

MINUTES OF THE TOWN OF BILTMORE FOREST
DESIGN REVIEW BOARD MEETING OF APRIL 28, 2016

Those in attendance: Mr. Bruce Johnson, Chairman
 Mr. Fred Groce
 Mr. Art Garst
 Mrs. Andrea Eglinton
 Mr. Jonathan Kanipe, Town Administrator

Chairman Johnson called the meeting to order at 5:31 p.m.

Mrs. Marcia Schroeder, 320 Vanderbilt Road, presented plans for an addition to an existing log cabin accessory structure in the rear yard. Mrs. Schroeder has a planned 150 square foot addition (approximate) on the back. Mrs. Schroeder presented a poplar bark that may be placed on the exterior, or it may be cedar shake. Mrs. Schroeder reviewed the plans for a metal roof to tie into the existing cedar shake roof. The plans for the addition include adding plumbing to the area for a kitchenette and bathroom. The plan was approved.

Mr. Groce noted that it was impressive how well they tied it into the existing cabin. Mr. Garst indicated that he liked the poplar bark a great deal. Mr. Johnson said that he used that frequently, and if maintained, it would be a better long term than cedar shake. Mr. Johnson indicated that there was a supplier in Boone or the High Country that was very reputable and could treat the boards.

Mr. Robert Griffin, representing the Morrisons at 388 Vanderbilt Road, began to present plans for this renovation. Mr. Griffin indicated that he was contacted initially to see if the existing house could be retrofitted. Mr. Griffin said that the layout of the home – it was an initial ranch style home with the front door facing the golf course – was not conducive to just refurbishing the home.

Mr. Griffin then began to speak about the plans for the new home and presented some additional 3-D renderings. Mr. Griffin indicated that the new home was approximately 6,000 square feet. Mr. Griffin discussed the plans for the home, which included a full, below grade

basement. Mr. Griffin reviewed the plans for the exterior, including stucco siding. He noted that once it stains it will look like cast stone.

Mr. Johnson asked about the roof and Mr. Griffin indicated that it would be gray blend slate. There were no variances needed for the home, just a Conditional Use Permit for a retaining wall and entrance columns. Mr. Griffin indicated there would be substantial new vegetation planted in the front yard. Mr. Griffin indicated that the setbacks on the property were adjusted and brought in due to the height of the home.

Mr. Griffin noted that the existing cabin on the property would remain and they would use berms to make sure that it did not overtake the home when driving onto the property. Some discussion ensued on the existing log cabin.

Mr. Garst questioned how much the grade would rise from the drive and Mr. Griffin said it would be approximately 8-10 feet. The project was approved. Mr. Johnson asked when the project would be finished, and Mr. Griffin indicated that they hoped to finish construction documents in 3-4 months. The project is planned for completion by December 2017. They can't start any site work until all of the retaining walls are built. The driveway they are taking out gives them a great site layout. I don't think there will be any parking in the street.

Mr. Johnson and Mr. Kanipe discussed the plans for 327 Vanderbilt Road for Jim and Megan Dugan who were not present. They are planning an addition to the rear of their residence. They are adding a bedroom and bathroom. The Board reviewed the elevations provided by the Dugans. They will match the shingles as well. The project was approved.

Mr. Johnson began to discuss construction guidelines and proposed that the Town consider reviewing those that The Ramble subdivision utilizes. Mr. Johnson asked the Board to review the document and mark up the document. He believes these guidelines would help clarify the rules and make sure that the Town, contractor, and homeowner all know what will need to be done on the property. Mr. Johnson asked Mr. Kanipe to send these guidelines out to the Board members.

The meeting was adjourned at 6:04 p.m.

The next meeting of the Design Review Board was scheduled for Thursday, May 19th, 2016 at 5:30 pm. There being no further business, Chairman Johnson, adjourned the meeting at 6:04 pm.

Bruce Johnson, Chairman

Jonathan Kanipe, Zoning
Administrator