

MINUTES OF THE TOWN OF WAYNESVILLE PLANNING BOARD  
SPECIAL MEETING  
Town Hall – 9 South Main St., Waynesville, NC 28786  
February 23, 2015

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**THE WAYNESVILLE PLANNING BOARD** held a special meeting on February 23, 2015 at 5:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC.

**A. CALL TO ORDER**

**1. Welcome/Calendar/Announcements**

Chairman Patrick McDowell welcomed everyone and called the meeting to order at 5:40 p.m.

The following members were present:

Patrick McDowell  
Marty Prevost  
Shell Isenberg  
Robert Herrmann  
Bucky Dykes

The following staff members were present:

Eddie Ward, Deputy Town Clerk  
Paul Benson, Town Planner

**2. Minutes of November 17, 2014**

*Board Member Marty Prevost made a motion, seconded by Board Member Robert Herrmann, to approve the minutes of November 17<sup>th</sup>, 2014 as presented. The motion passed unanimously.*

**B. NEW BUSINESS**

**3. Consideration of Land Development Standards text amendment – Monopole Wireless Communication Tower**

Chairman Patrick McDowell asked Town Planner, Paul Benson, to give a staff report. Mr. Benson said all proposed wireless communication towers within the Town of Waynesville's zoning districts require a Special Use Permit. Towers are required to meet a number of specific location and design standards. The Planning Board must make findings of fact that six general standards, (LDS section 15.10.2), regarding impact on surrounding properties and infrastructures, are met. The location standards, specifically Land Development Standards section 3.10.4.B.2, require a minimum lot size of one acre. The applicant, Prime Tower Development LLC, is requesting that the minimum lot size be eliminated.

### Staff Recommendations

Currently, in non-residential districts, there are generally no minimum lot sizes and minimal setbacks to encourage a denser development pattern. Typically, residential districts have minimum lot sizes ranging from 1/6 to 1/2 acre. The larger lot sizes required for Monopole Wireless Communication Towers are intended to lessen adverse impacts on neighboring properties from structures that are significantly higher than most permitted structures.

Mr. Benson said there were some related items in the Land Development Standards that could be addressed while considering this amendment.

Staff recommendations are as follows:

1. That section 3.10.4.B.2 be amended to read: "Monopole wireless communication towers may only be located on a lot size of one (1) acre or greater in residential districts (RL, RM, NR, and UR). In all other districts the minimum lot size shall be established by 2.4.2 Table of Dimensional Standards by Mixed-Use/Non Residential District.

2. That section 3.10.4.B.6 be amended to read: "Monopole wireless communications towers shall be landscaped with a buffer of plant materials that effectively screens the view of tower compound from adjacent property. Where the side of the tower compound is adjacent to residentially zoned or used property such buffers shall meet the standards of section 8.4.2 for a Type A buffer yard. In all other cases such buffers shall meet the standards of section 8.4.2 for a Type C buffer yard.

3. That section 3.10.4.C.2 be amended to read: "The use of stealth design technology is required. Towers and antennas shall be designed to blend into the surrounding environment through the use of color and/or camouflaging architectural treatment. The Planning Board may condition approval on the use of specific concealment techniques where it determines that doing so is necessary or desirable."

4. In section 3.10.4.D.1 the reference to Board of Adjustment should be corrected to Planning Board as the agency that reviews Special Use Permits.

Mr. Benson introduced Mr. John Behnke of Prime Tower Development LLC. Mr. Behnke explained that the wireless industry has moved to self support towers and are placed on small lease hold footprints. Much of the Town of Waynesville is densely developed and in the future it will be increasingly difficult to locate a one plus acre tract of land and meet engineering requirements. The design for any given site location comes with highly sophisticated design models which are very specific to the location. The Town will be better serviced to let industry professionals, called Site Acquisition Specialists, research and submit site locations to the Planning Department for consideration.

Mr. Behnke stated that this text amendment, if approved, would give everyone involved more choices in a tower site. Site Specialists for Prime Tower have identified a commercial property on Hazelwood Avenue that could be purchased. Prime Tower would then deed the property to the Town of Waynesville in exchange for a reduced lease agreement for the placement of the tower.

Mr. Benson stated that Prime Tower would have to submit a request for a Special Use Permit. That would require sworn testimony stating the need for the Tower. Mr. Behnke said they would be applying for the permit in the near future.

***A motion was made by Board Member Robert Herrmann, seconded by Board Member Shell Isenberg, to approve the Land Development Standards Text Amendment as written in the staff report. The motion passed unanimously.***

**4. New Planning Board Member Applications (Hunter Murphy and Phillip Gibbs)**

The Planning Board received two applications for a vacancy on the Board. The applications, submitted by Hunter Murphy and Phillip Gibbs, were reviewed by the Board. The Board was in agreement that both applications be submitted to the Board of Aldermen for a decision on filling the vacancy.

**C. ADJOURN**

***With no further business, it was the consensus of the Board to adjourn the meeting at 6:10 p.m.***

  
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Patrick McDowell, Chairman

  
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Eddie Ward, Deputy Town Clerk