



TOWN OF WAYNESVILLE Planning Board

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Susan Teas Smith (Chairman)
Ginger Hain (Vice)
Stuart Bass
John Baus
Michael Blackburn
Travis Collins
Jan Grossman
Peggy Hannah
Tommy Thomas

Development Services
Director
Elizabeth Teague

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD Special Called Meeting

Town Hall – 9 South Main St., Waynesville, NC 28786--
Monday April 1, 2024, 5:30pm

THE WAYNESVILLE PLANNING BOARD held a Special-Called Meeting on Monday, April 1st, 2024, at 5:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC. 28786.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

The following members were present:

Susan Teas Smith (Chairman)
John Baus
Travis Collins
Jan Grossman
Michael Blackburn
Tommy Thomas

The following board member were absent:

Ginger Hain (Vice Chairman)
Stuart Bass
Peggy Hannah

The following staff members were present:

Elizabeth Teague, Development Service Director
Olga Grooman, Land Use Administrator
Esther Coulter, Administrative Assistant

The following Attorney was present:

Ron Sneed, Town Attorney

Chairman Susan Teas Smith called the meeting to order at 5:31pm. Mrs. Smith welcomed everyone and asked Development Service Director Elizabeth Teague to give any announcements. Ms. Teague stated there were none.

Ms. Smith read through the public hearing procedures and opened the hearing at 5:36pm.

Land Use Administrator Olga Grooman introduced the application for a Special Use Permit Major Site Plan Amendment for Haywood Christian Academy, PIN 8616-29-7639.

Ms. Grooman said HCA wants to add two (2) modular classroom buildings on the south-eastern side of the property, as shown on the attached master plan. Each modular unit will be one story. Building A is 1,767 sf, and building B is 1,938 sf, as specified on the site plan. The new parking area of 12 spots (including one ADA space) is also proposed to the east of the new buildings. Because the project is adding impervious surface to the previously approved master plan, this request is considered a substantial modification that needs to be reviewed by the Planning Board per LDS 15.2.5.

Ms. Grooman explained that the original items required for the 2018 SUP (parking, buffering, traffic flow, etc.) are not modified. The project was already granted a SUP to use the property as a school. Any new construction on site would only require a site plan approval by the Planning Board. The Board is an Administrator and must find that each of the following facts to be true to approve or approve with conditions the site plan for two (2) new classroom buildings and parking lot (LDS 15.8.2):

1. The plan is consistent with the adopted plans and policies of the Town.
2. The plan complies with all applicable requirements of this ordinance; and
3. The plan has infrastructure as required by the ordinance to support the plan as proposed

Ms. Grooman stated that staff suggests the proposed site plan is consistent with the following goals of the Comprehensive Plan:

Goal 1: Continue to Promote Smart Growth Principles in Land Use Planning and Zoning.

- Encourage infill, mixed-use and context-sensitive development.
- Reinforce the unique character of Waynesville.

Goal 5: Create Opportunities for a Sustainable Economy.

- Strengthen Waynesville's current and future workforce through education and training.

Ms. Grooman reviewed the Land Development Standards Chapters that pertained to the development as documented in the staff report, and noted that the plan complies with LDS requirements except in landscaping and screening. Additionally, Building and Fire Code officials ask that a fire hydrant be located to meet coverage requirements of the new structures, and that knox boxes be available to allow emergency services access to the buildings.

Ms. Grooman stated that staff suggests the site plan amendment could be approved with the following conditions:

1. Add the type B buffer along the adjacent residential property at 167 Sutton Loop to the west and submit the revised landscaping plan prior to the issuance of a Building Permit.
2. There will need to be a fire hydrant placed within 400 ft of the new buildings. The site plan needs to be adjusted prior to the issuance of a Building Permit.
3. Two (2) additional Knox Boxes are required- one on the existing gym building, and one on one of the new classroom buildings.
4. The plan needs to be adjusted to include the parking lot screening along Hampshire Drive per LDS 8.6.1.
5. The plan needs to show additional parking lot plantings per LDS 8.6.2.

Chair Susan Smith asked if there were any questions and then asked the applicant team if they would like to speak.

Kelli Herbert, Head of School, Haywood Christian Academy gave a history of the school and said that it is 17 years old. The school moved to this location in 2018. The school is Pre-K through 12th grade. The school is dually accredited academy they hold accredited status with the Association of Christian Schools National. The school has been growing since they moved to this location. Ms. Herbert said they keep good relationship with their neighbors. The school built a gymnasium as part of their master plan. Ms. Herbert said the 2 modular units will serve as 4 classrooms. The additional classrooms are needed because of student population growth, and would like to have them in place by the fall.

Warren Sugg, an Engineer for Civil Design Concepts spoke. He gave the board pictures with the existing buildings at different angles and pictures with the proposed modular structures, parking lot and landscaping. Mr. Sugg went through the master plan from the staff report on the project. He stated that all the students get dropped off by their parents and the entrance to the proposed buildings have an ADA compliance deck between Building A and B. Mr. Sugg asked for flexibility to work through process with the help of staff to provide a landscaping plan that would be acceptable in terms of trees and buffer. There was discussion regarding the landscape requirements, chapter 8 sections 8.6 and 8.6.2, among board, staff and Mr. Sugg. Staff noted that the modulares were to the rear of the property and away from the public rights of way.

Chair Smith asked if the Board had other questions or if the applicants had anything else to add. She then asked for members of the public to speak.

Public Comment:

David Onder- said his family lives in the area and their concerns are with looking at the back of building B which would be a large white wall. The pine trees along the street are very tall and don't provide any screening. He would like to see something done in the way of screening.

Barbara Yarbough- showed the board pictures on her phone of the street pine trees and the trees that the school had installed along her yard look like now. She said when they put the trees in 2018, they did a wonderful job. Ms. Yarbough said they had already talked with her about what they want to do for her property. She thanked the school for being so considerate of what they are doing and the neighborhood.

Ms. Teague brought to the board's attention section 8.2.4 about alternative compliance landscaping. Ms. Smith read through the ordinance and agreed the board and staff could help with changes.

Chairman Smith Closed the public hearing at 6:40pm to deliberate. A question was asked about what the back looks like. Ms. Smith reopened the hearing at 6:41. Ms. Herbert referred the Board to the picture of the back of the modular which is shown in the agenda packet on p. 28.

The board talked with staff about alternative options that the school could do to landscaping designs. Attorney Ron Sneed clarified that the ordinance allows the board to consider alternatives in their administrative role. Ms. Teague stated that alternative compliance to landscaping would be appropriate in consideration of the existing trees along the road, the slope, and the proposed location of the new classrooms. She stated that staff could work with the applicant to implement a land scape plan based on the ordinance and the stated concerns, with considerations for the specific characteristics of the site.

Chairman Smith Closed the public hearing at 6:54pm

A motion was made by Board member John Baus, seconded by Board member Jan Grossman to approve the major site plan as proposed, it is consistent with 2035 Comprehensive Land Use Plan, Goals 1 and 5. The master plan shows compliance with the ordinance and the plan has infrastructure as per our ordinance, with the conditions 1-5 and the applicant work with staff with the plantings using 8.2.4. The motion passed unanimously.

C. ADJOURN

A motion was made by Board member Michael Blackburn , seconded by Chairman Susan Teas Smith, to adjourn the meeting. The motion passed unanimously. Meeting adjourns at pm.

Susan Teas Smith, Chairman

Esther Coulter, Administrative Assistant