

PROPOSED AGENDA

Meeting of the Town of Biltmore Forest
Planning Commission

To be held Tuesday, February 22, 2022 at 5:30 p.m.

***MEETING OPEN TO THE PUBLIC
VIA ZOOM***

LOG-IN INSTRUCTIONS ON THE FOLLOWING PAGE

- A. Roll Call for Attendance
 - B. Approval of Minutes from February 1, 2022
 - C. Review Integrated Planning Commission Goals and Strategies
 - D. Schedule Public Meeting
 - E. Adjourn
-

Topic: Biltmore Forest Planning Commission Meeting

Time: Feb 22, 2022 05:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81718568320?pwd=UytuYmdCTUlpd2VRVlNid0Z2aFRLQT09>

Meeting ID: 817 1856 8320

Passcode: 485979

One tap mobile

+16468769923,,81718568320#,,,,*485979# US (New York)

+13017158592,,81718568320#,,,,*485979# US (Washington DC)

Dial by your location

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

Meeting ID: 817 1856 8320

Passcode: 485979

Find your local number: <https://us02web.zoom.us/u/kdyrsB8apC>

Planning Commission Meeting Minutes

February 1, 2022

5:30pm

Roll call was taken. Those in attendance are Chairman Paul Zimmerman, Ms. Dawn Grohs, Mr. Michael Flynn, Mr. Ken Hornowski, Mr. Jonathan Kanipe, Mr. Harry Buckner, and Mr. Billy Clarke. Ms. Toya Hauf joined the meeting after roll call was taken. The meeting was conducted remotely via Zoom.

Mr. Ken Hornowski made a motion to approve the minutes from December 21, 2021. The motion was seconded by Ms. Dawn Grohs. Roll call was taken and unanimously approved.

The first order of business was regarding the framework for what should be on the Comprehensive Plan for the Town of Biltmore Forest. This is required by the State and has to be adopted by the Board of Commissioners by June 30, 2022. The plan is to be modeled by the ones Mr. Zimmerman sent out by Black Mountain and Pinehurst. This document does not boil down to specifically writing ordinances but it will lead to them. Mr. Zimmerman thanked Ms. Grohs for sending out her thoughts on what she would like to see included in the plans.

Mr. Zimmerman asked Ms. Grohs for her input. Ms. Grohs identified four different goals and strategies. Ms. Grohs read, "Biltmore Forest is a community of beautiful homes set amid majestic trees in spacious grounds" which was a quote from D. Hiden Ramsey in the 1925 Biltmore Estate Company sales brochure. Ms. Grohs said thankfully this description still holds today, but today, we must plan for tomorrow.

Ms. Grohs four goals were the following: safety (especially for walkers and monitoring speeding vehicles); recreation (open spaces and parks); natural beauty, which focuses on the trees and finally; and historic character, which demonstrates founding guidelines and principles of Biltmore Forest. Ms. Grohs would also like to see protection of ivy.

Mr. Kenneth Hornowski suggested enforcing speeding; a warning for the first offense and a ticket for the second offense. Do not place new speed bumps or humps, this ruins neighborhoods. Mr. Hornowski also suggested showing a visible police presence in the morning and afternoon when construction crews are coming and going. Mr. Hornowski also believed funds should be budgeted for placing speed monitors in as many areas as possible.

Mr. Hornowski said he would like to see tree enforcement regulations enforced and tree buffers should be preserved and do not allow clear cutting on any lot. Develop a plan of ivy eradication on all existing trees. The Town could budget and help with the cutting of ivy on trees and make it clear to homeowners it is their responsibility. Planting hardwoods where trees have died or been removed.

Biltmore Forest will never have sidewalks. It is vital the right-of-ways and easements will be kept in proper condition. Continue to repair side ditches where run offs occur. Keep vegetation cut back on right of ways. Also, place emphasis on not creating holes when brush removal occurs.

Maintain parks with new mulch, sand, and turf where necessary. Walking trails have been suggested but Mr. Hornowski said there is not enough acreage to make this feasible. Mr. Hornowski would also like to see the upgrading of trashcans in all parks and maintain traffic islands. Mr. Hornowski would like to see bus stops eliminated or completely refurbished.

Mr. Michael Flynn said he is also in support of maintaining and protection of the trees. He would also like to facilitate walking paths especially on the busier roads like Vanderbilt and Stuyvesant Roads and keeping pedestrians safe.

In addition, Mr. Flynn would like to maintain and expand park spaces and create hiking trails within the parks. Looking at existing parks and upgrading and expand the equipment.

The last point Mr. Flynn discussed was having an architectural review board to keep up with structures that were built.

Mr. Zimmerman asked Mr. Billy Clarke if the North Carolina laws have changed which do not allow architectural review boards. Mr. Clarke said an architectural review board is allowed but certain things are severely limited such as colors and styles. Ms. Grohs asked if this applies to historic communities. Mr. Clark said Biltmore Forest has some historic homes but it does not have an historic district, which allows regulations that are more stringent.

Ms. Diane Zimmerman also participated in the discussion and said she writes the history in the Forest Companion. Ms. Zimmerman just wrote a piece about the widening of Hendersonville Road and the ramification of it being a historic district. When they wanted to widen Hendersonville Road, there was discussion, as to whether they should widen it on the East or West side. If they widened it on the Town side, this would have taken out the houses on White Oak Road. Biltmore

Forest had to guarantee whether it was a historic district in order for the other side to be widened. The counsel hired a woman to go in and check out all the houses and she explained at that time there are no more restrictions. A historic district does not give a Town restriction. It used to but not no longer plausible. Biltmore Forest was on the list for eligibility for the national register of historic places. That was as far as it got but this is why the other side of Hendersonville Road was widened.

Mr. Kanipe added one of the components to add was up until 2015, the Town could regulate colors, styles of roofs, materials etc. The General Assembly enacted a bill that eliminated the ability of Town's to impose those restrictions.

Mr. Zimmerman discussed his ideas and said he had a vision Biltmore Forest will be the livable residential Town in Western North Carolina. Mr. Zimmerman said they should maintain our open and transparent Board of Commissioners, Town Administration, and Administrative Committees.

The second goal would be to maintain the effective yet friendly nature of the Biltmore Forest police force and the third goal would be to maintain the effective and responsive public works department. The second and third goals were the highest rated among residents' in the survey that was conducted.

Mr. Zimmerman also suggested protecting and improving the existing tree canopy of Biltmore Forest.

The possible policy and/or strategy for maintaining the effective, friendly nature of the police department is to maintain a visible presence at key intersections during high traffic time periods, increase ticketing of speeders on all streets, continue to support residents for special issues and needs, and continue to support Asheville Police department as requested on issues that affect Biltmore Forest.

The possible policy and/or strategy to maintaining the effective and responsive public works department would be to maintain the current brush level, leaf, and trash services while ensuring employee safety and health. In addition, to maintain current plans to improve stormwater runoff and road conditions. Mr. Zimmerman suggested having benches for people to sit in as well.

Mr. Zimmerman also discussed enforcing of zoning ordinances by suggesting to hire a person who has enforcement as their primary responsibility and to ensure town management and government will support and encourage enforcement.

Mr. Zimmerman also discussed the development of a plan for walking paths that join existing parks or allow walking within one park and allow these walking paths are easily accessible to people with special needs and have adequate places to rest.

Mr. Zimmerman also discussed to improve walking safety on streets in Biltmore Forest by identifying streets with the highest level of pedestrian usage and increase police presence and speed enforcement. A clear table of consequences should be developed as well which could include fines, etc.

Also discussed were reducing the average speed on Town streets and upgrading park equipment.

Further discussion will continue at the next meeting at the end of February.

Mr. Zimmerman adjourned the meeting at 6:32 pm.

The next meeting is scheduled for February 22, 2022 at 5:30pm.

Ms. Laura Jacobs, Town Clerk

Town Clerk

Mr. Paul Zimmerman

Chair

Integrated Ideas for Comprehensive Plan for Biltmore Forest Goals and Policies/Strategies
For Feb 22 Meeting

Overall Vision	Possible GOAL	Possible Policy/Strategy
<p>Biltmore Forest will be the most livable residential community in Western North Carolina. It will embrace its historical founding and character while giving all residents the opportunity to live, work and play in an open and supporting environment.</p>	<p>Maintain our open and transparent Board of Commissioners, Town Administration and Administrative Committees (Board of Adjustment, Design Review Board, and Planning Commission)</p>	<ol style="list-style-type: none"> 1. Maintain and improve the Town websites to make it easier to find and access meeting dates and meeting results 2. Maintain Easy Access to the Town Manager. 3. Continue to have time at each meeting for resident input. 4. Continue regular and special written newsletters to all residents.
	<p>Maintain the Effective yet Friendly nature of the Biltmore Forest Police Force</p>	<ol style="list-style-type: none"> 1. Maintain a visible presence at key intersections during high traffic time periods. 2. Increase ticketing of speeders on all streets 3. Continue to support residents for special issues and needs 4. Continue to Support Asheville Police as requested on issues that affect Biltmore Forest.
	<p>Maintain the Effective and Responsive Public Works Department</p>	<ol style="list-style-type: none"> 1. Maintain the current level of Brush, Leaf and Trash services while ensuring employee safety and health. 2. Maintain current plans to improve stormwater runoff and road conditions.
	<p>Protect and improve the existing Tree Canopy of Biltmore Forest</p>	<ol style="list-style-type: none"> 1. Significantly more Hardwood Trees should be planted each year, with the Town planting trees on public right-of ways and public land and by making trees available for homeowners to plant. 2. Require that trees removed have to be replaced with hardwoods (to be specified).

		<ol style="list-style-type: none"> 3. Develop a budgeted ivy eradication program. 4. Prohibit clear cutting outside a 40ft distance from a home.
	<p>Improve Walking and biking Safety on Streets in Biltmore Forest</p>	<ol style="list-style-type: none"> 1. Identify streets with the highest level of pedestrian usage and increase Police presence and speed enforcement on those streets. 2. Work with Council to evaluate the possibility of dedicated bike or pedestrian path on Vanderbilt or Stuyvesant Roads. 3. Working with homeowners whenever possible, remove landscaping that encroaches the 5 or 10 ft setback and/or reduces line-of-site lines for drivers and walkers--- keeping pedestrians from not having a place to step off the road. 4. Evaluate and improve the condition of the road setbacks to eliminate drop-offs and ruts. Plant grass as necessary to eliminate mud.
	<p>Develop New Off-street Walking Paths in Biltmore Forest</p>	<ol style="list-style-type: none"> 1. Develop a plan for walking paths that join existing Parks or allow walking within one park. 2. Ensure the paths are easily accessible to people with special needs and have adequate places to rest.
	<p>Ensure existing Zoning Ordinances are equitably enforced</p>	<ol style="list-style-type: none"> 1. Hire a person who has enforcement as their primary responsibility. 2. Ensure the Town management and government will support and encourage enforcement. 3. Develop a Clear table of Consequences (Fines, etc) for Non-compliance.
	<p>Control speeding by reducing the average speed on Town Streets</p>	<ol style="list-style-type: none"> 1. Add Stop signs at Intersections where they are needed and have been approved, e.g., Busbee and Vanderbilt

		<ol style="list-style-type: none"> 2. Increased enforcement of existing Speed limits 3. Increased presence of speed monitors where speeding is a problem.
	Support optimal enjoyment of Public Parks and public spaces	<ol style="list-style-type: none"> 1. Continue plans for Greenwood Park upgrades 2. Establish a team of residents to evaluate all parks and public spaces for upgrades to play structures, electrical (to better support Food Trucks), trash cans and water access. 3. Develop a prioritized list of needed maintenance and upgrades identified in step 2 4. Regularly add new mulch, sand or turf in Parks, as necessary. Repair traffic island curbing as needed. 5. Renovate roofs and structural components of all bus stops as needed.
	Communicate Better with New Residents	<ol style="list-style-type: none"> 1. Prepare a brochure outlining key facts, procedures, and ordinances for new residents.