

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
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Chairman

Patrick McDowell

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Anthony Sutton (Vice Chair)

Marty Prevost

Robert Herrmann

H.P. Dykes, Jr.

Don McGowan

Ginger Hain

Jason Rogers

Susan Teas Smith

Special Called Meeting

Town Hall, 9 South Main Street, Waynesville, NC 28786
Monday, June 29, 2020 – 5:30 PM

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

B. BUSINESS

1. Quasi-judicial public hearing to consider an application for a Special Use Permit to construct and operate an Elementary and Secondary School on the property located at the intersection of Russ Avenue and Jule Noland Drive (PIN 8616-48-1684).
2. Recommendation to The Board of Aldermen to adopt the Waynesville 2035 Comprehensive Land Use Plan

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

D. ADJOURN

Planning Board Staff Report

Subject: Special Use Permit Request: School – Elementary and Secondary

Ordinance Section: 3.1.3 Special Use Permit Applications
3.7.3 Supplemental Standards for Schools
15.10 Administration of the Special Use Permit Process

Applicant: Performance Charter School Development LLC for
Shining Rock Classical Academy

Meeting Date: June 29, 2020

Proposed Location: Russ Avenue and Jule Noland Drive, PIN 8616-48-1684

Property Owner: Robert and Lynn Noland (purchase pending)

Acreage of Site: 15.31 acres

Zoning District: Dellwood Residential Medium Density (D-RM) and
Dellwood Residential Medium Density Mixed Use (D-RM MXO)

Existing Development: Vacant Land fronting Jule Noland Drive and Russ Avenue

Background

Shining Rock Classical Academy is proposing the construction and operation of an Elementary and Secondary School, which requires the issuance of a Special Use Permit and compliance with the pertinent 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 Schools – Elementary and 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.

Special Use Permit Public Hearing: Shining Rock Classical Academy 6/29/20

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
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)
Option B	10 feet	1 Evergreen Tree 1 Canopy Tree 3 Understory Trees 24 Shrubs	Not Required	

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) to surrounding residential areas is encouraged.

The Planning Board should make its decision based on findings regarding the 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 address specific impacts or criteria for the Special Use Permit. Any such conditions become part of the permit in perpetuity and must be included in the final site plan application.

15.10.2 Review Process

Findings of Fact: In addition to determining that the application meets all other requirements of this ordinance (no variances are permitted) the Planning Board must find the following:

1. The proposed special use 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.
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.
3. Adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use.
4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

5. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the land development district.
6. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.

Additional Conditions: The Planning Board may place conditions on the use as part of the approval to assure that mitigation measures are associated with the use. The conditions shall become part of the Special Use Permit approval and shall be included in the final site plan application.

Public Notification (LDS 15.3)

Legal ads were published in The Mountaineer on June 17 and June 24, 2020.

Written notices were sent by first class mail to the owners of properties within 100 feet of the subject property on June 18, 2020.

A sign was posted on the subject property notifying the public of this hearing on June 19, 2020.

Zoning District (LDS 2.4.1)

This property is located within the Dellwood Residential Medium Density District (D-RM), with a portion of the property lying within the Mixed-Use Overlay (MXO). The Dellwood Residential Medium Density District permits schools with a required Special Use Permit.

The purpose and intent of the Dellwood Residential Medium Density District is described in Section 2.3.2(B) of the Land Development Standards as follows:

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.

Surrounding uses include vacant land across Jule Noland Drive to the north, single-family residential, multi-family residential, and vacant land to the east, single-family residential and vacant land to the south, and single-family residential, vacant land, and commercial uses across Russ Avenue to the west.

Building Design Standards (LDS 5.7)

The school building is being proposed as a civic/monument building type. The Land Development Standards describes civic/monument buildings as follows:

The Civic/Monument Building serves as a landmark and a public gathering place. The use of this designation is limited to public buildings (e.g., schools, fire stations, and town halls), and semi-public buildings (e.g., hospitals and religious institutions). The Civic/Monument Building can be urban in form, occupying all four yards or may be set back to define a sense of prominence or to accommodate the needs of its users.

Concerning the review process for civic/monument buildings, the LDS states:

Because of the often unique design requirements and the expected prominence of certain Civic/Monument buildings, the process for review and approval shall be different than those of the other building types listed in this section. It requires that additional standards, as set forth below, be met, but relaxes some of the standards found in the applicable land development district. Approval of all Civic/Monument Buildings shall be vested solely with the Historic Preservation Commission in accordance with Chapter 15.

In making its decision, the Historic Preservation Commission considered whether the proposed building meets the following design standards for civic/monument buildings:

- A. **Design and Construction Excellence:** Such buildings should be constructed as permanent additions to the long-term vibrancy of the town and should serve to exemplify the very best architectural designs and building practices.
- B. **Site Prominence:** Designers should consider methods in which to place such buildings above the grade of the surrounding buildings as a means to provide site prominence. Methods to consider include the incorporation of a raised entry from the primary street frontage (while still accommodating NC Accessibility Code requirements) and/or the setback of such buildings to create a formal landscaped area or plaza. Where possible, such buildings shall form a terminating vista down a street or across a civic space.
- C. **Formal Design Expected:** The formal nature of the building should be demonstrated in the architectural design and the detailing. Depending on the expressed architectural style of the building the following elements should be considered for inclusion:
 - Pronounced window lintels/sills/muntins/etc.
 - Columns (no vinyl or metal clad) with a capitol and a base.
 - A water table made up of large, quality masonry units (such as cut or hew stone) or made of smaller masonry units that extend beyond the face of the façade in order to clearly delineate the water table.

- Vertically oriented windows of at least 2:1 ratio.
- Relief in the façade must occur on many levels (the depth of the relief cannot be limited to one or two patterns repeated).
- Cornice lines with significant depth and multiple levels of relief.
- Very well-designed entry way, including doors at the main entry that are monumental (taller, larger, heavier, more ornately designed, etc. than normal).
- A tower element of some nature.

D. **High Quality Materials:** The predominate material palette of Waynesville includes standard brick, stacked stone, stone or stone masonry units, native stone, and exposed heavy timber. Other acceptable exterior primary wall materials for such buildings include glass (to facilitate the views of the mountains), lap siding (cementitious fiber board), stucco, exterior insulation finishing systems (EIFS), and stone/stone masonry units. Decorative concrete masonry units (CMU) may be used as a secondary building material. No vinyl or metal siding shall be attached to any side of a monument building that is visible from a public street.

At its regular meeting on June 3, 2020, the Historic Preservation Commission found that the proposed building meets the standards for a civic/monument building and voted unanimously to approve the proposed building design.

Infrastructure (LDS 6)

The proposed project connects to Russ Avenue (U.S. 276) approximately 420 feet south of the intersection of Russ Avenue and Jule Noland Drive. The access point consists of two entry lanes and two exit lanes. An extensive interior network of vehicular travel lanes and parking will feature approximately 3,700 linear feet of vehicle stacking, 113 parking spaces, and a multi-lane loop that encircles the development.

A concrete sidewalk connects the Russ Avenue frontage with the front entrance of the building.

Water and sewer utilities are available from the Town of Waynesville. The Public Services Department has confirmed that water and sewer capacity is sufficient to meet the school's needs. The plan proposes an 8" water line that will connect to the town's system. Sewer service will be provided by an 8" gravity sewer. The plan provides for the installation of four fire hydrants surrounding the building site, the locations of which have been deemed adequate by the Waynesville Fire Department. Electric service to the area is provided by Duke Power.

Landscaping (LDS 8)

The subject property currently contains 3.48 acres of tree coverage. Of that total, 0.86 acres of tree area will be cleared, and 2.62 acres of tree area will remain undisturbed. The use of existing

trees and shrubs to satisfy landscaping requirements will be credited toward required landscaping and will form an effective natural buffer around much of the development.

The standards for interior parking lot shade tree plantings are met, with each parking space being located within 40 feet of a shade tree. Some additional plantings are needed along the edge of the northernmost parking area to form a street wall.

Additionally, as referenced above, schools must be buffered from adjoining residentially zoned property with a Type B Buffer as set forth in Section 8.4.2.B. While trees are shown along the interior vehicular lanes, the landscaping along the southern boundary of the development needs some additional plantings to meet this standard.

Parking and Driveways (LDS 9)

Parking standards in the LDS do not indicate a specific minimum parking space requirement for schools. The site contains a total of 113 parking spaces, which will accommodate staff and visitors.

The proposed access point for the development is a driveway connection located approximately 420 feet south of the intersection of Russ Avenue and Jule Noland Drive and 240 feet north of the next nearest driveway on the east side of Russ Avenue.

Environmental Standards (LDS 12)

A blue line stream is located along the eastern portion of the property running in a south to north direction. There is, however, no flood hazard area on the property. One potential wetland area has been identified along the southeastern portion of the property and appears to be the source of the above-referenced stream.

The subject property is 15.31 acres. The proposed impervious area created by the school building, parking lots, and vehicular travel lanes is 4.45 acres. This will leave 10.86 acres (70.9%) as pervious surface.

The property consists of moderately to steeply sloping topography. The project area ranges from approximately 2,590 feet elevation to approximately 2,660 feet elevation. Because the entire property is below an elevation of 2,900 feet, additional hillside protection standards do not apply to this development.

Consistency with the 2020 Land Development Plan

The adopted comprehensive plan for the Town of Waynesville, entitled Waynesville: Our Heritage, Our Future, 2020 Land Development Plan, includes goals and objectives that apply to this proposed project:

“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,

Special Use Permit Public Hearing: Shining Rock Classical Academy 6/29/20

taking steps to reduce urban sprawl and protecting the natural beauty of the community.” (2020 LDP, page 4-2)

“Promote infill development in the Town of Waynesville as an alternative to continued outward expansion.” (2020 LDP, page 4-4)

Rather than develop a site on the outskirts of available public infrastructure, the proposed project will develop a site located along one of the town’s most well-developed corridors and will be served by existing water, sewer, electric, and transportation infrastructure. The property is surrounded by multiple single-family, multi-family, and commercially developed properties.

Staff Comments Regarding Findings of Fact

Staff makes the following observations regarding the Special Use Permit criteria for the Planning Board’s consideration when deliberating the findings of fact:

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.

This use is permitted within this district with a Special Use Permit and complies with the supplemental guidelines for schools, with the exception of some additional plantings required along the southern boundary of the development to meet the buffering standards.

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 proposed development will be accessed from Russ Avenue with two entry lanes and two exit lanes. An extensive interior network of vehicular lanes will allow employees, buses, and visitors to navigate the development once on site.

Adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use.
Adequate utilities for water, sewer, and electricity are available and are in accordance with current codes.

Shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

No evidence indicates that the school will create vibration, noise, odor, dust, smoke, or gas that would be noxious or offensive. Any additional noise traditionally associated with schools and their functions would generally take place during school hours, which are well within the time constraints of the town’s noise ordinance. The school is located near the center of almost 16 acres and is set back significantly and buffered from surrounding properties.

Shall not impede the orderly development and improvement of surrounding property for permitted uses within the land development district.

The development of a school on the subject property will not prevent the future development of surrounding properties for uses that are currently permitted within the Dellwood Residential Medium Density District or in the adjacent Dellwood/Junaluska Regional Center District.

The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.

No evidence indicates that the establishment of a school on this property would be detrimental to or endanger the public health, safety, or general welfare. It will be the responsibility of the school to maintain building and fire safety measures and to be subject to any required regular inspections.

Attachments

Staff Report

Location and Zoning Map

Proposed Site Plan

Building Elevations (4 Pages)

SUP Checklist

Application Cover Sheet for Quasi-Judicial Proceeding

Authorization for J. Neil Tate to represent the applicant before the Planning Board

Copy of notice mailed to adjacent landowners

Mailing list of adjacent landowners

Photographs (2) of signs posted on subject property

Suggested Actions

1. Motion to adopt a Consistency Statement indicating whether the project is reasonable and consistent with the 2020 Land Development Plan.
2. Motion to recommend approval, denial, or approval with conditions of the Special Use Permit application.

Shining Rock Classical Academy SUP



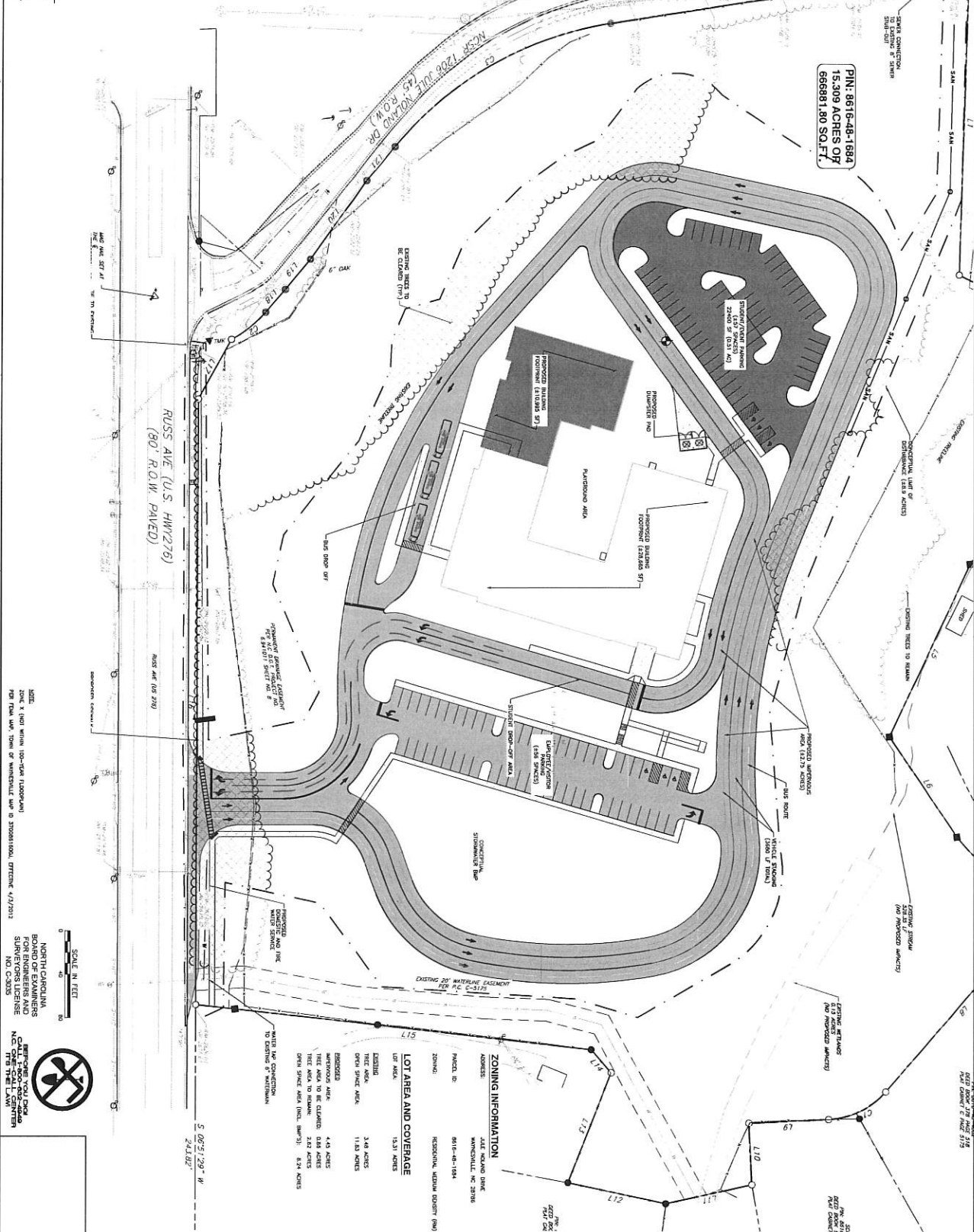
June 26, 2020

REFERENCE

1. DISTING CONDITIONS BASED PROVIDED BY CMAA & ENERCON/CONA CONSULTANTS, INC. - 302-078 5901 10700 Ave.; RECEIVED ON 05/08/2020.
2. BUILDING FOOTPRINT PROVIDED BY TATE ARCHITECTURE PLLC - edited - x_base_hccq_574_02701_rvnsed.dwg RECEIVED ON 05/14/2020.



PIN: 8616-48-1684
15.309 ACRES OF
666881.80 SQ.FT.



ZONE X (NOT WITHIN 100-FEET FLOODPLAIN)
PER FEMA MAP, TOWN OF WAINESVILLE MAP 10 5700061600J, EFFECTIVE 4/3/2012

**NORTH CAROLINA
BOARD OF EXAMINERS
FOR ENGINEERS AND
SURVEYORS LICENSE
NO. C-3035**

**BEFORE YOU DID
CALL 1-800-933-4169
N.C. ONE-CALL CENTER
IT'S THE LAW!**

DRAWING NO. C200 OF	OVERALL SITE PLAN		
	DATE:	MAY 2020	DRAWN BY:
	DWG SCALE:	AS SHOWN	CHECKED BY:
	PROJECT NO:	194-094	
	APPROVED BY:	GAG	
SHEET			

SHINING ROCK
CLASSIC ACADEMY
JULE NOLAND DRIVE
WAYNESVILLE, NC


NCBELS #C-3035
Civil & Environmental Consultants, Inc.
3701 Arco Corporate Drive • Suite 400 • Charlotte, NC 28273
Ph: 980.237.0373 • Fax: 980.237.0372
www.ccecinc.com

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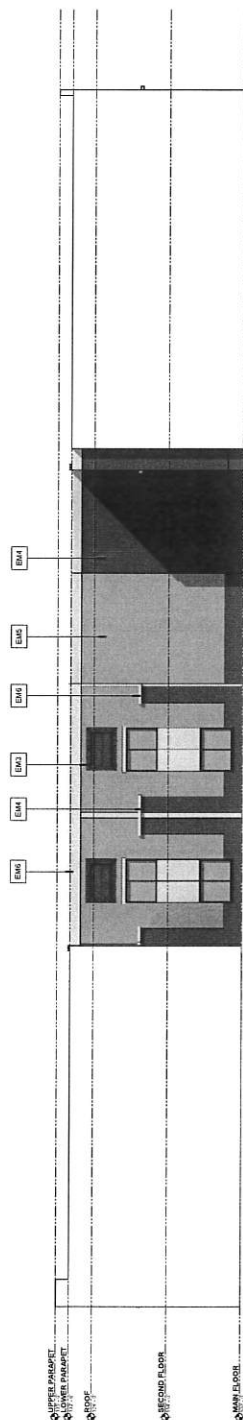


tate architecture pllc
p.o. box 1784
kernersville_nc 27285
336_413_0601
neil@tatearchitecture.com

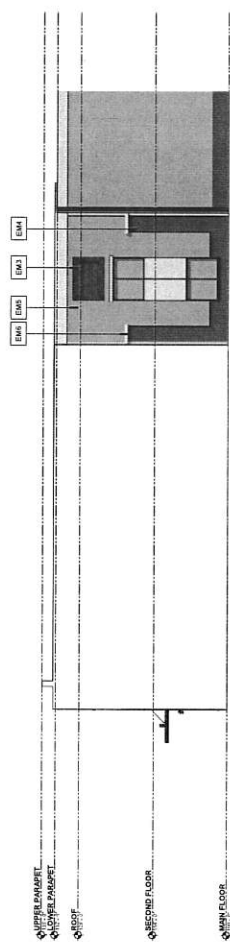
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BC Construction Group
Performance Charter Dev. LLC
Shining Rock
Classical Academy
Phase 1
Waynesville, NC

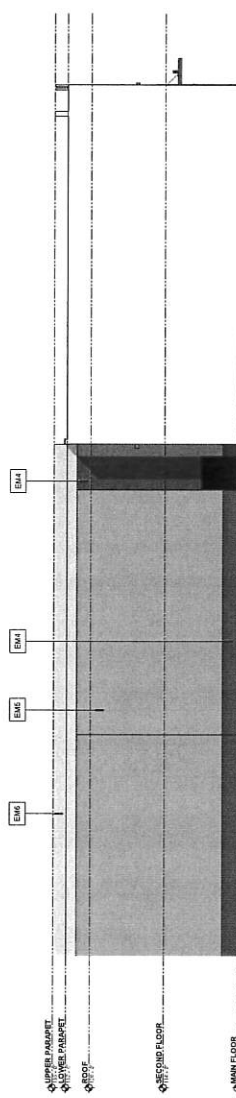
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Issued Date	2020-1
Job Number	MDJHT
Drawn By	JHT
Reviewed By	
Drawing Title: AD200.1.0	



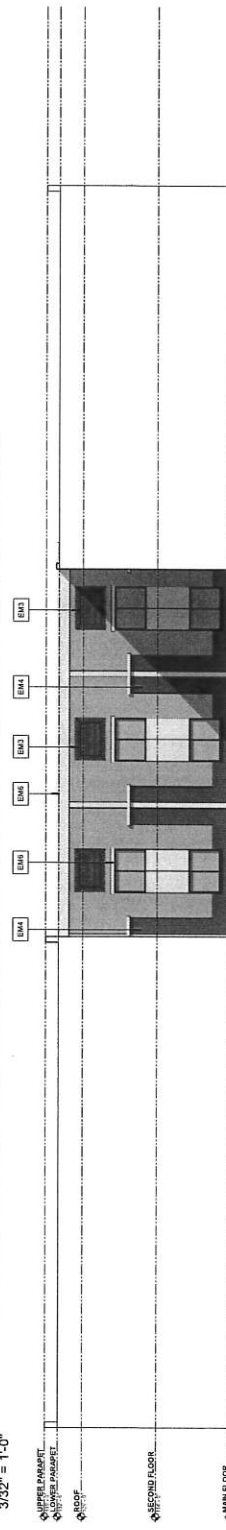
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$$\frac{3}{32}'' = 1'-0''$$


AD200.1.2 - INSIDE FRONT ELEVATION

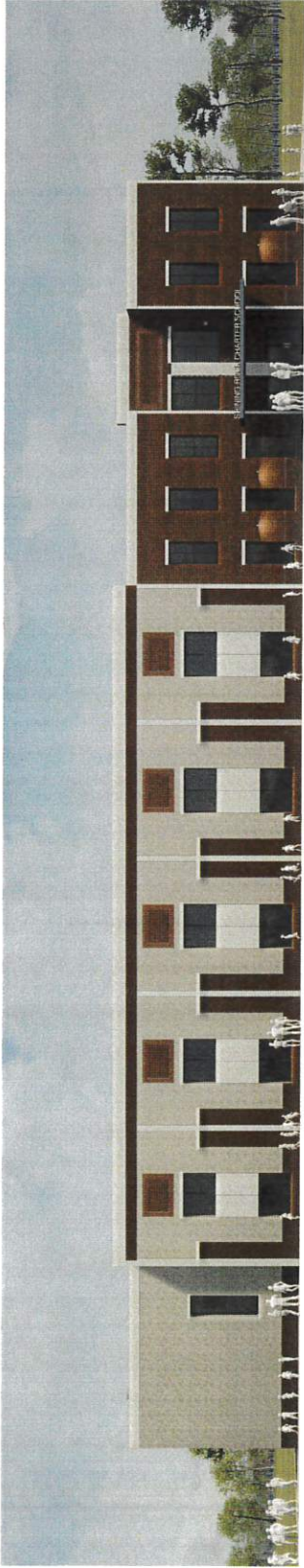
$$\frac{3}{32}'' = 1'-0''$$


AD200.1.1 - INSIDE RIGHT ELEVATION

 $3/32" = 1'-0"$ 

AD200.1.0 - INSIDE REAR ELEVATION

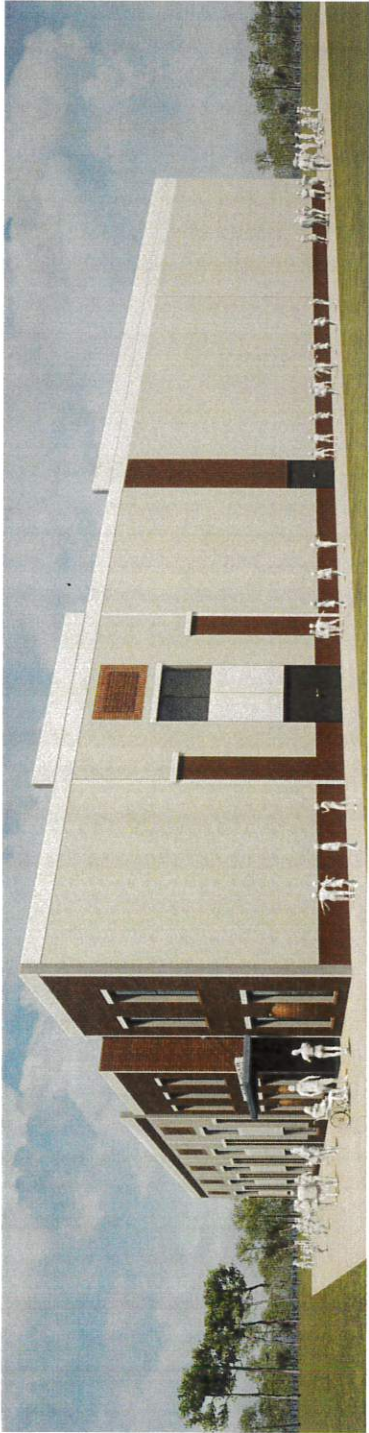
$$\frac{3}{32}'' = 1'-0''$$



AD200.2.2 - Front



AD200.2.1 - Left Front



AD200.2.0 - Right Front

BCCG
BC CONSTRUCTION GROUP
 10151 E. Grand River Ave. Suite B
 Brighton, MI 48116 810-225-5001
 www.bccg.com



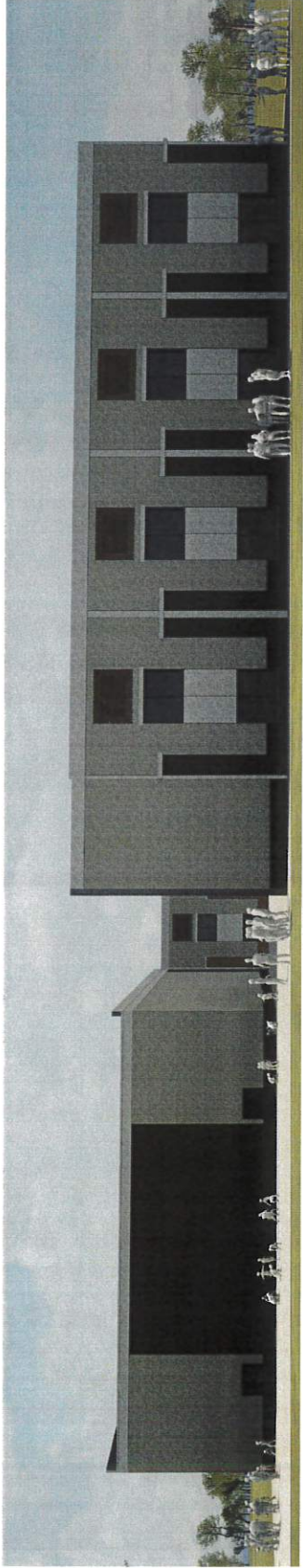
tate architecture pllc
 p.o. box 1764
 kennesawville, nc 27285
 336_413_0801
 nat@tatearchitecture.com



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BC Construction Group
 Performance Charter Dev. LLC
 Shining Rock
 Classical Academy
 Phase 1
 Waynesville, NC

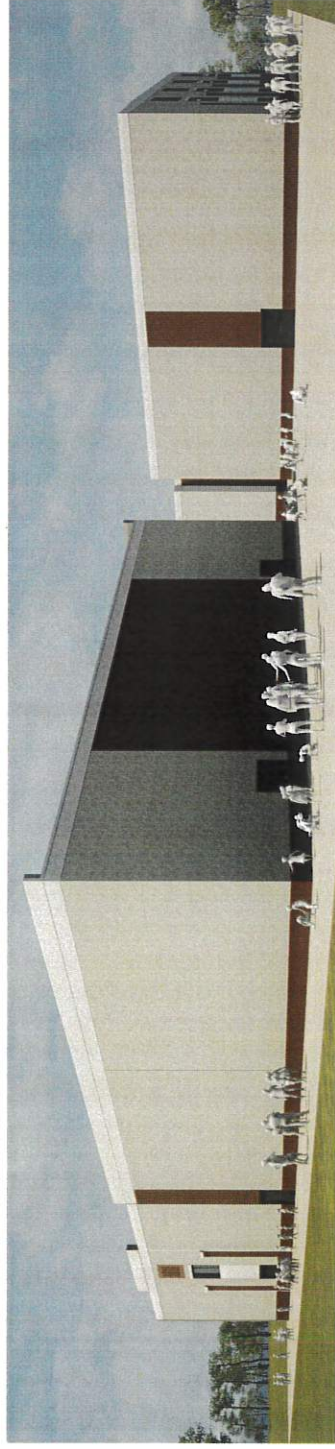
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Drawn By:	04.15.2020
Job Number:	2020-1
Drawn By:	MM/AT
Checked By:	JNT
Drawn Title:	AD200.2.0



AD200.3.1 - Rear



AD200.3.2 - Rear Right



AD200.3.0 - Rear Left

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Shining Rock
Classical Academy
Phase 1
Waynesville, NC

DESCRIPTION: AD200.3.0 - Rear Left View	
Drawn By:	04.10.2020
Job Number:	2020-1
Drawn By:	MM/AT
Checked By:	ANT
Drawing Title:	AD200.3.0

PLANNING BOARD WORKSHEET FOR MEMBER USE
SPECIAL USE REQUIRED FINDINGS FOR ALL SPECIAL USES

- 1 Does the proposed special use conform 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? _____

Evidence supporting finding: _____

2. Are adequate measures being taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads?

Evidence supporting finding: _____

3. Are adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use? _____

Evidence supporting finding: _____

4. Will the proposed use not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas? _____

Evidence supporting finding: _____

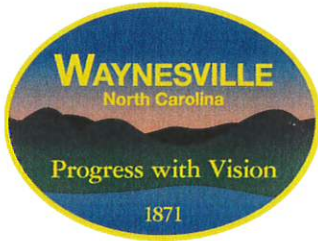
5. Will the establishment of the proposed use not impede the orderly development and improvement of surrounding property for uses permitted within the land development district? _____

Evidence supporting finding: _____

6. Will the establishment, maintenance or operation of the proposed use not be detrimental to or endanger the public health, safety or general welfare? _____

Evidence supporting finding: _____

7. Additional Conditions: Does the board want to place any conditions on the use as part of the approval to assure that mitigation measures are associated with the use? (Such conditions shall become part of the Special Use Permit approval and shall be included in the final site plan application.)



TOWN OF WAYNESVILLE
Development Services Department
PO Box 100
9 South Main Street, Suite 110
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492

Application Cover Sheet For Quasi-Judicial Proceedings

This form must be accompanied by all information required pursuant to the Land Development Standards Chapter 15. All drawings and site plans to be considered shall be to scale and sealed by a qualified design professional. Hearing will not be scheduled until application materials are deemed complete by the Administrator.

Project Name: Shinning Rock Classical Academy

Property Location: 0 Julie Noland Drive, Waynesville, NC 28784

PIN: 34602017103

Property Owner(s): Performance Charter School Development LLC

Owner Mailing Address: 855 W. Broad Street, Suit 300, Boise, ID 83702

Telephone: (208) 908-5600

Name of Applicant (if different from Owner) Tate Architecture PLLC
If applicant is different from owner, than authorization form must accompany this application.

Applicant Address: P.O. Box 1784 Kernersville, NC 27275

Email: neil@tatearchitecture.com **Telephone:** (336) 413-0601

Type of Permit/Process Type:

<input type="checkbox"/>	Site Plan/Design Review (Major)	Planning Board
<input type="checkbox"/>	Major Subdivision	Planning Board
<input checked="" type="checkbox"/>	Special Use Permit	Planning Board
<input type="checkbox"/>	Certificate of Appropriateness (Major)	HPC
<input type="checkbox"/>	Appeal of an Administrative Decision	ZBA
<input type="checkbox"/>	Variance	ZBA

Office Use Only:

Date Application Received: 6/5/20

Date of Scheduled Hearing: 6/29/20

Fee: \$750.00

**AUTHORIZATION FOR AGENT TO
APPEAR BEFORE WAYNESVILLE PLANNING BOARD OR
ZONING BOARD OF ADJUSTMENT**

The undersigned Owner of or Party with a contract or option to purchase that real property located at 0 Julie Noland Drive in Waynesville or the ETJ area of Waynesville, North Carolina, has submitted an application which is to be heard in a quasi-judicial or legislative proceeding by the Planning Board of Waynesville, North Carolina. I hereby authorize the following named individual to present my application and case, as my agent at such hearing.

Name of Authorized Agent: **J. Neil Tate, AIA**
Title and Company: **Tate Architecture PLLC**
Address: **P.O. Box 1784 - Kernersville, NC 27275**
Phone and email: **336.413.0601 - neil@tatearchitecture.com**

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 _____ day of May 2020. **29th day of June 2020.**

Owner or Party with Contractual Interest in
Property

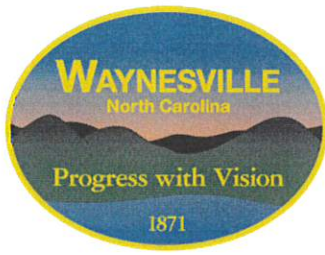
Performance Charter School Development LLC,
a Texas limited liability company

DocuSigned by:



By: **Jesse Shetlar**

Its: **President**



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

Notice of Public Hearing for a Special Use Permit

Town of Waynesville Planning Board

The Town of Waynesville Planning Board will hold a public hearing at a special called meeting on Monday, June 29, 2020 at 5:30 pm, in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC to consider an application for a Special Use Permit to establish a school on the property located at the corner of Russ Avenue and Jule Noland Drive (PIN 8616-48-1684).

For more information please contact Byron Hickox of the Waynesville Development Services Department at (828) 456-8647, by email at bhickox@waynesvillenc.gov, or by mail at 9 South Main Street, Suite 110, Waynesville, NC 28786.

NOLAND, MARION J NOLAND, KAREN M
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Changes to Waynesville Comp Plan since Public Review Draft

Date: 05/18/2020

Vision and Goals

1. Added a goal for housing per request of Planning Board.
 - o Goal 2: Create a range of housing opportunities and choices.
 - Encourage new housing inside Waynesville's city limits and Extraterritorial Jurisdiction (ETJ)
 - Promote a diverse housing stock including market rate, workforce housing and affordable options that appeal to a variety of households

Existing Conditions and Community Profile

1. Plan Organization Change
 - a. Moved Community Profile and Existing Conditions Chapter after the Recommendations and Action Items chapters to improve the flow of the document and get to the recommendations sooner.
2. Issues and Opportunities
 - a. emerging market for specialty agriculture, including farm to table industry and new crops (i.e. herbs, hemp, etc.)
3. Slopes & Floodplain
 - a. Edits made to the Floodplains callout box. Added a graphic representation of the floodplain.
4. Land Suitability
 - a. Added box with inputs noted per request from Planning Board.
5. Broadband Availability Map
 - a. Changed color of Junaluska Lake from dark blue to light blue to provide contrast between lake and # of providers.
6. Parks and Open Space
 - a. Removed grey box quote from Parks and Recreation Master Plan.
 - b. Removed obesity statistic.
 - c. Added caption to greenway photo.
7. Natural Environment
 - a. Added sentence to Conservation Priorities map: These areas can overlap with land that is identified as available or undeveloped and could become resources for stormwater and floodplain management or an amenity in new development.

Recommendations

1. Future Land Use Map
 - a. Added labels of mountain peaks, ranges and ridges to the map
 - b. Map Edits per Planning Board worksession
 - i. Phillips Road Area: Changed land use designation to "medium to high".
 - ii. Howell Mill Road Area: Changed land use designation to "community mixed use".
 - iii. Francis Cove: Changed land use designation to "low to medium".
 - iv. Raccoon Road Area: Changed land use designation to "low to medium".
 - v. Frog Level Industrial Area: Changed land use designation to "industrial".
 - vi. Allens Creek Rd Area: Change land use designation to "low to medium"
 - vii. Changed all "rural" land designations to "residential conservation". Clipped Future Land Use to ETJ + Urban Services Boundary.

2. Future Land Use Descriptions

- a. Clarified product types and densities in some residential classes
 - i. Residential Low / Medium Density: Changed average densities from 3 units/acre to 3-4 units/acre to mirror predominant densities allowed in Land Development Standards. Added note about occasional small-scale attached housing types to allow for some flexibility in site design in certain zoning districts.
 - ii. Residential Medium / High Density: changed densities to "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." This was 5-12 dwelling units/acre, but most zoning districts cap density at 10 du/acre except with special use permit.
 - iii. Removed Rural designation per Planning Board worksession
- b. Edited FLU character area descriptions
 - i. Made description names match legend on FLU map
 - ii. Edited descriptions based on Planning Board feedback.

1. Edited description of Residential Conservation to remove reference to density ranges.

3. Infill and Railroad Overlay: Changed recommendation to include promotion of redevelopment along the railroad AND the planned greenway corridor.

- a. Included "greenway-adjacent development" to second strategy
- b. Updated map of proposed railroad overlay in the Appendix to include the existing and planned greenway spine along Richland Creek and through Hazelwood.
- c. Changed location criteria from within 150ft of the railroad track to within 500ft.

4. Rec-1, Policy D added to page 53

5. REC-2, Policy C: Added "Utilize the conditional zoning option to allow for creative design appropriate for Residential Conservation areas".

6. HN-3 added to page 41

7. Action Plan

- a. Goal 1, Action 3: Added sub-bullet "Consider a legislative review process for Major Site Plans and Major Subdivisions (not quasi-judicial)"
- b. Deleted: Clarify application requirements, standards and review procedures for Quasi-judicial-procedures (SUP, Major Site Plan, Major Subdivision), replaced with: "Task ZBA with all quasi-judicial procedures (i.e. SUP, variances, appeals)"
- c. Goal 2, Action 2: Added Housing Authority to lead agency.
- d. Goal 2, Action 3: Changed timed table to short term.
- e. Goal 3, Action 2: Changed time table to ongoing.

Other Changes

- March, 2020: Transportation paragraph replaced. Changes to other parts of plan based on staff and planning board comments. See Scanned Comments_2020_03_24.pdf.
- Added local pictures.
- Minor grammar and spelling throughout