



TOWN OF WAYNESVILLE

Planning Board

9 South Main Street
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Waynesville, NC 28786
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Development Services
Director
Elizabeth Teague

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

Regular Meeting of the Planning Board
Town Hall, 9 South Main Street, Waynesville, NC 28786
Monday, September 15, 2025, 5:30 PM

A. CALL TO ORDER

1. Welcome/Calendar/Announcements
 - Council Meetings available: <https://www.youtube.com/@TownofWaynesville/streams>
 - Past Planning Board and Council Minutes available at:
<https://www.egovlink.com/waynesville/docs/menu/home.asp>
2. Approval of Minutes as presented (or as amended):
 - Special Called Meeting of August 25, 2025.

B. BUSINESS

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).

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

D. ADJOURN



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MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD

Special Called Meeting

Town Hall – 9 South Main St., Waynesville, NC 28786
August 25, 2025

THE WAYNESVILLE PLANNING BOARD held a Special Called Meeting on August 25, 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)
John Baus
Michael Blackburn
Alex McKay
John Mason
Stuart Bass

The following Board members were absent:

Tommy Thomas

The following staff members were present:

Elizabeth Teague, Development Services Director
Olga Grooman, Assistant Development Services Director
Alex Mumby, Land Use Administrator

The following applicants/applicant representatives were present:

Harshad Lalan, 109 Dolan, LLC

Chair Ginger Hain called the meeting to order at 5:30 pm,

Board member John Baus corrected the June 16th, 2025, board minutes to show he attended.

Planning Board Minutes
August 25, 2025

A motion was made by Chair Ginger Hain and seconded by board member John Baus to amend the June 16th, 2025, minutes.

There were no announcements.

B. BUSINESS

1. Continuation of a Public Hearing to consider a Special Use Permit modification request to add two additional rooms and build a deck at 109 Dolan Rd in Waynesville, NC (PIN 8615-19-4830).

Ms. Hain opened the public hearing at 5:34 p.m. She read through the process and procedures for the Public Hearing. No one asked to be recognized for standing or to speak. She then asked everyone who wished to speak to be sworn in. She swore in the applicant and staff.

Ms. Hain asked for Land Use Administrator, Alex Mumby to make his presentation. Mr. Mumby stated that the Wildrest Hotel sits on an approximately 3.48-acre parcel off Dolan Rd (PIN 8615-19-4830). The property is currently on the Study List for the National Register of Historic Places. In 2019, Furry's Lodge applied for a special use permit used 22 rooms with the Summer House. The addition of any impervious surface or an increase in the number of units to a special use permit master plan requires approval by the Planning Board through a quasi-judicial hearing (LDS 15.2.5).

The applicant Mr. Lalan seeks to convert the extra space in the Summer House into two additional rooms and to add two balconies. A room in the Hemlock House will be converted into a dedicated innkeeper's room and to redevelop the existing outdoor seating area by adding a larger firepit area with a stone surface, adding more seating, replacing the existing grass area with turf, and adding a small mini-golf area. The mini-golf area will consist of two holes.

The applicant wants to redevelop the existing recreational area to include a new fire pit area, a small mini-golf area, and an expanded open lawn seating area. The applicant will expand the recreation area with a tree walk deck expanding over the hillside which will include hot tubs, saunas, a cold plunge shower, massage rooms, and overlook viewing deck. The current plan shows the center of the tree walk deck open to preserve some of the existing large trees. The area of the deck including the open area is 3,600 sq ft.

Mr. Mumby noted that the Town Public Services staff had examined the existing infrastructure and had provided the letter stating sewer and water service requirements which is provided in the agenda packet.

Mr. Mumby's recommended that the proposed site plan is consistent with the Comprehensive Plan goals of:

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

- Promote the growth of existing local businesses and Waynesville's "maker economy."
- Promote Waynesville's downtown districts, inns, restaurants, and reputation as the "Gateway to the Smokies."

Mr. Mumby listed the evidence included in the agenda packet:

Planning Board Minutes
August 25, 2025

1. Staff Report
2. Application Materials
3. Maps
4. Public Notices
5. Town of Waynesville LDS, NC Building and Fire Codes, and NC GS 160D by reference

The Applicant Harshad Lalan then came to the podium and introduced himself. He indicated that he appreciated the beautiful surroundings and wanted to update the Inn as a place where people could come to relax and get-away. He would like to maximize what is already there but not to change the character of the Inn.

The Planning board members asked him questions. There was discussion regarding the expanded deck area and the potential for noise impacts on the surrounding neighborhood. John Baus stated that he had concerns about guests staying up late at night or their being events. He noted that at Frog Level Brewing they limit the time for playing music. Elizabeth Teague noted that the ordinance for Inns does provide limitations on events and that the Town enforces a noise ordinance. Mr. Baus asked if they should put a condition on limiting their hours when guests could be using the deck at night. Micheal Blackburn and Ginger Hain questioned if the Planning Board had that ability and if was necessary. Mr. Lalan responded that he did not want people using the pool and the spa area when the staff wasn't there.

Board member John Mason stated that he saluted the effort and noted that this is exactly the kind of business re-investment that is good for Waynesville.

Ms. Hain asked if there any further questions for the applicant and staff and then closed the public hearing at 6:04 p.m.

The board deliberated by going through the special use permit Review criteria one through six.

Mrs. Hain said number 3 Adequate utilities has a condition to meet the requirements of Public Services, specifically to increase the water meter for a 2-inch line and the requested sewer line upgrade to a 6-inch line or to add another sewer pipe.

A motion was made by John Baus to accept the special use permit amendment of allowing the additional rooms and the deck with the condition to limit the hours of operation to 9:00 p.m. There was no second to the motion.

A motion was made by Chair Ginger Hain and seconded by Board member Micheal Blackburn to accept the findings of fact with one condition with the water and sewer also to have the applicant use the recommendations by staff. The motion passes 6 for and 1 against the motion.

A motion was made by board member Stuart Bass and seconded by Board member John Mason to approve with the conditions. The motion passes 6 for and 1 against the motion.

C. PUBLIC COMMENT/CALL ON THE AUDIENCE

Ms. Hain asked if there was any public that wanted to speak and there was no public comment.

D. ADJOURN

The meeting was adjourned by Chair Ginger Hain at 6:20 pm.

Ginger Hain, Vice Chair

Esther Coulter, Administrative Assistant

DRAFT

Planning Board Staff Report

Meeting Date: September 15, 2025
Subject: Special Use Permit Request: Monopole Wireless Communications Tower
LDS Sections: 3.1.3 Special Use Permit Applications
 3.10.4 Monopole Wireless Communication Tower
 15.10 Special Use Permits (SUP)
Property Location: 311 Happy Hill Rd, Waynesville, NC 28786 (PIN 8616-54-8639)
Acreage of the Site: 6.4491 ac, per Haywood County GIS
Zoning District: Howell Mill Residential Medium Density (HM-RM)
Existing Use: SWAT training course, shooting range, and event facilities
Owner: Waynesville Police Department Association, Inc.
Applicant: Michael Sandifer, with Vogue Towers, LLC
Staff Presenter: Olga Grooman, Assistant Development Services Director

Background:

On June 18, 2025, 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 at 311 Happy Hill Road 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.

Monopole towers are allowed via a Special Use Permit (SUP) in 29 out of 30 Waynesville's zoning districts, with the exception of Central Business District. 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).

On August 5, 2025, the Zoning Board of Adjustment unanimously granted two (2) variances for the project:

1) Location Variance- Placement on the Property Not Owned by the Town/County.

Per LDS 3.10.4.B.1, "Monopole wireless communications towers may only be located above an elevation of three thousand five hundred (3,500) feet or on property owned by the Town of Waynesville or Haywood County."

Variance from lot ownership requirement was granted. The subject property is owned by the Waynesville Police Association, a nonprofit organization created in 1980 and that supports activities and functions of the Waynesville Police Department.

2) Setback Variance- Reduce Distance from Southern Property Line.

LDS 3.10.4.B.5 requires monopole towers to set back from any property in a residentially zoned district a distance equivalent to the height of the tower being erected or one hundred (100) feet whichever is greater.

The proposed height of the tower is 180 ft. Variance was granted to reduce the required setback from the southern property line from 180 feet to 74 ft, 6 in, a setback reduction variance of 105 ft, 6 inches. All other setbacks are compliant.

The Planning Board holds the final approval authority for the Special Use Permit via a **quasi-judicial review**. “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 as to evaluate the potential for adverse impacts on adjacent property and uses. Special uses ensure the appropriateness of the use at a particular location within a given zoning district.” (LDS 15.10).

LDS 17.4 defines monopole tower as:

“Monopole Wireless Communications Tower. A wireless communication support structure that consists of a freestanding support structure erected to support wireless communication antennas and connecting appurtenances. This term shall not include any antenna that is under thirty-five (35) feet in height and is owned and operated by a federally licensed amateur radio station operator or is used exclusively for receive only antennas.”

Zoning District:

The subject property lies within Howell Mill Residential Medium Density (HM-RM) district. Per LDS 2.3.2.C, the district is intended to develop “as a residential neighborhood providing a mix of housing types and densities. ... The center of the neighborhood is the Waynesville Recreation Center, providing recreational and social opportunities for all of Waynesville but with particular convenience and importance for those residing in this district. The proximity of this area to Russ Avenue shall be enhanced with improved transportation connections.”

Despite its location in the residential zoning district, the property has historically functioned as a non-residential site, serving the needs of the Waynesville Police Department as a shooting range, training facility, and event space.

Consistency with the 2035 Comprehensive Land Use Plan:

The proposed project reflects Goal 5 of the Comp Plan- to “Create opportunities for a sustainable economy:”

- Support 21st century 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.

Surrounding Land Uses:

The project site is approximately 6.45 acres within the Town’s Extra-territorial jurisdiction (ETJ). The property is surrounded on three sides by low-density, large-acreage properties that share the same zoning HM-RM. A vacant 21-acre lot lies to the east; a 6.8-acre lot with a single-family dwelling lies to the south; and there a 19-acre lot with a single-family dwelling is adjacent to the west.

To the north, the subject property is adjacent to the Great Smoky Mountain Expressway. Across the expressway- there is a residential neighborhood off of Pleasant Hill Circle which is also within the Town’s ETJ and which is zoned Dellwood Medium Density Residential (D-RM). The closest residence to the proposed tower is found in this neighborhood, which would be 120 Pleasant Hill Circle. This residence is approximately 450 ft from the proposed placement of the tower across the Expressway right-of-way.

Approximately 1,000 feet to the south, beyond the buffer of large-lot properties, there is a residential neighborhood of smaller lots located off Howell Mill Road. While this neighborhood shares access with the project site via Happy Hill Road, it is physically and visually separated from the project site by a distance of over 1,000 ft, a change in topography (the neighborhood is downhill), and existing vegetation.

The closest structure to the tower will be the existing building on site used by the Police Department for events and storage, and it will be approximately 70 ft away from the tower. As stated above, because the site is surrounded by large-acreage properties and Great Smoky Mountain Expressway, the nearest single-family dwellings are significantly further away.

Special Use Permit Applications (3.1.3) & Supplemental Standards (3.10.4):

According to LDS 3.1.3.B-C:

- “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.
- 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.”

Additionally, monopole wireless communications towers are subject to the following supplemental standards, as outlined in LDS 3.10.4:

A. General Requirements:

1. **All monopole communications towers must comply with FCC and FAA guidelines and provide the town each year with a copy of any FCC and FAA licenses required.**

The submitted application materials state, “Applicant will comply, developing, constructing and operating their facilities in compliance with local, State and Federal agencies, including FAA and FCC. A copy of the approved FAA (2025-ASO-3568-OE) and co-Applicant, Verizon Wireless’ FCC license information are included in this submittal.”

2. **Monopole communications towers may be considered either a principal or an accessory use. A different existing use or structure on the same lot shall not preclude the installation.**

Existing uses and structures on site include SWOT training course, a building that serves as event space/storage for the Waynesville Police Department, and shooting range on the south-western side of the property- approximately 40 ft downhill and at least 150 ft away from the proposed tower. The shooting range is a requirement for the municipal police department, and it is also open to the public via a membership purchase.

B. Location/Site Design

1. **Monopole wireless communications towers may only be located above an elevation of 3,500 ft or on property owned by the Town of Waynesville or Haywood County.**

The Zoning Board of Adjustment granted a variance from this standard on August 5, 2025. The property is owned by the Waynesville Police Association, a nonprofit serving the Waynesville Police Department.

From the application materials:

“The site is located in a strategic location that not only will enhance the coverage but more importantly, it will offload capacity from nearby sites. This means that under normal operations, a lot of traffic from nearby sites will be offloaded to this new site so user experience will be enhanced. In case a nearby site is down, this site will carry more than its usual traffic and act as a diversity until the nearby site comes back on air. In simple terms, having this site provides more options to distribute traffic especially during times as mentioned above.”

2. Monopole wireless communications towers may only be located on a lot one (1) acre or greater in size, except within the CI District.

The property is approximately 6.45 ac, and it lies within the HM-RM zoning district and is therefore compliant.

3. Site location and development shall preserve the preexisting character of the surrounding buildings and land uses and the land development district to the extent consistent with the function of the communications equipment. Monopole towers shall be integrated through location and design to blend in with the existing characteristics to the extent practical.

The applicant states that the “proposed facility is located next to existing Duke Energy transmission lines, a similar utility type use of the property. The facility was sited such that the development would preserve the existing vegetation and character of the parcel and area to the extent possible.”

As noted earlier, the closest neighborhood is across the expressway, about 450 ft away. There is another neighborhood off of Howell Mill Road, located about 1,000 ft downhill from the subject property. The property is surrounded by large acreage lots. The property has functioned as a non-residential site for decades, serving the needs of the Waynesville Police Department as a shooting range, training facility, and event space.

4. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area.

Most of the property consists of heavily wooded, rolling hill terrain. The proposed tower will be located on the already cleared portion of the lot, which is relatively flat and contains an existing building and SWOT training course. Additionally, photo simulation images included in the agenda show the proposed tower from multiple viewpoints, depicting how it will appear in relation to the existing vegetation. The applicant has also submitted a landscaping plan showing additional vegetation around the compound.

5. Minimum yard requirements shall be in accordance with the zoning district. Additionally, monopole towers must set back from any property in a residentially zoned district a distance equivalent to the height of the tower or one hundred (100) feet, whichever is greater.

The site is in Howell Mill Residential Medium Density (HM-RM) district, and it is surrounded by properties within the same district to the west, south, and east. To the north, the property borders Dellwood Residential Medium Density (D-RM) zoning district. The property is heavily wooded, including around the perimeter. No additional buffering is required between adjacent RM districts (LDS 8.4.1).

The height of the proposed tower is 180 ft. Therefore, the tower must be set back from all property lines 180 ft. On August 5, 2025, the Zoning Board of Adjustment granted a variance to reduce the required setback from the southern property line from 180 feet to 74 ft, 6 in. All other setbacks are compliant and significantly exceed the 180-ft requirement. The plans show the distance to the western property line at about 257 ft; northern setback at about 247 ft; and the distance over 500 ft between the eastern property boundary at the site entrance and the proposed tower.

- 6. Monopole wireless communications towers shall be landscaped with a buffer of plant materials that effectively screens the view of tower compound from adjacent property. The standard buffer shall consist of a landscaped strip at least four (4) feet wide outside the perimeter of the compound.**

As shown on the attached maps, the property is heavily wooded, including around the perimeter. The existing vegetation exceeds the ordinance requirement of a 4-ft landscaping strip. Attached photo simulations show the view of the proposed tower from various angles with existing vegetation.

However, the applicant proposes to provide additional screening of the compound within the property itself. Attached plans include a Landscaping Details Sheet that shows fencing and evergreen shrubs buffer around all sides of the compound. The proposed shrub- Burford Holly- will have a mature spread of 8 ft and height of 5 ft, as indicated on the plan.

- 7. Accessory equipment facilities used to house wireless communications equipment should be either located within buildings or placed underground or fenced, screened and landscaped to screen views from adjacent properties. Accessory equipment facilities may not be enclosed with exposed metal surfaces.**

The plans show all ground-based equipment within the fenced and secured compound area, surrounded by a landscape buffer.

- 8. Security fencing, if used, shall be painted or coated with a non-reflective color.**

The applicant is requesting Board's guidance and will comply.

- 9. Proposed ingress and egress to the tower shall produce the least disturbance for adjoining uses as is practicable.**

The fenced compound will be accessed via the existing drive, which is partially paved and mostly unpaved with an average width of approximately 8-10 ft. The Waynesville Fire Marshall has determined that the existing access is appropriate and does not require modifications. Additionally, the proposed tower facility will be unmanned, located within a secured, fenced compound, and visited periodically by a technician. Therefore, it is not expected to generate much of additional traffic.

C. Design of Tower

LDS 3.10.4.C provides standards and guideline for design of the monopole towers.

- The towers shall be aesthetically compatible with their surroundings (buildings and vegetation);
- Stealth technology is required;
- The maximum permitted height of the tower is 180 ft;
- Macro facilities are the largest wireless facilities allowed to be attached;

- Antennas may not exceed 15 ft in height above the monopole;
- Artificial lighting of the tower is not permitted, unless required by the FAA or other authority;
- Security lighting for on-ground accessory shelters and equipment are permitted and must be down shielded to keep lighting within the site;
- Noise levels from equipment shall not exceed 45 dB at the nearest residentially zoned property;
- No lettering, symbols, images or trademarks large enough to be legible to occupants of vehicular traffic on any adjacent roadway are allowed on the tower or antennas, unless required by FCC regulations regarding tower registration or other applicable law.

In the application narrative, the applicant states that the project will comply with these standards and seeks Planning Board's direction "on painting the pole for further compatibility with its surroundings." The proposed height is 180 ft.

Applicant will also comply with all signage requirements, "posting signage as required for site identification, emergency contact and as required for local, state or federal agencies."

Additionally, the submitted materials include "the attached report from Airspace Safety Analysis & Compliance (ASAC) evaluated the proposed tower in accordance with the requirements specified by the FAA under Federal Aviation Rules part 77." The report "found that this proposed tower is not a hazard to air navigation and does not require lighting. Also attached is the FAA Determination (2025-ASO-3568-OE) for the proposed tower with the approved "Determination of No Hazard to Air Navigation."

D. Collocation

LDS 3.10.4.C states that applicants "shall make a good faith effort to share wireless communications, structures, facilities and sites where reasonable and appropriate." New towers are permitted when the applicant demonstrates that there are no existing towers, structures, or technologies to accommodate the proposed tower or antenna.

The project proposes a multi-provider wireless communications facility. There will be an approximately 2,100-sf fenced and landscaped compound that would have room to other wireless providers to place their cabinets. Also, "Vogue Towers makes space available to local E911 and first responders at no cost, whenever possible."

The applicant attaches nearby structures table and maps and states that "there are no existing structures within ½ mile (yellow circle) capable of supporting Applicant's design loading and/or meeting the design objective. There is only one existing structure within the 1-mile radius (orange circle), at over ¾ mile to the east, the structure is too far geographically to support the required coverage objective."

E. Discontinuance

LDS 3.10.4.C states that discontinued monopole towers must be reported to the Administrator and removed by the facility owner within six months, with a possible six-month extension for good cause. The provider erecting a tower must have a draft lease agreement with the landholder specifying that "if the provider fails to remove the facility upon six (6) months of its discontinued use, the responsibility for removal falls upon the landholder." A removal bond (1.25x estimated cost) is required and must be adjusted annually.

The applicant acknowledges these provisions and is willing to comply. He also states that he is "able to provide [bond] once construction costs are available. If this can be a condition of approval, the bond will be provided prior to building permit."

Special Use Permit Review Process (LDS 15.10):

Special Use Permit is a **quasi-judicial review**. In addition to determining that the application meets all other ordinance requirements, there are six (6) specific findings of facts related to Special Use Permits (LDS 15.10.2.E). Staff provides the following comments regarding the findings of facts that the Planning Board must consider in order to approve, approve with conditions, or deny the Special Use Permit request.

- 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.**

As previously noted, the subject property is surrounded by large-acreage parcels to the east, south, and west. To the north, the property is bordered by the expressway and residential area across it, with the closest home approximately 450 ft away. The nearest residential neighborhood to the south is located approximately 1,000 feet away and at a lower elevation. Per LDS section 15.3.5, public notification letters were sent to property owners within 500 ft in all directions. Given the distance and physical separation from surrounding residences, it is important to note, when considering the character of the neighborhood, that the residential neighborhood to the south directly adjacent to Howell Mill Road is not in close proximity and falls outside the required notification area.

Applicant states that the proposed tower “will not have an adverse effect on the character of the neighborhood or contribute to increased traffic, parking, or utility facilities.” The facility will be unmanned and will require technician visits every 4-6 weeks. The applicant explains that “this facility will improve the wireless service in this area for residents as well as EMS and first responders, creating a positive effect on public health, safety, and general welfare, critical to the character of any neighborhood where approx. 76% of adults now live in wireless only households and over 80% of all E911 calls originating from wireless devices.”

The monopole fall zone is fully contained within the perimeter of the parcel. See attached Fall Zone Letter for more details.

Additionally, the project preserves the existing wooded areas on site and provides additional landscaped buffer around the compound. The applicant is seeking the Board’s guidance on design of the tower.

- 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 access has been reviewed and approved by the Fire Marshall. The facility will not generate any significant additional traffic, requiring technician visits only every 5-6 weeks.

- 3. Adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use.**

The applicant states that “as an unmanned facility, [the] development will not create increased need for resources ..., using only commercial power and fiber connectivity... Utility services exist today on the property with Duke Energy’s proposed service site plan included in the materials.” The proposed tower will also be located outside of all utility rights-of-way.

- 4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.**

Application materials include a detailed environmental report that shows no impacts to surface waters, wetlands, aquatic species. The report also concludes that the project is not likely to affect bat species in the area and presents no jeopardy to butterfly species. Submitted environmental site assessment does not show any environmental concerns, such as asbestos, lead-based paint, evidence of mold, or other limiting conditions for the property. A Records Review was conducted to include an evaluation of the physical setting of the subject property (geology, soil and groundwater conditions, topography, database searches, and public records review). The areas within vicinity were also evaluated. See attached report for more details.

As for the noise, the applicant explains that “wireless providers often utilize generators for emergency power, but they are only operational during power outage situations.”

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.

The tower “will be unmanned and self-contained once operational and will not interfere with the development or use of adjacent properties. The monopole fall zone is within the perimeter of the parcel and will not interfere with the use of adjacent properties or uses.”

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

The applicant provides technical information in the application packet and contends that the facility will improve wireless services for the residents as well as EMS and first responders in the area. “Quality wireless service is part of the critical infrastructure necessary for public safety and first responders in emergency situations such as accidents, crimes, health incidents and natural disasters. Approximately 80% of E911 calls (est. 240 million) being made from wireless devices each year.” The facility will also be designed and constructed per “the Telecommunications Industry Association TIA-222-H, “Structural Standards for Steel Antenna Towers and Antenna Supporting Structures.” The proposed tower was sited to meet criteria for setbacks to nearby residential property lines and is designed with an engineered failure point of approx. 40% of the overall height where in the event of a catastrophic failure, the top portion of the tower will collapse over upon itself.”

Additional Information:

Wireless communication facilities are generally considered an essential infrastructure under federal law. The Communications Act of 1996 preempts state and local regulations, including local authority to prohibit wireless service facilities, discriminate between providers of wireless service, **or regulate proposed wireless communications facilities based on the potential health/environmental effects of radio frequency emissions**. Due to federal preemption, the Planning Board shall not consider or engage in discussions regarding the potential health effects associated with the proposed tower.

Additionally, wireless communication facilities comply with the Federal Communications Commission’s (FCC) regulations related to radio frequency exposure limits, equipment authorization, construction of facilities, and mandatory collocation requirements.

Public Notices:

This is a continuation of the Special Use Permit hearing from August 18, 2025. The original hearing was duly advertised by:

- Submitting a notice to local media on July 30, 2025;
- Mailing notices to adjacent property owners within 500 ft on July 31, 2025;
- Publishing advertisements in the *Mountaineer* newspaper for two (2) consecutive weeks on July 30 and August 6, 2025;
- Posting the property and placing an additional sign at the intersection of Happy Hill Road and Woodside Circle on August 7, 2025;

Although no additional advertisement was required for today's hearing, staff provided courtesy notices by:

- Posting a sign at the intersection of Happy Hill Road and Woodside Circle on August 26, 2025;
- Submitting a notice to local media on August 26, 2025;
- Publishing an advertisement in the *Mountaineer* newspaper on August 31, 2025.

Suggested Motions:

1. Motion to adopt Findings of Fact.
2. Motion to approve / approve with conditions / or deny Special Use Permit.

Attachments:

- 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

LDS 3.10.4

3.10.4 Monopole Wireless Communication Tower.

A. General Requirements:

1. All monopole communications towers must comply with FCC and FAA guidelines. The communications tower owner shall provide the town each year with a copy of any FCC and FAA licenses required.
2. Monopole communications towers may be considered either a principal or an accessory use. A different existing use or structure on the same lot shall not preclude the installation.

B. Location/Site Design:

1. Monopole wireless communications towers may only be located above an elevation of three thousand five hundred (3,500) feet or on property owned by the Town of Waynesville or Haywood County.
2. Monopole wireless communications towers may only be located on a lot one (1) acre or greater in size, except within the CI District.
3. Site location and development shall preserve the preexisting character of the surrounding buildings and land uses and the land development district to the extent consistent with the function of the communications equipment. Monopole towers shall be integrated through location and design to blend in with the existing characteristics of the site to the extent practical.
4. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area.
5. Minimum yard requirements shall be in accordance with the yard requirements set forth in the development standards for the land development district in which the location of the tower is proposed, provided that all buffering requirements can be met. Additionally, monopole towers must set back from any property in a residentially zoned district a distance equivalent to the height of the tower being erected or one hundred (100) feet whichever is greater.
6. Monopole wireless communications towers shall be landscaped with a buffer of plant materials that effectively screens the view of tower compound from adjacent property. The standard buffer shall consist of a landscaped strip at least four (4) feet wide outside the perimeter of the compound.
7. Accessory equipment facilities used to house wireless communications equipment should be located within buildings or placed underground when possible. When they cannot be located within buildings, equipment shelters or cabinets shall be fenced, screened and landscaped to screen views from adjacent properties. Accessory equipment facilities located on the roof of buildings shall be enclosed so as to be shielded from view. Accessory equipment facilities may not be enclosed with exposed metal surfaces.
8. Security fencing, if used, shall be painted or coated with a non-reflective color.
9. Proposed ingress and egress to the tower shall produce the least disturbance for adjoining uses as is practicable.

C. Design of Tower:

1. The use of colors and facility designs shall be compatible with the surroundings (buildings, vegetation, etc.) or the surroundings likely to exist in the area and should prevent the facility from dominating the area in which it is located.

2. The use of stealth design technology is required.
3. The maximum height allowed for a monopole tower is one hundred eighty (180) feet.
4. Macro facilities are the largest attached wireless communications facilities allowed on a monopole tower.
5. Antennas may not extend more than fifteen (15) feet above any monopole tower.
6. Towers shall not be artificially lit unless required by the FAA or other applicable authority. If lighting is required, the Board of Adjustment may review the available lighting alternatives and approve the design that will cause the least disturbance to surrounding views.
7. Security lighting for equipment shelters or cabinets and other on-ground accessory equipment is also permitted, as long as it is appropriately down-shielded to keep light within the boundaries of the site.
8. No equipment shall be operated so as to produce noise levels above forty-five (45) dB as measured from the nearest adjacent, residentially zoned property. Operation of a back-up power generator in the event of power failure, or the testing of a back-up generator between 8:00 a.m. and 9:00 p.m. are exempt from this standard.
9. No lettering, symbols, images or trademarks large enough to be legible to occupants of vehicular traffic on any adjacent roadway shall be placed on or affixed to any part of a telecommunications tower or attached antenna other than as required by FCC regulations regarding tower registration or other applicable law.

D. Collocation:

1. No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the Board of Adjustment that no existing tower, structure or alternative technology, that does not require the use of towers or structures, can reasonably accommodate the applicant's proposed tower or antenna.
2. Applicants and permittees shall make a good faith effort to share wireless communications, structures, facilities and sites where reasonable and appropriate. Such good faith shall include sharing technical information and application information to evaluate the feasibility of collocation. In the event a dispute arises as to whether a permittee has exercised good faith in accommodating other users, the town may require a third party technical study at the expense of either or both the applicant and permittee.

E. Discontinuance:

1. Discontinued monopole communications towers shall be reported immediately by the service provider to the Administrator. Discontinued facilities shall be decommissioned and removed by the facility owner within six (6) months of the date it ceases to be operational or if the facility falls into disrepair. The Administrator may approve an extension of an additional six (6) months if good cause is demonstrated by the facility owner.
2. The provider erecting a mini monopole communications tower, must have a draft lease agreement with the landholder, or separate equivalent documentation, that specifies if the provider fails to remove the facility upon six (6) months of its discontinued use, the responsibility for removal falls upon the landholder.
3. A performance bond shall be filed for 1.25 times the estimated cost of removal of all towers and accessory equipment structures that are approved. The amount of the bond shall be determined by a removal company. For every year following approval, the bond shall increase by an inflation factor based upon the Consumer Price Index (CPI).

TOWN OF WAYNESVILLE
COUNTY OF HAYWOOD

BEFORE THE WAYNESVILLE
ZONING BOARD OF ADJUSTMENT

In the Matter of the Application of)
Vogue Towers, LLC, for a Variance for)
Property at 311 Happy Hill Road to)
Allow a Wireless Communication)
Tower on Property Not Owned by Town)
or County and Not Over an Elevation of)
3,500 feet)
_____)

ORDER GRANTING VARIANCE

THIS CAUSE, coming on before the Zoning Board of Adjustment for the Town of Waynesville on August 5 2025, upon the application of Vogue Towers, LLC, for a variance to allow the construction of a wireless communication tower on a parcel of land that is not owned by the Town of Waynesville or Haywood County, and is not at an elevation above 3,500 feet.

Michael Sandifer of Vogue Towers, LLC, the applicant, appeared pro se, and Olga Grooman, Assistance Development Services Director, appeared for the Town staff.

The Zoning Board of Adjustment, having heard and considered the testimony of Town staff and the Applicant, and having considered all the evidence presented by the Town staff and the Applicant, and having heard the statements of members of the public, most of whom own property in the vicinity of the subject property, makes the following

FINDINGS OF FACT

1. The Zoning Board of Adjustment has jurisdiction over this matter pursuant to Section 14.4.1 and Section 15.13 of the Land Development Standards.
2. Proper notice of this meeting and hearing of the Zoning Board of Adjustment was provided as required by the Town ordinances and state law.
3. The Waynesville Police Department Association, Inc., a non-profit corporation which is not a Town department or agency, is the owner of the property located at 311 Happy Hill Road, which is shown on the tax maps for Haywood County as PIN # 8616-54-8639 and has an approximate area of 6.4491 acres.
4. The Applicant has a tentative lease with the owner for a portion of the property to construct a 180-foot monopole wireless communications tower.

5. The property lies within the Howell Mill Residential Medium Density (HM-RM) zoning district, and wireless communication towers are allowed in that district.

6. Although wireless communication towers are allowed in the zoning district, there are additional conditions and requirements to be met before a wireless communication tower can be built.

7. One of the conditions and requirements is Section 3.10.4.B.1 of the Land Development Standards ("LDS"), which provides that "Monopole wireless communication towers may only be located above an elevation of three thousand five hundred (3,500) feet or on property owned by the Town of Waynesville or Haywood County."

8. The property at 311 Happy Hill Road is not owned by the Town of Waynesville or Haywood County.

9. No part of the property at 311 Happy Hill Road is above 3,500 feet in elevation.

10. The Applicant requested a variance from this requirement of LDS Section 3.10.4.B.1.

11. The Applicant, and Verizon Wireless, needs a place to build a new tower in this area of the Town to add coverage and avoid "dead spots", and cannot go far in any direction from the subject property and construct a tower that serves this purpose.

12. No property within the target area was found that was either above 3,500 feet in altitude or owned by the Town or County that those entities did not already have plans or a use for that would leave room for a new tower.

13. Additional services that a new tower will provide at that location include an enhanced capacity and mitigation of burden placed on existing cell towers due to increased use of cell phones and rising demand for data from mobile and other wireless devices. The new tower will also provide additional access to cellular service and data if other towers in the area are down.

14. To be granted a variance, the Applicant is required to prove the following:

(1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

(2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

(3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

(4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

15. Unnecessary hardship will result from the strict application of the ordinance. If the wireless communications tower cannot be placed on the subject property or a property in relatively close proximity to the subject property, there will be no new tower to help resolve problems with dead spots or weak signals. That area of the County will be left without alternate sources for cell phone signals and data if other towers in the area fail, and future data demands will exceed the capacity of the existing towers in the vicinity.

16. The hardship created is peculiar to the property in that no property within vicinity of the subject property will meet the requirement of LDS Section 3.10.4.B.1, so the character of the subject property and all properties within the target area creates the hardship.

17. The hardship did not result from actions taken by the applicant or the property owner as the terrain and land ownership of nearby parcels are beyond the control of the applicant.

18. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, public safety is secured, and substantial justice is achieved, as it will allow the construction of a wireless communication tower in an area of the Town and County where better coverage and additional capacity is needed.

BASED UPON THE FOREGOING FINDINGS OF FACT, THIS BOARD by a vote of 5 to 0 concludes that:

1. Unnecessary hardship will result from the strict application of the ordinance, as such strict application will prevent construction of a wireless communication tower in an area where better coverage is needed to help eliminate dead spots and to provide additional capacity now and in anticipation of future growth and demand.

2. The hardship results from conditions that are peculiar to the property, as there is no other property in the vicinity of the subject lot that can meet the requirements of LDS Section 3.10.4.B.1 while fulfilling the need for additional cell phone and data service in this area of the Town and County.

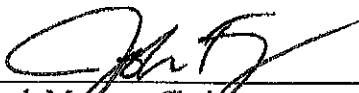
3. The hardship is not the result of actions taken by the property owner as the terrain and land ownership of nearby parcels are beyond the control of the applicant.

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, public safety is secured, and substantial justice is achieved, as it will allow the

construction of a wireless communication tower in an area of the Town and County where better coverage and additional capacity is needed.

IT IS NOW, THEREFORE, ORDERED, that the Applicant is granted a variance from the requirement of Section 3.10.4.B.1 of the Land Development Standards, and a monopole wireless communication tower may be constructed on the property at 311 Happy Hill Road if all other zoning and building requirements are met, varied or waived.

This the 11th day of August, 2025.



Josh Morgan, Chairperson

If you are dissatisfied with the decision of this Board, an appeal may be taken to the Superior Court of Haywood County within 30 days after the date this order is served on you. See Section 15.13.4 of the Land Development Standards.

TOWN OF WAYNESVILLE
COUNTY OF HAYWOOD

BEFORE THE WAYNESVILLE
ZONING BOARD OF ADJUSTMENT

In the Matter of the Application of)
Vogue Towers, LLC, for a Setback for)
Property at 311 Happy Hill Road for)
a Monopole Wireless Communication)
Tower)

ORDER GRANTING VARIANCE

THIS CAUSE, coming on before the Zoning Board of Adjustment for the Town of Waynesville on August 5 2025, upon the application of Vogue Towers, LLC, for a setback reduction variance to allow the construction of a wireless communication tower 74 feet, 6 in from the southern property line.

Michael Sandifer of Vogue Towers, LLC, the applicant, appeared pro se, and Olga Grooman, Assistance Development Services Director, appeared for the Town staff.

The Zoning Board of Adjustment, having heard and considered the testimony of Town staff and the Applicant, and having considered all the evidence presented by the Town staff and the Applicant, and having heard the statements of members of the public, most of whom own property in the vicinity of the subject property, makes the following

FINDINGS OF FACT

1. The Zoning Board of Adjustment has jurisdiction over this matter pursuant to Section 14.4.1 and Section 15.13 of the Land Development Standards.
2. Proper notice of this meeting and hearing of the Zoning Board of Adjustment was provided as required by the Town ordinances and the state law.
3. The Waynesville Police Department Association, Inc., a non-profit corporation which is not a Town department or agency, is the owner of the property located at 311 Happy Hill Road, which is shown on the tax maps for Haywood County as PIN # 8616-54-8639, and has an approximate area of 6.4491 acres.
4. The Applicant has a tentative lease with the owner for a portion of the property to construct a 180 -foot monopole wireless communications tower.
5. The property lies within the Howell Mill Residential Medium Density (HM-RM) zoning district, and wireless communication towers are allowed in that district.

6. Although wireless communication towers are allowed in the zoning district, there are additional conditions and requirements to be met before a wireless communication tower can be built.

7. One of the conditions and requirements is Section 3.10.4.B.5 of the Land Development Standards ("LDS"), which provides that "Minimum yard requirements shall be in accordance with the yard requirements set forth in the development standards for the land development district in which the location of the tower is proposed, provided that all buffering requirements can be met. Additionally, monopole towers must set back from any property in a residentially zoned district a distance equivalent to the height of the tower being erected or one hundred (100) feet whichever is greater."

8. The Applicant is requesting a variance of the setback from the southern property line from 180 feet (the height of the proposed tower) to 74 feet 6 inches.

9. The closest residence to the proposed tower is found at 120 Pleasant Hill Circle. This residence is approximately 450 feet from the proposed placement of the tower across the Expressway right-of-way. However, it is possible for residences to be constructed much closer in the future as the subject property is surrounded by large acreage lots to the west, south, and east.

10. The proposed monopole tower will be constructed with a built-in weak spot or planned failure point so that if the stresses on it cause a collapse, it will fold in on itself so that no part of the structure will fall outside the requested new setback distance of 74 feet 6 inches.

11. While the total property is over six acres, there is a limited area on the property where a tower can be practically constructed because of how steep parts of the property are, and because much of the property is used by the owner for buildings, such as shooting range, SWAT training course, and other activities. The road providing access and interior travel further constricts the area where a tower can be constructed.

12. There are no other properties in the area of the subject property that meet other requirements for wireless communication towers and also provide a location for optimum service by a new tower.

13. To be granted a variance, the Applicant is required to prove the following:

(1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

(2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be

granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

(3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

(4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

14. Unnecessary hardship will result from the strict application of the ordinance. If the wireless communications tower cannot be placed on the subject property at the planned location, the existing steep slopes, shooting range, buildings and other areas used by the owner will prohibit the placement of a wireless communication tower on the subject property.

15. The hardship created is peculiar to the property in that no property within vicinity of the subject property will meet the needs of the cell service providers, and the available area on the subject property for construction of a tower is limited to the selected location for which this variance is required by the shooting range, buildings, and other uses of the property owner.

16. The hardship did not result from actions taken by the applicant or the property owner as the terrain, land ownership of nearby parcels, and current other existing uses of the subject property are beyond the control of the applicant.

17. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, public safety is secured, and substantial justice is achieved, as it will allow the construction of a wireless communication tower in an area of the Town and County where better coverage and additional capacity is needed, and the structural design will prevent harm to adjoining property if the tower does fail or collapse. In the event of a catastrophic failure, the tower will be contained within the boundaries of the subject property.

BASED UPON THE FOREGOING FINDINGS OF FACT, THIS BOARD by a vote of 5 to 0 concludes that:

1. Unnecessary hardship will result from the strict application of the ordinance, as such strict application will prevent construction of a wireless communication tower on the subject property at the planned location. The existing steep slopes, shooting range, buildings, and other areas used by the owner will prohibit the placement of a wireless communication tower on the subject property.

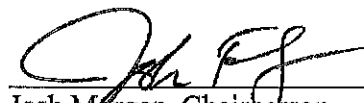
2. The hardship results from conditions that are peculiar to the property, as there is no other property within vicinity of the subject property which will meet the needs of the cell service providers, and the available area on the subject property for construction of a tower is limited to the selected location for which this variance is required by the shooting range, Duke transmission lines, buildings, and other uses of the property owner.

3. The hardship is not the result of actions taken by the property applicant as the terrain, land ownership of nearby parcels, and current other existing uses of the subject property are beyond the control of the applicant.

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, public safety is secured, and substantial justice is achieved, as it will allow the construction of a wireless communication tower in an area of the Town and County where better coverage and additional capacity is needed, and the structural design will prevent harm to adjoining property if the tower does fail or collapse.

IT IS NOW, THEREFORE, ORDERED, that the Applicant is granted a variance from the requirement of Section 3.10.4.B.5 of the Land Development Standards, and a 180-foot monopole wireless communication tower may be constructed on the property at 311 Happy Hill Road within 74 feet 6 inches of the south property line if all other zoning and building requirements are met, varied or waived.

This the 11th day of August, 2025.


 Josh Morgan, Chairperson

If you are dissatisfied with the decision of this Board, an appeal may be taken to the Superior Court of Haywood County within 30 days after the date this order is served on you. See Section 15.13.4 of the Land Development Standards.

Report For

WAYNESVILLE POLICE DEPT ASSOC INC
S MAIN ST
WAYNESVILLE, NC 28786

Account Information

PIN: 8616-54-8639

Deed: 335/521

Site Information

OFFICE GENERAL
Commercial Use
307 HAPPY HILL RD

Heated Area: 0

Year Built: 1991

Total Acreage: 6.45

Township: Waynesville Out

Site Value Information

Land Value:

Building Value:

Market Value:

Deferred Value:

Assessed Value:

Sale Price:

Sale Date: 10/4/1982

Tax Bill 1:

Tax Bill 2:



1 inch = 200 feet

July 18, 2025

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

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S MAIN ST
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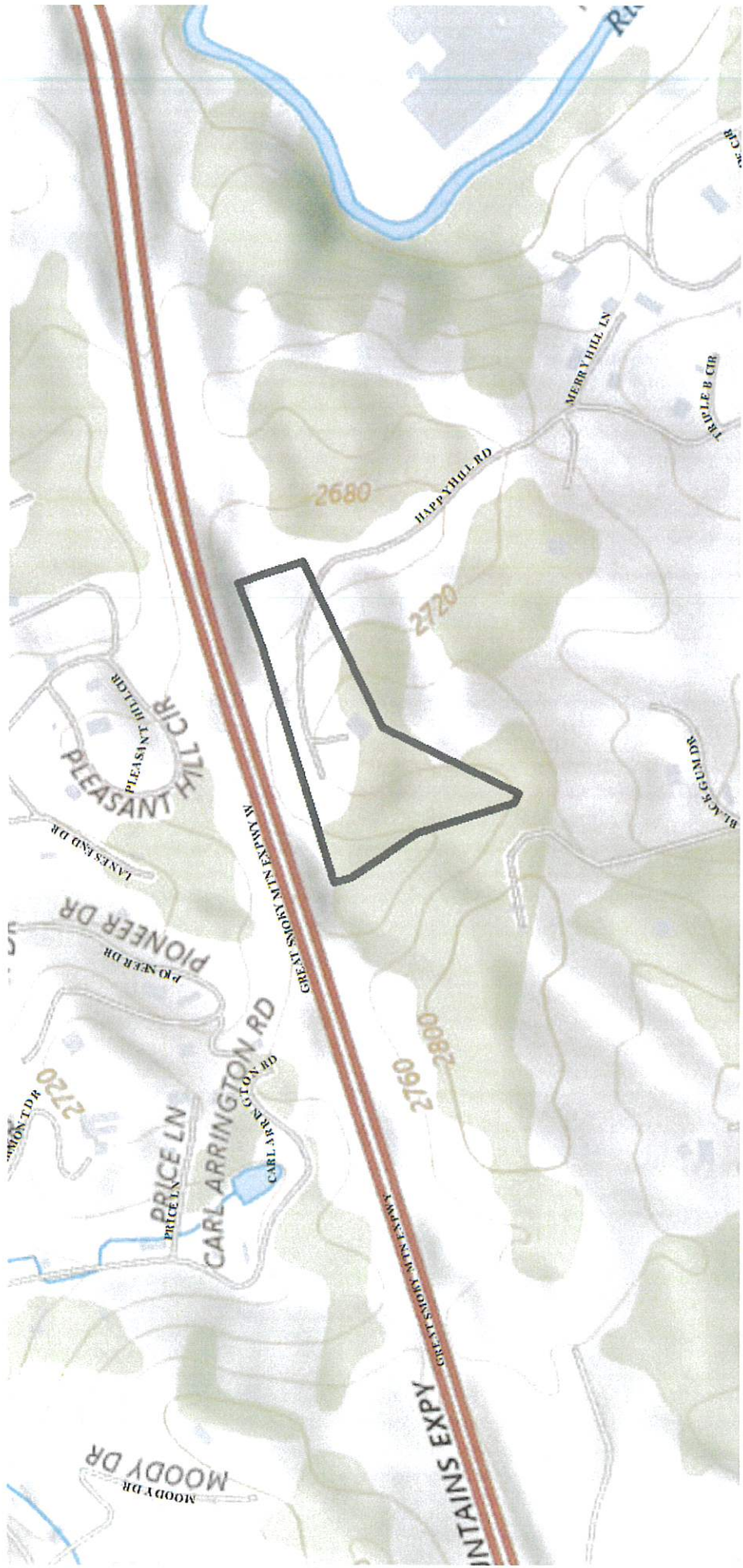
Site Value Information

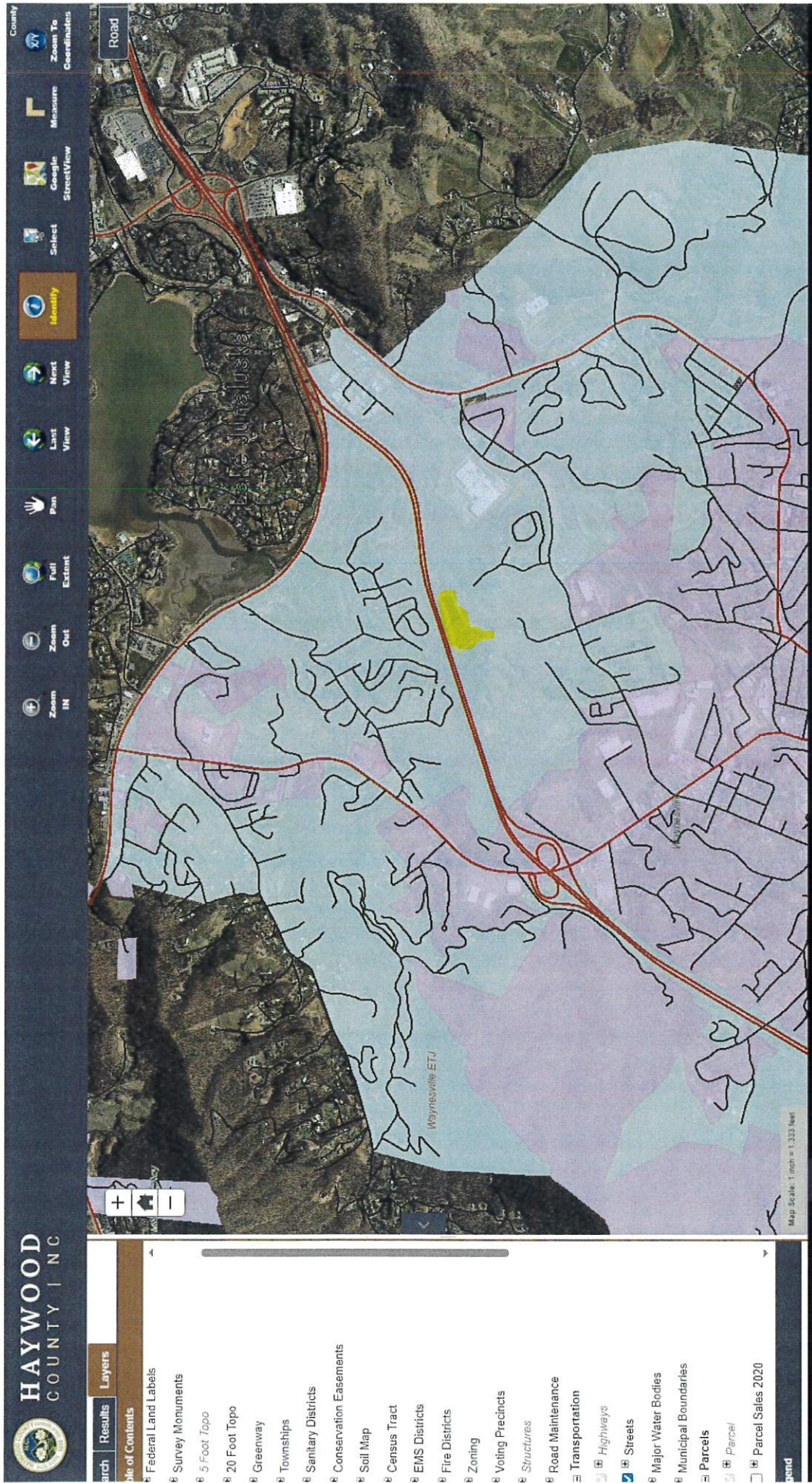
Land Value:
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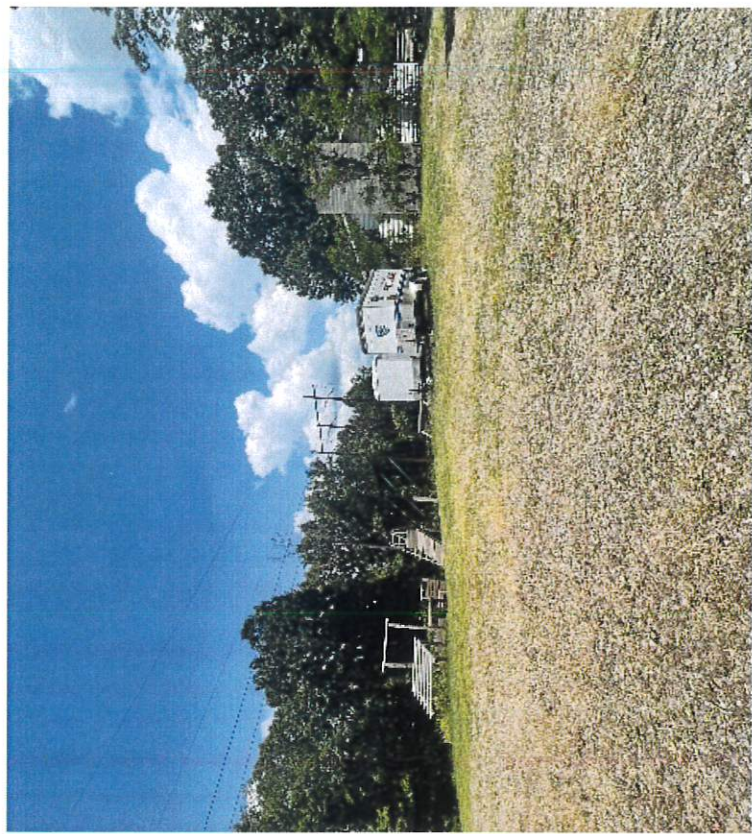
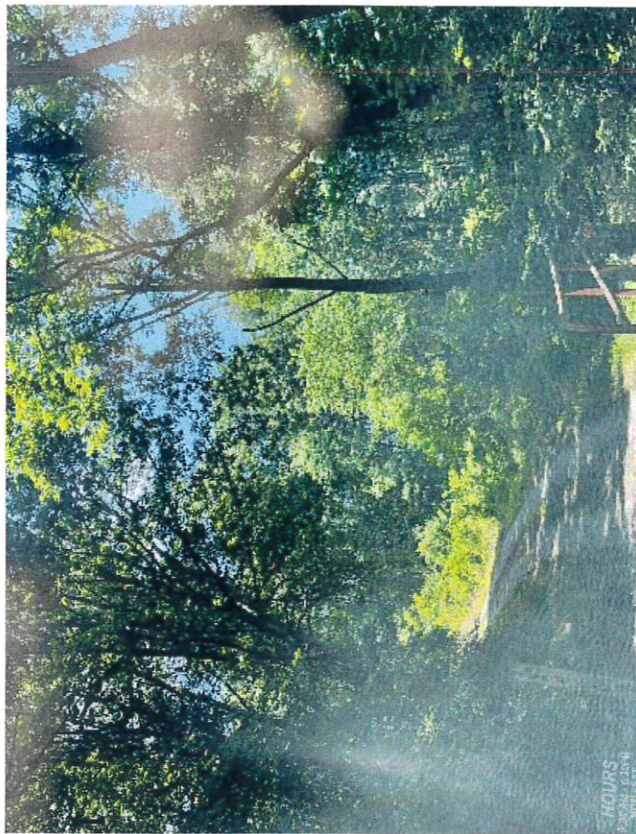


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TOWN OF WAYNESVILLE
Development Services Department

PO Box 100
 9 South Main Street, Suite 110
 Waynesville, NC 28786
 Phone (828) 456-8647 • Fax (828) 452-1492
 www.waynesvillenc.gov

APPLICATION FOR SPECIAL USE PERMIT

DESCRIPTION

NAME OF PROJECT: Garrett (NC-2027)

PROPERTY OWNER(S) OF RECORD: Waynesville Police Department Association, Inc.

PARENT PARCEL IDENTIFICATION NUMBER(S): 8616-54-8639

PROPERTY LOCATION: 311 Happy Hill Rd., Waynesville, NC 28786 (E911 address)

ZONING: RM

LAND USE AT TIME OF APPLICATION: Police target range and misc. association uses of exist building.

APPLICANT (IF DIFFERENT FROM OWNER): Vogue Towers II, LLC and Cellco Partnership, d/b/a Verizon Wireless

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

MAILING ADDRESS: 430 Chestnut St, Suite 101-B, Chattanooga, TN 37402

PHONE NUMBER: 423-260-2984

RELATIONSHIP TO PROPERTY OWNER: Leasehold tenant

NUMBER OF UNITS/ACRE DENSITY: _____

LAND SURVEYOR or DRAWING NUMBER: Drawings dated 6/10/2025, including survey dated 2/13/2025

APPLICATION COMPLETENESS (See LDS Chapter 15.10):

(YES/NO)

X ENVIRONMENTAL SURVEY Phase I ESA complete, NEPA in progress

FLOODPLAIN (SFHA):

Zone X per survey

STEEP SLOPE: (At/ above 2,900 elev and 25% slope or greater):

No

WETLANDS SHOWN AND DELINEATED:

N/A

NATURAL FEATURES SHOWN:

Yes

N/A MASTER PLAN

_____% CIVIC SPACE ESTABLISHED (Cannot be wetland or buffer):

N/A

TOWN STANDARD STREETS (incl. landscaping and sidewalk):

N/A

DRIVEWAY LOCATIONS AND PARKING:

Yes

UTILITY PLAN (water, sewer, hydrants, power)

Yes

PERVIOUS/IMPERVIOUS RATIO AND STORMWATER MGT AREAS Includes in full Const Drwgs

X ELEVATIONS SHOWING MATERIALS, OPENINGS AND BLDG HEIGHT Yes

X OTHER INFORMATION / PROJECT DESCRIPTION (attach sheets as necessary):
 See attached project description

SIGNATURE OF APPLICANT:

DATE: June 18, 2025

This institution is an equal opportunity provider

FINDINGS OF FACT

15.10.2. E. 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. **Applicant's use will not have an adverse effect on the character of the neighborhood or contribute to increased traffic, parking, or utility facilities.** The nature of wireless communications infrastructure is unique to meet RF coverage objectives; the need is air vs. land as most uses. The height is consistent with the nature of this use and the facility is un-manned, requiring technician visits every 4-6 weeks. The addition of this facility will improve the wireless service in this area for residents as well as EMS and first responders, creating a positive effect on public health, safety, and general welfare. Improved safety is one of the primary benefits of expanding wireless communications facilities, critical to the character of any neighborhood where approx. 76% of adults now live in wireless only households and over 80% of all E911 calls originating from wireless devices. Additionally, the proposed wireless communications facility is located to make use of natural buffer from existing vegetation to surrounding properties and uses, is un-manned and self-contained once operational, and will not interfere with the development or use of adjacent properties. The monopole fall zone is contained within the perimeter of the parcel and will not interfere with the use of adjacent properties.
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. **Adequate measures have been taken, utilizing existing ingress and egress to minimize traffic. Once construction is complete, the facility is unmanned with visits approx. every 4-6 weeks and will not increase traffic in the area.**
3. Adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use. **As an unmanned facility, Applicant's development will not create increased need for resources noted above, using only commercial power and fiber connectivity, with technician visits every 4-6 weeks. Utility services exist today on the property with Duke Energy's proposed service site plan included in the attached materials.**
4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas. **The proposed use will not be noxious or offensive. Wireless providers often utilize generators for emergency power but they are only operational during power outage situations.**
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. **The wireless communications facility will be unmanned and self-contained once operational and will not interfere with the development or use of adjacent properties. The monopole fall zone is within the perimeter of the parcel and will not interfere with the use of adjacent properties or uses.**
6. The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety or general welfare. **The proposed multi-provider wireless communications facility will improve wireless service in the area for residents as well as EMS and first responders. Quality wireless service is part of the critical infrastructure necessary for public safety and first responders in emergency situations such as accidents, crimes, health incidents and natural disasters. Approximately 80% of E911 calls (est. 240 million) being made from wireless devices each year and more than seven out of ten American homes (76.0% as of 2023) with only wireless telephone service (National Center for Health Statistics). In addition to the benefit of the wireless service, the proposed facility serves public safety and health by designing and constructing proposed monopole in**

accordance with the Telecommunications Industry Association TIA-222-H, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures." The proposed tower was sited to meet criteria for setbacks to nearby residential property lines and is designed with an engineered failure point of approx. 40% of the overall height where in the event of a catastrophic failure, the top portion of the tower will collapse over upon itself. The tower facility will be unmanned and located within a secured fenced compound.



**APPLICATION FOR APPROVAL BY VOGUE TOWERS II, LLC, AND
CELLCO PARTNERSHIP, d/b/a VERIZON WIRELESS FOR THE CONSTRUCTION
OF A WIRELESS COMMUNICATION FACILITY**

Application: For Town of Waynesville approval by Vogue Towers II, LLC ("Vogue Towers") and Cellco Partnership, d/b/a Verizon Wireless ("Verizon"), together "Applicant" for the zoning approval for a proposed multi-provider wireless communications facility.

Site Name: Garrett (TN-5027)

Project Description: Vogue Towers proposes to construct a multi-provider 180' monopole tower (180' structure with 5' lightning rod, overall height 185') within a fenced compound area (see attached design drawings for details). This facility will have provisions for multiple wireless providers, satisfying the purpose of the Town's ordinance to reduce the need for new towers.

Parcel Address: 311 Happy Hill Rd (Parcel ID 8616-54-8639)

Property Owner: Waynesville Police Department Association, Inc.

Narrative:

The wireless industry is continually improving networks to best meet the needs of the community. In the present case, the increase in usage at existing locations requires a new tower. The purpose of this proposed wireless communications facility will be to provide improved wireless service quality and safety to the area, specifically to customers and residents in and around this area of Waynesville and Haywood County.

As the demand for wireless continues to increase with the use of "smart phones" there is an increased need for wireless telecommunications infrastructure to keep up with the demand. Per CTIA's 2024 Annual Survey, *"Demand for wireless data continued to skyrocket in 2023, with Americans using more than 100 trillion MBs – enough data for every single US Household to watch the first season of House of the Dragon every day for the entire year."* 100T MB is almost a 2x increase over data usage just two years ago (2021) and is more data than was used between 2010-2018 combined. 2023 wireless traffic totaled over 2.1

trillion messages (SMS and MMS), or 67,000 messages/second, and over 2.4 trillion minutes of talking via wireless connections.

As network traffic increases on a given wireless network, additional facilities are needed to provide consumers with quality, high-speed mobile broadband. Each wireless telecommunications facility can only process a fixed amount of service and/or cover so far, and this tower is needed to provide additional coverage and capacity for this portion of the community as per CTIA there are now 558 million connections in America, or 1.6 connections for every American. Greater signal strength is needed to adequately penetrate the buildings and provide reliable voice and improved data throughput rates for wireless subscribers.

This proposal is to construct a multi-provider wireless communications facility. The Applicant will lease the use of space and access as shown on the site plan. Within that area, there will be an approx. 2,100 sq/ft fenced compound providing room for Verizon Wireless and other wireless providers such as AT&T, T-Mobile, and DISH to place equipment cabinets/buildings within the compound of the new tower. In addition, Vogue Towers makes space available to local E911 and first responders at no cost, whenever possible.

Consideration of this application should not, however, be limited to examining how successfully Vogue Towers has mitigated any negative impact through design and location. The positive impact of the site should be given full weight as well. We live in a society where our wireless devices have become an essential tool for daily living, a necessity with approximately 80% of E911 calls (of an est. 240 million) being made from wireless devices each year and more than 7 out of 10 adults living in wireless-only households, 76.0% as of 2023 (*National Center for Health Statistics*). These figures peak among younger demographic ranges for wireless only adults, the next generation of homebuyers and entrepreneurs, with 25-29 at 87.3%, and 30-34 at 90.1%. Furthermore, the benefits of this site to the community go beyond just convenience for residents and businesses where 80% of consumers now consider wireless service "indispensable" (CTIA). Quality wireless service is part of the critical infrastructure necessary for public safety and first responders in emergency situations such as accidents, crimes, health incidents or natural disaster. Given the design, location and benefits provided by this proposed site, and lack of significant impacts, approval of this application is respectfully requested.

3.10.4 Monopole Wireless Communication Tower.

A. General Requirements:

1. *All monopole communications towers must comply with FCC and FAA guidelines. The communications tower owner shall provide the town each year with a copy of any FCC and FAA licenses required. Applicant will comply, developing, constructing and operating their facilities in compliance with local, State and Federal agencies, including FAA and FCC. A copy of the approved FAA (2025-ASO-3568-OE) and co-Applicant, Verizon Wireless' FCC license information are included in this submittal.*
 2. *Monopole communications towers may be considered either a principal or an accessory use. A different existing use or structure on the same lot shall not preclude the installation.*
- Acknowledged.**

B. Location/Site Design:

1. *Monopole wireless communications towers may only be located above an elevation of three thousand five hundred (3,500) feet or on property owned by the Town of Waynesville or Haywood County. Applicant is requesting a waiver from this requirement. Applicant attempted to comply, previously working with the Town to develop a wireless communications tower on one of their three parcels located west of the proposed site but were informed the Town was pursuing other opportunities for the use of the three parcels. After Town owned property was exhausted, Applicant searched for parcels meeting the 3,500' minimum ground elevation but could not identify any such property meeting that minimum ground level within ½ mile in any direction of the proposed parcel, as reflected in the attached map from the County's GIS system using 20' contours, eliminating opportunities in this general area to comply with the provision of this ordinance. However, the proposed facility is needed to improve wireless service quality in the area. Per Verizon's Radio Frequency (RF) Design Engineer, "The site is located in a strategic location that not only will enhance the coverage but more importantly, it will offload capacity from nearby sites. This means that under normal operations, a lot of traffic from nearby sites will be offloaded to this new site so user experience will be enhanced. In case a nearby site is down, this site will carry more than its usual traffic and act as a diversity until the nearby site comes back on air. In simple terms, having this site provides more options to distribute traffic especially during times as mentioned above."*
2. *Monopole wireless communications towers may only be located on a lot one (1) acre or greater in size, except within the CI District. Applicant complies, per County tax records, parcel is 6.45 acres.*
3. *Site location and development shall preserve the preexisting character of the surrounding buildings and land uses and the land development district to the extent consistent with the function of the communications equipment. Monopole towers shall be integrated through location and design to blend in with the existing characteristics of the site to the extent practical. Applicant's proposed facility is located next to existing Duke Energy transmission lines, a similar utility type use of the property. The facility was sited such that the development would preserve the existing vegetation and character of the parcel and area to the extent possible.*
4. *Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area. Acknowledged.*
5. *Minimum yard requirements shall be in accordance with the yard requirements set forth in the development standards for the land development district in which the location of the tower is proposed, provided that all buffering requirements can be met. Additionally, monopole towers must set back from any property in a residentially zoned district a distance equivalent to the height of the tower being erected or one hundred (100) feet whichever is greater. Applicant has sited the proposed facility with setbacks in mind, including those required in this section as well as operating space or distance to the existing structure and existing transmission lines, and their existing ground rights. Existing terrain is also a factor in placing the facility in a location that can be developed and constructed. Applicant is proposing a 180' monopole, a self-supporting tubular tower structure, similar to ones used for utility lines. Applicant is providing documentation outlining the design characteristics of the reduced "fall zone" area in the form of the attached engineer stamped letter. Per the attached and sealed "Fall Zone" letter, the Tower will be designed such that the top 40% will collapse over onto itself in the event of a catastrophic failure, reducing the impacted area via a reduced "fall zone" that will be contained within the reduced boundaries of this setback radius. This is accomplished by*

overdesigning the bottom portion of the structure. Specifically, the tower base and its foundation are designed to carry the entire force applied to the tower (Force X); however, When the top 40% of a monopole telecommunications tower collapses or is otherwise removed, it results in a reduction of base moment by approximately 30% to 45%, depending on wind exposure category, tower geometry, and site-specific wind conditions. The base and foundation were originally designed to resist the full-height wind and structural loading. However, in the scenario where the top 40% of the tower is no longer present, the base and foundation will experience reduced demand. As the design drawings depict, incorporating this engineering into the design, the fall zone area is greatly reduced and contained within the subject parcel. However, considering other existing uses on the property, Applicant is requesting relief from the 100' minimum property line setback requirement. The tower is located approx. 74'6" from the property line, requiring a waiver of 25'6".

6. *Monopole wireless communications towers shall be landscaped with a buffer of plant materials that effectively screens the view of tower compound from adjacent property. The standard buffer shall consist of a landscaped strip at least four (4) feet wide outside the perimeter of the compound. Landscaping information is provided in the attached design drawings, sheets Z-201 & Z-202. Applicant is showing adding landscaping on three sides to make use of existing vegetation on the south side but happy to add additional landscaping if needed.*
7. *Accessory equipment facilities used to house wireless communications equipment should be located within buildings or placed underground when possible. When they cannot be located within buildings, equipment shelters or cabinets shall be fenced, screened and landscaped to screen views from adjacent properties. Accessory equipment facilities located on the roof of buildings shall be enclosed so as to be shielded from view. Accessory equipment facilities may not be enclosed with exposed metal surfaces. **Applicant will comply, locating all ground based equipment within the fenced and secured compound area, surrounded by a landscape buffer.***
8. *Security fencing, if used, shall be painted or coated with a non-reflective color. **Applicant can comply, is a certain color requested or is black coated fence acceptable?***
9. *Proposed ingress and egress to the tower shall produce the least disturbance for adjoining uses as is practicable. Ingress and egress is via existing road/driveway.*

C. Design of Tower:

1. *The use of colors and facility designs shall be compatible with the surroundings (buildings, vegetation, etc.) or the surroundings likely to exist in the area and should prevent the facility from dominating the area in which it is located. **Applicant will comply, locating the proposed facility to incorporate existing vegetation, adding landscaping around the perimeter and, as noted below, open to direction on painting the pole for further compatibility with its surroundings.***
2. *The use of stealth design technology is required. **Applicant is open to input from staff and the Board as to painting the monopole structure to better blend with its environment.***
3. *The maximum height allowed for a monopole tower is one hundred eighty (180) feet. **Applicant complies, proposing a 180' monopole tower.***
4. *Macro facilities are the largest attached wireless communications facilities allowed on a monopole tower. **Acknowledged***

5. *Antennas may not extend more than fifteen (15) feet above any monopole tower. Applicant will comply.*
6. *Towers shall not be artificially lit unless required by the FAA or other applicable authority. If lighting is required, the Board of Adjustment may review the available lighting alternatives and approve the design that will cause the least disturbance to surrounding views. Applicant complies, utilizing a 3rd party to review all potential locations in conjunction with the FAA filing. The attached report from Airspace Safety Analysis & Compliance (ASAC) evaluated the proposed tower in accordance with the requirements specified by the FAA under Federal Aviation Rules part 77 and found that this proposed tower is not a hazard to air navigation and does not require lighting. Also attached is the FAA Determination (2025-ASO-3568-OE) for the proposed tower with the approved "Determination of No Hazard to Air Navigation".*
7. *Security lighting for equipment shelters or cabinets and other on-ground accessory equipment is also permitted, as long as it is appropriately down-shielded to keep light within the boundaries of the site. Applicant will comply.*
8. *No equipment shall be operated so as to produce noise levels above forty-five (45) dB as measured from the nearest adjacent, residentially zoned property. Operation of a back-up power generator in the event of power failure, or the testing of a back-up generator between 8:00 a.m. and 9:00 p.m. are exempt from this standard. Applicant will comply.*
9. *No lettering, symbols, images or trademarks large enough to be legible to occupants of vehicular traffic on any adjacent roadway shall be placed on or affixed to any part of a telecommunications tower or attached antenna other than as required by FCC regulations regarding tower registration or other applicable law. Applicant will comply, posting signage as required for site identification, emergency contact and as required for local, state or federal agencies.*

D. Collocation:

1. *No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the Board of Adjustment that no existing tower, structure or alternative technology, that does not require the use of towers or structures, can reasonably accommodate the applicant's proposed tower or antenna. As illustrated in the attached nearby structures table and maps, there are no existing structures within ½ mile (yellow circle) capable of supporting Applicant's design loading and/or meeting the design objective. There is only one existing structure within the 1 mile radius (orange circle), at over ¾ mile to the east, the structure is too far geographically to support the required coverage objective.*
2. *Applicants and permittees shall make a good faith effort to share wireless communications, structures, facilities and sites where reasonable and appropriate. Such good faith shall include sharing technical information and application information to evaluate the feasibility of collocation. In the event a dispute arises as to whether a permittee has exercised good faith in accommodating other users, the town may require a third party technical study at the expense of either or both the applicant and permittee. Vogue Towers is not a wireless provider but is a developer of multi-provider wireless communications facilities. As such, Vogue's facilities are designed to accommodate multiple providers, and their business model is one of property management and providing solutions to all wireless providers. The current design drawings and tower design detail included in this application package substantiate this design intent.*

E. Discontinuance:

1. *Discontinued monopole communications towers shall be reported immediately by the service provider to the Administrator. Discontinued facilities shall be decommissioned and removed by the facility owner within six (6) months of the date it ceases to be operational or if the facility falls into disrepair. The Administrator may approve an extension of an additional six (6) months if good cause is demonstrated by the facility owner. **Applicant will comply.***
2. *The provider erecting a mini monopole communications tower, must have a draft lease agreement with the landholder, or separate equivalent documentation, that specifies if the provider fails to remove the facility upon six (6) months of its discontinued use, the responsibility for removal falls upon the landholder. **Applicant will comply but requests clarification on "mini monopole" as used above.***
3. *A performance bond shall be filed for 1.25 times the estimated cost of removal of all towers and accessory equipment structures that are approved. The amount of the bond shall be determined by a removal company. For every year following approval, the bond shall increase by an inflation factor based upon the Consumer Price Index (CPI). **Applicant will comply and able to provide once construction costs are available. If this can be a condition of approval, the bond will be provided prior to building permit.***

As provided for in this application package, Vogue Towers is requesting approval of their application as identified above per the conditions and specifications of the City's Ordinance, 3.10.4 Monopole Wireless Communication Tower. Wireless service is increasingly considered a public necessity as it is often the only means citizens have to emergency services. The location and character of the use, if developed according to the plan submitted and recommended, will be in harmony with the area in which it is to be located. The proposed wireless telecommunications facility will meet the infrastructure needs of this area and will provide additional access to emergency services, if needed.

Respectfully submitted,

Pat Troxell-Tant

Pat Troxell-Tant
President of Development
Vogue Towers II, LLC

Site Name: GARRETT
Site Number: NC-2027
Site Location: Happy Hill Road, Waynesville, NC 28786

LESSEE'S PREMISES

All that tract or parcel of land lying and being in Waynesville Township, Haywood County, North Carolina, and being a portion of the Property of Waynesville Police Department Association, Inc, of record in Deed Book 335, Page 521, Haywood County Registry, and being more particularly described as follows:

COMMENCE at a Crimp-top Pipe found at a corner in the South Line of aforesaid property;
 Thence along a Chord Tie Line having a Bearing of N 49°12'59" W, a distance of 66.37 feet to the POINT OF BEGINNING;

Thence S 24°22'24" E, a distance of 30.00 feet;
 Thence S 65°37'36" W, a distance of 70.00 feet;
 Thence N 24°22'24" W, a distance of 30.00 feet;
 Thence N 65°37'36" E, a distance of 70.00 feet to the POINT OF BEGINNING.

Said Premises contains 0.05 Acres (2,100 Square Feet), more or less.

LESSEE'S 20' ACCESS & UTILITY EASEMENT

All that tract or parcel of land lying and being in Waynesville Township, Haywood County, North Carolina, and being a portion of the Property of Waynesville Police Department Association, Inc, of record in Deed Book 335, Page 521, Haywood County Registry, and a portion of the property of Country Club Real Estate of WNC, Inc., of record in Deed Book 915. 697, said Records, and being more particularly described as follows:

COMMENCE at a Crimp-top Pipe found at a common corner of aforesaid properties;
 Thence along a Chord Tie Line having a Bearing of N 49°12'59" W, a distance of 66.37 feet to the POINT OF BEGINNING;

Thence S 65°37'36" W, a distance of 70.00 feet;
 Thence N 24°22'24" W, a distance of 20.00 feet;
 Thence N 65°37'36" E, a distance of 13.55 feet;
 Thence with a curve to the right with an arc length of 92.20 feet, with a radius of 93.54 feet, with a chord bearing of N 21°28'35" W, with a chord length of 88.52 feet;
 Thence N 06°45'41" E, a distance of 123.67 feet;
 Thence N 71°06'51" E, a distance of 88.22 feet;
 Thence N 74°25'48" E, a distance of 139.10 feet;
 Thence with a curve to the right with an arc length of 139.19 feet, with a radius of 291.68 feet, with a chord bearing of N 88°06'02" E, with a chord length of 137.87 feet;
 Thence S 78°13'43" E, a distance of 135.91 feet;
 Thence with a curve to the right with an arc length of 140.44 feet, with a radius of 244.99 feet, with a chord bearing of S 61°48'21" E, with a chord length of 138.53 feet;
 Thence with a curve to the right with an arc length of 113.74 feet, with a radius of 210.00 feet, with a chord bearing of S 29°52'01" E, with a chord length of 112.35 feet;

Thence S 14°21'03" E, a distance of 60.95 feet;
Thence S 04°59'51" E, a distance of 74.75 feet;
Thence S 11°11'58" E, a distance of 38.27 feet to a point within the 45-foot-wide Right-of-Way of Happy Hill Road as shown upon Plat Book C, Page 2421, aforesaid records;
Thence S 71°14'46" W, a distance of 20.18 feet to a point on the West Line of aforesaid Right-of-Way;
Thence N 11°11'58" W, along said Right-of-Way Line, a distance of 42.01 feet;
Thence N 04°59'51" W, a distance of 74.20 feet;
Thence N 14°21'03" W, a distance of 59.31 feet;
Thence with a curve to the left with an arc length of 102.91 feet, with a radius of 190.00 feet, with a chord bearing of N 29°52'01" W, with a chord length of 101.65 feet;
Thence with a curve to the left with an arc length of 128.98 feet, with a radius of 224.99 feet, with a chord bearing of N 61°48'21" W, with a chord length of 127.22 feet;
Thence N 78°13'43" W, a distance of 135.91 feet;
Thence with a curve to the left with an arc length of 129.65 feet, with a radius of 271.68 feet, with a chord bearing of S 88°06'02" W, with a chord length of 128.42 feet;
Thence S 74°25'48" W, a distance of 138.52 feet;
Thence S 71°06'51" W, a distance of 75.06 feet;
Thence S 06°45'41" W, a distance of 111.08 feet;
Thence with a curve to the left with an arc length of 82.30 feet, with a radius of 73.54 feet, with a chord bearing of S 25°17'52" E, with a chord length of 78.07 feet;
Thence N 65°37'36" E, a distance of 33.59 feet;
Thence S 24°22'24" E, a distance of 20.00 feet to the POINT OF BEGINNING.

Said Easement contains 0.54 Acres (23,662 Square Feet), more or less.

**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 ^{Lease}~~purchase~~ that real property located at 311 Happy Hill Rd. 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: Pat Tant and/or Michael Sandifer

Title and Company: Pat Tant, President of Development, Vogue Towers II, LLC
Michael Sandifer, vendor Project Manager for Vogue Towers

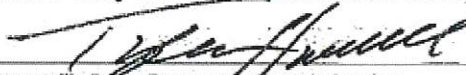
Address: 430 Chestnut St., Suite 101-B, Chattanooga, TN 37402

Phone and email: Pat@voguetowers.net, 423-702-0313
Michael@bear-group.net, 205-532-4870

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 19th day of June, 2025.

Owner or Party with Contractual Interest in Property:


Waynesville Police Department Association, Inc.

Address and phone number:

9 S. Main St.

Waynesville, NC 28786

828-734-2143

PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE
16 S MAIN ST

DATE: 07/08/25 CUSTOMER#:
TIME: 12:04:33
CLERK: 2044ecou

RECPT#: 3207729 PREV BAL: 1000.00
TP/YR: P/2026 AMT PAID: 1000.00
BILL: 3207729 ADJSTMNT: .00
EFF DT: 07/08/25 BAL DUE: .00
Misc Cash Receipts

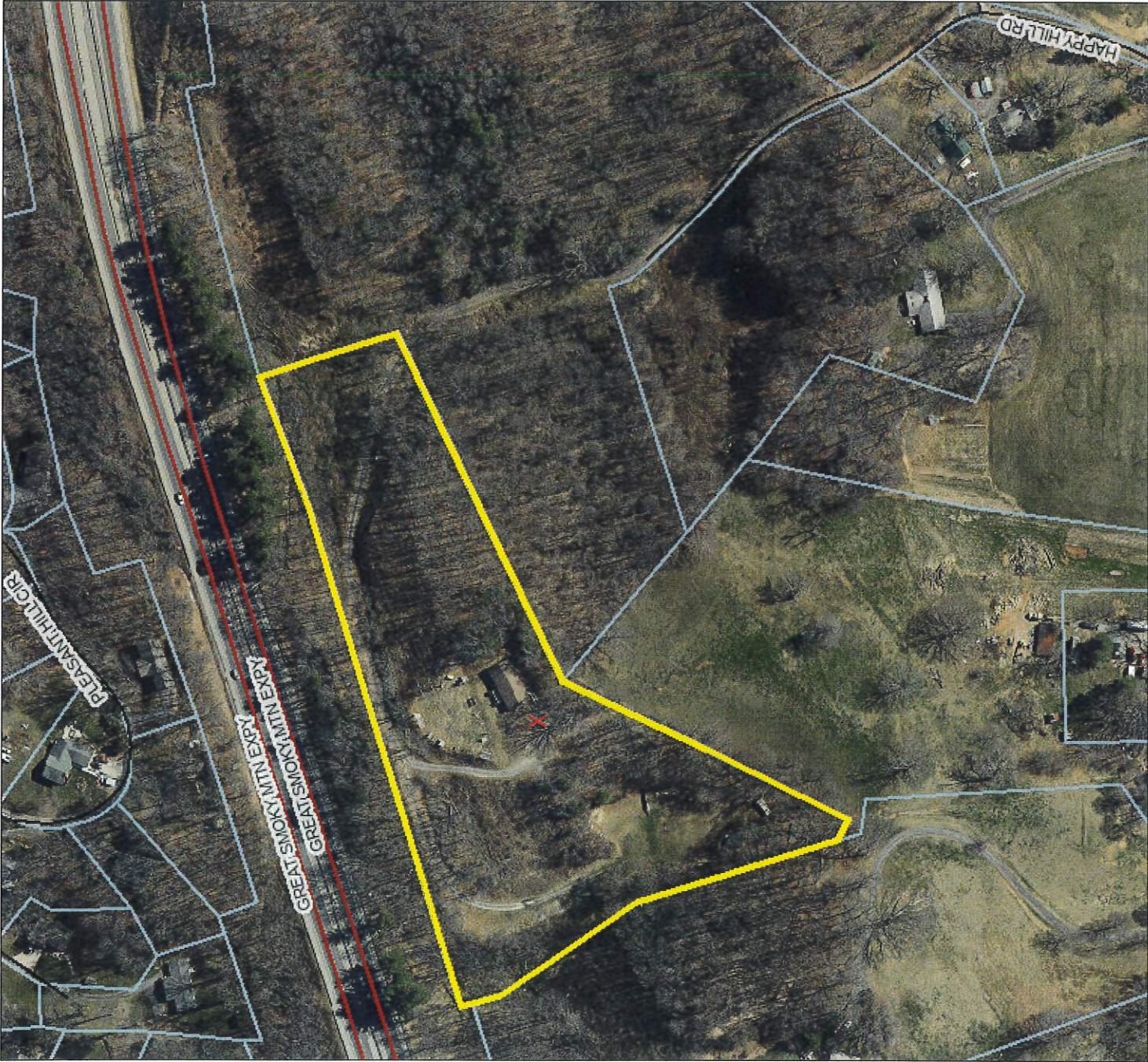
-----TOTALS-----

PRINCIPAL PAID: 1000.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 1000.00
AMT APPLIED: 1000.00
CHANGE: .00

PAID BY: Vogue Tow Sp use app
PAYMENT METH: CHECK
PAYMENT REF: 847

TOT PREV BAL DUE: 1000.00
TOT BAL DUE NOW : .00



Report For

WAYNESVILLE POLICE DEPT ASSOC INC
S MAIN ST
WAYNESVILLE, NC 28786

Account Information

PIN: 8616-54-8639
Deed: 335/521

Site Information

OFFICE GENERAL
Commercial Use
307 HAPPY HILL RD

Heated Area: 0
Year Built: 1991
Total Acreage: 6.45
Township: Waynesville Out

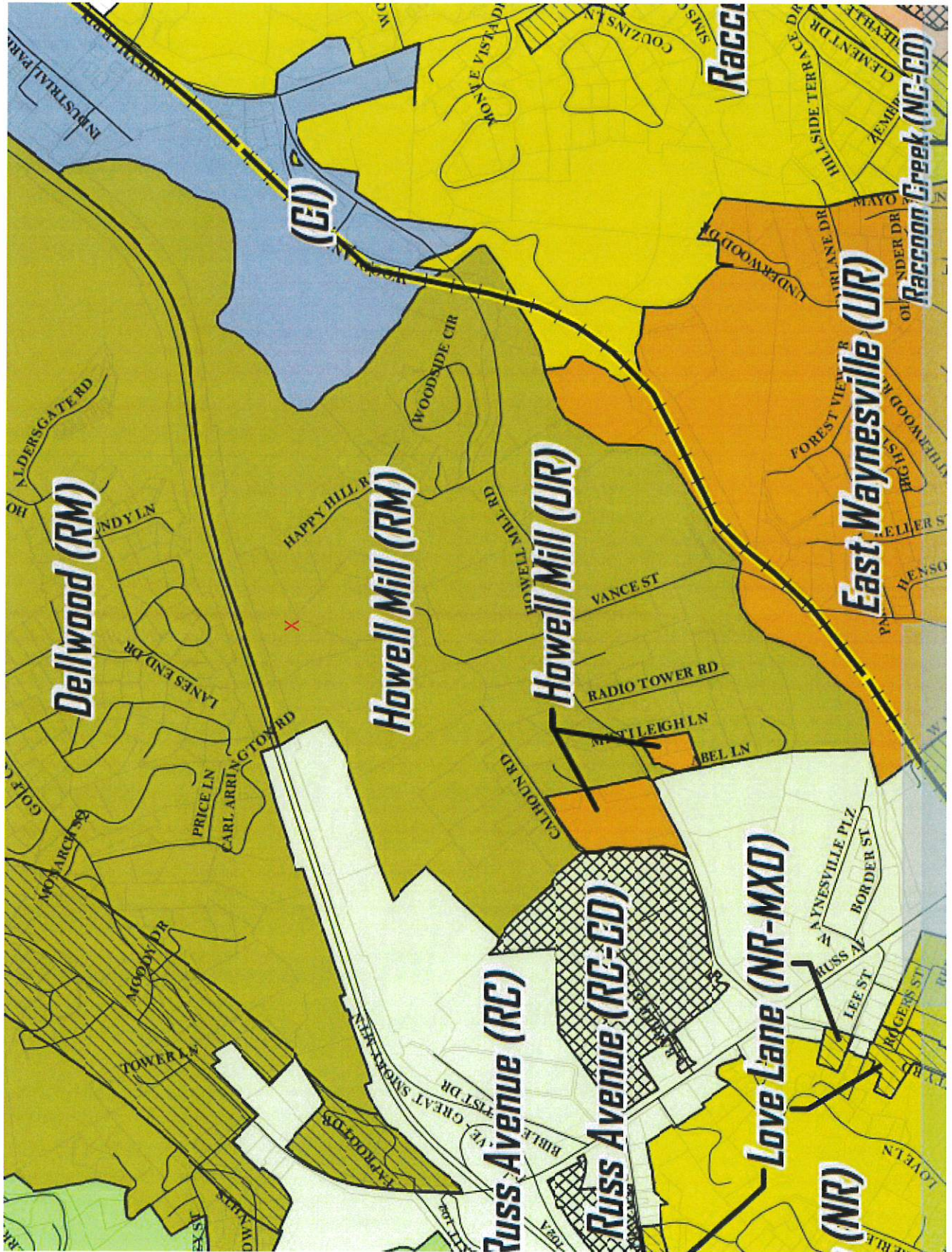
Site Value Information

Land Value: \$43,500
Building Value: \$114,100
Market Value: \$157,600
Deferred Value: \$0
Assessed Value: \$157,600
Sale Price: \$0
Sale Date: 10/4/1982
Tax Bill 1:
Tax Bill 2:



1 inch = 200 feet
March 21, 2025

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.



Haywood County



April 25, 2025

1:8,004
0 0.05 0.1 0.2 0.4
0 0.1 0.2 0.4
mi km

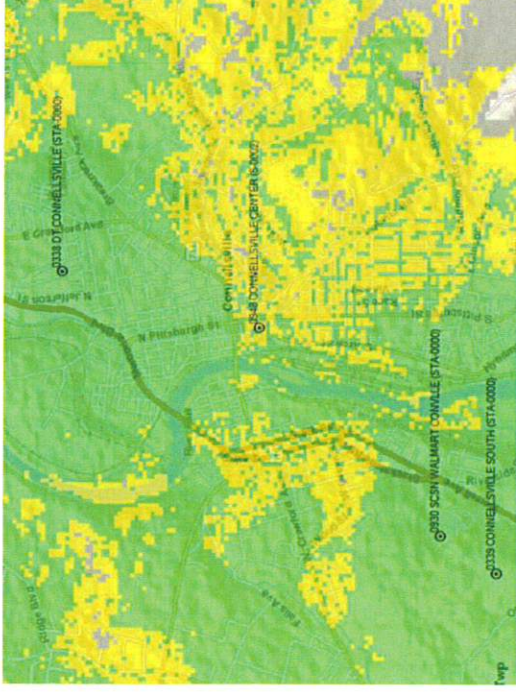
Introduction:

Coverage and/or capacity deficiencies are the two main drivers that prompt the need for a new wireless communications facility (WCF). Most WCF provide a mixture of both capacity and coverage for the benefit of the end user.

Coverage describes the existence or lack of wireless service in an area. The request for improved service often comes from our customers or emergency services personnel that have no service or poor service. Coverage used to refer to the ability to make or place a call in vehicles, however, as usage patterns have shifted, coverage is now determined based on whether or not sufficient WCF exist to provide a reliable signal inside of buildings and residential areas, as well. Historically, when wireless was still in its infancy, coverage was the primary means to measure the effectiveness of the network in a given area.

Capacity is the metric used to determine if sufficient wireless resources exist and is now the primary means to measure how a community's wireless needs are being addressed. "Five bars" no longer means guaranteed coverage and capacity because each WCF has a limited amount of resources to handle voice calls, data connections and data volume. When these limits are reached and the WCF becomes overloaded (meaning there is more demand than signal to service it), the user experience quickly degrades preventing customers from making/receiving calls or getting applications to run. A WCF short on capacity could also make internet connections time out or delay information to emergency response personnel.

Explanation of Wireless Coverage



Coverage is best shown via coverage maps. RF engineers use tools that take into account terrain, vegetation, building types, and WCF specifics to model the existing coverage and prediction what we expect to see with the addition of a proposed WCF.

Coverage also changes depending on which frequencies are used. Most phones today use 3G at 800 MHz or 4G at 700 MHz spectrum which are considered low frequencies. Low frequencies can travel further distances than the higher 1900 MHz and 2100 MHz frequencies now being employed due to increased capacity demands. Operating at higher frequencies makes it necessary for carriers to install substantially more wireless facilities to achieve the same coverage as one tower operating on the lower frequencies.

Explanation of Wireless Capacity



Capacity is the amount of resources that a WCF has to service customer demand. Verizon utilizes sophisticated programs and customer feedback to monitor current usage trends and to forecast future needs. Because it takes an average of 2-3 years to complete a WCF, we have to start the process of adding a new WCF several years in advance of when the WCF will be needed.

Location, Location, Location. A good capacity WCF needs to be in the center of a user population which insures that traffic is evenly distributed around the WCF. A typical WCF is configured into three sectors (like a pie cut into three pieces), with each slice (sector) having 33% of the WCF resources. If one sector is under-utilized, it's resources can not necessarily be diverted to another sector. Therefore, optimal performance is only obtained when all three sectors have an even traffic distribution.

Explanation of Wireless Data Growth

Wireless Data Growth

Each year Verizon sees large increases in how much data its customers need. As the resolution of the pictures we send increases, the quality of the video we watch improves and the complexity of the applications grow, we commonly see tremendous growth year-over-year.

- 240 million 911-calls are made annually. In many areas, 80% or more are from wireless devices.¹
- The average North American smartphone user will consume 48 GB of data per month in 2023, up from just 5.2 GB per month in 2016 and 7.1 GB per month in 2017.²
- More than one-half of American homes had wireless only homes.³
- In North America, the average household has 13 connected devices with smartphones outnumbering tablets 6 to 1.⁴

Machine to Machine communications will also increase the data burden on wireless networks, as over the next five (5) years more and more services that improve our safety and make our lives easier will be available over the wireless infrastructure, such as:

- Cars that notify 911 when an airbag deploys.
- “Driverless” cars needing traffic data and maps to reach your destination as quickly as possible.
- Medical monitors that will alert us should a loved one neglect taking their prescription drugs.
- Home alarms that notify you when your child arrives home from school.
- Smart street lights that notify the city when they are not working.
- City garbage cans that let people know when they need to be emptied.
- Tracking watches will aid in finding lost Alzheimer patients.

1. National Emergency Number Association, 9-1-1 Statistics (January 7, 2019)

2. Ericsson Mobility Report, November 2017

3. CDC's 2018 Wireless Substitution: Early Release of Estimates From the National Health Interview Survey, January-July, 2018

4. IHS Market Connected Device Market Monitor: Q1 2016, June 7, 2016

Radio Emission Safety...

A common question received is “Are the radio emissions safe?”

Verizon goes to great effort to ensure that all of its projects meet the standards established by the FCC to ensure safety of the public and its employees. The links below are to three reputable organizations that have performed extensive reviews of the science available on this subject and have good educational articles on the results of their research.

World Health Organization

<http://www.who.int/peh-emf/about/WhatIsEMF/en/index1.html>

America Cancer Society

<http://www.cancer.org/cancer/cancercauses/othercarcinogens/athome/wireless/facilityular-phone-towers>

FCC Radio Frequency Safety

<https://www.fcc.gov/general/radio-frequency-safety-0>

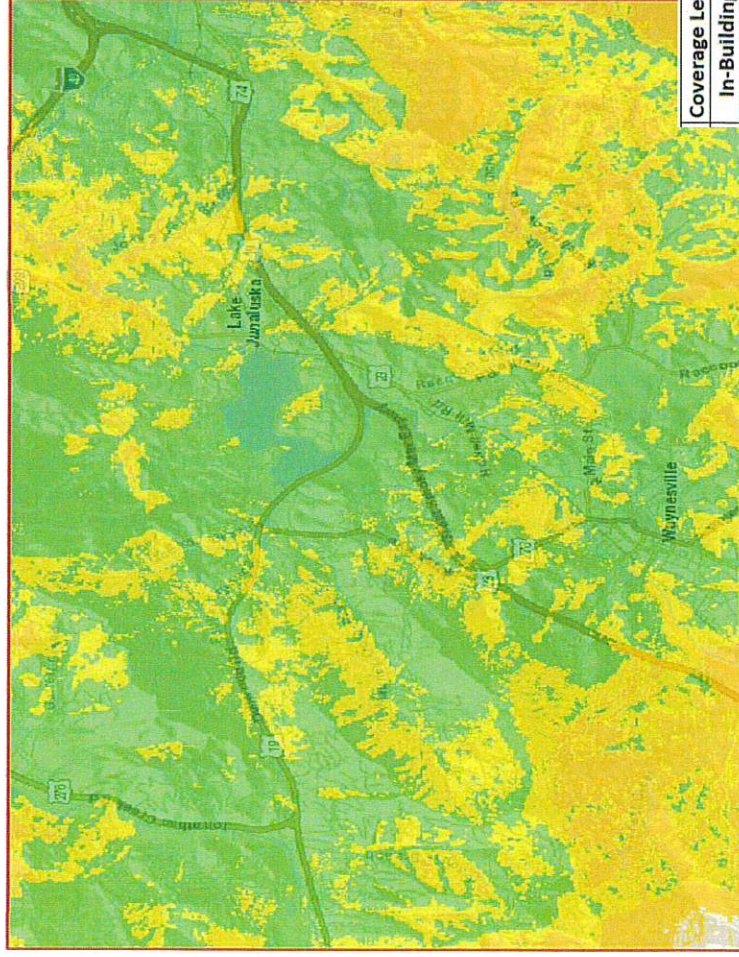
GARRETT - Zoning Plots



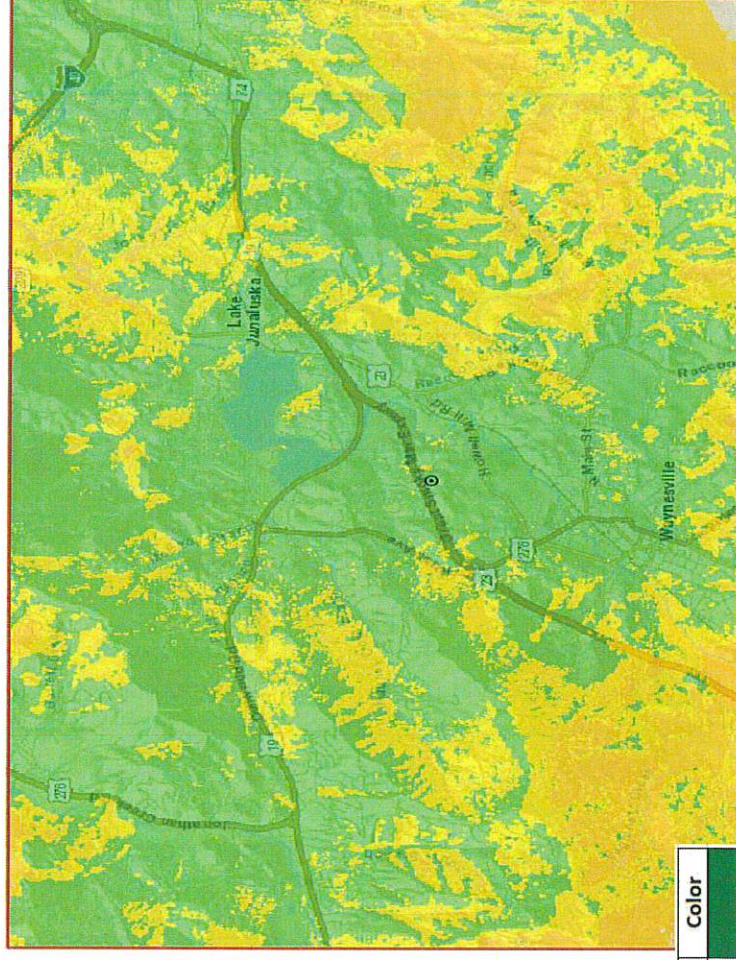
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Plots - Pre and Post RSRP Coverage

Pre - 700 LTE



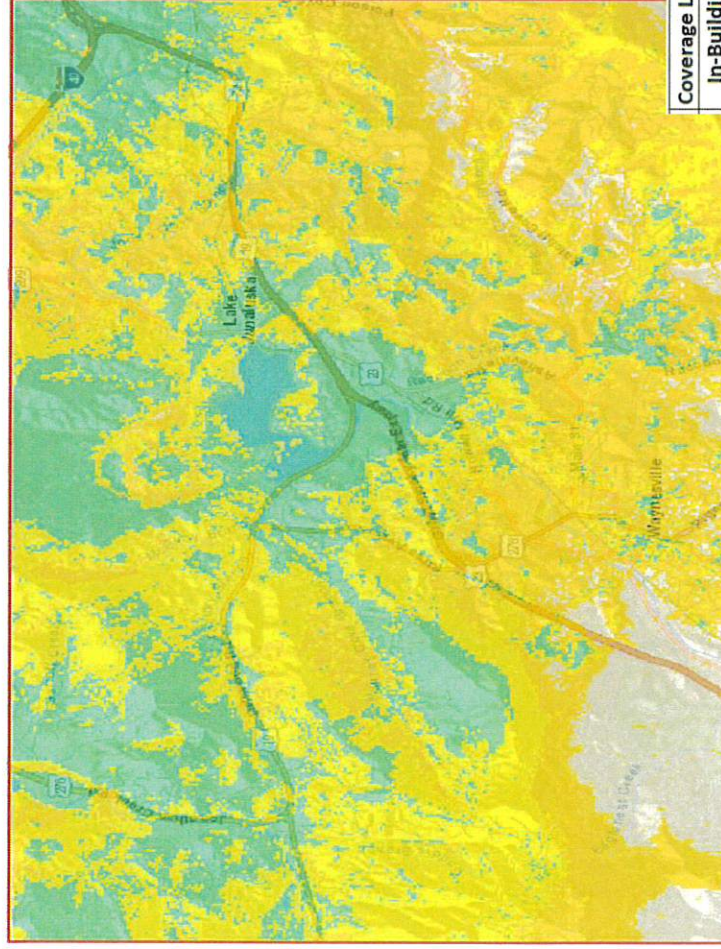
Post - 700 LTE



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Plots - Pre and Post RSRP Coverage

Pre - C Band



Post - C Band



Coverage Level	Color
In-Building	Green
In-Vehicle	Yellow
On-Street	Orange



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Engineering & Investment, Inc

3485 Desert Dr Building 2
Suite 101
East Point, GA 30344
T: (404) 480-5555
Info@STRUTeni.com
www.STRUTeni.com

June 12, 2025

Attn: **Vogue Towers II, LLC**
430 Chestnut St., Suite 101B
Chattanooga, TN 37402

Re: **Fall Zone Letter for Proposed 180' Monopole**

Site Name: Garrett
Address: 311 Happy Hill Rd, Waynesville, NC 28786
Building Code: North Carolina Building Code 2018 (IBC 2015 Amended)
Design Standard: ANSI/TIA-222-H

Dear Vogue Towers II,

Strut Engineering & Investment, Inc (Strut E&I, Inc) has reviewed the proposed Vogue Tower communications tower installation at the above-mentioned site. The project will contain a monopole-type antenna support tower with a height of 180' above ground level (AGL). The monopole structure is made up of hot dipped galvanized high strength steel tubing that is typically 48-60" diameter at its base and tapering to 18" diameter at the top.

The antenna cables will be routed from the ground-based equipment up the inside of the pole to the proposed antenna rad center. The tower manufacturer shall supply structural design drawings prepared by a licensed Structural Engineer in the State of North Carolina at the time of Building Permit submission for review by the County before construction can commence.

The tower will be designed in accordance with the North Carolina State Building Code and International Building Code (IBC). Both of these codes have adopted the Telecommunications Industry Association/Electronics Industry Association Standards (ANSI/TIA-222-H). These standards dictate the design of all communications towers and take into consideration the following parameters:

1. Structure Risk Category/Class
Category/Class is chosen based upon the function of risk to human life, potential damage to property in the event of failure and the type of services that the tower will provide (i.e. essential communications vs. services that are optional)
2. Environmental Loading
Includes wind, ice, and seismic loads based upon local county-based data
3. Site Exposure Category
Category is chosen based upon "surface roughness" of local surrounding vegetation, structures and natural topography. This also impacts wind loading calculations
4. Topographic Category
Category is chosen based upon wind "speed-up" effects from surrounding topography, such as towers being located within gently rolling terrain or at the top of a hill or ridge

The design of the tower shall be such that in the unlikely event of structural failure, the monopole will collapse onto itself and not onto a street or a building. In other words, structural failure would be typical of that of a straw bending onto itself, rather than a bowling pin being knocked over. **Vogue Towers shall stipulate to the tower manufacturer/designer that the area of probable failure be located at the 60% height (108'-0" AGL) of the monopole so that only the top 40% (top 72'-0") of the monopole collapse onto itself. This is done by over-designing the tower sections below the failure point as necessary.**

STRUT

Engineering & Investment, Inc

In regard to the possibility of any future corrosion of the structure, the monopole shall be constructed with hot dipped galvanized steel, similar to that of highway signs and traffic signal poles. The ANSI/TIA-222-H standards have been based in part on the American Association of State Highway and Transportation Officials (AASHTO) standards which govern the construction and design standards for those structures (which have an extremely rare rate of corrosion related failures). Furthermore, the tower owner will be required to inspect the structure at intervals stipulated by ANSI/TIA-222-H standards or as may be stipulated by the underlying municipal authority, whichever is more stringent.

A geotechnical evaluation will be conducted that will explore the subsurface conditions in the vicinity of the proposed tower and develop geotechnical engineering recommendations to facilitate the design of the tower foundation. A report will be generated that shall be utilized by the tower manufacturer/designer to prepare foundation design drawings to be submitted at the time of Building Permit submission for review by the County before construction can commence. The geotechnical report and design drawings shall all be prepared by licensed Geotechnical Engineers in the State of North Carolina.

In summary, monopole-type antenna support structures are designed for extreme wind conditions with factors of safety that result in a design that is extremely conservative. The occurrence of monopole failure is exceptionally rare and historically these structures have survived after experiencing wind speeds considerably higher than their design speeds.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

STRUT Engineering & Investment, Inc.

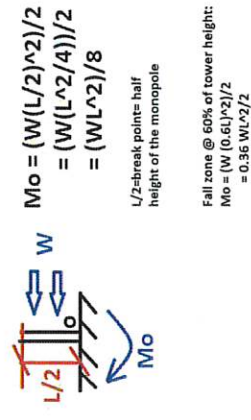
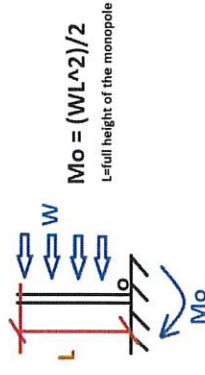


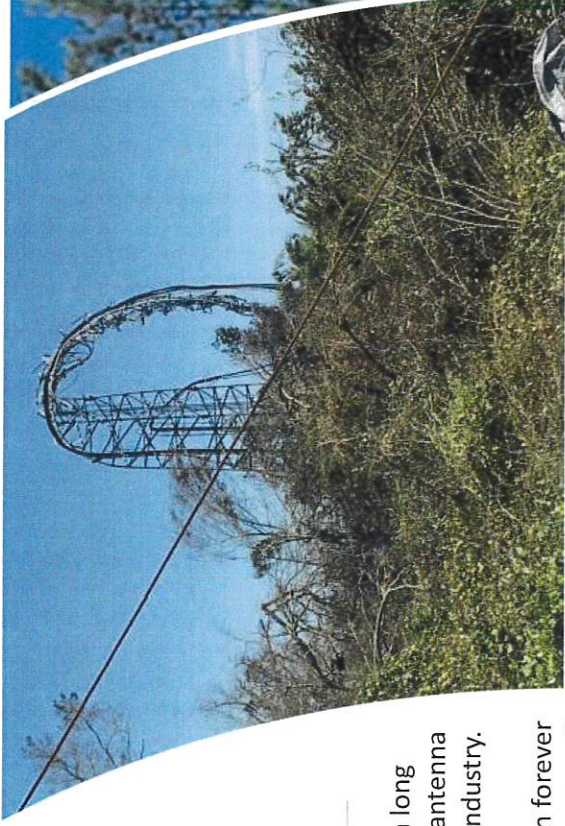
Emad Badiee, P.E.
Senior Structural Engineer
ebadiee@struteni.com
(404) 480-5555



Designed Tower Fall Zones

- Towers designed per TIA-222 standards (currently Revision "H")
- The load calculated at the base of the tower does not change
- Reduction of 50% of tower height results in applied force reduction of 75%, the remaining pole now only carries 25% of the original applied load
 - Layman's terms, the remaining portion of the tower has a constant capacity, while the applied force is significantly decreased to 1/4th of the original applicable force. In another word, the base following a failure event is approx. 4x stronger because of the reduced applied force exerted on the tower
- Reduction of 40% of tower height from the top (bottom 60% remaining) results in applied force reduction of approx. 64%, meaning the remaining tower base and its foundation are almost 3 times stronger (100%/36%) than the maximum force that can be applied to them when the top 40% of the tower collapses





Designed Tower Failure

- Monopoles and Lattice Towers have a long history of providing safe and reliable antenna support for the telecommunications industry. In instances in which they do fail; the surrounding landscape has often been forever changed by extraordinary weather events well in excess of the required design loading.
- Both Monopoles and Lattice towers can be designed with theoretical failure points to ensure that the structure falls within a specified boundary even under extreme circumstances.
- Monopoles typically collapse like a bent straw during hurricanes or severe weather.
- All around us: In addition to supporting antennas, these same structures support lighting, power transmission lines, signage, and numerous other applications.

Name	Latitude	Longitude	FCC ASR#	Distance (miles)	Comments
Vogue Towers	35.511	-82.9802	Pending	N/A	<i>Candidate Location</i>
American Tower_1	35.5168	-82.9685	1205573	0.78	
American Tower_2	35.4994	-83.0046	1206135	1.6	
Verizon	35.5456	-83.0321	None	3.78	<i>No FCC ASR</i>
American Towers_3	35.4859	-82.9748	1206115	1.77	<i>No tower apparent on satellite image.</i>
SBA Towers X, LLC	35.4767	-83.0066	1297377	2.79	
VB BTS II, LLC	35.5214	-82.9279	1315192	3.04	
American Towers_4	35.4887	-82.9748	None	1.58	<i>No FCC ASR</i>

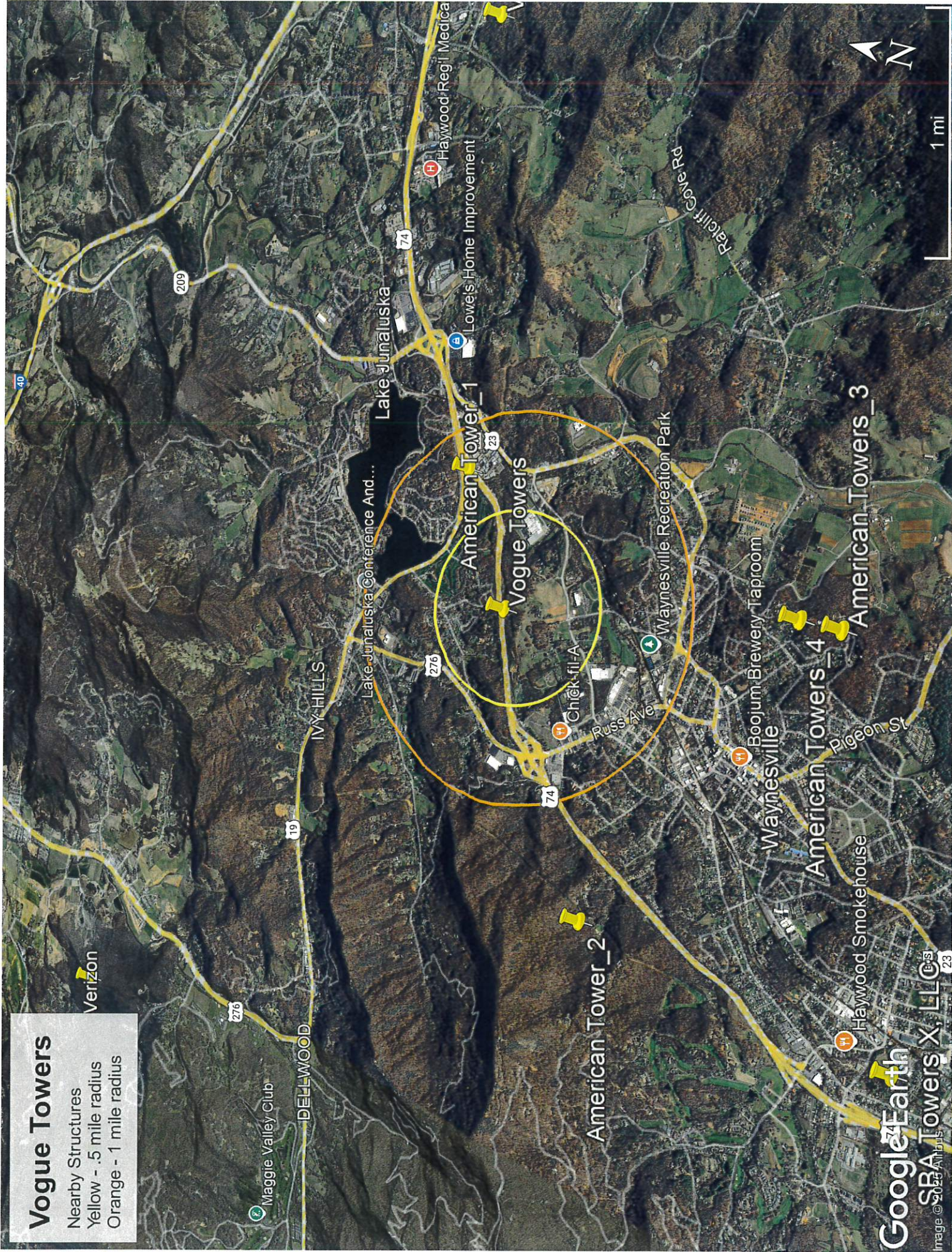
Vogue Towers

Nearby Structures

Yellow - .5 mile radius

Orange - 1 mile radius

Verizon



Google Earth

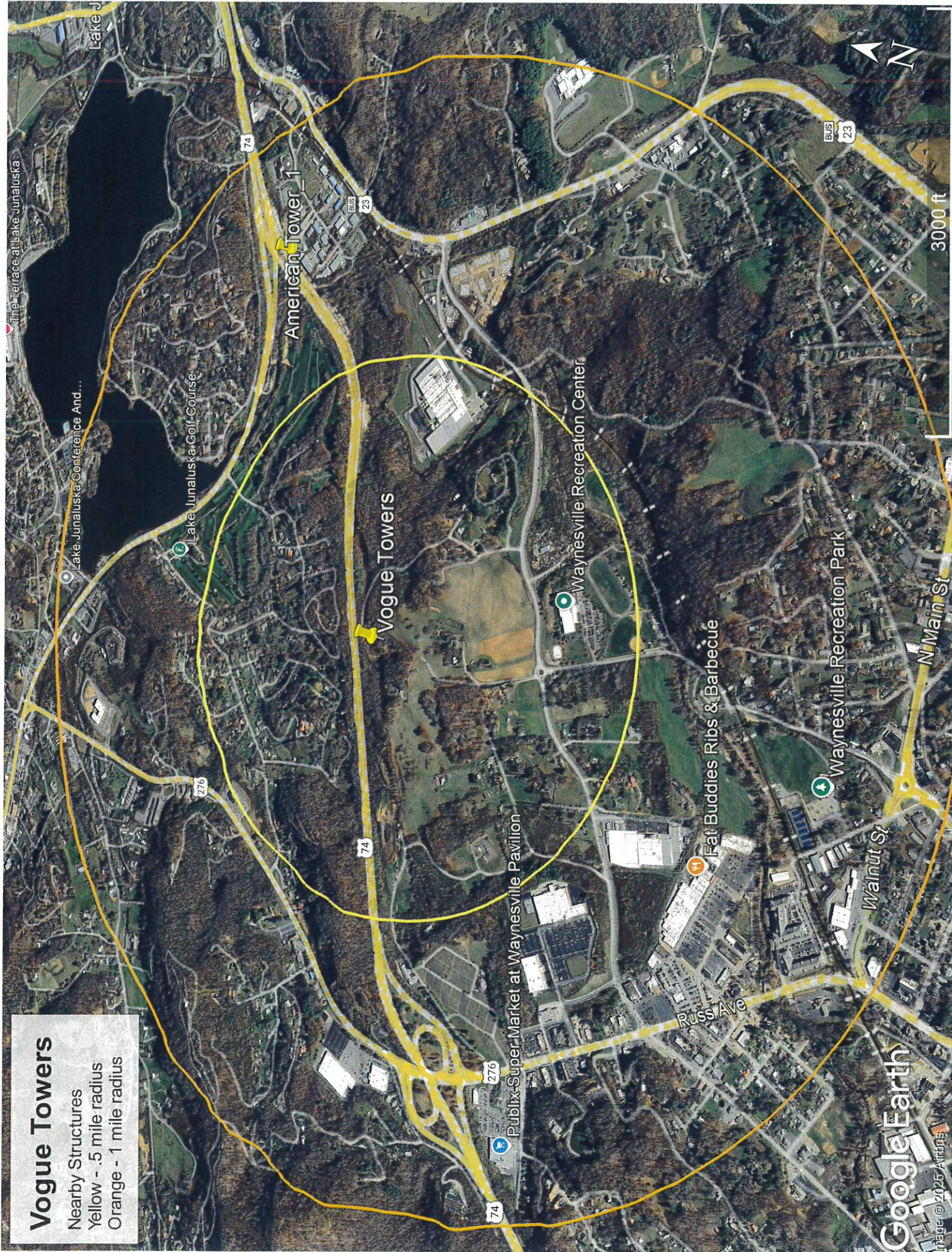
SBA Towers X, LLC

Vogue Towers

Nearby Structures

Yellow - .5 mile radius

Orange - 1 mile radius



FCC MARKET NAME	FCC Radio Service Code	FCC Market Number	FCC Channel	Block	FCC Call Sign	Licensee Name	FRN	Expired Date	State of Market	County	State	County Name	Frequencies(1)	Frequencies(2)	Frequencies(3)	Frequencies(4)
North Carolina 1 - Cherokee AT	AW	CM565	G		WQWH550	Calico Partnership 0003290673	###	###	NC	NC		Haywood	1755-1760 / 2155-2160	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville, NC	AW	BEA042	B		WQGA935	Calico Partnership 0003290673	###	###	NC	NC		Haywood	1770-1780 / 2120-2130	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AW	AW	CM565	A		WQGB236	Calico Partnership 0003290673	###	###	NC	NC		Haywood	1710-1720 / 2110-2120	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Southeast	AW	REA002	F		WQGA716	Calico Partnership 0003290673	###	###	NC	NC		Haywood	1745-1755 / 2145-2155	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee CL	CL	CM565	B		PEND1346	Calico Partnership 0003290673	###	###	NC	NC		Haywood	835-845 / 880-890	846.5-849 / 891.5-894	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee CL	CL	CM565	A		KKNK626	Calico Partnership 0003290673	Oct 1, 2031	NC	NC	NC		Haywood	824-835 / 869-880	845-846.5 / 890-891.5	0-0 / 0-0	0-0 / 0-0
Asheville-Hendersonville, NC	CW	BTAA020	E		KNLG263	Alltel Corporation 0002942159	Apr 28, 2027	NC	NC	NC		Haywood	1885-1890 / 1965-1970	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville-Hendersonville, NC	CW	BTA020	C		KNLG463	Calico Partnership 0003290673	Jul 23, 2036	NC	NC	NC		Haywood	1905-1910 / 1985-1990	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville-Hendersonville, NC	CW	BTAA020	F		KNLH707	Calico Partnership 0003290673	Apr 28, 2027	NC	NC	NC		Haywood	1890-1895 / 1970-1975	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville-Hendersonville, NC	CW	BTAA020	C		WQEN930	Calico Partnership 0003290673	Mar 8, 2026	NC	NC	NC		Haywood	1900-1905 / 1980-1985	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville, NC	PM	PEA115	A1		WRNF705	Calico Partnership 0003290673	Jul 23, 2036	NC	NC	NC		Haywood	3700-3720 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville, NC	PM	PEA115	A2		WRNF706	Calico Partnership 0003290673	Jul 23, 2036	NC	NC	NC		Haywood	3720-3740 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville, NC	PM	PEA115	A3		WRNF707	Calico Partnership 0003290673	Jul 23, 2036	NC	NC	NC		Haywood	3740-3760 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville, NC	PM	PEA115	A4		WRNF708	Calico Partnership 0003290673	Jul 23, 2036	NC	NC	NC		Haywood	3760-3780 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville, NC	PM	PEA115	A5		WRNF709	Calico Partnership 0003290673	Jul 23, 2036	NC	NC	NC		Haywood	3780-3800 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville, NC	PM	PEA115	B1		WRNF710	Calico Partnership 0003290673	Jul 23, 2036	NC	NC	NC		Haywood	3800-3820 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville, NC	UIU	PEA115	B2		WRNF711	Calico Partnership 0003290673	Jul 23, 2036	NC	NC	NC		Haywood	3820-3840 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville, NC	UIU	PEA115	M1		WRHF240	Calico Partnership 0003290673	Jun 4, 2030	NC	NC	NC		Haywood	37600-37700 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville, NC	UIU	PEA115	M10		WRHF241	Calico Partnership 0003290673	Jun 4, 2030	NC	NC	NC		Haywood	38500-38600 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville, NC	UIU	PEA115	M2		WRHF242	Calico Partnership 0003290673	Jun 4, 2030	NC	NC	NC		Haywood	37700-37800 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville, NC	UIU	PEA115	M3		WRHF243	Calico Partnership 0003290673	Jun 4, 2030	NC	NC	NC		Haywood	37800-37900 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville, NC	UIU	PEA115	M4		WRHF244	Calico Partnership 0003290673	Jun 4, 2030	NC	NC	NC		Haywood	37900-38000 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville, NC	UIU	PEA115	M5		WRHF245	Calico Partnership 0003290673	Jun 4, 2030	NC	NC	NC		Haywood	38000-38100 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville, NC	UIU	PEA115	M6		WRHF246	Calico Partnership 0003290673	Jun 4, 2030	NC	NC	NC		Haywood	38100-38200 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville, NC	UIU	PEA115	M7		WRHF247	Calico Partnership 0003290673	Jun 4, 2030	NC	NC	NC		Haywood	38200-38300 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville, NC	UIU	PEA115	M8		WRHF248	Calico Partnership 0003290673	Jun 4, 2030	NC	NC	NC		Haywood	38300-38400 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville, NC	UIU	PEA115	M9		WRHF249	Calico Partnership 0003290673	Jun 4, 2030	NC	NC	NC		Haywood	38400-38500 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville, NC	UIU	PEA115	N1		WRHF250	Calico Partnership 0003290673	Jun 4, 2030	NC	NC	NC		Haywood	38600-38700 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville, NC	UIU	PEA115	N2		WRHF251	Calico Partnership 0003290673	Jun 4, 2030	NC	NC	NC		Haywood	38700-38800 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville, NC	UIU	PEA115	N3		WRHF252	Calico Partnership 0003290673	Jun 4, 2030	NC	NC	NC		Haywood	38800-38900 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville, NC	UIU	PEA115	N4		WRHF253	Calico Partnership 0003290673	Jun 4, 2030	NC	NC	NC		Haywood	38900-39000 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville-Hendersonville, NC	UIU	BTAA020	L1		WRBC438	Calico Partnership 0003290673	Sep 2, 2029	NC	NC	NC		Haywood	27500-27925 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Asheville-Hendersonville, NC	UIU	BTAA020	L2		WRBC439	Calico Partnership 0003290673	Sep 2, 2029	NC	NC	NC		Haywood	27925-28350 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
Southeast	WU	REA002	C		WQJQ690	Calico Partnership 0003290673	Jun 13, 2029			NC		Haywood	746-757 / 776-787	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2025-ASO-3568-OE

Issued Date: 04/01/2025

Michael Sandifer
Vogue Towers II, LLC
100 North Point Center East, Suite
Alpharetta, GA 30022

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Monopole NC-2027
Location:	Lake Junaluska, NC
Latitude:	35-30-39.60N NAD 83
Longitude:	82-58-48.72W
Heights:	2781 feet site elevation (SE)
	185 feet above ground level (AGL)
	2966 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination expires on 10/01/2026 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (816) 329-2525, or natalie.schmalbeck@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASO-3568-OE.

Signature Control No: 647617345-652367793

(DNE)

Natalie Schmalbeck
Technician

Attachment(s)
Additional Information
Frequency Data
Map(s)

cc: FCC

Additional information for ASN 2025-ASO-3568-OE**BASIS FOR DECISION**

Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and en route procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band.

This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band evaluation process.

The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

Frequency Data for ASN 2025-ASO-3568-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1756	1780	MHz	3280	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3450	3550	MHz	3280	W
3550	3700	MHz	50	W
3700	3980	MHz	3280	W
27500	28350	MHz	31623	W
29100	29250	MHz	31623	W
31000	31300	MHz	31623	W

Verified Map for ASN 2025-ASO-3568-OE





**ASAC SITE SPECIFIC EVALUATION
FOR**

Site Name: Garrett Site

Site Number: NC-2027

Site Location: Lake Junaluska, NC

Requestors Name: Michael Sandifer

Company Name: Vogue Towers II, LLC

Street Address: 430 Chestnut Street, Ste 101-B

City and Zip: Chattanooga, TN. 37402

This is an evaluation based on application of surfaces identified in Federal Aviation Regulation (FAR) Part 77 and Federal Communication Commission (FCC) Rules Part 17.

EXECUTIVE SUMMARY

The max height that can be built at this site without notice to the FAA is 200 feet AGL or 2981 feet AMSL.

The max No Extended Study height at this site is 499 AGL, or 3280 AMSL.

The max no hazard height at this site is 499 AGL, or 3280 AMSL.

The max no marking and lighting height at this site is 200 AGL, or 2981 AMSL.

SITE DATA

Structure Type: Antenna Tower

Coordinates of site:	Lat:	35°30'39.60"
	Long:	82°58'48.72"
	Datum:	NAD 83

Site ground elevation:	2781
Total height above the ground of the entire structure (AGL):	185
Total height above mean sea level (AMSL):	2966

AIRPORT/HELIPORT INFORMATION

Nearest public use or Government Use (DOD) facility: Jackson County.

This structure will be located 16.197825 NM or 224 FT from the airport on a bearing of 224 degrees true to the airport.

Nearest private use landing facility is: Reagans Roost.

This structure will be located 10.3 NM from the airport on a bearing of 241 degrees true to the airport.

STUDY FINDINGS

FAA FAR Part 77 paragraph 9 (FAR 77.9): (Construction or Alteration requiring notice.) (These are the imaginary surfaces that the FAA has implemented to provide general criteria for notification purposes.)

This structure does not require notification to the FAA.

FAA FAR Part 77 paragraph 17(FAR 77.17): (Standards for Determining Obstructions.)(These are the imaginary surfaces that the FAA has implemented to protect aircraft safety. If any of these surfaces are penetrated, the structure may pose a Hazard to Air Navigation.)

This structure does not exceed these surfaces.

**FCC Notice Requirements:
(FCC Rules, Part 17)**

This structure does not require notification to the FAA or FCC based on these rules.

FAA EMI:

(The FAA protects certain air navigational aids, radio transmitters, and RADAR facilities from possible interference. The distance and direction are dependent on the type of facility being evaluated. Some of these transmission and receiver facilities are listed in the National Flight Data Center (NFDC) database.)

This site would not affect any FAA air navigational aids or transmitters.

Military Airspace:

(This would include low level visual and instrument routes along with operations areas and special use airspace.)

This structure will not affect this airspace.

AM Facilities:

(The FCC protects AM radio stations from possible interference for a distance of 3.0 km for directional facilities, and 1.0 km for non-directional facilities. New changes to the FCC critical distances are calculated based on the AM transmission Movement Method Proof evaluation.)

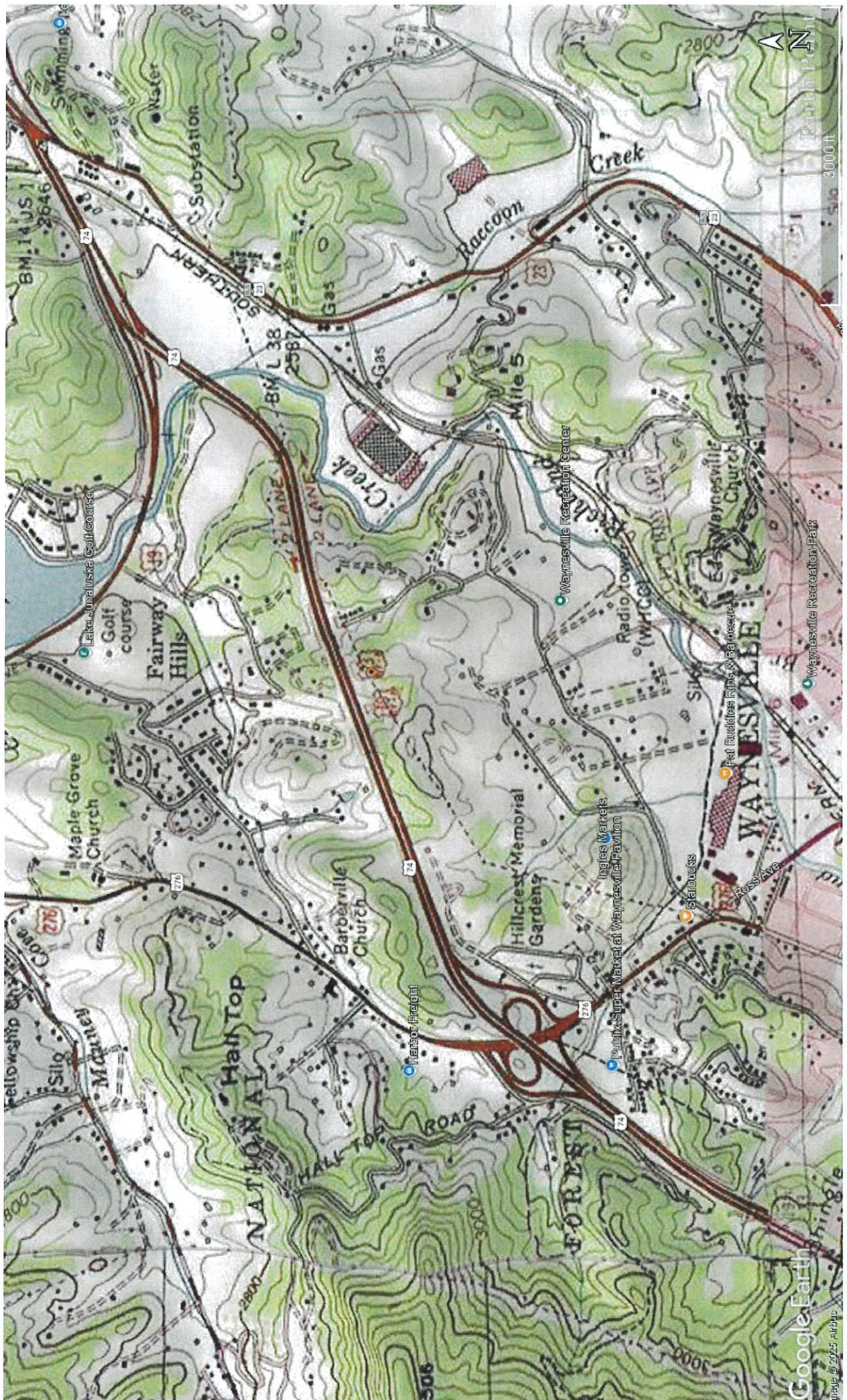
This site was evaluated against the FCC's AM antenna database using the Movement Method proof calculations and no further action is required.

MARKING AND LIGHTING**FAA Advisory Circular 70/7460-1:**

Marking and lighting is not required for this structure.

RECOMMENDATIONS

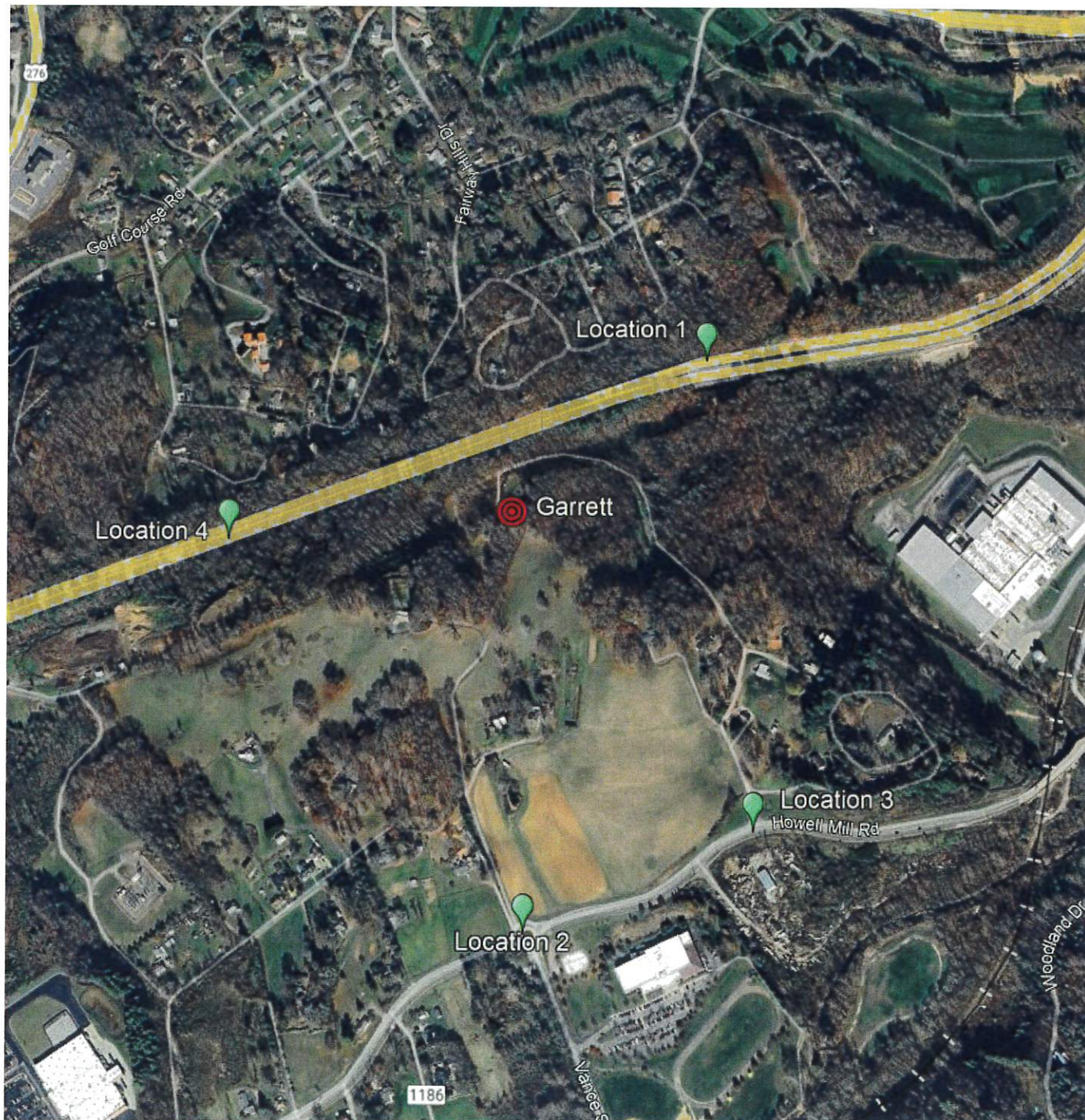
This site was evaluated in accordance with the requirements specified by the FAA under Federal Aviation Rules part 77, and found not to be a hazard to air navigation.





Gen7 Engineering, LLC
8807 Consolidated Drive
Soddy Daisy, Tennessee 37379

Garrett PhotoSims



Notes: Locations of the photosims.



Gen7 Engineering, LLC
8807 Consolidated Drive
Soddy Daisy, Tennessee 37379

Garrett PhotoSims



Notes: Location 1 before Photosim



Gen7 Engineering, LLC
8807 Consolidated Drive
Soddy Daisy, Tennessee 37379

Garrett PhotoSims



Notes: Location 1 after Photosim



Gen7 Engineering, LLC
8807 Consolidated Drive
Soddy Daisy, Tennessee 37379

Garrett PhotoSims



Notes: Location 2 before Photosim.



Gen7 Engineering, LLC
8807 Consolidated Drive
Soddy Daisy, Tennessee 37379

Garrett PhotoSims



Notes: Location 2 after Photosim.



Gen7 Engineering, LLC
8807 Consolidated Drive
Soddy Daisy, Tennessee 37379

Garrett PhotoSims



Notes: Location 3 before Photosim



Gen7 Engineering, LLC
8807 Consolidated Drive
Soddy Daisy, Tennessee 37379

Garrett PhotoSims



Notes: Location 3 after Photosim



Gen7 Engineering, LLC
8807 Consolidated Drive
Soddy Daisy, Tennessee 37379

Garrett PhotoSims



Notes: Location 4 before Photosim

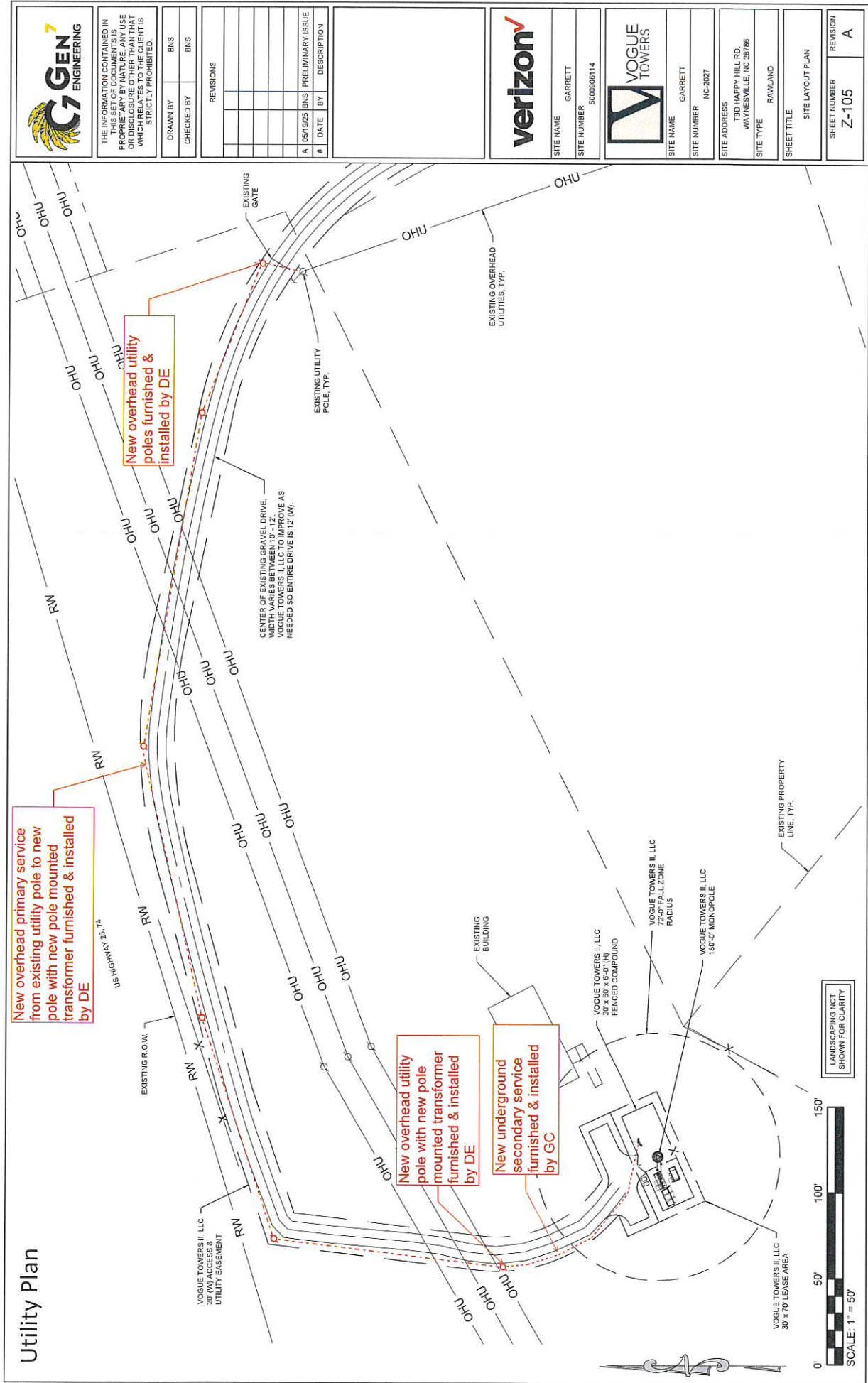


Gen7 Engineering, LLC
8807 Consolidated Drive
Soddy Daisy, Tennessee 37379

Garrett PhotoSims



Notes: Location 4 after Photosim. Tower is not seen.
Cross-hair approximate location of tower height.



THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS FOR THE EXCLUSIVE USE OF THE PROJECT AND IS NOT TO BE REPRODUCED OR DISCLOSED OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

DRAWN BY	BNS
CHECKED BY	BNS

REVISIONS			
#	DATE	BY	DESCRIPTION
A	05/19/25	BNS	PRELIMINARY ISSUE

--	--



SITE NAME	GARRETT
SITE NUMBER	5000908114



SITE NAME	GARRETT
SITE NUMBER	NC-2027

SITE ADDRESS	TBD HAPPY HILL RD. WAYNESVILLE, NC 27686
SITE TYPE	RAVINE

SHEET TITLE	SITE LAYOUT PLAN
-------------	------------------

SHEET NUMBER	Z-105
REVISION	A

2025001250

HAYWOOD CO. NC FEE \$26.00
 PRESENTED & RECORDED
 02/20/2025 01:58:57 PM
 SHERRI C. ROGERS
 REGISTER OF DEEDS
 BY: TARA E. REINHOLD
 DEPUTY

BK: RB 1123**PG: 412 - 418**

(Above 3" Space for Recorder's Use Only)

Prepared by and Return to:

Vogue Towers II, LLC
 430 Chestnut Street, Suite 101-B
 Chattanooga, TN 37402
 ATTN: Pat Troxell-Tant

Submitted electronically by Chambliss, Bahner & Stophel, P.C. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Haywood County Register of Deeds.

Tenant Site Reference: NC-2027 Garrett**Parcel Reference: 8616-54-8639****MEMORANDUM OF OPTION TO LEASE**

This Memorandum of Option to Lease (the "**Memorandum**") evidences an Option and Lease Agreement (the "**Lease**") between **WAYNESVILLE POLICE DEPARTMENT ASSOCIATION, INC.** (the "**Landlord**"), whose address is 9 South Main Street, Waynesville, NC 28786 and **VOGUE TOWERS II, LLC**, a Delaware limited liability company, whose mailing address is 1000 Corporate Centre Drive, Suite 130, Franklin, TN 37067 (the "**Tenant**"), dated the 13th day of January, 2025 (the "**Effective Date**"), for a portion (the "**Premises**") of the real property (the "**Property**") described in Exhibit A attached hereto.

Pursuant to the Lease, Landlord has granted Tenant an exclusive option to lease the Premises (the "**Option**"). The Option commenced as of the Effective Date and shall continue in effect for a period of one (1) year from the Effective Date and may be renewed by Tenant for an additional one (1) year period.

Landlord ratifies, restates, and confirms the Lease and, upon exercise of the Option, shall lease to Tenant the Premises, subject to the terms and conditions of the Lease. The Lease provides for the lease by Landlord to Tenant of the Premises for an initial term of five (5) years with seven (7) renewal options of an additional five (5) years each, and further provides:

1. The Lease may be assigned by Landlord only in its entirety and only to a purchaser of the fee interest of the Property;
2. Under certain circumstances, Tenant has a right of first refusal to acquire the Premises from Landlord; and
3. This Memorandum is not intended to amend or modify and shall not be deemed or construed as amending or modifying, any of the terms, conditions, or provisions of the Lease. In the event

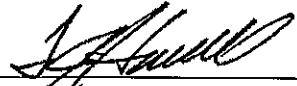
of a conflict between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall control. The Lease shall be binding upon and inure to the benefit of Landlord and Tenant and shall inure to the benefit of their respective heirs, successors, and assigns, subject to the provisions of the Lease.

[Signatures to follow]

IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF OPTION TO LEASE as of the date last signed by a party hereto.

LANDLORD:

**WAYNESVILLE POLICE DEPARTMENT
ASSOCIATION, INC.**

By: 

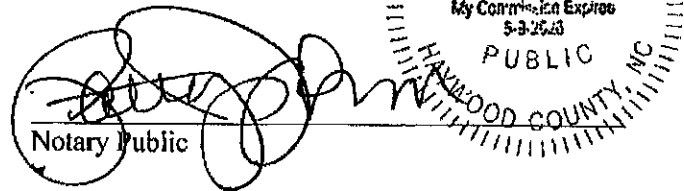
Name: Tyler Howell

Title: President

**STATE OF NORTH CAROLINA
COUNTY OF Haywood**

On this 12 day of December, 2024, before me personally appeared Tyler J. Howell to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Official Seal at office this 12 day of December, 2024.


Notary Public

My Commission Expires:

5/9/2026

[Landlords Signature Page #1 – Memorandum of Option to Lease]

LANDLORD:

WAYNESVILLE POLICE DEPARTMENT
ASSOCIATION, INC.

By: Tamara J. Vander Day
Name: Tamara J. Vander Day
Title: Treasurer

STATE OF NORTH CAROLINA
COUNTY OF Haywood

On this 12 day of December 2024, before me personally appeared Tamara J. Vander Day,
to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who
executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Official Seal at office this 12 day of December, 2024.

[Signature]
Notary Public

PATTY JOHNSON
NOTARY
My Commission Expires
6-9-2028
PUBLIC
HAYWOOD COUNTY, NC

My Commission Expires:

5/9/2024
PJ

[Landlords Signature Page #2 – Memorandum of Option to Lease]

TENANT:

VOGUE TOWERS II, LLC

By: Pat Troxell-Tant

Name: Pat Troxell-Tant

Title: CEO

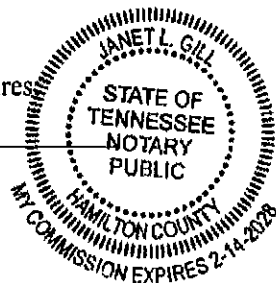
STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, the undersigned Notary, personally appeared **PAT TROXELL-TANT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Development of **VOGUE TOWERS II, LLC**, a Delaware limited liability company, and that such President of Development executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company, as President of Development.

Witness my hand and seal, at office in Chattanooga, Tennessee, this 9th day of December, 2024.

Janet L. Gill
Notary Public

My Commission Expires

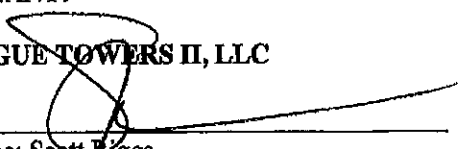
2-14-28

[Tenant's Signature Page #1 – Memorandum of Option to Lease]

[Tenant's Signature Page #1 – Memorandum of Option to Lease]

TENANT:

VOGUE TOWERS II, LLC

By: 

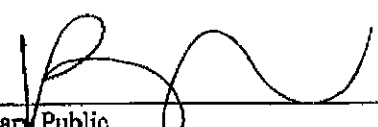
Name: Scott Riggs

Title: Chief Operating Officer

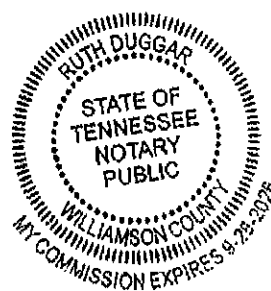
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary, personally appeared **SCOTT RIGGS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be COO of **VOGUE TOWERS II, LLC**, a Delaware limited liability company, and that such COO executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company, as COO.

2025 Witness my hand and seal, at office in Franklin, Tennessee, this 13 day of January


Notary Public

My Commission Expires:

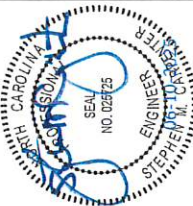
9/28/26

**EXHIBIT A
(TO MEMORANDUM OF OPTION TO LEASE)**

The Property

Lying and being situate in Haywood County, North Carolina, and being more particularly described as follows:

BEGINNING at a stake in the Southern margin of the right of way of Waynesville By-Pass, N.C. 19-23, at the Northwest corner thereon of the Shuford Howell property and runs thence with the two lines of the Howell property, South 21 deg 24 min East 197.1 feet to a stake and South 60 deg 31 min West 530 feet to a stake, common corner of the Shuford Howell and Charles Liner property; thence with the line of the Liner property, South 24 deg 21 min West 434 feet to a stake; thence with four lines of a tract of land belonging to Shuford Howell, the following courses and distances, to-wit: North 57 deg 30 min West 22.5 feet; thence North 21 deg 15 min West 300 feet to a stake, formerly a small maple; thence North 37 deg 0 min West 238 feet to a stake, formerly a chestnut; thence North 14 deg 0 min West 49.8 feet to a stake in the Southern margin of the right of way of Waynesville By-Pass; thence with the Southern margin of said right of way, North 70 deg 0 min East 905.1 feet to the point of **BEGINNING**.

 VOGUE TOWERS (HEREINAFTER REFERRED TO AS "VOGUE TOWERS II, LLC")		NC-2027 GARRETT 311 HAPPY HILL RD. WAYNESVILLE, NC 28786		NC-2027 GARRETT 311 HAPPY HILL RD. WAYNESVILLE, NC 28786		 CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS (HEREINAFTER REFERRED TO AS "LESSEE")		 THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED. DRAWN BYBNS CHECKED BYBNS		 SEAL NO. 028725 STEPHEN T. HARRIS ENGINEER		 SITE NAMEGARRETT SITE NUMBER500906114		 SITE NAMEGARRETT SITE NUMBERNC-2027 SITE ADDRESS311 HAPPY HILL RD. WAYNESVILLE, NC 28786 SITE TYPERAULAND SHEET TITLETITLE SHEET SHEET NUMBERZ-001 REVISION0	
PROJECT SUMMARY		VICINITY MAP		STRUCTURAL REVIEW		APPLICABLE CODES		SCOPE OF WORK		NEW BUILD - RAWLAND					
SITE NAME:GARRETT SITE NUMBER:NC-2027 SITE ADDRESS:(E311 ADDRESS VERIFIED) WAYNESVILLE, NC 28786 COUNTY:HAYWOOD COUNTY JURISDICTION:CITY OF WAYNESVILLE ETJ ZONING:RESIDENTIAL MEDIUM DENSITY (RM) PROPERTY OWNER:WAYNESVILLE POLICE DEPARTMENT ASSOCIATION, INC. 900 W. HARRIS ST. WAYNESVILLE, NC 28786 CONTACT:DEFECTIVE TYLER HOWELL PHONE:(828) 734-2143 STRUCTURE OWNER:VOGUE TOWERS II, LLC 430 CHESTNUT ST., SUITE 101-B CHATTANOOGA, TN 37402 CONTACT:JANET GILL PHONE:(423) 260-4982 LESSEE:CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS 8921 RESEARCH DR. CHARLOTTE, NC 28262 LESSEE SITE NAME:GARRETT LESSEE SITE #:500906114 1A SITE COORDINATES: LATITUDE:36° 39' 39.60" N (NAD83) LONGITUDE:82° 48' 37.77" W (NAD83) ELEVATION:2,761.0' AMSL (NAV80) OCCUPANCY:UNMANNED		ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES, NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. CODE TYPE BUILDINGS2018 IBC, BC (2015 IBC W/ AMENDMENTS) 2018 N.C. BC (2015 IBC W/ AMENDMENTS) 2018 N.C. PC (2015 IPC W/ AMENDMENTS) 2018 N.C. MC (2015 IMC W/ AMENDMENTS) 2018 N.C. FC (2015 IFC W/ AMENDMENTS) 2018 N.C. ECC (2015 IECC W/ AMENDMENTS) 2018 N.C. EEC (2015 IEBC W/ AMENDMENTS) 2018 N.C. EBC (2015 IERC W/ AMENDMENTS) 2018 N.C. AC (2009 A117.1 W/ AMENDMENTS) PLUMBING2018 N.C. PBC (2015 IPC W/ AMENDMENTS) 2018 N.C. PC (2015 IPC W/ AMENDMENTS) 2018 N.C. MC (2015 IMC W/ AMENDMENTS) 2018 N.C. FC (2015 IFC W/ AMENDMENTS) 2018 N.C. ECC (2015 IECC W/ AMENDMENTS) 2018 N.C. EEC (2015 IEBC W/ AMENDMENTS) 2018 N.C. EBC (2015 IERC W/ AMENDMENTS) 2018 N.C. AC (2009 A117.1 W/ AMENDMENTS) Mechanical2018 N.C. MC (2015 IMC W/ AMENDMENTS) 2018 N.C. FC (2015 IFC W/ AMENDMENTS) 2018 N.C. ECC (2015 IECC W/ AMENDMENTS) 2018 N.C. EEC (2015 IEBC W/ AMENDMENTS) 2018 N.C. EBC (2015 IERC W/ AMENDMENTS) 2018 N.C. AC (2009 A117.1 W/ AMENDMENTS) Energy2018 N.C. EC (2015 IECC W/ AMENDMENTS) 2018 N.C. EEC (2015 IEBC W/ AMENDMENTS) 2018 N.C. EBC (2015 IERC W/ AMENDMENTS) 2018 N.C. AC (2009 A117.1 W/ AMENDMENTS) Electrical2018 N.C. EC (2015 IECC W/ AMENDMENTS) 2018 N.C. EEC (2015 IEBC W/ AMENDMENTS) 2018 N.C. EBC (2015 IERC W/ AMENDMENTS) 2018 N.C. AC (2009 A117.1 W/ AMENDMENTS) Existing Buildings2018 N.C. EBC (2015 IERC W/ AMENDMENTS) 2018 N.C. AC (2009 A117.1 W/ AMENDMENTS) Accessible Buildings2018 N.C. EBC (2015 IERC W/ AMENDMENTS) 2018 N.C. AC (2009 A117.1 W/ AMENDMENTS)		INSTALLATION OF A 180'-0" MONOPOLE W/ GROUNDING, UTILITIES, FENCED COMPOUND, AND OTHER SUPPORT STRUCTURES AND COMPONENTS. INSTALLATION OF ANTENNAS AND ANCILLARY EQUIPMENT FOR WIRELESS COMMUNICATIONS.		NEW BUILD - RAWLAND INSTALLATION OF A 180'-0" MONOPOLE W/ GROUNDING, UTILITIES, FENCED COMPOUND, AND OTHER SUPPORT STRUCTURES AND COMPONENTS. INSTALLATION OF ANTENNAS AND ANCILLARY EQUIPMENT FOR WIRELESS COMMUNICATIONS.									

GENERAL NOTES

1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED AND IN COMPLIANCE WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS. THE CONTRACTOR SHALL MAINTAIN ALL PERMITS AND APPROVALS CURRENT AND VALID UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL APPLICABLE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE CODES, REGULATIONS, AND STANDARDS OF ALL APPLICABLE GOVERNING AUTHORITIES.
3. THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL EXISTING TOPOGRAPHY AND HORIZONTAL GEOMETRY IS AS INDICATED ON THESE DRAWINGS. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE OR REPAIR TO THESE FACILITIES CAUSED BY THE CONTRACTOR'S WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER REPRESENTATIVE OF ANY DISCREPANCIES OR INTERFERENCE WHICH AFFECT THE WORK OF THIS CONTRACT.
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES OR WORK ON THE SITE CAUSED BY INADEQUATE MAINTENANCE OF DRAINAGE. PROVISIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ANY COST ASSOCIATED WITH REPAIRS FOR SUCH DAMAGE WILL BE AT THE CONTRACTOR'S EXPENSE.
5. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OF OFF-SITE OR AS DIRECTED BY THE OWNER REPRESENTATIVE AND IN ACCORDANCE WITH JURISDICTIONAL AUTHORITIES.
6. ANY PROPERTY DAMAGE CAUSED BY THE CONTRACTOR OR HIS OPERATIONS SHALL BE CORRECTED AND/OR RESTORED TO THE SATISFACTION OF THE PROPERTY LESSOR(S) AND THE OWNER'S CONSTRUCTION MANAGER AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR SHALL MAINTAIN 30' HORIZONTAL CLEARANCE FROM CENTERLINE OF EXISTING POWER LINES OR AS REQUESTED BY THE POWER COMPANY.
8. NOTIFY THE OWNER REPRESENTATIVE TWENTY-FOUR HOURS PRIOR TO CONSTRUCTION TO ALLOW THE OWNER REPRESENTATIVE TO REVIEW THE SITE PRIOR TO EXCAVATION.
9. THE CONTRACTOR SHALL INCLUDE ALL WORK REQUIRED TO CO-LOCATE EXISTING UTILITIES WITH NEW UTILITIES. THIS INCLUDES, BUT IS NOT LIMITED TO, IMPROVEMENTS, FOUNDATIONS, ELECTRICAL IMPROVEMENTS, SNAPS, INS, H-FRAME, AND OTHER ACCESSORIES FOR COMPLETE INSTALLATION.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF THE FOLLOWING: ICE BRIDGE, WAVEGUIDE LADDER, METER AND EQUIPMENT CABINETS/SHELTER, THE EQUIPMENT CABINET/SHELTER SHALL BE TRANSPORTED TO THE SITE BY THE CONTRACTOR.
11. CONTRACTOR TO NOTIFY THE OWNER REPRESENTATIVE FORTY-EIGHT HOURS PRIOR TO CONCRETE POURS.
12. CONTRACTOR TO PROVIDE RED LINE CONSTRUCTION DRAWINGS TO OWNER AND LESSEE AT COMPLETION OF JOB.

ABBREVIATIONS

AGL	ABOVE GROUND LEVEL	AMSL	ABOVE MEAN SEA LEVEL
CL	CENTERLINE	CONC	CONCRETE
DIA	DIAMETER	DIM	DIMENSION
(E)	EXISTING	EA	EACH
ELEV	ELEVATION	EQ	EQUAL
FTG	FOOTING	FDN	FOUNDATION
LLH	LONG LEG HORIZONTAL	HSS	HOLLOW STRUCTURE SHAPE
MAX	MAXIMUM	LLV	LONG LEG VERTICAL
NTS	NOT TO SCALE	MIN	MINIMUM
PL	PLATE	OC	ON CENTER
TOS	TOP OF STEEL	RGS	RIGID GALVANIZED STEEL
UNO	UNLESS NOTED OTHERWISE	TYP.	TYPICAL
W/	WITH	TBR	TO BE REMOVED

LEGEND

SYMBOLS OF EXISTING FEATURES	DESCRIPTION	SYMBOLS OF PROPOSED FEATURES
X 100.5	SPOT ELEVATION	712.9
—SD—	CONTOUR LINE	—SD—
—SD—	STORM DRAIN	—SD—
—SD—	CATCH BASIN	—SD—
—SD—	RIGHT OF WAY	—SD—
—SD—	IRON PIN	—SD—
—SD—	BENCHMARK	—SD—
—SD—	CONCRETE MONUMENT	—SD—
—SD—	CENTERLINE	—SD—
—SD—	OVERHEAD TELEPHONE	—SD—
—SD—	UNDERGROUND TELEPHONE	—SD—
—SD—	OVERHEAD POWER	—SD—
—SD—	UNDERGROUND POWER	—SD—
—SD—	UNDERGROUND FIBER	—SD—
—SD—	FENCE LINE	—SD—
—SD—	SILT FENCE	—SD—
—SD—	LIMITS OF DISBURSANCE	—SD—
—SD—	UTILITY POLE	—SD—
—SD—	LIGHT POLE	—SD—
—SD—	WATER LINE	—SD—
—SD—	WATER VALVE	—SD—
—SD—	NATURAL GAS LINE	—SD—
—SD—	GAS VALVE	—SD—
—SD—	SANITARY SEWER	—SD—
—SD—	MANHOLE	—SD—

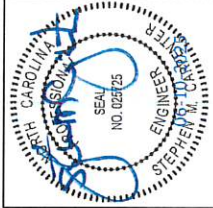
NOTE: THIS IS A GENERAL LEGEND. ALL FEATURES MAY NOT BE LOCATED IN THIS SITE.



THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH IS SPECIFICALLY AUTHORIZED IS STRICTLY PROHIBITED.

DRAWN BY: BNS
CHECKED BY: BNS

REVISIONS	
#	DATE BY DESCRIPTION
D	06/01/25 BNS FINAL ISSUE
A	05/19/25 BNS PRELIMINARY ISSUE



SITE NAME: GARRETT
SITE NUMBER: 500905114

VOGUE TOWERS
SHEET TITLE: GENERAL NOTES

SITE ADDRESS: 311 HAPPY HILL RD., WAYNESVILLE, NC 28786
SITE TYPE: RAWLAND

SHEET NUMBER: Z-002
REVISION: 0

GENERAL NOTES:

- This Survey is prepared exclusively to show site conditions and/or for use in support of instruments related to Leases and Easements as may be shown hereon. Any property boundary information shown hereon is a composite of information gathered from current or previous Surveys, Plat & Deed Description and/or Assessor's Tax Maps as may be referenced hereon. This Survey is not a Boundary Survey of any Tax Parcels or Deed Tracts, and does not create, combine, or divide any existing properties.
- Survey shown hereon was performed under the supervision of a state-registered Land Surveyor and conforms to all applicable State Board Requirements.
- Instruments Used: One or more of: Topcon Total Station, Topcon HiPerLite Plus GPS, Carlson Surveyor Data Collector, DII UAV.
- Where shown, improvements (utilities, buildings, trees, fences, etc.) are based on field Survey and/or aerial mapping.
- Any Underground Utilities shown according to surface markings made by others, found at time of survey. Additional marked utilities outside the area covered by this survey map may be shown in provided CAD Files. Utility Markings may not be comprehensive: this survey does not relieve design and construction personnel of the responsibility to determine the locations of underground utilities prior to land disturbance activities.
- This Survey is presented in the format required by Clients. Clients are advised that Official Jurisdictions may require the Survey to be presented in another format with additional notes and certifications. In the event other formats, notes or certifications are requested by applicable jurisdictions, it is the responsibility of the Client to request same be prepared by Surveyor. Survey as published is not intended to be suitable for recording as a Subdivision Plat.
- This survey may have been reduced or enlarged in size due to subsequent reproduction. This should be taken into consideration when obtaining scaled data.
- Geographic Coordinates, if published, meet FAA Accuracy Code 1A, and are accurate to within ± 20 feet horizontally and to within ± 3 feet vertically.
- Any Flood Zone information presented hereon is according to current FEMA Flood Map information as may be referenced hereon. No Flood Elevation Survey of Certification performed.
- This survey is not valid without the original signature seal of a State-Licensed Land Surveyor, and is not complete without the total of sheets as specified in Survey Title Blocks.
- Unless indicated otherwise by reference to Record Instruments, any Lessee's Leases, Premises or Easements shown hereon are NOT YET OF RECORD and may be subject to change pending review and approval by Carrier, applicable jurisdictions and/or other involved parties.
- Any Survey Markers placed as required by Standards of Practice and/or Client request represent the Leases and/or Easements as requested or designed by Clients at the time of this survey issue and may not reflect changes to site design which have not been communicated to Surveyor in the form of a Survey revision request. Surveyor shall not be liable for any circumstance arising as a result of revisions to Site Design (which may invalidate existing survey markers) occurring after the date of this Survey issue.

SURVEYOR'S CERTIFICATION

To: Vogue Towers II, LLC;
I, Travis L. Shields, RLS No. L-5624, certify that this map was drawn under my supervision from an actual survey made under my supervision that the boundaries not surveyed are clearly indicated as drawn that the ratio of precision or positional accuracy is 1:10,000; and that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, licence number and seal,

This 13th day of February, 2025



Surveyor:
Registration #: L5624
TRAVIS L. SHIELDS
5449 HIGHWAY 41
JASPER, TN, 37347
(423) 304-6722
RLS# L-5624
STATUS: CURRENT
EXPIRES: 12-31-2024

PROPOSED TOWER LOCATION DATA

Latitude: NORTH: 35° 30' 39.60"
Longitude: WEST: 82° 58' 48.72"
Ground Elev: 2,781.0 FEET AMSL (NAVD88)
Benchmark: DE8228 HAYW

PARENT TAX PARCEL

WAYNESVILLE POLICE DEPARTMENT ASSOCIATION, INC.
TAX PARCEL: 8616-54-8639

NORTH ORIENTATION

NORTH CAROLINA STATE PLANE COORDINATE SYSTEM
Based on GPS Survey relative to NGS CORS Network, NAD83 (2011)
ELEVATION DATUM: NAVD88, GEOID 128
DATE OF SURVEY: 01-30-2025
Method: RTK (CORS); Confidence Level: 95%
Positional Accuracy: HZ ± 0.10"
EPOCH: 2010.0000
Convergence: -1.70274722", Combined Factor: 0.99975429

FLOOD DATA

FEMA FLOOD MAP PANEL: 37008616003, Effective Date: 04-03-2012
Surveyed Area appears to lie within: ZONE X (Areas of Minimal Flood Hazard)

TITLE EXAMINATION:

Not available

ADDITIONAL NOTES

The Lessee's Access & Utility Easement extends to the Public R/W.

The Lessee's Premises lies entirely within the Parent Tax Parcel.

Except as noted hereon, no visible potential encroachments were observed at the time of the survey.

LOCATION MAP
NOT TO SCALE



LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- UTILITY POLE
- GUY ANCHOR
- WATER VALVE
- FIRE HYDRANT
- CENTER OF PROPOSED TOWER
- R/W
- RIGHT-OF-WAY
- C/L
- CENTER LINE
- AU
- ACCESS & UTILITY
- EASEMENT
- P.O.C.
- POINT OF COMMENCEMENT
- P.O.B.
- POINT OF BEGINNING
- Sq Ft

- PAVEMENT EDGE
- GRAVEL EDGE
- OVERHEAD UTILITY LINES
- GUY WIRE
- FENCE
- DITCH
- MARKED WATER LINE
- 5' CONTOURS
- 1' CONTOURS
- PUBLIC R/W
- TAX PARCEL BOUNDARY
- EXISTING EASEMENT
- LESSEE'S PREMISES
- LESSEE'S EASEMENTS

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)
SITE SURVEY
GARRETT
Site Number: NC-2027
Happy Hill Road, Waynesville, NC 28786
Waynesville Township
Waynesville, North Carolina

COVER SHEET

DWG#: 25014
ISSUE #: 0
ISSUE DATE: 02-13-2025
SEE SHEET #1
SHEET 1 OF 5

PROPERTY INFORMATION

PARENT TAX PARCEL

A. WAYNESVILLE POLICE DEPARTMENT ASSOCIATION, INC.
TAX PARCEL: 8616-54-8639
DEED BOOK 335, PAGE 521

ADJOINING TAX PARCELS

B. COUNTRY CLUB REAL ESTATE OF WNC, INC.
TAX PARCEL: 8616-54-7895
DEED BOOK 915, PAGE 697
PLAT BOOK C, PAGE 2421

ADJOINING TAX PARCELS

C. NANCY LEATHERWOOD DUCKETT
TAX PARCEL: 8616-54-8095
DEED BOOK 354, PAGE 973

D. CHARLES LEATHERWOOD ...
TAX PARCEL: 8616-63-0869
DEED BOOK 1049, PAGE 765
PLAT BOOK 1, PAGE 90

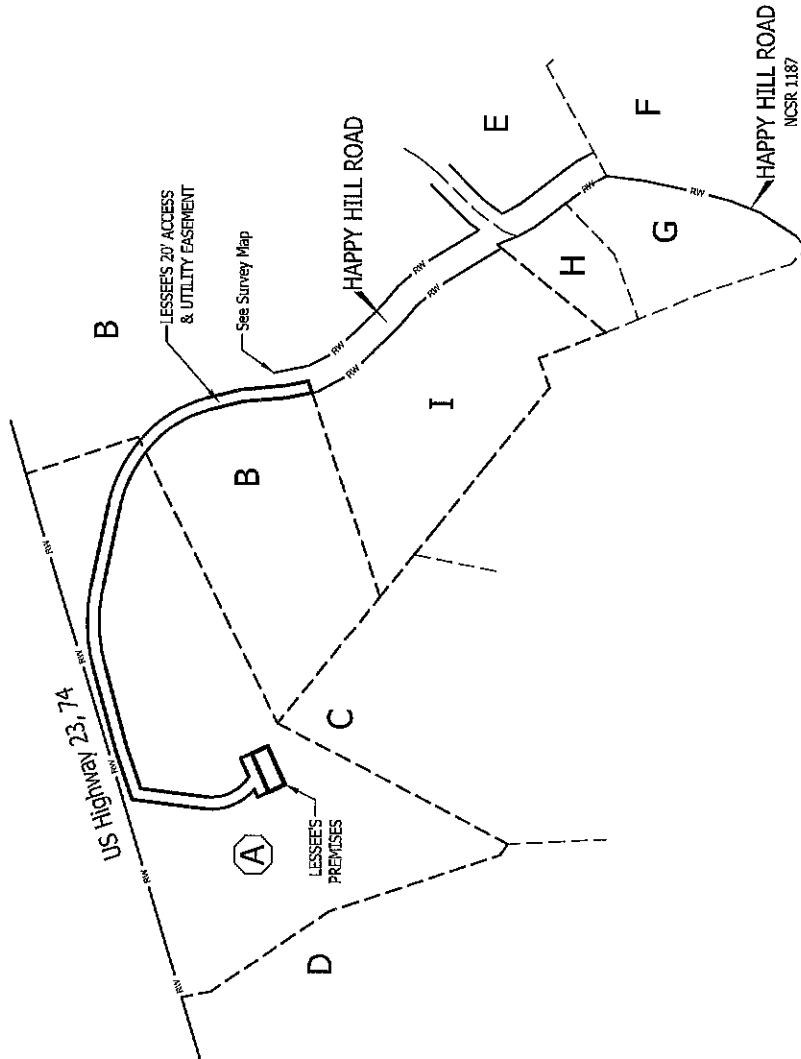
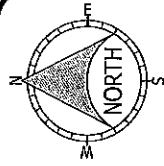
E. WILLIAM SCOTT INGRAM ...
TAX PARCEL: 8616-74-0416
DEED BOOK 1117, PAGE 751
PLAT BOOK D, PAGE 3073

F. WILLIAM INGRAM
TAX PARCEL: 8616-63-8833
DEED BOOK 966, PAGE 2314

G. DEREK WAYNE JONES ...
TAX PARCEL: 8616-63-7926
DEED BOOK 956, PAGE 27
PLAT BOOK C, PAGE 3224

H. DEREK WAYNE JONES ...
TAX PARCEL: 8616-64-6172
DEED BOOK 957, PAGE 1833
PLAT BOOK C, PAGE 3224

I. PATSY LEATHERWOOD COOK
TAX PARCEL: 8616-64-4343
DEED BOOK 111, PAGE 113
PLAT BOOK C, PAGE 2421



— RW — PUBLIC RW
- - - VESTING LAND
- - - ADJOINING TAX PARCEL
— LESSEES PREMISES
— LESSEES EASEMENT(S)

OVERVIEW MAP CAVEAT:
OVERVIEW MAP IS NOT A SURVEY BUT A VICINITY / LOCATION MAP INTENDED ONLY TO SHOW SURVEYED PROPERTY IN RELATION TO SURROUNDING AREA. VESTING AND ADJOINING PARCEL BOUNDARIES ARE NOT INCLUDED IN OR CERTIFIED BY THIS SURVEY. BOUNDARY LINES ARE A COMPOSITE OF DEED, PLAT AND/OR TAX MAP INFORMATION.



TRAVIS L. SHIELDS
5449 HIGHWAY 41
JASPER, TN 37347
423-304-6722
NO LICENSE NO. 1-8624

PREPARED FOR

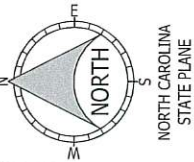


VOGUE TOWERS II, LLC

(Not a Boundary Survey of Parent Lands. Not Intended for Fee Simple Land Transfer)
**SITE SURVEY
GARRETT**
Site Number: NC-2027
Happy Hill Road, Waynesville, NC 28786
Waynesville Township
Haywood County, North Carolina

OVERVIEW MAP

DWG#: 25014
ISSUE #: 0
ISSUE DATE: 02-13-2025
SEE SHEET #1
SHEET 2 OF 5



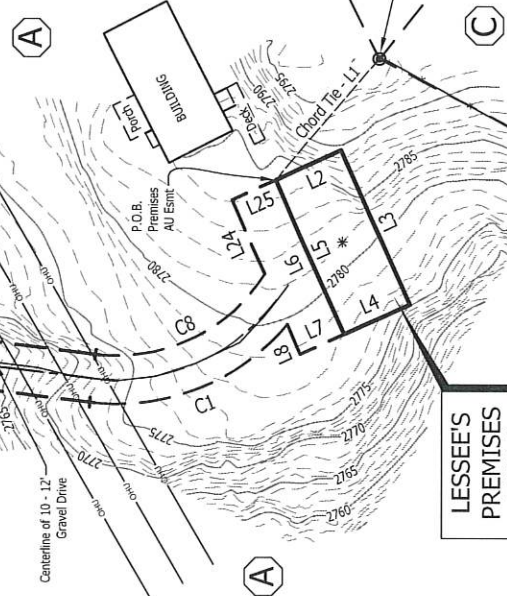
US Highway 23, 74
(Ref: PB C-2421)

No physical access to SITE

State R/W - Non-uniform width

LESSEE'S 20'
ACCESS & UTILITY
EASEMENT
23,662 Sq. Ft. - 0.54± Ac

LESSEE'S
PREMISES
2,100 Sq. Ft.
0.05± Ac



▲ SHEET #3 ▲
▲ SHEET #4 ▲

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

SITE SURVEY GARRETT

Site Number: NC-2027
Happy Hill Road, Waynesville, NC 28786
Waynesville Township
Haywood County, North Carolina



PREPARED FOR

VOGUE TOWERS II, LLC

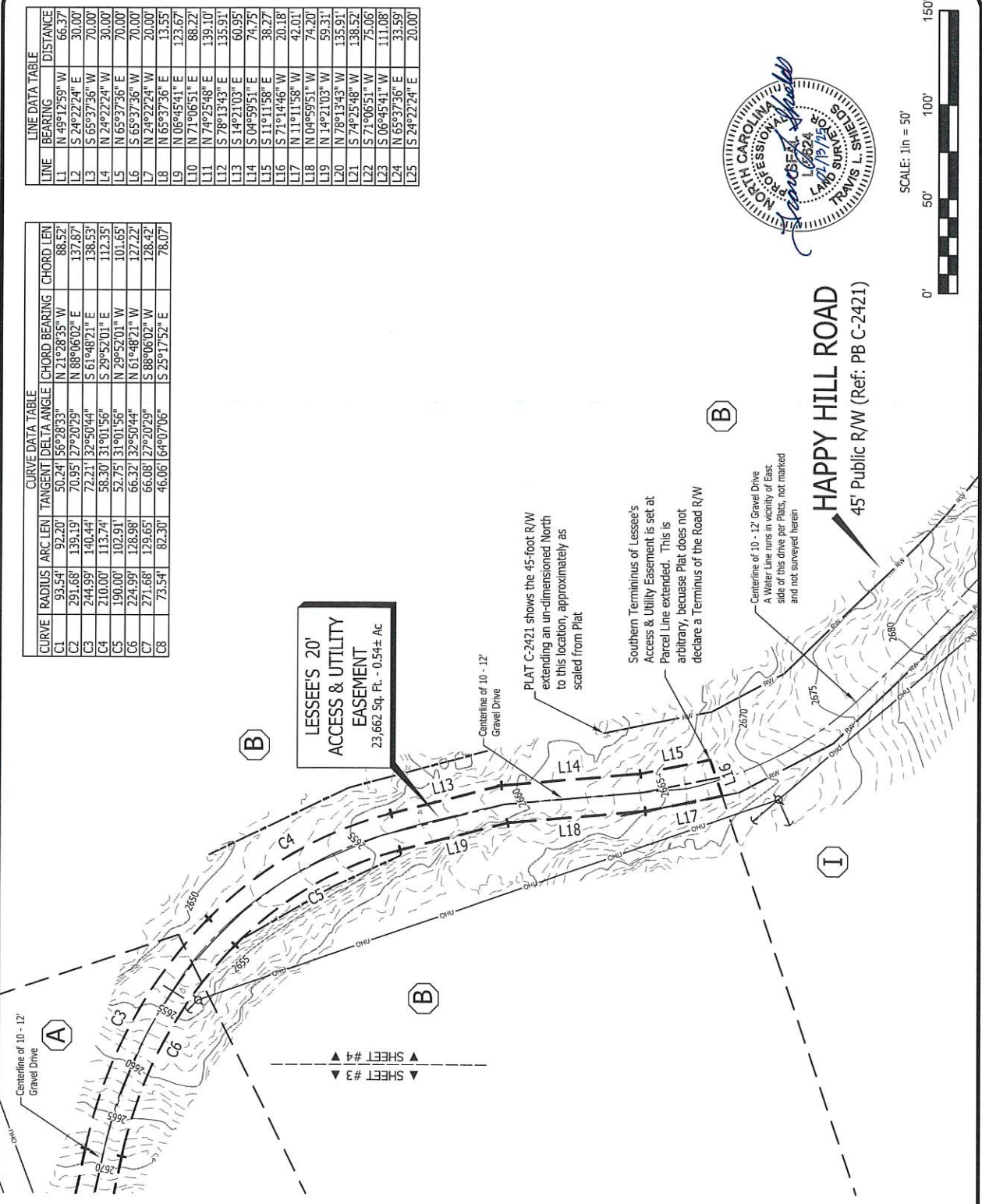
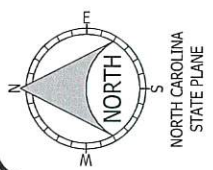


TRAVIS L. SHIELDS
5449 HIGHWAY 41
JASPER, TN 37347
423-304-6722
NC LICENSE NO. 15524

SITE SURVEY

DWG#: 25014
ISSUE #: 0
ISSUE DATE: 02-13-2025
SEE SHEET #1

SHEET
3
OF
5



CURVE DATA TABLE				
CURVE	RADIUS	ARC LEN	TANGENT	DELTA ANGLE
C1	93.54'	92.20'	50.24'	56°28'33"
C2	291.68'	139.19'	70.95'	27°20'29"
C3	244.99'	140.44'	72.21'	32°50'44"
C4	210.00'	113.74'	58.30'	31°01'56"
C5	190.00'	102.91'	52.75'	31°01'56"
C6	224.99'	128.98'	66.32'	32°50'44"
C7	271.68'	129.65'	66.08'	27°20'29"
C8	73.54'	82.30'	46.06'	64°07'06"

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N 49°12'59" W	66.37'
L2	S 24°22'24" E	30.00'
L3	S 65°37'36" W	70.00'
L4	N 24°22'24" W	30.00'
L5	N 65°37'36" E	70.00'
L6	S 65°37'36" W	70.00'
L7	N 24°22'24" W	20.00'
L8	N 65°37'36" E	13.55'
L9	N 06°45'41" E	133.67'
L10	N 71°06'51" E	88.22'
L11	N 74°25'48" E	139.10'
L12	S 78°13'43" E	135.91'
L13	S 14°21'03" E	60.95'
L14	S 04°59'51" E	74.75'
L15	S 11°11'58" E	38.27'
L16	S 71°14'46" W	20.18'
L17	N 11°11'58" W	42.01'
L18	N 04°59'51" W	74.20'
L19	N 14°21'03" W	59.31'
L20	N 78°13'43" W	135.91'
L21	S 74°25'48" W	138.52'
L22	S 71°06'51" W	75.06'
L23	S 06°45'41" W	111.08'
L24	N 65°37'36" E	33.59'
L25	S 24°22'24" E	20.00'



TRAVIS L. SHIELDS
5449 HIGHWAY 41
JASPER, TN 37347
423.304.6722
NO LICENSE FOR LESSEE

PREPARED FOR



VOGUE TOWERS II, LLC

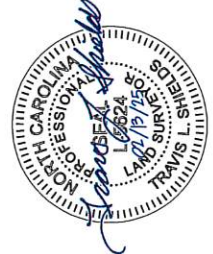
(Not a Boundary Survey of Parent Lands. Not Intended for Fee Simple Land Transfer)

SITE SURVEY
GARRETT
Site Number: NC-2027
Happy Hill Road, Waynesville, NC 28786
Waynesville Township
Haywood County, North Carolina

SITE SURVEY

DWG#: 25014
ISSUE #: 0
ISSUE DATE: 02-13-2025
SEE SHEET #1

SHEET 4 OF 5



LESSEE'S PREMISES

All that tract or parcel of land lying and being in Wayneville Township, Haywood County, North Carolina, and being a portion of the Property of Wayneville Police Department Association, Inc. of record in Deed Book 335, Page 521, Haywood County Registry, and being more particularly described as follows:

COMMENCE at a Crimp-top Pipe found at a corner in the South Line of aforesaid property;
Thence along a Chord Tie Line having a Bearing of N 49°12'59" W, a distance of 66.37 feet to the POINT OF BEGINNING;

Thence S 24°22'24" E, a distance of 30.00 feet;
Thence S 65°37'36" W, a distance of 70.00 feet;
Thence N 24°22'24" W, a distance of 30.00 feet;
Thence N 65°37'36" E, a distance of 70.00 feet to the POINT OF BEGINNING.

Said Premises contains 0.05 Acres (2,100 Square Feet), more or less.

LESSEE'S 20' ACCESS & UTILITY EASEMENT

All that tract or parcel of land lying and being in Wayneville Township, Haywood County, North Carolina, and being a portion of the Property of Wayneville Police Department Association, Inc. of record in Deed Book 335, Page 521, Haywood County Registry, and a portion of the Property of Country Club Real Estate of WNC, Inc. of record in Deed Book 915, 697, said Records, and being more particularly described as follows:

COMMENCE at a Crimp-top Pipe found at a common corner of aforesaid properties;
Thence along a Chord Tie Line having a Bearing of N 49°12'59" W, a distance of 66.37 feet to the POINT OF BEGINNING;

Thence S 65°37'36" W, a distance of 70.00 feet;
Thence N 24°22'24" W, a distance of 20.00 feet;
Thence N 65°37'36" E, a distance of 13.55 feet;
Thence with a curve to the right with an arc length of 92.20 feet, with a radius of 93.54 feet, with a chord bearing of N 21°28'35" W, with a chord length of 88.52 feet;
Thence N 06°45'41" E, a distance of 123.67 feet;
Thence N 71°06'51" E, a distance of 88.22 feet;
Thence N 74°25'48" E, a distance of 139.10 feet;
Thence with a curve to the right with an arc length of 139.19 feet, with a radius of 291.68 feet, with a chord bearing of N 88°06'02" E, with a chord length of 137.87 feet;
Thence S 78°13'43" E, a distance of 135.91 feet;
Thence with a curve to the right with an arc length of 140.44 feet, with a radius of 244.99 feet, with a chord bearing of S 61°48'21" E, with a chord length of 138.53 feet;
Thence with a curve to the right with an arc length of 113.74 feet, with a radius of 210.00 feet, with a chord bearing of S 29°52'01" E, with a chord length of 112.35 feet;
Thence S 14°21'03" E, a distance of 60.95 feet;
Thence S 04°59'51" E, a distance of 74.75 feet;
Thence S 11°11'58" E, a distance of 38.27 feet to a point within the 45-foot-wide Right-of-Way of Happy Hill Road as shown upon Plat Book C, Page 2421, aforesaid records;
Thence S 71°14'46" W, a distance of 20.18 feet to a point on the West Line of aforesaid Right-of-Way;
Thence N 11°11'58" W, along said Right-of-Way Line, a distance of 42.01 feet;
Thence N 04°59'51" W, a distance of 74.20 feet;
Thence N 14°21'03" W, a distance of 59.31 feet;
Thence with a curve to the left with an arc length of 102.91 feet, with a radius of 190.00 feet, with a chord bearing of N 29°52'01" W, with a chord length of 101.65 feet;
Thence with a curve to the left with an arc length of 128.98 feet, with a radius of 224.99 feet, with a chord bearing of N 61°48'21" W, with a chord length of 127.22 feet;
Thence N 78°13'43" W, a distance of 135.91 feet;
Thence with a curve to the left with an arc length of 129.65 feet, with a radius of 271.68 feet, with a chord bearing of S 88°06'02" W, with a chord length of 128.42 feet;
Thence S 74°25'48" W, a distance of 138.52 feet;
Thence S 71°06'51" W, a distance of 75.06 feet;
Thence S 06°45'41" W, a distance of 111.08 feet;
Thence with a curve to the left with an arc length of 82.30 feet, with a radius of 73.54 feet, with a chord bearing of S 25°17'52" E, with a chord length of 78.07 feet;
Thence N 65°37'36" E, a distance of 33.59 feet;
Thence S 24°22'24" E, a distance of 20.00 feet to the POINT OF BEGINNING.

Said Easement contains 0.54 Acres (23,662 Square Feet), more or less.



TRAVIS L. SHIELDS
5449 HIGHWAY 41
JASPER, TN 37347
423-304-6722
NO LICENSE FOR L55824

PREPARED FOR



VOGUE TOWERS II, LLC

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

SITE SURVEY
GARRETT
Site Number: NC-2027
Happy Hill Road, Waynesville, NC 28786
Waynesville Township
Haywood County, North Carolina

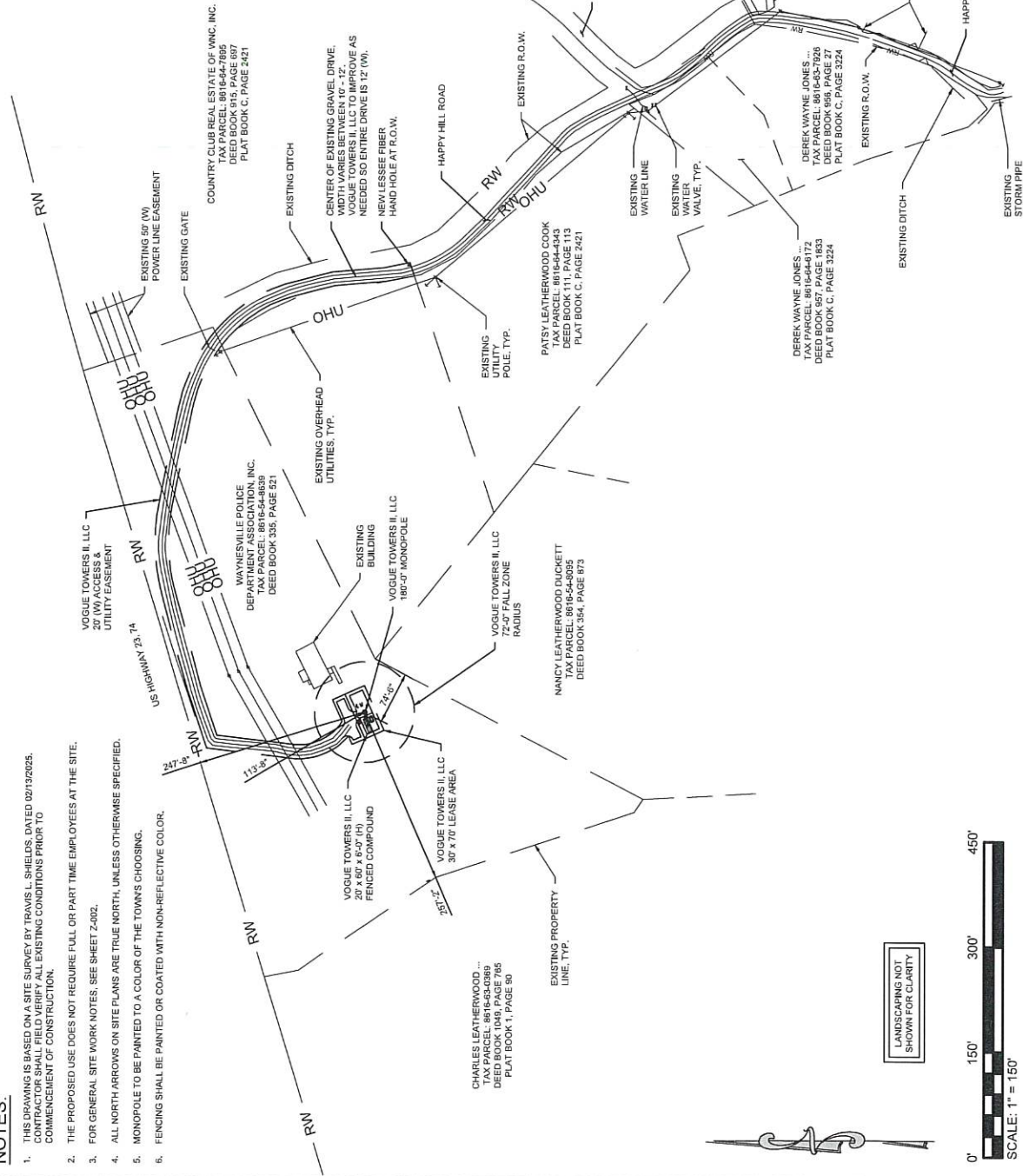
DESCRIPTIONS

DWG#: 25014
ISSUE #: 0
ISSUE DATE: 02-13-2025
SEE SHEET #1

SHEET
5
OF
5

NOTES:

1. THIS DRAWING IS BASED ON A SITE SURVEY BY TRAVIS L. SHIELDS, DATED 02/13/2025. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE PROPOSED USE DOES NOT REQUIRE FULL OR PART TIME EMPLOYEES AT THE SITE.
3. FOR GENERAL SITE WORK NOTES, SEE SHEET Z-002.
4. ALL NORTH ARROWS ON SITE PLANS ARE TRUE NORTH, UNLESS OTHERWISE SPECIFIED.
5. MONOPOLE TO BE PAINTED TO A COLOR OF THE TOWNS CHOOSING.
6. FENCING SHALL BE PAINTED OR COATED WITH NON-REFLECTIVE COLOR.

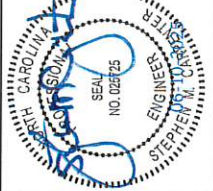


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CHECKED BY	BNS

REVISIONS

#	DATE	BY	DESCRIPTION
D	05/10/25	BNS	FINAL ISSUE
A	05/19/25	BNS	PRELIMINARY ISSUE



SITE NAME	GARRETT
SITE NUMBER	500005114



SITE NAME	GARRETT
SITE NUMBER	NC-2027

SITE ADDRESS	311 HAPPY HILL RD., WAYNESVILLE, NC 28786
SITE TYPE	RAWLAND

SHEET TITLE	OVERALL SITE LAYOUT PLAN
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SHEET NUMBER	Z-101
REVISION	0



LANDSCAPING NOT SHOWN FOR CLARITY

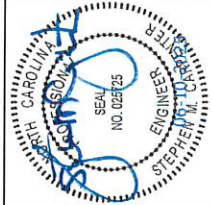


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REVISIONS

#	DATE	BY	DESCRIPTION
0	06/10/25	BNS	FINAL ISSUE
A	05/19/25	BNS	PRELIMINARY ISSUE



SITE NAME	GARRETT
SITE NUMBER	5000606114



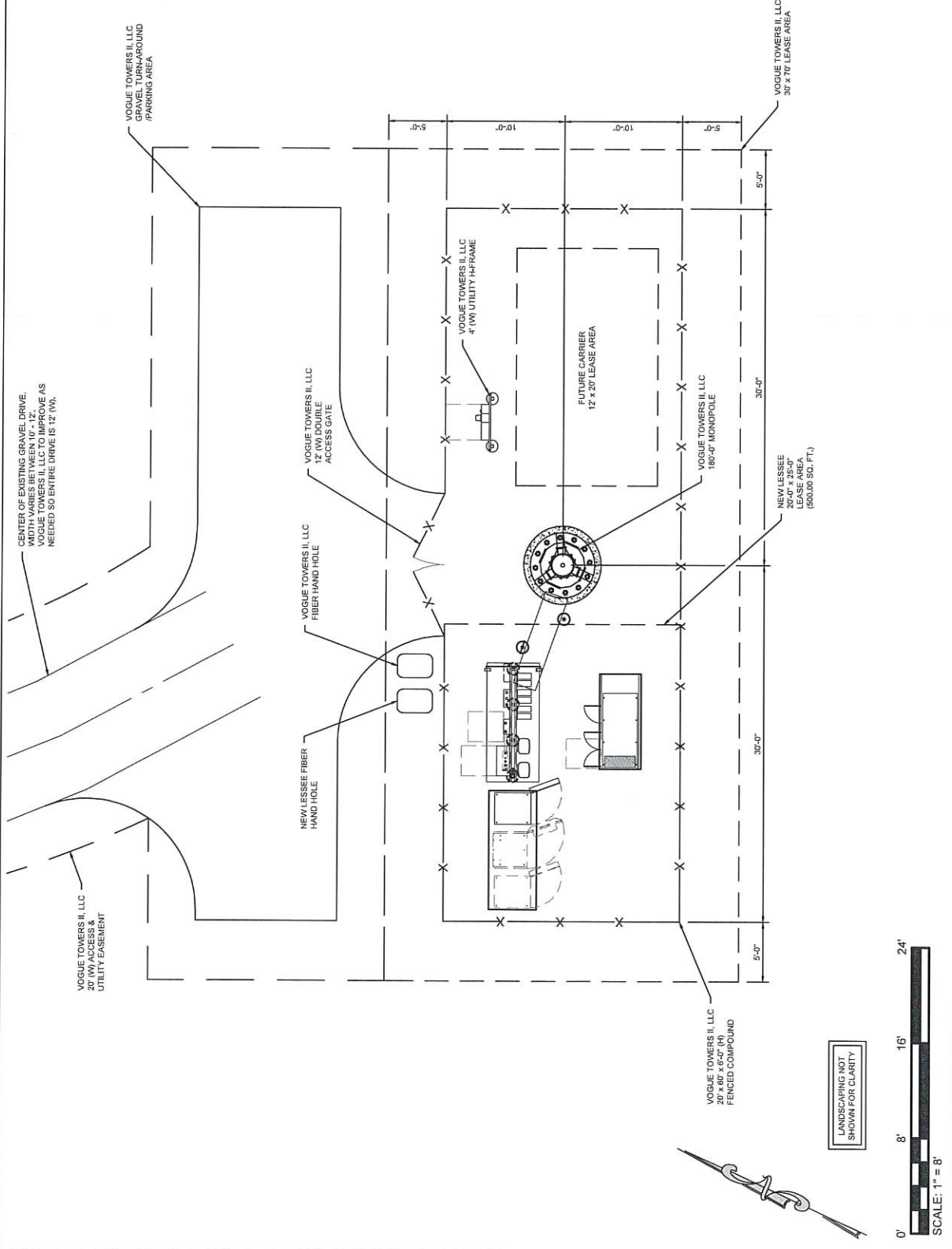
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SITE NUMBER	NC-2027

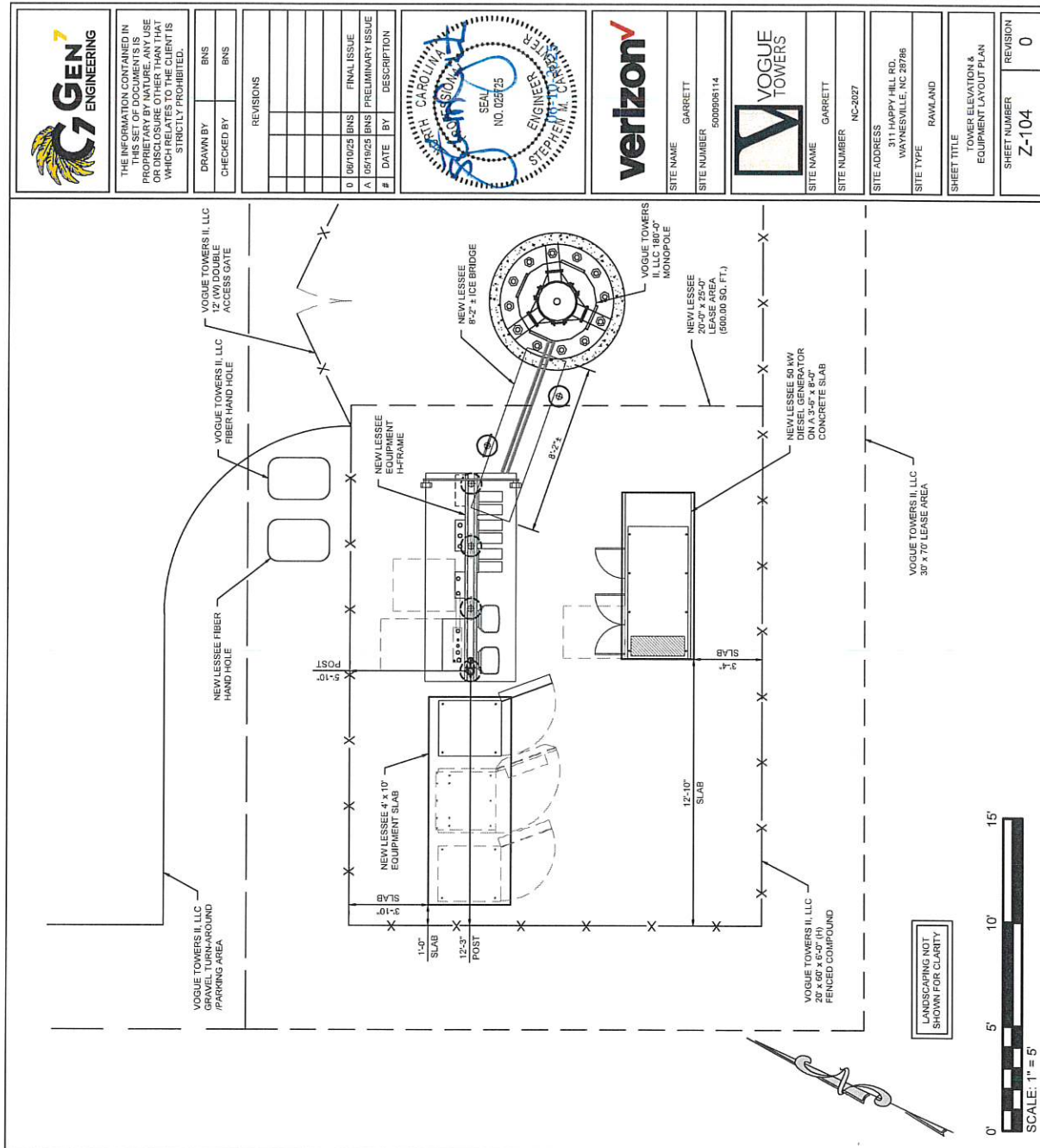
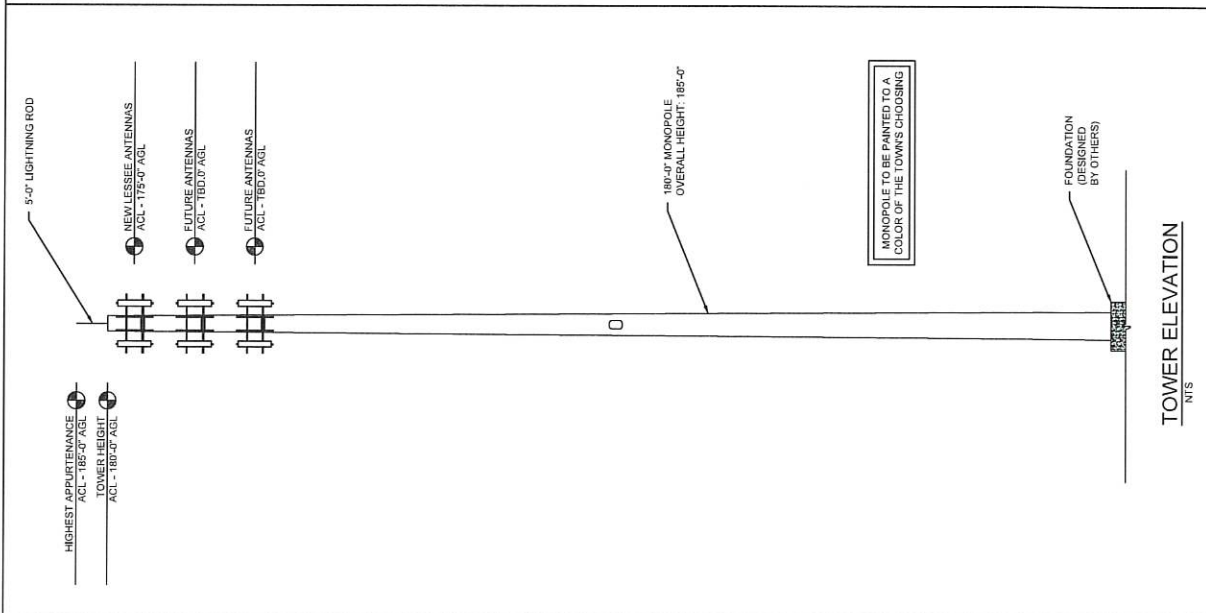
SITE ADDRESS	311 HAPPY HILL RD. WAYNESVILLE, NC 28786
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SITE TYPE	RAWLAND
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SHEET TITLE	SITE LAYOUT PLAN
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SHEET NUMBER	Z-103
REVISION	0



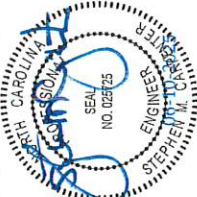


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REVISIONS

#	DATE	BY	DESCRIPTION
0	05/19/25	BNS	FINAL ISSUE
A	05/19/25	BNS	PRELIMINARY ISSUE



SITE NAME GARRETT
SITE NUMBER 5000908114



SITE NAME GARRETT
SITE NUMBER NC-2027

SITE ADDRESS 311 HAPPY HILL RD.
WAYNESVILLE, NC 28796

SITE TYPE RAWLAND

SHEET TITLE TOWER ELEVATION & EQUIPMENT LAYOUT PLAN

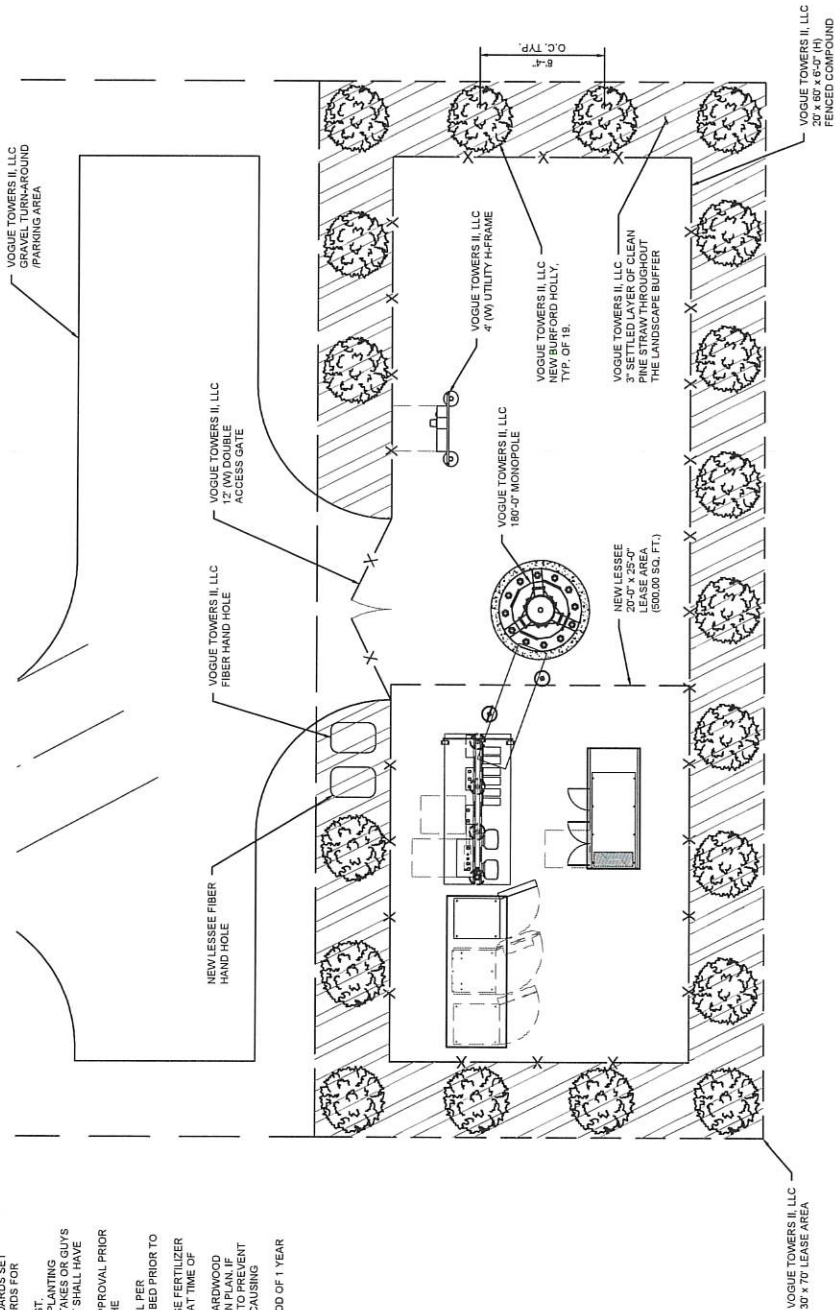
SHEET NUMBER Z-104
REVISION 0

PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	CULTIVAR	TYPE	SPACING	PLANTING HEIGHT	PLANTING WIDTH	MATURE HEIGHT	MATURE SPREAD	SUNLIGHT	SOIL CONDITIONS	SYMBOL	REMARKS
19	ILEX CORNUTA "BURFORDII"	BURFORDII HOLLY	N/A	UNDERSTORY EVERGREEN	SEE PLAN	5 FT	N/A	15 FT	8 FT	FULL OK PARTIAL	ADAPTABLE		FULL TO BARE

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH THE CURRENT EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK OF NURSERYMEN.
2. PLANTS SHALL BE DELIVERED WITH OVER PLANT LIST.
3. ALL TREES SHALL BE STAKED OR GUYED AT TIME OF PLANTING. UNLESS NO STAKES IS PRE-APPROVED BY OWNER, STAKES OR GUYS SHALL NOT RESTRICT MOVEMENT OF THE PLANT, BUT SHALL HAVE 2'-3" OF SLACK IN EACH GUY WIRE.
4. ALL PLANTS SHALL BE STAKED OR GUYED TO THE OWNERS APPROVAL PRIOR TO INSTALLATION TO INSURE THE CONFORMITY TO THE SPECIFICATIONS.
5. APPLY GRANULAR PRE-EMERGENT HERBICIDE TO SOIL PER MANUFACTURERS RECOMMENDATIONS BELOW MULCH BED PRIOR TO PLANTING.
6. APPLY "TESCO" (OR EQUAL) GRANULAR SLOW RELEASE FERTILIZER PER MANUFACTURERS RECOMMENDATIONS TO TREES AT TIME OF PLANTING.
7. PLACE 3'-4" MIN. THICKNESS OF SHREDED BROWN HARDWOOD MULCH TO TREES. MULCH SHALL BE APPLIED TO PREVENT PROBLEMS. MULCH FROM WASHING ONTO ROAD OR OTHERWISE CAUSING PROBLEMS.
8. CONTRACTOR SHALL WARRANTY PLANTS FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE.

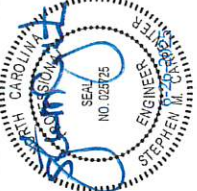


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REVISIONS

#	DATE	BY	DESCRIPTION
1	06/25/25	BNS	FINAL ISSUE
0	06/10/25	BNS	FINAL ISSUE
A	05/19/25	BNS	PRELIMINARY ISSUE



SITE NAME: GARRETT
SITE NUMBER: 5000908114



SITE NAME: GARRETT
SITE NUMBER: NC-2027

SITE ADDRESS: 311 HAPPY HILL RD.
WAYNESVILLE, NC 27785

SITE TYPE: RAWLAND

SHEET TITLE: LANDSCAPING DETAILS

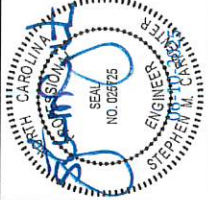
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REVISION: 1



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REVISIONS			
#	DATE	BY	DESCRIPTION
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A	05/19/25	BNS	PRELIMINARY ISSUE



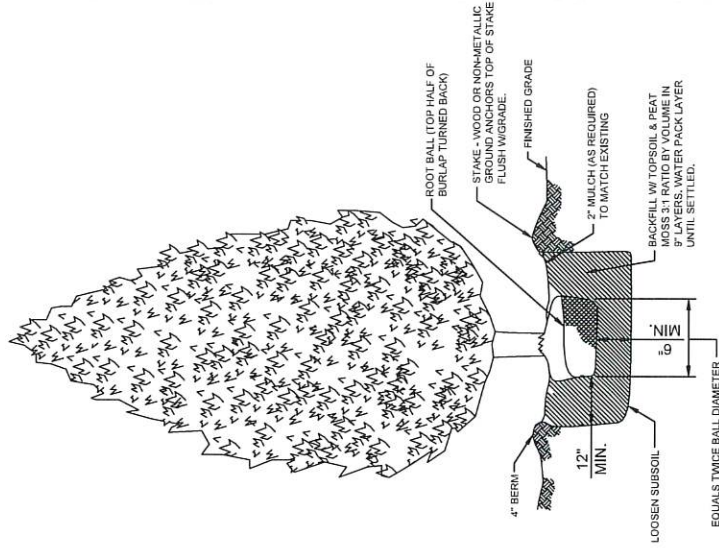
verizon	
SITE NAME	GARRETT
SITE NUMBER	5000909114

VOGUE TOWERS	
SITE NAME	GARRETT
SITE NUMBER	NC-2027

SITE ADDRESS	311 HAPPY HILL RD. WAYNESVILLE, NC 28786
SITE TYPE	RAWLAND

SHEET TITLE	LANDSCAPING DETAILS
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SHEET NUMBER	Z-202
REVISION	0

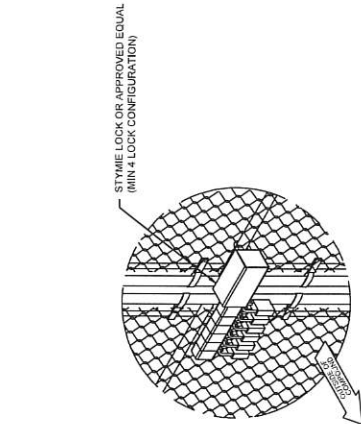


EVERGREEN TREE

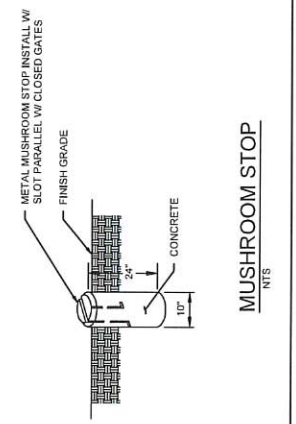
- NOTES:
1. EVERGREEN TREE SHALL BE MIN. 5'-0" IN HEIGHT AT TIME OF PLANTING.

TYPICAL WOVEN WIRE FENCING NOTES:

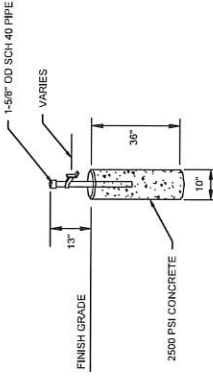
- (INSTALL FENCING PER ASTM F-587, SWING GATES PER ASTM F-500)
- GATE POST, CORNER, TERMINAL OR PULL POST SHALL BE 3"Ø SCHEDULE 40 FOR GATE WIDTHS UP THRU 7 FEET OR 14 FEET FOR DOUBLE SWING GATE PER ASTM F-1083.
 - LINE POST: 2"Ø SCHEDULE 40 PIPE PER ASTM F-1083. INSTALL EVERY 8'-0" ALONG FENCE LINE.
 - GATE FRAME: 1-1/2"Ø SCHEDULE 40 PIPE, STEEL, HOT-DIPPED ZINC COATED (GALVANIZED) WELDED STEEL PIPE PER ASTM F-1083.
 - TOP RAIL & BRACE RAIL: 1-5/8"Ø SCHEDULE 40 PIPE PER ASTM F-1083.
 - CHAIN LINK FABRIC: 9 GA. MIN. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM A332.
 - TIE WIRE: MINIMUM 11 GA. GALVANIZED STEEL INSTALL A SINGLE WRAP TIE WIRE AT POSTS AND RAILS AT MAX. 24" INTERVALS. INSTALL HOG RINGS ON TENSION WIRE AT 24" INTERVALS.
 - TENSION WIRE: 7 GA. GALVANIZED STEEL
 - GATE LATCH: 1-3/8" OD PLUNGER ROD W/ MUSHROOM TYPE CATCH AND LOCK (WETTED ALONE FOR ALL SITES OR COMBINATION AS SPECIFIED BY OWNER)
 - HEIGHT = 6'-0" VERTICAL DIMENSION. WORK WITH SPECIFICATION 2831.
 - FENCING SHALL BE PAINTED OR COATED WITH NON-REFLECTIVE COLOR.



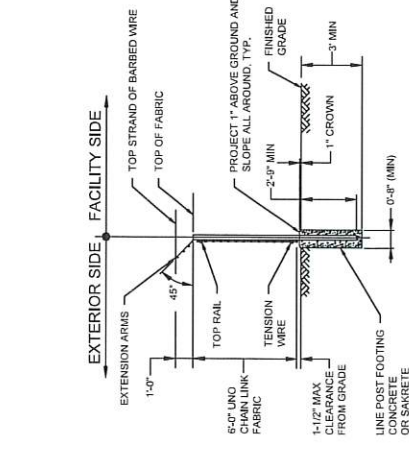
FENCE LOCK DETAIL
NTS



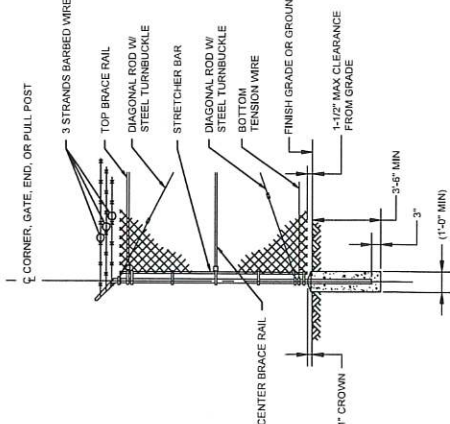
MUSHROOM STOP
NTS



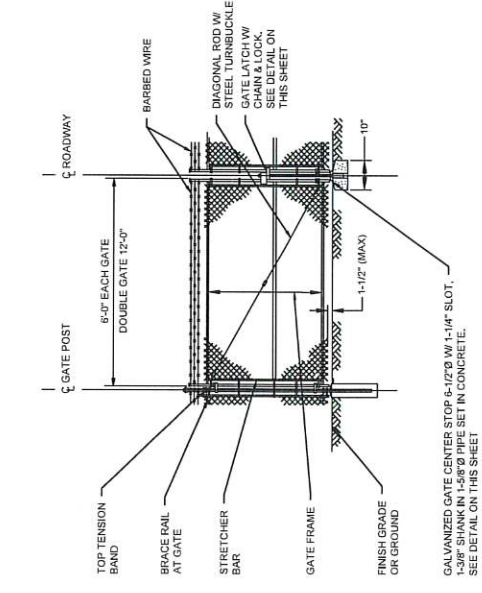
GATE STOP DETAIL
NTS



WOVEN WIRE FENCE
NTS



WOVEN WIRE CORNER, GATE, END, OR PULL POST
NTS



WOVEN WIRE DOUBLE GATE
NTS

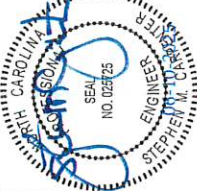


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REVISIONS

#	DATE	BY	DESCRIPTION
0	06/10/25	BNS	FINAL ISSUE
A	06/19/25	BNS	PRELIMINARY ISSUE



SITE NAME GARRETT
SITE NUMBER 5000005114



SITE NAME GARRETT
SITE NUMBER NC-2027

SITE ADDRESS 311 HAPPY HILL RD., WAYNESVILLE, NC 27786
SITE TYPE RAWLAND

SHEET TITLE SITE DETAILS

SHEET NUMBER Z-301
REVISION 0



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#	DESCRIPTION
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A	05/16/25 BNS PRELIMINARY ISSUE

FOR REFERENCE ONLY



SITE NAME	GARRETT
SITE NUMBER	5009095114



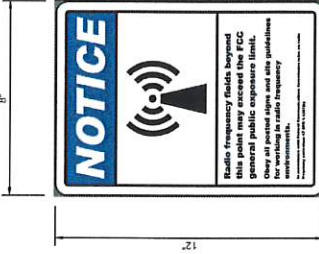
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SITE TYPE	RAWLAND
SHEET TITLE	SITE DETAILS

SHEET NUMBER	Z-302
REVISION	0



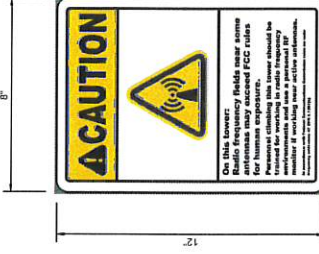
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NO TRESPASSING SIGN ①



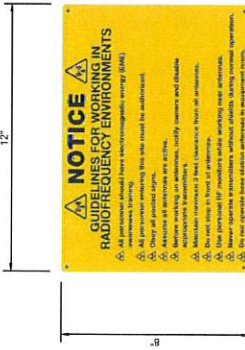
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RF GUIDELINES SIGN ②



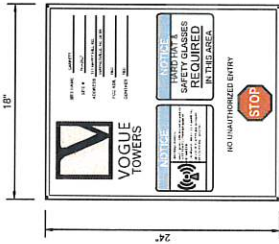
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RF GUIDELINES SIGN ③



8" x 12"
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RF GUIDELINES SIGN ④



24" x 18"
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SITE ID SIGN ⑤

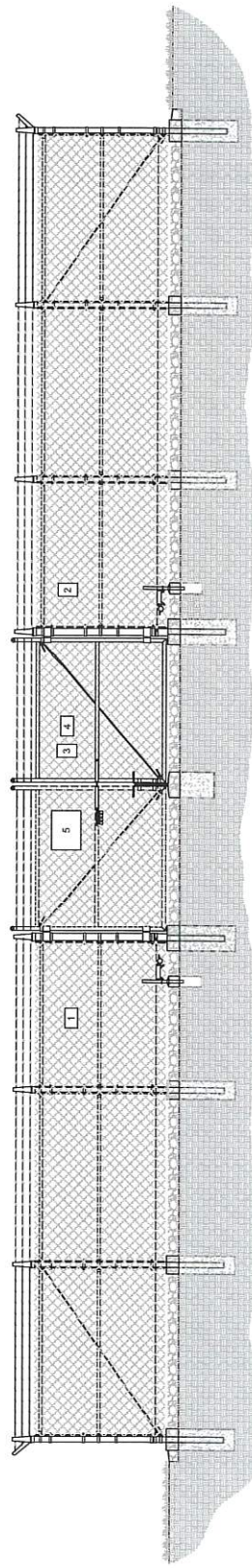
ASR # XXXXXXXX

-WHEN REQUIRED, PLACE ON TOWER

-USE A DECAL ON MONOPOLE AND METAL SIGN ON SELF-SUPPORT TOWER OR GUYED TOWER

-LETTERS TO BE 3" MIN

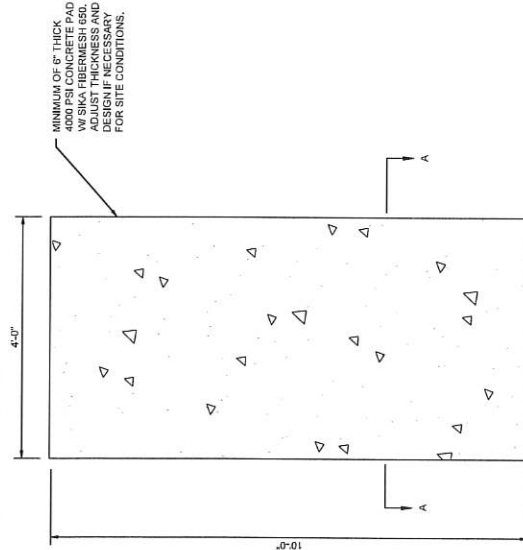
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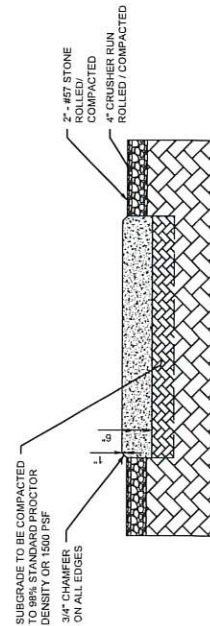
FENCED COMPOUND DETAILS
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CONCRETE PAD NOTES:

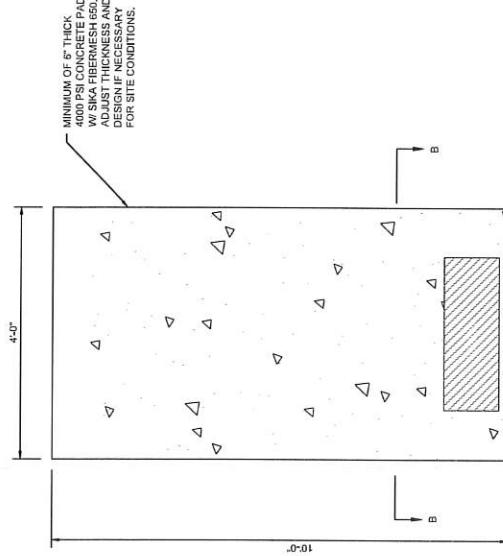
1. VERIFY GENERATOR STUB UP AREA FOR SPECIFIC MANUFACTURER MODEL NUMBER.
2. VERIFY PAD SIZE REQUIREMENTS FOR SPECIFIC MANUFACTURER MODEL NUMBER.
3. CONDUITS TO STUB UP FULL HEIGHT THROUGH SLEEVE IN ENHANCED DIESEL TANK ENCLOSURE.
4. EMBED CONDUITS IN CONCRETE PAD.
5. ALL CONDUITS SHALL BE MINIMUM 12" DIA. AND CONFORM TO THE ACI 301 AND THE FOLLOWING:
 - 5.a. MINIMUM COMPRESSION STRENGTH 4,000 PSI
 - 5.b. AIR ENTRAPMENT RANGE 3% TO 6%
 - 5.c. SLUMP GREATER THAN 3" BUT NOT TO EXCEED 6"
6. CONDUITS TO BE TERMINATED WITH MALE ADAPTER AND THREADED BUSHING.



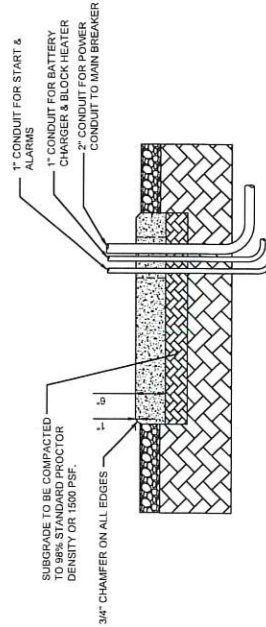
EQUIPMENT PAD PLAN ①
NTS



SECTION A-A THROUGH EQUIPMENT PAD
NTS



GENERATOR PAD PLAN ②
NTS



SECTION B-B THROUGH GENERATOR PAD
NTS

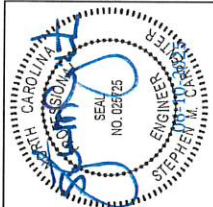


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REVISIONS

#	DATE	BY	DESCRIPTION
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A	05/19/25	BNS	PRELIMINARY ISSUE



SITE NAME	GARRETT
SITE NUMBER	5000909114

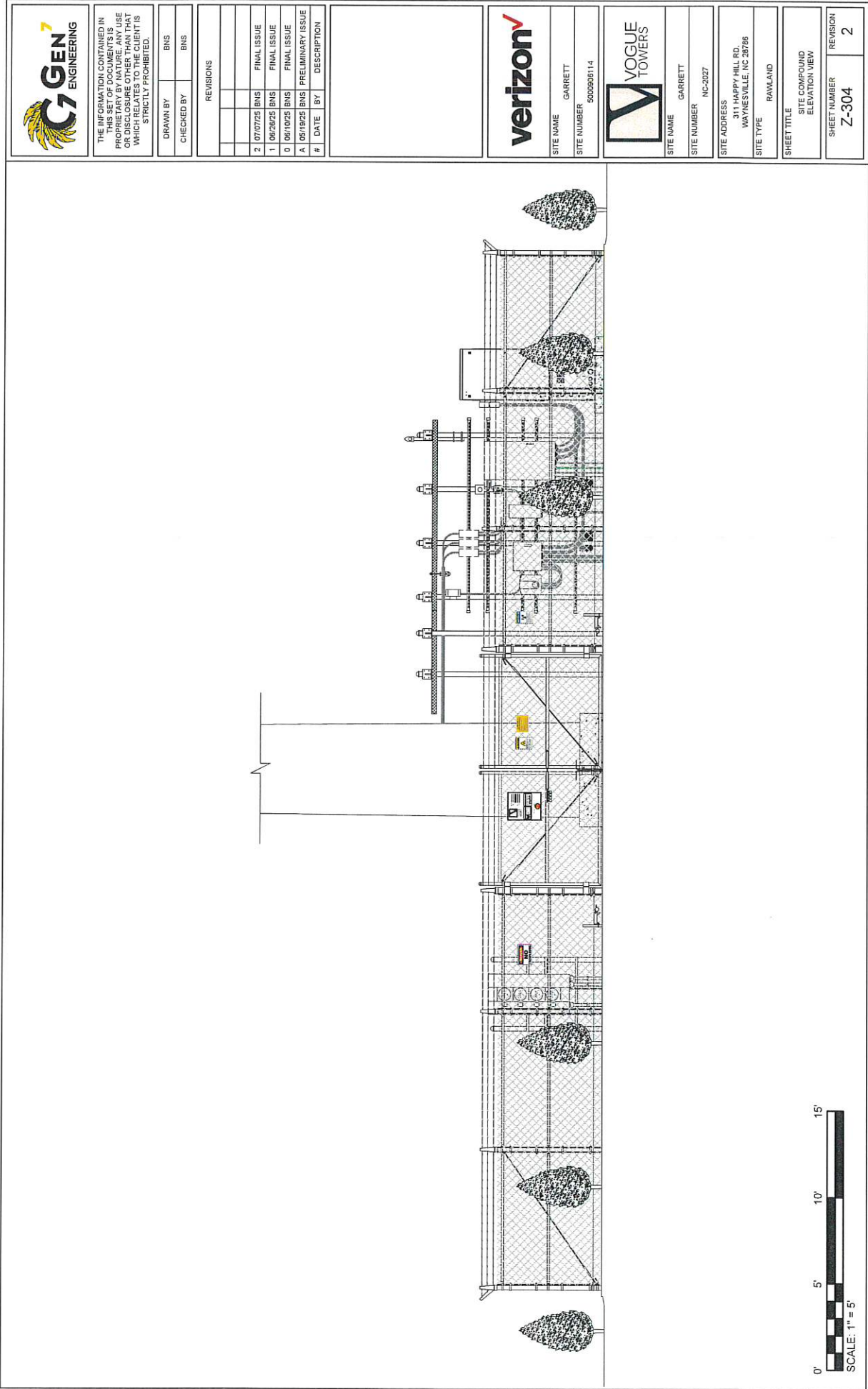


SITE NAME	GARRETT
SITE NUMBER	NC-2027

SITE ADDRESS	3111 HAPPY HILL RD, WAYNESVILLE, NC 28796
SITE TYPE	RAV/LAND

SHEET TITLE	SITE DETAILS
-------------	--------------

SHEET NUMBER	Z-303
REVISION	0



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REVISIONS			
2	07/07/25	BNS	FINAL ISSUE
1	06/25/25	BNS	FINAL ISSUE
0	06/10/25	BNS	FINAL ISSUE
A	06/19/25	BNS	PRELIMINARY ISSUE
#	DATE	BY	DESCRIPTION



SITE NAME	GARRETT
SITE NUMBER	500906114

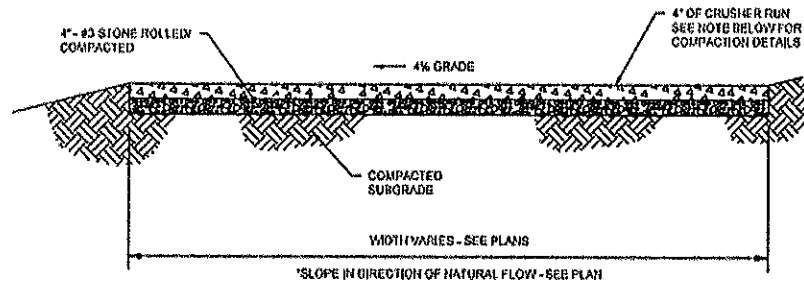


SITE NAME	GARRETT
SITE NUMBER	NC-2027

SITE ADDRESS	311 HAPPY HILL RD. WAYNESVILLE, NC 28786
SITE TYPE	RAWLAND

SHEET TITLE	SITE COMPOUND ELEVATION VIEW
-------------	---------------------------------

SHEET NUMBER	Z-304
REVISION	2



COMPACTION NOTE:
 ALL AREAS TO RECEIVE FILL SHALL FIRST BE PROOF ROLLED UNDER THE SUPERVISION OF THE ENGINEER OR TESTING LAB PERSONNEL. ANY AREAS WHICH EXHIBIT "PUMPING" SHALL BE UNDERCUT (OR OTHERWISE STABILIZED) TO A FIRM SOIL BEFORE PLACING FILL. ALSO, ALL FINAL SUBGRADES, WHETHER IN CUT OR FILL, SHALL BE PROOF ROLLED TO PRIOR TO CONSTRUCTING SLABS OR PAVEMENTS. CONTACT ENGINEER FOR DIRECTION IN SITUATIONS WHERE SOIL COMPACTION OR BEARING CAPACITY MAY BE INADEQUATE.

NOTE: The driveway depicted is designed to support a standard ESAL and will support a loaded 80,000 lb. fire truck.

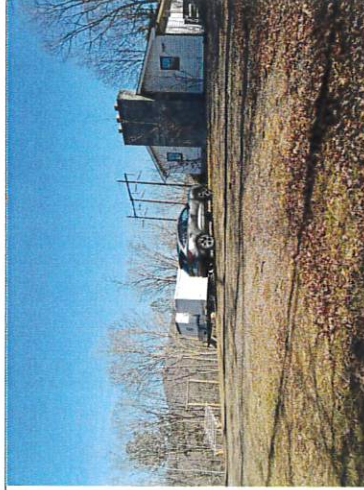


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Phase I Environmental Site Assessment

Vogue Towers II, LLC Site -
Garrett (NC-2027)
Verizon Wireless Site - Garrett
NSB
(MDG Code: 5000906114)
307 Happy Hill Road
Waynesville, Haywood County, North
Carolina
ECA Project No. 25-000707
May 1, 2025



PREPARED FOR:

Vogue Towers II, LLC
430 Chestnut Street
Chattanooga, TN 37402

PREPARED BY:

Environmental Corporation of America
1375 Union Hill Industrial Court
Alpharetta, GA 30004



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May 1, 2025

Ms. Janet Gill
Vogue Towers II, LLC
430 Chestnut Street
Chattanooga, TN 37402

Daniel Brown, Assoc. Director - Network Reg/RE
Verizon Wireless
8921 Research Drive
Charlotte, NC 28262

Subject: Phase I Environmental Site Assessment
Garrett (NC-2027)
307 Happy Hill Road
Waynesville, Haywood County, North Carolina
ECA Project No. 25-000707

Environmental Corporation of America (ECA) is pleased to provide this report of our Phase I Environmental Site Assessment.

ECA has performed these services jointly for Vogue Towers II, LLC and Cellico Partnership, d/b/a Verizon Wireless (Verizon Wireless), in general conformance with the scope and limitations of ASTM Practice E1527-21 and Verizon Scope of Work #2, for the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report.

This assessment has not revealed evidence of recognized environmental conditions or business environmental risks in connection with the subject property. Based on the findings, further assessment of the subject property is not warranted at this time.

ECA appreciates this opportunity to provide you with these professional services. If you have any questions regarding this report, please call us at (770) 667-2040.

Sincerely yours,
Environmental Corporation of America

Anna Ni
Project Scientist

Ben Salter
Principal Scientist

1.0 EXECUTIVE SUMMARY

ECA was retained by Vogue Towers II, LLC to conduct a Phase I Environmental Site Assessment of the subject property in accordance with ASTM E1527-21 and Verizon Scope of Work #2. Vogue Towers II, LLC proposes the construction of a telecommunications facility within a 30-foot by 70-foot lease area. The proposed lease area would be accessed by a proposed approximate 23,662 square-foot access/utility easement. Ground disturbance associated with the project would total less than one acre. Cellico Partnership, d/b/a Verizon Wireless proposes to place equipment within the proposed facility and to collocate antennas on the proposed tower structure. ECA understands that Vogue Towers II, LLC will be responsible for all construction and ground disturbance for the proposed facility, and Verizon will not turn dirt/disturb any ground. The subject property location is shown in Appendix A.

Findings and Opinions

Evidence of recognized environmental conditions or business environmental risks was not identified in connection with the subject property during the course of the assessment. It is ECA's opinion that there has been no material impact to the subject property.

Conclusions and Recommendations

This assessment has not revealed evidence of recognized environmental conditions in connection with the subject property. As a result, further assessment is not warranted at this time.

2.0 INTRODUCTION

2.1 Purpose

The purpose of this assessment was to identify "recognized environmental conditions", as well as "business environmental risks" in connection with the subject property by means of record reviews, site reconnaissance, interviews, and preparation of this report.

A *recognized environmental condition* is defined by the ASTM E1527-21 standard as (1) "the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."

A *controlled recognized environmental condition* is defined by the ASTM E1527-21 standard as "a recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place to implementation of required controls (for example, activity and use limitations or other property use limitations)."

A *historical recognized environmental condition* is defined by the ASTM E1527-21 standard as "a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations)."

A *de minimis condition* is defined by the ASTM E1527-21 standard as a condition related to a release "that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

A *business environmental risk* is defined by the ASTM E1527-21 standard as "a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate."

This Phase I Environmental Site Assessment has been conducted in accordance with the American Society for Testing and Materials (ASTM) Standard E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Per the ASTM standard, this assessment was "intended to permit a user to satisfy one of the requirements to qualify for the *innocent landowner, contiguous property owner, or bona fide prospective purchaser* limitations on CERCLA liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"); that is, the practice that constitutes "*all appropriate inquiries* into the previous ownership and uses of the *property* consistent with good commercial and customary standards and practices."

2.2 Detailed Scope of Services

The following scope of work was performed to fulfill the project purpose and in accordance with the General Services Agreement, effective December 16, 2021 and amended July 22, 2024 (Contract # CW2379425), between ECA and Verizon Wireless; the Verizon Wireless Scope of

Work #2 Environmental Due Diligence Services – Addl, Phase I Environmental Site Assessment; and consistent with ASTM E1527-21, Standard Practice for Environmental Site Assessments, Phase I Environmental Site Assessment Process:

- A Records Review was conducted to include an evaluation of the physical setting of the subject property (geology, soil and groundwater conditions, topography, database searches, and public records review. Information was sought from sources of environmental records and those regarding historical use. ECA retained Environmental Data Resources, Inc. (EDR) to conduct the database search of the applicable local, tribal, State, and Federal databases, as well as other sources, as needed or required by the ASTM standard or the Verizon Wireless Scope of Work #2. The appendices contain the pertinent information obtained and utilized in our records review. [Section 7.0](#) of this report discusses the results of our records review.
- A Site Reconnaissance was conducted to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the subject property. [Section 5.0](#) contains a discussion of observations made during our site reconnaissance.
- Interviews were conducted to assess the potential for recognized environmental conditions in connection with the subject property. Parties interviewed included individuals familiar with the subject property such as the past and present owners, operators, and occupants of the subject property (if any), and state or local government officials. [Section 6.0](#) of this report contains the results of our interviews and a review of any information provided to us. Information provided by the user is discussed in [Section 4](#) and responses to our interview questions are documented in [Appendix E](#).
- Additional items that are not included within ASTM E1527-21 but are required per the Verizon Wireless Scope of Work were considered, including floodplains, wetlands/waters, asbestos, lead-containing paints, mold, and radon.
- This Report was prepared to document the results of our inquiry as well as our findings, opinions, and conclusions. The appendices contain figures, photographs, and other supporting documentation.

- 3 -

2.3 Significant Assumptions

Unless indicated otherwise herein, we assume that the user of this report seeks to qualify for one of the LLPs to CERCLA liability. ECA has not tried to independently verify the information provided by the parties interviewed or information gathered from other sources in the process of this assessment. ECA has relied on the information as true, accurate, and complete, unless we had reason to suspect otherwise.

2.4 Deviations

Unless otherwise noted, ECA has not deviated from or deleted any requirements of the ASTM E1527-21 standard or the Verizon Wireless Scope of Work #2. Also, ECA was under no client-imposed constraint.

2.5 Limitations and Exceptions

ECA performed no subsurface investigation as part of this assessment and removed no on-site vegetation. Therefore, it is possible that evidence of regulated substances not encountered during our site inspection exists below grade or beneath vegetation, pavement, or structures which may cover portions of the subject property. No sampling or testing of materials was conducted unless specified herein.

This report contains our evaluation of information gathered at the time of our assessment. Subsequent changes in site conditions, available information, or subsequent releases which result in material impact to the subject property were not considered in this study.

During the site visit, ECA visually and physically observed the subject property (by sight and smell) and accessible structures on the subject property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles and in conformance with Section 9 of ASTM Practice E1527-21 and the Verizon Scope of Work #2 (Contract # CW2379425).

ECA has assessed the entire proposed compound area, the site access, and utility routes, and the areas immediately surrounding these features. In the event Verizon's proposed construction and installation activities deviate marginally from the included materials, it would not likely impact ECA's analysis or alter conclusions stated in the report.

- 4 -

2.6 Special Terms and Conditions

This assessment was performed in accordance with generally accepted methods and practices of the profession and the Verizon Scope of Work #2 (Contract # CW/2379425). The conclusions are based on “reasonably ascertainable” information and are not to be considered scientific certainties. The intent of this study was to identify environmental concerns that would be obvious to an environmental professional exercising due diligence and is not intended to represent an exhaustive research of all potential hazards that may exist. Unless addressed specifically herein, special terms and conditions in relation to this project are not included in this assessment.

2.7 User Reliance

This study and report have been prepared for and may be relied upon by Vogue Towers II, LLC and Celco Partnership, d/b/a Verizon Wireless and its parents, affiliates, subsidiaries, successors, and assigns. The report is considered Proprietary Information and the findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used or relied upon by any other party, without written notification from Vogue Towers II, LLC to ECA. In that case, ECA will issue a letter of understanding to the third party for their signature and will provide a copy of this report to the third party as directed by Vogue Towers II, LLC for a processing fee. Notwithstanding, anything to the contrary herein, any third party reliance is limited to the agreed upon scope of work by ECA and Vogue Towers II, LLC.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

Parent Parcel ID Number(s)	8616-54-8639, 8616-64-7895
Address	307 Happy Hill Road, Waynesville, Haywood County, North Carolina
Subject Property Dimensions	30-foot long by 70-foot wide lease area and an approximate 23,662 square-foot access/utility easement
Latitude, Longitude (lease center)	35° 30' 39.6" N 82° 58' 48.7" W

A legal description of the subject property was provided and available in Appendix A. A Site Vicinity Plan is also included in Appendix A.

3.2 Subject Property and Vicinity General Characteristics

The subject property consists of wooded land and an asphalt and gravel drive in an area generally characterized by wooded land and residential and transportation development.

3.3 Current and Past Uses of the Subject Property

The subject property currently consists of wooded land and a gravel drive associated with a police training facility. Past uses of the subject property are discussed in Section 7.4.

3.4 Descriptions of Improvements on the Subject Property

Other than a gate, and an asphalt and gravel drive, ECA did not observe any improvements on the subject property during the site reconnaissance.

3.5 Current Uses of Adjoining and Surrounding Properties

ECA performed a visual inspection of adjoining properties from the subject property boundaries and along public right of ways. The following table identifies the adjoining properties and surrounding areas uses:

Direction	Adjoining Use(s)	Surrounding Use(s)
North	Wooded land	US Highway 23/74 followed by residential development
South	Firing range (southwest) wooded land, grassed land, and Happy Hill Road	Residential development
East	Wooded land	Wooded land and industrial development
West	Wooded land	US Highway 23/74 and wooded land

Notable adjoining property uses are further identified on the Site Vicinity Plan in Appendix A.

3.6 Physical Setting

Item	Description	Source
Site Elevation	2,781 feet NAVD88 (at lease center)	Client provided construction drawings
Interpreted Surface Slope	West	USGS Topographic Maps
Influencing Hydrologic Features	A stream approximately 1,230 feet northwest of proposed lease area	USGS Topographic Maps, National Wetlands Inventory, Aerial Photography

Item	Description	Source
Soil Type	Hayesville clay loam, 8 to 15 percent slopes, eroded (Hic2), Evard-Cowee complex, 30 to 50 percent slopes (Eve), Saunook loam, basin, 8 to 15 percent slopes, stony (Sdc)	NRCS
Soil Type Description	The Hayesville series consists of very deep, well drained soils on gently sloping to very steep ridges and side slopes of the Southern Appalachian Mountains. The Evard series consists of moderately deep, well-drained soils on gently sloping to very steep ridges and side slopes of the Southern Crystalline Ridges and Mountains, primarily within the Blue Ridge Mountains. The Cowee series consists of fine-loamy well drained soils that are moderately deep, 51 to 102 cm (20 to 40 inches), to weathered bedrock. The Saunook series consists of very deep, well drained, moderately permeable soils on benches, fans, and toe slopes in coves in the Blue Ridge (MLRA 130).	USDA Soil Series Description
Physiographic/Geologic Location	Blue Ridge Physiographic Province	USGS
Depth to Groundwater	More than 80 inches	NRCS

4.0 USER PROVIDED INFORMATION

It is ECA's understanding that Vogue Towers II, LLC is considering developing a wireless telecommunications facility at the subject property and that Verizon Wireless plans to collocate antennas and locate associated equipment within the proposed facility. ECA was retained to provide this Phase I Environmental Site Assessment to identify recognized environmental conditions in connection with the subject property prior to the real estate transaction.

In accordance with Section 6 (User's Responsibilities) of ASTM E1527-21, the client is responsible for providing the information referenced in the following sections.

4.1 User Questionnaire

In accordance with ASTM E1527-21, Section 6, ECA provided the user with an optional User Questionnaire to assist the user and the environmental professional in gathering information from the user that may be material to identifying recognized environmental conditions. ECA received

a completed User Questionnaire from an authorized representative of Verizon Wireless, John Yeagley. Based on a review of the completed User Questionnaire, the client's representative had no specialized knowledge related to past uses, specific chemicals, spills or other chemical releases, environmental clean-ups, or obvious indicators pointing to the presence or likely presence of releases at the subject property. Further, Mr. Yeagley was forthcoming with information and had no knowledge of environmental liens or activity and use limitations on the subject property or reductions in fair market value related to known or suspected contamination at the subject property. See [Appendix E](#) for a copy of the completed User Questionnaire.

4.2 Title Records

ECA was provided with title records documentation for the subject property dated January 7, 2025 ([Appendix E](#)). According to the title records, the current owner of the subject property is The Waynesville Police Department Association, Inc. Based on a review of the provided title records, ECA identified no evidence of recognized environmental conditions related to current or past ownership of the subject property.

4.3 Environmental Liens or Activity and Use Limitations

ECA reviewed the provided title records documentation and has not discovered any environmental liens or Activity and Use Limitations (AULs) on the subject property.

4.4 Specialized Knowledge

ECA questioned the user regarding available information concerning the subject property and the pending transaction. Specialized knowledge of environmental issues was not provided to ECA. The results of these inquiries are discussed herein as appropriate.

4.5 Commonly Known or Reasonably Ascertainable Information

The user did not provide other information commonly known in the community or reasonably ascertainable regarding the subject property that would indicate a recognized environmental condition.

4.6 Valuation Reduction for Environmental Issues

ECA has not been informed of any reduction in the value of the subject property below the fair market value. If there has been a reduction, the user should consider this in light of the information reported herein, try to identify an explanation for the reduction, and document this evaluation.

4.7 Reason for Performing Phase I

It is ECA's understanding that the user has requested this assessment to qualify for one of the landowner liability protections (LLPs) to CERCLA liability. ECA also assumes that there may be other business-related reasons for requesting this assessment that we are unaware of and have not specifically been addressed.

4.8 Proposed Site Design

The proposed development includes the construction of a fenced compound and a telecommunications tower structure within a proposed 30-foot by 70-foot lease area that would be accessed via an approximate 23,662 square-foot utility/access easement. Verizon Wireless proposes to place equipment within the proposed facility and to collocate be collocating antennas on the proposed tower structure. ECA understands that Vogue Towers II, LLC will be responsible for all construction and ground disturbance for the proposed facility, and Verizon will not turn dirt/disrupt any ground.

4.9 Other

No additional information regarding the subject property was provided by the user.

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The objective of ECA's site reconnaissance was to obtain information, by visually and physically observing the subject property and vicinity (by sight and smell), which could likely lead to the identification of recognized environmental conditions in connection with the subject property. The site reconnaissance was performed by Summer Shives on March 18, 2025.

5.2 General Site Setting

The subject property consists of wooded land and an access drive associated with a firing range in an area generally characterized by wooded land and residential development.

5.2.1 Site Observations

Photographs were taken of noteworthy areas of the subject property and vicinity and are included in Appendix B. The locations where the photographer was standing are indicated on the Site Vicinity Plan in Appendix A. Site observations are summarized in the following table and discussed in further detail below, if applicable.

- 9 -

Item	Observed	Description
Storage Tanks (UST, AST)	Yes	One (1) AST containing heating oil observed behind range house. See discussion below.
Drains, Pits, Cisterns, Cesspools	No	NA
Odors, Pools of Liquid, Ponds, Lagoons	No	NA
Drums	No	NA
Hazardous Materials/Waste and Petroleum Products	Yes	See Storage Tanks (UST, AST); Two (2) paint buckets observed adjacent to the proposed access/utility easement. See discussion below.
Unidentified Substance	No	NA
Containers	No	NA
PCBs (and related equipment)	No	NA
Stained Soil or Pavement	No	NA
Stressed Vegetation	No	NA
Solid Waste	No	NA
Unnatural Fill or Grading	No	NA
On-Site Septic Systems	Yes	Police training facility on the parent tract has a septic sewer system as indicated in landowner interview; the septic field is approximately 170 feet northeast and downslope of the project area; Uses of the parent tract as a police training facility would not represent an environmental concern related to the septic system.
On-Site Potable Water	No	NA
Wastewater	No	NA
Wells	No	NA
Other Notable Observations	Yes	The parent tract was occupied by a police obstacle course area, a range house, various equipment used by the local police department, and a firing range.

ECA observed an aboveground storage tank (AST) containing heating oil, which provided heating for the firing range house on the parent tract. No evidence of a release of petroleum products or hazardous substances, such as staining, stressed vegetation, or odors was observed in connection with the AST. Therefore, the AST does not represent a recognized environmental condition.

- 10 -

ECA observed two paint buckets adjacent to the proposed access/utility easement. The paint buckets appeared to be empty and no obvious evidence of a release of petroleum products or hazardous substances, such as staining, stressed vegetation, or odors was observed in connection with the paint buckets. Therefore, these do not represent a recognized environmental condition.

The parent tract is also occupied by a small firing range which lies approximately 170 feet southwest and topographically downgradient of the subject property.

Munitions utilized at firing ranges generally contain lead as a primary component of ammunition projectiles; as such, it is possible for the use of the firing range on the parent tract to have introduced lead contamination to soils and/or groundwater located within and surrounding the firing range. However, because of the low solubility and restricted migration of metallic lead, it is presumed that any potential contamination is localized to the firing range backstop area on the parent tract. As the presumed flow of groundwater along the parent tract is generally to the north and west, potentially impacted groundwater would be expected to migrate away from the subject property. ECA does not anticipate the proposed project to disturb soils or encounter groundwater that may be contaminated. Based on this information and the relative location of the subject property, the utilization of the parent tract as a police training facility and firing range and use of lead-containing munitions is not considered to be a recognized environmental condition relative to the subject property.

5.3 Offsite Observations

In the areas immediately surrounding the subject property, ECA observed a firing range, wooded land, and Happy Hill Road. Offsite observations were not indicative of a recognized environmental condition. ECA was only able to observe the general use of the surrounding properties; therefore, there could be recognized environmental conditions that were not discovered.

5.4 Asbestos

No suspect asbestos-containing materials (ACMs) were noted within the subject property. Therefore, it appears that no suspect ACMs would be disturbed as a result of the proposed project.

5.5 Lead-Based Paint

No painted surfaces were observed within the subject property; therefore, no disturbance of lead-based paints is anticipated as a result of the proposed project.

- 11 -

5.6 Mold

No structures are present within the proposed Verizon Wireless lease area. No evidence of mold growth and/or significant water infiltration was observed.

6.0 INTERVIEWS

ECA interviewed the following parties to determine if they had specialized knowledge of the subject property that might indicate recognized environmental conditions. The interviews are documented in Appendix E.

6.1 Interview with Owner

ECA received a completed landowner questionnaire from Detective Tyler Howell, a representative of the subject property owner. Mr. Howell was forthcoming with information and indicated that the Waynesville Police Department Association, Inc. has owned the parent tract since 1982. He indicated the property is currently used as a shooting range and there is a range house and club house present on the parent tract. He indicated the range house and shooting range are approximately 170 feet southwest of the subject property. Mr. Howell indicated that the range is policed after every shoot and the brass is picked up and properly disposed of. Mr. Howell indicated that there is an AST carrying heating oil located behind the club house, as well as a septic sewer system approximately 170 feet northeast of the subject property. Mr. Howell was not aware of previous environmental studies of the property and had no concerns from neighboring properties. He was not aware of environmental liens, deed restrictions, or activity and use limitations associated with the property. Further, Mr. Howell did not identify misuse or storage of herbicides or pesticides on the subject property.

6.2 Interview with Site Manager or Occupants

There was no site manager or occupant available for interview. As a result, ECA did not interview the site manager or occupants during the course of this assessment.

6.3 Interviews with Local Government Officials

Local and state agencies, such as environmental health departments, fire departments, and building and planning departments are contacted to identify any current or previous environmental related concerns, such as hazardous substance use, storage, and/or unauthorized releases that may have impacted the subject property.

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Agency Name	Date Contacted	Contact Method	Response
Waynesville Fire Department	04/01/25	Phone	At the time of this report, a response had not been received.
Haywood County Health Department	04/01/25	Phone	At the time of this report, a response had not been received.

ECA regulatory agency interviews are available for review in [Appendix E](#), if received at the time of this report. If pertinent information is received that indicates a potential for environmental concern after the completion of this report, it will be forwarded under a separate cover.

6.4 Interviews with Others

ECA did not interview other parties regarding the subject property during the course of this assessment.

7.0 RECORDS REVIEW

7.1 Standard and Scope of Work-Specific Environmental Record Sources

Environmental Data Resources, Inc. (EDR) was retained to provide a database search of the applicable record sources, as required by the ASTM standard and Verizon Scope of Work #2. Federal, State, local, and tribal environmental databases were reviewed to obtain information that might identify recognized environmental conditions in connection with the subject property.

Regulated and non-regulated facilities identified on the federal, state, local, and tribal databases located within the standard ASTM and Verizon Scope of Work #2 search distances of the subject property along with information obtained from the various regulatory databases, are included on the EDR report in [Appendix D](#). If considered warranted, ECA may have also reviewed agency files for additional environmental information on listed facilities that are considered likely to represent a recognized environmental condition.

The subject property and adjoining properties did not appear on the databases reviewed. Multiple facilities were otherwise identified on the databases searched within the standard ASTM search distances of the subject property. However, based on factors such as distance, presumed or documented groundwater flow direction, relative topography and/or current regulatory status, the listings identified by EDR are not considered recognized environmental conditions. Additional information pertaining to the listed facilities is included in the EDR Radius Map report.

- 13 -

Sometimes facilities are identified that cannot be mapped based on the information in the databases (called orphan or unmappable sites). This list in the EDR report was reviewed and ECA identified no such facilities to be of concern on and/or near the subject property.

7.1.1 Vapor Encroachment

Incidents involving chemicals of concern (COC) were not identified in the EDR Environmental Database Report within the critical distance (up to 100 feet cross gradient from the nearest property line) of the subject property. Based on this information, a vapor encroachment condition (VEC) can be ruled out.

7.1.2 Additional Environmental Record Sources

Additional environmental record sources were not reviewed in this assessment. ECA contacted the local fire, health, and building departments for additional information on the subject property. Information obtained is included within [Section 6.3](#) of this report.

7.1.3 Deviations

ECA has not deviated from requirements of the ASTM E1527-21 standard or Verizon Scope of Work #2 pertaining to environmental record sources.

7.2 Radon

According to the USEPA Map of Radon Zones, the subject property is located in Radon Zone 2. Zone 2 is defined as areas with a predicted average indoor radon screening level of 2 to 4 pCi/L, suggesting moderate potential for elevated radon levels within enclosed spaces constructed below grade. Testing would be required to determine specific on-site levels of radon; however, as the facility would be unmanned on a regular basis, potential radon concentrations have not been identified as an environmental concern.

7.3 Flooding and Wetland Potential

Item	Description	Source
FEMA FIRM Panel	37008616001 dated April 3, 2012	
Flood Zone Designation	X	FEMA
Special Flood Hazard Area	No	

- 14 -

Item	Description	Source
Wetlands (subject property)	None mapped	National Wetlands Inventory, USGS, Aerial Photography, and/or Site Reconnaissance
Wetlands (within a 300-foot radius)	None mapped	
Streams (within a 300-foot radius)	None observed	
Drains (within a 300-foot radius)	None observed	
Ditches (within a 300-foot radius)	None observed	
Other Surface Waters (within a 300-foot radius)	None observed	

At the federal level, the U.S. Army Corps of Engineers (USACE) has been given primary responsibility for regulating jurisdictional waters and wetlands. In order for the USACE to have jurisdiction over wetlands, certain wetland characteristics must be present. The delineation of possible wetlands was not within the scope of this assessment.

7.4 Historical Use of the Subject Property and Adjoining Properties

Per the ASTM standard, "all obvious uses of the subject property shall be identified from the present, back to the subject property's first developed use, or back to 1940, whichever is earlier." ECA has reviewed the following sources of information to determine the historical uses and activities on and adjoining the subject property:

Historical Source	Source Reviewed?	Source
Topographic Maps	Yes	USGS
Aerial Photographs	Yes	Google Earth, HistoricAerials.com
Sanborn/Fire Insurance Maps	No	N/A
City Directories	No	N/A
Landowner Interview	Yes	Tyler Howell (See Section 6.1)
Antenna Structure Registration	No	N/A
Previous Phase I Environmental Site Assessment (ESA)	No	N/A
Other	No	N/A

7.4.1 Historic Topographic Maps

Year	Apparent Subject Property Use	Adjoining Property Uses
1942, 1967	Wooded land (shaded green)	N- Wooded land (shaded green) E- Wooded land (shaded green) S- Cleared and/or agricultural land (shaded white) W- Wooded land (shaded green)

7.4.2 Historic Aerial Photography

Year	Apparent Subject Property Use	Adjoining Property Uses
1986	Wooded land and an access drive	N- Wooded land E- Police training range house adjoining east of base area S- Wooded land, grassed land, and Happy Hill Road W- Wooded land
1995, 2006, 2015, 2024	Same as previous	N- Same as previous E- Same as previous S- Firing range (southwest), wooded land, grassed land, and Happy Hill Road W- Same as previous

7.4.3 City Directories

Based on the historically undeveloped and rural nature of the subject property and the surrounding area, historical city directories are not expected to be available and/or useful in determining historic uses. Therefore, a review of city directories was not conducted for the subject property.

7.4.4 Sanborn Fire Insurance Maps

Based on the historically rural nature of the subject property and the surrounding area, Sanborn fire insurance maps are not expected to be available and/or useful in determining historic uses. Therefore, a review of Sanborn fire insurance maps was not conducted for the subject property.

7.4.5 Other Historic Use Information

Based on the historically undeveloped nature of the subject property, ECA relied on the previously discussed historical resources for information concerning the subject property and surrounding area. Additionally, after reviewing the land use history obtained using the above referenced sources, a review of the other standard sources of historic use information was not considered necessary to satisfy the ASTM standard.

7.4.6 Summary of Historic Uses

Based on the review of the historic information sources listed above, it appears that the subject property has been occupied by wooded land and an access drive since at least 1986. The firing range and associated outbuildings adjoining the subject property were constructed sometime between 1986 and 1995. Further discussion of the firing range is provided in Section 5.2. The historic sources reviewed did not indicate a recognized environmental condition in connection with past uses of the subject property.

ASTM Standard E1527-21 requires the review of historical use resources at five-year intervals back to 1940 or first developed use, unless the subject property use has remained unchanged at longer intervals. ECA was unable to reasonably ascertain historical sources either back to 1940 or first developed use, at five-year intervals, or between land use changes at longer intervals, for the subject property. Therefore, a *data failure* occurs relative to the standard requirements. However, based on the prior subject property uses identified, ECA does not consider the *data failure* to be a *significant data gap*.

8.0 FINDINGS AND OPINIONS

Evidence of recognized environmental conditions was not identified in connection with the subject property during the course of the assessment. It is ECA's opinion that there has been no material impact to the subject property.

9.0 CONCLUSIONS AND RECOMMENDATIONS

ECA has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 and the Verizon Scope of Work #2 of the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report.

This assessment has not revealed evidence of recognized environmental conditions in connection with the subject property. As a result, further assessment is not warranted at this time.

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10.0 DEVIATIONS

Unless otherwise noted, ECA has not deviated from or deleted any requirements of the ASTM E1527-21 standard or Verizon Scope of Work #2. Also, ECA was under no client-imposed constraint.

11.0 ADDITIONAL SERVICES

No other additional services were requested by the user.

12.0 REFERENCES

Selected documents that have been referred to in this report are provided in the Appendices, as appropriate. Other documents or information used in this assessment are retained in ECA's project files and can be provided upon request from the client.

13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

The Environmental Professional for this assessment was Ben Salter. Summer Shives conducted the site reconnaissance. Anna Ni authored this report.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.



Ben Salter
Principal Scientist

ECA has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. ECA has developed and performed all appropriate inquiries in general conformance with the standards and practices set forth in 40 CFR Part 312.

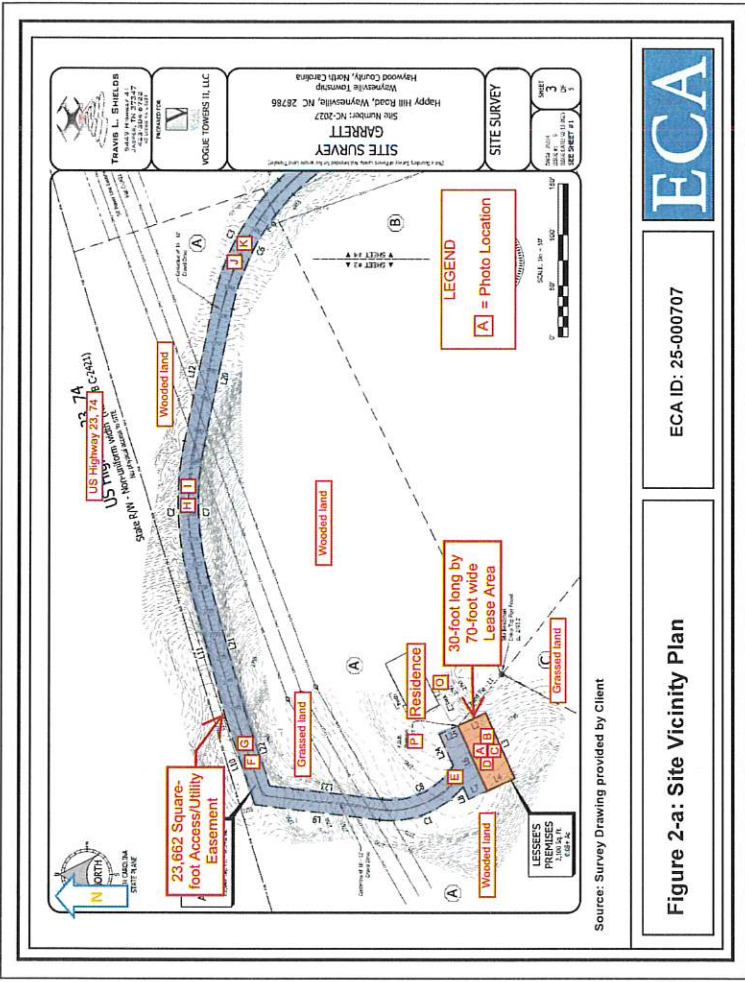
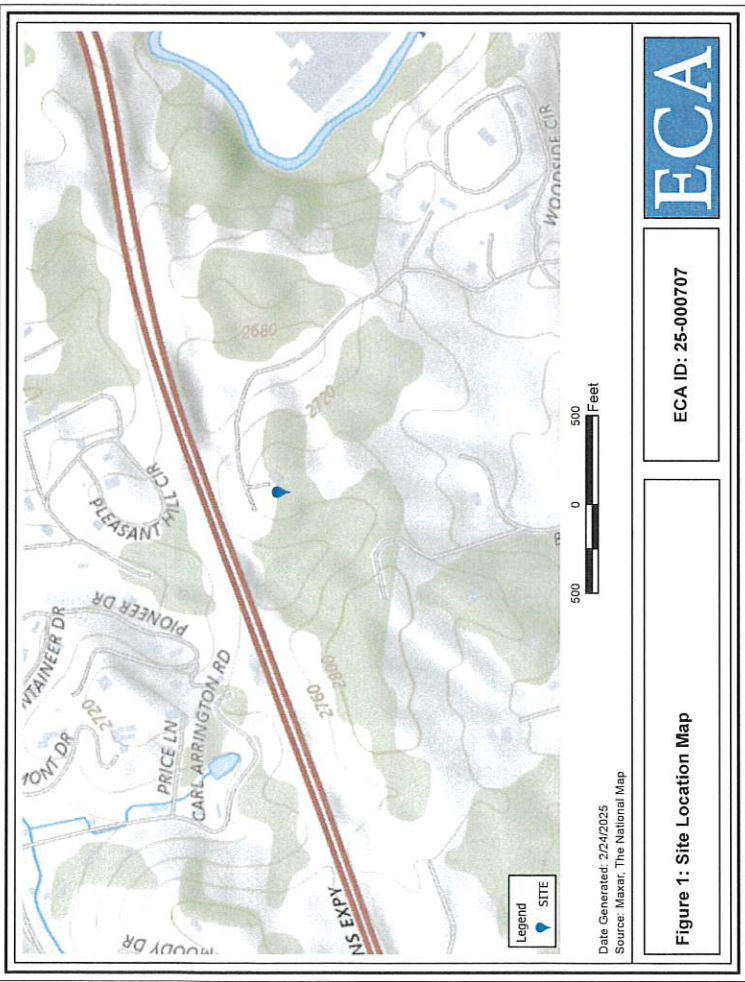


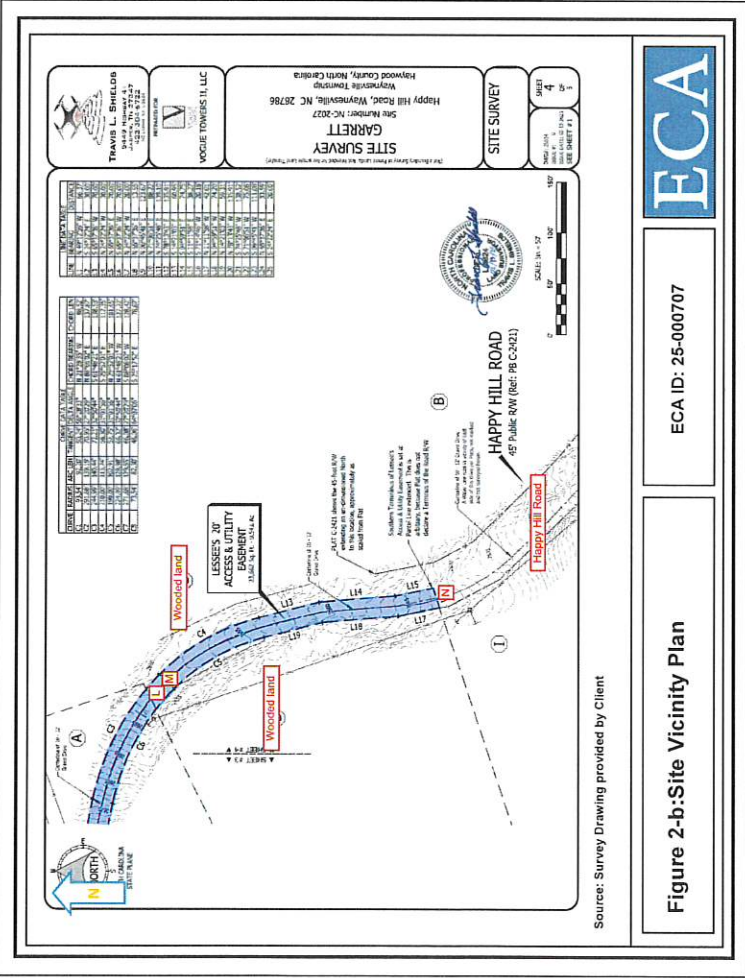
Anna Ni
Project Scientist



Ben Salter
Principal Scientist

- 18 -







April 28, 2025

Asheville Ecological Services Field Office
160 Zillioa Street, Suite B
Asheville, NC 28801-1082

Subject: Informal ESA Section 7 Consultation/Conference Request
Threatened, Endangered, and Proposed Threatened and Endangered Species
Proposed 185-Foot Tall Monopole Telecommunications Structure
(Overall Height Including Appurtenances)
Vogue Towers II, LLC Site - Garrett (NC-2027)
307 Happy Hill Road
Waynesville, Haywood County, North Carolina
Clyde, NC USGS Quadrangle Map
Latitude: 35° 30' 39.6" N Longitude: 82° 58' 48.7" W
ECA Project #: 25-000707
IPaC Project Code: 2025-0077078

To Whom It May Concern:

Environmental Corporation of America (ECA) is assisting Celco Partnership d/b/a Verizon Wireless (Applicant) with Federal Communications Commission (FCC) National Environmental Policy Act (NEPA) documentation for the proposed project. Pursuant to the July 9, 2003 delegation letter, Applicants for wireless towers are the FCC's non-federal designee for informal Section 7 consultation under the Endangered Species Act (ESA), therefore, the Applicant is responsible for making a determination of effect to federally listed and proposed threatened or endangered species or critical habitat and initiating informal consultation with the United States Fish and Wildlife Service (USFWS) where applicable.

Background

The project area location is shown on Figure 1 in Attachment A. Figures 2a-2b are a plan view that shows the site configuration. Figure 3 is a recent aerial photograph of the site area. Vogue Towers II, LLC plans to install a 185-foot tall monopole telecommunications tower structure (overall height including appurtenances) within the project area. The proposed structure would not be lit and would not utilize guy-wires to support the tower structure.

The project area would consist of a proposed 30-foot by 70-foot lease area and proposed approximate 23,662 square-foot access/utility easement. The proposed lease area and the proposed

access/utility and utility easements are occupied by wooded land and an access drive associated with a firing range. The surrounding area is generally characterized by wooded land and residential development. Photographs of the project area are included in Attachment B. Descriptions of the photographs are provided underneath each photograph and photograph locations are graphically depicted on Figures 2a-2b of Attachment A.

Based on the National Wetlands Inventory data, no wetlands or waters are mapped within the proposed project area. During our site visit, no evidence of surface waters or the three criteria required for an area to be characterized as a wetland was observed within the proposed project area. Therefore, it does not appear that the proposed project would result in impacts to wetlands or waters.

Purpose

The purpose of this letter is to provide you with documentation of our investigations and findings relative to federally protected species within the project area and to request concurrence with our determinations of effect from the USFWS.

Review of Available Documentation and Site Inspection

ECA has reviewed the USFWS Information for Planning and Consultation System (IPaC) species list for the proposed project area and the USFWS Critical Habitat Mapper (see Attachment C). ECA has also reviewed information from various sources pertaining to the habitat requirements of the listed species. Habitat at the site was evaluated during the March 18, 2025, site visit, which was conducted by Summer Shives of ECA.

Discussion of Findings

Because the proposed undertaking would not result in impacts to surface waters, aquatic species are not a concern for this undertaking and are excluded from the discussion below. The nearest surface water is a stream located approximately 1,250 feet northwest of the proposed lease area at its closest point. Non-aquatic species recognized by the USFWS as potentially occurring in the project area vicinity are listed in the table below along with a habitat description and a finding of effect for each.

Common Name	Scientific Name	Federal Status	Habitat	Finding of Effect
Gray Bat	<i>Myotis grisescens</i>	Endangered	Occupy caves or cave-like structures year-round	No suitable habitat; No effect
Indiana Bat	<i>Myotis sodalis</i>	Endangered	Hibernate in caves and cave-like structures (winter); roost sites formed in forested areas under exfoliating bark or peeling bark of dead/dying trees (Summer)	Potential suitable habitat; May affect, not likely to adversely affect per Dkey (4/4/25) (see discussion below)

restrictions for tree clearing. ECA recommends findings of "may affect, not likely to adversely affect" for the Indiana bat, northern long-eared bat, and tricolored bat.

ECA has also determined that portions of the proposed project area may provide suitable habitat for herbaceous vegetation which could support the proposed threatened monarch butterfly. However, based on the minimal amount of potential suitable habitat for these species (~0.2 acres), the proposed project activities would not jeopardize the continued existence of this species. Therefore, ECA has determined a finding of "no jeopardy" for the monarch butterfly. If project activities which may impact potentially suitable habitat for the monarch are proposed to occur after the species' official listing, consultation with the USFWS may be necessary at that time.

ECA has found no evidence that suitable habitat is present within the proposed project area for any other federally listed or proposed threatened or endangered species identified by the USFWS as potentially occurring in the project area vicinity. The proposed undertaking would have no effect on any other federally threatened or endangered species or designated critical habitat. In addition, the proposed project would not jeopardize the continued existence of federally proposed threatened or endangered species and would not result in the destruction or adverse modification of proposed critical habitat.

ECA seeks the concurrence of USFWS Asheville Ecological Services Field Office with these findings.

Closure

Summer Shives of ECA conducted the site visits and area inspections. Anna Ni collected the applicable information and compiled this report. Hazel Errett reviewed this report. Ms. Errett is a Senior Environmental Scientist, and her resume is included in Attachment E.

We appreciate your assistance with the review of the proposed undertaking. Please advise us if there are questions or if the USFWS has additional information which may be useful in our evaluation of the project area for federally endangered or threatened species. For any questions or additional information, please contact Anna Ni by phone at 347-255-3360, by email at anna.ni@eca-usa.com, or by mail at 1375 Union Hill Industrial Court, Alpharetta, GA 30004.

Sincerely yours,

Environmental Corporation of America



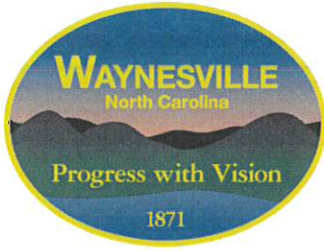
Anna Ni
Project Manager



Hazel Errett
Senior Environmental Scientist

ATTACHMENT A

Figures



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

Public Notice: Newspaper

FOR PUBLICATION IN THE MOUNTAINEER: July 30 and August 6 (Wednesday) editions

Date: July 23, 2025

Contact: Olga Grooman, (828) 356-1172

Notice of Public Hearing for a Special Use Permit Request Waynesville Planning Board

The Town of Waynesville Planning Board will hold a public hearing on Monday, August 18, 2025, at 5:30 p.m. in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, 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).

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.

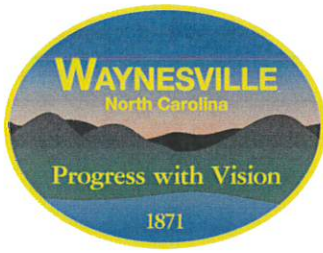
From: [Candace Poolton](#)
To: [Mayor & Town Council](#); [Media Contacts](#)
Subject: [Notice of Public Hearing for a Special Use Permit Request](#)- Planning Board
Date: Wednesday, July 30, 2025 8:04:49 AM

Notice of Public Hearing for a Special Use Permit Request Waynesville Planning Board

The Town of Waynesville Planning Board will hold a public hearing on Monday, August 18, 2025, at 5:30 p.m. in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, 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).

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.

Candace Poolton, CMC | Town Clerk
Town of Waynesville, NC
16 S. Main Street | PO Box 100 | Waynesville, NC 28786
(o) 828.452-2491 | (f) 828.456.2000
cpoolton@waynesvillenc.gov | www.waynesvillenc.gov



TOWN OF WAYNESVILLE

Development Services Department

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

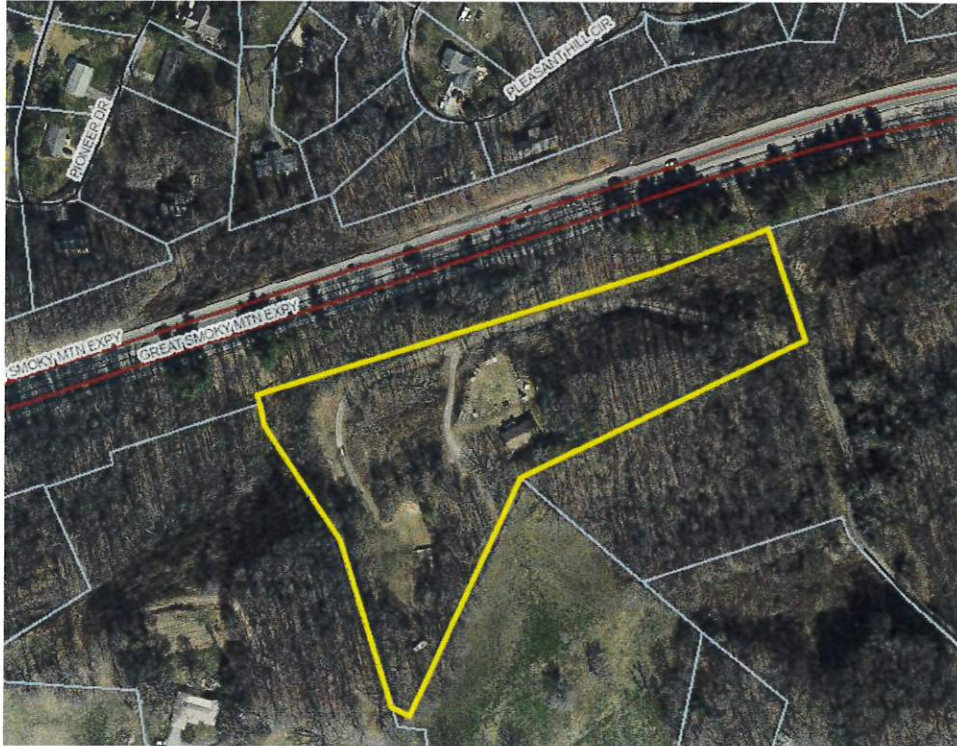
www.waynesvillenc.gov

July 31, 2025

Public Notice: Mailed Letters

Notice of Public Hearing for a Special Use Permit Request Waynesville Planning Board

The Town of Waynesville Planning Board will hold a public hearing on Monday, August 18, 2025, at 5:30 p.m. in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, 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).



Questions related to the hearing itself should be directed to the Waynesville Development Services Department, (828) 356-1172, ogrooman@waynesvillenc.gov.

WAYNESVILLE POLICE DEPT ASSOC INC
9 S MAIN ST
WAYNESVILLE, NC 28786

WAYNESVILLE POLICE DEPARTMENT
ATTN: TYLER HOWELL
9 S. MAIN ST
WAYNESVILLE, NC 28786

VOGUE TOWERS LLC
ATTN: MICHAEL SANDIFER
430 CHESTNUT ST., SUITE 101-B
CHATTANOOGA, TN 37402

VOGUE TOWERS LLC
ATTN: PAT TANT
430 CHESTNUT ST., SUITE 101-B
CHATTANOOGA, TN 37402

DUCKETT, NANCY LEATHERWOOD
223 BLACK GUM DR
WAYNESVILLE, NC 28786

COUNTRY CLUB REAL ESTATE OF WNC INC
329 COUNTRY CLUB DR
WAYNESVILLE, NC 28786

LEATHERWOOD, CHARLES
COOK, SCOTT
121 BLACK GUM DR
WAYNESVILLE, NC 28786

COOK, PATSY LEATHERWOOD
COOK, GREGORY DANIEL
59 HAPPY HILL RD
WAYNESVILLE, NC 28786

RESTORING HOPE GLOBAL INC
97 LUNDY LN
WAYNESVILLE, NC 28786

FREEMAN, GEORGE WELLS
146 PANDA TRL
WAYNESVILLE, NC 28785

DOWNIE, MARTIN
DOWNIE, WENDY
85 FROG HOLLER LN
WAYNESVILLE, NC 28785

CARPENTER, CARSON D
CARPENTER, LYNN S
440 HOLSTON VILLAGE RD
WAYNESVILLE, NC 28786

DUNCAN, BRIAN EDWARD
STINNETT, KAREN BALL
130 PLEASANT HILL CIR
WAYNESVILLE, NC 28786

BALL, NOAH A
BALL, ANDREA C
120 PLEASANT HILL CIR
WAYNESVILLE, NC 28786

THOMPSON, SKIPPER L
THOMPSON, SANDRA L
98 PLEASANT HILL CIR
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HILL, RONALD E
HILL, VIVIAN K
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419 PINK DOGWOOD LN
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VICTOR, NANCY SUSAN
VICTOR, DAVID RAYMOND
319 PIONEER DR
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DUBOVSKY, RUSSELL
AYALA, VERONICA CONCEPCION
53 LANES END DR
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KOLOMECHUK, VICKI R
KOLOMECHUK, KEITH E
119 PLEASANT HILL CIR
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CALDWELL, HUGH E
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WAYNESVILLE, NC 28786

CALDWELL, HUGH E JR
CALDWELL, CHARLOTTE HAZEL
19 PLEASANT HILL CIR
WAYNESVILLE, NC

LAKE JUNALUSKA ASSEMBLY INC
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LK JUNALUSKA, NC 28745

BURRIS, DAVID
17 RAINBOW RIDGE DR
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OWEN, KASSANDRA NICOLE
269 PIONEER DR
WAYNESVILLE, NC 28786

ENGLER, CAROLINE ELIZABETH
ENGLER, PAUL MICHAEL
18 RAINBOW RIDGE DR
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OAKLEY, MEREDITH
302 PIONEER DR
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HORTON, SHANNON
235 BRANDYWINE RD
WAYNESVILLE, NC 28786

ARRINGTON, JAMES E JR
ARRINGTON, DONNA LYNN
336 CARL ARRINGTON RD
WAYNESVILLE, NC

WHITE, JAMES K
WHITE, NANCY ROGERS
500 HOLSTON VILLAGE RD
WAYNESVILLE, NC 28786

ENGLER, CAROLINE ELIZABETH
ENGLER, PAUL MICHAEL
18 RAINBOW RIDGE DR
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PRESTON, VALERIE ANN
280 PIONEER DR
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BAXTER, DAVID L
BAXTER, ANN C
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WAYNESVILLE, NC 28786

BOARDMAN, JASON W
109 MORNINGSIDE DR
KNOXVILLE, TN 37915

LEONARD, LYNDAL
365 CALHOUN RD
WAYNESVILLE, NC 28786

WAYNESVILLE TOWN OF
PO BOX C 100
WAYNESVILLE, NC 28786

MORRIS, EMERY A
294 FAIRWAY HILLS DR
WAYNESVILLE, NC 28786

SINGLETON, HAYES ARTHUR/TR
SINGLETON, ANGELA ANN/TR
693 NEW CLYDE HWY
CANTON, NC 28716

COULTER, CYNTHIA A
225 PIONEER DR
WAYNESVILLE, NC 28786

PRESTON, VALERIE ANN
280 PIONEER DR
WAYNESVILLE, NC 28786



POSTINGS ON AUGUST 7, 2025



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

NEWSPAPER NOTICE

FOR PUBLICATION IN THE MOUNTAINEER: August 31 (Sunday) Edition

Date: August 26, 2025

Contact: Olga Grooman, (828) 356-1172

Notice of Public Hearing for a Special Use Permit Request Waynesville Planning Board

The Town of Waynesville Planning Board will **continue** a public hearing on Monday, September 15, 2025, at 5:30 p.m. in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, 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).

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.

From: Candace Poolton
To: Media Contacts
Subject: Planning Board-Continued Public Hearing
Date: Tuesday, August 26, 2025 1:04:21 PM

Notice of Public Hearing for a Special Use Permit Request Waynesville Planning Board

The Town of Waynesville Planning Board will **continue** a public hearing on Monday, September 15, 2025, at 5:30 p.m. in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, 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).

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.

Candace Poolton, CMC | Town Clerk

Town of Waynesville, NC
16 S. Main Street | PO Box 100 | Waynesville, NC 28786
(o) 828.452-2491 | (f) 828.456.2000
cpoolton@waynesvillenc.gov | www.waynesvillenc.gov

POSTING ON AUGUST 26, 2025

THE TOWN OF WAYNESVILLE
PLANNING BOARD
WILL CONTINUE A PUBLIC HEARING
ON SEPTEMBER 15, 2025, AT 5:30 P.M.
IN THE TOWN HALL BOARD ROOM
AT 9 SOUTH MAIN ST.
TO CONSIDER
A SPECIAL USE PERMIT REQUEST
CONTACT THE DEVELOPMENT SERVICES DEPARTMENT
T: 828-456-8647