



TOWN OF WAYNESVILLE Planning Board

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

Ginger Hain (Chair)
Travis Collins (Vice Chair)
Stuart Bass
Michael Blackburn
Tommy Thomas
John Baus
Alex McKay
John Mason

Development Services
Director
Elizabeth Teague

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD Regular Meeting Town Hall – 9 South Main St., Waynesville, NC 28786 August 18, 2025

THE WAYNESVILLE PLANNING BOARD held a Regular Meeting on August 18, 2025, at 5:30 p.m. in the board room of the Town Hall at 9 South Main Street, Waynesville, NC 28786.

A. CALL TO ORDER

1. Welcome/Calendar/Announcements

The following members were present:

Ginger Hain (Chair)
Travis Collins (Vice Chair)
Alex McKay
John Mason
Stuart Bass
Tommy Thomas

The following Board members were absent:

Michael Blackburn
John Baus

The following staff members were present:

Elizabeth Teague, Development Services Director
Olga Grooman, Assistant Development Services Director
Alex Mumby, Land Use Administrator
Ron Sneed, Board's Attorney

The following applicants/applicant representatives were present:

Micheal Sandifer, Vogue Towers, LLC
Tyler Howell, Waynesville Police Association
David Adames, Police Chief
Harshad Lalan, 109 Dolan, LLC

Chair Ginger Hain called the meeting to order at 5:31 pm, and asked Elizabeth Teague to start the meeting with any announcements. Development Services Director Elizabeth Teague welcomed everyone and asked for Board consideration to continue Items 2 and 3 on the agenda, given the complexity of the first item on the agenda, so that members of the public interested in those items would not have to wait. Applicant Harshad Lalan indicated that he was available for August 25, 2025.

A motion was made by Chair Ginger Hain, and seconded by board member Travis Collins, to continue the public hearing to consider a Special Use Permit modification request at 109 Dolan Road to the following Monday, August 25th at 5:30pm. The motion passed unanimously.

A motion was made by Chair Ginger Hain and seconded by board member Travis Collins, to continue the public hearing to consider amendments to the LDS Chapter 11 regarding Signs to September 15, 2025 at 5:30pm. The motion passed unanimously.

2. Adoption of June 16, 2025, minutes as presented or amended.

A motion was made by board member Alex McKay, and seconded by board member Tommy Thomas, to approve the June 16, 2025, minutes as presented. The motion passed unanimously.

B. BUSINESS

Chair Ginger Hain read instructions to the audience regarding the quasi-judicial proceedings for a Special Use Permit. She asked if anyone would like to be recognized for having “standing” and no one requested such recognition. She then asked everyone who wished to speak to be sworn in, and several members of the audience, staff, and the applicant were sworn in. She also asked if any member of the board might have a conflict of interest. Board member John Mason stated that he had sat on the Zoning Board of Adjustment for a hearing on variances related to this application and asked to recuse himself.

1. Public Hearing to consider a Special Use Permit request to locate a monopole wireless communications tower at 311 Happy Hill Road in Waynesville, NC (PIN 8616-54-8639.

Attorney Ron Sneed stated that with two members absent and Dr. Mason’s recusal, the applicant would need a unanimous decision of the members present to make a decision on the request. He noted that the Board has the option to ask the applicant if they want to proceed with the hearing knowing that some members are absent. Mr. Sneed explained that while a quorum of the board is present, there is not a full board, and all 5 of the seated members present - because Dr. Mason is recused, would have to approve the request. Mr. Sneed instructed that the board could open the hearing and then continue it to a time and date certain. Ms. Hain asked Micheal Sandifer of Vogue Towers, LLC if he would like to have the hearing tonight with only 5 members or if he would like the board to continue the hearing.

Jan Grossman asked if he could make a comment on the agenda. After consulting Mr. Sneed, Ms. Hain allowed Mr. Grossman to comment. Mr. Grossman stated that he is closing on a property adjacent to 109 Dolan Road and wanted to know if the Board could handle that hearing first.

Ms. Hain, then redirected the original question to Mr. Sandifer as to if he would feel more comfortable if there were more members of the board present to hear their request and asked the Board to continue the hearing to the next regular meeting September 15th.

A motion was made by chair Ginger Hain and seconded by board member Stuart Bass, to continue the public hearing to consider the SUP request to September 15, 2025 at 5:30pm. The motion passed unanimously.

After discussion, the Board concluded that some members of the public that had signed up to speak on the Dolan Road SUP amendment request had already left. Mr. Sneed noted that if Mr. Grossman does close on the property, he would have standing by the time of the hearing already continued until the following Monday.

The Board then discussed going back to Item 3 on the agenda: the discussion of the amendments to the Sign Ordinance Chapter. Ms. Hain asked Dr. Mason to return to the dais in to participate.

2. Public Hearing to consider amendments to the Land Development Standards, Chapter 11 Signs.

Chair Ginger Hain opened the public hearing at 5:55 pm and asked Land Development Administrator Alex Mumby to give his staff report. Mr. Mumby went through revisions to the Sign Ordinance Chapter and points of discussion since the last meeting. He noted that the new amendment included a definition within the ordinance for clarity and tried to eliminate duplication in the ordinance related to temporary signage.

He stated that in regards to, “facsimile signs” the Planning Board could accept the proposed definition and regulations prohibiting them, or leave it out altogether. There was further board discussion on what was meant by facsimile signs. Alex McKay stated that he did not like the regulation option, that as a kid the Dayco snowman and the gorilla on the by-pass were landmarks. Travis Collins asked if these types of signs are even a problem and if not, then it does not make sense to try and regulate them. After further board discussion, Chair Hain suggested the amendment be struck altogether, and asked if there was consensus from the other board members which there was. Ms. Teague noted that this would provide staff flexibility in determining what is part of commercial signage and what is not using common sense.

Mr. McKay, then asked about yard sale signs and the fact, as written, yard sale signs could only be placed on the premise of the yard sale. He felt that people need to be able to have off-premise signage for yard sales and that it was not harmful. There was discussion about making an exception for yard sale signs and parts of the current ordinance that allowed but regulated yard sale signage. Ms. Grooman asked attorney Ron Sneed if that was allowed relative to the Supreme Court case that stated you could not regulate signage by content. Mr. Sneed confirmed that that the federal case stated that if you could not adopt an ordinance that regulates signage based on the content of the signage. There was discussion that usually yard sale signs are placed just prior to event and usually taken down soon after, and agreement to handle yard sale signs the same as other temporary signage.

A motion was made by board member Tommy Thomas and seconded by Alex McKay that the ordinance amendments were consistent with the Comprehensive Plan. The motion passed unanimously.

A motion was made by Stuart Bass and seconded by Travis Collins to recommend the text amendment to Town Council.

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

There was no public comment.

D. ADJOURN

Chair Hain asked staff to poll the Planning Board members to ensure attendance at the continued hearings.

A motion was made by Travis Collins and seconded by Stuart Bass to adjourn the meeting. The meeting was adjourned at 6:53pm.

Ginger Hain, Vice Chair

Elizabeth Teague, Development Services Director