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AGENDA REGULAR MEETING

**HISTORIC PRESERVATION COMMISSION
MUNICIPAL BUILDING, 16 SOUTH MAIN STREET
October 2nd, 2024
WEDNESDAY – 2:00 PM**

A. CALL TO ORDER

1. Welcome/Announcements
2. Approval of August 7, 2024 Minutes

B. BUSINESS ITEMS

1. Cemetery Tour Final Preparations
2. Lee Plant Road Cell Tower Discussion
3. Subcommittee Updates and Work Items as Needed
 - Historic Signs
 - Tour Booklet Update

C. OTHER BUSINESS

D. ADJOURN



TOWN OF WAYNESVILLE

Historic Preservation Commission

9 South Main Street Suite 110
Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

Development Services
Director
Elizabeth Teague

Alex McKay-Chairman
Clare Bass
Judi Donovan
Glenn Duerr
Linda Ann Lee
Anne Marie Miller
Bill Revis
Caroline Williamson

Regular Meeting

Municipal Building - 16 South Main Street, Waynesville, NC 28786
Wednesday, August 7th, 2024, 2:00 PM

The **WAYNESVILLE HISTORIC PRESERVATION COMMISSION** held a regular meeting on Wednesday, August 7th, 2024, at 2:00 p.m. in the Conference Room of the Municipal Building.

A. CALL TO ORDER:

Chairman Alex McKay welcomed everyone and called the meeting to order at 2:03 p.m.

The following members were present:

Alex McKay
Clare Bass
Judi Donovan
Glenn Duerr
Linda Ann Lee
Ann Melton
Caroline Williamson (left meeting 2:40 p.m.)
Bill Revis (Phone)
Anne Marie Miller (Phone)
Sandra Owen (Emeritus)

The following staff were present:

Alex Mumby, Land Use Administrator
Esther Coulter, Administrative Assistant

A motion was made by Commission Member Glenn Duerr, seconded by Commission Member Bill Revis, to approve the June 5th, 2024, minutes as presented or amended. The motion passed unanimously.

B. BUSINESS ITEMS:

1. Cemetery Tour Special Events Permit and Discussion of the next steps.

Historic Preservation Commission Minutes
Regular Meeting
August 7th, 2024

Alex McKay said he and Elizabeth Teague, Development Service Director had reached out to a few people about the tour and are waiting to hear back from them. The board discussed some plans for the tour:

1. Different characters and who could portray those characters.
2. Ann Melton was mentioned to narrate history and the arch.
3. Check on the use of the van and recruit drivers.
4. Glenn Duerr said posters and flyers are needed.
5. Bill Revis said to advertise in the newspaper.

2. Subcommittee Updates and Work Items as Needed

Discussion regarding the Hazelwood Historic Sign. Mr. McKay showed the proof image from A-to-Z signs and asked for feedback from the board. Some change suggestions were.

1. To crop or lower main picture.
2. Increase legibility of the font.
3. Give examples of different color schemes, backgrounds, and fonts.
4. Increase the font size for smaller pictures.

Glenn Duerr reported that the tour booklet sub-committee is nearing completion of the tour book. Some of the updates consisted of:

1. Keeping same color and the font for the book.
2. New picture on cover.
3. Larger map of the town
4. Added new locations
5. New writings and photos for each location
6. Expanding the book from 25 pages to 48 pages.

C. OTHER BUSINESS

A motion was made by Board member Glenn Duerr, seconded by board member Judi Donovan to keep Alex McKay as Chairman of the Historic Preservation Commission board.

A motion was made by Board member Judi Donovan, seconded by board member Clare Bass to nominate Glenn Duerr as the Vice Chairman of the Historic Preservation Commission board.

D. ADJOURN

A motion was made by Vice Chairman Glenn Duerr, seconded by Commission Member Judi Donovan, to adjourn the meeting at 2:53pm. The motion carried unanimously.

Alex McKay, Chairman

Esther Coulter, Administrative Assistant

GREEN HILL CEMETERY TOUR

**Saturday October 12th,
at 4:30 PM***

**Green Hill Cemetery
Shuttle available from
American Legion
starting at 4:00 PM**

***In case of rain the event will
automatically be rescheduled for
the following Saturday,
October 19th at 4:30**

A living history
tour starring some
of Green Hill
Cemetery's most
fascinating, influential, and
eccentric historic figures. Learn
about the history of Waynesville
and Green Hill Cemetery.

Featuring:

Introduction by Anne Marie Miller

History of the Arch by Julie Grasty

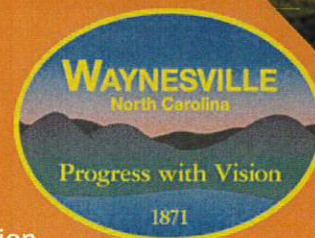
WO Wolfe Statuary by Ann Melton

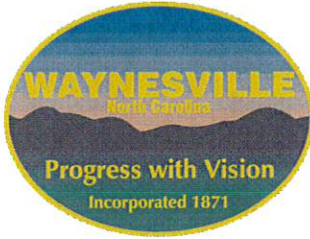
Mariah Love Stringfield - Portrayed by Grace W. Moore

William Wayne Battle - Portrayed by Jon Feichter

Walter Brown - Portrayed by Alex McKay

Hosted by the Town of Waynesville's Historic Preservation Commission





TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

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

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MEMORANDUM

To: Waynesville Historic Preservation Commission
From: Alex Mumby, Land Use Administrator
Re: Cell Tower Replacement in Hazelwood
Date: October 2nd, 2024

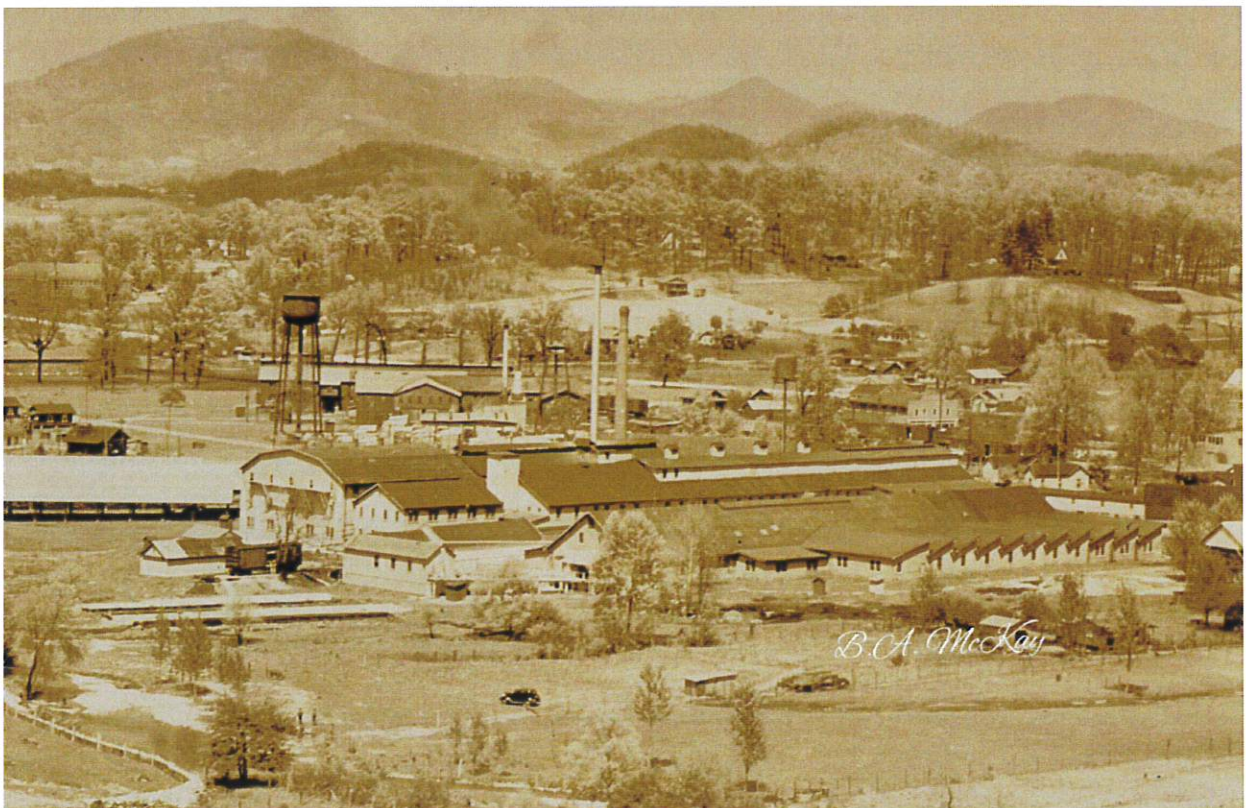
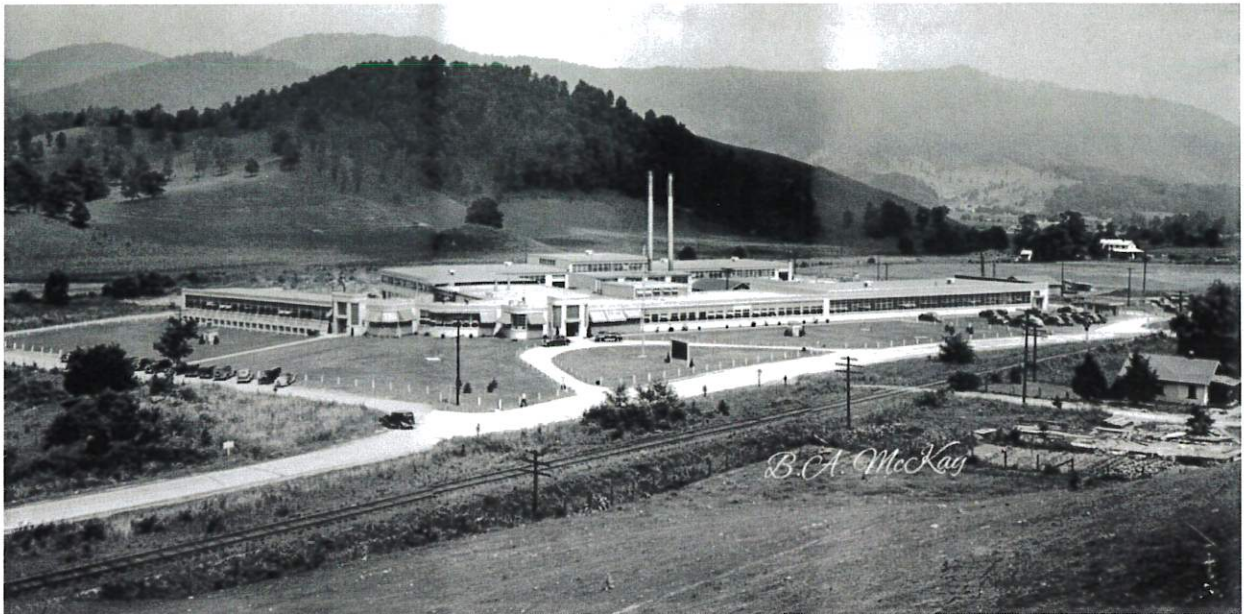
SBA Sites, LLC has requested to replace the cell tower located at 71 Lea Plant Road. The current cell tower is nearly 30 years old and the operators are interested in including new technologies in the updated cell tower. LDS 3.10.4B states that “The use of stealth design technology is required.” Modern cell tower stealth technology is considered to be camouflaging the tower. In this case, they have proposed stealth technology that looks like a very tall evergreen tree. While this may be appropriate in some contexts, in its current location staff feels it would result in more attention being drawn to the tower.

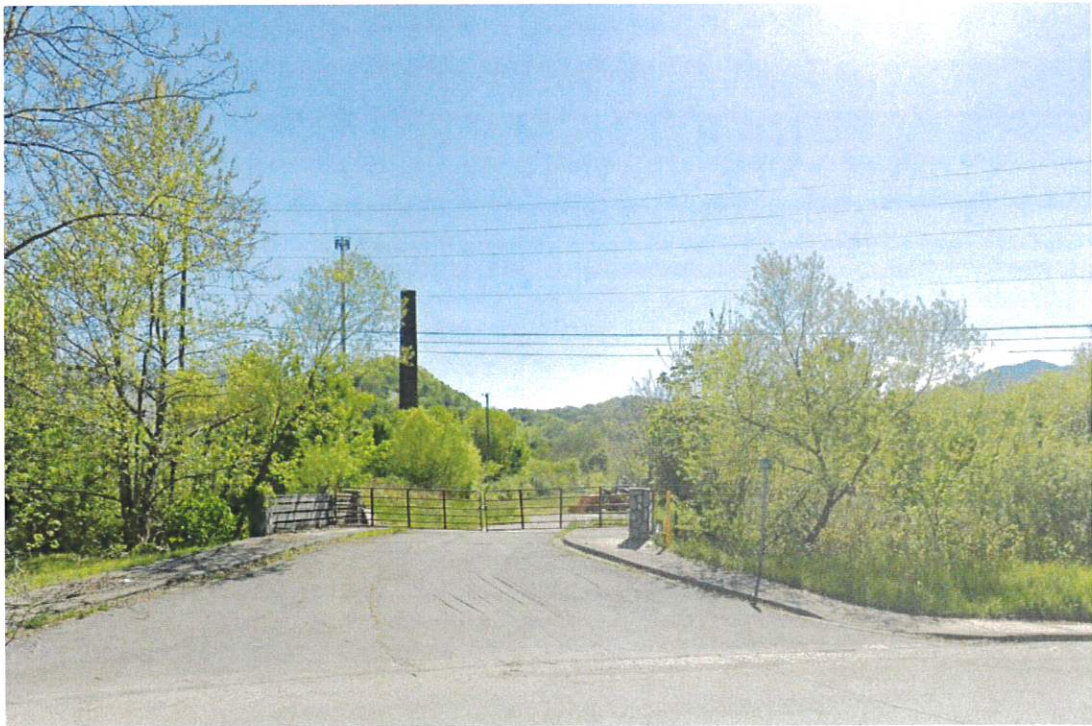
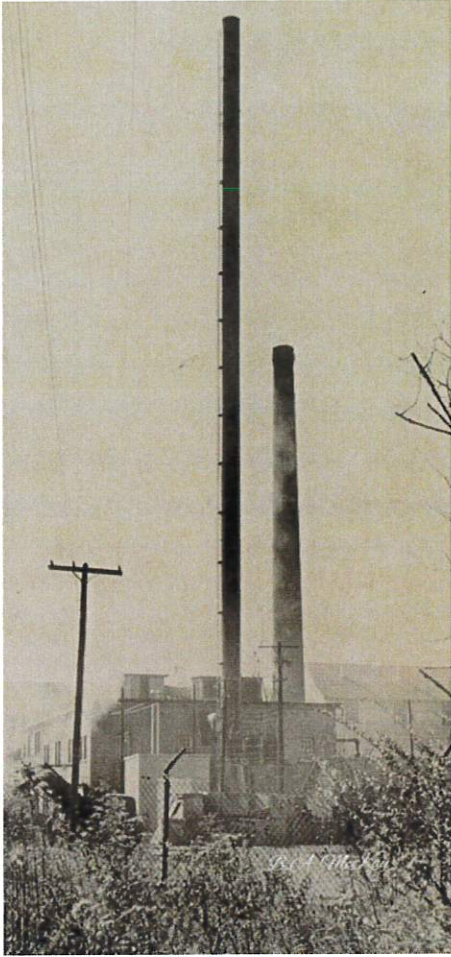
As part of the discussion with the company, their engineers submitted renderings of two potential designs: one with the tree design and the other with a flagpole design. Both would be 190 feet tall, and the flagpole would be 15 feet in diameter. Staff initially requested a design very similar to the existing cell tower with a much thinner pole but were told that because of the updated technology that the thinner design was not possible.

Staff felt that neither design was ideal and that both would draw undue attention to the new tower. Elizabeth had the idea to incorporate the cell tower into the history of the town by painting it a color similar to the remaining smokestack located nearby. This smokestack is the oldest still standing in the county, being built in 1903 as part of the tannery. While the tannery is no longer there, the smokestack is a piece of historic Hazelwood architecture.

Staff would like to get the Historic Commission’s thoughts on how best to address these design options. Attached are the renderings provided from the engineers, historic photos of the smokestack and tannery, and modern photos of the smokestack and the cell tower as they exist now.

Historic and modern photos:







PROJECT SUMMARY	
SITE NAME:	SOUTH WAYNESVILLE
SITE ADDRESS:	71 LEA PLANT ROAD WAYNESVILLE, NC 28786
JURISDICTION:	TOWN OF WAYNESVILLE
COUNTY:	HAYWOOD COUNTY
ZONING:	HC-RC (C) / HYATT CREEK REGIONAL CENTER COMMERCIAL
PROPERTY OWNER:	LEWIS, BETTY FELMET
ADDRESS:	2407 SPRINGWOOD DRIVE GREENSBORO, NC 27403
APPLICANT:	SBA SITE, LLC, 8051 CONGRESS AVENUE BOCA RATON, FL 33487 OFFICE: (800) 487-7483 FAX: (561) 226-3572
SBA CONTACT:	MICHAEL VILLA 412-445-4325
<u>SITE COORDINATES:</u>	<u>SITE SUMMARY</u>
LATITUDE:	35° 28' 7.61" N
LONGITUDE:	-83° 0' 23.55" W
PARCEL NUMBER:	8604-79-3679

A



SBA SITE, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL

Kimley»Horn

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WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO.
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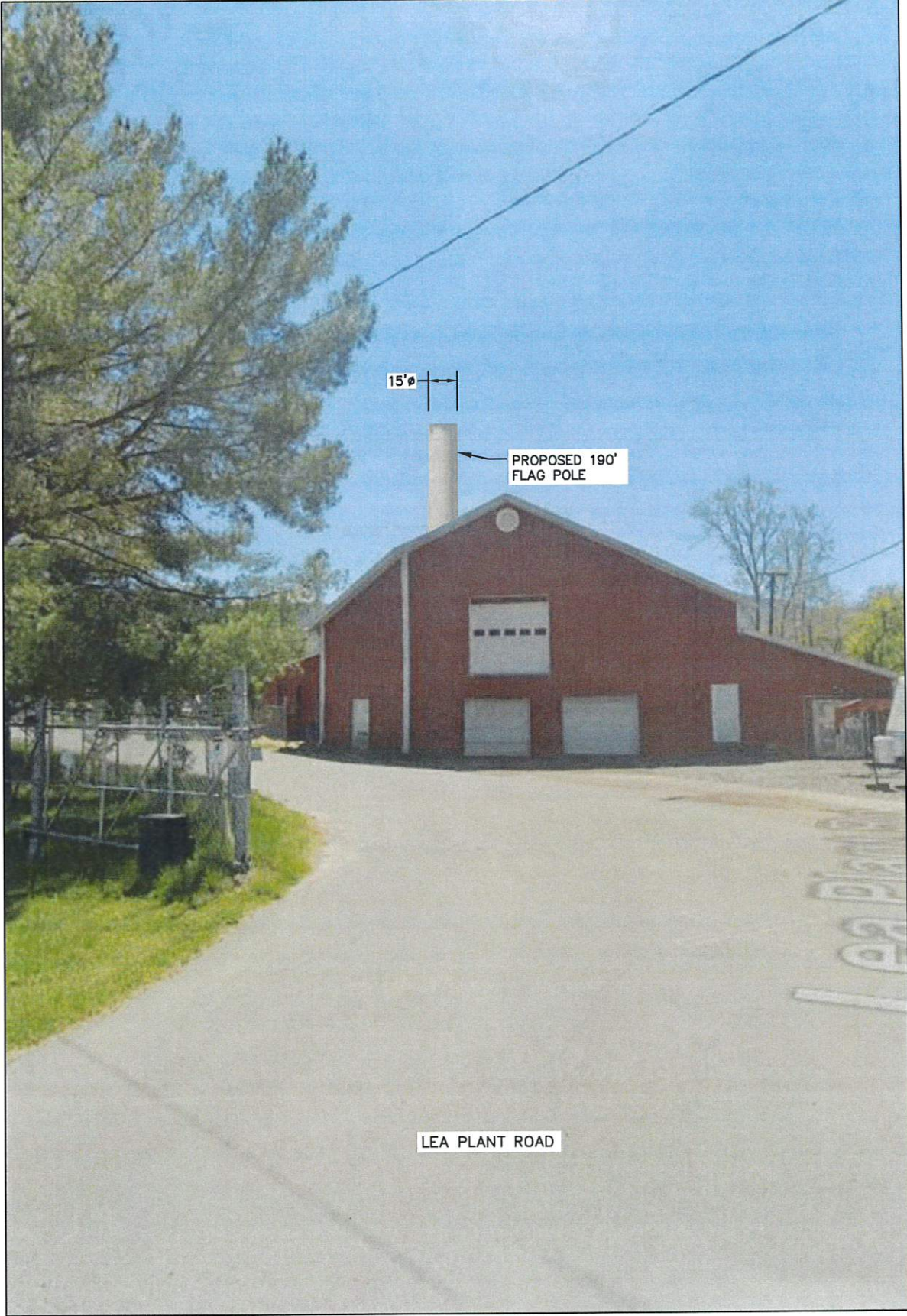
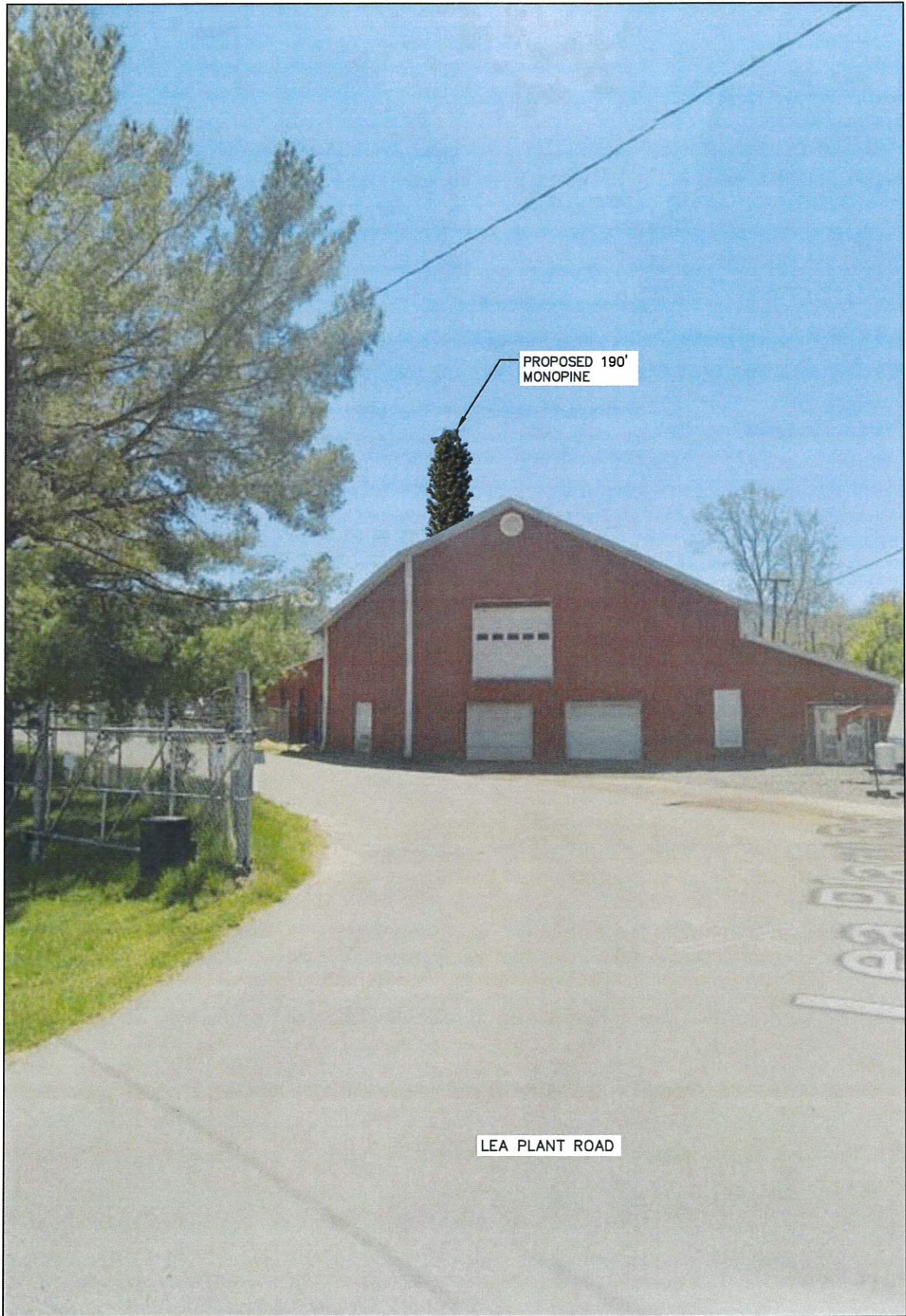
A&E PROJECT #:	241149114
DRAWN BY:	VJS
CHECKED BY:	SM

REVISIONS		
NO.	DATE	DESCRIPTION
1	09/16/24	ISSUED FOR REVIEW
2	09/09/24	ISSUED FOR REVIEW

PROJECT No.	241149114
SITE NAME:	SOUTH WAYNESVILLE
SITE NUMBER:	NC00841-B
SITE ADDRESS:	71 LEA PLANT ROAD WAYNESVILLE, NC 28786
DESIGN TYPE:	LEASE EXHIBIT

SHEET TITLE:	SITE PLAN
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C-1	A



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DESIGN TYPE:	LEASE EXHIBIT

SHEET TITLE:
PHOTO SIMULATION
(FACING NORTHEAST)

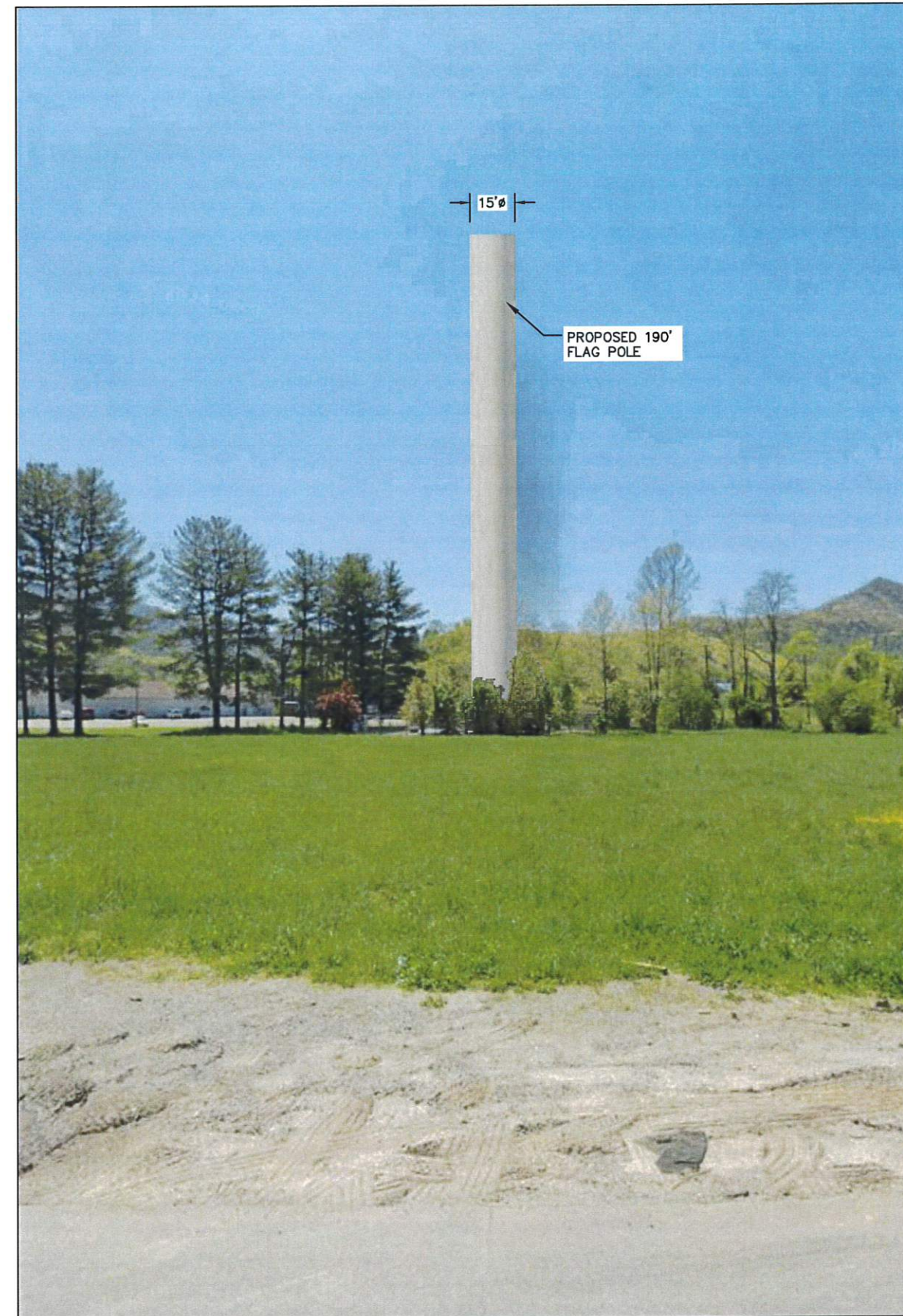
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PS-1	A

1 PROPOSED MONOPINE ELEVATION VIEW

SCALE: N.T.S.

2 PROPOSED FLAGPOLE ELEVATION VIEW

SCALE: N.T.S.





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SHEET TITLE:
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Historic Hazelwood



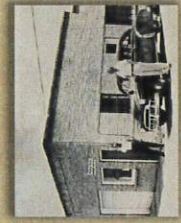
The group of children and adults standing in front of the school building in Hazelwood, 1905.



Early 1900s photograph of a person standing in a field in Hazelwood.



Street scene in Hazelwood, 1905.



Hazelwood School building, 1905.



Large industrial building in Hazelwood, 1905.



Landscape view of Hazelwood, 1905.



Large industrial building in Hazelwood, 1905.



The group of children and adults standing in front of the school building in Hazelwood, 1905.



Hazelwood School building, 1905.

Incorporated in 1905, the Town of Hazelwood was originally described as "Waynesville's wasteland." A swampy area along Richland Creek, its biggest assets were the railroad tracks, access to timber, and flat, inexpensive land. Industries started to come in the 1890's with the Junaluska Tannery and W.H. Cole's Sawmill operations being the first. Haywood Manufacturing Company, Waynesville Furniture Company and Unaugusta Manufacturing Company soon followed. By 1910, Hazelwood was the largest shipping point in Haywood County with 20 train loads of goods leaving the Hazelwood Depot each day. By the 1950 Census, Hazelwood had grown to a tight-knit mill town of 1,781 residents. In 1995, Hazelwood merged with the Town of Waynesville, but still retains its unique character, downtown, and sense of community.



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