

**MINUTES  
VILLAGE OF FLAT ROCK COUNCIL MEETING  
ASSEMBLY ROOM  
FEBRUARY 11, 2010  
9:30 AM**

**CALL TO ORDER**

Mayor Staton presided over the council meeting of February 11, 2010, 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 Bucher, Chandler, Davis and Farr, and Village Clerk Hill. Council Member Wert was 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 made a motion to approve the agenda, seconded by Council Member Farr. The vote was unanimous, motion carried.

**PUBLIC COMMENTS** - Pete Bonesteel reported he attended the Apple Country Greenways Commission meeting February 10, 2010. He expressed concerns that there is little interest in the committee, and nothing is being done by the committee.

**CONSENT AGENDA**

1. Council Member Chandler moved to approve the Consent Agenda, consisting of the following:

- January 4, 2010, Agenda Workshop Minutes
- January 14, 2010, Council Meeting Minutes

The motion was seconded by Council Member Bucher. The vote was unanimous, motion carried.

**SPECIAL REPORTS**

2. **Zoning Administration - Council Member Bucher**

Mrs. Boleman reviewed the zoning report and reported on the following zoning issues:

**Berwick Downs** – Owner/builder of the one house under construction in Berwick Downs has inquired as to zoning procedures when a house is completed, and reported that construction should be completed soon.

**Highland Lake PMUD** – Zoning Administration review of updated master site plan is underway. Mrs. Boleman is communicating with Steve Collins as review issues arise.

**Other zoning activity** – Coordinating off premises scanning of large surveys and site plans with Varnadore & Associates. Currently transferring information to village laserfiche files.

**Zoning, Planning Board and Board of Adjustment meetings scheduled for February 2010:**

**Zoning:** Zoning breakfast meeting was held on Wednesday, February 10, 2010.

**Planning Board:** Planning Board cancelled the February meeting due to inclement weather. Planning Board plans to meet March 2, 2010, to review zoning ordinance text amendment proposals.

**Board of Adjustment:** Board of Adjustment does not meet in February. Next scheduled meeting is March 2, 2010, to consider a conditional use permit application for a home office.

**3. Village Hall – Council Member Wert**

In Council Member Wert's absence, Council commended him on the repairs done in the zoning office.

**4. Tax collections – Tax Supervisor Weedman**

Vice Mayor Weedman reported tax collections currently total \$664,514.51 (97.8%), with \$15,258.46 still outstanding. The Tax Collector will be mailing second reminder letters next week, and twenty-two property owners are currently enrolled in the debt setoff program.

**OLD BUSINESS - None**

**NEW BUSINESS - None**

## **OTHER BUSINESS**

### **5. Mayor – Council Reports**

Council Member Bucher reported Land of Sky has adjusted its budget, and revenues are down approximately six percent. We received a CD from Census 2010 to review and verify our boundaries, which has been done.

Council Member Farr reported that construction has begun on the sidewalk extension. Ed Lastein has been approved by NCDOT as supervisor of the project. Mr. Farr will convene a meeting next week with NCDOT, Ed Lastein, and Allison Landscaping regarding the construction status of the project.

The Village has received permission to use the Singleton Centre parking lot for the two days that Village Center Drive will be closed for construction. The Book Exchange will also use the Singleton Centre parking lot while the driveway is closed.

Mr. Farr suggested that Council look into putting a drain and pipe across the parking lot to drain the water that runs across the lot and freezes in the winter.

Because of computer problems, Vice Mayor Weedman asked that all users start storing data on the server drive.

Council Member Chandler reported that the Planning Board meeting that was scheduled for February 2, 2010, was cancelled due to inclement weather. On February 2, 2010, Mr. Chandler and Mr. Larry Blair attended a program of the Environmental Conservation Organization about mudslides, landslides, and the history of the Blue Ridge mountains. Two men in attendance who are with the National Geological Survey are in the process of mapping Henderson County by using high resolution aerial photography to determine where mudslides and landslides could occur in the county. The threshold to start worrying about mudslides/landslides is when the slope exceeds forty percent. County Commissioner Chuck McGrady, who was also present, stated that the county would not consider taking up the issue of steep slope development until the mapping of the county has been completed.

Council Member Davis reported that he and Council Member Farr have been working on a solar energy regulation for the Land Development Ordinance that is currently in draft stage. Mr. Farr has contacted the School of Government for guidance, and has contacted a local solar energy engineer for a review of the draft ordinance and feedback.

Council Member Davis stated that drafting of the Land Development Ordinance is almost complete. Mr. Davis will refer the draft ordinance to Carol Rhea for guidance. Mayor Staton

commended Council Member Davis for all the time he has spent and work he has done on the draft ordinance.

**PUBLIC COMMENTS – None**

**ADJOURNMENT**

At 10:55 a.m., with no further discussions, Council Member Bucher moved to adjourn, seconded by Council Member Farr. The vote was unanimous, motion carried.

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Michelle Hill  
Village Clerk

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Robert V. Staton  
Mayor