

Thomas H. Johnson, Jr.
Member
Admitted in NC

January 26, 2016

Via UPS Overnight Delivery

Charlotte-Mecklenburg Planning Department
Attn: Land Development – Ms. LaQuett White
600 East Fourth Street
Charlotte, NC 28202

Re: Proposed Telecommunication Tower at 8120 Newell Farm Road
Rezoning Petition # 2016-023

Dear Ms. White:

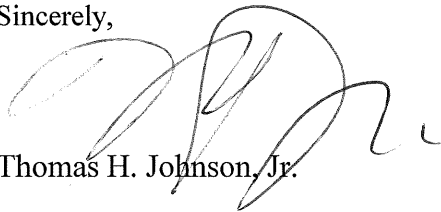
Our firm is counsel for American Towers, LLC (“ATC”) and we submit this letter and its contents on behalf of ATC as applicant for the proposed tower.

In support of our Rezoning Application, please find enclosed the following documents:

1. Summary of Community Meeting held on January 19, 2016;
2. Original Meeting Notice (Exhibit A);
3. Lists of Invitees (Exhibit B); and
4. Sign in Sheet from Community Meeting (Exhibit C).

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

Sincerely,



Thomas H. Johnson, Jr.

Enclosures

Charleston
Charlotte
Columbia
Greensboro
Greenville
Hilton Head
Myrtle Beach
Raleigh

COMMUNITY MEETING REPORT
Petitioner: American Towers, LLC
Rezoning Petition No. 2016-023

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on January 6th, 2016. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held Tuesday, January 19th, 2016 at 6:00pm-7:30pm at Newell Presbyterian Church located at 1500 Rocky River Road W, Charlotte, NC 28213.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Christopher Kouri, Attorney with Nexsen Pruet, Agent for American Towers, LLC.

SUMMARY OF PRESENTATION/DISCUSSION:

In advance of the meeting, the Petitioner's agent, Christopher Kouri of Nexsen Pruet, had a telephone discussion with the Minister of Newell Presbyterian Church and then met a representative of the Church to open the facility where the community meeting was to take place. At about 6pm, Mr. Kouri welcomed John Neilson, the sole attendee and discussed with Mr. Neilson the Petitioner's project. Responding to specific questions, Mr. Kouri explained to Mr. Neilson the design and style of the proposed telecommunications tower and answered Mr. Neilson's questions regarding ownership of the land and participation of his neighbors in this project. Mr. Kouri further explained how the parcel was originally zoned for a sports complex that was abandoned, thus requiring this rezoning petition. Mr. Kouri explained the proposed rezoning designation is for MUDD (mixed use development district). Mr. Kouri stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners. Mr. Neilson seemed informed on the process of rezoning matters and is active for his community, serving as President of the Autumnwood Neighborhood Association.

Mr. Neilson and Mr. Kouri reviewed several of the site plans together, including those showing the tree save area, the monopine tower and the proximity to various roads.

In addition to asking who owned the land and why the monopine design was to be used, Mr. Neilson also inquired which party initiated talks for the tower at this location and seemed resigned that if the City and landowners were okay with the project, then it was okay generally.

Respectfully submitted, this 26th day of January, 2016.

cc: LaQuett White, Charlotte-Mecklenburg Planning Department

January 6, 2016

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by American Towers, LLC to rezone approximately 2.8 acres located at 8120 Newell Farm Road to allow the development of a 195’ Monopine Telecommunications Tower.

Date and Time of Meeting: Tuesday, January 19, 2016 at 6:00pm – 7:30 pm
Place of Meeting: Newell Presbyterian Church
1500 Rocky River Rd. W, Charlotte, NC 28213

Petitioner: American Towers, LLC

Petition No.: 2016-023

- Charleston
- Charlotte
- Columbia
- Greensboro
- Greenville
- Hilton Head
- Myrtle Beach

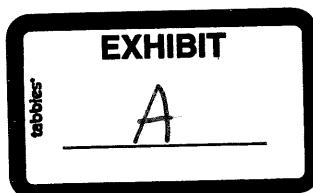
We are assisting American Towers, LLC (the “Petitioner”) in connection with a Rezoning Petition that has been filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 2.8 acre site (the “Site”) located at 8120 Newell Farm Road from the I-1 (CD) zoning district to MUDD-O zoning district. The purpose of the rezoning is to permit the development of a 195’ Monopine Telecommunications tower to support several wireless services in your area. This structure will provide collocation space to support several wireless service providers in order to improve wireless service in this area of Charlotte.

Raleigh

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the public hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commissions’ records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on

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Nexsen Pruet, PLLC
Attorneys and Counselors at Law



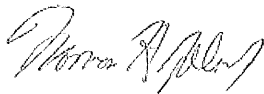
January 6, 2016

Page 2

Tuesday, January 19, 2016 at 6:00-7:30pm at the Newell Presbyterian Church located at 1500 Rocky River Rd. W, Charlotte, NC 28213. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call me at 919-755-1800.

Very truly yours,

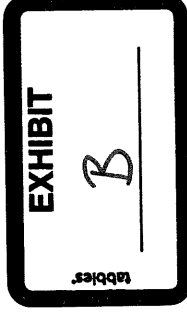
A handwritten signature in cursive script, appearing to read "Thomas H. Johnson, Jr.", written in dark ink.

Thomas H. Johnson, Jr.

cc: Mr. Gregory Phipps, Council Member, District 4

Date Mailed: 1/6/16

Pet_No	TaxPID	ownerlastn	ownerfirst	ownerfirs	ownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-023	10501502	ALSTON	ANGELEE L			8422 ROMANA RED LN		CHARLOTTE	NC	28213
2016-023	10501518	CANADY	SHAWN P			1500 CHILFORD CT		CHARLOTTE	NC	28213
2016-023	04919113	GROTE	DALE A			8007 OLD CONCORD RD		CHARLOTTE	NC	28213
2016-023	10501517	HARBIG	JOHN MATTHEW II			1504 CLIFFORD CT		CHARLOTTE	NC	28213
2016-023	10501501	HOPE	TONYA L	CARLOS A	HOPE	8426 ROMANA RED LN	SUITE 100	CHARLOTTE	NC	28213
2016-023	10501484	M/J HOMES OF CHARLOTTE LLC				9335 HARRIS CORNERS PARKWAY		CHARLOTTE	NC	28269
2016-023	10501569	M/J HOMES OF CHARLOTTE LLC				9335 HARRIS CORNERS PARKWAY	SUITE 100	CHARLOTTE	NC	28269
2016-023	10501570	M/J HOMES OF CHARLOTTE LLC				9335 HARRIS CORNERS PARKWAY	SUITE 100	CHARLOTTE	NC	28269
2016-023	10501235	MAUDE U LLC				1001 E. W T HARRIS BLVD	SUITE P271	CHARLOTTE	NC	28213
2016-023	10501201	MCLAUGHLIN LIVING TRUST THE		JAMES W	MCLAUGHLIN	PO BOX 17		NEWELL	NC	28126
2016-023	10501202	MCLAUGHLIN LIVING TRUST THE		JAMES W	MCLAUGHLIN	PO BOX 17		NEWELL	NC	28126
2016-023	04919115	NEWELL PRESBYTERIAN	CHURCH			PO BOX 68		NEWELL	NC	28126
2016-023	04919117	NEWELL PRESBYTERIAN	CHURCH TRUSTEES			PO BOX 68		NEWELL	NC	28126
2016-023	04919118	NEWELL PRESBYTERIAN	CHURCH TRUSTEES			PO BOX 68		NEWELL	NC	28126
2016-023	04919119	NEWELL PRESBYTERIAN	CHURCH TRUSTEES			PO BOX 68		NEWELL	NC	28126
2016-023	04919116	NEWELL PRESBYTERIAN CHURCH				1500 ROCKY RIVER RD WEST		CHARLOTTE	NC	28213
2016-023	10501210	NEWELL PRESBYTERIAN CHURCH				1500 ROCKY RIVER RD WEST		CHARLOTTE	NC	28213
2016-023	10501214	NEWTON	FRANK C JR	NANCY E	NEWTON	1806 ROCKY RIVER RD		CHARLOTTE	NC	28213
2016-023	10501203	PISTONE	TOM	CRYSTAL	PISTONE	12536 CALDWELL RD		CHARLOTTE	NC	28213
2016-023	10501503	RIAZ	SOFIA	MOHAMMED	RIAZUDDIN	8418 ROMANA RED LN		CHARLOTTE	NC	28213
2016-023	10501444	SREDNICK	MATTHEW ALEXANDER			8423 ROMANA RED LNY		CHARLOTTE	NC	28213
2016-023	10501223	UNIVERSITY CITY CHURCH				7829 OLD CONCORD RD		CHARLOTTE	NC	28213
2016-023	04921118	WATERS	K MARTIN III	ROBIN W	GRIFFITH	1230 SCOTLAND AVE		CHARLOTTE	NC	28207
2016-023	04919130	WILLIAMS	TIMOTHY S	SARAH GEIS	WILLIAMS	8001 OLD CONCORD RD		CHARLOTTE	NC	28213



Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	Mails MailZip
2016-023	Don	Boekelheide	Garden Renaissance In The South (GRITS)	7117 Leaves Lane	Charlotte	NC 28213
2016-023	Katherine	Olson	Forest Glenn Neighborhood	7515 Batavia Lane	Charlotte	NC 28213
2016-023	Dana	Bradley	Newell Place NA	7714 Pickering Drive	Charlotte	NC 28213
2016-023	Nancy	Newton	Newell Assoc.	1806 Rocky River Road	Charlotte	NC 28213
2016-023	Ken	Hagood	Olde Concord Assoc.	730 Foxborough Road	Charlotte	NC 28213
2016-023	Rodney	Moore	Seven Oaks Neighborhood	1914 Yaupon Road	Charlotte	NC 28215
2016-023	Najeedah	Stover	Meadowbrook Neighborhood Watch Assoc.	6208 Donna Drive	Charlotte	NC 28213
2016-023	John	Neilson	Autumnwood Comm. Assoc.	1016 Autumnwood Lane	Charlotte	NC 28213
2016-023	Joyce	Upchurch	Autumnwood Comm. Assoc.	6501 Stonehill Court	Charlotte	NC 28213
2016-023	Don	Boekelheide	Toby Creek Alliance	7117 Leaves Lane	Charlotte	NC 28213
2016-023	Ursula	Smith	Knollwood HOA	Post Office Box 386	Newell	NC 28213
2016-023	William	Jett	Autum Wood	7041 Summer Place	Charlotte	NC 28213

