



TOWN OF WAYNESVILLE Planning Board

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Ginger Hain (Chair)
Travis Collins (Vice Chair)
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 September 15, 2025

THE WAYNESVILLE PLANNING BOARD held a Regular Meeting on September 15, 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)
John Baus
Michael Blackburn
Alex McKay
John Mason
Tommy Thomas

The following Board members were absent:

Travis Collins (Vice Chair)

The following staff members were present:

Olga Grooman, Assistant Development Services Director
Alex Mumby, Land Use Administrator
Esther Coulter, Administrative Assistant

The following applicants / applicant's representatives were present:

Michael Sandifer, Vogue Towers Project Manager
Chief David Adams (witness)
Tyler Howell, President of the Waynesville Police Association (witness)

Chair Ginger Hain welcomed everyone and called the meeting to order at 5:30 pm. She asked Assistant Development Service Director Olga Grooman if there were any announcements.

Ms. Grooman stated that, at that time, no specific items were on agenda for next month, except for potential text amendments.

A motion was made by board member John Mason and seconded by board member Alex McKay to approve the August 25, 2025, Special Called Meeting minutes. The motion passed unanimously.

Chair Ginger Hain asked attorney Ron Sneed to clarify what constitutes a quorum. After his explanation, Ms. Hain asked the applicant if he wanted to continue the hearing or re-schedule. The applicant stated that he wanted to continue.

B. BUSINESS

1. Public Hearing to consider a Special Use Permit request to locate a monopole wireless communications tower at 311 Happy Hills Rd. in Waynesville, NC 28786 (PIN 8616-54-8639).

Board member John Mason recused himself from participating and voting due to the conflict of interest of him being on the Zoning Board of Adjustment when the project was presented for a variance on August 5, 2025.

Ms. Hain read through the process and procedures for the quasi-judicial public hearing. She then asked everyone who wished to speak to be sworn in. After swearing in staff, the applicants, and witnesses, she opened the public hearing at 5:44 p.m.

Ms. Grooman gave her staff presentation. Ms. Grooman stated that Vogue Towers submitted a Special Use Permit (SUP) Application to the Town of Waynesville for the placement of a 180-foot monopole wireless communications tower at 311 Happy Hill Road. Vogue Towers is partnering with Verizon Wireless on the project, and the proposed facility has a potential to accommodate multiple providers, including emergency services.

The subject property is approximately 6.45 ac, and it serves the needs of the Waynesville Police Department, providing a required shooting range, SWOT training grounds, event space, and storage. Ms. Grooman stated that the Waynesville Land Development Standards (LDS) Section 3.10- Supplemental Use Standards- Infrastructure- regulates placement, design, height, setbacks, and buffering of the monopole wireless communication towers (LDS 3.10.4).

Ms. Grooman explained that on August 5, 2025, the Zoning Board of Adjustment unanimously granted two (2) variances for the Monopole wireless communications towers:

- 1) Location Variance- Placement on the Property Not Owned by the Town/County.
- 2) Setback Variance- Reduce Distance from Southern Property Line.

Ms. Grooman reported that the Planning Board holds the final approval for the Special Use Permit with the public hearing as a quasi-judicial hearing.

Ms. Grooman proposed that the project is consistent with the 2035 Comprehensive Land Use Plan by meeting Goal 5 to “Create opportunities for a sustainable economy.” The proposal supports the 21st

technology and infrastructure by broadening the availability of high-speed internet, modernizing wireless communication facilities, and promoting green building and the use of solar and wind technologies.

Ms. Grooman entered the following items into evidence:

- Staff Report
- LDS Section 3.10.4
- ZBA Variance Orders (2)
- Maps: property, zoning, ETJ, street view
- Application materials with payment
- Public notices
- Town of Waynesville LDS, NC Building and Fire Codes, and NC GS 160D by reference

The Applicant Micheal Sandifer with Vogue Towers explained that the tower will act as a property manager for multiple providers. This will also open communication for emergency services around the area and give a better quality of service to residents. A technician will visit the site every 4-6 weeks for maintenance. Mr. Sandifer complimented the staff's thoroughness with their report and he answered the questions and concerns from the board.

Applicant's witness- Police Chief David Adams- said the gun range was built in the 1980's, and the communications tower will benefit the Town of Waynesville, Waynesville Police Association, EMS, Fire, and Sheriff's Office. Chief Adams noted that during Helene the Town had lost cell service for about a week. He also stated that this location is not in the flood area.

Applicant's witness, Tyler Howell, who is the President of the Waynesville Police Association, explained that over the years the Association had evolved to assist not only police officers and their families, but also the community, including programs for kids. This project would help the Association financially, and, therefore, it can help the community.

A motion was made by board member Alex McKay, seconded by board member Micheal Blackburn, to close the Public Hearing at 6:56 p.m.

The Board deliberated about any conditions on fencing, design, and color. The board decided not to impose any conditions on design as painting of the tower could potentially make it more conspicuous. Ms. Hain said the only condition would be the removal bond (1.25x estimated cost), as specified in the LDS. The proof of the bond is required and must be adjusted annually. This would be a financial security if the provider fails to remove the facility upon 6 months of its discontinued use.

The Board went through the (6) specific findings related to Special Use Permit (LDS 15.10.2.E).

A motion was made by Chair Ginger Hain and seconded by board member Alex McKay to accept the finding of facts as presented. The motion passed unanimously.

A motion made by board member John Baus, seconded by board member Tommy Thomas, to approve the Special Use Permit with 1 condition of the Removal Bond. The motion passed unanimously.

C. ADJOURN

A motion made by board member Michael Blackburn, seconded by board member Alex McKay, to adjourn the meeting at 7:01 pm. The motion passed unanimously.

Ginger Hain, Vice Chair

Esther Coulter, Administrative Assistant