

PROPOSED AGENDA

Meeting of the Town of Biltmore Forest
Planning Commission

To be held Tuesday, August 27, 2024 at 4:00 p.m.

- A. Welcome – Chairman Saponaro
 - B. Approval of Minutes – June 25, 2024 (Joint Meeting with Board of Commissioners)
 - C. Review Design Standard and Historic Designation Information
 - D. Administrative Review and Approval of Non-Variance Requested Special Use Permits
 - E. Update on Town Ordinance Amendment Review Process
 - F. Other Business
 - G. Adjourn
-

For Tuesday's meeting, the Board will review the minutes and consider approval from the June 25, 2024 joint meeting with the Board of Commissioners.

Angela Newnam and Diane Fourton will provide information regarding their review of design standard possibilities within the Town, including the possibility of historic designations. Information will be provided regarding these items at the meeting.

Staff will provide updates on possible areas for reviewing non-variance requested special use permits and how this would take place, practically. Staff will also provide updates regarding ongoing Town Ordinance amendments, specifically related to noise and construction hours.

Time will be allocated for other business for the Commission to discuss any other concerns that may arise.

<https://us02web.zoom.us/j/83015148121?pwd=aG12eDZFU2RFSWx2Q09NOFFLMFAwQT09>

Meeting ID: 830 1514 8121
Passcode: 226922

JOINT MEETING BOARD OF COMMISSIONERS
AND PLANNING COMMISSION MINUTES

TUESDAY, JUNE 25, 2024 at 4:00pm

The meeting was called to order at 4pm. Mayor George Goosmann called the meeting to order for the Board of Commissioners. In attendance were Mayor George Goosmann, Commissioner Doris Loomis, Commissioner Fran Cogburn, and Commissioner Glenn Kelly.

Chair Anthony Saponaro called the meeting to order for the Planning Commission. In attendance were Ms. Diane Fourton, Ms. Angela Newnam, Dr. Ken Hornowski, and Mr. Pearlman.

Mr. Kanipe said the purpose of the meeting is to get feedback from the Board of Commissioners and provide working guidance to the Planning Commission.

Chairman Saponaro introduced several ideas the Planning Commission had identified. These were noted as follows.

Staff reviewed an opportunity to provide greater support for the Board of Adjustment and make it more efficient by having administrative level review and approval for certain allowable special uses. For example, fences in the rear yard could be handled administratively. There is a great deal reviewed administratively already, such as additions to homes. Commissioner Kelly asked if the BOA can give us of things they do not want to review. Commissioner Loomis asked about previously reviewed minutes to help with this list, and noted that former Chair Paul Zimmerman had done this previously.

Ms. Newman then reviewed a training workshop through the School of Government where different design regulations were posed as a possibility. Ms. Newnam said she and Ms. Fourton would investigate these options and provided some examples that currently were allowable to strengthen the review process.

One option is a Local Landmark District such as Biltmore Village, Montford, and Albemarle Park. This district is established by a local ordinance and led by Town staff and public support as a historic district. Biltmore Forest would easily qualify. It is led by a preservation Commission and executed by a preservation review board. It also requires documentation of current structures. There are no tax or financial benefits. The benefits are design review to approve/deny designs that are not in keeping with the neighborhood.

Angela said this option is a little more natural for our neighborhood. Commissioner Loomis asked how big of a process it is to provide determinations and documentation of current structures. Mr. Kanipe noted the 1989 NCDOT review included much of this information already. Does the town want the design review board to have stricter guidelines. Commissioner Cogburn asked if the homeowner can decide. Ms. Newnam said it would be cleaner to do the entire Town, but it only has to be a few streets and not the entire Town. Commissioner Loomis said there will be people against this no matter what. Commissioner Loomis would like to get more details and investigate how we can present this to the public. Commissioner Kelly asked if we have a real problem that necessitates doing anything. He further asked what would the cost be and do we need to hire additional outside personnel to get this done?

Commissioner Cogburn mentioned construction completion. 153.092 said this ordinance should be more specific. Mr. Clarke will research this further.

Chair Saponaro noted several other areas of Town ordinances that were considered too subjective. These included light ordinances that were not clear. Our current noise ordinance is too subjective as well. Mr. Kanipe mentioned the construction hours and the noise ordinance. Chief Beddingfield said he would like to clarify ordinance as well and put some better definition into this.

Mr. Drew Stephens said on the historic and conservation district, this needs to be thoroughly looked through by the public. Ms. Martha Barnes asked does that allow you to put in stronger ordinances than the state allows. Billy said no. Ms. Barnes also noted that in addition to security lights, it is also lights inside houses and have the Board investigate it. Diane Fourton said they love the architectural that makes Biltmore Forest special. Not having any protection at all seems very limiting and asks if we could find a balance. Mr. David Nelson said there are some conflicts in the rules and regulations of living in the Biltmore Forest section of the Ramble. Mayor Goosmann would like to know what the restrictions are the Ramble has. Phil Hardin asked how many buildable lots remain in Biltmore Forest. Mr. Kanipe said there are probably no more than 10-12 lots.

The meeting was adjourned at 5:05pm.

Mayor George F. Goosmann, III

Chair Anthony Saponaro

Town Clerk Laura Jacobs