

PROPOSED AGENDA

Meeting of the Town of Biltmore Forest
Planning Commission

To be held Tuesday, December 21, 2021 at 5:30 p.m.

MEETING OPEN TO THE PUBLIC

*THE TOWN OF BILTMORE FOREST REQUIRES FACE COVERINGS FOR ALL
ATTENDING THE MEETING IN PERSON*

- A. Roll Call for Attendance
 - B. Approval of Minutes from October 26, 2021
 - C. Consideration of New Chair Appointment – Dawn Grohs
 - D. Review Comprehensive Plan Survey Results —Paul Zimmerman
 - E. Next Steps – Schedule Public Meetings
 - F. Adjourn
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STAFF MEMORANDUM

Planning Commission Meeting – December 21, 2021



Consideration of Appointment for Dawn Grohs Planning Commission Chair

Introduction

Ms. Toya Hauf was appointed Planning Commission chair in September, but job responsibilities have required her to resign from the chair position. Ms. Hauf will remain in service as a member of the Planning Commission.

Ms. Dawn Grohs was appointed vice-chair of the Planning Commission at the same September 2021 meeting. Staff requests approval from the Planning Commission to appoint Ms. Grohs chair at the December 2021 meeting.

Nominations for Vice-Chair

If anyone would like to volunteer or anyone would like to nominate someone for the role of Vice-Chair, this can be done on the floor at the Commission meeting on December 21.

STAFF MEMORANDUM

Planning Commission Meeting – December 21, 2021



Survey and Data Review and Discussion

Introduction

The Planning Commission conducted a town-wide survey in November and December 2021 to receive feedback related to the comprehensive planning process. Mr. Paul Zimmerman, Planning Commission member, shepherded this project and has prepared the attached reports.

Mr. Zimmerman will review his findings with the Commission at the December 21 meeting.

Attachments

- (1) Planning Commission Survey – Final Results and Analysis
- (2) Planning Commission Survey – Final Verbatim Responses from Open Ended Questions

TO: Dawn Groh, Chair, Planning Commission

DATE: 16 December, 2021

FROM: Paul Zimmerman

SUBJECT: Final Results of 2021 Planning Commission Survey

An online survey among Biltmore Forest residents was conducted between 30 Nov and 13 Dec 2021 in order to give the Planning Commission insight on whether or not changes to Ordinances are necessary. A total of 238 responses were received to the survey, which is considered to be a very good sample. The average time to complete the survey was 7 min and 23 seconds, which is perfect (not too short and not too long). The survey is included as Attachment 1.

RESULTS

1. **Overall Rating of Biltmore Forest (Q1).** The Question was asking using a standard Excellent, Very Good, Good, Fair, and Poor scale, which were then assigned standard values of 100, 75, 50, 25 and 0. The weighted average for this question was 84, which is outstanding and in line with past responses to this question in previous surveys in Biltmore Forest.

	Excellent %	Very Good %	Good %	Weighted Average
Overall Rating	54	27	4	84

2. **Direct Rating Questions of Key Attributes (Q3).** The same scale was used for these Attributes as for the Overall Rating

Attribute (How would you rate Biltmore Forest for being a Town...)	Excellent %	Very Good %	Good %	Fair %	Poor %	Weighted Average
... that protects mature trees and the tree canopy	45	30	13	8	3	74
... where it is safe to walk	32	29	23	11	4	66
... that you are proud to live in	66	25	9	0	0	89
... that has a professional/competent Police Force	80	14	6	0	0	93
... that has a professional/competent Public Works Dept.	75	19	6	0	0	93
... that gives you confidence that Zoning Ordinances are consistently enforced	32	36	15	11	7	66
... where there are plans to guide future development	27	30	28	11	5	64
... where there are appropriate Parks to use and enjoy	45	30	17	6	2	76
... that is enjoyable for people of all ages	56	25	12	5	1	80
... that has effective speed management	37	32	16	8	6	69
... where there are Social activities	27	39	27	5	1	68
... where there are guidelines for buffering between neighbors and high traffic zones	25	32	28	13	3	63

- a. The ratings for Pride, Police, and Public Works were outstanding and rarely seen in surveys of this type!
- b. The average rating for all questions in this survey is 75, so that you can judge which attributes are relatively high or low. A difference between ratings of approximately 8 points is statistically significant.

- c. In addition to the average rating, you should also look at the % of people rating (Fair + Poor). When this number approaches 15%, that is taken as a red flag for issues which can be lethal. I have highlighted those ratings in **RED**.

3. **Importance Ratings of Key Attributes (Q4)**. A 5-point 'Very Important to Very Unimportant' scale was used for these Attributes. Standard weighting of +2, +1, 0, -1, and -2 was used to calculate the weighted average.

Attribute (How IMPORTANT is it that Biltmore Forest is a Town...)	Very Important %	Important %	Neither Important or Unimportant %	Unimportant %	Very Unimportant %	Weighted Average
... that protects mature trees and the tree canopy	63	30	5	2	0	1.35
... where it is safe to walk	83	16	0	0	0	1.83
... that you are proud to live in	69	23	7	1	0	1.59
... that has a professional/competent Police Force	93	7	0	0	0	1.93
... that has a professional/competent Public Works Dept.	92	8	0	0	0	1.91
... that gives you confidence that Zoning Ordinances are consistently enforced	66	27	6	0	0	1.57
... where there are plans to guide future development	65	30	3	1	0	1.60
... where there are appropriate Parks to use and enjoy	60	34	3	1	0	1.55
... that is enjoyable for people of all ages	64	29	7	0	0	1.56
... that has effective speed management	59	37	3	1	0	1.55
... where there are Social activities	22	43	28	6	1	.80
... where there are guidelines for buffering between neighbors and high traffic zones	52	37	10	1	0	1.38

- a. The average for all ratings was 1.55, so you can judge whether individual ratings were relatively high or low.
- b. These ratings were skewed significantly toward all being positive. About 10% of all respondents skipped this question entirely. As a result, I'd recommend that more emphasis be placed on the other survey question results.

4. **HYPOTHETICAL Directions the Town Could take. (Q5)** This is a new question designed specifically to guide the Planning Commission.

Rating	I'd like MORE of this %	Current Level is Adequate %	I'd like LESS of this %
Walking Trails within existing Parks	56	41	3
Enforcement of Zoning Ordinances	34	59	6
Speed Humps	21	53	26
Upgrading Park Activity Structures for Children	40	56	4
Enforcement of Speeding	31	66	2
New Planting of Hardwood Trees (Oak, Maple, Walnut, etc) along Roads	64	34	2
Forbidding Clear Cutting for any reason	49	44	7

- a. This question gave interesting responses for four questions: New Plantings and Walking Trails were two issues where a significant number of residents wanted more. Close behind was an Ordinance to prohibit Clear Cutting. Interestingly, about 2/3 or respondents were happy with the current level of speed enforcement, even though the rating for Speed Enforcement (Q3) was significantly lower than average.

5. **Breakout Questions (Q6):** The following Questions were asked to understand the involvement of respondents with factors that impact the daily running of the Town.

	Yes	No
Do you live in Biltmore Forest full-time, or not?	97	3
Have you ever attended a Board of Commissioners Meeting, or not?	48	52
Are you familiar with the tree protection ordinances, or not?	82	18
Have you ever attended a Board of Adjustment Meeting, or not?	55	45
Are you familiar with the current Fences, Walls and Gates Ordinances, or not?	71	29
Are you familiar with the Accessory Structure Ordinances, or not?	64	36

MORE DETAILED CLARIFICATION/ANALYSIS:

The ratings only tell us that people are happy or not happy with a particular area – but not WHY! The open-ended question allows us to go in and read verbatim comments about areas of concern to give a clearer understanding of what the issue really is and what the emotion is around that issue. **I can't stress enough how important it is to read ALL of the verbatim comments.** They are quite enlightening! Importantly, there are many comments complimenting the Town, Residents, Police, Public Works, Social Events and Management.

Below are the actual comments people made about the key areas of concern:

Comments about Trees:

- Much of the draw to the Forest is just that...a forest. Allowing (or ignoring) more clearing and bigger square footage along with the widespread light pollution makes us no different than many other communities.
- Change here moves so slowly. Why are we talking about the same issues for years – traffic, trees and fences?
- Don't let people cut down dozens of trees at once.
- We need to look closely at all the trees that are leaning into the roads. There are many dangerous trees that are leaning and will fall in the next ice storm. I think the town is too conservative in removing those trees.
- I really wish the Town would be more strict about the people taking care of the ivy growing up their trees. If these crawling vines choke the trees, we will lose many of them and the forested nature of the neighborhood which is prized by all of us.
- The wooded nature of the neighborhood is my favorite feature.
- ...the beauty of the forest makes me sigh 'ahh' every time I enter the town.
- Biltmore Forest makes me feel good as I enter the forest. It is most calming and lovely to live here.
- I am not crazy about new houses going up resulting in the loss of trees and undeveloped land.
- Some ordinances should be changed: e.g.—Fencing and tree removal.
- BF was crated 100 yrs ago from a managed forest—it is no longer so and many of the roadside and other trees are old, dying, dead and a danger to all. Town needs a new comprehensive forestry management plan—not only aa tree ordinance.
- Too many trees are disappearing.
- We should encourage new homeowners to invest in slow growing long lived trees and native plants
- One of my concerns is that we are losing all of our white pines. Perhaps we could replace them with some larger Hardwood trees.
- This Town is overly intrusive on homeowner's rights to make changes to their properties and homes, eg fences, tree removal, sheds, etc.
- Special treatment allowing things such as more trees being cut for new home sites and on the BFCC golf course should be stopped.
- The trees are a double edges blessing – I fear for many of the really large old ones on Vanderbilt, especially the North section.
- I am a big fan of trees and want the Town to continue to protect term and to plant more along with requiring residents to do the same.
- We used to be a 'forest' That is disappearing quickly.
- The forest is now being clear cut.
- Our beautiful hardwood trees are dying from ivy growing on them.

Comments about Walking/Trails:

- If you're not going to cut back foliage to make driving and walking safer, stop saying you will!
- A sidewalk along Vanderbilt is needed. The foot traffic along this road is quite significant.
- We should have a trail system like Biltmore Park. Either maintain or get rid of the shabby bus stops.
- Also need to look at adding sidewalks in certain areas to make it more favorable to walking.
- People walking and running in the morning before the sun is up are risking their lives. Often times they are in the road without reflectors or lights. Disaster waiting to happen
- It would be nice to have a walking path in town.
- I would be nice to make it more walker friendly
- Could be more family friendly in terms of walking and biking.

- There have been times I have been almost pushed off the road or almost hit by cars AND cyclists. The cyclists are equally dangerous—not only do they speed around corners and almost hit me, but they ride side by side and ignore cars on the road.
- With all of our walkers, it's becoming dangerous for them and harder for drivers to see and avoid them.
- Roads need to be safer for autos, bicyclists and pedestrians by clearing side easements of brush, branches placed by private owners or Town neglect. This is a very dangerous situation at present for which the Town is liable.
- Walking the neighborhood is dangerous in many areas. Encroachment of vegetation along the roadside makes certain shoulders impossible. Blind corners or crests are prevalent too There's no place to go when drivers recklessly approach the combination
- There should be land purchased for walking trails and greenways.
- I wish properties were required to prune (or allow the Town to prune) their street side trees, bushes and vines in order for walkers to be safe,
- Not having to step out into the road, esp Vanderbilt, and blind curves. This includes the hotel as well as the homes.
- I wish there were sidewalks.
- Reflective clothing. All walkers, bicyclists, etc. You know what I mean. Someone is going to Get hurt or killed.
- Walking at night – I notice some people walk at night with dark clothes and makes it difficult to be seen when driving I have also been a walker when people do not see me and almost hit me and my dogs.
- Disappointed that pedestrian traffic not more encouraged and supported. The expectation that Pedestrians can/should walk into a forested/landscaped/blind spot areas instead of cars slowing down is dated, unacceptable and a public health and liability concern.

Comments about Speed

- I feel there are people who drive too quickly on Eastwood Road and I have been almost hit by people who don't stay in their lane and come around the corner too quickly. Oddly, speed bumps exist on other roads in the neighborhood, but not there.
- I saw a ray of hope when BF posted a digital speed monitor at the corner of Chauncey Circle and Niagara. THIS WAS EFFECTIVE in reducing speeds...then it was taken down as if it was some kind of an experiment. WHY WAS IT TAKEN DOWN? With the taxes I pay each year, you can sure as hell afford to place it there permanently!
- As a resident living n Chauncey Circle, I continue to see idiots towing their horse trailers at speeds approaching 40+ mph on their way to the equestrian center. They continue to drag their trailers over the grass—no regard for BF property.
- Some of the roads are dark and I wish more people would follow the speed limits.
- Speeding needs attention
- Construction traffic and tradespeople can get a little aggressive with speed and respect for pedestrians, particularly at the beginning of the day, mid-day, and end of the day. Maybe traffic calmers on Vanderbilt Road south of Park?
- Some residents and golf course users drive too fast/aggressive as well.
- I wish speed were monitored more uniformly
- We could use more speed bumps particularly on streets off 25, like Eastwood.

Comments about Parks/Public Spaces

- Much of the public areas of BF look tired. Overgrown parks and public spaces, vines climbing trees, streetscapes that are in disrepair. Our neighborhood looks unkept and this is problematic when comparing our property values to BPark, Ramble or Cliffs. We are not what we once were and a concerted effort needs to be made to get us back to the preeminent neighborhood of Asheville
- Need to invest in Parks and in saving the Hemlocks

- We need a DOG PARK! We have a perfect place for a big park – the triangular area between E Forest and Vanderbilt. People get to know each other thru their pets.
- There are NOT ENOUGH amenities for residents. We should have updated playgrounds, nicer parks and landscaping, benches, and a town sign!
- The bus stop at the corner of Stuyvesant and Southwood was knocked down by a tree and should be replaced. We can't lose the charm of the Town.
- I would like to see more Park improvements at some point
- I wish the parks were cleaned up regularly
- We need a dog park. Provide a wonderful opportunity to meet and greet neighbors that one would not otherwise have! Hope the Town will consider.....
- The parks are shabby and many of the residents don't keep their yards groomed – giving the Town an unkept look
- More attention should be paid to keeping the wooded 'parks' cleaner looking. Get rid of excess debris and fallen trees. No one should have to replant a fallen tree or a dead tree after removal. The old pine trees are a hazard to home owners and should be allowed to remove them no matter how many you have without a permit and without having to replace them.
- When we had bus service there were occasional shelters, which were useful for resting while on a walk. Most were simply removed. Something similar would be useful now; they Don't need to be elaborate.

SURVEY CONCLUSIONS:

1. Biltmore Forest has maintained an extremely high satisfaction rating and many comments of the residents state that they are proud to live here.
2. Police and Public Works both received an exemplary rating, with strong positive comments from residents for the Police, Public Works, and Administration for their friendliness and efforts.
3. The areas of Walking Safety, Speed Management, buffering guideline, Consistent Enforcement of Zoning Ordinances, and Plans to Guide Future Development were all rated significantly lower than the average.
4. Voluntary Comments on **Walking** tended to focus on desire for walking trails and clearing hazardous right of way plantings.
5. Voluntary Comments on **Speed** were not specific other than the need to control it better
6. Whereas the rating for **Protecting the Tree Canopy** was average, there were a significant number of comments about the need to replace trees, prevent clear cutting, and manage ivy invasion. This appears to be a case where people LIKE the forest (hence the higher rating) but don't want to lose it (negative voluntary comments)
7. Similarly, whereas the rating of the **Parks** was average, there were again significant comments about them looking shabby and needing updating. I believe the rationale is similar to the Trees rating.

RECOMMENDATIONS:

To be done by the Planning Commission

**Biltmore Forest Planning Commission
Community Survey
Nov-Dec 2021
Final Verbatim Comments**

**2. Thinking about Biltmore Forest, please tell us all your thoughts, feelings and reactions about the Town.
(There are no right or wrong answers - just tell us how you honestly feel!)**

Both residents AND contractors speed too much and there is little apparent enforcement. I'd like to see walking trails and benches between our existing parks and public lands. The Board of Adjustment should be 'recalibrated' because they allow anyone to build anything (even plastic sheds) irrespective of the wishes of residents. They have abrogated their responsibility to the Town. People are clear cutting their lots and 99% of landscaping does NOT include a single real tree--even landscaping designed by local 'experts' Similarly - no one enforces these rules. Finally - Some homes (60 Forest and corner of Cedercliff and HVL Road) are in horrible repair. What can we do???

Love it

Overall truly happy with everything here. Staff is super nice and responsive. Development is happening, but not disruptive, and maintaining the overall character of the neighborhood. Events like the food trucks and trick-or-treating are quaint and well-run. Good job!

This is generally a good neighborhood. There is some loosening of the traditional restrictions on tree cutting and construction that makes it less desirable. Much of the draw to the Forest is just that...a forest. Allowing (or ignoring) more clearing and bigger square footage along with widespread light pollution makes us no different than many other communities. In addition, due to a few residents that insist on shooting household pets, the community is not safe for pets. This has gone on for years and I suspect the authorities know who is behind this. It diminishes the desirability of the Forest.

X

I feel that there are people who drive too quickly on Eastwood Rd and I have almost been hit by people who don't stay in their lane and who come around curve too quickly there. Oddly, speed bumps exist on other roads in the neighborhood but not there.

I love living in the town. Only complaint is that if possible we could make it more walker friendly.

We have lived here about 3 years...it has been fantastic..all the people that work for the town have been exceptional, and everyone we have met has been friendly and welcoming.

I appreciate the town activities, even if we do not attend them all.

At the moment there are an excessive amount of huge dump trucks every day. We live on a busy corner so it comes with the territory.

I know nice places like this take a lot of work..I feel lucky to live here!

I like the current town manager. Need traffic to slow on Stuyvesant.

Very are happy to live in Biltmore Forest. We value the quiet surroundings, friendly neighbors, well maintained homes and properties, beautiful natural forest and nearby access to both the mountains and Blue Ridge Parkway, and the city of Asheville.

beautiful, safe

Very strict design review process with occasionally excessive levels of oversight. But overall great community feel and very safe, clean, and convenient. Police are very helpful (at least assuming you look wealthy enough to live here) and town management and public services are extremely responsive.

We need a DOG PARK! 100s of dogs live in BF. 100s of residents walk them. 100s of dogs and residents could get to know each other and enjoy an opportunity to gather together just like the food truck Friday idea. If there's a dog park, fewer dogs might NOT show up at the food truck events. We have a perfect place for a big park - the triangular area between east forest and vanderbilt. Like the park along the river near river arts district has an area for small dogs and one for large. People get to know each other thru their pets.

I appreciate the Mayor and Bd. of Gov. I appreciate the committees who have devoted time and effort to create a real community ... Food trucks, etc.

I HATE all the speed bumps popping up everywhere especially the poorly designed platform at the BFCC. The nearby movie theatre has a much more car/driver friendly large and smooth speed bump. I suspect the one on Stuyvesant was designed for golfers - a small percentage of our residents

It's one of the best communities to live in, we just need to keep the activities for families growing!

It is a distinct privilege to live in Biltmore Forest. It is a peaceful, safe, and lovely environment

Due to future climate changes that can be reasonably predicted, an effort should be made to "harden" our infrastructure. Power and other services that require stringing wire on poles should be buried.

In addition, a fiber backbone should be part of the infrastructure for internet access in the Forest. Madison County is already delivering such services in a rural environment.

Great community. Beautiful tree canopy. Great landscaping in the neutral ground in front of town hall. Spectacular police and public works employees. A sidewalk along Vanderbilt is needed. The foot traffic along this road is quite significant.

Excellent town.

-Kudos to the Social Committee that organizes events.

-There are NOT ENOUGH amenities for residents. We should have a trail system like B.Park, updated playgrounds, nicer parks & landscaping, benches, a town sign, etc. Either maintain or get rid of those shabby bus stops.

-Communications have improved with calling, but still missing messages even though I'm signed up for alerts. Never got the postcard linking to this survey. Only found out about the survey b/c someone told me.

-Change here moves so slowly. Why are we talking about the same issues for years - traffic, trees, fences?

-Have folks finish renovation construction projects sooner; it shouldn't take 3-4 years! Don't let people cut down dozens of trees at once. If you're not going to cut back foliage to make walking & driving safer, stop saying you will.

-Can something be done about the undeveloped side of Cedarcliff Rd? Is that Biltmore Estate land? Looks terrible & those vine-covered trees look unsafe.

It's a wonderful place to live!

Great community. Need to invest in parks and saving Hemlocks. Lots of Hemlocks in decline. Also need to look at adding sidewalks in certain areas to make it more favorable to walking.

Having grown up in the forest, and returning after many years away, I know how special this place is. It's crucial to retain the integrity of the town and keep the traditions that make it so special. The town provides excellent services, especially the police force, who are ever-present and friendly to the residents.

I have lived in this neighborhood for almost 30 years. I perceive an increase in "recreational hostility" where a small number of our residents derive inappropriate enjoyment from using the town's rules against others. Anonymous complaints should not be allowed. Our systems should continuously reinforce the concept that it is in everyone's best interest to get along with each other.

I support the town staff, police and public works in the work they do on property owners behalf. I do not feel that health, safety and welfare of residents and ,particularly children has been given enough support by Commissioners. Road repair is needed in some parts of the town;
There should be no left turns off of Browntown onto Hendersonville road during working hours. Especially, work trucks and trailers. One block over is a traffic light!

People walking, running in the morning before the sun is up are risking their lives. Often times, they are in the road without reflectors or lights. Disaster waiting to happen! Yes, we have signs posted about walking against traffic and bicycles single file but people continue to do it.

Any thoughts to picking up recycling every week?

We really need to look closely at all the trees that are leaning into the roads. There are many dangerous trees that are leaning and will fall with the next ice, wind, or rain storm. I think sometimes the town is too conservative in removing these trees.

Tree ordinance is not flexible enough and demonstrates some overreach.

1. Police force members are first class, always respectful and helpful.
2. Towns leaf collection program is outstanding
3. Biltmore Forest always gives a "caring" appearance to everything that is done.

We love living here. I really wish the town would be more strict about people taking care of the ivy growing up their trees. If these crawling vines choke the trees, we will lose many of them and the forested nature of the neighborhood is prized by all of us. This wish extends to public lands as well -- between E Forest and Vanderbilt for example. Maybe a work day for those interested would be fun?

Wonderful place to live. Walking here everyday made dealing with the Covid pandemic possible - so much beauty everywhere you turn.

The wooded feeling of the neighborhood is my favorite feature.

Wonderful place to live.

I love the "small town" feel. I appreciate our services, including community police. I actively sought to live in BF after living in Asheville for 21 years. It is a much nicer place to live, walk and enjoy outside activities. It is still a forest. Biltmore Forest is well run and the prettiest place I've ever lived.

I absolutely love my town. Its caring employees and elected officials are exceptional and the beauty of the forest makes me sigh "ahh" every time I enter the town.

It is a wonderful place to live. I particularly like the friendly way that I am treated by all the staff. I like the way the town is kept up and always looks good.

Good, but not great. Much of the public areas of Biltmore Forest look tired. Overgrown parks and open spaces; vines climbing trees; streetscapes that are in disrepair. Our neighborhood looks unkept and this is problematic for property owners when comparing our property values to Biltmore Park, the Ramble or the Cliffs. We are not what we once were and a concerted effort needs to be made to get us back to the preeminent neighborhood of Asheville.

Lovely place to live. People are friendly.

Generally, things are very good. I feel that the process that's necessary for someone to do something as simple as construct a swing set for their children is beyond ridiculous.

We're in a bit of a "bubble". However, in today's world it is comforting, not embarrassing.

I am happy with the level of service I receive from the town.

There are too many property owners who feel the rules do not apply to them concerning structures, plantings and accessory structures.

I am very happy with town staff (police, garbage, leaf and brush pickup, maintenance).

Great town. I appreciate how there is small town feel when you are off Hendersonville Rd, although you are next to the busy city of Asheville. The Public Works Dept is a major "plus" They continually provide a level of service that is not common these days.

My wife and I moved here 1 year ago and could not be happier. This town is beautiful, safe and welcoming. We should have moved 20 years ago.

Biltmore Forest makes me feel good as I enter the forest. It is most lovely and calming to live here.

Mostly love it. Don't love construction vehicles parking on both sides of the street in front of houses/driveways, makes driving down the street when there are kids playing or pedestrians walking. The streets are very dark and while I mostly like that, it can be a challenge. My kid and I miss the old style town mailbox.

Would like to see more opportunities to recycle

I feel very fortunate to live in a community where the residents and the Town departments work in conjunction to maintain all the positive things about small town living. I also feel safe because of the professionalism of the BFPD.

we are in the Biltmore Forest part of the Ramble (Chauncey Circle). we don't know if the Police routinely monitor us, we know there is no curbside pickup of leaves and limbs, we could opt out of garbage and recycling, but we pay full taxes so we use that service. The next page has activities and facilities that we don't use so most answers are left blank

Beautiful neighborhood. Nice folks. Good police department and adequate other services (sanitation, leaf and brush pick up, snow removal). Seems odd that the Town has not had a long term master plan or a plan to manage and enhance forested areas. For example, the questions in part 5 about trees show superficial thinking about managing the forest. Were these questions, especially the question about clear cutting (how do you define this term?), included in the survey based on advice/input from a professional with experience in creating master plans for towns like BF? It doesn't appear so.

Until the city permits homeowners to fence their property, there will be little to know opportunity to enhance and beautify their homes and subsequently BF. The deer have and will continue to decimate any plant material other than hardwood trees and certain evergreens. The result is homeowners do no landscaping or they plant the same plants which are all green void of any color or interest.

I feel very blessed to live in Biltmore Forest.

Nothing negative, it's a fine little town.

I do enjoy living here very much. Having built our house a few years back, however, I did not find it very welcoming to new comers. We followed building guidelines closely, being told that there were never any exceptions. However, we later found out that exceptions are frequently granted well beyond the few minor exceptions that we would have liked to request. Very unfortunate.

It is the best place I have ever lived!

A pleasant town to live in. TOO much truck traffic. Good police protection & security.

It is a beautiful town of a size conducive to the development of close neighborhoods. There is a personal and effective relationship among the residents and the town administration, staff and employees who provide the services which allow us to live safely, securely and well.

Beautiful place to live

Biltmore Forest is making a great effort to bring neighbors together through community gatherings, which is a nice addition.

I am not crazy about the new houses going up resulting in the loss of trees, undeveloped land.

It is a wonderful community of homeowners that mostly care about others in the community. It is nice that there are opportunities to gather. It is also nice to be able to walk the neighborhood mostly in safety. Recently, there seem to be an awful lot of construction trucks and large dump trucks racing through town. It would be nice perhaps, to have a walking path somewhere in town.

As a resident of the Ramble - Biltmore Forest living on Chauncey Circle, I continue see idiots towing their horse trailers at speeds approaching at least 40mph+ on their way to the Equestrian Center. They continue dragging their trailers over the grass as if they ("horse people") have no regard for BF property.

I saw a ray of hope when BF (I assume) posted a digital speed monitor at the corner of Chauncey Circle and Niagara. THIS WAS EFFECTIVE in reducing speeds.....then it was taken as if it was some kind of experiment. WHY WAS IT TAKEN DOWN?? With what I pay in taxes each year, you can sure as hell afford to place it there permanently!

I'm pleased to live in BF. We're very satisfied with the services and conveniences offered by the Town.

It is an unbelievably great setting for our home. It affords the opportunity to live in a beautiful pastoral wooded area with the amenities of a municipality and hospital care within easy reach. Limited traffic and well adjusted speed limits allow great walking conditions. Having grown up in a city, I never tire of the privilege seeing deer, bears, and turkey. The Town's administration is relentlessly receptive and helpful.

Safe place to live. Too expensive. Quiet. Beautiful.

Beautiful place to live. I feel safe here

Excellent place to live - beautiful and safe.

Very beautiful.

The Town is a peaceful oasis adjoining an increasingly hectic and busy City of Asheville. Once you exit Hendersonville Road you know that you have entered somewhere special.

This is a poorly constructed question which reduces the value of the survey. It does not address any specifics to provide solutions on any issue.

Wonderful, friendly community.

BF is a community in transition - older, established residents are leaving, and new residents, many with only indirect ties to the Asheville economy are arriving. BF needs to evolve to be welcoming to these newcomers who will become the future heart of the community. Town government needs to become more inclusive and less exclusive - of and for the many rather than of and for the few. Everyone wants to preserve what is wonderful and beautiful and attractive about BF, but unless this is done with energy and imagination and with a view towards the future, the community will stand still or go backwards, ceding prominence and desirability to others like the Ramble and the Cliffs. BF was once unique within Asheville - it is no longer so. Notably, BF was created 100 years ago from a managed forest - it is no longer so and many of the roadside and other trees are old, dying, dead and a danger to all. The town needs a new comprehensive forestry management plan - not only a tree ordinance.

Lovely community, generally good neighborly spirit, quiet, helpful police force and town hall personnel

Some ordinances should be changed: Eg fencing, tree removal,

setbacks on certain streets that make neighbors too close
Wonderful place to live

Town does a great job

Town employees are excellent

It's a nice quiet safe place to live that is close to amenities.

I love living in Biltmore Forest. It's a beautiful town with a very rich history and many wonderful traditions.

Could be more family friendly in terms of walking and biking. Quite close to downtown is a plus for us with large lots. We appreciate the town services.

like living here ,!

Love the town and feel incredibly safe.

We are lucky to live here. First rate Police Department and public works.

Love the police department, love the public works as well- I am concerned about the amount of cyclists, and car/construction traffic on our roads. I know it is necessary but at same time quite dangerous. As a daily walker, there are times that I have almost been pushed off the road or almost hit by both cars and cyclists....the cyclists are equally as dangerous, not only do they speed around corners and almost hit me as a pedestrian but the also ride Side by side and ignore cars on the road.

Mayberry~ and that is a tough title to achieve... I think we have a great neighborhood with caring officers. We all know each other... or we know of each other.

Love the park events!

I feel safe here. Neighbors are very friendly. Town employees are very capable and treat everyone so well. I don't like the new contemporary houses, especially those not shielded behind landscaping, that are changing the character of the town's beauty. I wish the police would do a better job of keeping construction vehicles off the streets, especially on blind curves and busy corners. With all of our walkers, it's becoming dangerous for them and harder for us drivers to see and avoid them.

Overall, this is a very nice residential area and town. Having our own police force and a great fire company taking care of the town is very good, and better than relying on City of Asheville or Buncombe County. Living here and in another state as well, I am hearing more people saying that Asheville is cool, but it has big problems right now. We all know the extreme liberal politics of the City of Asheville and also Buncombe County are increasing crime, drugs and homelessness as well as other social issues that don't come to mind at the moment. Having our own police force and fire department is protecting us from these Asheville problems and issues. I appreciate this more today than 20 years ago when we purchased our house.

Well kept up community with a community spirit. The Town is helping with these.

I like the efforts for group events like food truck Fridays. Amazing place to live. Great for walking running and biking. Some of the streets are very dark and I wish more people would follow the speed limits. Feel like the police really look out for residents

Roads need to be safer for autos, bicyclists, and pedestrians by clearing side easements of brush, branches etc., placed by private owners or Town neglect. This is a very dangerous situation at present for which the Town is ultimately liable.

Love it! I have called the police on occasion and found the response time to be quite slow.

Walking the neighborhood is dangerous in many areas. Steep and uneven terrain due to erosion and encroachment of vegetation along the roadside make using certain shoulders impossible. Blind curves and crests are prevalent too. There's no place to go when drivers recklessly approach the combination. The situation is indeed dangerous. Given the available tax proceeds, it seems indigestible that public works cannot keep the shoulders safe to use, or that super mitigation means and methods be deployed to render the neighborhood safe for its residents to walk. Erosion near bridges, culverts, drains and road surfaces all seem to be allowed to degrade to the point that remediation is more expensive than necessary. Most asphalt work done seems to be of very poor quality, ie. Improper compaction, drainage slope, minimum thickness. Quality control of vendors doesn't seem to be there.

There should be land purchased for. Ire greenways and walking trails. I would also like a gatehouse. Especially after last summer and due to all the construction trucks that no one keeps track off.

I would also like a keyed garbage entrance. Best Buy employees throw a lot of crap in there.

The water drainage on Greenwood Road has been problematic over many years. This was quite dramatically demonstrated when the system was overwhelmed by Fred this year. We have pointed this out to the town officials on several occasions but nothing has been done.

The street shoulders are in bad shape in many places. One onerous place is at Parkway and Stuyvesant turning right off of Parkway. Going into the ditch there would probably total a car and possibly cause bodily injury.

Too many trees are disappearing. Traffic laws don't seem to be enforced for work trucks.

I am totally impressed with the Town staff. The service is extraordinary and all done with a smile or a friendly wave. I appreciate how friendly the "neighborhood" is. I occasionally wonder about all the people I don't recognize walking, maybe lots of seasonal residents and visitors? If I could change anything, I would wish for greater diversity among both residents and staff; and an action to preserve as much of the actual forest as we can, and encourage new home builders to invest in slow-growing, long-lived trees and native plants.

I feel like we should be able to install privacy gates on our properties. The rise in crime in the neighborhood makes us feel quite vulnerable and having an electric gate at the entrance to our drive would make us feel much safer.

One of my concerns is that we are losing the white pines. Perhaps we could replace them with some larger hardwood trees.

The best thing about this town is its police department

Wonderful location. Tremendous employees! Love the independent police force. The public works folks are always so pleasant and helpful. could do without some of the non-resident bikers not following the rules of the road.

The town is overly intrusive on homeowner's rights to make changes to their property and homes, e.g. fences, tree removal, sheds, etc.

Good services with respect to brush and yard debris pick up, and Wednesday garbage pick up.

It is one of the most beautiful areas in the country. We are all lucky to live in BF. The Town needs to keep the charm that was established in the 1920's. Special treatment allowing things such as more trees being cut for new homes sites and on the BFCC golf course should be stopped. The bus stop at the corner of Southwood/Stuyvesant that was knocked down by a tree should be replaced. We can't lose the charm of the Town.

I am very pleased to be a member of the town.

IT all begins with leadership, and I think the Town is blessed with excellent and caring leaders who listen to residents, act on issues promptly and motivate pride in those of us fortunate enough to live here. The openness of the Board of Commissioners' meetings, kind and available key personnel and office staff make me feel part of a larger family. Also, probably the best run police force anywhere -- I cannot say enough about the sense of security here, even though I know there are interesting and concerning episodes so clearly described in the BoC meetings. The police here indeed 'serve and protect'. While near a bustling small city, it is always a calming and peaceful feeling driving off Hendersonville road and into the Forest. I appreciate the low speed limits, friendly waves from fellow residents, abundance of trees and the interesting homes

We feel that we are very fortunate to live here. We feel safe here. We really love where we live. Everyone from the Town staff, Police Department and Utilities have been more than helpful in answering questions and responding to service requests promptly. Especially appreciate the job that Mr. Kanipe is doing as Town Manager.

A great Town

Wonderful people and a great community

A safe place

It is home

Great leadership availability

Quick answers, easy to work with

Lucky to live in BF

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It was very hard to see how there was no phone call to all the citizens about the Ash Tree Borer when there was still a few weeks to treat the trees. I brought brochures from the NC Forest Service saying it was cheaper to treat than to cut them down. Most citizens might not even have known that they had Ash Trees--even though it may not have been their favorite trees, but needed to be treated. Now they are stuck with the expense of having them removed--as was the Town at taxpayers expense. Five years ago we were told that Wildeacre would "Save the Natives, take out the invasives and not touch the creek banks even if there were invasives, because that held the banks". Many fine Natives were cut, many invasives were left, creek banks stripped. Then they were left to do another woodland. We need genuine leadership and care for our greenery and waters. Maybe hiring someone more interested than our current helpers. We need a new Forester!

I can't imagine living anywhere else. So glad to live in a forest just minutes from downtown. I think the neighborhood is beginning to suffer from too many mega mansions and too many part time residents. I am sorry that the town does not have more condominium/garden home options than the few across from the Town Hall. I would like to one day have the option to downsize but still stay in Biltmore Forest.

This is a great Town to live in with nice neighbors and friendly people. I feel safe here with our police and well governed by our Mayor and Council.

*It would be nice if residents of Biltmore Forest and the Town officers, etc used Biltmore Forest instead of Asheville in their addresses.

This is my 26th home in 22 worldwide towns/cities. It is in the top 5. A wonderful town. Well managed, reasonable property taxes. Feel safe. Good services. Friendly caring neighbors. Parks. Clean, decent maintained streets. Town ordinances mostly fair. Streets need better lighting. Speeding needs attention. Need to upgrade equipment and certain certifications of a fairly new maintenance work force. Quite sure it's in the works. Thank Duke for putting power utilities underground.

I think the Town is special! with special dedicated employees. Great police, Public Works and Admin Staff. We are blessed.

Proud to be a BF resident and love living here with my family. My wife is a native and we live less than 1/2 mile from the house in which she grew up. I've lived in Asheville almost 20 yrs but only 5 in BF, which is certainly the most enjoyable, livable & beautiful spot in Avl. I was born in NYC & grew up on the North Shore of L.I. on Manhasset Bay, which was called West Egg in The Great Gatsby. I miss the salt water & air but love the mnts!

It's a well run town, which addresses problems when they arise.

We love living here. a beautiful place! Love the town service providers (garbage, recycling, yard waste personnel) just wish we had yard waste picked up more often. such old trees and plants - something is always coming down and i like to get it picked up and to the curb as soon as possible or otherwise it is overwhelming.

the alert systems are wonderful and keep us up to date. we love that the police make rounds regularly and work so hard to stay vigilant.

a very pleasant, quiet place to live

I feel extremely fortunate to live in such a lovely, safe and friendly environment

Beautiful and safe place to live.

I think it's generally doing well. I would like to see more park improvements at some point. Also, the town needs to do a better job of holding property owners responsible for incomplete work/tearing down houses. For example, I think the vacant properties at 49 Hilltop Road, 61 Forest Road, and 26 E. Forest Road are very bad for the town. (Particularly the first two properties). I don't know what can be done, but I would urge the town to look at more stringent requirements/penalties for properties like those three.

The board of adjustment should use more common sense when working with home owners. Rules and bylaws are necessary but should be flexible with reason.

Still outstanding. I am a 74 year old native who has seen some changes mostly for the good. If I have a complaint it would be the increase in part time residents. We should not be a second home community. How about a severe tax penalty for second homes.

large lots, great walking, pretty

The serpentine roads and thick forests are its signature which should never change, This luxurious use of land is totally absent in new communities like the Ramble which has different attributes. The safety and privacy are stellar yet it remains neighborly and welcoming. The location is superb with amenities within or very close by. The only thing I would like to see improved is the neatness of many overgrown lots.

Very nice safe neighborhood; one Thing that really upsets me about the town is selective enforcement of bylaws. It seems that some people do you things such as putting accessory structures on the property, fences in the front yard and do not get any prior approval while others have to go through an elaborate process which can be expensive to get these things approved.

We love our town. Please try to keep newcomers from cutting down all their trees, we're starting to get a Biltmore Park look.

I wish properties were required to prune (or allow the Town to prune) their street side trees, bushes, vines in order for walkers to be safe, not have to step out into the road esp busy Vanderbilt, and blind curves. This includes the hotel as well as homes.

I love living in an area with so many trees and with beautiful streets on which to walk - and drive for that matter. The trees are a double edged blessing - I fear for many of the really large old ones on Vanderbilt that lean into the road. Wind storms can be frightening when traveling on Vanderbilt, especially the north section. The town communicates well with the residents and all of the services are provided with a nice attitude by friendly employees. The town is the best positioned place in Asheville. I can get where I need to be pretty quickly.

Feels like a National Park! Beautiful, safe, and kind & considerate neighbors

We have very few amenities as compared to newer communities. This really has begun to affect a families expectations when buying a house.

Town is great. Employees are great. Management/Administration is great.

Construction traffic and tradesfolk can get a little aggressive with speed and respect for pedestrians, particularly at beginning of day, mid day and end of day. Maybe traffic calmers on Vanderbilt Road south of Park?

Some residents and golf course users drive too fast/ aggressive as well.

Like have a community dumpster for household trash as we just don't generate enough to warrant having regular pickup. Hate to see the stuff some just place by dumpsters or fill them up with that I think might eventually limit this resource for residents. Recycle pickup and mail delivery to the house is great.

Neighbors can be hard to meet and develop relationships with. Might be an artifact of those who chose to live here, the dynamics of the spread out community, social status, etc. Just an observation that has also been shared by some we meet.

Hate the noise and pollution of gas powered leaf blowers. Maybe limit days/hrs?

It's a great place to call home. It's a beautiful neighborhood. The Town does a great job with trash collection, recycling -- they make it very easy on the residents. They are also excellent with snow removal, the July 4th event, and food truck get togethers. I appreciate how the Town has increased opportunities for community engagement in recent years. We could do even more.

This is my dream neighborhood.

As a new resident the services and management are superior to Asheville city, very commendable. It's a great place to live. I wish some residents would take care of their yards better.

Very happy to live here

Please see email sent to Jonathan Kanipe. Not enough space here.

I'm a proud resident of BF. Love everything about it. My wife and I feel safe. The public utilities are wonderful - police, trash, etc.

its a great oasis in the midst of a rapidly expanding city and Hendersonville Road. let's keep it that way!!
Great place for a family

I love the old trees, the open spaces, the density restrictions, the neighbors, and the club. I love to run, walk, walk my dog, and ride my bike around the neighborhood. I enjoy seeing neighbors do the same and particularly like seeing kids riding their bikes around. The police force is excellent and I am very thankful for them. The administration and the services the town offer are very nice too. I am a big fan of trees and want the town to continue to protect them and to plant more along with requiring residents to do the same.

I think it is a fairly traditional-though changing-town with a very "old school" mentality. There are folks here with wealth who seem to think their money is equivalent with power. The police force is outstanding. I've never seen police who care so much. I wish there were sidewalks. I wish the parks were cleaned up regularly.

Is fantastic place to live!

Wonderful place. The town should conduct a survey to assess the environmental impact the golf course. Is BFCC in regulatory compliance with respect to chemicals used to to maintain the fairways. Is there chemical runoff fouling local streams?

Great neighborhood

It is 100% wrong and unfair that 90% of BF has a 5 foot town setback and 10% has 10 foot town setback. Especially considering the sections with 10' setback have wider roadways.

Also the inconsistency and unfairness of some residents getting variants for setbacks and others do not for similar requests. The town promised to go back and enforce the setback rules upon residents that weren't within the rules, but I have not seen one change to unapproved items in town setbacks being moved.

The inequality and favoritism coming from the town board is in excusable.

I grew up here and moved back 17 years ago. First of all it is beautiful; most of the houses are very attractive. I love the peace and quiet of it. I love our police department, and knowing they are around the corner makes me feel very secure. The town is meticulously clean thanks to the town employees who work so hard to keep it that way.

Warm friendly place, even though there are generational and political differences

Too much traffic. We need to limit access.

Wonderful sense of community

Very safe community. Reliable police force. Appreciate debris pick up. Would like weekly recycling or a place to bring recycling. Would like ability to access city service bills online.

Wish speeding were monitored more uniformly.

Grew up here. Love it

I have been very pleased with the meet-ups, the food trucks and the community celebrations that seem to appeal to all ages bringing our community together. It's nice to get to know the neighbors and the kids.

It is such a pleasure to live in a community where residents, administrators, public service personnel are on the same team with the ongoing goal of making Biltmore Forest a wonderful and safe community.

New residents often feel out of the loop.

If yard waste p/u falls on a Friday the crews come the following Monday at earliest. I think the employees may work longer

4 day workweeks with Fridays off. That may only apply during the warm months.

You can p/u new directories each month at town hall. They are updated monthly.

It was years before I heard of Christmas contribution being coordinated through town hall.

In addition,

Wooded/green (park and private property)spaces need to be kept/expanded for wildlife habitats (deer/bird/opossum/water life) for feeding, movement and reproduction. Dead trees provide important habitats for several bird species. Leave some downed trees and skeleton trees that can be left standing safely.

The waterways must be protected. Emptying saline/chlorine pool water (with or without cleaning chemicals) into live waterways/wetlands can only harm water quality and damage flora and freshwater life. Protecting the French Broad watershed is important.

I love BF. A bit disappointed that with an aging neighborhood things have not been kept up. Dead and very dangerous trees.

The park equipment for the young kids could be so much better. The drainage pipes need to be upgraded. Thank goodness Duke energy is finally getting the lines underground. I have endured many long power outages. Often. Can we please upgrade and keep this neighborhood current and safe.

Excellent community with continual support for all residents.

Protected, cared for, thoughtfully and conservatively managed.

Love it! Happy to have a police force, happy the homes are well kept, close to BFCC, not much traffic

New construction should not allow "Mega" houses , stricter setback laws, and stop "treeing " the whole property to build! Seems to be no respect for neighbors and their property!

Privileged to live here. Feel very safe and secure because of Police Department.

I do believe a historical Committee should be assembled to protect the homes in Biltmore Forest. These Ridiculously large homes being built is ruining the classic look of Biltmore Forest. I think all of the workers at the township do an amazing job!

The town is a great place to live.

I like the community events and gatherings that help bring neighbors together. We should continue those events
I love the community aspect- I feel as if I enter paradise as soon as I turn off of Hendersonville rd. Lately, there are too many construction vehicles- walking has become a nightmare

There has been too much unfettered development and too much "bending" of the rules. We are starting to look like every other mid scale neighborhood with McMansions unencumbered by trees or other desirable distractions. We used to be a "forest". That is disappearing quickly.

We've been here almost a year and we've had great experiences and are very pleased with the Town.
Good services - quiet and safe.

It was a forest now its being clear cut.... Spreading traffic with people texting from their SUV's makes walking dangerous... It is not very bike friendly. We could use more speed bumps particular on streets right off 25, like Eastwood.

I think it would be awesome to gate Biltmore

Neighborly, safe, friendly
Leaf/ limb service excellent

Very helpful town manager
Beautiful home

Love the climate, location, the friend and family feel, and our independent status from the City Of Asheville.
We really like living here.

The police and Maintenance People are outstanding. The city administration also does a great job. The parks are shabby and many of residents don't keep up their yards groomed giving the town a unkept look. Our beautiful hardwood trees are dying from ivy growing on them.

Disappointed that road shoulders were not repaired this summer as expected, and pedestrian traffic not more encouraged and supported. The expectation that pedestrians can/should walk into forested/landscaped/blind spot areas instead of cars slowing down and moving over for pedestrians is dated, unacceptable and a public health and liability concern.

Safety while walking is a concern. The old infrastructure is a concern.

I feel very safe and happy with friendly police and town service folks. The Christmas lights in front of Town Hall are spectacular!

More attention should be payed to keeping the wooded "parks" cleaner looking. Get rid of excess debris and fallen trees. The tree ordinance is out of line. Nobody should have to replant a fallen tree or a dead tree after removal. The pine trees are a real hazard to home owners and should be allowed to be removed no matter how many you have without a permit and without having to replace them.

The police force does a very good job protecting the home owners and should be commended.
I love BF

When we had bus service, there were occasional shelters, which were also useful for resting while on a walk, but also in case of rain. Most were simply removed. Something similar would be useful now; they don't need to be elaborate....

It friendly and quite with excellent services and beautiful surroundings.

Biltmore Forest is a wonderful place to live. The town needs to cut back over growth through out the neighborhood. It is out of control and very dangerous.

Friendly- older - organized- Adelgid problem killing look and feel - outdated architecture- safe- clean

In general beautifully maintained and managed however I do wish there were more options for walking
Great town to live in. Very happy with Town mgr and staff.

It has been the perfect place to raise a family. We moved here in 1982 and still live in the same house. Our son, daughter-in-law and grandchildren live here also.

I think the town is very good place. Two areas to improve are walking at night - I notice some people walk with dark clothes and make it difficult to be seen when driving. I also have been a walker when people do not seem to see me and almost hit me and my dogs. I am very conscious about wearing reflective vests or carrying a flashlight or headlamp.

The second issue is parents taking personal responsibility for their children. I moved off of White Oak Rd because the parents are not taking responsibility for their children. When these children are teens, it is going to be a mess to deal with. It is not appropriate for kids to call their neighbors "Karen", vape in neighbor's yards, for kids to use their bikes to sideswipe neighbors walking dogs or throwing balls at rescue dogs, to run around in the dark in dark clothing. The police are being called but cannot take action even when there is video of the vaping and the parents don't care or tell the neighbor to move.

It is a very clean, safe place.

Our town is a unique and beautiful oasis-my blood pressure goes down the minute I enter the town limits! We are all the stewards of this historic spot and must all be responsible for maintaining its environs and promoting its community for the next generations.

BF is beautiful and a lovely place to live. I wish we were more interested in maintaining the neighborhood piece. I personally would love for it to be gated as a way to cut down on all the congestion and speeding.

I believe the Town leadership (elected and non-elected) is doing a good job of managing the municipality.

The Town Manager is very responsive, fair and polite. The Chief of Police is very responsive and helpful.

We need a dog park. Dog parks provide a wonderful opportunity to meet & greet neighbors that one would not otherwise have! We have plenty of areas suited for doggie play time off lease. There's a wonderful dog park along the river in one of the people's parks. There's an area for small dogs and one for large dogs. Hope the Town will consider...

Reflective clothing. All walker, bicycles, etc. You know what I mean. Someone is going to get hurt or killed.

Its beauty. Safety - excellent Police Force. Excellent Town Management of our tax dollars. Protection of our Natural Resources. The involvement of residents to keep our town special. Excellent Public Works Department. Friendliness of all staff. Excellent Leadership. Love living here.

Lived here all my life

Safety and Police are main factors.

Location - shopping and food nearby

Easy access to highways

Happy

Lived here for 55 years. Feel very fortunate---GRateful for the beauty, people, police, public works, leadership, etc.

The importance of care of our tree canopy and the visual integrity of BF need greater attention by decision makers as well as residents. At the policy level, the property being developed at Stuyvesant corner adjacent to the golf course is a glaring example of inadequate mechanisms to control development, presenting an in-your-face replica of a New Jersey property belonging to rapper Cardi B. Adding insult to injury, this look-at-me house has led to the loss of countless historic trees that will never be replaced despite restoration promises. At the homeowner level, if we remove an old tree for whatever reason without permission we are fined, but if a resident allows ivy, bittersweet, and other vegetation to disfigure a tree leading to its early demise--nothing happens. The town long ago should have developed an education plan for homeowners with proper incentives to recognize and act upon the need to preserve trees that may be on individual properties---but belong to all of us in BF!

continued....BF is part of the Greater Asheville COmmunity. Perhaps we should be in front of pressing issues, not reluctant followers. THE Town's slow and sotto voce agreement to join the recent COVID-19 mandate led by the City and County. Enough said.

There needs to be a lot more interaction between the Town and residents and the present arrangements to encourage and facilitate resident participation and communication are inadequate. We have attended countless Board meetings over the years struggling to hear what is being said. It was frustrating enough before the pandemic when Board discussions were difficult to follow even sitting in the front row. And now, in-person meetings have not accommodated even minimally acceptable means of virtual access. There is no need for BF to deny its residents similar access and encouragements to participate in the affairs of the community. Broad participation can only make BF stronger.

We are fortunate to have an Administrative team led by Jonathan.

Need deer control--ticks--Lyme Disease! I have been diagnosed, as has my neighbor and his yardman. This is a HEALTH ISSUE and eventually a property value issue if not addresses. REDUCE THE DEER! Quotes I have heard recently: "Biltmore Forest has most of the Lyme cases in WNC"--my dermatologist. "BF has a reputation for Lyme"---resident. "It's all over BF"--BF resident,

STAFF MEMORANDUM

Planning Commission Meeting – December 21, 2021



Next Steps Schedule Public Meetings

Introduction

The approved calendar for the comprehensive planning process (provided below) identifies our next meeting as a potential public feedback meeting on Tuesday, January 25. As a benchmark, the highlighted portions have all been completed. As noted, a daytime public meeting would also be beneficial, so please consider this as you think about the next steps for our meetings.

Approved Comprehensive Plan Schedule

Date	Process/Meeting Focus	Outcome
September 28, 2021	Comprehensive Plan Overview and Schedule Development	Approval of Schedule and Begin Prioritization
October 26, 2021	Discuss Town specific Comprehensive Plan Elements Staff review of specific Town mapping elements Review comprehensive plans from other communities	Identify priorities for Comprehensive Planning Consideration and survey development; develop draft survey for review by Commission; and approve survey for distribution to residents
November 23, 2021	Review initial survey response rate and methods of participation	Determine segments of comprehensive plan to include in draft.
December 21, 2021 (note diff. proposed date for meeting)	Review survey response rate and/or results (dependent upon survey distribution timeframe)	Define final dates for public meetings to receive input on comprehensive planning process, survey responses, and other resident land use feedback
January 25, 2022	Regular meeting – Consider holding one public meeting at this time	Likely will need to hold one public meeting during the evening (regular meeting) and one during the daytime. Receive and review public feedback and determine time for next public meeting.
February 22, 2022	Review public comments, survey responses, and Commissioner prioritization.	Define final focus for each section of the Comprehensive Plan
March 29, 2022	First draft Comprehensive Plan provided to the PC	Receive comments and make changes to comprehensive plan draft

April 26, 2022	Final draft Comprehensive Plan provided to Planning Commission	Review and provide feedback and/or consider recommendation of approval to Board of Commissioners
May 24, 2022	If final draft not approved in April, final draft review at this point	Recommendation to Board of Commissioners for adoption (last available time to do this)