

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

# The Village Record



The Newsletter of  
Village of Flat Rock  
110 Village Center Drive  
Post Office Box 1288  
Flat Rock, North Carolina  
Telephone: (828) 697-8100  
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Editor: Jim Wert

Volume XIV Number 3

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## 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 March issue of "The Village Record" is March 12, 2009*

## 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:**  
Michelle Hill 697-8100

**Deputy Village Clerk:**  
Martha Orr 697-8100

**E-Mail Address:** vofr@bellsouth.net

**Website:** villageofflatrock.org

**Zoning:** zoning@villageofflatrock.org

## From the Mayor's Desk

*Robert V. Staton*

Since the August issue of this newsletter, at its September council meeting the Flat Rock Village Council rescinded two earlier resolutions endorsing a proposed realignment of the Greenville Highway – Little River Road intersection and the addition of a turn lane in the block of the Greenville Highway between Little River Road and West Blue Ridge Road. Rescission of those resolutions for all intents and purposes put an end to the project.

While the two projects were supported by the council for safety considerations, and the turn lane project for ease of access to the Flat Rock Post Office, the projects – particularly the proposed turn lane – were overwhelmingly opposed by those in attendance at both the August and September council meetings. That opposition and the removal of the intersection improvement project from consideration because of a right of way acquisition problem resulted in the council's withdrawal of support for the turn lane project. Those in

attendance at the September council meeting were elated and relieved that the council put an end to further consideration of this proposed highway work.

As a result of citizen comments at the September council meeting, and what we took as encouragement from NCDOT representatives at the meeting, we sought DOT's approval of a reduction in the speed limit from 35 mph to 25 mph on Greenville Highway and Little River Road in the village center. The village center area for which we sought the lower speed limit is Greenville Highway from the north entrance to the Flat Rock Playhouse, south to the entrance to Woodfield Inn; and on Little River Road from the entrance to the Flat Rock Playhouse's YouTheater, east to its intersection with Greenville Highway. The speed limit on West Blue Ridge Road, a portion of which is in the village center, currently is 25 mph.

Much to our surprise, DOT turned down our request on the basis of an engineering study performed by the department, the results of which showed that a great percentage of travelers on NC 225 exceed the

the posted speed limit by ten mph or more. DOT deems that to be a “reasonable speed, since most drivers will not travel at a speed greater than they feel is comfortable under the prevailing conditions.” DOT opined that the problem with speeding is a law enforcement issue and would not lower the speed limit for our purposes. Although the village received a similar response several years ago when we sought a reduction in the posted speed limit throughout the village, we thought our request would be honored this time. We were surprised at the negative response.

Elsewhere in this newsletter is an article about a Flood Damage Prevention Ordinance that was adopted by the Village Council at the December council meeting and with the availability of flood insurance to Flat Rock property owners as a result of the village’s enrollment in the National Flood Insurance Program. In his notice to the village about such enrollment, the state’s NFIP planner commended Councilman Ron Davis for the outstanding work he did in last minute preparation of a draft ordinance for the public hearing and adoption, and in putting together the application package. In my response to the planner I told him that putting together the application package was only a small percentage of what Ron did in the entire process. While he had some technical assistance in adapting the model ordinance to the village’s use and assistance from our zoning administrator in preparing for a public hearing and adoption of the ordinance, Ron took the laboring oar and got us through the process on his own with considerable and thorough effort.

### **Collectible Christmas Ornaments**

*Historic Flat Rock*

This year’s ornament, 24k gold on brass, shows Saluda Cottages. It comes packaged in a red velvet pouch that contains a description of the property and a gift card. These ornaments make beautiful gifts! Order now. Call 698-9380 or 698-0030. Cost: \$20.00 or two for \$35.00.

### **Personnel Changes**

*Jim Wert*

On October 31, 2008, Rowena M. Collier retired as the Village Clerk after over 12 years of service with the Village. Rowena was a major contributor to the Village operation during her years of service and she will be missed.

Upon Rowena’s retirement, Michelle D. Hill, Deputy Village Clerk was appointed Village Clerk by the Council. Michelle has been a part of the village operation for the past seven years and has served the Village well during this time. We look forward to working with Michelle as she deals with the many responsibilities of the Village Clerk.

We welcome Martha M. Orr to the Village Hall staff as the new Deputy Village Clerk. Martha joined the Flat Rock office team in October and has assumed the responsibilities of the Deputy Clerk.

Please come by the Village Hall to welcome Michelle and Martha. We are delighted to

57%. This collection rate is roughly consistent with the collection rate for the same period a year ago.

The Village tax rate remained unchanged from the previous year at \$0.075 per \$100 of the assessed value of the property.

Property owners have until January 5, 2009, to pay the property tax bill. On January 6, 2009, an interest charge of 2% will be added to the tax levy, and on the first of February and the first of each subsequent month, an additional charge of ¾% of the original tax bill will be added to the account.

If you have not received your tax bill or have misplaced it, please call the Village Office at 697-8100 and ask Martha Orr or Michelle Hill to send you another one. If you have difficulties making payments for property tax, call and arrange for an appointment to discuss the possibility of a payment plan that is mutually satisfactory.

The Village makes the collection of real and personal property a priority as witnessed by the 100% collection rate achieved for each of the three years we have been in the property tax collection activity.

For those who become delinquent, there are a variety of tools available to pursue collections. These range from simple communications to garnishment of bank accounts to the foreclosure and sale of property to satisfy the debt.

The cooperation of Flat Rock property owners in prompt payment of their property taxes has been outstanding and is highly appreciated.

### **Shop & Dine Henderson County**

*Support Your Local Economy*

We all WIN when we dine and shop in Henderson County. Some of the reasons to support our local businesses:

- Keep the dollars in the local economy
- Local business owners invest in the community
- Lots of great products
- Good places to dine
- Jobs in Henderson County

The Village of Flat Rock has joined with Henderson County, other municipalities in the county, and the Chamber of Commerce in the Shop Henderson/Dine Henderson initiative to support local businesses. This promotion, while important at this particular shopping season, will continue into next year and remain important to the betterment of the entire county. It is an effort to keep business in the county. Supporting local businesses who contribute to the community in many ways simply makes sense.

To reiterate some pertinent comments from the Chamber of Commerce, there is no need to spend time or gas driving to Asheville or Greenville when what you are looking for could very well be offered by a merchant in Henderson County. While you are out and about with last minute shopping, consider trying one of Henderson County’s unique restaurants. Supporting our local eating establishments will benefit the cooks, waiters, managers and many others employed by the local restaurant industry. Shopping and dining locally also keeps sales tax dollars in Henderson County.

And don’t forget the unique shopping and dining opportunities offered by our own Flat Rock merchants and eating establishments.

Management Agency (FEMA) for the village's enrollment in the NFIP. The following day, an electronic mail message from a NFIP planner at the state agency advised that the Village of Flat Rock had been enrolled as a participant in the NFIP, effective December 12, 2008. This means that the citizens of Flat Rock who own properties in flood prone areas may enjoy the full benefits of the NFIP, including the purchase of flood insurance.

In a covering letter that accompanied the application to the state and FEMA, the village advised of the plight of a number of affected property owners who now need flood insurance that has heretofore been unavailable, and asked that the application be expedited. In his message to the village the state's NFIP planner said, "Without a doubt this is one of the quickest enrollments I have witnessed and to that, FEMA deserves the credit. FEMA positively reacted to your dilemma, your request for expediency, and today the Village of Flat Rock is enrolled."

The state and federal governments are responsible for creating and issuing Flood Insurance Rate Maps (FIRMs). The state issued new FIRMs for Henderson County, including Flat Rock, in May 2007. The new FIRMs have, in some cases, modified the floodway, the 100-year floodplain, and the 500-year floodplain boundaries in Henderson County. The text of the FDPO, which is based on the North Carolina Model Flood Damage Prevention Ordinance, reflects (1) regulation changes associated with the new FIRMs, and (2) changes made to the state's model ordinance as a result of the new FIRMs.

Henderson County records indicate that there are an estimated 77 structures with Flat Rock

addresses where part of the property, even the structure, is within the floodway or floodplain. Nine of these 77 structures are actually within the 100 year floodplain and three of these 77 structures are actually within the 500 year floodplain. There are an estimated total of 10 more structures without addresses where part of the property, or even the structure, is within the floodway or floodplain.

Notice letters were sent to affected property owners prior to the public hearing. However; if you have a question about whether or not your property is actually within the floodway or floodplain boundaries, please call the Ordinance Administrator at the number below. This information can also be determined on the internet using the Henderson County GIS and the New 2007 Flood Zones, which can be found under the Water Resources section of the Map Layers.

The FDPO and the FIRMs are available for review in the Ordinance Administrator's office at 110 Village Center Drive, Flat Rock, NC, between the hours of 9:00 A.M. and 4:00 P.M., Monday through Friday, or you may call (828) 697-8100 with questions about the ordinance.

### **Property Tax Collection Status Report**

*Nick Weedman, Vice Mayor*

The Village mailed tax bills to property owners in early October and payments have been arriving at a steady pace.

Bills totaling \$668,328 for real and personal property were mailed. (Property taxes on vehicles are collected by Henderson County as required by state law.) As of December 10, 2008, receipts have totaled \$282,710 or about

have this team in place and look forward to working with them in the years to come.

### **2010 Census Job Opportunities**

*Charlotte Regional Census Center*

The U.S. Census Bureau is looking for qualified applicants to fill more than 15,000 jobs in Kentucky, North Carolina, South Carolina, Tennessee and Virginia to help prepare for the 2010 Census. The Charlotte Regional Census Center has opened 15 local census offices in the five-state region to carry out a pre-census operation called Address List Development. Positions include address listers, office clerks, recruiting assistants, crew leaders and field operations supervisors.

Those interested in applying for these jobs can go to [www.2010censusjobs.gov](http://www.2010censusjobs.gov) for job descriptions, qualifications and applications. Potential applicants also can call toll free 1-866-861-2010. Applicants must be U.S. citizens, age 18 and older, have a valid Social Security number, and pass a basic aptitude test. Most jobs require a driver's license and use of a car.

In spring 2009, the census employees will help develop a confidential address list that will be used to deliver census questionnaires in 2010. The jobs are temporary; both full-time and part-time jobs are available. Census jobs offer flexible schedules and allow close-to-home employment. Competitive pay begins at \$8.75 an hour and varies depending on job and location.

Census results are used to determine the number of congressional seats for each state, the shape of legislative districts and local government districts (including the three election districts within the Village of Flat Rock), and how \$300 billion in federal funds is distributed annually to communities

across the country for important local programs.

### **News from the Merchants of Flat Rock**

The Book Exchange - Winter Hours as of January 2nd are from 12 noon to 4:00 PM.

You might have noticed some "goings on" outside the Book Exchange (The Old Post Office) and the Village Hall on Wednesday, Dec. 3rd. A film crew from Hollywood was here making an episode for a pilot TV series to be called "Who Am I?" based on the star's genealogy. The star of the show is Shannon Elizabeth, a descendant of Rev. Peter Stradley, who built the Old Post Office and the Stradley-Jones House, now the Village Hall. Stradley was the 7th postmaster for Flat Rock, but his store and post office building were the first to serve in that capacity. Prior to his building the Old Post Office, mail was picked up in inns and taverns. The Fox network has purchased the pilot, and if they like what they see, you can look for it on TV next year. Historic Flat Rock's Galen Reuther was the local contact.

### **Flood Insurance is Now Available To Flat Rock Property Owners**

*Ron Davis*

The Flat Rock Village Council, following a public hearing and public comment, on December 11, 2008, adopted a Flood Damage Prevention Ordinance (Ordinance No. 56) as a prerequisite to the village's participation in the National Flood Insurance Program (NFIP). That same day, application was made by facsimile transmission through the North Carolina Division of Emergency Management to the Federal Emergency