

**MINUTES
VILLAGE OF FLAT ROCK COUNCIL MEETING
ASSEMBLY ROOM
NOVEMBER 8, 2018
9:30 A.M.**

Mayor Staton presided over the November 8, 2018, council meeting at 9:30 a.m. Those present in addition to Mayor Staton were Vice Mayor Weedman, Council Members Brown, Dockendorf, Gooch, Jamerson and Posey, Village Clerk Parker, and Village Administrator Christie.

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 as presented, seconded by Council Member Gooch. The vote was unanimous, motion carried.

Public Hearing – Zoning Districts Map Amendment

Council Member Jamerson made a motion to open the public hearing, seconded by Council Member Gooch. The vote was unanimous, motion carried.

Mayor Staton gave a summary of Case #Z18-041 stating a zoning districts map amendment usually affects one or more parcels of land and is similar to a rezoning. In this case, it affects only one piece of property – Mill House Lodge – located at 1150 West Blue Ridge Road, in Flat Rock. The Motel Lodging District was established by the village’s original 1998 Zoning Ordinance specifically for Mill House Lodge. No other property in the village is in that district; and the Motel Lodging District has been included in every superseding ordinance regulating zoning and land use within the village, down through and including the Land Development Ordinance currently in effect.

However, the original Zoning Districts Map, adopted concurrently with the 1998 Zoning Ordinance, erroneously designated the Mill House Lodge property as “Hotel-Motel” district, a district that did not exist in the text of the original zoning ordinance. The current Zoning Districts map, erroneously designates the property as “Hotel Lodging District,” again a district that does not exist in the current LDO.

This inconsistent map designation results, not only in confusion, but also with Mill House Lodge in limbo with no effective zoning classification. The correction of the inconsistency between ordinance and map will be accomplished by the proposed map amendment, and the result will be to apply the appropriate zoning classification to the Mill House Lodge property.

Zoning Administrator Christie reported a sign was posted on the property October 25, 2018, notices were mailed to adjacent property owners on October 24, 2018, and legal notices appeared in the Times-News editions of October 26, 2018, and November 2, 2018.

Mayor Staton commended Zoning Administrator Christie on the well put together packet for the case. Ms. Christie stated the packet contains the following exhibits:

1. Aerial map of site
2. Zoning Districts Map
3. Ordinance No. 101 (proposed)
- 4A. Notice of Public Hearing
- 4B. List of adjoining property owners and addresses
5. Excerpts from the Land Development Ordinance
6. Memo from the Planning Board recommending approval of the application

Mayor Staton asked if there were any questions or comments from council members, staff, or the public. There being none, Vice Mayor Weedman made a motion to close the public hearing, seconded by Council Member Jamerson. The vote was unanimous, motion carried.

Council Action – Ordinance No. 101, Zoning Districts Map Amendment

Vice Mayor Weedman made a motion to adopt Ordinance No. 101, seconded by Council Member Gooch. The vote was unanimous, motion carried.

Henderson Tourism Development Authority Update – Beth Carden

Mayor Staton welcomed Beth Carden from the Henderson Tourism Development Authority. She advised that, in 2017, out of 100 counties in North Carolina, Henderson County ranked number 14 in tourism. The ranking is based on how much money visitors spend in the county. With growth of over \$20 million, Henderson County ranked 3rd in North Carolina in economic growth. Only Polk County and Hyde County ranked above Henderson County in growth in 2017.

Public Comments

Mr. Dennis Flanagan, representing Historic Flat Rock, Inc., thanked the Tourism Development Authority for its services in promoting Historic Flat Rock's Tour of Homes back in the summer that brought in 1,400 people.

Mr. Flanagan reported that Historic Flat Rock, Inc. participated by conference call in a meeting held in Raleigh, North Carolina, between NCDOT and the State Historic Preservation Office at which proposed plans for the North Highland Lake Road improvement project were reviewed. He advised that the SHPO found that the proposed improvements, including the installation of a

new box culvert to carry King Creek from the Highland Lake dam into the Park at Flat Rock and the improvement and modernization of the intersection of North Highland Lake Road and Greenville Highway would have no adverse effect on the Flat Rock historic district. However, all parties involved in the review and discussion agreed that certain treatments of elements of the improvements at the dam site and at the intersection would be in keeping with the historic nature of the community.

Ms. Cindy Ward, who resides at 1950 Kanuga Road, expressed concerns with the Kanuga Road project. She asked for Council's assistance and support in stopping the project.

Consent Agenda

The Consent Agenda consisted of the following:

- October 1, 2018 – Agenda Workshop Minutes
- October 11, 2018 - Council Meeting Minutes

Council Member Jamerson made a motion to approve the Consent Agenda, seconded by Vice Mayor Weedman. The vote was unanimous, motion carried.

Special Reports

2. Administration – Village Administrator Christie

Administrator Christie reviewed the October 2018 zoning report dated November 5, 2018, and the Village Administrator report dated November 5, 2018 (see attached reports).

3. Park Update – Council Member Brown

Council Member Brown gave an update on the following:

Hurricane flooding – overall the park handled the flooding well. King Creek covered most of the perimeter trail along its banks with silt, but it is washing away naturally and has not been a hindrance to trail users. The top layer of granite fines was washed from the trails in a few areas, but once the water subsided the trails remained walkable. FitzSimons Property Services did an excellent job in repairing and restoring the trails in about a week.

Drinking fountains and pollinator garden hydrant – Summey Plumbing completed the installation of the water line to the pollinator garden and a water hydrant in the garden. They expect to receive the two drinking fountains from the manufacturer this month and install them soon after that.

Playground Shade Structure – The playground shade structure will be fabricated by Mill Creek the week of November 26, 2018.

Tot Lot - Work continues on the design and installation of the Tot Lot. The Park Commission is reviewing a detailed proposal from Beanstalk as well as working on grading and drainage issues. The goal is to have it completed by spring.

Wildflower Meadow – Preparations to seed the wildflower meadow continue with tilling and weed removal. Due to the warmer fall weather, Hunter Marks has determined it would be better to wait until spring to seed the area.

Nature Center bench – The Park Commission selected a design for the Nature Center bench. It is a custom, four-sided bench in steel and wood with a steel inlay in the back showing cattails. The commission and the Foundation are working together to develop story boards about birds for the Nature Center.

4. Foundation Update – Council Member Gooch

Council Member Gooch reported the campaign for the tot lot and playground shelter has raised \$75,000.00 toward the \$125,000.00 goal. The Foundation should receive an answer mid-November about the grant request of \$25,000.00 from the Community Foundation. He reported the Foundation has hired an Administrative Assistant, Julia Buchanan, and is in the process of finding a replacement for Maureen Adams who will retire at the end of the year.

Mr. Dennis Flanagan mentioned the Foundation has mailed solicitations to past donors to the Play, Learn, Grow campaign, with opportunities for special recognition for larger donations. There will be a final promotion inserted in the December Village Record newsletter.

5. Transportation Update – Council Member Dockendorf

Council Member Dockendorf commended Historic Flat Rock, Inc. on their proactive approach on all road projects. He reported Henderson County has developed a greenways plan, which is awaiting approval by the Henderson County Board of Commissioners. The plan does not include any of the connector type of paths/greenways/trails in Flat Rock. It includes areas around Flat Rock, but nothing in the village.

Mr. Dockendorf commented that the plan for the Kanuga Road project has been scaled back considerably from the original plan. The Greenville Highway/Erkwood Drive/Shephard Street roundabout is slowly progressing.

6. Tax Report – Vice Mayor Weedman

Vice Mayor Weedman reported that, as of November 7, 2018, the current fiscal year tax collections are at 42.7 percent with \$404,826.85 total collected (see attached report dated November 7, 2018).

Old Business – None

New Business - None

Other Business

7. Mayor – Council Reports

Council Member Brown reported a successful Shred Day event, with 15,200 pounds of documents shredded and 60 pounds of unwanted and outdated prescription drugs collected.

Ms. Brown also reported that she has scheduled a meeting for tomorrow with WGLA Engineering to follow up on a discussion at the last council meeting about the need for periodic engineering services at the park.

Public Comments

Mr. Ted Etherington asked about the status of various illuminated/flashing DOT signs within Flat Rock, particularly on Greenville Highway. Council Member Dockendorf advised that the subject may be discussed with NCDOT at his meeting next week.

Adjournment

With no further discussions, the meeting was adjourned at 10:45 a.m.

Michelle Parker, CMC
Village Clerk

Robert V. Staton
Mayor