

Hollybrook Plan on a Page

1. Neighborhood Description - include items such as your neighborhood name, general character, relative location, and boundaries

Hollybrook neighborhood is a small condominium community. We are located in a small triangle of land off Sweeten Creek Road with Balentree to one side of us and wrapping around behind us. To the other side, our property is bordered by Biltmore Farms undeveloped forest. We have a small creek that is spring fed and runs into a pond in the middle of our property, which in turn drains underground into a small spillway next to Sweeten Creek Road. The springs that feed our pond are located up on Biltmore Farms property.

2. Neighborhood History - include a brief history, describing when and how your neighborhood was developed, including the factors that have shaped it over time

Hollybrook was built in 1979-1984. There are 9 buildings with a total of 37 single family owned units. We allow 10% of our units to be rental at any given time in order to help our residents in transition. We do not allow our units to be purchased for rental income. Most of our residents are retired and have been living in Hollybrook long term. Our quality of life of our residents has been deteriorating since the exit off of 40 was opened and there seems to be no sign of reprieve. Hollybrook HOA is run by a board of five elected volunteers who manage the property part time. We do not belong to a management company.

3. Neighborhood Vision - include the neighborhoods expectations and goals for what it will become over the next 10-20 years

1. Surrounding areas will be zoned residential only, protecting our home values.
2. The pond will be operational.
3. Ground next to road will be stabilized before adding more traffic.
4. Construct a tall wall on the street side of Hollybrook next to the road to save our backyards and to cut down the traffic noise pollution to the neighborhood.
5. Reduce the impact of traffic on the area and make it safe.
6. Add truck restrictions on Sweetwn Creek to avoid property damage from unstable ground
7. Have some folks from the city come and see the view and the sunset across the road from Hollybrook before they make any decision to cover it up. It really should be an overlook.

Land Use

Hollybrook Strengths	Hollybrook Challenges	Responsible Party	Asheville City Goals
The view - we are fortunate for now to have a beautiful mountain view with amazing sunsets from our property. Many photographers use the property across the road to capture the view and the sunsets.	if any proposed building across from us on sweeten creek were multi story, we would all lose the beautiful mountain view, and it would no longer be visible to those driving by.	Asheville City	Protect scenic views and vistas and mountain ridges. (ACDP-G)

<p>The pond - springs from Biltmore Farms property lead to our pond in center of the neighborhood that is habitat for ducks</p>	<p>Pond restoration project is in progress. Development on Biltmore farms will impact the springs that feed our pond</p>	<p>Hollybrook Asheville City</p>	<p>Develop land management strategies to enhance the environmental function of streams, creeks and rivers. (ACDP strategy)</p>
<p>Residential area - right now we are mostly residential and forest</p>	<p>Commercial zoning on any development on Biltmore Farms property would greatly devalue our properties</p>	<p>Asheville City</p>	

Transportation

Hollybrook Strengths	Hollybrook Challenges	Responsible Party	Asheville City Goals
Location to the amenities	Traffic noise - resale of our units is very difficult because of the traffic noise pollution. Opening windows and using decks is an issue because of traffic noise.	Asheville City	The City should work with property owners, institutions, and public and private agencies to enhance the streetscape along streets and roads in the City. (ACDP-G)
	Traffic - it is always very difficult to exit Hollybrook and there will be accidents from vehicles commonly using our turning lane to pass	Asheville City	Address traffic and pedestrian safety throughout Asheville in partnership with the North Carolina Department of Transportation. (CC Action Item)
	Ground instability - Our buildings closest to road, shake when large trucks go by	Asheville City	