

**MINUTES**  
**VILLAGE OF FLAT ROCK AGENDA WORKSHOP MEETING**  
**ASSEMBLY ROOM**  
**MARCH 30, 2015**  
**9:30 AM**

Mayor Staton presided over the Agenda Workshop meeting on March 30, 2015, at 9:30 a.m. Those present in addition to Mayor Staton were Vice Mayor Weedman, Council Members Chandler, Coletta, Farr, Gooch, and Jamerson, Village Clerk Parker and Village Administrator Boleman.

**Pledge of Allegiance**

Mayor Staton led the group in the Pledge of Allegiance.

**Public Hearing – Dorn/LeClercq RPUD-COD Rezoning Application**

Council Member Chandler made a motion to go into public hearing, and Council Member Gooch seconded the motion. The vote was unanimous, motion carried.

Mayor Staton stated the property is a 1.25 acre parcel of land and improvements located at 2731 Greenville Highway in Flat Rock. The property appears in the U.S. Department of Interior's National Register as a "contributing property" in the Flat Rock Historic District.

Owner: Frederick S. LeClercq

Contract purchasers: M. Haynes Dorn and Argyle B. Dorn

Zoning: Underlying R-40 low density residential district; rezoned in 2012 RPUD-COD for use as a commercial art gallery, as requested by Mr. and Mrs. LeClercq.

Proposed zoning/use: RPUD-COD for use as a professional office.

Applicants: Mr. & Mrs. Dorn, for themselves and as attorney in fact for Mr. Clercq.

Zoning Administrator Boleman presented the case stating Mr. LeClercq granted a power of attorney to Haynes and Argyll Dorn to act on his behalf with this application.

The public hearing legal notice was properly published in the local newspaper, and notices to adjoining property owners were mailed according to the requirement of the zoning ordinance.

Planning Board considered the matter on March 17, 2015, and recommended approval. Ms. Boleman submitted to Village Clerk Parker the memorandum of approval from Jan Partin, Chairman.

Mr. & Mrs. Dorn are applying for a RPUD-COD rezoning for the property at 2731 Greenville Highway. They propose to change the use of the property from an art gallery to a professional office; i.e., an insurance and financial consulting office.

There is a historic preservation easement on the property, and the Dorns have met with representatives of Historic Flat Rock, Inc. with regard to their proposed plans.

Asplundh cut out a large portion of cedar trees in front of the house. The Dorns would like to have the option of leaving the trees or replacing them with shrubs if they choose to do so.

There is an issue that remains to be resolved between the seller and buyer: When Mr. LeClercq presented his application to Council in 2012, he was told that he must meet all necessary local, state and federal regulations applicable to the property. A driveway permit is required by NCDOT for any commercial establishment with access to a state road. NCDOT issued to Mr. LeClercq a driveway permit that required him to do three things;

- Cut and prune trees and shrubbery so that “sight triangles” would allow drivers easy visibility when entering and leaving the driveway.
- Install one way signage indicating entry at the north end of the circular driveway and exiting at the south end of the driveway.
- Install 10 foot paved aprons from the road at each end of the driveway.

Carl Ownby, of NCDOT, advised that Mr. LeClercq had trimmed the trees to provide the required sight triangles, but paved aprons and the one way signage had not been installed. Mr. Dorn advised that all such issues will be resolved upon his acquisition of the property.

Ravenswood property owners Kelly Johnson, Margaret Hunter, and Ann Oliver expressed concerns about the maintenance of the lake at the rear of the property, and the use of the property.

Vice Mayor Weedman made a motion to close the public hearing, and Council Member Farr seconded the motion. The motion carried on a unanimous vote..

Mayor Staton asked for the following motion:

To approve the rezoning of the 1.25 acre parcel of land, with improvements thereon, located at 2731 Greenville Highway, in Flat Rock, North Carolina, said land being in the underlying R-40 district, from its current zoning classification of RPUD-COD for use as a commercial art gallery, to RPUD-COD for use as a professional office, on the condition that no other commercial use may be made of the property; and as contemplated by the application (ID #Z15-004) dated March 2, 2015, from M. Haynes Dorn and Argyll B. Dorn, for themselves and as attorney in fact

for Frederick S. LeClercq; and further to amend the zoning districts map to reflect such rezoning, if the map is inconsistent with this rezoning action; and, further, on the condition that no certificate of occupancy shall be given to any proposed occupant of the property until satisfactory compliance with all requirements of the North Carolina Department of Transportation's Driveway Permit #4512015 dated May 8, 2012, has been achieved.

Such motion was made by Council Member Farr, seconded by Vice Mayor Weedman, and carried unanimously.

A draft agenda for the April 9, 2015, Council meeting was distributed. The draft agenda included in the *Consent Agenda, Resolution No. 194 – Supporting Historic Preservation Tax Credits*. Council Member Gooch made a motion to adopt the resolution, and Council Member Coletta seconded the motion. The vote was unanimous, motion carried. Having been dispensed with at this meeting, the item was removed from the consent agenda.

With no additional changes, Mayor Staton stated an agenda has been set.

**Discussions:**

- Since Council Member Jamerson will not be in attendance at the April 9, 2015, Council meeting, she will distribute by e-mail to Council members sections of the budget worksheets for their respective areas of responsibility.
- Vice Mayor Weedman reported that, as of March 27, 2015, the current fiscal year tax collections are at 99.93%, with \$680,823.27 total collected (see attached report dated March 27, 2015).

With no further discussions, at 10:10 a.m., the meeting was adjourned.

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Michelle Parker, CMC  
Village Clerk

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Robert V. Staton  
Mayor