

MINUTES
VILLAGE OF FLAT ROCK AGENDA WORKSHOP MEETING
ASSEMBLY ROOM
JULY 31, 2017
9:30 A.M.

Mayor Staton presided over the July 31, 2017, agenda meeting at 9:30 a.m. Those present in addition to Mayor Staton were Vice Mayor Weedman, Council Members Brown, Coletta, Dockendorf, Gooch, and Jamerson, Village Clerk Parker and Village Administrator Boleman.

Pledge of Allegiance

Mayor Staton led the group in the Pledge of Allegiance.

Village Administrator Boleman reported she will not attend the August 10, 2017, council meeting.

1. Adoption of 8/10/17 agenda; discussion of Resolution No. 208 amending park rules.

A draft agenda for the August 10, 2017, council meeting was presented. With no changes, Vice Mayor Weedman made a motion to approve the agenda as presented, seconded by Council Member Coletta. The vote was unanimous, motion carried.

A draft of Resolution No. 208 was distributed earlier for comment prior to adoption at the August 10, 2017, council meeting. No comments, concerns or objections were raised.

2. Resolution No. 206 – National Park System funding

Vice Mayor Weedman made a motion to adopt Resolution No. 206, seconded by Council Member Gooch. The vote was unanimous, motion carried.

3. Resolution No. 207 – Boyd Drive Bridge replacement

Vice Mayor Weedman made a motion to adopt Resolution No. 207, seconded by Council Member Dockendorf. The vote was unanimous, motion carried.

4. Highland Lake PMUD discussion – Kerry Lindsey

Zoning Administrator Boleman informed the council that Kerry Lindsey and Steve Collins were present at the request of the village council to review and summarize what phases/units of the Master Plan for the Highland Lake planned mixed unit development (PMUD) have been developed to date. The original Master Plan for the PMUD was approved in 1999 (SUP-99-02). Zoning Administrator Boleman pointed out that all applications related to the PMUD have been, and will be, considered using the original zoning ordinance that was in effect at the time of the Master Plan approval, i.e., The Zoning Ordinance of the Village of Flat Rock, North Carolina,

Ordinance No. 9. She further stated that Mr. Lindsey plans to present another application to the council in the near future, but that application will not be discussed by council in any manner until such time as it is presented and considered in a quasi-judicial setting.

Mr. Lindsey and Mr. Collins discussed the phases developed thus far, and the phases that have been approved in the past, but not developed, and pointed out those phases which have not yet been approved or developed. They presented and discussed open space, common area, accessory dwellings, and units built to date.

Council Member Coletta asked what the term “accessory dwelling” meant. Ms. Boleman read the following definition from Ordinance No. 9: “Dwelling, accessory. A dwelling unit located within and occupying a portion of an existing building. Such unit shall not occupy more than 40% of the total heated floor space of the building.”

Council Member Dockendorf asked for further clarification on the site plans regarding the areas of open space, and Mr. Collins pointed out some of those areas and explained that in some phases the open space is in a number of smaller areas per phase/unit, while some phases have large blocks of open space.

There were no further discussions of the Highland Lake PMUD.

Residents of Boyd Drive thanked Council for adopting Resolution No. 207.

Discussions

Council Member Coletta reported the audit committee met with auditor Carl Shaw last week in preparation for the FY 2016/2017 audit.

Council Member Coletta reported that, with respect to the sewage disposal problems at the mobile home park on Rutledge Drive, Lee Smith, Director of the Hendersonville Water and Sewer Department, advised the preliminary design for the park’s connection to the city sanitary sewer system reflects a cost of over \$2 million, to be paid jointly by the property owner and the water department.

Council Member Brown reported Shred Day was a success with 6,500 pounds of paper shredded, and 49 pounds of prescription medicine collected. The next Shred Day will be in October.

Council Member Brown reported AmeriCorps will be working in the Park on Thursday, August 3, 2017, and lunch will be served at 12:00 p.m. Council members are invited for lunch with the AmeriCorps volunteers.

Vice Mayor Weedman reported the electric vehicle charging station infrastructure work is progressing, and we are awaiting Duke Energy's installation of the transformer. Brightfield will be here this week to install the charging stations.

Council Member Dockendorf reported that, with respect to the planned Kanuga Road improvement project, NCDOT is aware of Flat Rock's tree ordinance.

Mayor Staton advised that, with the county's change to *single stream recycling* at the solid waste convenience center, glass bottles and jars must be separated from other recyclables before their deposit in the recycling receptacles at the convenience center. Two large receptacles at the center are designated for glass only, while all other receptacles are designated *single stream*. Cardboard, mixed paper, metal cans, and plastic containers may now be deposited together in those receptacles.

Administrator Boleman thanked Council for the Highland Lake PMUD discussion. She stated the Village will again host the annual new citizen ceremony at Carl Sandburg in September. She reported SignCrafters is currently working on the change of the entrance sign to the Village Hall, which will remove *Book Exchange* and replace it with *Electric Vehicle Charging Staton*.

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

Michelle Parker, CMC
Village Clerk

Robert V. Staton
Mayor