

MINUTES OF THE TOWN OF BILTMORE FOREST
DESIGN REVIEW BOARD MEETING OF OCTOBER 1, 2015

Those in attendance: Mr. Bruce Johnson, Chairman
 Mrs. Andrea Eglinton, Vice Chair
 Mr. Art Garst
 Mrs. Lynn Kieffer
 Mrs. Trudy Cappiello
 Mr. Fred Groce
 Mr. Jonathan Kanipe, Town Administrator

Chairman Johnson called the meeting to order at 5:30 p.m. There was consensus to approve the minutes of the August 20, 2015 meeting.

Diana Wortham, 27 Hilltop Road, was called for the first case. Ms. Wortham is proposing a new landscape project and driveway. Amy Fahmy from Sitework Studios presented the plans for Ms. Wortham. Ms. Fahmy indicated the basic change is the alignment of her driveway. The square footage of the driveway will not change. It will be asphalt with a brick edge and a brick apron. It is a classic wood molded brick. Ms. Fahmy noted they tried to match the color as close as possible to the brick on her house.

The landscaping begins at the street. We are moving the existing lighting just for the new driveway. A couple of the new lights will be the same as she has already. There will be increase in impervious surface but we are only disturbing 17 percent of the total lot area. Mr. Kanipe noted that a landscape plan approval by the Board of Adjustments would be necessary if 20 percent or more of the lot was disturbed. Ms. Fahmy noted there are no drainage issues. The square footage of the driveway stays the same, and only the alignment changes. The Board approved the project.

George and Elaine Goosmann presented their plan for a proposed pergola at 10 Hemlock Road. Mrs. Goosmann presented the plans and showed the style and color of the pergola. The posts are 10 feet apart. The pergola will have decorative beams across the top. The Goosmanns want the color to blend in with the trees. The pergola will be on the corner of their patio. The beams will hang over 1 foot on each side. The patio slopes a bit to the back and it will not touch the roof. It is free standing. The Board approved the project.

Lee Jackson of 14 Hilltop Road presented her plan for fencing. Ms. Jackson indicated she has a fence on one side of her property, and is replacing fencing on the other two sides so her dogs can stay in and other dogs stay out. Ms. Jackson wants to continue to garden and develop her yard. Ms. Jackson showed the plans. Ms. Jackson indicated they intended to bring the fencing in off the property line so the neighbors do not see the two barriers. Mrs. Kieffer mentioned there was a letter written by a neighbor in opposition of the fencing. Ms. Jackson agreed to satisfy the conflict by

creating adequate buffering. The fence is powder coated so you cannot see it, and she believes it will be a nice improvement. Mrs. Kieffer stated all the neighbors on that street also have fences. The Board approved the project.

Mr. Yurko presented the gate and stone column project for Debra and Harry Stonecipher of 15 East Forest Road. This property has two entrances to the driveway. The applicant wants to build stone pillars with a swinging gate. There are two low garden walls that are existing. Mr. Yurko said the gates and columns will tie into the existing walls. The pillars will be complimentary to the wall. We are going to try and match the pillars to the garden walls. The applicant prefers to have stone caps on the pillars as well. The gate is 5 feet high. The pillars are 5 feet, 6 inches high. The light fixtures inches are 29 inches tall. All four are identical. The span of the gate is 14 feet on the East Forest side and the Forest side is 12 feet. The material of the gate is steel with a black powder coat. The plan for lights atop the entrance columns are to put the “on” switch on a photo cell and an “off” switch on a timer. The applicant intends to use 60-watt bulbs in these light fixtures. Emergency vehicles will have access to the property and will be able to get to the homeowners if needed. The project was approved.

The next project presented was Richard and Lyn Puskas of 933 Hendersonville Road. The applicants have requested a permit to build a new wall in between an existing tree line and relocate a gate that is presently on the property. The plans were presented. The wall would provide sound insulation and security. Emergency access was discussed, and the emergency service would have access to opening the gates. The lights have not been selected yet but this light fixture 18 ¾ inches high by 11 ½ inches wide. It has four 60-watt bulbs in it. The applicant intends to have these granite columns with craftsman style lights. The lights will be on a photocell. The gate opens outward. Each gate is 7 ½ feet wide. They swing outward because of the grade rising from Hendersonville Road. The security along the road is a major concern for them. The project was approved.

The Bourne project was presented for construction of a new house at 27 Hemlock Road. Mrs. Kieffer stated they have altered their plans to cut down on the number of accessory structures. The applicant made the house smaller and simpler as well. It is a wooded lot, and the perimeter is going to stay mostly as-is with existing vegetation. Additional vegetation will be added to the lot. The applicants desire privacy from the bridal fence but also want to keep the feeling of a wooded lot. Mrs. Kieffer said they did a nice job of nestling the house in the wooded lot.

The outside of the house was explained. A portion of the house is stone and the rest is a board on board, weathered gray. The roof itself is a cedar shake roof and they want to have porches. They really want the house to feel homey, comfortable, and quiet. There are very simple details, almost like a mountain farm house. They love idea of the porches. One of the porches goes down to a garden with a split rail fence. The trim of the house will be white or cream, the body of the

house will be a natural gray color. There will be a gray metal roof. The porches are white with a zinc roof. The idea is to walk up to the front and it feel like an old house. The porch and side doors were explained. The same materials will be used on the back. The Board approved the project.

Mr. Kanipe asked the Design Review Board to revisit the 12 East Forest Road project for Phillip and Lila Hardin. The Hardins received a conditional use permit to relocate an existing pergola. They intend to relocate the pergola to the side yard. Mr. Kanipe noted that the applicants have agreed to buffer the pergola from the road or neighbors if necessary. The Board approved the project.

The next meeting of the Design Review Board was scheduled for Thursday, October 22, 2015 at 5:30 pm. There being no further business, Chairman Johnson, adjourned the meeting at 6:45 pm.

Bruce Johnson, Chairman

Jonathan Kanipe, Zoning
Administrator