

## TOWN OF WAYNESVILLE Zoning Board of Adjustment

9 South Main Street,  
Suite 110  
Waynesville, NC 28786  
Phone (828) 456-8647 • Fax (828) 452-1492  
[www.waynesvillenc.gov](http://www.waynesvillenc.gov)

### Board Members:

Joshua Morgan - Chair  
Edward Moore – Vice Chair  
Henry Kidder  
John Mason  
Sam Hyde  
Carly Pugh (Alternate)  
Jan Grossman (Alternate)

### Development Services Director

Elizabeth Teague

### Assistant Development Services Director

Olga Grooman

## TOWN OF WAYNESVILLE ZONING BOARD OF ADJUSTMENT REGULAR MEETING

Town Hall – 9 South Main Street, Waynesville, NC 28786  
Tuesday, August 5, 2025, 5:30 PM

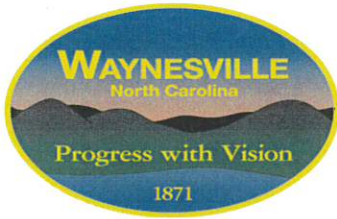
### A. CALL TO ORDER:

1. Welcome/Announcements/Introductions
2. Adoption of Minutes (as presented or amended) from the May 6<sup>th</sup>, 2025, Regular Meeting.

### B. BUSINESS ITEMS:

1. Election of Chair/Vice Chair.
2. Two (2) variance requests related to the proposed placement of a monopole wireless communications tower at 311 Happy Hill Road in Waynesville, NC (PIN 8616-54-8639):
  - Variance to allow the tower to be located on the property owned by the Waynesville Police Association, Land Development Standards (LDS) Section 3.10.4.B.1.
  - A setback variance to reduce the distance from the southern adjacent property line, LDS Section 3.10.4.B.5.

### C. ADJOURN.



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Director  
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Services Director  
Olga Grooman

## MINUTES OF THE TOWN OF WAYNESVILLE ZONING BOARD OF ADJUSTMENT

### Regular Meeting

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

Tuesday, May 6<sup>th</sup>, 2025

THE TOWN OF WAYNESVILLE ZONING BOARD OF ADJUSTMENT held a Regular Meeting on Tuesday May 6<sup>th</sup>, 2025, at 5:30 p.m., in the Town Hall Board Room at 9 South Main Street, Waynesville, NC 28786.

### A. CALL TO ORDER

#### 1. Welcome/Calendar/Announcements

The following members were present:

Joshua Morgan, Chair  
Edward Moore, Vice Chair  
Henry Kidder  
John Mason  
Jan Grossman

The following members were absent:

Sam Hyde  
Carly Pugh

The following staff were present:

Olga Grooman, Assistant Development Services Director  
Alex Mumby, Land Use Administrator  
Esther Coulter, Administrative Assistant  
Ron Sneed, Board's Attorney

Zoning Board of Adjustment Minutes  
Regular Meeting  
May 6<sup>th</sup>, 2025

Chairman Joshua Morgan welcomed everyone and called the meeting to order at 5:32 p.m.

Assistant Development Services Director Olga Grooman welcomed new Board Member Jan Grossman and invited him to introduce himself. Mr. Grossman stated that he lives on South Main Street, has been in Waynesville for about a dozen years, and was a polymer chemist before retiring.

Chairman Joshua Morgan asked for a motion to approve the May minutes.

*A motion was made by Board Member John Mason, seconded by Vice Chairman Edward Moore, to approve the March 4<sup>th</sup>, 2025, minutes. The motion carried unanimously.*

Chairman Joshua Morgan explained that this was a quasi-judicial hearing and outlined the procedures for the hearing. He noted that testimony must be material and relevant to the case, and only those with standing could examine witnesses or present arguments.

## **B. BUSINESS:**

1. Two variance requests from the size requirements of one attached sign and one ground sign for the property at 225 Church Street, Waynesville, NC 28786 ("Church Street Studios," PIN# 8615-27-0218), Land Development Standards (LDS) Section 11.6.1.

Land Use Administrator, Alex Mumby, gave his presentation. He explained that the property at 225 Church Street Studio, which houses multiple businesses and artist studios, was originally a school building in the 1950s. The property is zoned Main Street Neighborhood Residential Mixed-Use Overlay, which limits ground signs to 16 square feet and attached signs to 16 square feet per building wall.

Mr. Mumby outlined the two variance requests:

- 1) A variance for a ground sign on Church Street that would be 16.5 square feet, exceeding the maximum allowable square footage by half a square foot.

Mr. Mumby presented the findings which the Zoning Board of Adjustment must consider in order to approve, approve with conditions, or deny the variance request (LDS 15.13, NC GS 160D-705(d):

- a) **Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.**

225 Church Street is a building unique to its surroundings. The goal of this ground sign is to display all tenants. The ordinance, as written, is designed for smaller-scale structures with lower intensity.

- b) **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.**

The topography of Church Street slopes in such a way that it hides the building from users headed west. The ground sign would be an integral part of notifying people of the businesses' location and purpose.

- c) **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 is not a self-created hardship.**

The building is believed to have been built during the 1950s or 1960s. No additions have been made to increase the number of bays by the applicants.

- d) **The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured, and substantial justice is achieved.**

The approval of the variance would allow all potential tenants to be displayed on the ground sign.

- 2) The second variance request is for an attached sign on the Meadow Street side of the building. It would be approximately 309.58 square feet, about 19 times larger than the allowed 16 square feet.

Mr. Mumby presented the findings which must be found by the Zoning Board of Adjustment in order to approve, approve with conditions, or deny the variance request (LDS 15.13, NC GS 160D-705(d)):

- a) **Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.**

This building was mainly used for education in the past. The proposed signage on its wall would inform people about the new usage of the space.

- b) **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.**

The building isolated from other businesses, which has an impact on foot traffic. The majority of the building is set back from the road and sits below ground, making it difficult for people to find.

- c) **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 is not a self-created hardship.**

In the application materials, the applicant claims that "Feedback from the community over the last two months has provided insight which has led to the request of this variance."

- d) **The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured, and substantial justice is achieved.**



The attached sign is facing a less-traveled side of the street, and it would not be intrusive to the community.

Attorney Ron Sneed advised the Board that the Church Street Studios LLC was not represented by an attorney. Therefore, it is an unauthorized practice of law. After this explanation, Ms. Malek, the owner of the Church Street Studios, indicated that she wished to proceed without counsel.

*Applicant:*

**Shereen Malek** explained that the building has proudly served the community for over 70 years, evolving from a school, daycare, and to its current role as a small business hub. This long-standing identity created an unexpected challenge. Residents have mentally categorized this building as a school or daycare for decades, making it difficult for them to recognize its new purpose. The building has become hidden in plain sight. Its physical positioning further complicates visibility. The proposed signage would create a clear visual marker for both community members and tourists, overcoming the physical limitations of the building's positioning. It is essential for people to understand that the space exists and has transformed.

Ms. Malek explained that Google Maps currently direct people to the Meadow Street side of the building, disorienting and confusing them. This has led to missed appointments, scheduling delays, and frustrating first experiences. The requested signage will address these practical challenges while helping this historically significant building to transition successfully into its new role, serving the community.

**Samantha Kearney**, authorized agent for Ms. Malek, stated that she was a tenant at the Church Street Studios. She is the owner of herbal bar, Haywood County's first mocktail bar, which she relocated from Frog Level after losing her business to flood. Community has been very supportive of her. That is why she specifically designed the roadside sign to not only benefit herself, but other tenants as well. She stated that the ground sign was as tasteful and unobtrusive as possible, honoring the spirit of the ordinance. Ms. Kearney explained that she offers an important service- a sober space for people to come and enjoy, and she wants it to be seen and known.

Board Member Jan Grossman questioned the calculation of the ground sign's dimensions, noting that the actual measurement would be 1.008 square feet per tenant space rather than 1.03 square feet, as stated in the staff report. Therefore, the ground sign would only be 0.4% over the size limit.

**Public Comment:**

- **Ralph Koehring** expressed appreciation for the owners' engagement with neighbors, but questioned whether the proposed sign on Church Street would adequately serve the stated need because individual business names wouldn't be visible to passing drivers.
- **Jane Allen Shope** stated that she had no issue with the ground sign, but she opposed the Meadow Street sign on the building's wall due to its size and concerns about increased traffic. She suggested a sign at the corner of Church and Meadow Streets instead.

- **Bill Sterrett** noted he could already see the existing 2' by 3' sign from his property. He was concerned that a large sign on the building off Meadow Street would be inappropriate for a residential area. He felt the neighborhood was "getting variances and overlaid out of existence as a community."
- **Angeline Schwab** expressed her appreciation for the improvements to the building and stated that she frequently visited the businesses there. However, she felt the exterior wall sign off Meadow Street would be contrary to the neighborhood's character. She suggested focusing on improving signage at the front entrance.

Board discussion focused primarily on the calculations for the ground sign and the appropriateness of the attached sign, given the residential character of the area.

Board Member Jan Grossman suggested that the applicants consider including artistic elements, instead of text on the Meadow Street side of the building, which could be classified as a mural rather than signage.

Mr. Morgan Closed the public hearing at 6:55 p.m.

*A motion was made by Board Member Henry Kidder, Seconded by John Mason to close public hearing. The motion passed unanimously.*

The board deliberated on each variance separately.

*Board Member Henry Kidder made a motion to approve the first variance for the ground sign on Church Street with the hardships listed as accurate, seconded by Board Member Jan Grossman. The motion passed unanimously.*

Board Member John Mason expressed concerns about the size of the proposed wall sign. He explained that approving this second variance would set a precedent and deviate from the aesthetics of the neighborhood in ways that were never intended. Mr. Mason would deny variance #2.

Board Member Jan Grossman noted that the main issue appeared to be Google Maps directing people to the wrong side of the building, which could potentially be addressed without such a large sign on Meadow Street.

Chairman Joshua Morgan stated that the second variance would not uphold the spirit of the zoning designation. He also noted that the request was not consistent with the spirit, purpose, and intent of the ordinances, especially because of the residential character of the neighborhood.

*Chairman Morgan motioned to decline the variance for the attached sign on Meadow Street, based on failing to maintain the spirit and purpose of the existing regulations, seconded by Board Member Henry Kidder. The motion passed unanimously.*

Chairman Morgan thanked everyone for attending the meeting, participating in a civil discussion, and being engaged in the process.

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**C. AJOURN**

*Chairman Joshua Morgan adjourned the meeting at 7:05 p.m.*

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**Joshua Morgan, Chairman**

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**Esther Coulter, Administrative Assistant**

DRAFT

**Zoning Board of Adjustment Staff Report**

**Summary Information:**

**Meeting Date:** August 5, 2025  
**Subject:** Two (2) variance requests

- Variance from Land Development Standards (LDS) Section 3.10.4.B.1. that requires wireless communications towers to be located on property over an elevation of 3,500' or in ownership of the Town of Waynesville or Haywood County.
- Variance to LDS Section 3.10.4.B.5 that requires the tower to be setback to the equivalent to the height of the tower or one hundred (100'), whichever is greater.

**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 Development:** SWAT training course, shooting range, and event facilities  
**Owner:** Waynesville Police Department Association, Inc.  
**Applicant:** Michael Sandifer, with Vogue Towers, LLC  
**Application Date:** July 8, 2025  
**Staff Presenter:** Olga Grooman, Assistant Development Services Director

**Background:**

On July 8, 2025, Vogue Towers submitted an application to the Town of Waynesville requesting two (2) variances for the proposed 180-foot monopole wireless communications tower to be located at 311 Happy Hill Road in Waynesville. 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 project is scheduled to be reviewed via a Special Use Permit (SUP) procedure by the Planning Board on August 18, 2025, conditioned upon the outcome of the ZBA's decision. Monopole towers are allowed via a Special Use Permit in 29 out of 30 Waynesville's zoning districts, with the exception of Central Business District. Waynesville ordinances regulate placement, design, height, setbacks, and buffering of the monopole wireless communication facilities.

Per LDS 17.4 monopole tower is defined 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."

The project is seeking two (2) variances related to the installation of the proposed tower, and each variance request should be considered individually.

**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."

The applicant states that they have not been able to find suitable alternatives among the properties at elevations above 3,500 ft. The second option permitted by the ordinance is to locate the tower on Town or County-owned property. The applicant is seeking a relief from this provision.

The subject property is owned by the **Waynesville Police Association**, a nonprofit organization created in 1980 "to engage in community activities, to sponsor civic functions, and to provide for the general ... welfare of the Waynesville Police Department," per attached Articles of Incorporation. The property has historically served the Waynesville Police Department through use as a shooting range, SWOT training grounds, and event space. As the attached Articles of Incorporation indicate, every police officer in the department is automatically a member of the Association.

Although the property is not owned by the Town, it has supported Waynesville's police operations for decades. The installation of the tower will provide the Association, a nonprofit organization, with additional revenue through a lease agreement. Additionally, the applicant states that this site is the most suitable option available for addressing current coverage gaps and alleviating load from existing wireless facilities.

## 2. **Setback Variance- Reduce Distance from Southern Property Line.**

Per LDS 3.10.4.B.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."

The subject property has a steep topography with elevations ranging between 2,650 to 2,795 ft. The proposed placement of the tower- slightly west of center of the lot- is in a flat area of the site. The installation of the tower is further constrained by the easements for Duke Energy transmission lines that cross the site. The parcel is **not** in the floodplain, and the proposed structure will be engineered to withstand site-specific conditions, such as its location within a relevant wind zone.

The proposed height of the tower is 180 ft. The property is within the Howell Mill Residential Medium Density (HM-RM) zoning district, and it is surrounded by large-acreage properties within the same residential district to the west, south, and east. To the north, the site is adjacent to the Dellwood Residential Medium Density (D-RM) zoning district. For the proposed 180-ft tower surrounded by residentially zoned properties, therefore, the required setback is 180 ft from all property lines.

The applicant is seeking to reduce the required setback from the southern property line from 180 feet to 74 feet, 6 in, a setback reduction variance of 105 ft, 6 inches. All other setbacks are compliant.

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. Because the site is surrounded by large-acreage properties and Great Smoky Mountain Expressway, the nearest single-family dwellings are significantly further away. The closest residence to the north is across the expressway and about 450 ft away from the proposed tower; the closest residence to the west will be over 500 ft away; the closest residence to the south will be over 800 ft away, and the nearest residence to the southeast will be about 750 ft away from the tower.



### **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.

### **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 another residential neighborhood off of Pleasant Hill Circle which is also within the Town's ETJ and which is zoning 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' 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.

### **Findings of Fact:**

Staff provides the following comments regarding the criteria for the findings of facts that the Zoning Board of Adjustment must consider to approve, approve with conditions, or deny the variance requests (LDS 15.13.3.B, NC GS 160D-705(d)).

#### **1. First Proposed Variance- Placement on the Property Not Owned by the Town/County.**

- a) **Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.**

In the materials, the applicant states after the Town-owned property search was exhausted, the "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..." The submitted materials include a map from the Haywood County GIS using 20' contours.

The applicant contends that "the proposed facility is needed to improve wireless service quality in the area."

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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."

The applicant states that the LDS provision related to specific ownership of the property "creates an unattainable condition or physical ban to large portions of the Town, greatly limiting the opportunity to locate and develop solutions to improve wireless communication services as property is not available within a reasonable geographic area." The applicant emphasizes that although the property is not owned by the Town, it is owned by the Waynesville Police Association which supports municipal police operations.

- b) 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.**
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The applicant states, "as noted above and depicted in the attached tax map with contours, there is no property available to satisfy the Town's 3,500' base elevation criteria within a reasonable geographic area, creating the first hardship outlined above." The applicant was unable to find a suitable property that met their needs for the tower which was either above 3,500' or which was owned by the Town or County. This property meets their criteria for siting a tower for needed and effective expansion of service, and it has flat space available to accommodate the tower even though it is a site that has some steep terrain.

- c) 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 is not a self-created hardship.**

The applicant provides the following argument: "The hardships exist in attempting to comply with the ordinance as well as physical property limitations and existing uses on the property." The applicant "attempted to comply with the ordinance, first seeking Town owned property as required, and then seeking alternative properties..." The location of the tower in this area is necessary for improved service and the applicant attempted to find property that met the ordinance criteria within the target area for a tower but was unsuccessful.

- d) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured, and substantial justice is achieved.**

Public safety is secured, and substantial justice is achieved, through the improved service coverage and enhanced capacity to serve more users, including emergency services. The proposed tower is part of critical infrastructure essential for public safety operations. The applicant provides the following statements:

- "The proposed multi-provider wireless communications facility will improve wireless service, and safety, 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. Over 80% of E911 calls (est. 240 million) are made from wireless devices each year and more than seven out of ten American homes (76.0% as of 2023) maintain 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 the proposed monopole in accordance with the Telecommunications Industry Association TIA-222-H, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures."
- "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."

## 2. Second Proposed Variance- Reduction in Southern Setback.

- a) **Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.**

The applicant proposes a 180-ft self-supporting monopole tower with a reduced fall zone and argues that the required setback unnecessarily restricts the use of the land. The engineering documentation shows that "the tower will be designed such that the top 40% will collapse over onto itself in the event of a catastrophic failure," reducing the fall 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." As shown on the design drawings, the fall zone remains fully within the parcel boundaries meeting the spirit of the ordinance. Also, see the attached Fall Zone Letter for the Proposed 180' Monopole.

- b) **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.**

The applicant explains, "the property is mostly atop a knoll with steep terrain on multiple sides limiting the use of the property. The location and size of existing uses, including the existing Duke Energy transmission lines and associated 50' wide easement across the property, existing multi-use building, existing access drive/road and existing firing range, utilized by the Town, greatly limit available locations within the parcel to comply with this minimum setback requirement."

- c) **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 is not a self-created hardship.**

The property has physical limitations and existing uses that constrain the placement of the tower. "The setback hardship exists in locating the facility on the property to best support the property owner's use, as well as providing sufficient distances from other existing structures on the property. And, as noted above, the engineered fall zone for this proposed facility will be contained within the subject parcel, not endangering any surrounding properties."

- d) **The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured, and substantial justice is achieved.**

The proposed tower facility will be unmanned, located within a secured, fenced compound, and visited periodically by a technician. The applicant emphasizes the growing need for additional wireless

infrastructure in the area and provides the following statistics highlighting the growing reliance on wireless communications, including for public safety:

- "240 million 911-calls are made annually. In many areas, 80% or more are from wireless devices." National Emergency Number Association, 9-1-1 Statistics (January 7, 2019)
- "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." Ericsson Mobility Report, November 2017.
- "More than one-half of American homes had wireless only homes." CDC's 2018 Wireless Substitution: Early Release of Estimates from the National Health Interview Survey, January-July, 2018.
- "In North America, the average household has 13 connected devices with smartphones outnumbering tablets 6 to 1." IHS Market Connected Device Market Monitor: Q1 2016 , June 7, 2016.

#### **Public Notice:**

Staff provided the notice of this public hearing by posting the subject property and mailing the notice to the adjacent property owners within 100 ft on July 16, 2025. The hearing was advertised in the Mountaineer newspaper for two consecutive weeks on July 16 and July 23, 2025. The notice was also submitted to local media on July 14, 2025.

#### **Additional Comments:**

No change in permitted uses may be authorized by variance. This type of facility is permitted within the HM-RM district with a Special Use Permit (SUP) which requires approval of the Town's Planning Board at a public hearing. The requested variances would be necessary for the Special Use Permit to be granted. Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance (LDS 15.13).

#### **Items Entered as Evidence:**

- Staff Report
- LDS Sections 3.10.4.B.1 and 3.10.4.B.5
- Maps: property, zoning, ETJ, street view
- Application materials with payment (pages 22 - 83)
- Articles of Incorporation for the Waynesville Police Department Association, Inc.
- Public notices
- Town of Waynesville LDS, NC Building and Fire Codes, and NC GS 160D by reference

**3.10.4 Monopole Wireless Communication Tower.****LDS 3.10.4****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).



# Report For

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

*Property Map*

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

16.  
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

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

**Account Information**  
PIN: 8616-54-8639  
Deed: 335/521

*Zoning  
Map*

## Site Information

OFFICE GENERAL  
Commercial Use  
307 HAPPY HILL RD

Heated Area: 0  
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Assessed Value:  
Sale Price:  
Sale Date: 10/4/1982  
Tax Bill 1:  
Tax Bill 2:

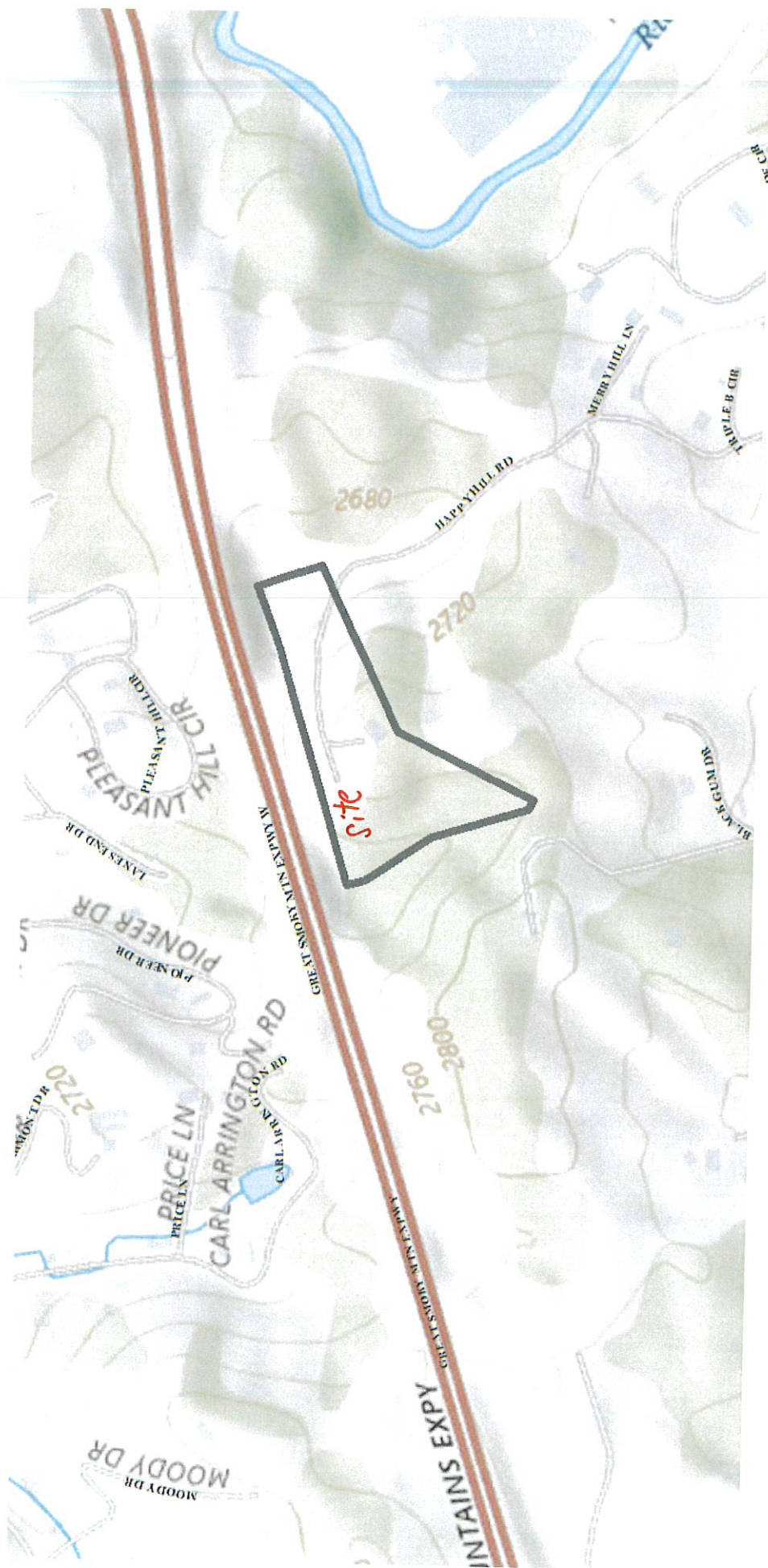


1 inch = 200 feet  
July 18, 2025

18

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.

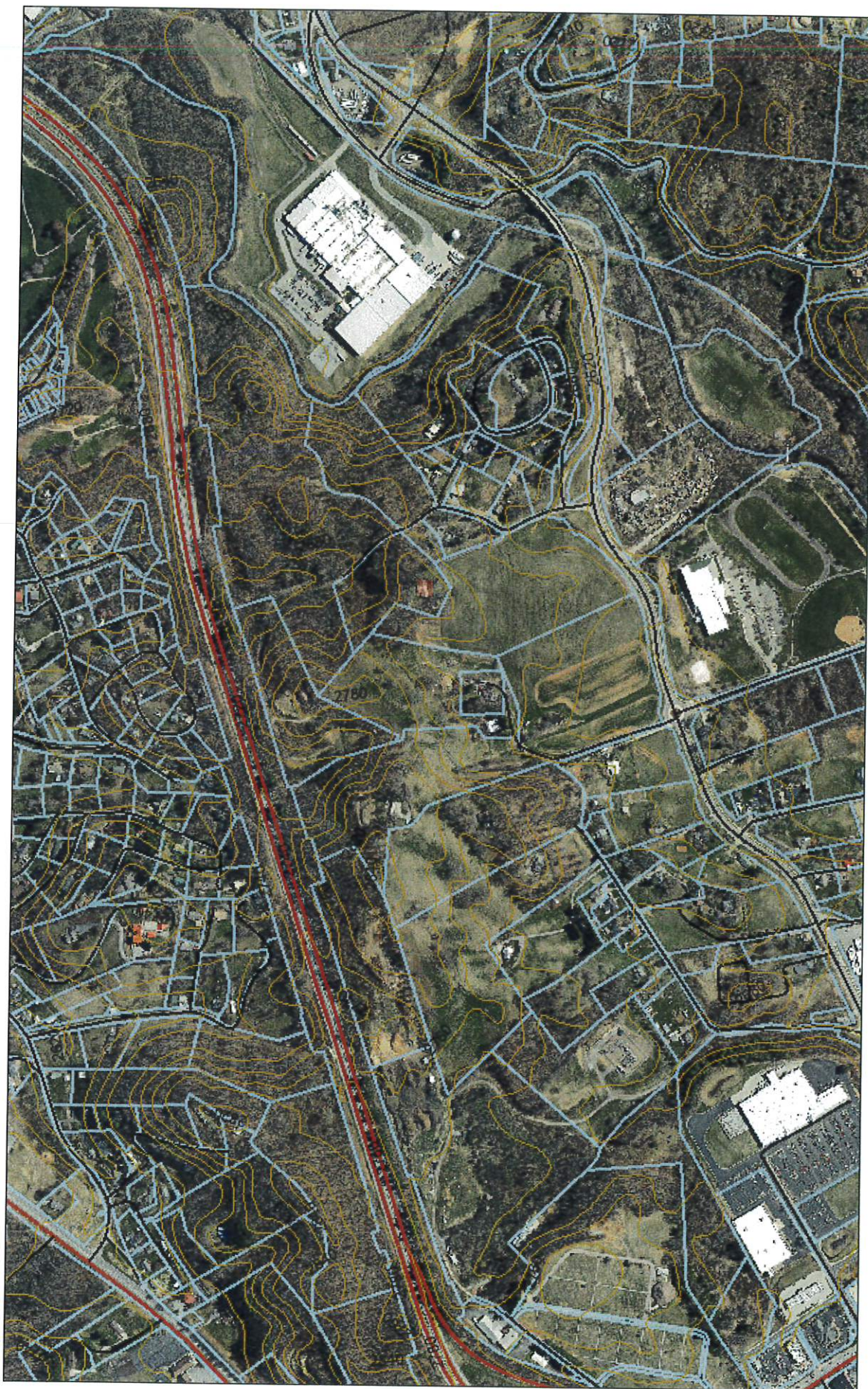




*Topo map*



Haywood County



April 25, 2025

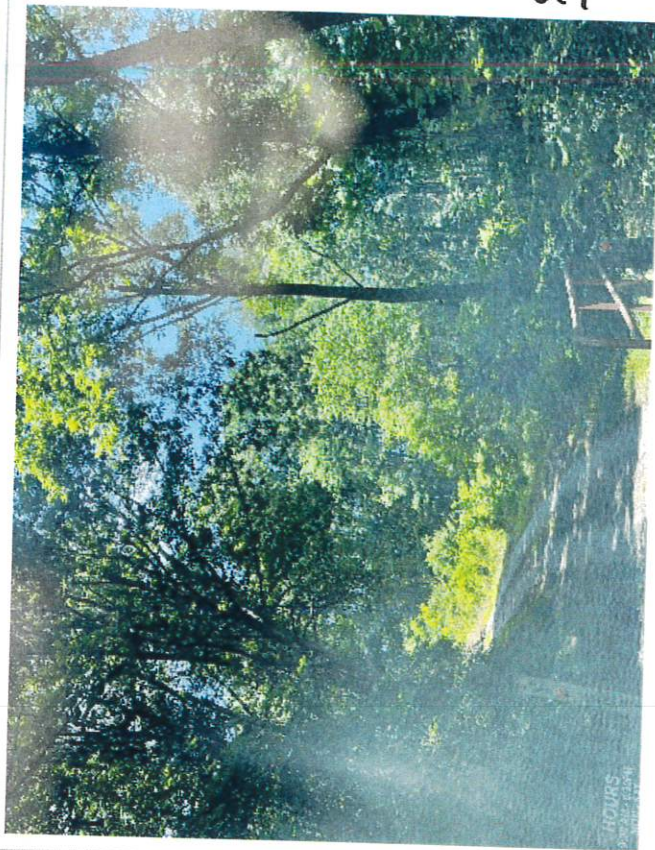
*Topo Map*



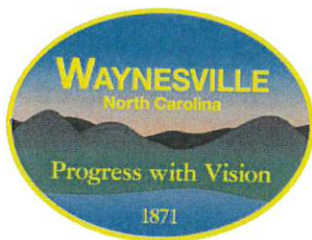


Site visit on 6-23-25

21







## 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](http://www.waynesvillenc.gov)

## Variance Request

Property Address / Location: 311 Happy Hill Rd, Waynesville, NC 28786 (E911 address)

Property PIN: 8616-54-8639 Property Zoning District: RM

Flood Zone: Zone X Historic Property or District: N/A

Signature of property owner of record: See attached Agent Authorization, dated 6/19/2025 Date: \_\_\_\_\_

Applicant's Name: Vogue Towers II, LLC and Cellco Partnership, d/b/a Verizon Wireless Applicant's Phone #: 205-532-4870

Applicant's Address: 430 Chestnut St, Suite 101-B, Chattanooga, TN 37402

*Application must be filed by the property owner or by an agent specifically authorized by the owner.*

I, Michael Sandifer, on behalf of Vogue Towers II, LLC, hereby petition the Board of Adjustment for a variance from the provisions of the Town of Waynesville Land Development Standards for this property as described below.

Applicable Ordinance Section: Section 3.10.4.B.1 and Section 3.10.4.B.5

Ordinance requirement from which relief is sought: \_\_\_\_\_

3.10.4.B.1 - wireless communications facilities can only be located on Town property or above 3,500' in elevation.

3.10.4.B.5. minimum setback of 100' from property lines.

Variance requested and why (attach additional sheets, maps, or other information as necessary):

See attached request and explanation.

Applicant's Signature:  Date: July 8, 2025

**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 <sup>Lease</sup> ~~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

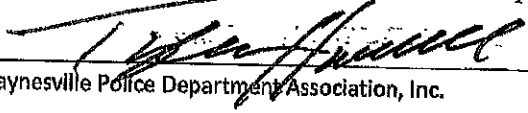
Address: 430 Chestnut St., Suite 101-B, Chattanooga, TN 37402

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

## WAIVER REQUESTS

## Application Narrative

- Waiver of the location restriction in § 3.10.4.B.1., of the ordinance as no such property is available within a reasonable geographic area. Applicant 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."*
- A reduced minimum setback area per §3.10.4.B.5., to the engineered fall zone area of 40% of the proposed tower height, or 72'. 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".



General Variance Requests: The Board of Adjustment shall not grant a variance unless and until it makes all of the following findings:

- a) Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. Applicant is seeking relief to two sections of the ordinance, the location restriction in §3.10.4.B.1., and minimum setback area per §3.10.4.B.5., that without the Variances would greatly hinder or eliminate the ability to use the property.
- §3.10.4.B.1., creates an unattainable condition or physical ban to large portions of the Town, greatly limiting the opportunity to locate and develop solutions to improve wireless communication services as property is not available within a reasonable geographic area. Specific to this location and application, Applicant previously worked with the Town to develop a wireless communications tower on one of their three parcels located west of the proposed site but was notified that 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, causing this provision of the ordinance to have a prohibitive effect on reasonable placement of wireless communications facilities. 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."* Applicant identified property owned by the Police Department, and while not official Town property, it is similar in nature and much of its use is in support of the Town.
  - §3.10.4.B.5., creates a unreasonable restriction to property uses, effectively eliminating large portions of property (100' in from property lines) to be utilized vs. a requirement for the deciding factor to be derived by engineering-based design and calculations. Applicant has sited the proposed facility with setbacks in mind, including those required in this section as well as reasonable operating space or distance to the existing structure, existing transmission lines, and the power company's existing ground rights (50' Easement). Applicant is proposing a 180' monopole, a self-supporting tubular tower structure, like 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 letter, the Tower will be designed such that the top 40% (72') 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.

- b) 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. As noted above and depicted in the attached tax map with contours, there is no property available to satisfy the Town's 3,500' base elevation criteria within a reasonable geographic area, creating the first hardship outlined above. As also explained in §a) above, and illustrated in the attached survey and design drawings, the property is mostly atop a knoll with steep terrain on multiple sides limiting the use of the property. The location and size of existing uses, including the existing Duke Energy transmission lines and associated 50' wide easement across the property, existing multi-use building, existing access drive/road and existing firing range, utilized by the Town, greatly limit available locations within the parcel to comply with this minimum setback requirement.
- c) 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 is not a self-created hardship. The hardships exist in attempting to comply with the ordinance as well as physical property limitations and existing uses on the property. As noted in sections above, Applicant attempted to comply with the ordinance, first seeking Town owned property as required, and then seeking alternative properties, identifying a parcel owned by the police department, what was believed to be a complying parcel since there are no parcels in the area meeting the 3,500' minimum elevation requirement. The setback hardship exists in locating the facility on the property to best support the property owner's use, as well as providing sufficient distances from other existing structures on the property. And, as noted above, the engineered fall zone for this proposed facility will be contained within the subject parcel, not endangering any surrounding properties.
- d) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved. The proposed multi-provider wireless communications facility will improve wireless service, and safety, 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. Over 80% of E911 calls (est. 240 million) are made from wireless devices each year and more than seven out of ten American homes (76.0% as of 2023) maintain 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 the 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 fall zone 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, as explained in more detail in §a) above. The tower facility will be unmanned and located within a secured fenced compound.**

No change in permitted uses may be authorized by variance. Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance.

---

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## PAYMENT SUMMARY RECEIPT

TOWN OF WAYNESVILLE  
16 S MAIN STDATE: 07/08/25 CUSTOMER#:  
TIME: 12:07:11  
CLERK: 2044ecouRECPT#: 3207730 PREV BAL: 300.00  
TP/YR: P/2026 AMT PAID: 300.00  
BILL: 3207730 ADJSTMNT: .00  
EFF DT: 07/08/25 BAL DUE: .00  
Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 300.00  
INTEREST PAID: .00  
ADJUSTMENTS: .00  
DISC TAKEN: .00AMT TENDERED: 300.00  
AMT APPLIED: 300.00  
CHANGE: .00PAID BY: ~~Vogue Tower Zoning f~~  
PAYMENT METH: CHECK  
PAYMENT REF: 8456TOT PREV BAL DUE: 300.00  
TOT BAL DUE NOW : .00

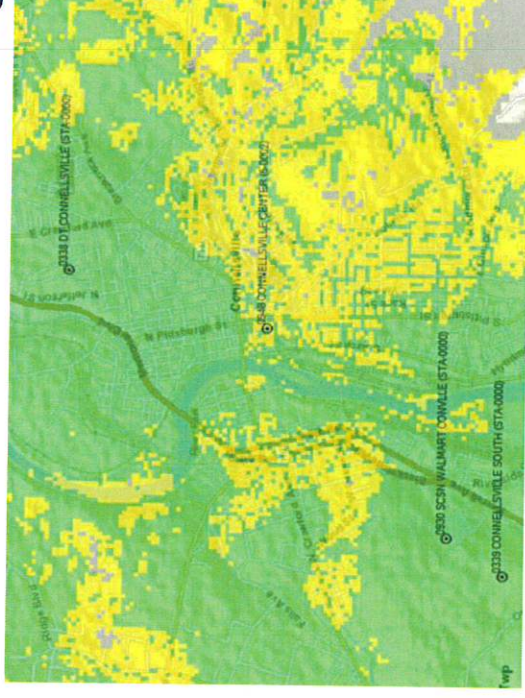
## Introduction:

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.<sup>1</sup>
- 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.<sup>2</sup>
- More than one-half of American homes had wireless only homes.<sup>3</sup>
- In North America, the average household has 13 connected devices with smartphones outnumbering tablets 6 to 1.<sup>4</sup>

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](http://www.cancer.org/cancer/cancercauses/othercarcinogens/athome/wirelessfacilityular-phone-towers)

FCC Radio Frequency Safety

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

# **GARRETT - Zoning Plots**

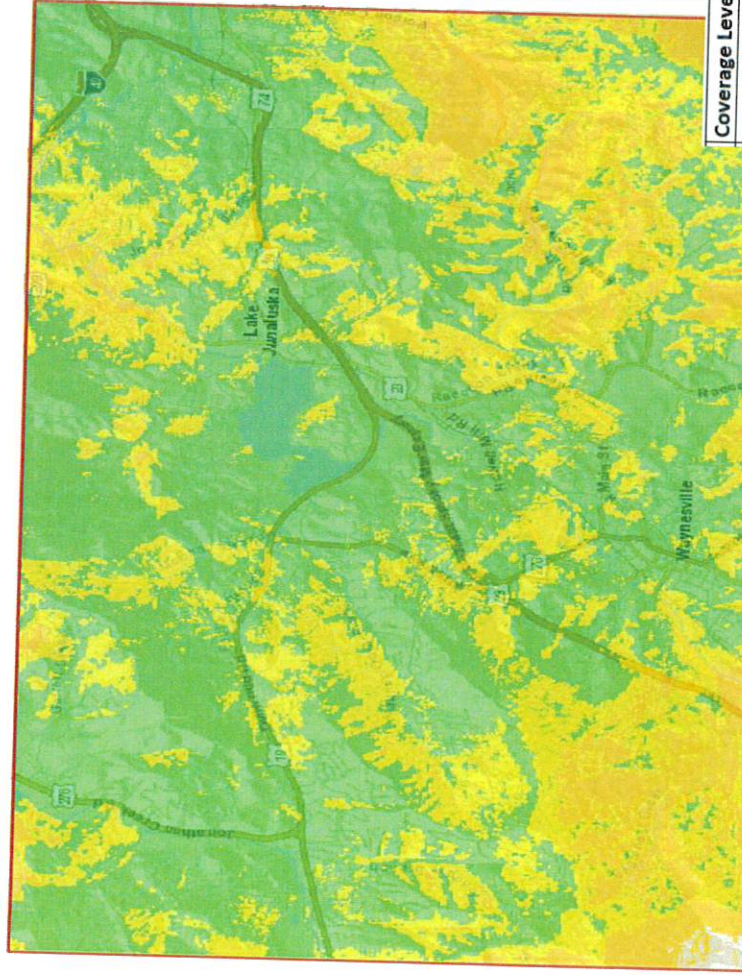
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Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

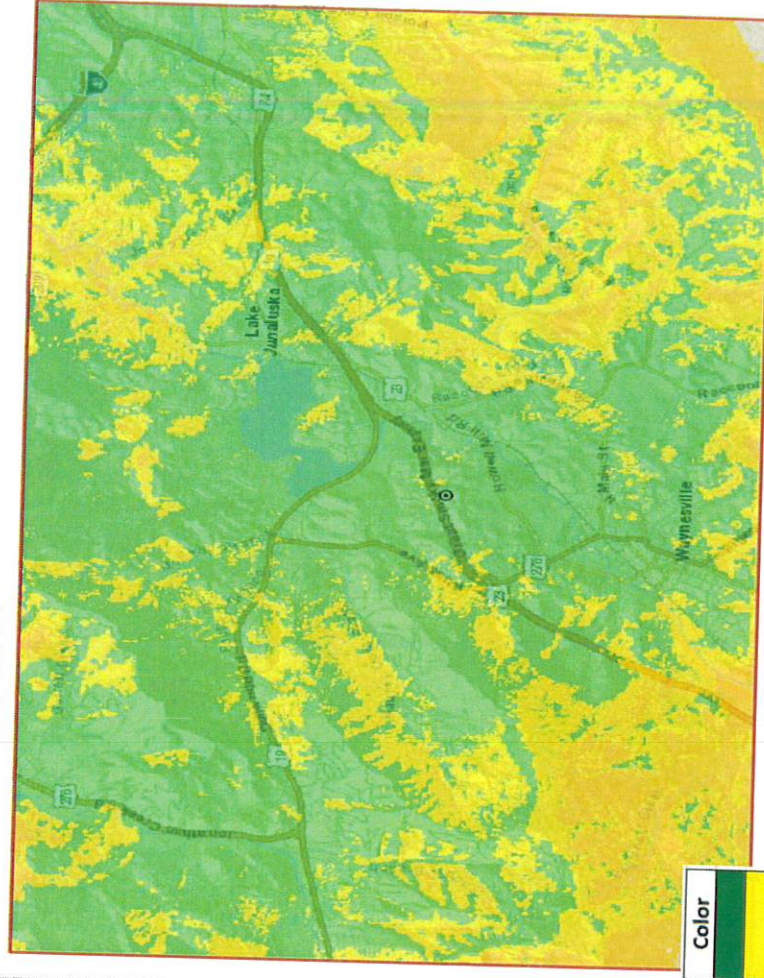


# Plots - Pre and Post RSRP Coverage

Pre - 700 LTE



Post - 700 LTE

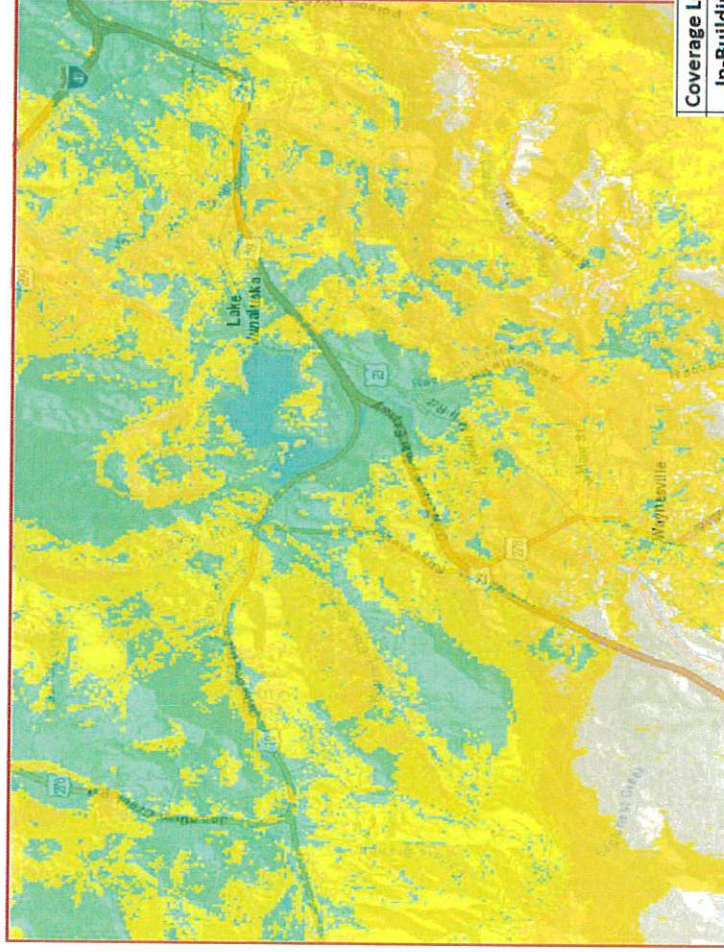


Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.



# Plots - Pre and Post RSRP Coverage

Pre - C Band



Post - C Band



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



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.



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.**

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.**

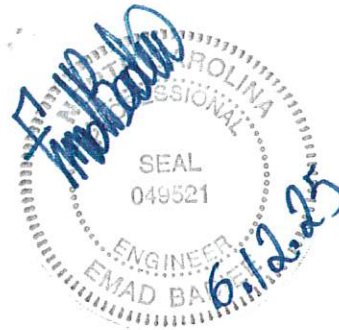


Emad Badiee, P.E.

**Senior Structural Engineer**

[ebadiee@struteni.com](mailto:ebadiee@struteni.com)

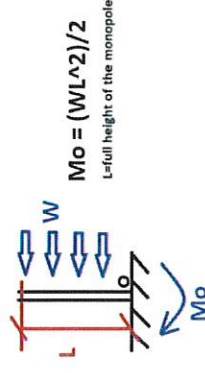
(404) 480-5555





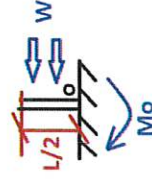
# Designed Tower Fall Zones

- 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 1/4<sup>th</sup> 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



$$M_o = (WL^2)/2$$

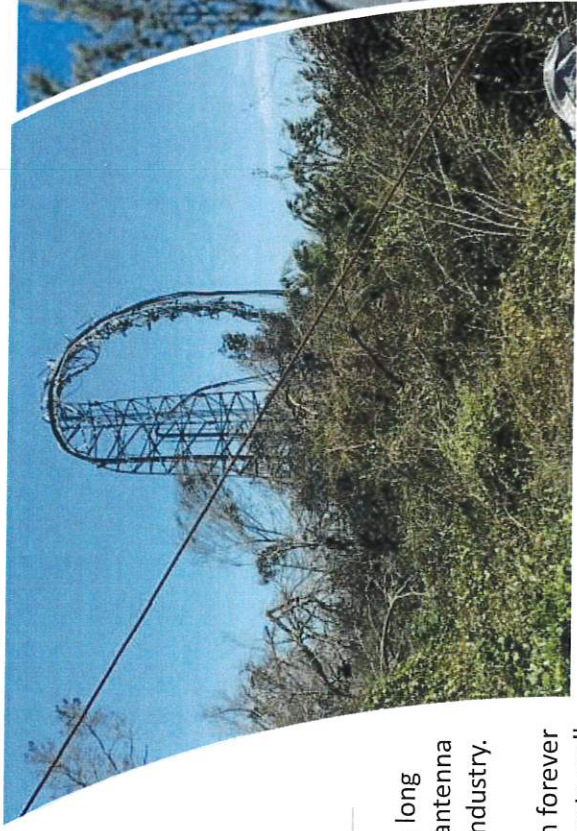
$L$ =full height of the monopole



$$\begin{aligned} M_o &= (W(L/2)^2)/2 \\ &= (W(L^2/4))/2 \\ &= (WL^2)/8 \end{aligned}$$

$L/2$ =break point= half height of the monopole

Fail zone @ 60% of tower height:  
 $M_o = (W (0.6L)^2)/2$   
 $= 0.36 WL^2/2$



## 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.



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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

Maggie Valley Club

DELLWOOD

IVY HILLS

Lake Junaluska Conference And...

Lake Junaluska

Lowell's Home Improvement

Haywood Reg'l Medical

American Tower\_1

Vogue Towers

American Tower\_2

Chick-fil-A

Russ Ave

Waynesville Recreation Park

Boojum Brewery Taproom

Waynesville

American Towers\_4

Haywood Smokehouse

American Towers\_3

Pigeon St

Google Earth

SPA Towers X, LLO

Image © 2025 Airbus



1 mi

42

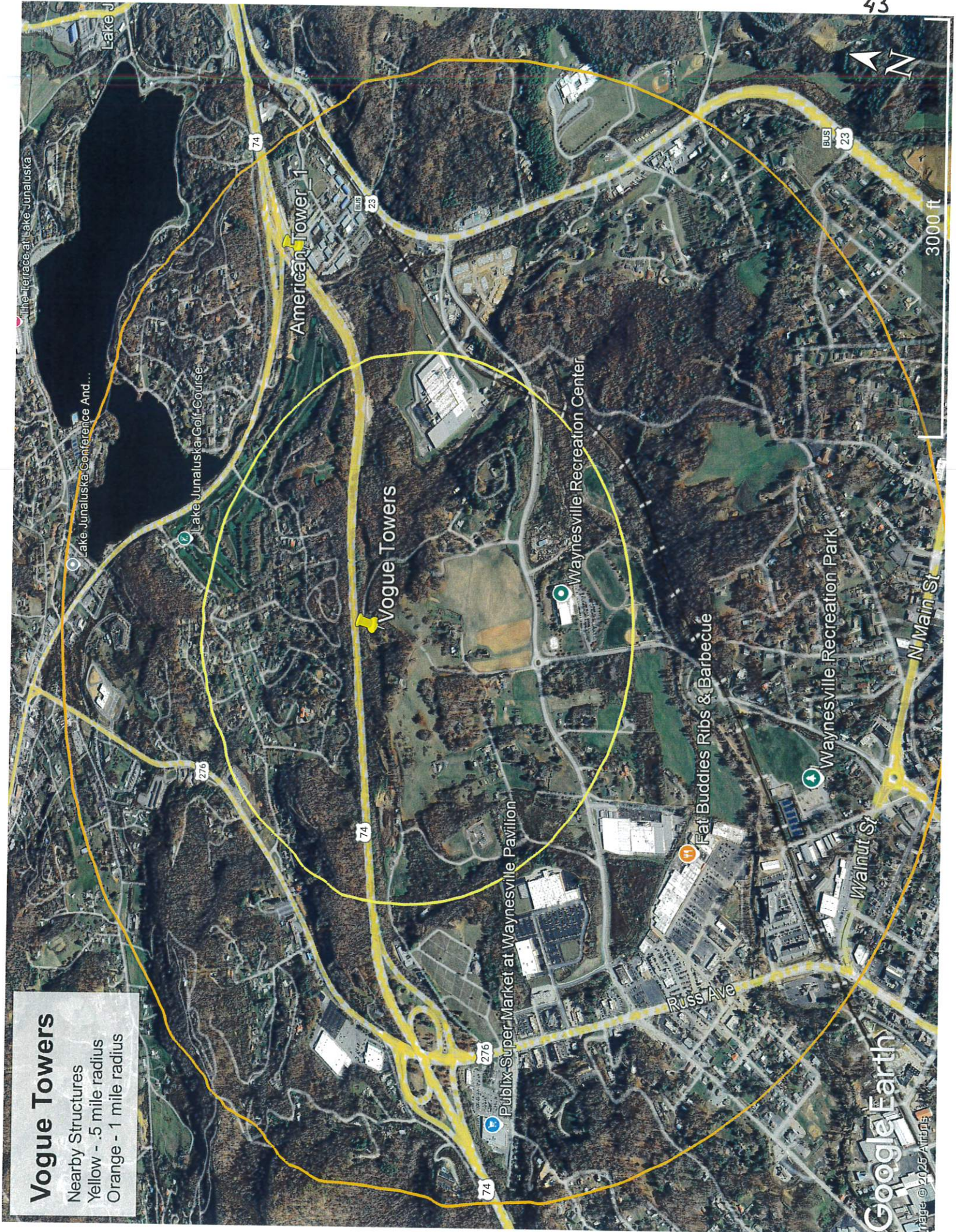


# Vogue Towers

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	CMA565	G	WQWH550	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	1755-1760 / 2155-2160 0-0 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	BEA042	B	WQGA935	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	1720-1730 / 2120-2130 0-0 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	CMA565	A	WQGB256	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	1710-1720 / 2110-2120 0-0 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	REA002	F	WQGA716	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	1745-1755 / 2145-2155 0-0 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	CMA565	B	PEND1346	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	835-845 / 880-890	846.5-849 / 891.5-894 0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	CMA565	A	KWKN626	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	824-835 / 869-880	845-846.5 / 890-891.5 0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	CMA565	E	KWLG283	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	1885-1890 / 1965-1970 0-0 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	BTA020	C	WQHG463	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	1905-1910 / 1985-1990 0-0 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	BTA020	F	KWLF707	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	1890-1895 / 1970-1975 0-0 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	BTA020	C	WQEM930	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	1900-1905 / 1980-1985 0-0 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	PEA115	A1	WRNF705	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	3700-3720 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	PEA115	A2	WRNF706	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	3720-3740 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	PEA115	A3	WRNF707	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	3740-3760 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	PEA115	A4	WRNF708	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	3760-3780 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	PEA115	A5	WRNF709	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	3780-3800 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	PEA115	B1	WRNF710	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	3800-3820 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	PEA115	B2	WRNF711	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	3820-3840 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	PEA115	M1	WRHF241	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	37600-37700 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	PEA115	M2	WRHF242	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	38500-38600 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	PEA115	M3	WRHF243	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	37700-37800 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	PEA115	M4	WRHF244	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	37800-37900 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	PEA115	M5	WRHF245	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	37900-38000 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	PEA115	M6	WRHF246	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	38000-38100 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	PEA115	M7	WRHF247	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	38100-38200 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	PEA115	M8	WRHF248	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	38200-38300 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	PEA115	M9	WRHF249	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	38300-38400 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	PEA115	N1	WRHF250	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	38400-38500 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	PEA115	N2	WRHF251	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	38500-38600 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	PEA115	N3	WRHF252	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	38600-38700 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	PEA115	N4	WRHF253	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	38700-38800 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	PEA115	L1	WRBC438	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	38800-38900 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	BTA020	L2	WRBC439	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	38900-39000 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	REA002	C	WQW690	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	27500-27925 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	REA002	C	WQW690	Calico Partnership 0003290673	NC	#####	NC	Haywood	NC	Haywood	27925-28350 / 0-0	0-0 / 0-0	0-0 / 0-0	0-0 / 0-0
North Carolina 1 - Cherokee AT	AW	REA002	C	WQW690	Calico Partnership 0003290673	NC	#####	NC	Haywood	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

45

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 46 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](mailto: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**

Natalie Schmalbeck  
Technician

( DNE )

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

cc: FCC

**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

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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



38600

40000

MHz

31623

W

49







51

**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**

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

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

**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.)

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

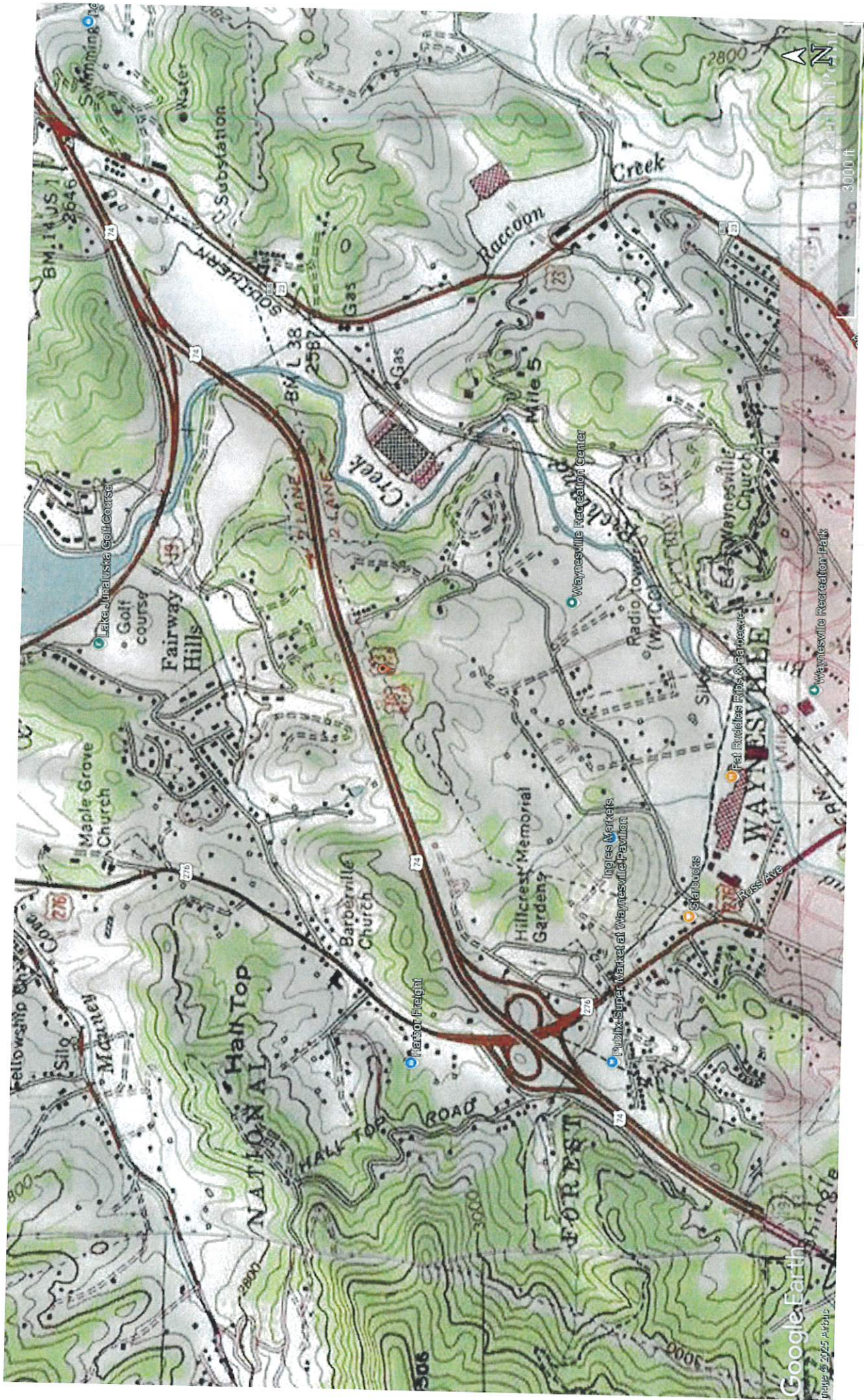
**MARKING AND LIGHTING****FAA Advisory Circular 70/7460-1:**

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.





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

55

## Garrett PhotoSims



Notes: Locations of the photosims.





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

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## Garrett PhotoSims



Notes: Location 1 before Photosim





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

57

## Garrett PhotoSims



Notes: Location 1 after Photosim





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

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## Garrett PhotoSims



Notes: Location 2 before Photosim.





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

59.

## Garrett PhotoSims



Notes: Location 2 after Photosim.





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

60

## Garrett PhotoSims



Notes: Location 3 before Photosim





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

61

## Garrett PhotoSims



Notes: Location 3 after Photosim





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

62

## Garrett PhotoSims



Notes: Location 4 before Photosim





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

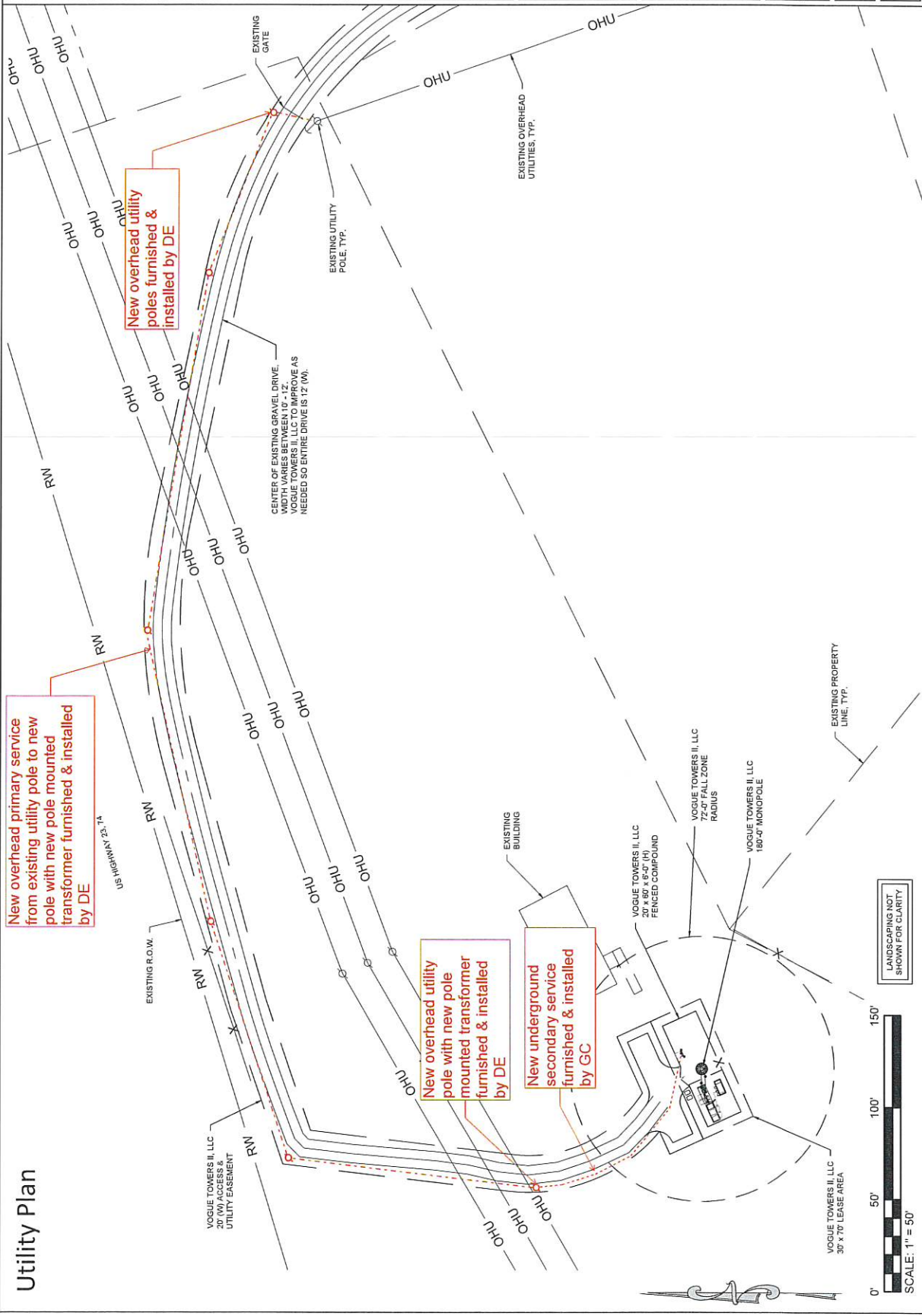
63

## Garrett PhotoSims



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

# Utility Plan



THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR REPRODUCTION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF C7 GEN ENGINEERING, WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

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

**verizon**

SITE NAME: GARRETT  
SITE NUMBER: 5000000114

**VOGUE TOWERS**

SITE NAME: GARRETT  
SITE NUMBER: NC-2027

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

SHEET TITLE: SITE LAYOUT PLAN

SHEET NUMBER: Z-105  
REVISION: A

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## GENERAL NOTES

1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL REQUIRED PERMITS AND APPROVALS ARE OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS BEEN 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 UTILITIES ARE SHOWN AS INDICATED ON THESE DRAWINGS. NO ADDITIONAL UTILITIES SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE OR REPAIR TO THESE UTILITIES. THE CONTRACTOR'S WORK FORCE, IMMEDIATELY NOTIFY THE OWNER REPRESENTATIVE OF ANY DISCREPANCIES OR INTERFERENCE WHICH MAY OCCUR DURING THE WORK OF THIS CONTRACT.
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES. DO NOT ALLOW WATER TO STAND OR POND. ANY DAMAGE TO STRUCTURES OR WORK ON THE SITE CAUSED BY INADEQUATE DRAINAGE OR PROVISIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN 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 REQUESTED 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 ORIGINAL CONDITION OF THE PROPERTY LESSOR(S) AND THE OWNER'S CONSTRUCTION MANAGER AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL MAINTAIN 20' 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 ON THE EXISTING TOWER INCLUDING ALL NECESSARY SITE IMPROVEMENTS, FOUNDATIONS, ELECTRICAL IMPROVEMENTS, SNAP-INS, H-FRAME, AND OTHER ACCESSORIES FOR COMPLETE INSTALLATION.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF THE FOLLOWING EQUIPMENT SUPPLIED BY THE OWNER: ALL CABLES, ICE BRIDGE, WAVEGUIDE LADDER, METER, AND EQUIPMENT CABINET/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	ANSL	ABOVE MEAN SEA LEVEL
CL	CENTERLINE	CONC	CONCRETE
DIA	DIAMETER	DM	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
55'	CONTOUR LINE	98'
SD	STORM DRAIN	SD
■	CATCH BASIN	
—	RIGHT OF WAY	
●	IRON PIN	●
■	BENCHMARK	
□	CONCRETE MONUMENT	■
—	CENTERLINE	
—	OVERHEAD TELEPHONE	—
—	UNDERGROUND TELEPHONE	—
—	OVERHEAD POWER	—
—	UNDERGROUND POWER	—
—	UNDERGROUND FIBER	—
—	FENCE LINE	—
—	SILT FENCE	—
—	LIMITS OF DISURBANCE	—
—	UTILITY POLE	—
—	LIGHT POLE	—
—	WATER LINE	—
—	WATER VALVE	—
—	NATURAL GAS LINE	—
—	GAS VALVE	—
—	SANITARY SEWER	—
—	MANHOLE	—

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

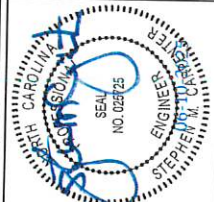


THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROVIDED FOR YOUR INFORMATION ONLY. ANY USE OF THIS INFORMATION FOR ANY OTHER PURPOSE IS STRICTLY PROHIBITED.

DRAWN BY: BNS  
CHECKED BY: BNS

REVISIONS

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



SITE NAME: GARRETT  
SITE NUMBER: 500006114



SITE NAME: GARRETT  
SITE NUMBER: NC-2027

SITE ADDRESS: 311 HARRY HILL RD.  
WAYNESVILLE, NC 28786

SITE TYPE: RAVINLAND

SHEET TITLE: GENERAL NOTES

SHEET NUMBER: Z-002  
REVISION: 0

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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 Dead 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 FMA Accuracy Code 1A, and are accurate to within  $\pm 20$  feet horizontally and to within  $\pm 3$  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° 51' 10.00" 35° 30' 39.60"  
Longitude: WEST: 82° 58' 02.00" 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 12B  
DATE OF SURVEY: 01-30-2025

Method: RTK (CORS); Confidence Level: 95%  
Positional Accuracy: HZ  $\pm 0.10'$   
EPOCH 2010.0000  
Convergence: -1.70274722", Combined Factor: 0.99975429

FLOOD DATA

FEMA FLOOD MAP PANEL: 3700861600. 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.

SURVEY ISSUE DATA

#	DETAILS	DATE	DRAWN	APP
0	Original Survey Issue	02-13-2025	NB	TLS



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
- ESMT
- 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	---

**TRAVIS L. SHIELDS**  
5449 HIGHWAY 41  
JASPER, TN 37347  
423.304.6722  
NO LICENSE NO. L-5624

PREPARED FOR  
**VOGUE TOWERS II, LLC**

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

**COVER SHEET**

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

SHEET  
1  
OF  
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## 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: 8616-64-7895  
DEED BOOK 915, PAGE 697  
PLAT BOOK C, PAGE 2421

### ADJOINING TAX PARCELS

- C. NANCY LEATHERWOOD DUCKETT  
TAX PARCEL: 8616-54-8085  
DEED BOOK 354, PAGE 873

- D. CHARLES LEATHERWOOD ...  
TAX PARCEL: 8616-63-0369  
DEED BOOK 1049, PAGE 765  
PLAT BOOK 1, PAGE 90

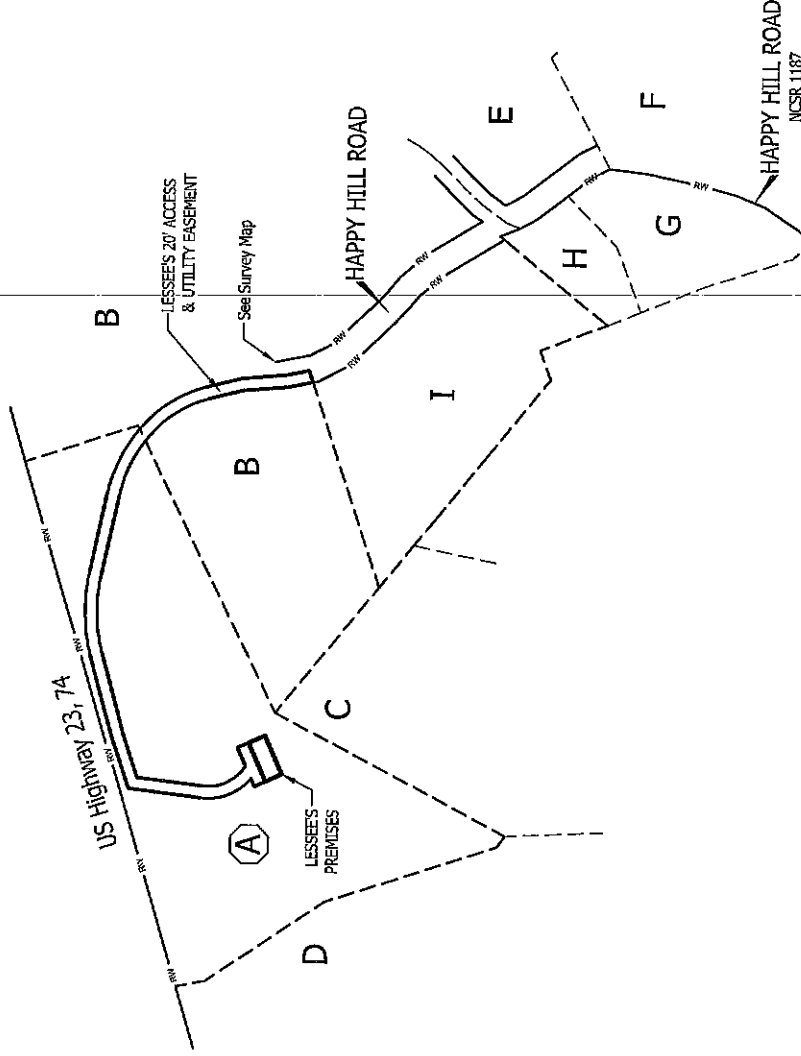
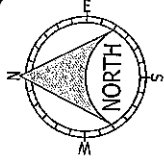
- E. WILLIAM SCOTT INGRAM ...  
TAX PARCEL: 8616-74-0416  
DEED BOOK 1117, PAGE 751  
PLAT BOOK D, PAGE 3073

- 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



- \_\_\_\_\_ PUBLIC R/W  
 \_\_\_\_\_ VESTING LAND  
 \_\_\_\_\_ ADJOINING TAX PARCEL  
 \_\_\_\_\_ LESSEE'S PREMISES  
 \_\_\_\_\_ LESSEE'S EASEMENT(S)

OVERVIEW MAP CAVET:  
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  
423.504.6722  
NC LICENSE NO. 1-5624

PREPARED FOR  
**VOGUE TOWERS II, LLC**

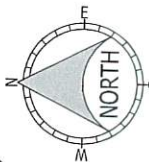
**SITE SURVEY**  
**GARRETT**  
Site Number: NC-2027  
Happy Hill Road, Waynesville, NC 28786  
Waynesville Township  
Haywood County, North Carolina

**OVERVIEW MAP**

DWG#: 23014  
ISSUE #: 0  
ISSUE DATE: 02-13-2025  
SEE SHEET #1

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OF  
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NORTH  
STATE PLANE

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



TRAVIS L. SHIELDS  
5449 HIGHWAY 41  
JASPER, TN 37347  
423.304.6722  
NC LICENSE NO. L5624

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

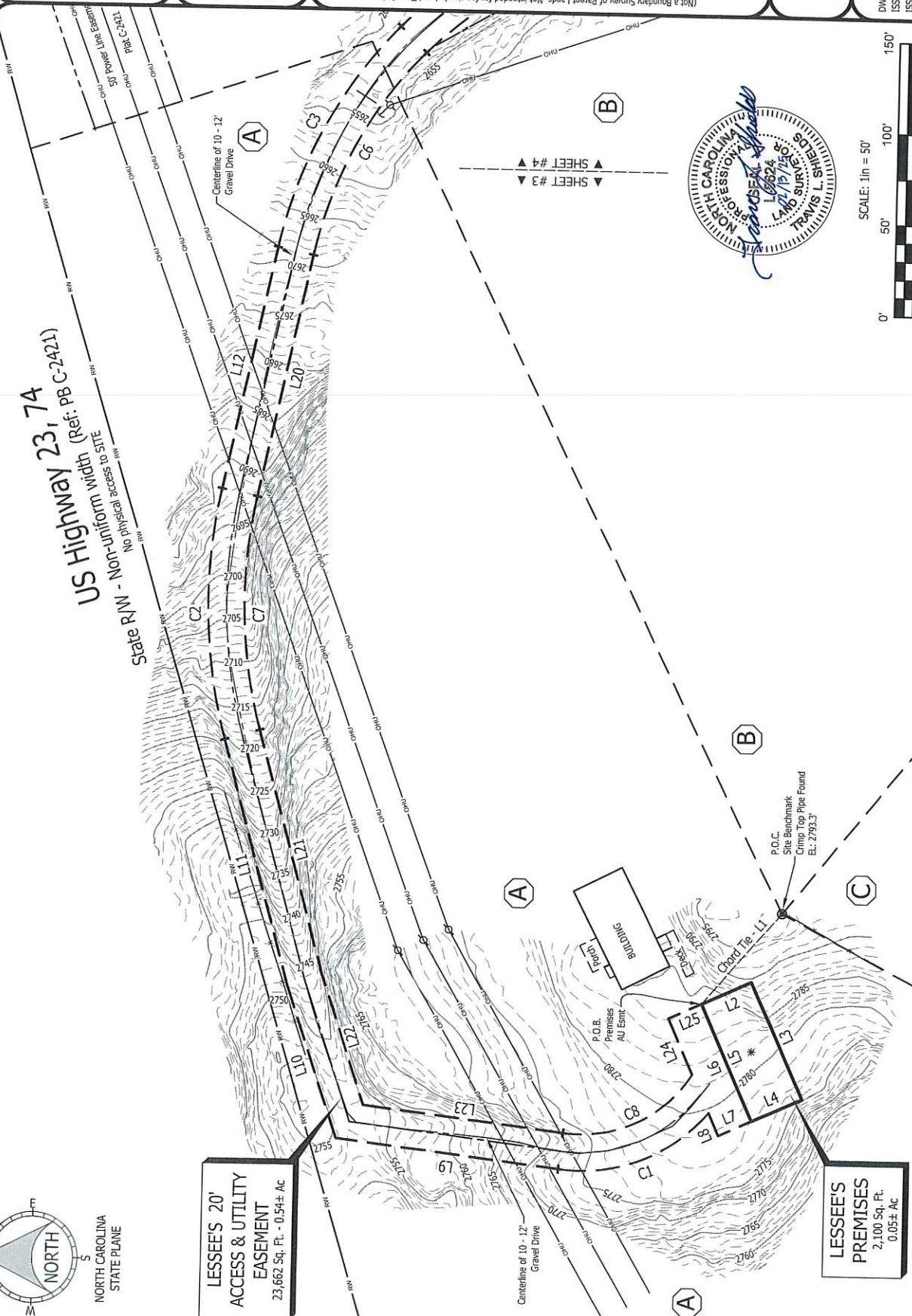
## SITE SURVEY

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

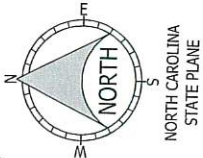
SHEET 3 OF 5



▲ SHEET #3 ▲  
▲ SHEET #4 ▲

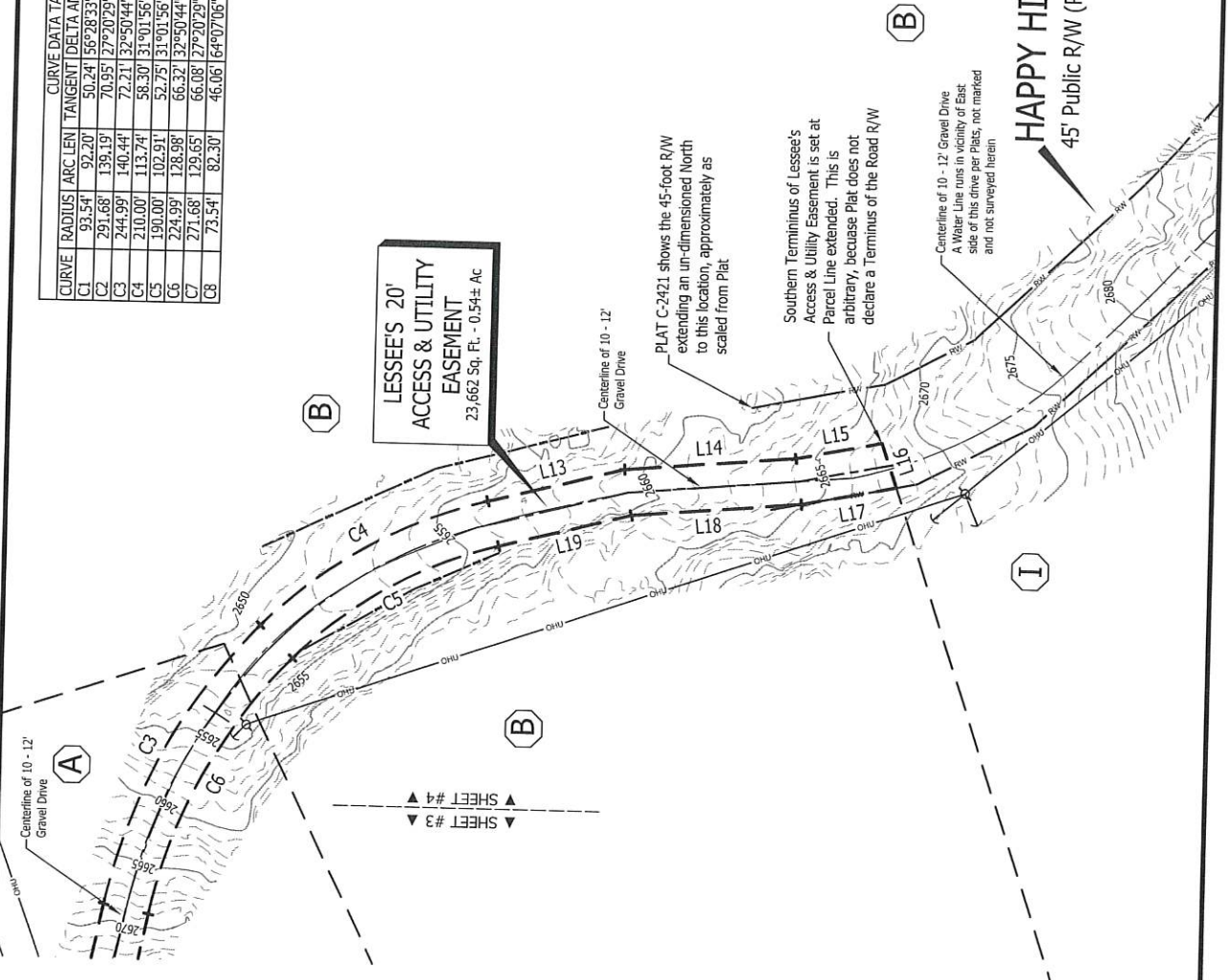






CURVE DATA TABLE				
CURVE	RADIUS	ARC LEN	TANGENT	DELTA ANGLE
C1	93.54'	92.20'	50.24'	56°28'33"
C2	291.68'	139.19'	70.95'	27°20'29"
C3	244.99'	140.44'	72.21'	32°50'44"
C4	210.00'	113.74'	58.30'	31°01'56"
C5	190.00'	102.91'	52.75'	31°01'56"
C6	224.99'	128.98'	66.32'	32°50'44"
C7	271.68'	129.65'	66.08'	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	123.67'
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'



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

SHEET 4 OF 5

SITE SURVEY

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

VOGUE TOWERS II, LLC  
PREPARED FOR



TRAVIS L. SHIELDS  
5449 HIGHWAY 41  
JASPER, TN 37347  
423-304-6722  
NC LICENSE NO. L-5624



## 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 138.52 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  
423.306.6722  
NG LICENSE NO. 15926

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  
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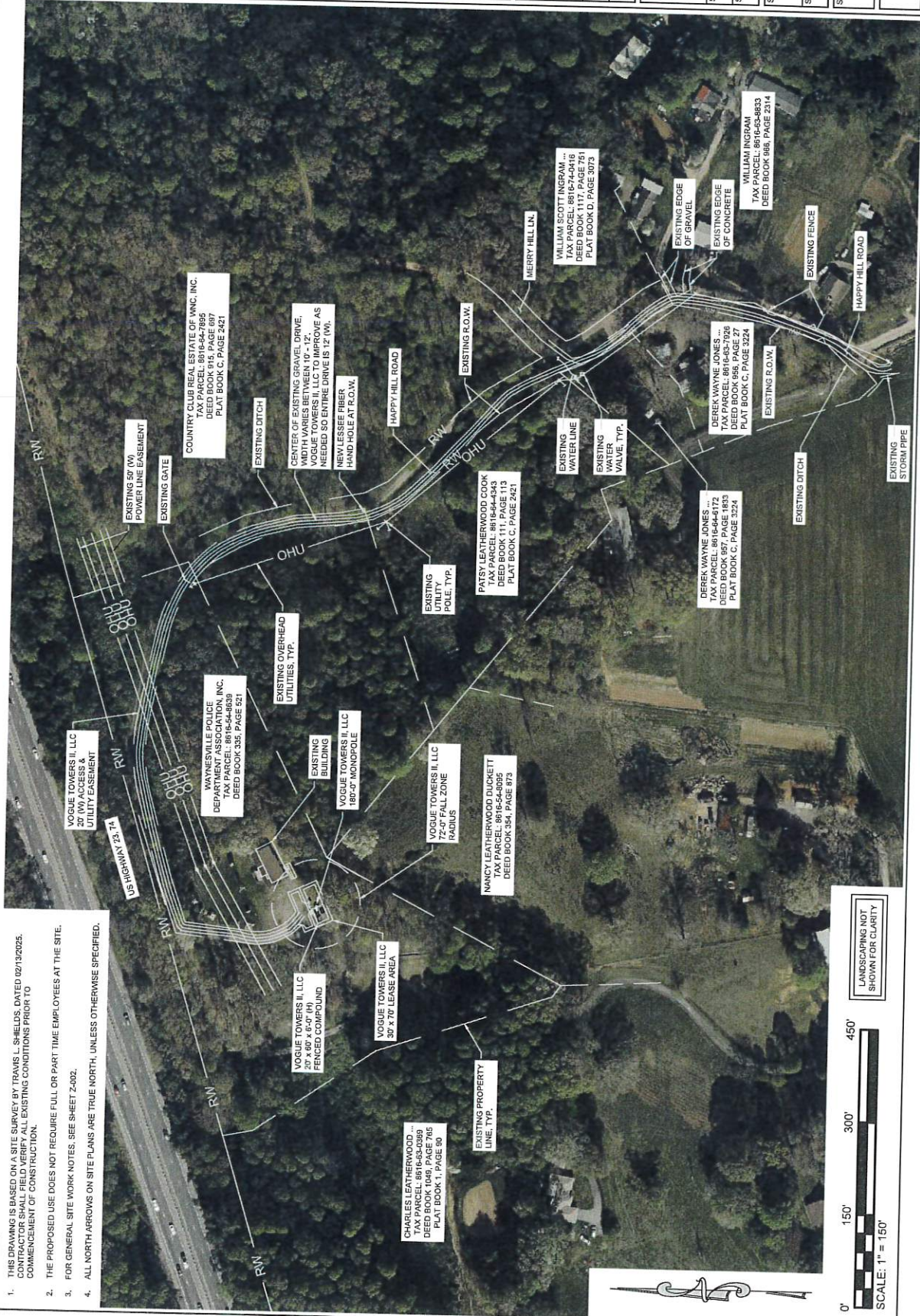






# NOTES:

1. THIS DRAWING IS BASED ON A SITE SURVEY BY TRAVIS L. SHIELDS, DATED 02/13/2025. THE SURVEYOR 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 2-002.
4. ALL NORTH ARROWS ON SITE PLANS ARE TRUE NORTH, UNLESS OTHERWISE SPECIFIED.

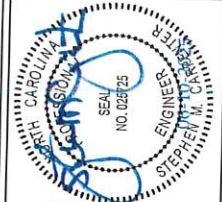


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CHECKED BY	BNS

## REVISIONS

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



SITE NAME	GARRETT
SITE NUMBER	500008114



SITE NAME	GARRETT
SITE NUMBER	NC-2027

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

SHEET TITLE	OVERALL AERIAL SITE LAYOUT PLAN
SHEET NUMBER	Z-102
REVISION	0

74








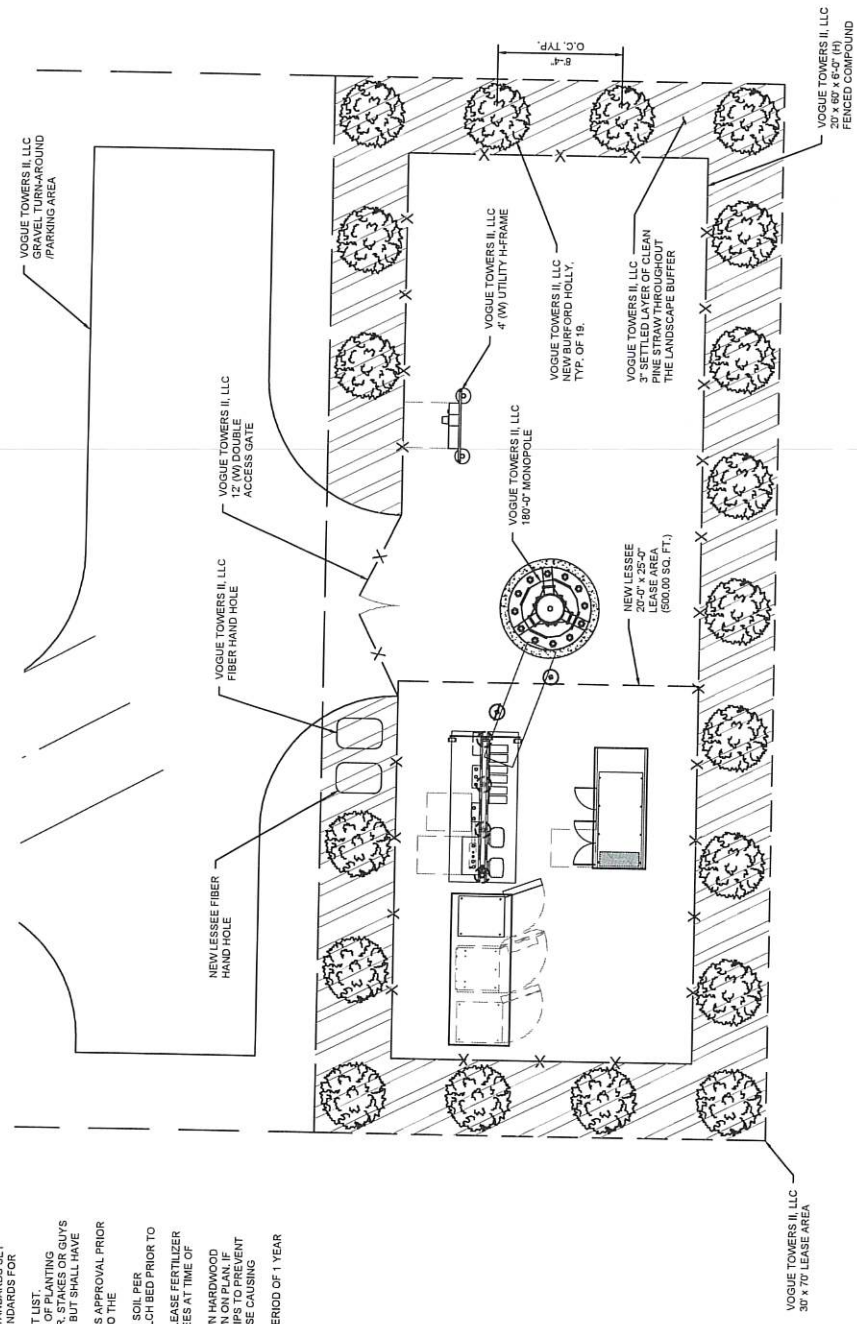


# PLANTING SCHEDULE

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

## LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN THE SPECIFICATIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK OF NURSERY.
- PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST.
- ALL TREES SHALL BE STAKED OR GUYED AT TIME OF PLANTING UNLESS NO STAKES IS PRE-APPROVED BY OWNER, STAKES OR GUYS SHALL BE INSTALLED AT THE TIME OF PLANTING. STAKES SHALL BE 2'-3" OF SLACK IN EACH GUY WIRE.
- ALL PLANT MATERIAL IS SUBJECT TO THE OWNERS APPROVAL PRIOR TO INSTALLATION TO INSURE THE CONFORMITY TO THE SPECIFICATIONS.
- PRE-EMERGENT HERBICIDE TO SOIL PER MANUFACTURERS RECOMMENDATIONS BELOW MULCH BED PRIOR TO MULCH APPLICATION.
- APPLY "LESCOT" (OR EQUAL) GRANULAR SLOW RELEASE FERTILIZER PER MANUFACTURERS RECOMMENDATIONS TO TREES AT TIME OF PLANTING.
- PLACE 3'-4" MIN. THICKNESS OF SHREDDED BROWN HARDWOOD MULCH 16" WIDE AROUND FENCED AREA AS SHOWN ON PLAN. IF NECESSARY, INSTALL METAL OR PVC EDGING STRIPS TO PREVENT PROBLEM FROM WASHING ONTO ROAD OR OTHERWISE CAUSING DAMAGE TO ADJACENT PROPERTY.
- CONTRACTOR SHALL WARRANTY PLANTS FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE.

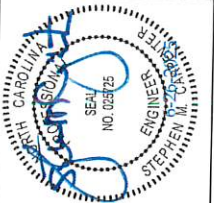


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REVISIONS	
#	DESCRIPTION
1	06/08/25 BNS FINAL ISSUE
0	06/10/25 BNS FINAL ISSUE
A	05/19/25 BNS PRELIMINARY ISSUE

#	DATE	BY	DESCRIPTION
1	06/08/25	BNS	FINAL ISSUE
0	06/10/25	BNS	FINAL ISSUE
A	05/19/25	BNS	PRELIMINARY ISSUE



SITE NAME	GARRETT
SITE NUMBER	5005608114

SITE NAME	GARRETT
SITE NUMBER	NC-2027
SITE ADDRESS	311 HAPPY HILL RD. WAYNESVILLE, NC 27786
SITE TYPE	RAWLAND
SHEET TITLE	LANDSCAPING DETAILS

SHEET NUMBER	Z-201
REVISION	1

77

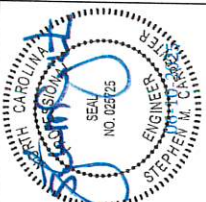


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CHECKED BY	BNS

REVISIONS			

0	05/10/25	BNS	FINAL ISSUE
A	05/18/25	BNS	PRELIMINARY ISSUE
#	DATE	BY	DESCRIPTION

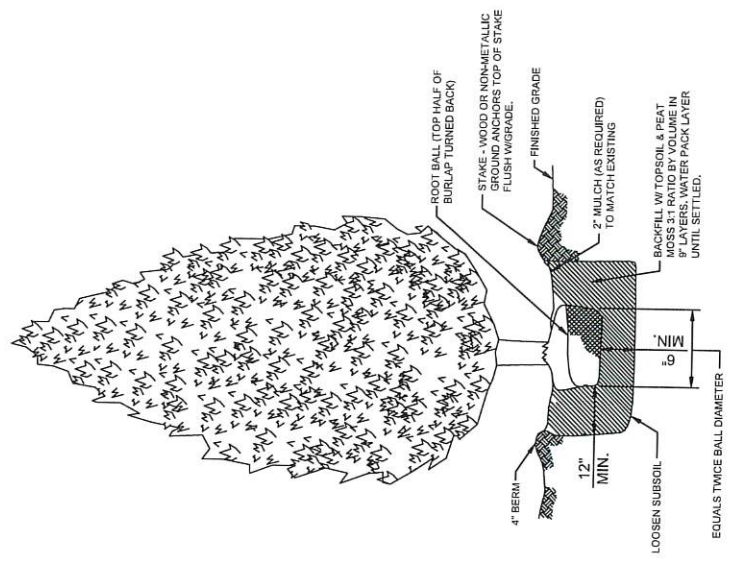


SITE NAME	GARRETT
SITE NUMBER	500065114

SITE NAME	GARRETT
SITE NUMBER	NC-2027

SITE ADDRESS	11 HUNTER HILL RD, WAYNESVILLE, NC 27786
SITE TYPE	RAWLAND
SHEET TITLE	LANDSCAPING DETAILS

SHEET NUMBER	Z-202
REVISION	0



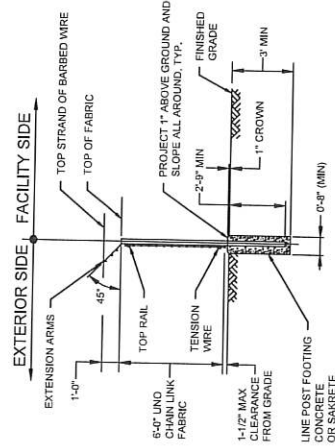
### EVERGREEN TREE

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



# **TYPICAL WOVEN WIRE FENCING NOTES:**

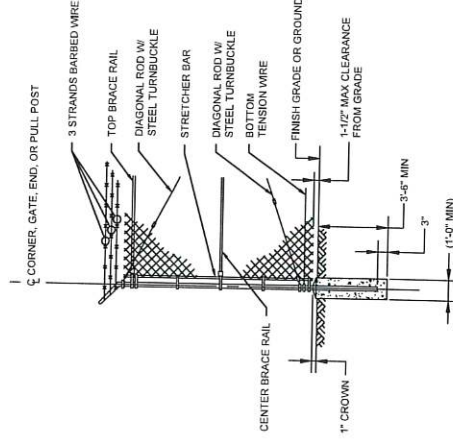
1. GATE POST, CORNER, TERMINAL OR PULL POST SHALL BE 3"Ø SCHEDULE 40 FOR GATE WIDTHS UP THRU 7 FEET OR 14 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
2. LINE POST, 2"Ø SCHEDULE 40 PIPE PER ASTM-F1083, INSTALL EVERY 8'-0" ALONG FENCE LINE.
3. GATE FRAME: 1-1/2"Ø SCHEDULE 40 PIPE, STEEL, HOT-DIPPED ZINC COATED (GALVANIZED) WELDED STEEL PIPE PER ASTM-F1083.
4. TOP RAIL & BRACE RAIL - 1-5/8"Ø SCHEDULE 40 PIPE PER ASTM-F1083.
5. CHAIN LINK FABRIC: 9 GA. MIN. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
6. TIE WIRE: MINIMUM 11 GA. GALVANIZED STEEL, INSTALL A SINGLE WRAP TIE WIRE AT POSTS AND RAILS AT MAX. 24" INTERVALS. INSTALL TWO RINGS ON TENSION WIRE AT 24" INTERVALS.
7. TENSION WIRE: 7 GA. GALVANIZED STEEL.
8. GATE LATCH: 1-3/8" OD PLUNGER ROD W/ MUSHROOM TYPE CATCH AND LOCK (KEYED ALIKE FOR ALL SITES OR COMBINATION AS SPECIFIED BY OWNER).
9. HEIGHT = 6'-0" VERTICAL DIMENSION. WORK WITH SPECIFICATION 2831.
10. FENCING SHALL BE PAINTED OR COATED WITH NON-REFLECTIVE COLOR.



TYPICAL SECTION

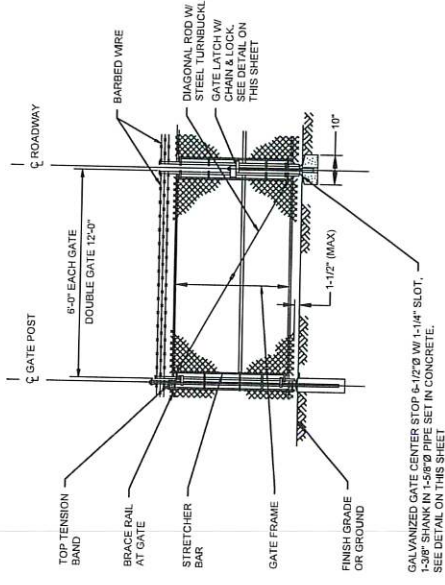
## **WOVEN WIRE FENCE ①**

NTS



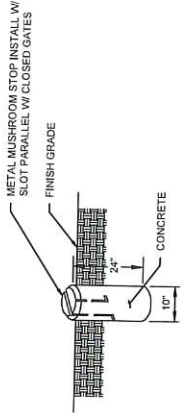
## **WOVEN WIRE CORNER, GATE, END, OR PULL POST ②**

NTS



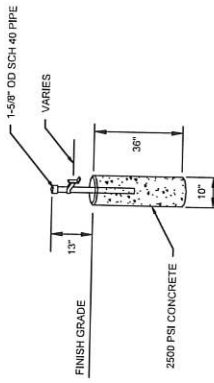
## **WOVEN WIRE DOUBLE GATE ③**

NTS



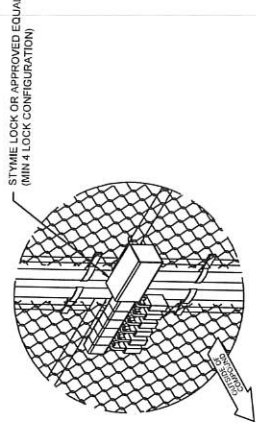
## **MUSHROOM STOP**

NTS



## **GATE STOP DETAIL**

NTS



## **FENCE LOCK DETAIL**

NTS



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CHECKED BY	BNS

### REVISIONS

#	DATE	BY	DESCRIPTION
0	10/01/22	BNS	FINAL ISSUE
A	05/19/23	BNS	PRELIMINARY ISSUE



SITE NAME	GARRETT
SITE NUMBER	5000900114



SITE NAME	GARRETT
SITE NUMBER	NC-2027

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

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

SHEET NUMBER	Z-301
REVISION	0



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REVISIONS

#	DATE	BY	DESCRIPTION
0	06/10/25	BNS	FINAL ISSUE
A	06/18/25	BNS	PRELIMINARY ISSUE

FOR REFERENCE ONLY



SITE NAME	GARRETT
SITE NUMBER	500909114



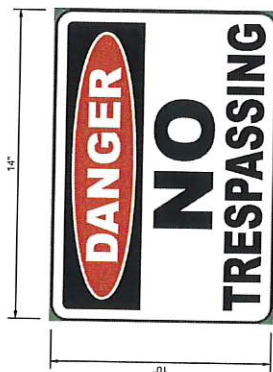
SITE NAME	GARRETT
SITE NUMBER	NC-2027

SITE ADDRESS	LAUREY HILL RD. WAYNESVILLE, NC 27786
--------------	--

SITE TYPE	RAILROAD
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SHEET TITLE	SITE DETAILS
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SHEET NUMBER	Z-302
REVISION	0



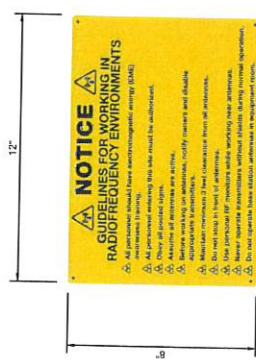
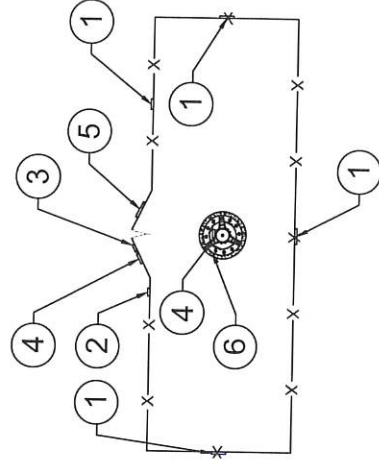
NO TRESPASSING SIGN (1)  
NTS



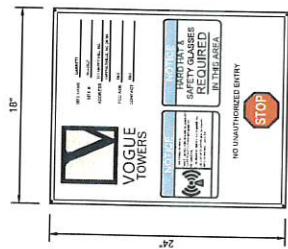
RF GUIDELINES SIGN (2)  
NTS



RF GUIDELINES SIGN (3)  
NTS



RF GUIDELINES SIGN (4)  
NTS



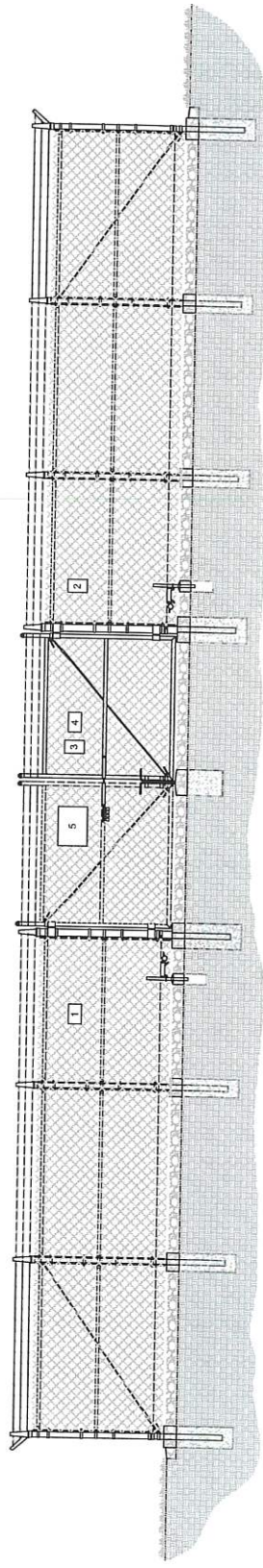
SITE ID SIGN (5)  
NTS

ASR # XXXXXX

- 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

ASR # (6)  
NTS

FENCINGS SHALL BE PAINTED OR COATED WITH NON-REFLECTIVE COLOR

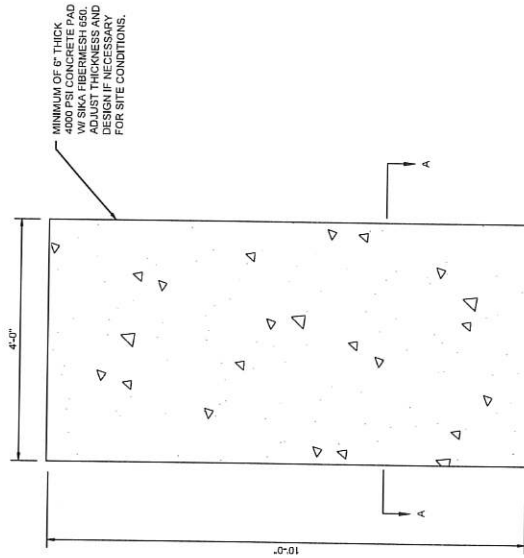


FENCED COMPOUND DETAILS  
NTS

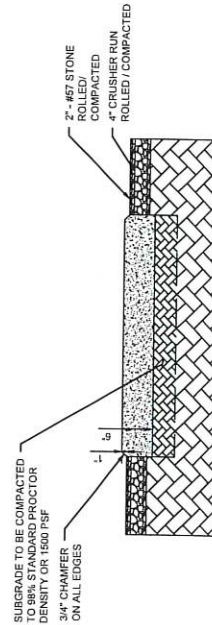


# CONCRETE PAD NOTES:

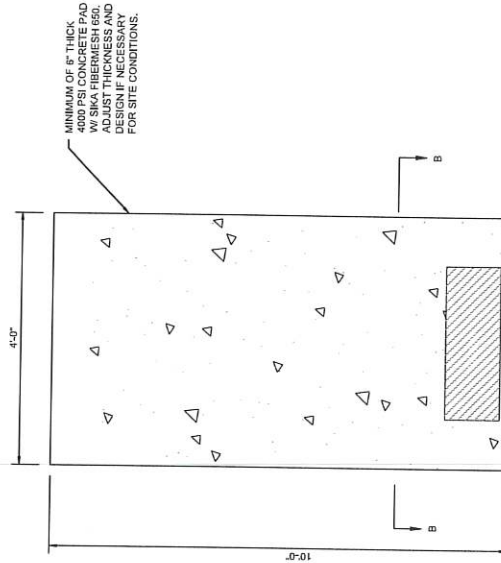
1. VERIFY GENERATOR STUB UP AREA FOR SPECIFIC MANUFACTURER MODEL NUMBER.
2. VERIFY PAD SIZE REQUIREMENTS FOR SPECIFIC MANUFACTURER DIESEL TANK ENCLOSURE.
3. CONDUITS TO STUB UP FULL HEIGHT THROUGH SLEEVE IN ENHANCED DIESEL TANK ENCLOSURE.
4. EMBED CONDUITS IN CONCRETE PAD.
5. ALL CONDUITS SHALL BE NORMAL WEIGHT AND CONFORM TO THE ACI 301 AND THE FOLLOWING:
  - 5.a. MINIMUM COMPRESSIVE STRENGTH SHALL BE 4,000 PSI
  - 5.b. AIR ENTRAINMENT 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.



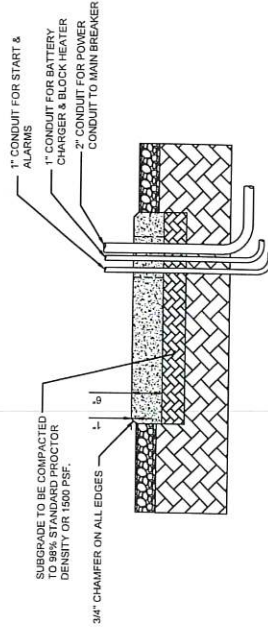
EQUIPMENT PAD PLAN ①  
N/T/S



SECTION A-A THROUGH EQUIPMENT PAD  
N/T/S



GENERATOR PAD PLAN ②  
N/T/S



SECTION B-B THROUGH GENERATOR PAD  
N/T/S

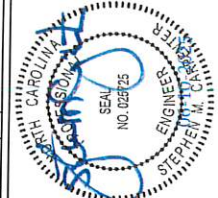


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REVISIONS

#	DATE	DESCRIPTION
0	09/10/25	BNS FINAL ISSUE
1	05/19/25	BNS PRELIMINARY ISSUE



SITE NAME	GARRETT
SITE NUMBER	5000905114



SITE NAME	GARRETT
SITE NUMBER	NC-2027

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

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

SHEET NUMBER	Z-303
REVISION	0



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REVISIONS

#	DATE	BY	DESCRIPTION
2	07/07/25	BNS	FINAL ISSUE
1	06/26/25	BNS	FINAL ISSUE
0	06/10/25	BNS	FINAL ISSUE
A	05/19/25	BNS	PRELIMINARY ISSUE

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SITE NAME	GARRETT
SITE NUMBER	5000508114

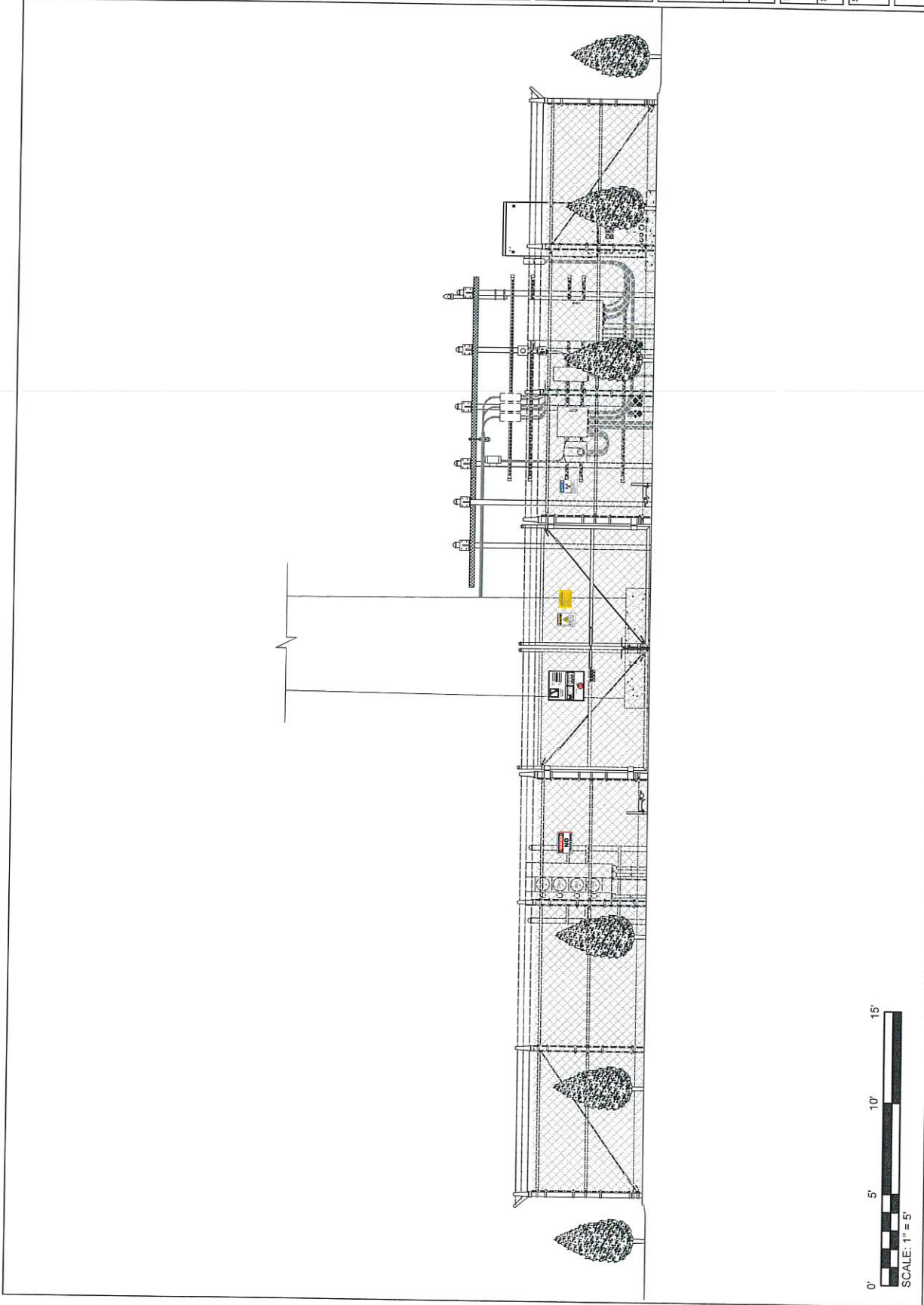


SITE NAME	GARRETT
SITE NUMBER	NC-2027

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

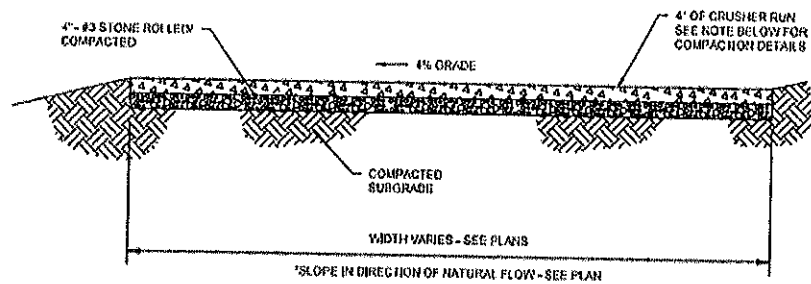
SHEET TITLE	SITE COMPOUND ELEVATION VIEW
-------------	---------------------------------

SHEET NUMBER	Z-304
REVISION	2



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**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.

FILED

ARTICLES OF INCORPORATION

SEP 22 10 35 AM '80

OF

THE WAYNESVILLE POLICE DEPARTMENT ASSOCIATION, INC.

THAD EURE  
SECRETARY OF STATE  
NORTH CAROLINA

The undersigned, being of the age of eighteen years or more, does hereby make and acknowledge these Articles of Incorporation for the purposes of forming a non-profit corporation under and by virtue of the laws of the State of North Carolina.

ARTICLE ONE

The name of the corporation is THE WAYNESVILLE POLICE DEPARTMENT ASSOCIATION, INC.

ARTICLE TWO

The period of duration of the corporation is perpetual.

ARTICLE THREE

The purposes for which the corporation is organized are to allow the members of the Waynesville Police Department Association, Inc., to engage in community activities, to sponsor civic functions and to provide for the general health, recreation and welfare of the Waynesville Police Department, including, but not limited to, the establishment of a firing range and other training facilities for the Waynesville Police Department, and to engage in any other act or activities for which non-profit corporations may be chartered in the State of North Carolina.

ARTICLE FOUR

The membership of the corporation shall consist of all policemen within the Town of Waynesville and their membership in this corporation comes automatically upon their employment and ceases automatically upon their termination of employment with the Waynesville Police Department.

ARTICLE FIVE

No part of the net earnings of the corporation shall inure the benefit of any officer, director or member of the corporation; and upon dissolution of the corporation, the assets thereof shall after all of its liabilities and obligations have been discharged or adequate provisions made therefore, be distributed to any association or associations recognized for purposes similar to those set forth in Article Three hereinabove or to some other appropriate public agency to be used for appropriate public purposes.

84  
Articles of  
Incorporation:  
Waynesville  
Police Department  
Association.



ARTICLE SIX

The address of the initial registered office of the corporation in the State of North Carolina is 429 1/2 N. Main Street, Waynesville, Haywood County, North Carolina 28786; and the name of the initial registered agent at such address is Richlyn D. Holt.

ARTICLE SEVEN

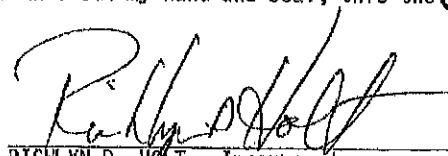
The number of directors constituting the initial Board of Directors shall be five (5) and the names and addresses of the persons who are to serve as the initial directors are:

A. P. Evans	104 Pisgah Drive (Haywood County) Waynesville, NC 28786
Mac Underwood	103 Main St., (Haywood County) Waynesville, NC 28786
Brian Howard	12 Crestview Dr. (Haywood County) Lake Junaluska, N.C. 28745
Donald Swanger	103 Main St. (Haywood County) Waynesville, N. C. 28786
James Wood	103 Main Street (Haywood County) Waynesville, N. C. 28786

ARTICLE EIGHT

The name and address of the incorporator is Richlyn D. Holt -- 429 1/2 N. Main Street, Waynesville, Haywood County, North Carolina 28786.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 8th day of Sept., 1980.

  
RICHLYN D. HOLT - Incorporator (SEAL)

Sworn to and subscribed before me, this the 8th day of Sept., 1980.

  
KATIE H. WILLIAMSON  
NOTARY PUBLIC

My commission expires:

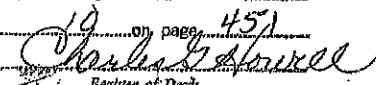
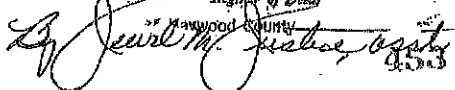
9-15-84

Filed for registration 18  
day of November, 1980  
8:55 o'clock A M and registered

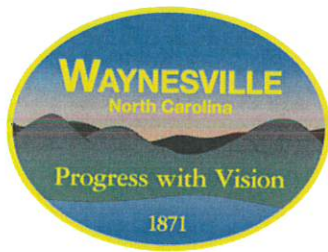
In office of the Register of Deeds for  
Haywood County, North Carolina.

18 day of November, 1980

Book No. 19 on page 451

  
Charles H. Strickland  
Register of Deeds  
Haywood County  
  
Jewel M. Justice, agent





## 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](http://www.waynesvillenc.gov)

86

*Public  
Notices:  
Newspaper*

FOR PUBLICATION IN THE MOUNTAINEER: July 16 and July 23 (Wednesday) editions

Date: July 11, 2025

Contact: Olga Grooman, (828) 356-1172

### **Notice of Public Hearing**

### **Two (2) Variance Requests**

### **Waynesville Zoning Board of Adjustment**

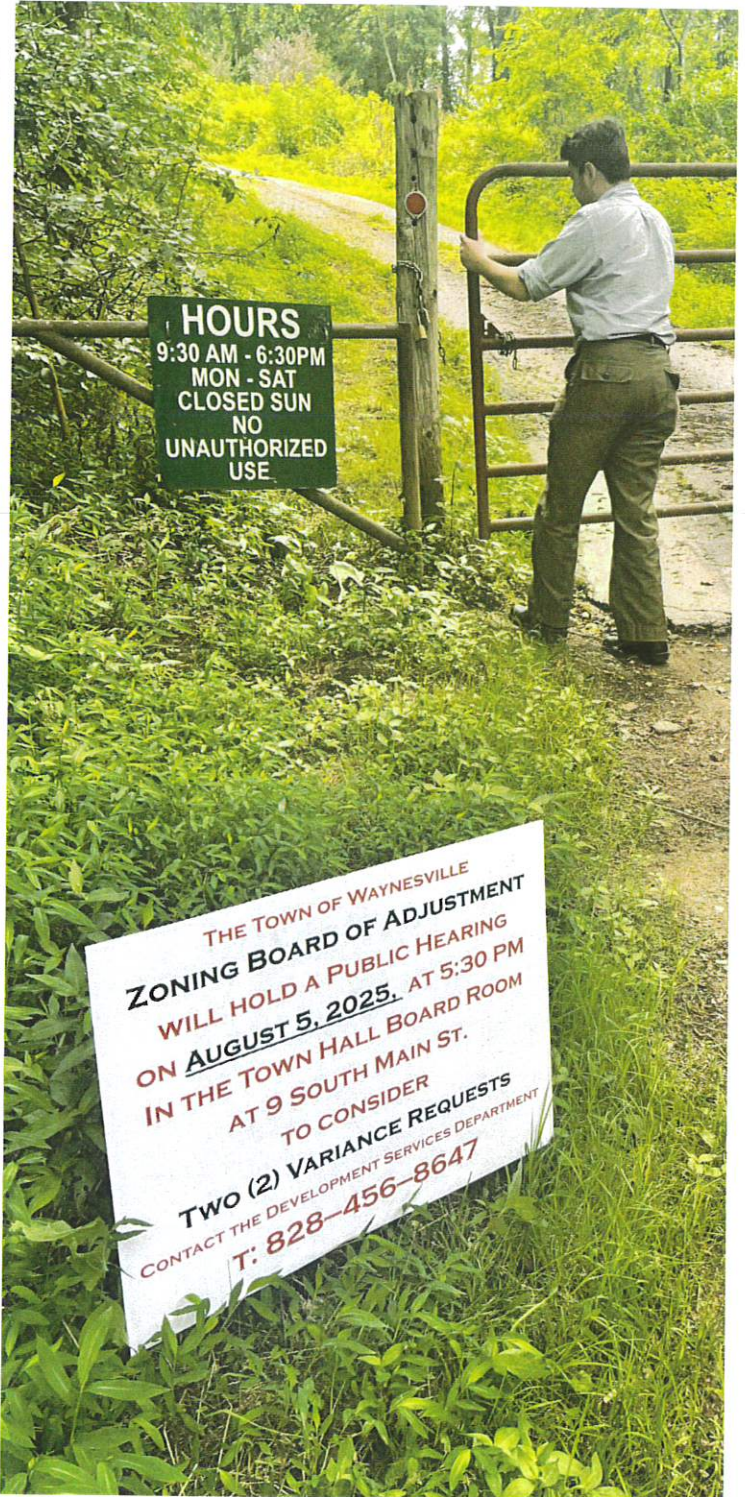
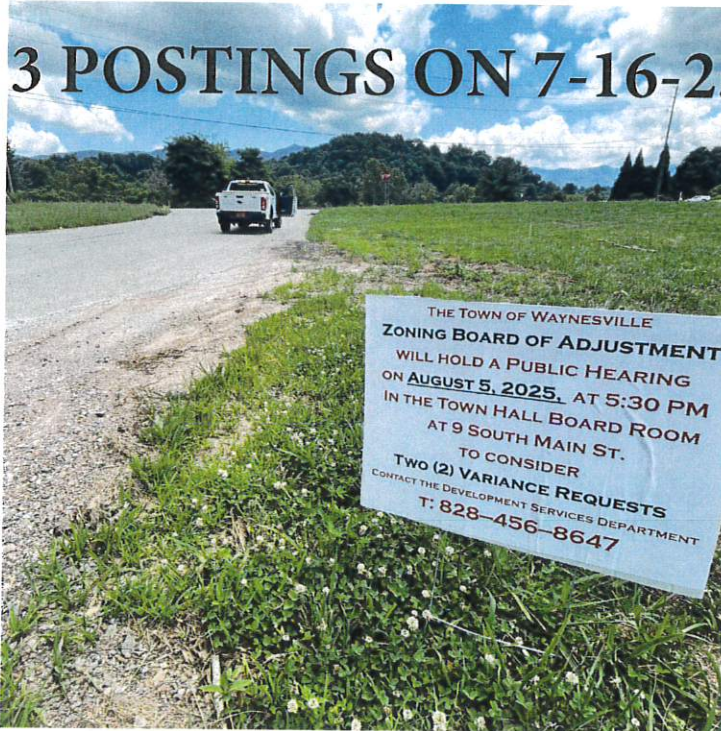
The Town of Waynesville Zoning Board of Adjustment will hold a public hearing on Tuesday, August 5, 2025, at 5:30 pm in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider two (2) variance requests related to the proposed placement of a monopole wireless communications tower at 311 Happy Hill Road in Waynesville, NC (PIN 8616-54-8639):

1. A variance from the Land Development Standards Section 3.10.4.B.1 to allow the tower to be located on the property owned by the Waynesville Police Association.
2. A setback variance from the Land Development Standards Section 3.10.4.B.5 to reduce the distance from the adjacent property line.

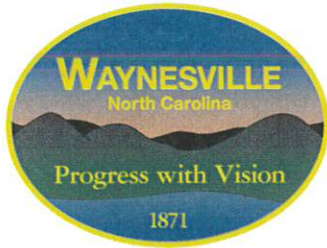
For more information contact the Development Services Department at: (828) 356-1172, email: [ogrooman@waynesvillenc.gov](mailto:ogrooman@waynesvillenc.gov), mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.



# 3 POSTINGS ON 7-16-25







## 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](http://www.waynesvillenc.gov)

88

*Letters mailed  
to property  
owners within  
100 ft.*

July 16, 2025

**Notice of Public Hearing  
Two (2) Variance Requests  
Waynesville Zoning Board of Adjustment**

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1. A variance from the Land Development Standards Section 3.10.4.B.1 to allow the tower to be located on the property owned by the Waynesville Police Association.
2. A setback variance from the Land Development Standards Section 3.10.4.B.5 to reduce the distance from the adjacent property line.



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



*Property owners within 89  
100 ft*

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 2878

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  
WAYNESVILLE, NC 28786

HILL, RONALD E  
HILL, VIVIAN K  
67 LANES END DR  
WAYNESVILLE, NC 28786

MEHAFFEY, BRANDI C  
419 PINK DOGWOOD LN  
WAYNESVILLE, NC 28786

VICTOR, NANCY SUSAN  
VICTOR, DAVID RAYMOND  
319 PIONEER DR  
WAYNESVILLE, NC 28786

DUBOVSKY, RUSSELL  
AYALA, VERONICA CONCEPCION  
53 LANES END DR  
WAYNESVILLE, NC 28786

KOLOMECHUK, VICKI R  
KOLOMECHUK, KEITH E  
119 PLEASANT HILL CIR  
WAYNESVILLE, NC 28786

CALDWELL, HUGH E  
39 PLEASANT HILL CIR  
WAYNESVILLE, NC 28786

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

LAKE JUNALUSKA ASSEMBLY INC  
759 N LAKESHORE DR  
LK JUNALUSKA, NC 28745

**From:** [Candace Poolton](#)  
**To:** [Media Contacts](#)  
**Subject:** Zoning Board of Adjustment Public Hearings Notice  
**Date:** Monday, July 14, 2025 3:11:51 PM

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*Notice to Local  
Media*

**Notice of Public Hearing  
Two (2) Variance Requests  
Waynesville Zoning Board of Adjustment**

The Town of Waynesville Zoning Board of Adjustment will hold a public hearing on Tuesday, August 5, 2025, at 5:30 pm in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC, to consider two (2) variance requests related to the proposed placement of a monopole wireless communications tower at 311 Happy Hill Road in Waynesville, NC (PIN 8616-54-8639):

1. A variance from the Land Development Standards Section 3.10.4.B.1 to allow the tower to be located on the property owned by the Waynesville Police Association.
2. A setback variance from the Land Development Standards Section 3.10.4.B.5 to reduce the distance from the adjacent property line.

For more information contact the Development Services Department at: (828) 356-1172, email: [ogrooman@waynesvillenc.gov](mailto:ogrooman@waynesvillenc.gov), mail: 9 South Main Street, Suite 110, Waynesville, NC 28786.