

**MINUTES**  
**VILLAGE OF FLAT ROCK COUNCIL MEETING**  
**ASSEMBLY ROOM**  
**APRIL 12, 2018**  
**9:30 A.M.**

Mayor Staton presided over the April 12, 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 Administrator Boleman.

**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 written, seconded by Council Member Jamerson. The vote was unanimous, motion carried.

**Public Comments**

Ms. Anne Coletta presented petitions with 1,595 signatures opposing the proposed Highland Lake Road improvement project.

**Consent Agenda**

The consent agenda consisted of the following;

- February 26, 2018 – Agenda Workshop Minutes
- March 8, 2018 – Council Meeting Minutes

Vice Mayor Weedman made a motion to approve the consent agenda. The motion was seconded by Council Member Jamerson and carried on a unanimous vote.

**Special Reports**

2. Administration – Village Administrator Boleman

Village Administrator Boleman reviewed the March 2018 zoning report dated April 11, 2018, and the Village Administrator report dated April 12, 2018 (see attached reports).

3. Tax Report – Vice Mayor Weedman

No report was available. Vice Mayor Weedman reported Tax Collector Orr is making significant progress in tax collections. Taxes for seven properties are still outstanding.

4. Park Update – Council Member Gooch

Council Member Gooch reported the trails are being finished, and grading work for the shelter beside the playground is progressing. He met with a builder to plan the conversion of the pavilion storage room into an office for a park manager.

Mr. Don Farr presented a proposed job description and requirements for a park manager. He stated he hopes a park manager will be in place by June 1, 2018. Council will review the proposal and give comments to Council Member Brown.

Mr. Farr stated copies of the updated park master plan have been ordered.

5. Foundation Update – Council Member Brown

Council Member Brown reported a dedication ceremony is scheduled for June 23, 2018, 11:30 a.m., for the completion of the trails and the Eppler Overlook, with a light lunch to be served. The Foundation is currently working on the Feast & Frolic event for August 4, 2018, at the Kenmure Country Club.

Mr. Duncan Fraser, Chairman, presented and reviewed the Foundation's Statement of Financial Position dated March 31, 2018, and Cash (Pledges) Donations Received Nine Months Ended March 31, 2018, financial reports.

Mayor Staton explained in establishing the Flat Rock Park and Recreation Foundation, the articles of incorporation limited the number of members of the Board of Directors to a maximum of seven. While the bylaws were changed some time ago to increase the board to up to fifteen members, no such amendment of the articles of incorporation, a prerequisite, was adopted. Articles of amendment of the articles of incorporation to make this change have been adopted by the foundation's board of directors, and such amendment, to be effective, requires the approval of the council.

Vice Mayor Weedman made a motion to approve the articles of amendment, seconded by Council Member Gooch. The vote was unanimous motion carried.

Amended bylaws of the foundation have been adopted by the foundation's board of directors and, to be effective, require the approval of the council. Mayor Staton discussed the amendments, mostly housekeeping, but with one significant change. As authorized by the North Carolina Nonprofit Corporation Act, the bylaws permit board meetings to be conducted by telephonic communication so that any member who cannot participate in a meeting by his physical attendance can do so by telephone.

Council Member Gooch made a motion to approve the amendment to the bylaws, seconded by Vice Mayor Weedman. The vote was unanimous, motion carried.

6. Transportation Update – Council Member Dockendorf

Council Member Dockendorf gave an update on the following;

**Highland Lake Road improvement project** – April 13, 2018, 10:00 a.m. - 12:00 p.m., St. John in the Wilderness Parish Hall, NCDOT and Vaughn & Melton will present a revised plan. At 1:00 p.m., NCDOT representatives, Council Member Dockendorf, Mr. Carpenter and Mr. Carson will walk the Pinecrest Presbyterian Church property to see how the revised plan affects the church.

**Little River Road** – the paving continues and making progress, with plans for completion within the next week.

**Crab Creek** – installing guardrails, and a culvert, completion should be soon.

**Shephard/Erkwood/NC 225 Intersection** - the project for a traffic circle is being delayed due to an AT&T internet line.

**Kanuga** – not expected to hear from NCDOT on the revised plan for at least an additional two months.

**Proposed Greenway** - The study group for a proposed greenway between Carl Sandburg Historic Home and The Park at Flat Rock has chosen Vaughn & Melton Consulting.

**Balfour Parkway** – people expressing a lot of opposition.

**Four Seasons** – no funding received to add an extra lane.

Mr. Dockendorf reported in the last prioritization committee meeting with the FBRMPO, the committee recommended assigning \$21 million of transit and greenway money in WNC. The recommendation has not been approved by the FBRMPO, which is chaired by Henderson County Commissioner William Lapsley. Out of the \$21 million, \$350,000.00 went to Henderson County for a greenway from **Westfelt Park** (Sierra Nevada) along Highway 280 toward Mills River. The remaining funds went to Buncombe County.

**I-26 widening project** – NCDOT will hold a public meeting on April 16, 2018, at Biltmore Baptist Church. The plan is to widen I-26 from Mtn. Home/Fletcher Exit 44 to I-40 to 8 lanes, and Mtn. Home/Fletcher exit to Four Seasons Boulevard to 6 lanes, with construction to start in 2019.

**Old Business** – None

**New Business**

7. Short term rentals and tiny homes issues – Discussion

Administrator Boleman reported Council had asked her to research information about two issues; tiny homes and short-term rentals. She had forwarded two articles, written in February 2018, authored by Rebecca Badgett, who is with the UNC School of Government, on the subject of short-term rentals. She presented two documents: (1) a list provided by the Henderson County Finance Department related to Flat Rock accommodations, i.e. those listed by the county and paying occupancy taxes; and (2) a list of information she obtained looking at hometogo.com and Flat Rock listings. Council discussed and decided to ask the Planning Board to research the issue of both tiny homes and short-term rentals and make recommendations to council regarding these issues. It will be several months before the Planning Board will be able to review this issue.

**Other Business**

8. Mayor – Council Reports

Council Member Posey mentioned no response has been received from the geotechnical group about the proposed parking lot on the adjacent Blue Ridge Fire Department property.

Council Member Brown mentioned Shred Day is scheduled for May 5, 2018, 10:00 a.m. – 12:00 p.m. There will also be a prescription drug drop-off and collection of canned goods for IAM at the event.

Council Member Dockendorf mentioned Camp Pinnacle has been robbed twice recently and urged all to be cautious and aware.

Council Member Jamerson handed out budget worksheets for council members to prepare budget amounts in their respective departments. In May, Council will meet to prepare a draft FY 2018/19 budget.

With no further discussions, the meeting adjourned at 10:47 a.m.

---

Michelle Parker, CMC  
Village Clerk

---

Robert V. Staton  
Mayor