



TOWN OF WAYNESVILLE

Planning Board

9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

Development Services
Director
Elizabeth Teague

Planning Board Members

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

Special Called Meeting of the Planning Board
Town Hall, 9 South Main Street, Waynesville, NC 28786
Monday, April 1, 2024, 5:30 PM

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

B. BUSINESS

1. Public Hearing for a Special Use Permit Major Site Plan Amendment for Haywood Christian Academy, 77 Sutton Loop, (PIN 8616-29-7639).

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

D. ADJOURN

**Planning Board Staff Report
Site Plan Review for Haywood Christian Academy
Addition of Two (2) Modular Classroom Buildings and Parking Lot
Administrative Site Plan Review**

Meeting Date: April 1, 2024
Project: Haywood Christian Academy Campus
Location: 77 Sutton Loop, Waynesville, NC 28786 (PIN 8616-29-7639)
Zoning District: Dellwood Residential Medium Density (D-RM)
Applicant: Kelli Herbert- Head of School
Staff Presenter: Olga Grooman, Land Use Administrator

Background:

Per LDS 2.5.3, elementary/secondary schools are permitted in D-RM via a Special Use Permit. LDS 17.3 defines this use:

***Schools—Elementary and Secondary.** A public or private institution for education or learning including athletic or recreational facilities, which does not include lodging. This institution includes any school licensed by the state and that meets the state requirements for elementary and secondary education.*

In 2018, Haywood Christian Academy (HCA) received a Special Use Permit (SUP) to locate a school at 77 Sutton Loop on the subject property. The school re-used the existing buildings on this property that was previously occupied by the Calvary Road Baptist Church.

The 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, it is considered a substantial modification that needs to be reviewed by the Planning Board per LDS 15.2.5.

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 at the March 19, 2018 regularly scheduled Planning Board meeting. 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 in order 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

The applicant submitted an application on February 27, 2024. The project team met with Town staff for review and feedback at the Technical Review Committee meeting on March 13, 2024. The plan was reviewed by the Fire Marshall, building inspections, zoning, and Public Services staff. Development Services staff provided the notices of today's public hearing by posting the property (3/14/24), via first-class mailed notices to the adjacent property owners within 100 ft (3/12/24), and by advertising the hearing in the Mountaineer newspaper (3/17/24 and 3/24/24).

Consistency with Adopted Plans and Policies of the Town (LDS Chapter 1). 2035 Comprehensive Land Use Plan:

The property is designated as *Residential- Medium to High Density* on the Future Land Use Map within 2035 Comp Plan:

Located on lands suitable for higher density residential development that are readily accessible and where utilities are available. Uses are the same as those in the low/medium category above but with increased densities generally five to ten units per acre (5-10 units /acre) with some higher density in the Urban Residential zoning district and/or with Special Use Permits. Development should provide sidewalks or multi-use paths and connect to parks, schools, and commercial areas (p. 27).

Staff submits that the proposed site plan is consistent with the following goals of the Comp. 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.

Purpose and Intent by Zoning District (LDS Chapter 2): D-RM

Dellwood Residential—Medium Density District (D-RM) shall develop predominately as a low to medium density residential district separating the Russ Avenue and Dellwood/Junaluska Town Centers. Promoting a mixture of residential densities, this district shall be developed with such enhancements to residential living as pedestrian access and the provision of open space. Higher density development and limited business and professional services shall be promoted along Russ Avenue with larger lots and cluster development promoted throughout the district. Nonresidential uses typically found in residential areas are permitted, however, development in this district shall be designed to clearly define the residential appearance and scale of the area and to define the differences between this area and the Russ Avenue Town Center and Dellwood/Junaluska Area Center.

Zoning Compliance and Dimensional Requirements (LDS Chapter 2-4):

LDS 2.5.3- Table of Permitted Uses: Elementary and Secondary Schools are allowed via a SUP permit in D-RM. The project was granted a SUP for this use back in 2018.

LDS 2.4.1 Dimensional Standards for RM:

- Front and side setbacks from the adjacent lot are 10 ft, minimum distance between the structures and rear setback is 6 ft, and street-side setback is 5 ft. The proposed buildings are compliant.
- Maximum allowed height is 3 stories. The proposed units are one-story.
- Minimum pervious surface on site is 20%. The project engineer submitted the following information that is compliant: *HCA campus will be approximately 50% pervious at the completion of modular project. The site is roughly 7 acres and will be approx. 3.5 acres of pervious.*

LDS 3.7.3 Supplemental Standards. Schools- Elementary and Secondary:

- A. Buffering:** *Schools must be buffered from adjacent residentially zoned property with a Type B buffer, which is a 10-20 ft, semi-opaque planting consisting of evergreen, canopy trees, and/or understory trees and shrubs, as specified in LDS 8.4.2. The project is adjacent to a residential property on the west side. The project is preserving the densely planted trees along Sutton Loop but requires additional buffering along the property line adjacent to 167 Sutton Loop.*

B. Site Design/Access:

1. *Parking and active recreation areas shall not be located within the required yards.* The project is compliant because the proposed parking area is outside of the required setbacks.
2. *Primary access shall be provided from thoroughfare and collector streets. Local residential streets shall not be used for primary access.* The project does not propose a new driveway and will use the existing drives off Hampshire Drive to access the new parking lot, as indicated on the plan. The primary access to campus remains off Dayton Drive on the north side of the property.
3. *Connectivity (vehicular and pedestrian) to surrounding residential areas is encouraged.* The project has two (2) existing connections to Hampshire Drive, which serves a primarily residential area.

LDS 4.3 - Basic Lot and Use Standards, Section 4.3.2: *In any zoning district, more than one building housing a permitted principal use may be erected on a single lot, provided that at least one structure is fully compliant with all frontage requirements. All other requirements of this ordinance not related to building placement shall be adhered to for all principal structures.* The proposed classroom buildings will be to the rear of the campus, and located behind the main school building, parking area, and gym. The two modular classroom buildings would face each other and be connected by a deck to allow access to both structures. The proposed buildings are not the primary structures on campus and therefore do not have to face a public street or a driveway. The main existing building to the west satisfies this requirement.

LDS 4.4- Measurement of the Building Height: Both classroom buildings will be one-story, as indicated on the attached images.

Design Guidelines (LDS Chapter 5.10 Mixed-Use/Commercial Building):

LDS 5.10.2 Façade Materials: The project proposes two modular units with vinyl siding and metal roofs.

LDS 5.10.3. A- Minimize Blank Walls: *Expanses of blank walls facing streets (excluding rear access drives or alleys) or public civic spaces may not exceed 20 feet in length.* The two classroom buildings will be accessed via the rear area of the property off Hampshire Drive. Therefore, this provision is not applicable.

LDS 5.10.5- Façade Articulation: The design of the façade walls facing Hampshire Drive to the east and Sutton Loop to the south does not show architecturally distinct sections or architectural expression of entries. The images of modular units are attached. The plan proposes evergreen trees along the eastern side of the façades.

LDS 5.2.1- Non-Standard Building Types: *While it is expected that some new building types will be introduced to the Town, these variations should be based upon the predominant types listed in this*

Chapter. Innovative planning or design ideas for development in any district where the proposed building types are different than those allowed by the base district requirements may be approved subject to the approval in accordance with Chapter 15. The Planning Board may find the design appropriate based on the non-standard building type and approve it. As a modular classroom, the structure is built to certain specifications and the placement of additional windows, openings or architectural treatments may require additional engineering. The structures have been reviewed by the Town's building inspector and fire marshall and found in compliance with all the codes for their purpose as a modular classroom.

The structures will be visible from the adjacent roadways of Sutton Loop and Hampshire Drive, but they are toward the rear and interior of the overall campus. Staff defers to the planning board as to whether façade requirements for commercial buildings would even apply to the modular classrooms as proposed and in this locations.

If the Planning Board does decide to apply commercial architectural guidelines, then it can place a design variance granted by the Zoning Board of Adjustment as a contingency of approval.

Infrastructure (LDS Chapter 6):

- No new driveways are proposed. The newly proposed parking lot will be accessed via two (2) existing drives off Hampshire Drive. Both drives are just over 20 ft wide and have been reviewed by the building inspections and Fire Marshall for compliance with LDS, fire, and building codes.
- Sewer and water services will be connected to the existing infrastructure from connections to previous structures onsite. Electric utilities will be provided by Duke Energy.
- The project will not create new streets or driveway connections.
- **LDS 6.8.1:** Sidewalks are only required for major site plans or subdivisions or if the area is designated in the adopted pedestrian plan. This is a site amendment that does not fall under any of these standards. Therefore, no sidewalk is required.
- There will need to be a fire hydrant placed within 400 ft of the new buildings per 2018 Fire Code, Section 507.5.1. The stie plan needs to be adjusted prior to the issuance of a Building Permit.
- Two (2) additional Knox Boxes are required- one on the existing gym building, and one on one of the new classroom buildings.

Civic Space (LDS Chapter 7):

LDS 7.3.2: *Civic space is required only for those areas that are exclusively residential. Commercial and vertically mixed-use buildings and associated areas are exempt from these standards.* Although the project is exempt, the campus has a playground to the north of the proposed classroom buildings.

Landscape (LDS Chapter 8):

LDS 8.2.1: All standards apply to new construction (except single-family and two-family dwellings on previously platted lots). For expansion of parking areas of 12 spaces or more- all standards apply to the parking lot expansion areas.

LDS 8.4- Buffer Yard: The new buildings and a parking lot are not adjacent to another zoning district. No buffer is required.

LDS 8.5- Street Trees: in D-RM, one canopy tree is required for every 40 ft of street frontage. Maximum spacing is 50 ft on center. The minimum width of a planting strip is 5 ft. There are existing street trees that are densely planted along Sutton Loop, and they meet the requirement. **No street trees are proposed along Hampshire Drive. The plan needs to be adjusted, or the Board may also consider alternative compliance per LDS 8.2.4:**

Alternative landscaping plans may be used where unreasonable or impractical situations would result from application of the landscaping requirements. Such situations may result from streams, natural rock formations, topography or other physical conditions; or from lot configuration, utility easements or unusual site conditions.

LDS 8.6- Parking Lot Screening: *Parking lots shall be screened from sidewalks, streets, and adjacent properties by a semi-opaque screen that incorporate a low screen from the ground to **at least a height of 3.5 feet along with canopy trees planted with a maximum spacing of 30 feet on-center** for screening of car lights and glare. Effective screening devices may include solid decorative brick walls, wood fences, earth berms, architectural features (e.g., façade extension, pergolas) and tight evergreen hedges which shall reach the required height within two years of planting, or any combination of the above. Minimum Width of Required Screen: 7 feet. **The plan needs to be adjusted to include the parking lot screening along Hampshire Drive. This screening will also satisfy the requirement of the street trees.***

LDS 8.6.2- Parking Lot Landscaping: *Parking lot plantings are required for all parking lots containing more than six (6) spaces. No parking space shall be more than 40 feet from the base of a canopy tree. One canopy tree per 12 parking space is required. **The plan needs to show additional parking lot plantings.***

Parking and Driveways (LDS Chapter 9):

LDS 9.2: There is no parking requirement for schools. The project proposes 12 new parking spots, including one ADA space.

LDS 9.3: Parking is allowed in any yard for commercial in RM.

LDS 9.8.3- Driveway Standards: The project will use two (2) existing drives off Hampshire Drive. In general, non-residential drives shall be between 12-24 ft wide, and there is no minimum distance between the driveways in RM. The existing driveways are compliant and have been reviewed by the building inspections and Fire Marshall.

Lighting and Signs (LDS Chapters 10, 11):

No additional street lighting or signage is proposed.

Environmental (LDS Chapter 12):

The applicant submitted the Environmental Survey prepared by Civil Design Concept engineering firm. The survey and application materials contain the following information:

- The proposed development area is 0.35 ac.
- Current site conditions include grassy area and light woods.
- The property is not in the floodplain.
- Soil is Braddock Clay Loam, which is a well-drained soil type.
- There are no jurisdictional wetlands or streams on site.

- The project does not fall under the Stormwater Ordinance because the proposed development is 0.35 ac, and it will not create 24,000 sf of impervious surface.
- The Environmental Survey explains that the post-construction stormwater control measures will consist of conveyance pipes.
- Since the project disturbs less than an acre, it will obtain a Land Disturbing Permit through the Development Services Department.

Comment:

Staff submits that:

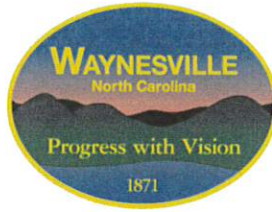
1. The proposed site plan is consistent with the 2035 Comp. Land Use Plan, Goals 1 and 5.
2. The master plan shows general compliance with the ordinance.
3. The plan has infrastructure as required by the ordinance to support the plan as proposed.

The staff recommends that the Board approves this site plan 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.

Attachments:

- Application materials
- Property maps
- Images of proposed buildings
- Environmental Survey
- Public Notices
- 2018 Special Use Permit Materials



To: Town of Waynesville Planning Board
From: Olga Grooman, Land Use Administrator
Date: April 1, 2024
Subject: Major Site Plan Statement of Consistency
Description: Haywood Christian Academy (PIN 8616-29-7639)

The Planning Board hereby adopts the following statement(s):

☐

The zoning amendment **is approved and is consistent with the Town's Comprehensive Land Use Plan** because: _____

The zoning amendment and **is reasonable and in the public interest** because:

☐

The zoning amendment **is rejected because it is inconsistent with the Town's Comprehensive Land Use Plan and is not reasonable and in the public interest** because _____

☐

In addition to approving this zoning amendment, this approval is **also deemed an amendment to the Town's Comprehensive Land Use Plan**. The change in conditions taken into account in amending the zoning ordinance to meet the development needs of the community and why this action is reasonable and in the public interest, are as follows: _____

Planning Board Member _____, made a motion, seconded by _____

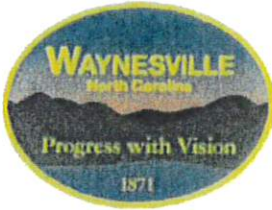
The motion passed _____. (*unanimously or vote results here*)

Susan Teas Smith, Planning Board Chair

Date

Esther Coulter, Administrative Assistant

Date



TOWN OF WAYNESVILLE
Development Services Department
9 South Main Street, Suite 110
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

Application
Materials 1 of 5

APPLICATION FOR MAJOR SUBDIVISION OR SITE PLAN

DESCRIPTION OF PROPERTY

PROPERTY OWNER(S) OF RECORD: Haywood Christian Academy, Inc.

PARENT PARCEL IDENTIFICATION NUMBER(S): 8616-29-7639

PROPERTY LOCATION: 77 Sutton Loop, Waynesville, NC 28786

ZONING: D-RM (Dellwood Residential Medium Density)

LAND USE AT TIME OF APPLICATION: Institutional ; Pre-K through High School

APPLICANT (IF DIFFERENT FROM OWNER): N/A

Note: Authorization to apply form must be submitted with the application if applicant is different from owner.

MAILING ADDRESS: PO Box 609 Lake Junaluska, NC 28745

PHONE NUMBER: 828-627-0229

RELATIONSHIP TO PROPERTY OWNER: Kelli Herbert - Head of School

DESCRIPTION OF PROJECT

NUMBER OF ORIGINAL LOTS: 1 NUMBER OF PROPOSED LOTS: N/A
existing-1 Main School building, 1 Gym, 1 pre-k

NUMBER OF UNITS/DENSITY: building; proposed (2) modular class buildings

REGISTERED LAND SURVEYOR/DRAWING NUMBER: Sylvia E. Higdon, P.L.S. - C200

APPLICATION COMPLETENESS (See LDS Section 15.9):

☒ ENVIRONMENTAL SURVEY

☒ MASTER PLAN OR PRELIMINARY PLAT

☒ OTHER INFORMATION / PROJECT DESCRIPTION (attach sheets as necessary):

SIGNATURE OF APPLICANT:

Kelli Herbert

DATE: 2/27/2024

This institution is an equal opportunity provider



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Application Materials 2 of 5

To: Mrs. Elizabeth Teague
Town of Waynesville

From: Warren M. Sugg, PE *Warren M. Sugg*

Date: February 27, 2024

Re: Haywood Christian Academy – Proposed Modulares

As you are aware in 2018, Haywood Christian Academy (HCA) received approval for a Special Use Permit (SUP) to locate a school at 77 Sutton Loop (Dellwood Medium Residential District) on PIN # 8616-29-7639. In 2020, HCA was approved by the Town for a gymnasium to be added to the existing campus. As part of the SUP submittal and subsequent gym addition, HCA provided a Campus Masterplan that represented the campus development holistic.

HCA would like to add (2) modular units to the existing campus and as shown on the updated master site plan those units are proposed in the southwest edge of the campus. The area of proposed placement would be south of the existing early child development building and playground while being bound by Hampshire Drive to the east and parcel 8616-29-5541 to the west. Special attention has been taken to site these units so as to be both functional for the intended use but also limited view and placed to maximum protection of those surrounding parcel owners. The dimensions of each of the proposed modular units is 26 feet x 70 feet. The units have previously shingled roofs with a more recent metal roofing overlay with an associated gutter system. Each unit has restroom facilities within the structure. The deck system for entry into the units will be site built and would allow for the infiltration of any rain water thus not being impervious. The secondary access points to the units will have stairs and a landing at the doors while the main entrance will be accessed by a site built ada ramp with appropriate landings, slopes, and railings to access the primary access point of each unit.

There is an existing water meter box that is empty at this time along Hampshire Drive and a new water service connection can be brought directly to the proposed units. A new fire hydrant is proposed within the HCA campus and would be located northeast of the main building near the porte-cochere and parking drive. This fire hydrant will provide fire protection coverage. Gravity sanitary sewer exists on the west-northwest side of the existing early child development building and will serve as connection point to the restroom facilities within the modular units. The roof gutter systems will be tied together and routed to the storm inlet in the southern edge of the existing HCA parking which drains to the existing bioretention cell. The small amount of new gravel for vehicle access and parking will be sheet flow and overland grass flow to the existing ditch along Hampshire Drive. Please see the Master Site Plan for further detail on the site layout and connections addressed above.

Mailing Address: P.O. Box 5432, Asheville, NC 28813

168 Patton Avenue Asheville, NC 28801
Phone 828-252-5388 Fax 828-252-5365

52 Walnut Street- Suite 9, Waynesville, NC 28786
Phone: 828-452-4410 Fax: 828-456-5455

In addition, with regard to the Land Development Standards we would offer the following:

Chapter 4 – Section 4.3.2 - States that in any zoning district, more than one building housing a permitted principal use may be erected on a single lot, provided that at least one structure is fully compliant with all frontage requirements.

Application Materials 3 of 5

We would submit that the existing school building addressed at 77 Sutton Loop is the existing principal structure and is compliant with the frontage requirements. We are treating the proposed modular units as an accessory structure.

Chapter 4 – Section 4.5.3.a states Accessory structures with a footprint greater than six hundred (600) square feet shall be buffered from any adjacent residential developments with a Type C Buffer (Section 8.4.2.C). {8.4.2.c states 1 evergreen, 1 canopy, 3 understory, 12 shrubs}

We would request the removal of this item along the southern boundary in lieu of the existing tree canopy along with the natural topographic setting of these units along with the particular placement to minimize views from surrounding parcels.

Chapter 4 -Section 4.5.3.b states Exterior lighting for accessory uses and/or structures shall meet the requirements by which principal structures are governed as set forth in Section 10.2.

We would request the removal of this item to allow minimal lighting on or around the modular units for safe passage but as to not increase light levels during not business hours of operation.

Chapter 5 – Section 5.2.1 states While it is expected that some new building types will be introduced to the Town, these variations should be based upon the predominant types listed in this Chapter. Innovative planning or design ideas for development in any district where the proposed building types are different than those allowed by the base district requirements may be approved subject to the approval in accordance with Chapter 15.

We would request the use of modular units at this location as accessory structures to the existing primary structure located at 77 Sutton Loop.

Chapter 5 – Section 5.5.6 states The commercial building type provides convenient automobile access from the fronting thoroughfare, while minimizing impacts of parking lots on an active pedestrian realm. The uses permitted within the building are determined by the District in which it is located. The Commercial Building typically has four yards (front yard; two side yards; and rear yard) and can accommodate a limited amount of parking in the front yard with the remainder to the side and rear of the building.

We would request the modular units and parking to be placed as shown on the master site plan with the units front facing one another and parking along the side.

Chapter 5 – Section 5.10 We would request the modular units height, façade material, ground level detailing, utilities be waived of strict compliance.

Chapter 6, 7, 8, 9 & 10 We request removal of these chapters from the master site plan amendment compliance.

Thanks as always for your cooperation thus far and we look forward to moving this project along in the coming days.

Mailing Address: P.O. Box 5432, Asheville, NC 28813

**168 Patton Avenue Asheville, NC 28801
Phone 828-252-5388 Fax 828-252-5365**

**52 Walnut Street- Suite 9, Waynesville, NC 28786
Phone: 828-452-4410 Fax: 828-456-5455**

12.

PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE
16 S MAIN ST

DATE: 02/28/24 CUSTOMER#:
TIME: 16:18:51
CLERK: 2044ecou

Application
Materials 4 of 5

RECPT#: 3020741 PREV BAL: 200.00
TP/YR: P/2024 AMT PAID: 200.00
BILL: 3020741 ADJSTMNT: .00
EFF DT: 02/28/24 BAL DUE: .00
Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 200.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 200.00
AMT APPLIED: 200.00
CHANGE: .00

PAID BY: CDC major site plan
PAYMENT METH: CHECK
PAYMENT REF: 9045

TOT PREV BAL DUE: 200.00
TOT BAL DUE NOW : .00

Application Materials 5 of 5

AUTHORIZATION FOR AGENT TO APPEAR BEFORE WAYNESVILLE PLANNING BOARD, ZONING BOARD OF ADJUSTMENT, OR TOWN COUNCIL

The undersigned Owner or Party with a contract or option to purchase that real property located at 77 Sutton Loop, Waynesville, NC in Waynesville or the ETJ area of Waynesville, North Carolina, has submitted an application which is to be heard in a proceeding by Board(s) of the Town of Waynesville, North Carolina. I hereby authorize the following named individual to present my application and case, as my agent at such hearings.

Name of Authorized Agent: Warren M. Sugg

Title and Company: Civil Design Concepts

Address: 52 Walnut Street, Suite 9, Waynesville, NC 28786

Phone and email: wsugg@cdcgo.com; 828-252-5388

This authorization shall be good through the completion of the project for which the zoning text or map amendment, special use permit, subdivision, variance or appeal, or other Town approval is requested, or until revoked in writing. The Town of Waynesville may rely on this authorization until it is given notice of the revocation of this authorization or of a change of property ownership takes place.

This the 27 day of February, 2024.

Owner or Party with Contractual Interest in Property:

Heidi Hubert

Address and phone number:

77 Sutton Loop

Waynesville, NC

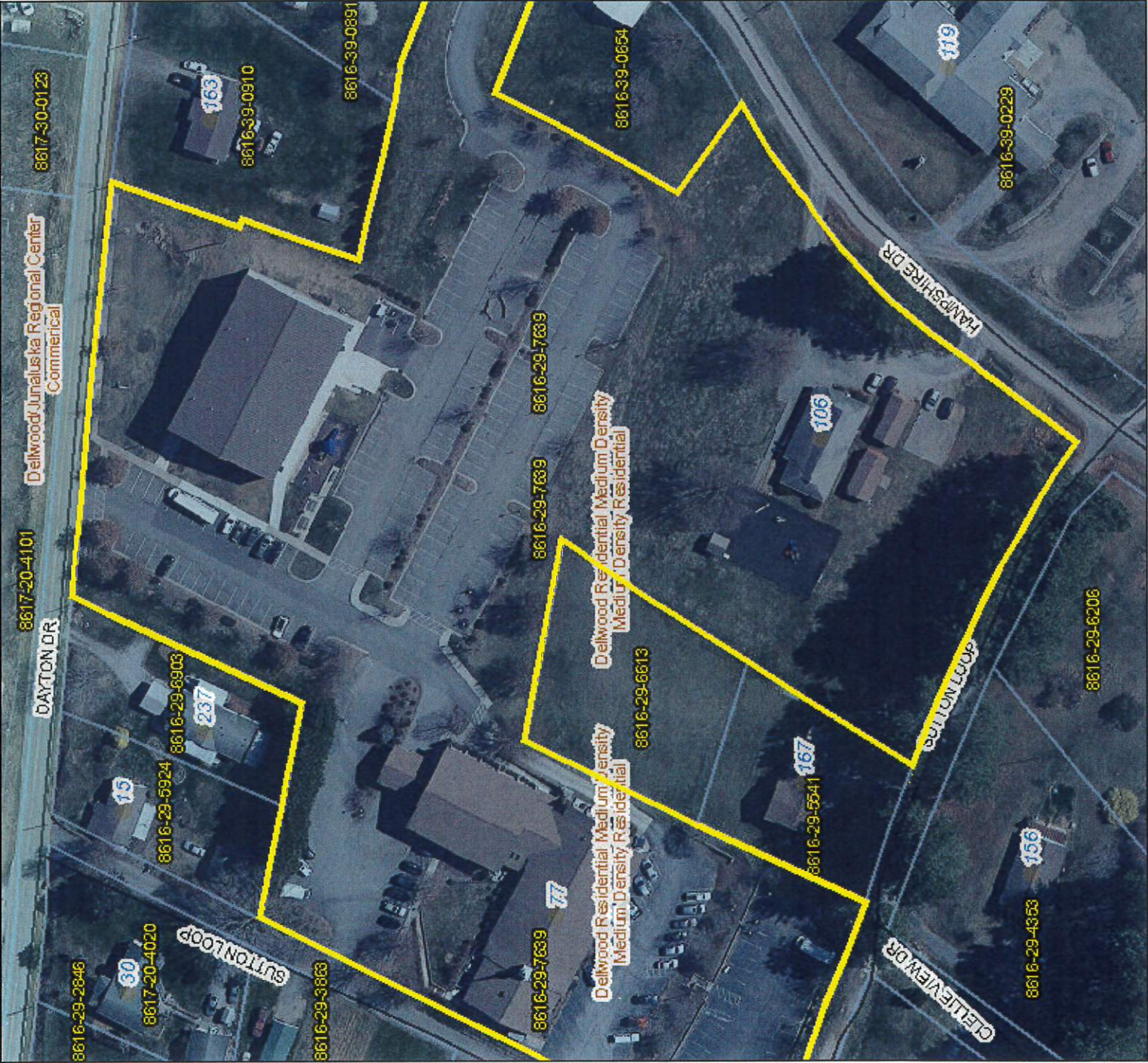
(828) 627-0229 (C) 828-593-8253

[illegible]

Sale Date: 5/21/2018



Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.



Report For

HAYWOOD CHRISTIAN ACADEMY INC
PO BOX 609
LAKE JUNALUSKA, NC 28745

Zoning Map

Account Information
PIN: 8616-29-7639
Legal Ref: 951/2326

Add Ref: 968/539
A09/508

Site Information
HARDY LINER ESTATE
SCHOOL, SCHOOL, GYMNASIUM
Commercial Use, Commercial Use, Commercial
77 SUTTON LOOP

Heated Area: 16993
Year Built: 1985
Total Acreage: 7.07
Township: Ivy Hill

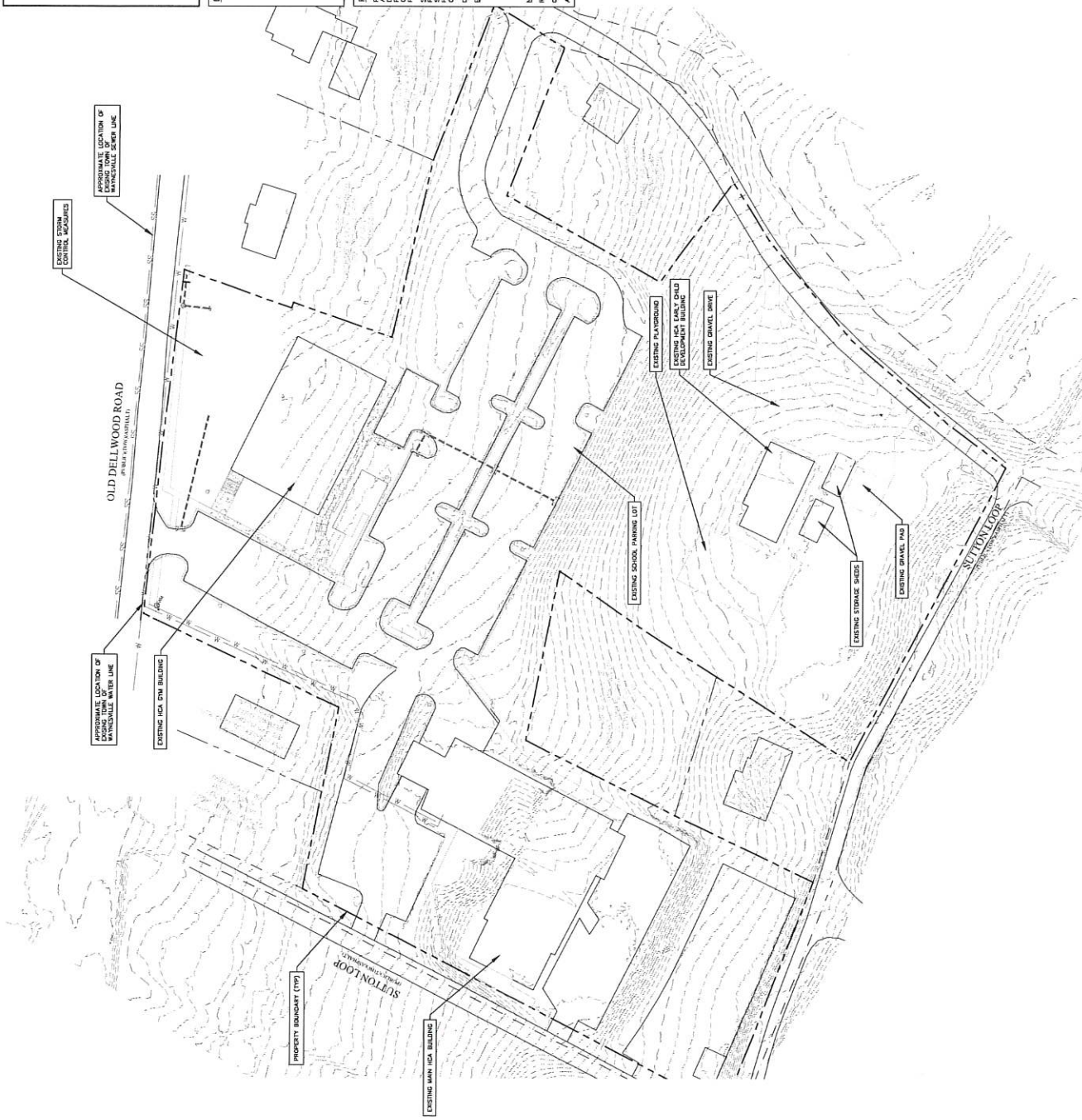
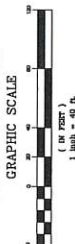
Site Value Information

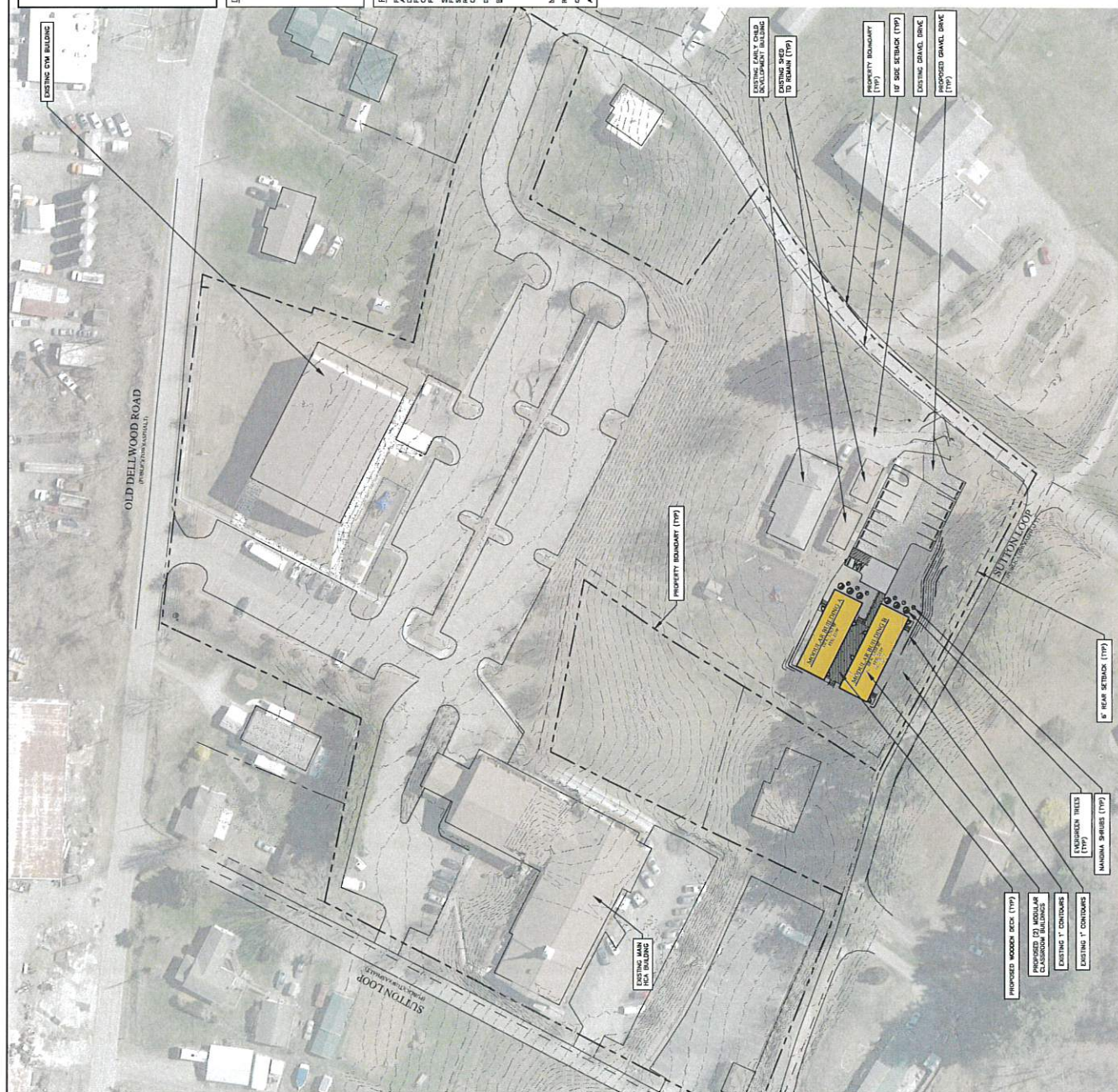
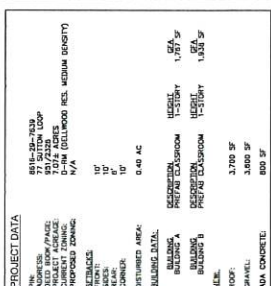
Land Value: \$212,100
Building Value: \$2,568,700
Market Value: \$2,780,800
Deferred Value: \$0
Assessed Value: \$2,780,800
Sale Price: \$1,700,000
Sale Date: 5/21/2018



1 inch = 100 feet
March 27, 2024

15
Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.





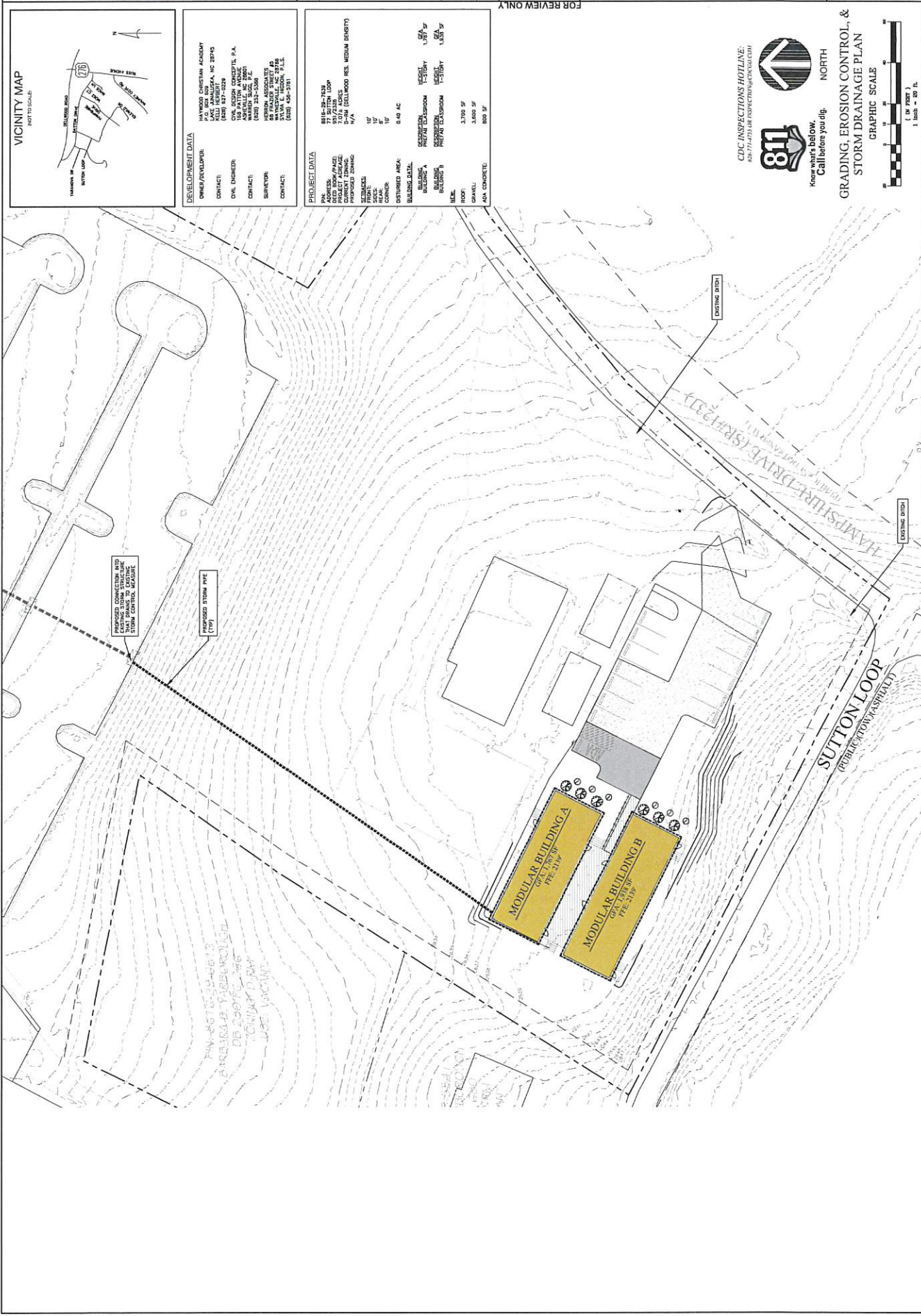
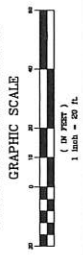
FOR REVIEW ONLY

GRADING, EROSION CONTROL, & STORM DRAINAGE PLAN

**Know what's below.
Call before you dig.**

Know what's below.

CDC INSPECTIONS HOTLINE:
878.771.7555 OR INSPECTION@CDC.GOV



20

SHEET
C601



UTILITY PLAN

Know what's below.
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CDC INSPECTIONS HOTLINE:
833-771-4753 OR INSPECTOR@CDC.GOV



NORTH

HAYWOOD CHRISTIAN ACADEMY
MODULAR CLASSROOMS

HAYWOOD CHRISTIAN ACADEMY - WAINESVILLE, NORTH CAROLINA



FOR REVIEW ONLY

NO.	DATE	DESCRIPTION
1	02/28/2024	MAJOR SITE PLAN REVISION
2		
3		
4		
5		
6		
7		
8		
9		
10		



188 PATTON AVENUE
WAINESVILLE, NC 27033
PHONE (800) 224-4340
FAX (800) 224-4340



PROJECT DATA	
PIN:	891-20-703
ADDRESS:	75 SUTTON LOOP
OWNER/PAUSE:	HAYWOOD CHRISTIAN ACADEMY
PROJECT ADDRESS:	75 SUTTON LOOP
PROPOSED ZONING:	N/A
SETBACKS:	10'
SPACING:	10'
CORNER:	10'
DISTURBED AREA:	0.48 AC
BUILDING DATA:	
DESCRIPTION:	MODULAR CLASSROOM
HEIGHT:	12'0" / 12'0"
AREA:	1,350 SF
ROOF:	3,700 SF
CRACK:	3,800 SF
ADA CONCRETE:	800 SF

DEVELOPMENT DATA	
OWNER/DEVELOPER:	HAYWOOD CHRISTIAN ACADEMY
CONTACT:	DAVID M. SMITH
CIVIL ENGINEER:	CDC DESIGN CONCEPTS, P.A.
CONTACT:	DAVID M. SMITH
SURVEYOR:	HERNIM ASSOCIATES
CONTACT:	DAVID M. SMITH

21

ENVIRONMENTAL SURVEY

FOR

Haywood Christian Academy Modular Classrooms

A Portion of PIN # 8616-29-7639

APPLICANT:

Haywood Christian Academy
PO Box 609
Lake Junaluska, NC 28745

PREPARED BY:



168 Patton Ave.
Asheville, NC 28801
Phone: 828-252-5388
Fax: 828-252-5365

52 Walnut Street – Suite 9
Waynesville, NC 28786
Phone: 828-452-4410
Fax: 828-456-5455

www.cdcgo.com

NCBELS LICENSE #: C-2184



Project Name: HCA Modular Classrooms

Project Location: Waynesville, NC

CDC Project No. 22408

Date: February 28, 2024

Abstract from Environmental Survey

The proposed development is located along Hampshire Drive, Waynesville, Haywood County, North Carolina. The development parcels include portions of PIN # 8616-29-7639 as shown by Haywood County GIS and the proposed development area is approximately .35 acres.

The subject parcel is located in the Dellwood Residential - Medium Density (D-RM) zoning district. The proposed development parcel include a mix of open grassland and light woods. The proposed site improvements would include proposed parking, storm drainage, water and sewer facilities to support a development of 2 proposed modular classroom units.

The property is located in Zone X on the FEMA Flood Insurance Rate Maps and no portion of the site is located in a Special Flood Hazard Area. The project area can be found from the FEMA FIRM 3700861600J with an effective date of April 3, 2012.

The site soils consist of the following classifications: Braddock Clay loam (BoD2). These soils are described as being well drained and have no frequency of flooding per the USDA and NRCS data sources.

Erosion control measures during construction will consist of silt fences, construction entrance, temporary diversion ditches and other conventional measures. Post-construction stormwater control measures will consist of conveyance pipes with a combination of suitable Stormwater Control Measures to control post development runoff and water quality.

The project will not impact any jurisdictional wetlands or streams.

Mailing Address: P.O. Box 5432, Asheville, NC 28813

168 Patton Avenue Asheville, NC 28801

Phone 828-252-5388 Fax 828-252-5365

52 Walnut Street Ste. 9, Waynesville, NC 28786

Phone: 828-452-4410 Fax: 828-456-5455



Search Google Maps



167 Sutton Loop

Waynesville, North Carolina

Google Street View

Apr 2023

See more dates







Gary Caldwell, Mayor
Julia Freeman, Mayor Pro Tem
Clarence "Chuck" Dickson, Council Member
Jon Feichter, Council Member
Anthony Sutton, Council Member

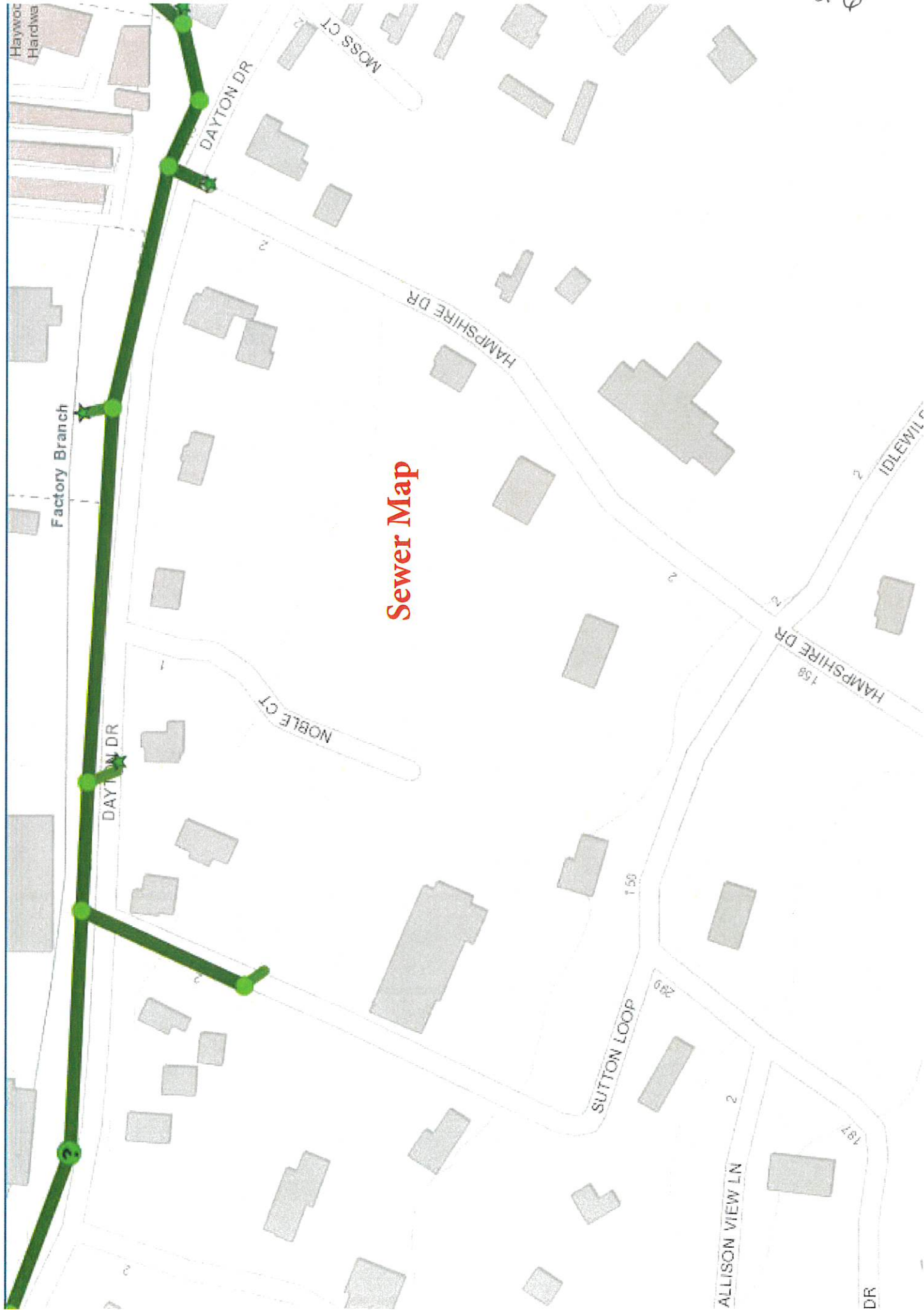
Robert W. Hites, Jr. Town Manager
Martha Bradley, Town Attorney

March 15, 2024

Re: PIN# PIN 8616-29-7639
Haywood Christian Academy

To whom it may concern,
For the referenced PIN, water and sewer services will be connected to existing infrastructure from connections to previous structures onsite. These connections will not affect the SOC. Electric utilities will be provided by Duke Energy. Please reach out if you have any questions.

Town of Waynesville
Director of Public Services
Jeff Stines



Sewer Map

Factory Branch

DAYTON DR

DAYTON DR

NOBLE CT

HAMPSHIRE DR

SUTTON LOOP

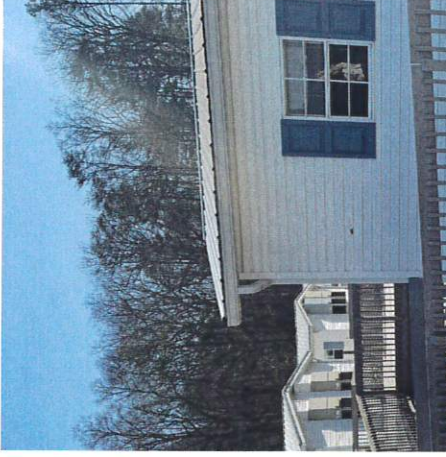
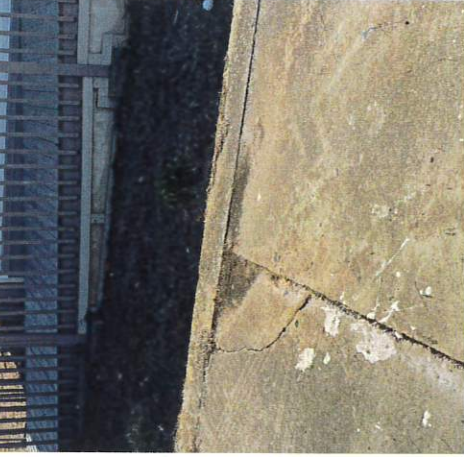
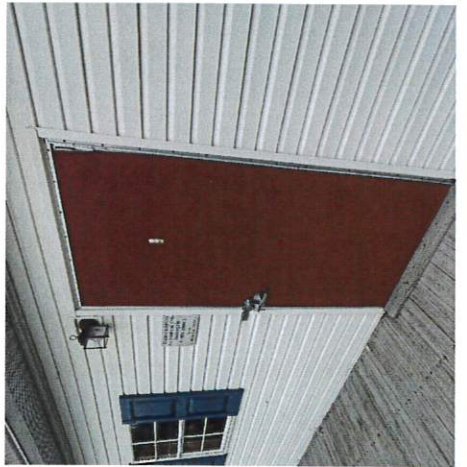
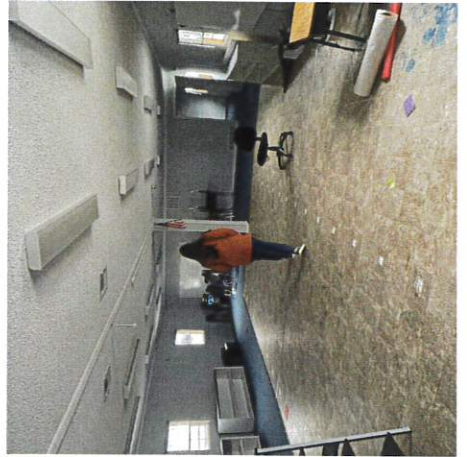
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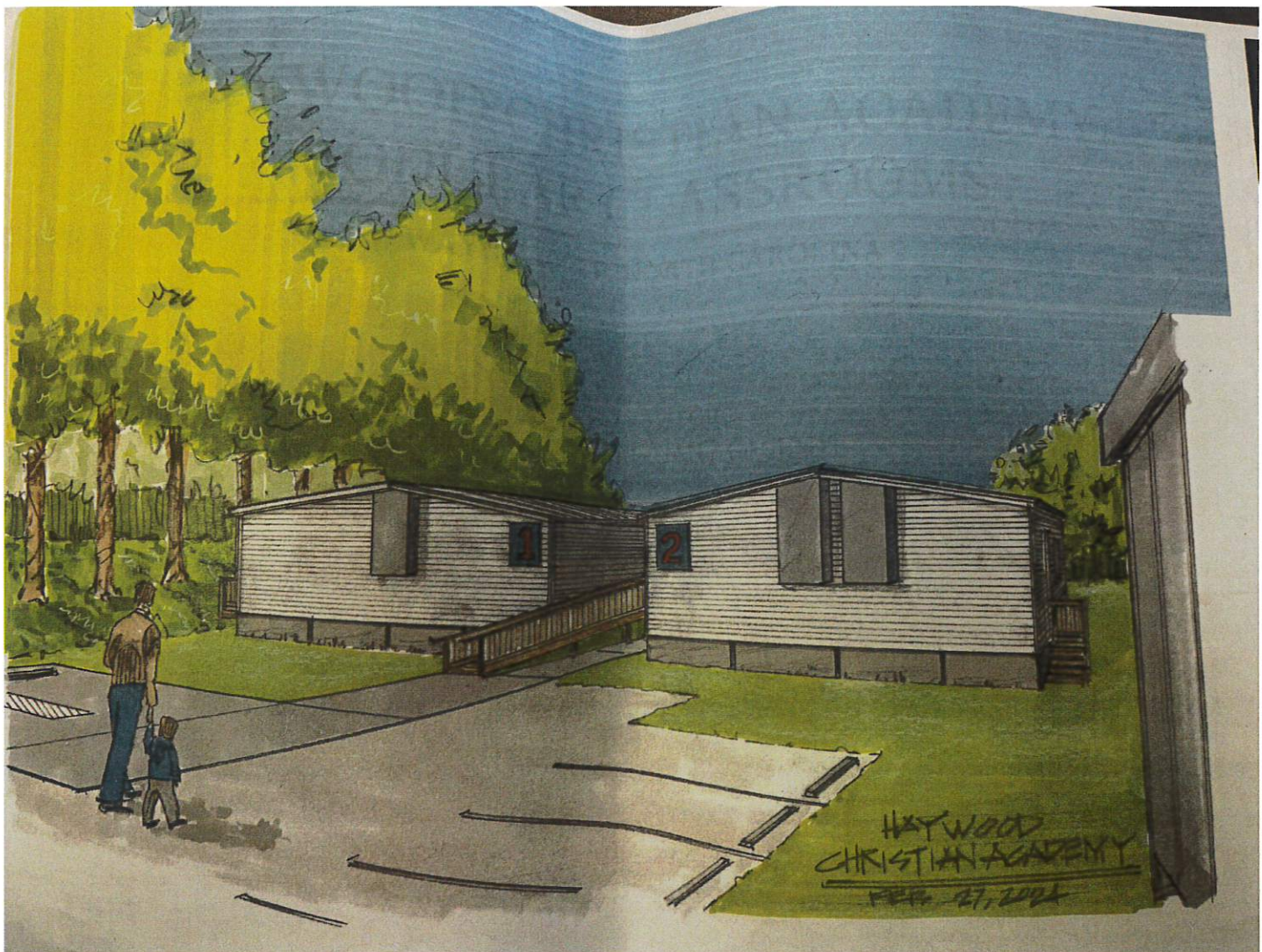
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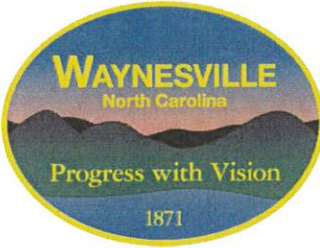
IDLEWILD DR

Haywood
Hardwa









TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492

www.waynesvillenc.gov

Date: March 12, 2024

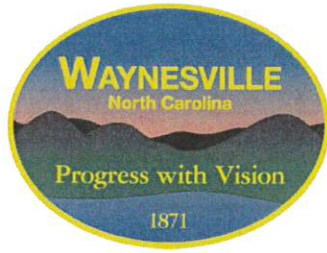
Notice of Public Hearing

Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold a public hearing **on Monday, April 1, 2024 at 5:30 pm** in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider a major site plan for two (2) modular class buildings for Haywood Christian Academy located at 77 Sutton Loop in Waynesville, NC 28786 (PIN 8616-29-7639).



For more information contact the Development Services Department at: (828) 356-1172, email: ogrooman@waynesvillenc.gov, mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.



TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492

www.waynesvillenc.gov

FOR PUBLICATION IN THE MOUNTAINEER: March 17th and March 24th (Sunday) editions

Date: March 12, 2024

Contact: Olga Grooman, (828) 356-1172

Notice of Public Hearing

Town of Waynesville Planning Board

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For more information contact the Development Services Department at: (828) 356-1172, email: ogrooman@waynesvillenc.gov, mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.

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THE TOWN OF WAYNESVILLE
PLANNING BOARD
WILL HOLD A
PUBLIC HEARING ON
APRIL 1, 2024, AT 5:30 PM
IN THE TOWN HALL BOARD ROOM AT
9 SOUTH MAIN ST.
TO CONSIDER A MAJOR SITE PLAN
CONTACT THE DEVELOPMENT SERVICES DEPARTMENT
828-456-8647

SUTTON ROAD

Planning Board Staff Report

Subject: Special Use Permit Request: Secondary School
 Ordinance Section: 3.1.3 Special Use Permits; 3.7.3 Supplemental Standards for Schools;
 15.10 Administration of SUP
 Applicant: Haywood Christian Academy
 Meeting Date: March 19, 2018

Summary Information:

Application Date: March 5, 2018
 Proposed Location: 77 Sutton Loop, PIN 8616-29-7639
 Property Owner: Calvary Road Baptist Church; Due-diligence for Haywood Christian Academy
 Acreage of site: 7.07 acres
 Zoning District: Dellwood Residential Medium Density (D-RM)
 Existing Development: Church with classroom buildings, parking lot
 Other: Conversion of Church facilities into School facilities

Background:

Haywood Christian Academy would like to re-purpose the Calvary Road Baptist Church site as a Elementary and Secondary School for grades K-12 which requires a Special Use Permit and compliance with Supplemental Standards:

3.1.3 Special Use Permit Applications (SUP)

- A. Special Uses are uses which are generally compatible with other land uses permitted in a land development district but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the town as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.
- B. All Special Uses shall at a minimum meet the standards for the land development district in which they are located and the specific standards set forth in this article for that use.
- C. Individual consideration of the use may also call for the imposition of individualized conditions in order to ensure that the use is appropriate at a particular location and to ensure protection of the public health, safety and welfare.
- D. Approval procedures for Special Use Permits are found in Section 15.10.

3.7.3 Elementary-Secondary

- A. **Buffering:** Schools must be buffered from adjoining residentially zoned property with a Type B Buffer as set forth in Section 8.4.2.B
- B. **Site Design/Access:**
 - 1. Parking and active recreation areas shall not be located within the required yards.
 - 2. Primary access shall be provided from thoroughfare and collector streets. Local residential streets shall not be used for primary access.
 - 3. Connectivity (vehicular and pedestrian) is encouraged.

The Planning Board must make findings related to the proposed Special Use Permit (SUP) criteria and may place conditions on the permit to assure that mitigation measures are associated with the development. Such conditions must be reasonable and must address specific impacts or criteria for the Special Use Permit. Any conditions become part of the permit in perpetuity and must be in the final site plan application.

2018 SUP Staff Report
2 of 6

Land Development Standards Conformity:

Pre-application meetings were held on February 17 and March 1 and 5 with representatives of the school and an inspection of the property was made prior to submittal by Town building inspections. Notifications were provided for publication in the Mountaineer and mailed to surrounding properties within 500' of the property boundary.

The request is to re-use existing site without any expansion to footprints of existing buildings but a expansion facility of 200x80. The school uses remote fields and locations for sporting events and recreation currently and will continue that practice. There is space within the site which could be used for a playground or other outdoor recreation space in the future should that enter into consideration.

In re-using the existing site as it is now, there are no new environmental considerations and the property is not in the floodplain. The primary access for the site will be Dayton Drive (State Road 1207) which is a collector street connecting Russ Avenue and Dellwood Road. Dayton serves a variety of commercial and residential properties. Primary egress will be onto Hampshire Drive which is a dead end Road that connects back to Dayton Drive by approximately 200'.

The applicants have submitted a traffic flow plan for school drop-off and pick-up which creates enough room for over 45 cars to que ("stack") between Dayton Drive and the drop-off/pick-up area, with a conservative 25' per car. This should minimize impact to the immediately adjacent streets. However, there will be additional turning movement from Russ Avenue and Dellwood Drive onto Dayton to access the site. Both of these roads as well as Dayton are within the NCDOT roadway system.

There exists sidewalk along the road frontage of Dayton Drive and a connecting interior sidewalk to the main door of the building.

Parking requirements for Civic/Institutional Uses in LDS Section 9.2.1 has no requirements for schools. However, there are 231 existing parking spaces and 9 ADA parking spaces (estimated), exceeding what would otherwise be required and providing ample space for employee and parent parking on a regular basis as well as for any special events that may occur.

The project is within the required yard setbacks for the District and conforms to the D-RM dimensional requirements (10' front, 5' side/secondary front, 10' side and 6' rear). A school requires a Type B Buffer Yard of 10-20 feet with a semi opaque screen:

Type B Buffer Yard	A Type B buffer yard is medium density screen which is intended to create a visual separation between uses and zoning districts.			
	Minimum Depth	Minimum Plantings per 100 linear feet	Wall, Fence, or Berm	Required Opacity
1. Option A	20 feet	2 Evergreen Trees 1 Canopy Tree 2 Understory Trees 12 Shrubs	Not Required	Semi opaque (i.e., having only seasonal horizontal openings not exceeding 10% of the total width from the ground to a height of 8 feet within two 2 years of planting)
2. Option B	10 feet	1 Evergreen Tree 1 Canopy Tree 3 Understory Trees 24 Shrubs	Not Required	

The site complies with the Type B Buffer requirements along boundary lines with residential properties in terms of depth, but not all plantings have reached maturity. There is not much landscaping along the west side of Sutton Loop where the parking lot is adjacent to the road but there are also two driveway cuts and a building that limit planting area. The buffer and plantings exceed the requirements on the south side of Sutton Loop. The landscaping could be supplemented in places, but generally meets the ordinance requirements in most locations.

Consistency with 2020 Land Development Plan:

The adopted comprehensive land development plan for Waynesville is "Waynesville Our Heritage, Our Future, 2020 Land Development Plan," which lays out several goals that apply to this request.

- "Promote the orderly growth, development and enhanced land values of the Town of Waynesville by preserving and improving Waynesville's existing neighborhoods, creating more attractive commercial centers, maintaining a strong downtown area, taking steps to reduce urban sprawl and protecting the natural beauty of the community." (2020 LDP, p 4-2)
- Promote infill development in the Town of Waynesville as an alternative to continued outward expansion.(4-4)

The proposed project will re-use an existing church site. This will keep the property up to code, rather than allowing them to sit empty and to degrade, and create infill development as opposed to new construction in undeveloped green space. Staff feels that this project is consistent with the 2020 Plan.

Surrounding Land Use/ Zoning Patterns:

The site is within the Dellwood Residential Medium Density (D-RM) District zoning which allows Schools as Special Use Permits.. As described in Section 2.3.3 of the Land Development Standards, the purpose and intent of the D-MR District:

Special Use Permit Request: 77 Sutton Loop, Re-use of Church Property as Haywood Christian Academy

2.3.2 Residential—Medium Density Districts (RM) Purpose and Intent.

- B. The Dellwood Residential—Medium Density District (D-RM)** shall develop predominately as a low to medium density residential district separating the Russ Avenue and Dellwood/Junaluska Town Centers. Promoting a mixture of residential densities, this district shall be developed with such enhancements to residential living as pedestrian access and the provision of open space. Higher density development and limited business and professional services shall be promoted along Russ Avenue with larger lots and cluster development promoted throughout the district. Nonresidential uses typically found in residential areas are permitted, however, development in this district shall be designed to clearly define the residential appearance and scale of the area and to define the differences between this area and the Russ Avenue Town Center and Dellwood/Junaluska Area Center.

To the north, across Dayton Drive are the back sides of commercial buildings that face Dellwood. To the east, along Hampshire Drive are residences and the Waynesville Seventh Day Adventist Church. To the south and west are residential and agricultural uses.

Proposed Development and SUP Standards:

Staff recommends the following observations for SUP criteria which could be used as the basis for the Board's findings of fact to consider:

- 1. *Conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site?***
 - The proposed development will not change the physical structure of the property as it is now. The existing site has functioned as a large and active church for many years with the highest impact to the neighborhood occurring on the weekend and Wednesday nights or special events or services. The proposed use as a school will extend the use of site through the work week. Maintenance of landscaping and the buildings will be taken over by the school use, with possible enhancement of the site with a additional building in the future. **Any future development that creates a major change and that is not shown on the plan now, except for incidental and accessory structures (such as a playground or storage buildings), would amend the SUP and have to be approved by the Planning Board.** Outdoor Recreational facilities that may be added to the site shall require additional screening in accordance with LDS 3.6.2.
 - Re-use of the site is preferable to it sitting empty and not being maintained or even creating a liability or nuisance.
 - This proposal will not change the footprint of the building nor introduce lighting or signage that would not otherwise be allowed in the district.
 - This use is permitted within this district by SUP and complies with the supplemental guidelines for schools and the building and fire safety codes except for minor updates to internal door safety and exit signage.

- 2. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads?**
- The existing driveway, parking lots, and proposed traffic pattern provide adequate space to manage peak school traffic flow, accommodate emergency vehicles, and parking.
 - The one concern would be left hand traffic movement coming off of Dellwood Road or Russ Avenue in order to access Dayton Drive during peak hours. However, all three of these streets are NCDOT Roads and would be monitored for future impacts. If at some point, NCDOT evaluates the traffic pattern for a "warrant study," a traffic light could be considered. Otherwise, both Dellwood and Russ Avenue have adequate level of service and design to accommodate any additional traffic generated by the school.
- 3. Adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use?**
- Adequate utilities for water and sewer and electricity are available on site and in accordance with current codes.
- 4. Shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas?**
- The school will not create vibration, odor, dust or smoke. There may be additional noise associated with school children or school functions during school hours which are well within the Town's Noise Ordinance.
- 5. Shall not impede the orderly development and improvement of surrounding property for permitted uses within the land development district?**
- Use as a school will not prevent future development or redevelopment of residential or other uses in the LDS Section 2.5.3 Table of Permitted Uses that are currently allowed.
 - The proposed use as a school comes with the same distance standards for certain supplemental standards as a church and will not change development and improvement of surrounding property beyond limitations that are already in place. For example:
 - a. LDS Section 3.5.B.2: "no adult establishment shall be located within one thousand three hundred and twenty feet (1,320') of a church, synagogue or regular place of worship; a public or private elementary or secondary school; a public library; a public park or playground; a licensed child care center;....
 - b. LDS Section 3.5.3: "no (bar/tavern/night club" shall be located within 300 feet of a property line containing a church or school or any residential district. These standards shall not apply for such uses located in Business Districts (BD) or Regional Mixed-Use Districts (RC).
- 6. The establishment, maintenance or operation of the use shall not be detrimental to or endanger the public health, safety or general welfare?**
- Use of the site as a school will increase public safety in the vicinity of the use with more public, policing, and institution personnel on site on a regular basis. It will also be the responsibility of school ownership to maintain building safety and fire codes, be subject to regular inspections and address any existing safety issues into the future.

Staff Recommendations:

Staff recommends that this proposed project is consistent with the Town's 2020 Plan and that the Planning Board has enough evidence to suggest findings of fact that will support this SUP request.

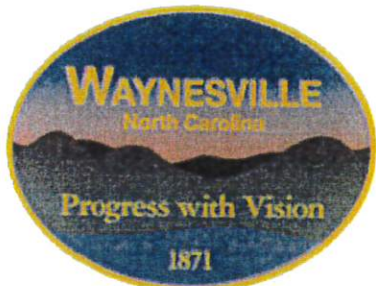
2018 SUP Staff Report
6 of 6

Attachments:

1. Location and Zoning Maps
2. SUP Checklist
3. Application Materials Submitted

Suggested Actions:

1. Motion to adopt Findings of Fact.
2. Motion to recommend approval (or approval with conditions, or denial) of the Special Use Permit.



TOWN OF WAYNESVILLE
Development Services Department
PO Box 100
9 South Main Street
Waynesville, NC 28786
e (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

2018 SUP
Application

SPECIAL USE PERMIT

Special Uses are land uses that are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design, and configuration so to evaluate the potential for adverse impacts on adjacent property and uses, see Section 15.10 of the Town of Waynesville Land Development Standards for application requirements and approval process.

Address of Property: 77 SUTTON LOOP WAYNESVILLE 28786

Proposed Land Use: PRE-K-12 CHRISTIAN SCHOOL
HAYWOOD CHRISTIAN ACADEMY

I certify I am, or authorized to represent, the property owner and all the information presented by me in this application is accurate to the best of my knowledge, information, and belief.

By: [Signature] 3-2-18
Signature Date

Name (printed): (HCA) MATT HAYNES
Property Owner Name (printed): CALVARY ROAD BAPTIST CHURCH
Address: 77 SUTTON LOOP WAYNESVILLE, NC 28786
Phone: (HCA) 828 734 0962 (CRBC) 828 926 0506
Email: (HCA) mhaynes@gileschemical.com (CRBC) pastor@crbcnc.org

Required attachments: (2 hard copies and digital files in .pdf format)

1. Environmental Survey (15.4.1)
2. Master Plan (15.4.3)
3. Building Elevations for Design Review (15.4.7)
4. Application fee

Planning Staff _____

Type of Special Use / LDS Section: SUP - School
Zoning District / PIN: Dellwood Medium Density Residential (D-Am) / 8616-29-7639

Complete application with required attachments and application fee received on:

3/5/18, by [Signature]
Date Staff signature