Ordinance.

§ 142-15. Display of numbers.

Property address numbers in a contrasting color from their background must be clearly displayed so that the location can be easily identified from the road.

- A. It shall be the duty of the property owner of the house, building or manufactured home fronting on a street to properly display the number which has been assigned by the Board of Commissioners.
- B. The property address number must be displayed by the main entrance to the building or on the street end of the building nearest the road so that it is most clearly visible from the street.
- C. If a building is more than 75 feet from the center line of the roadway to which the structure fronts or if the structure is not visible from the roadway, the property address number shall also be displayed at the end of the driveway nearest the road which provides access to the building. Such display should be at least six inches above driveway level with the numbers facing the street.
- D. All property address numbers shall be displayed numerically. Numbers may be displayed in script as long as numeric numbers are also properly mounted. When two or more numbers are

displayed, each successive number may be either adjacent or offset. If offset, successive numbers shall not exceed 1/2 the height of the previous numeral. Numbers shall not be positioned vertically.

- E. Single-family dwelling numerals shall be at least four inches in height and shall be posted and maintained so as to be legible from the road.
- F. Numerals for multiple dwelling units and nonresidential buildings shall be at least six inches in height and shall be placed on the front of the building facing the road or on the end of the building nearest the road.
- G. Manufactured home lots shall have address numbers throughout the park. Each lot will have a separate address number assigned. Each manufactured home space shall be marked uniformly within the park with at least four-inch numbers at the lot entrance or in another conspicuous place. Marking of a manufactured home is permitted, provided that said numbers are visible from the roadway.
- H. Numerals placed on mailboxes for United States Postal Service identification shall not be a substitute for the property address.

ZONING ORDINANCE REVISION

Don Far, Council Member

The proposed Boyd property development has raised many issues, not the least of which is the concerns of the nearby neighbors. The Village Council listened to their concerns and then was obligated to take action within the limits of the Village ordinances and North Carolina statutes. That is now behind us. To change the ordinance now would have no effect on the proposed Boyd Development.

That is water under the bridge. But let us consider what we can do in the future.

I was elected last November to a four-year term as a Village council member. I am now experiencing the challenges of elected office. I am learning how difficult it can be to do what the Village ordinances require while attempting to satisfy the concerns of the residents of Flat Rock.

The time to get involved with the Village is not only when something is going to happen near your back yard, but when the Village ordinances are being written or revised. I was the Zoning Administrator during the year plus long process of developing a major revision to the zoning ordinance and attended weekly working sessions with the Village council and planning board. Each and every word and sentence were discussed in detail, the implications of each requirement and how it did or did not satisfy the known goals of the Village as a whole. There frequently was agreement and sometimes disagreement among the various participants in these working sessions, but the attitudes of cooperation eventually lead to a satisfactory compromise. In some cases no one was happy with the compromise, but each recognized the need to find middle ground in order to move forward. That was followed by a public hearing where all comments were heard and seriously considered before the final draft was approved by the then Village council.

Does that make for a perfect ordinance? There may be no such thing. We need to recognize that not everyone holds the same perspective on all issues.

The Village is now in the process of a major revision to the Zoning Ordinance. Here is an opportunity for Flat Rock residents to make

their concerns known. There will be a public hearing where you may express your concerns and recommendations. All will be seriously considered before the council adopts the ordinance. But remember, the council will be trying to balance the varied suggestions while also complying with state law. Much of what is in the recent draft of the revised Zoning Ordinance was derived from several surveys of Flat Rock residents over the years.

Stay tuned for further notices of when and where the public hearing will be held and come prepared to offer constructive suggestions for consideration. I look forward to working with you all to find the nearest thing to a perfect Zoning Ordinance we can develop together.

**MEET THE CANDIDATES AND
ISSUES FORUM**

The Village of Flat Rock will host a *Meet the Candidates and Issues Forum* on Thursday, April 10, 2008, from 2:00 to 3:30 p.m. at the St. John in the Wilderness Parish Hall located at 1905 Greenville Highway. The three candidates seeking the Republican nomination to oppose Rep. Heath Shuler for the 11th District Congressional seat he now holds will participate in the forum. Rep. Shuler was invited to participate as well but, as of the publication date, had not responded.

The three candidates who will meet in the May primary as John Armor, an appellate and association attorney from Highlands; Spence Campbell, a retired U.S. Army colonel and former Hendersonville businessman; and Carl Mumpower, an Asheville city councilman.

Terry Hicks, a former Flat Rock mayor and councilman, has organized the forum and will serve as its moderator. Terry, who has moderated similar candidate forums beginning during his term as mayor, believes that it is important that our citizens have the opportunity to meet those who wish to serve us in elected positions and to hear their views on issues that are important to us. The forum will provide us that opportunity.

NCDOT MOWING SCHEDULED IN FLAT ROCK

Periodically, the NCDOT does mowing and tree trimming on the right-of-way of state roads within the Village limits. The methods used have proven to be controversial at best. The DOT has offered to cease this practice for any sub-division that will maintain the right-of-way up to DOT specifications. For more information on this, contact the Village office.

Mowings are currently underway and are anticipated to be complete by May 13, 2008.

Roads scheduled to be mowed are:

Glassy Lane (State Route 1122)

Little River Road (SR 1123)

Lake Falls Road (SR 1124)

Kanuga Road (SR 1127)

Middleton Road (SR1136)

Rutledge Road (SR 1166)

Trenholm Road (SR 1198)

Boyd Drive (SR1217)

Glassy Mountain Road (SR 1249)

CELEBRATE FLAT ROCK

The Village of Flat Rock will host its annual Ice Cream Social on Saturday, June 7th (rain date Sunday, June 8th) on the grounds of the Flat Rock Village Hall and throughout the village. There will be free ice cream in a variety of flavors, both regular and sugar-free.

The festivities will begin at noon and continue until 4:00 pm. There will be entertainment throughout the afternoon. The Kenmure Show Chorus; Mark Janney and Charlie Frame—Music of the Sixties; Tom Fisch, vocalist/guitar; “Lil Debbie & Moonpie”, Tania Battista, Duke Domingue & Sharon Stokes, all members of the Flat Rock Playhouse. Scott Treadway, Associate Artistic Director of the Flat Rock Playhouse will be the Master of Ceremonies for the day’s events.

Miss Hendersonville 2008, Jill Asycue and Hendersonville’s Outstanding Teen 2008, Sarah Green will be in attendance.

Cassie and the Clowns of Glory will be on hand all afternoon to do face painting, make balloon animals and entertain young and old alike.

Some of the merchants along Little Rainbow Row will be doing demonstrations. There will be food and beverages at several locations throughout the village.

Bring your lawn chair to enjoy the entertainment and join your neighbors and friends in celebrating Flat Rock.

For the comfort of all attending, we ask that you please leave your pets at home.

There will be a free concert Saturday evening, June 7th featuring *Me & The Boys*

from 6:00 pm—8:00 pm on the back porch of the Wrinkled Egg.

VOLUNTEERS NEEDED

Celebrate Flat Rock will take place on the 7th of June (rain date 8th of June) and to make this a wonderful day for all attending, we need volunteers to help with parking and scooping ice cream. If you are interested in helping in either area, please call Michelle at the Flat Rock Village Hall at 697-8100.



**SALES TAX DISTRIBUTION
METHODS—THE EFFECT OF THE
CHANGE OF METHODS
ON THE VILLAGE**

In North Carolina, municipalities receive a share of the sales tax collected within the County in which they are located. The County Commissioners annually choose which of the two methods to use and must advise the State by the end of April. These distributions may be done on the basis of the population within each municipality (called the per capita method) or on the basis of the amount of property tax collected (the ad valorem method). Henderson County has used the per capita method through the

current fiscal year but recently voted to change to the ad valorem method.

On a long term basis, the ad valorem method is more advantageous to the County although for the next fiscal year, Henderson County will lose over \$840,000 by making the change.

The reason for the loss is the fire districts within the County will share in sales tax distribution and will receive \$1.9 million which some may consider a windfall. It is likely that the County and municipalities will adjust their tax rates to insure that the windfall is minimized.

The Village stands to lose approximately \$223,000 next year as a result of the change. However, we will still receive about \$275,000 in sales tax distributions. It is likely that we will slightly reduce the tax rates in the next fiscal year and still have sufficient income to comfortably fund municipal operations. The tax rate must be finalized in June.

There is some confusion surrounding this issue and some of this is due to inaccurate articles or letters in the local paper. One letter stated that most counties use the ad valorem method of sales tax distribution and this was not correct. 58 of the 100 counties in North Carolina have been using the per capita method. Others wrote that a reduction of the county tax rate by 2 cents is justified and this is not likely to occur. Regardless of method used, the total amount of sales tax revenue does not change. Finally, the persistence of the local paper to say that Flat Rock has little or no property tax is incorrect.

If you have any questions regarding this subject, we are happy to provide our understanding of the subject at your convenience.

Village of Flat Rock
P.O. Box 1288
Flat Rock, NC 28731-1288

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 9:15 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 August issue of "The Village Record" is July 15, 2008.

Village Directory

Mayor:
Robert V. Staton 696-4020

Council Members:
District 1
Nick Weedman, Vice Mayor 693-5300
Ronald L. Davis 698-8214

District 2
Dave Bucher 696-3269
Don Farr 697-6304

District 3
Jimmy Chandler 693-7455
Jim Wert 693-0132

Village Clerk:
Rowena M. Collier 697-8100

Deputy Village Clerk:
Michelle D. Hill 697-8100

E-Mail Address: vofr@bellsouth.net

Website: villageofflatrock.org

Zoning: zoning@villageofflatrock.org