

OFFICIAL COMMUNITY MEETING REPORT  
**Petitioner: American Tower Asset Sub LLC**  
Rezoning Petition No. 2025-120

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff pursuant to the provisions of the City of Charlotte Unified Development Ordinance.

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

A representative of the Petitioner mailed written notice of the date, time and virtual format for 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 November 21, 2025. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND FORMAT OF MEETING:**

The Virtual Community Meeting was held on Monday, December 1<sup>st</sup> at 6:30 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner’s team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner’s team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation.

**MEETING PARTICIPATION:**

The Virtual Community Meeting had fifty (50) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Taylor Lovely and Patrick Sweetman as well as by Petitioner’s agents, Collin Brown and Lisa Arnold with Alexander Ricks.

**SUMMARY OF PRESENTATION/DISCUSSION:**

Mr. Collin Brown welcomed the attendees and introduced the Petitioner’s team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown explained the notification process and encouraged attendees to provide their contact information to petitioner’s team for future meetings. Mr. Brown showed aerials of the approximately 58-acre site located along Hood Road, South of the Plaza Road Extension, north of Reedy Creek. He described the location of the property and provided streetview imagery of the site and existing telecommunications tower. Mr. Brown summarized the broader issues such as community concerns, environmental constraints, and market realities considered with a rezoning petition. He indicated that this site is located within City Council District 5.

Mr. Brown displayed the zoning map and explained that the site is currently zoned O-9(CD) and N1-A. He explained that the rezoning request is to allow a rezoning to CG(CD) which would commit the site to a site-specific zoning plan. The site is currently developed with a wireless telecommunications tower and office. The current tower is located within the O-9(CD) portion of

the property. If the remainder of the site was developed today under the N1-A, it could be developed by-right with residential homes. Mr. Brown displayed the Charlotte 2040 policy map and explained that the recommended place type is Neighborhood 1, which is inconsistent with the current O-9 zoning and land use.

Mr. Brown displayed the rezoning plan for the property and explained that the request would allow the existing use, telecommunications and data storage, to expand. He explained that the purpose of the rezoning is to allow the petitioner to allow data storage for wireless carriers and small-scale storage for small to medium sized businesses. While the site would contain a data center as defined by the UDO, the scale is much smaller than the large data center operations. Most of the site would remain undeveloped, and the petitioner could evaluate options with Mecklenburg County Parks and Recreation for preservation and a greenway. He explained that the site would be limited to 40,000 square feet of telecommunications and data storage.

Mr. Brown explained that the proposed rezoning would have minimal community impacts including no additional traffic or school impacts. The proposed development is heavily buffered from the existing residential neighborhoods. He indicated that if the N1-A portion of the site were to be developed today as residential, it would create more impact to the community than the proposed rezoning.

Mr. Brown stated that the rezoning timeline could result in a public hearing in January and City Council decision in February, at the earliest. Mr. Brown concluded the presentation by providing the petition number and encouraged any interested neighbors to reach out to the Petitioner's team via the provided contact information.

The virtual meeting was then opened for discussion:

A couple of attendees asked were concerned about the site's impact on housing resale value. Mr. Brown explained that the proposed facility would have minimal community impact. He reviewed the existing homes sales and that the existing tower did not change the housing value for nearby homes. The preservation of additional open space with the rezoning could benefit housing values.

A couple of attendees asked why there wasn't a more specific site plan provided in the latest rezoning plan submittal. Mr. Brown explained that the site is a work in progress with community feedback to drive additional preservation and zoning boundary lines. He added that there will be more detailed site plan submitted prior to the public hearing.

A couple of attendees expressed their concerns about a larger data center being developed on the property if the current rezoning plan is approved. Mr. Brown explained that the proposed rezoning plan limits the site to 40,000 square feet of office, telecommunications and data storage, and a wireless tower. To develop a larger tower in the future, a rezoning would be required to exceed the 40,000 square foot limitation. Mr. Brown added that the large AI data centers would require a much larger facility.

An attendee asked if there is a similar facility with a wireless tower and data center. Mr. Brown is unaware of a similar tower in the area but would research nearby American Tower facilities and provide a response a later meeting.

An attendee asked about security around the site and limiting access to the public. Mr. Brown explained that the existing tower and site were developed over 40 years ago so the site would be upgraded to prohibit access to the public.

An attendee asked about the layout of the proposed data storage buildings. Mr. Brown displayed the site plan and described the area to be developed. He added that most of the site would remain undeveloped.

An attendee asked about the health impacts from a telecommunications and data storage center. He explained that the proposal would be like a small data storage room or office. No additional wireless towers are proposed.

A couple of attendees asked if the site would generate additional demands on water and energy that would negatively impact the community. They were concerned about impacts on their utility bills. Mr. Brown explained that the rezoning request is not for a large-scale data center that consumes a high amount of water and power. The petitioner would commit to a closed loop system. He reiterated that the rezoning proposal is like an IT room found in an office building. He stated that he would have a subject matter expert attend the next community meeting.

An attendee asked about the construction timeline. Mr. Brown discussed the proposed timeline under the rezoning and anticipated that construction could be completed in mid-2028.

An attendee expressed concern about the displacement of wildlife. Mr. Brown explained that most of the site would be preserved and that a residential development under the current zoning would more significantly reduce the existing open space.

An attendee asked about the location of the construction entrance. Mr. Brown explained that access to the site is limited to the current driveway.

A couple of attendees were concerned about the entire site would be developed as CG under the current rezoning proposal. They preferred to leave the back portion of the property as N1-A and add a condition that restricts future development in the N1-A area. Mr. Brown agreed that the rezoning petition could be revised to include this request. Mr. Brown explained that the zoning would run with the land and future owners would also be restricted to the zoning plan.

An attendee asked about dedicating a greenway to Mecklenburg County Parks and Recreation. Mr. Brown explained that that petitioner started discussions with Mecklenburg County and would continue that conversation. The land south of the site is currently dedicated as a greenway. Mr. Brown explained that future stubs could connect through the site to the greenway.

An attendee asked about future meetings. Mr. Brown agreed that the petitioner would host future community meetings. He explained that he wanted to have the initial community meeting prior to the City's resubmittal deadline. He offered to meet with the Far East Neighborhood Coalition at a future date.

An attendee asked about the proposed maximum building height. Mr. Brown stated that the proposed data storage facility would not require additional height that would be allowed under the current zoning.

An attendee asked about the number of employees. Mr. Brown explained that there are limited employees onsite and it is mostly unmanned.

An attendee commented that the facility is close to existing tributaries and wetlands.

Mr. Brown offered to provide a copy of the presentation to attendees and directed neighbors to the City's website to view staff comments. He concluded his presentation by stating that there would be additional community meetings in the future.

The meeting concluded at approximately 7:45 p.m. without any further questions or discussion from the community.

Respectfully submitted this 16<sup>th</sup> day of March 2026.

cc: Sheighla Tippett, Charlotte-Mecklenburg Planning Department

# EXHIBIT A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2025-120	TAXPID	OWNERLASTN	COWNERFIRST	COWNERFIS	COWNERLAST	MAILADDRESS	MAILADDRESS	CITY	STATE	ZIPCODE	PHYSICAL ADDRESS	PHYSICAL ZIP CODE	
2025-120	10808107	WEISS	ANTHONY	WANDA Y	WEISS	7917 HOOD RD		CHARLOTTE	NC	28215	7917 HOOD RD UNINC NC	28215	
2025-120	10808123	WEISS	TERRY P	FRISCOLA G	STRAKER	4834 GARDENWILLOW DR		CHARLOTTE	NC	28215	HOOD RD UNINC NC	28215	
2025-120	10812601	SAPRE	MILIND			9058 STONEY WATERS CT		CHARLOTTE	NC	28215	9058 STONEY WATERS CT CHARLOTTE NC	28215	
2025-120	10812602	KAVAZA REALTY LLC				268 SQUIRE LN		LITITZ	PA	17543	9054 STONEY WATERS CT CHARLOTTE NC	28210	
2025-120	10812603	SURISH BABU				9050 STONEY WATERS CT		CHARLOTTE	NC	28215	9050 STONEY WATERS CT CHARLOTTE NC	28210	
2025-120	10812604	ZERIHUN	GEZAEHEUN GASHAYE			9044 STONEY WATERS CT		CHARLOTTE	NC	28215	9044 STONEY WATERS CT CHARLOTTE NC	28215	
2025-120	10812605	PATEL	KETANUMKAR	SONAL BAHEN	PATEL	2274 BLUEBELLY WY		TEGA CAJ	SC	29708	9040 STONEY WATERS CT CHARLOTTE NC	28210	
2025-120	10812606	DAZ	ASTIYANU			9036 STONEY WATERS CT		CHARLOTTE	NC	28215	9036 STONEY WATERS CT CHARLOTTE NC	28210	
2025-120	10812638	HORN	MYKILLA			4224 STONEYGREEN LN		CHARLOTTE	NC	28215	4224 STONEYGREEN LN CHARLOTTE NC	28210	
2025-120	10812639	TUMATI	SURISHMTHA	TUMATI		1144 GRAND DAK DR		WAHAWH	NC	28173	4220 STONEYGREEN LN CHARLOTTE NC	28215	
2025-120	10812640	HORRITT	ANTHONY TYHONE			4216 STONEYGREEN LN		CHARLOTTE	NC	28215	4216 STONEYGREEN LN CHARLOTTE NC	28215	
2025-120	10812657	WELLS	BRIAN	JESSAMIE	WELLS	4209 STONEYGREEN LN		CHARLOTTE	NC	28215	4209 STONEYGREEN LN CHARLOTTE NC	28215	
2025-120	10812658	GANGANAGARI	VINITHA	DHANA		4662 COURTNEY CREEK DR		KANNAPOLIS	NC	28081	4213 STONEYGREEN LN CHARLOTTE NC	28215	
2025-120	10812659	ROSE				4217 STONEYGREEN LN		CHARLOTTE	NC	28215	4217 STONEYGREEN LN CHARLOTTE NC	28215	
2025-120	10812660	DAVIS	DEBORAH	ERIC	JACKSON	4221 STONEYGREEN LN		CHARLOTTE	NC	28215	4221 STONEYGREEN LN CHARLOTTE NC	28215	
2025-120	10812661	DEMELLO	HILDA M	DEMELLO		4225 STONEYGREEN LN		CHARLOTTE	NC	28215	4225 STONEYGREEN LN CHARLOTTE NC	28215	
2025-120	10812668	STONEGREEN OWNERS ASSOCIATION INC				C/O AMERICAN PROPERTY ASSOCIATION MANAGE	1231 THE PLAZA	CHARLOTTE	NC	28218	STONEY WATERS CT CHARLOTTE NC	28215	
2025-120	11011111	AMERICAN TOWER ASSTS SUBR LLC				PO BOX 72397		ATLANTA	GA	31139	8036 HOOD RD CHARLOTTE NC	28211	
2025-120	11011188	MCKLENNBURG COUNTY				700 EAST 4TH ST 4TH FLOOR		CHARLOTTE	NC	28202	GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011366	FIRST MARK PROPERTIES LLC				605 GOLD CREEK BAY		CHARLOTTE	NC	28203	11001 SANDROCK ST CHARLOTTE NC	28215	
2025-120	11011534	IHG PROPERTY NORTH CAROLINA LP				PO BOX 4900		ATTN RYAN LLC	SCOTTSDALE	AZ	85261	8116 SICKKROCK CR CHARLOTTE NC	28215
2025-120	11011535	BAKER	SCOTT	ELLEN	BAKER	8110 SICKKROCK CR		CHARLOTTE	NC	28215	8110 SICKKROCK CR CHARLOTTE NC	28215	
2025-120	11011536	ELKINS	DERBRICK			8106 SICKKROCK CR		CHARLOTTE	NC	28215	8106 SICKKROCK CR CHARLOTTE NC	28215	
2025-120	11011537	GRANT	HOPE D			8102 SICKKROCK CR		CHARLOTTE	NC	28215	8102 SICKKROCK CR CHARLOTTE NC	28215	
2025-120	11011538	CARLINGTON	KIMBERLEY			8105 SICKKROCK CR		CHARLOTTE	NC	28215	8105 SICKKROCK CR CHARLOTTE NC	28215	
2025-120	11011539	ANTONE	ANTONE			8109 SICKKROCK CR		CHARLOTTE	NC	28215	8109 SICKKROCK CR CHARLOTTE NC	28215	
2025-120	11011540	LINEN	KATRINA	GERALD N	LINEN	8115 SICKKROCK RD		CHARLOTTE	NC	28215	8115 SICKKROCK CR CHARLOTTE NC	28215	
2025-120	11011541	MONTYSKO	HEATHER B			10549 GOLD PAN RD		CHARLOTTE	NC	28215	10549 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011542	DAZ	JUAN SEBASTIAN	AMANDA	JOHNSON	10513 6TH AVE		CHARLOTTE	NC	28215	10513 6TH AVE CHARLOTTE NC	28215	
2025-120	11011543	OCAMPDO	OLGA AVILES	FATIMA	LAINEZ	10609 GOLD PAN RD		CHARLOTTE	NC	28215	10609 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011544	PROGRESS CHARLOTTE LLC				PO BOX 4090		SCOTTSDALE	AZ	85261	10613 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011545	KILLIAN	HEATHER B			10617 GOLD PAN RD		SCOTTSDALE	AZ	85261	10613 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011546	TRICON SFR 2024 3R BORROWER LP				PO BOX 4900		SCOTTSDALE	AZ	85261	10623 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011547	IHG PROPERTY NORTH CAROLINA LP				PO BOX 4900		ATTN RYAN LLC	SCOTTSDALE	AZ	85261	10629 GOLD PAN RD CHARLOTTE NC	28215
2025-120	11011548	TEARCK	JENNIFER C			10615 GOLD PAN RD		CHARLOTTE	NC	28215	10615 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011549	CHN	BARBARA K	CHN		10641 GOLD PAN RD		CHARLOTTE	NC	28215	10641 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011550	2024 1 H BORROWER LP				PO BOX 4900		ATTN RYAN LLC	SCOTTSDALE	AZ	85261	10647 GOLD PAN RD CHARLOTTE NC	28215
2025-120	11011551	ROMERO	JUAN	CARMEN	ROMERO	644 WEST 204 ST		ATF BASEMENT NEW YORK	NY	10064	10643 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011552	TYSON	WAYNE	LYNN	STEVENS	10703 GOLD PAN RD		CHARLOTTE	NC	28215	10703 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011553	WEY	LEONARD	ADEOLA JAYEOLA		10707 GOLD PAN RD		CHARLOTTE	NC	28215	10707 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011554	IHG PROPERTY NORTH CAROLINA LP				PO BOX 4900		ATTN RYAN LLC	SCOTTSDALE	AZ	85261	10711 GOLD PAN RD CHARLOTTE NC	28215
2025-120	11011555	PROGRESS RESIDENTIAL BORROWER 6 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261	10715 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011556	YOSHISARI	LYNDON	NUNELOU	YOSHISARI	PO BOX 4090		SCOTTSDALE	AZ	85261	10719 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011557	HOME SFR BORROWER 7 F LLC				PO BOX 4090		SCOTTSDALE	AZ	85261	10723 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011590	HICKS	SHARON			8306 FOUR SISTERS LN		CHARLOTTE	NC	28215	8306 FOUR SISTERS LN CHARLOTTE NC	28215	
2025-120	11011591	TRICON SFR 2024 3 BORROWER LLC				PO BOX 4900		SCOTTSDALE	AZ	85261	8309 FOUR SISTERS LN CHARLOTTE NC	28215	
2025-120	11011592	HOWE	PAULA	NADEEM	AMMED	8332 FOUR SISTERS LANE		CHARLOTTE	NC	28215	8332 FOUR SISTERS LN CHARLOTTE NC	28215	
2025-120	11011593	AHMED	NAFESA	AMMED		8228 FOUR SISTERS LN		CHARLOTTE	NC	28215	8228 FOUR SISTERS LN CHARLOTTE NC	28215	
2025-120	11011594	ALICE MICHELLE	EDWARD JR	ETHELYN B	JONES	8224 FOUR SISTERS LANE		CHARLOTTE	NC	28215	8224 FOUR SISTERS LN CHARLOTTE NC	28215	
2025-120	11011595	JONES	EDWARD JR	ETHELYN B	JONES	8220 FOUR SISTERS LANE		CHARLOTTE	NC	28215	8220 FOUR SISTERS LN CHARLOTTE NC	28215	
2025-120	11011596	AMH INC PROPERTIES LP				3600 AQUINA RD STE 200		AQUINA HILLS CA	CA	91301	8216 FOUR SISTERS LN CHARLOTTE NC	28215	
2025-120	11011614	ALICE MICHELLE	VALENTINA DAZ	ARMANDO JR	ORTIZ	8203 FOX SWAMP RD		CHARLOTTE	NC	28215	8203 FOX SWAMP RD CHARLOTTE NC	28215	
2025-120	11011615	FHM SFR PROPOD A LP				600 GALLERIA PARKWAY		ATLANTA	GA	30339	8207 FOX SWAMP RD CHARLOTTE NC	28215	
2025-120	11011616	CONRAD	LAWRENCE C	BARBARA J	CONRAD	8211 FOX SWAMP RD		CHARLOTTE	NC	28215	8211 FOX SWAMP RD CHARLOTTE NC	28215	
2025-120	11011618	PROGRESS RESIDENTIAL BORROWER 15 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261	10709 WADING LN CHARLOTTE NC	28215	
2025-120	11011629	STREMFEL	MICHAEL			529 FOOTHILL BLVD Unit 6		LA CANADA FLUNCA	CA	91011	10709 WADING LN CHARLOTTE NC	28215	
2025-120	11011632	MARGESON	MARTY	BRANDY G	MARGESON	11018 SANDROCK ST		CHARLOTTE	NC	28215	11018 SANDROCK ST CHARLOTTE NC	28215	
2025-120	11011633	CHANDLER	LEONARDO	SOLDA	CHANDLER	10710 GOLD PAN RD		CHARLOTTE	NC	28215	10710 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011634	BURNETT	ROBERT B	TAMMY	ROBERT B	3979 MARYDEL LN		MAIDEN	NC	28650	10706 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011635	GORDON	JASMINE DIONE	PALL	FRANCES	10656 GOLD PAN RD		CHARLOTTE	NC	28215	10656 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011636	SHAWHARD	PAUL	FRANCES	MAYNARD	10650 GOLD PAN RD		CHARLOTTE	NC	28215	10650 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011637	CEBEBEHWET	LETTY	TSINGHERAADA	GEBRY	10644 GOLD PAN RD		CHARLOTTE	NC	28215	10644 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011638	BENNETT	CRAG RICHARD	LINDA	BENNETT	10638 GOLD PAN RD		CHARLOTTE	NC	28215	10638 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011639	WILLIAMS	LUCAS MARWEY	MARCELA A	CALCAGNO	10626 GOLD PAN RD		CHARLOTTE	NC	28215	10626 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011640	WILLIAMS	JEANETTE L			10626 GOLD PEN RD		CHARLOTTE	NC	28215	10626 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011641	TAYLOR-SCOTT	DANIELLE	DARRYL	SCOTT	10620 GOLD PAN RD		CHARLOTTE	NC	28215	10620 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011642	PROGRESS RESIDENTIAL BORROWER 2 LLC	LENOY JR	MELISSA E LARK	FORNEY	10614 GOLD PAN RD		CHARLOTTE	NC	28215	10614 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011643	PROGRESS RESIDENTIAL BORROWER 2 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261	10608 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011644	2024 1 H BORROWER LP				PO BOX 4900		ATTN RYAN LLC	SCOTTSDALE	AZ	85261	10552 GOLD PAN RD CHARLOTTE NC	28215
2025-120	11011645	AMH INC PROPERTIES LP				PO BOX 4900		ATTN RYAN LLC	SCOTTSDALE	AZ	85261	10540 GOLD PAN RD CHARLOTTE NC	28215
2025-120	11011646	AMH INC PROPERTIES LP				3600 AQUINA RD STE 200		AQUINA HILLS CA	CA	91301	10540 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011647	MOORE	FAYVA	DANIELA	LATOSHA	10536 GOLD PAN RD		CHARLOTTE	NC	28215	10536 GOLD PAN RD CHARLOTTE NC	28215	
2025-120	11011648	RODRIGUEZ	JULIA	JEROME	LUCAS	8211 FOUR SISTERS LN		CHARLOTTE	NC	28215	8211 FOUR SISTERS LN CHARLOTTE NC	28215	
2025-120	11011649	H C GRIMMER DEVELOPMENT CO LLC				PO BOX 1278		MATTHEWS	NC	28106-0888	8204 FOUR SISTERS LN CHARLOTTE NC	28215	
2025-120	11011641	TRICON SFR 2024 4 BORROWER LLC				PO BOX 4900		SCOTTSDALE	AZ	85261	8203 FOUR SISTERS LN CHARLOTTE NC	28215	
2025-120	11011642	GRADY	CARRIE	PAUL SR	GRADY	8211 FOUR SISTERS LANE		CHARLOTTE	NC	28215	8211 FOUR SISTERS LN CHARLOTTE NC	28215	
2025-120	11011643	ESPINOZA	GABRIEL	ANA	ESPINOZA	8219 FOUR SISTERS LN		CHARLOTTE	NC	28215	8219 FOUR SISTERS LN CHARLOTTE NC	28215	
2025-120	11011644	CARNEY	CARRIE	PAUL J	GRADY	8217 FOUR SISTERS LN		CHARLOTTE	NC	28215	8217 FOUR SISTERS LN CHARLOTTE NC	28215	
2025-120	11011645	HARRIS	PAUL WESLEY			8233 FOUR SISTERS LN		CHARLOTTE	NC	28215	8233 FOUR SISTERS LN CHARLOTTE NC	28215	
2025-120	11011646	FHM SFR M LP				600 GALLERIA PARKWAY		ATLANTA	GA	30339	6016 CATTAL CT CHARLOTTE NC	28215	
2025-120	11011647	AMH INC PROPERTIES LP				8010 CATTAL CT		CHARLOTTE	NC	28215	8010 CATTAL CT CHARLOTTE NC	28215	
2025-120	11011648	ARMSTRONG	BILLY	TRUCIELLA	LAMBERT	6004 CATTAL CT		CHARLOTTE	NC	28215	6004 CATTAL CT CHARLOTTE NC	28215	
2025-120	11011649	TAM HSB BORROWER LLC				PO BOX 4900		SCOTTSDALE	AZ	85261	6000 CATTAL CT CHARLOTTE NC	28215	
2025-120	11011651	KING	SHAWANA			6003 CATTAL CT		CHARLOTTE	NC	28215	6003 CATTAL CT CHARLOTTE NC	28215	
2025-120	11011652	KING	LARRY	TRINICIA	KING	6009 CATTAL CT							

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2025-120	full_name_neighborhood	first_name	last_name	physical_address	street address	apartment_unit_or_suite	city	state	zip code
2025-120	Becton Park at Lynton Place Hom	Daphne	Pinchback	8127 WINTERWOOD PLACE, CHARLOTTE, NC, 28215			CHARLOTTE NC		28215
2025-120	Brawley Farms Homeowners Associ	Felicia	Tucker	8005 DONET TERRACE DR, CHARLOTTE, NC, 28215			CHARLOTTE NC		28215
2025-120	Brawley Farms/Lanier Village	Angela	Tennison	10505 BRADSTREET COMMONS WAY, CHARLOTTE, NC, 28215			CHARLOTTE NC		28215
2025-120	Cambridge Commons	Ann-Marie	Holden	8639 WARWICK CREST LANE, CHARLOTTE, NC, 28215			CHARLOTTE NC		28215
2025-120	Cambridge Commons	Demetra	Harris	10136 BRAWLEY LANE, CHARLOTTE, NC, 28215			CHARLOTTE NC		28215
2025-120	Cambridge Homeowners Associatio	Brent	Gilpin	8400 HORNWOOD CT, CHARLOTTE, NC, 28215			CHARLOTTE NC		28215
2025-120	Cambridge Neighborhood Watch	Sharon	Johnson	8632 FLOWERS CT, CHARLOTTE, NC, 28215			CHARLOTTE NC		28215
2025-120	Catawba River Plantation Homeow	Connie	Seawell	10018 DRAWBRIDGE DR, CHARLOTTE, NC, 28215			CHARLOTTE NC		28215
2025-120	Civic Leadership Academy	Betty	Wicker	10844 GOLD PAN RD, CHARLOTTE, NC, 28215			CHARLOTTE NC		28215
2025-120	Far East Neighborhoods Coalitio	Vernetta	Mitchell	10936 GOLD PAN RD, CHARLOTTE, NC, 28215			CHARLOTTE NC		28215
2025-120	Farmwood North Homeowners Assoc	Ellison	Clinton	8917 CROSSTIMBER DR, CHARLOTTE, NC, 28215			CHARLOTTE NC		28215
2025-120	Farmwood North Homeowners Assoc	Leonard	Jones	8935 CROSSTIMBERS DR, CHARLOTTE, NC, 28215			CHARLOTTE NC		28215
2025-120	Inlivian	Lasheda	Grady	8211 FOUR SISTERS LANE, CHARLOTTE, NC, 28215			CHARLOTTE NC		28215
2025-120	Kingstree Neighborhood Associat	Jasmine	Thompson	9104 ATLAS CEDAR DRIVE, CHARLOTTE, NC, 28215			CHARLOTTE NC		28215
2025-120	Mcclintock Woods Garden Club	Anna	Gosnell	9708 WINDRIFF RD, CHARLOTTE, NC, 28215			CHARLOTTE NC		28215
2025-120	Pinecrest Community Club	John	Patillo	8815 PLAZA PARK DR, CHARLOTTE, NC, 28215			CHARLOTTE NC		28215
2025-120	Reedy Creek Plantation	Lasheda	Nelson-Grady	8211 FOUR SISTERS LANE, CHARLOTTE, NC, 28215			CHARLOTTE NC		28215
2025-120	Reedy Creek Plantation	Sherri	Akins	10229 LITTLE WHITEOAK RD, CHARLOTTE, NC, 28215			CHARLOTTE NC		28215
2025-120	Reedy Creek Plantation	TARSHIA	FANIEL	11423 GOLD PAN RD, CHARLOTTE, NC, 28215			CHARLOTTE NC		28215
2025-120	Reedy Creek Plantation Homeowne	Adrienne	Trent	3010 FAWN CROSSING CT, CHARLOTTE, NC, 28215			CHARLOTTE NC		28215

# EXHIBIT B

November 21, 2025

Alexander Ricks PLLC  
1420 E. 7<sup>th</sup> St., Suite 100  
Charlotte, North Carolina 28204

**VIA US MAIL**

**NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING**

**Date:** Monday, December 1<sup>st</sup> at 6:30 p.m.  
**Location:** Virtual Meeting, RSVP for link (details provided below)  
**Petitioner:** American Tower Asset Sub LLC  
**Petition No.:** 2025-120

Dear Charlotte Neighbor:

Our firm represents American Tower Asset Sub LLC (the “Petitioner”) in its proposal to rezone an approximately 58-acre site located on the east side of Hood Road, north of Kentshire Lane. The Petitioner is requesting a rezoning from the O-9(CD) and N1-A zoning districts to the CG(CD) zoning district to accommodate future development plans. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Unified Development Ordinance, the Petitioner will hold an Official 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 Commission’s 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 Property.

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Monday, December 1st at 6:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to [Lisa@alexanderricks.com](mailto:Lisa@alexanderricks.com) and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the petitioner (“American Tower”) or the property location (“Hood Road”) in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact [Lisa@alexanderricks.com](mailto:Lisa@alexanderricks.com) or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



Collin W. Brown

**2025-120: American Tower Asset Sub LLC**

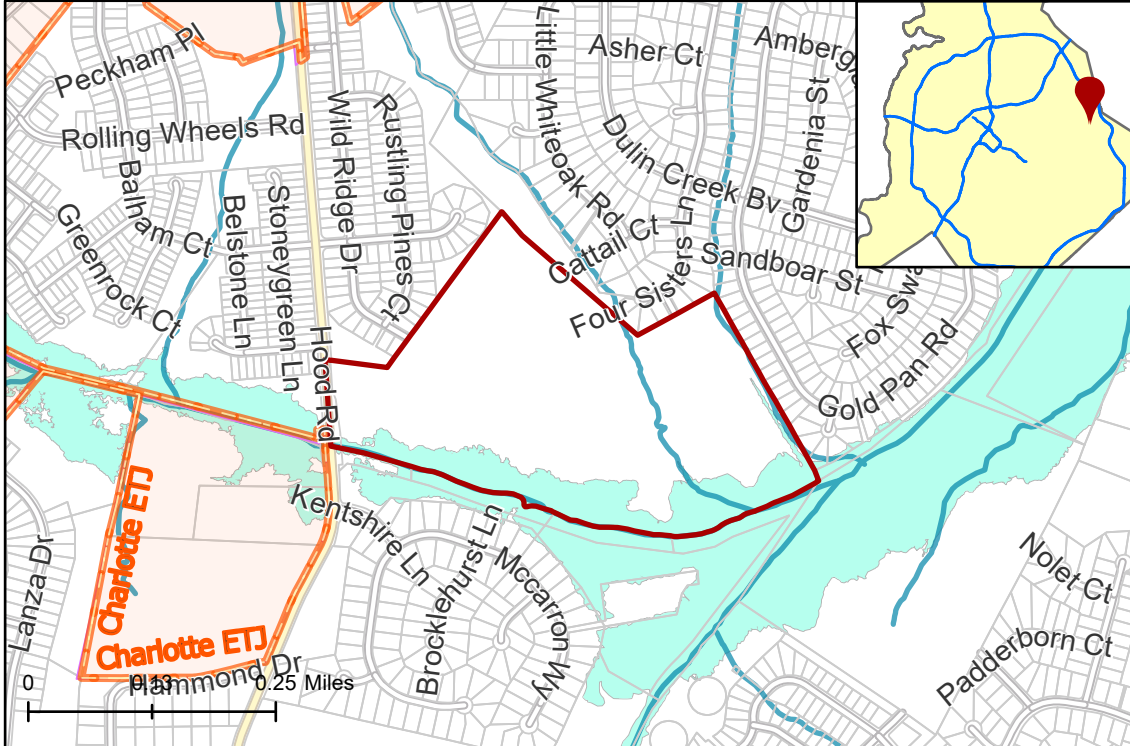
Parcel(s) 11101111

**Current Zoning** O-9 (CD) (Office, Conditional), N1-A (Neighborhood 1-A)

**Requested Zoning** CG(CD) (General Commercial, Conditional)

Approximately 58 acres

**Location of Requested Rezoning**

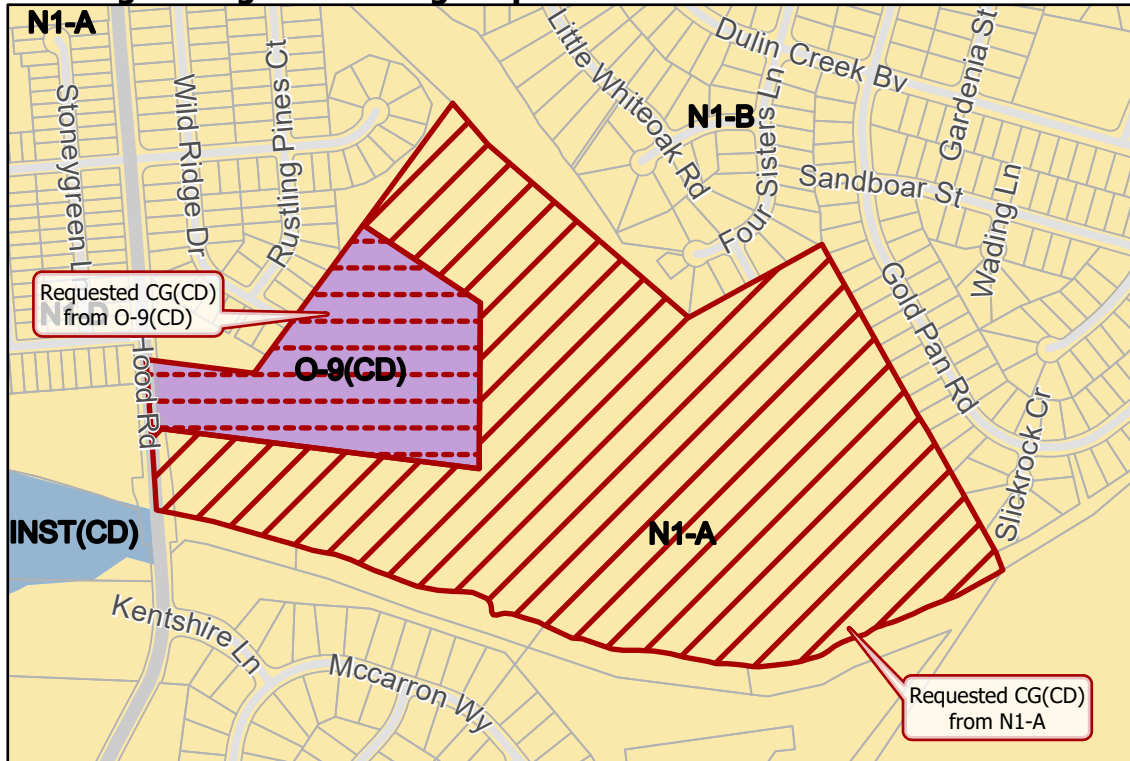


**Rezoning Map**



- 2025-120
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District**
- 5-Marjorie Molina

**Existing Zoning & Rezoning Request**



































- Requested CG(CD) from N1-A
- Requested CG(CD) from O-9(CD)
- Zoning Classification**
- Neighborhood 1
- Institutional
- Office




Map Created 11/4/2025


# EXHIBIT C


-  Gregory West
-  Henrietta Greene
-  Holly Blackman
-  Iris Cotton
-  Jacinta U
-  Jasmine Gordon
-  Kim Johnson
-  Laticia Smith-Peele
-  Lea Bey
-  Leon Jiles
-  Maureen Mahood
-  Mimi Davis
-  Myra Hall
-  Patricia Campbell
-  Patrick Sweetman
-  Razia Gonzalez
-  Rita Owens
-  Robert Walton
-  Robert Wilk
-  Rufus Trent
-  Shakiah Jones
-  Sheika Wimbley Johnson
-  Sheryl B
-  Sonia Smith
-  Summer Teague
-  Tamika McDonald
-  Taylor Lovely
-  TRINICIA King
-  Ulysses Agard
-  Unlicensed room
-  Vernetta Mitchell-FENCO (she/her)
-  Viva Loyd


**Joined (54)** ▾

 Lisa Arnold (Host, me)


 Collin Brown

 Collin Brown

 Adrienne Trent

 Allen Baker

 Angela Tennison


 Betsey Walker


 Betty Wicker


 Cedron Williams


 Charles Smith


 Danielle Mitchell


 Dawn Richard


 Debora Sandi

 Debora Sandi


 Debora Sandi

 Debora Sandi

 Edwarde Moise

 Elizabeth Carreras

 F Mitchell

 Felicia Daniel

 Fontella Gaffney

# EXHIBIT D



# REZONING #2025-120

## @ HOOD ROAD

## AMERICAN TOWER

Official Community Meeting

December 1, 2025

Alexander  
Ricks  
PLLC

# MEETING AGENDA

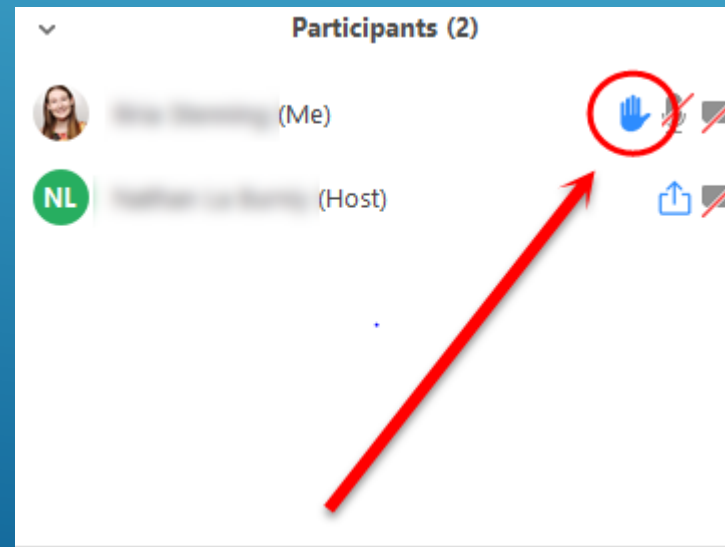
- **Introductions**
  - **Property Location**
  - **Development Considerations**
  - **Current Zoning**
  - **2040 Plan Recommendation**
  - **Proposed Rezoning Plan**
  - **Potential Rezoning Timeline**
  - **Questions/Discussion**
- 

# AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



# TEAM INTRODUCTIONS



**Property Owner/ Petitioner:**

**American Tower Asset Sub LLC**

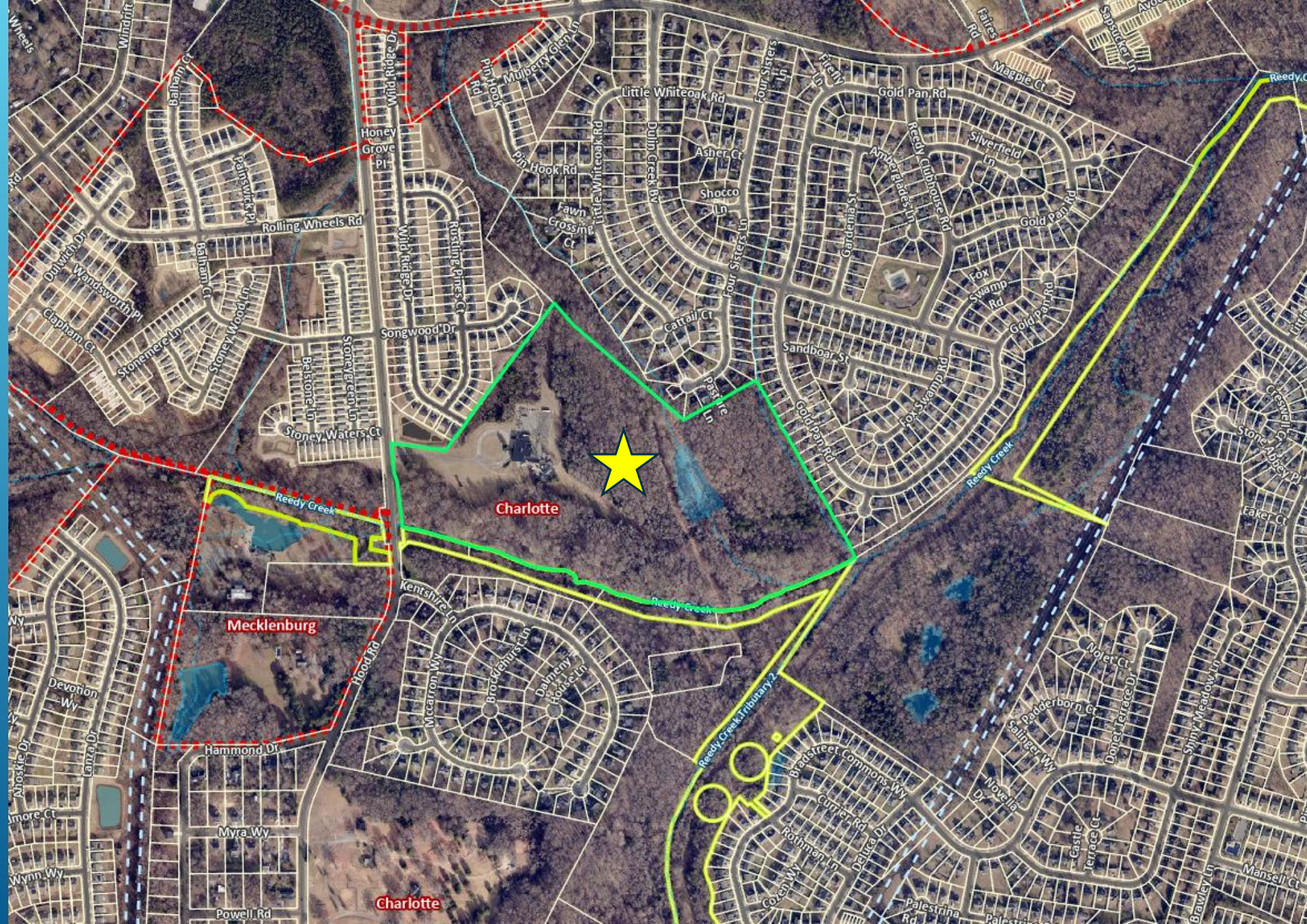
Taylor Lovely, Patrick Sweetman, and Greg Mercer



Collin Brown & Lisa Arnold

# PROPERTY LOCATION



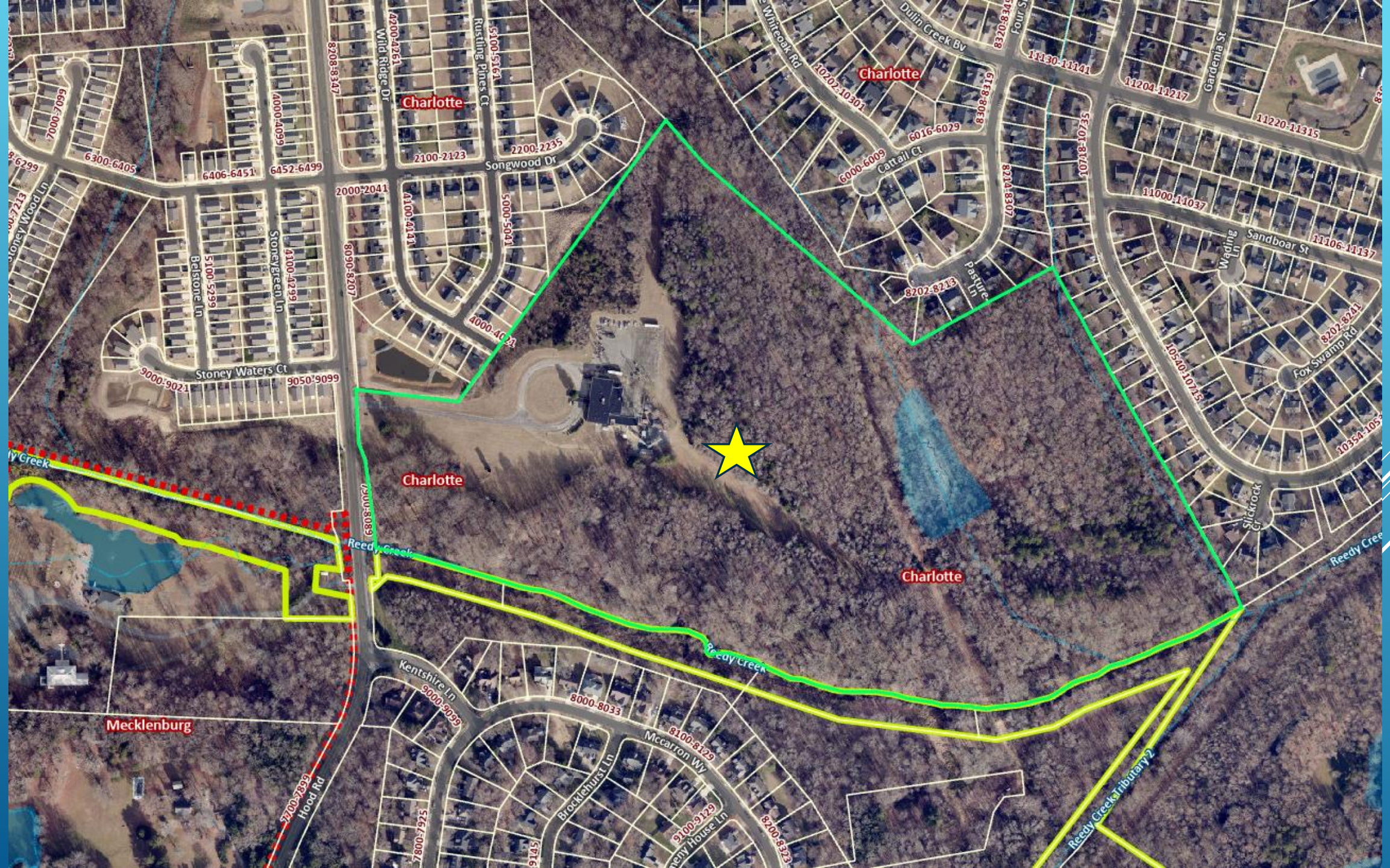


Charlotte

Mecklenburg

Charlotte

Reedy Creek Tributary 2



Charlotte

Charlotte

Charlotte

Charlotte

Mecklenburg

Reedy Creek



Reedy Creek Tributary 2

Hood Rd

Kentshire Ln

Blockhurst Ln

Mccarron Wy

New House Ln

Stoney Waters Ct

Stoneygreen Ln

Belstone Ln

Stoney Wood Ln

Songwood Dr

Rustling Pines Ct

Wild Ridge Dr

Parture Ln

Cattail Ct

Dulin Creek By

Wading Ln

Sandboar St

Gardenia St

Fox Swamp Rd

Slickrock Ct

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## 2025-120: American Tower Asset Sub LLC

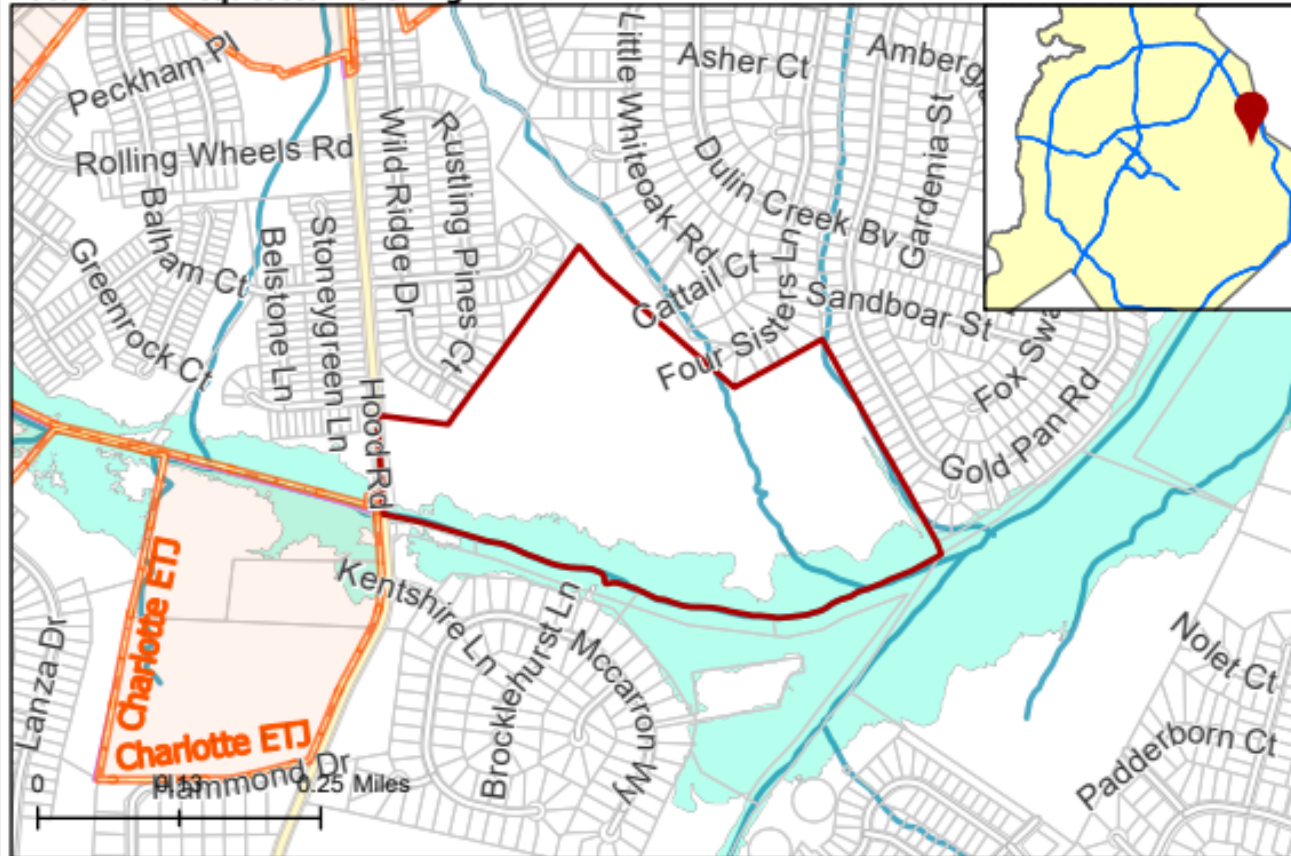
Parcel(s) 11101111

**Current Zoning** O-9 (CD) (Office, Conditional), N1-A (Neighborhood 1-A)

**Requested Zoning** CG(CD) (General Commercial, Conditional)

Approximately 58 acres

### Location of Requested Rezoning



## Rezoning Map



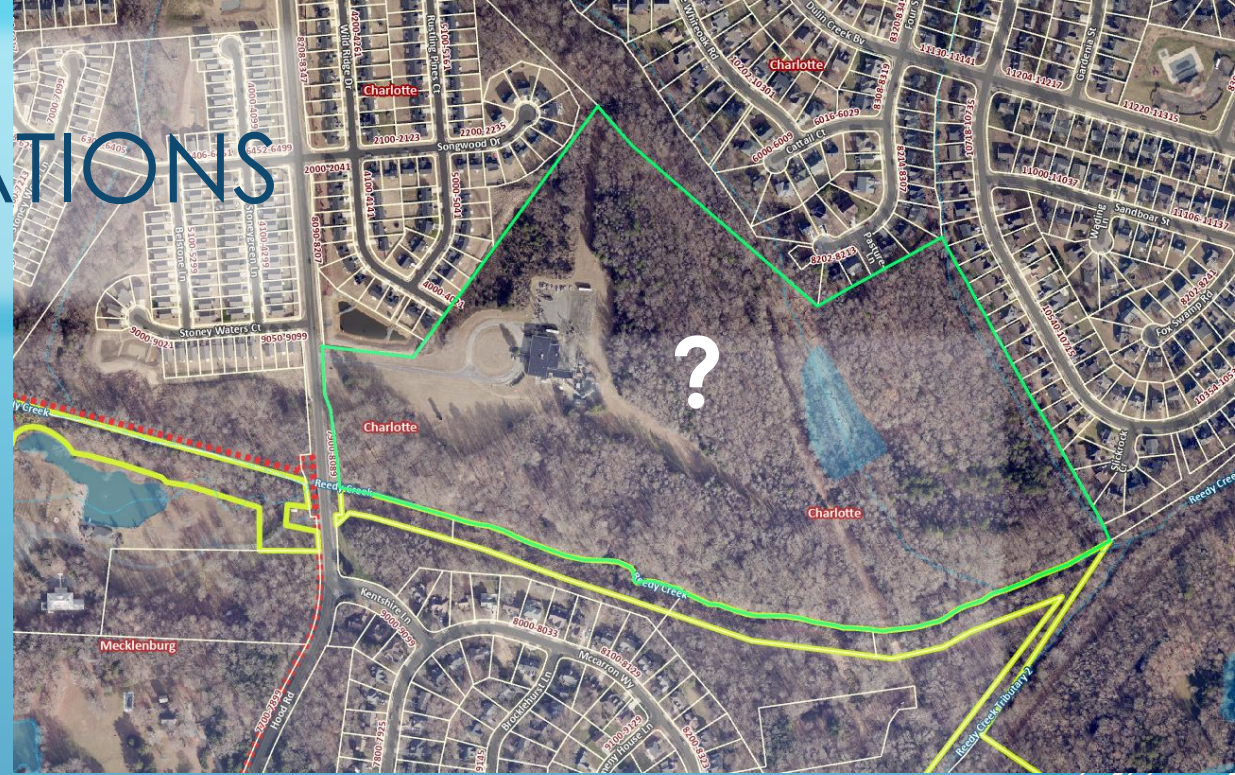
- 2025-120
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 5-Marjorie Molina

# DEVELOPMENT CONSIDERATIONS



# DEVELOPMENT CONSIDERATIONS

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted 2040 Plan and other Policy Recommendations
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities



# EXISTING ZONING



# 2040 PLAN RECOMMENDATION



# CHARLOTTE FUTURE

## 2040 COMPREHENSIVE PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft  
Published October 31, 2020



INTEGRATED



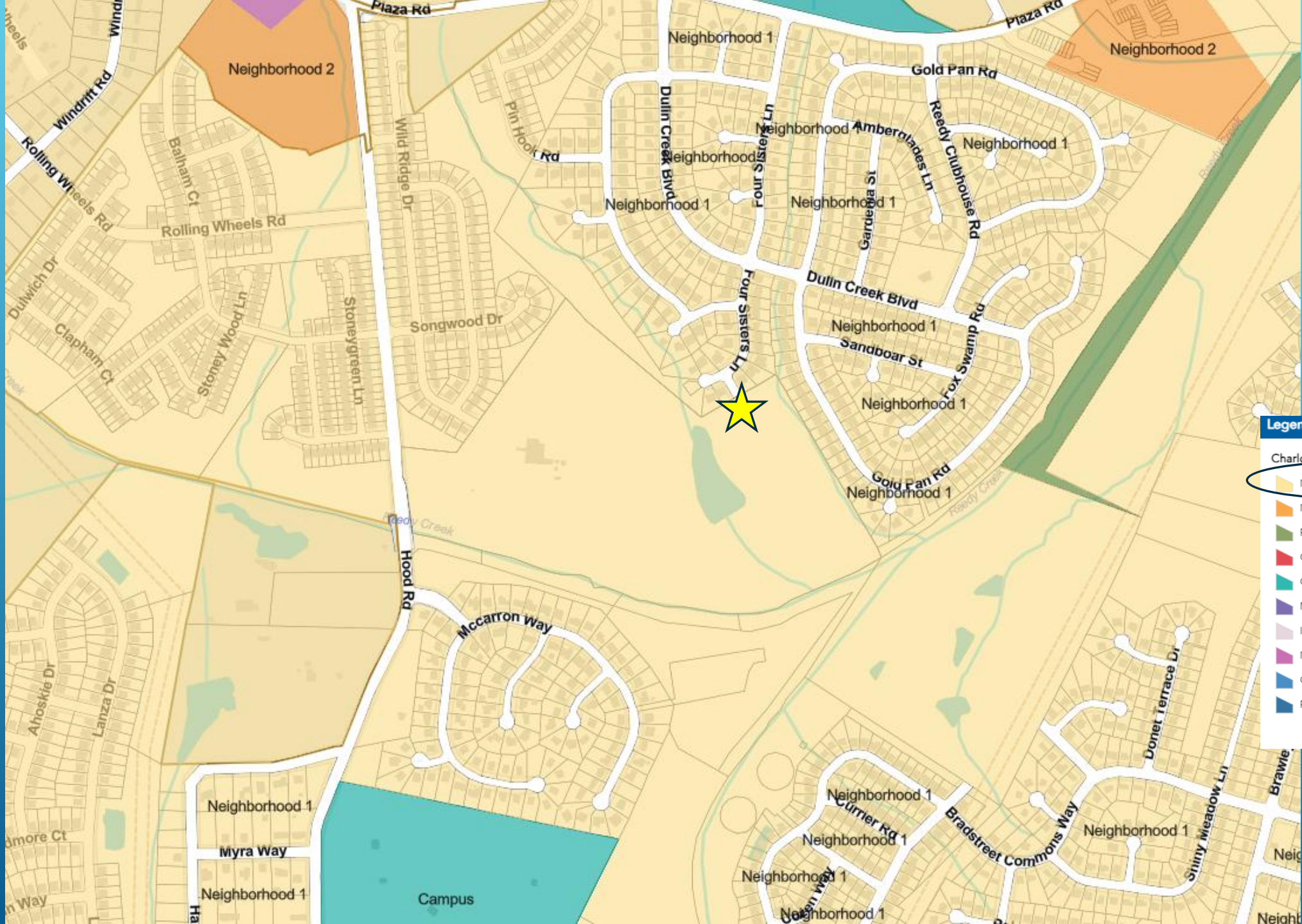
EQUITABLE

AUTHENTIC



RESILIENT





**Legend**

Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center



### NEIGHBORHOOD 1

Lower density housing areas primarily comprised of single-family or small multi-family homes or ADUs.



### NEIGHBORHOOD 2

Higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.



### NEIGHBORHOOD CENTER

Small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.



### PARKS & PRESERVES

Serve to protect public parks and open space while providing rest, recreation, and gathering places.



### COMMUNITY ACTIVITY CENTER

Mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.



### COMMERCIAL

Primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.



### CAMPUS

A cohesive group of buildings and public spaces that serve one institution such as a university, hospital, or office park.



### INNOVATION MIXED-USE

Vibrant areas of mixed-use and employment, typically in older urban areas with uses such as light manufacturing, office, studios, research, retail, and dining.



### MANUFACTURING & LOGISTICS

Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.



### REGIONAL ACTIVITY CENTER

Large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.

PROPOSED USE IS NOT A  
HYPERSCALE DATA CENTER



# *Senators Investigate Role of A.I. Data Centers in Rising Electricity Costs*

Three Democrats are seeking information from tech firms about the growing energy use of data centers and the utility bills of individuals and other businesses.

▶ Listen to this article · 5:21 min [Learn more](#)

📄 Share full article



💬 45





**Telecommunications and Data Storage Facility.** A facility, accessed only by employees, that houses computer systems and associated components, related to the transmittal and receiving of information, including but not limited to, telecommunications systems, telecommunication and telephone switching systems, cloud storage systems, and server farms.



**AMERICAN TOWER®**

# Proposal to Expand Digital Connectivity

Supporting Community and Economic Opportunity With Digital Communications Infrastructure





**Locating Facilities adjacent to existing wireless communications towers allows interfacing between wireless customers' existing equipment on a tower with potential co-location space within the Facility.**

# General Background

- **What are hyperscaler data centers?**

Hyperscalers are large technology companies that build and operate highly scalable data center campuses to handle massive computing needs.

- **What are we proposing?**

Our facility is a much smaller, decentralized facility located closer to where people use the internet. For example, an American Tower Facility will sit near our existing tower site and helps deliver digital services faster, more reliably, and more efficiently to local businesses and communities.

- **How is this facility different from hyperscale data centers?**

Unlike hyperscaler data centers, which serve global cloud services, our facilities are designed to support local computing needs. Local businesses can install their own servers or access computing power nearby. This reduces delays, improves performance, and makes digital services more efficient for everyone.

- **How do size and power requirements for hyperscalers typically differ from our facilities?**

Our facilities are typically just 2% the size of hyperscalers and consume only 2% of their power.

## Site Proposal Information

- **Will this affect local utilities?**

No, the facility will not affect the ability of the utility provider to serve their existing customers.

- **Will the facility be noisy?**

No, we use sound attenuation to ensure that decibel levels at property lines comply with all applicable local ordinances. The facility's Heating, Ventilation, and Air Conditioning (HVAC) noise levels are comparable to standard office systems.

- **Will this increase traffic?**

No, the facility, and our tower site, only require limited on-site staff and occasional maintenance visits.

- **Is it safe?**

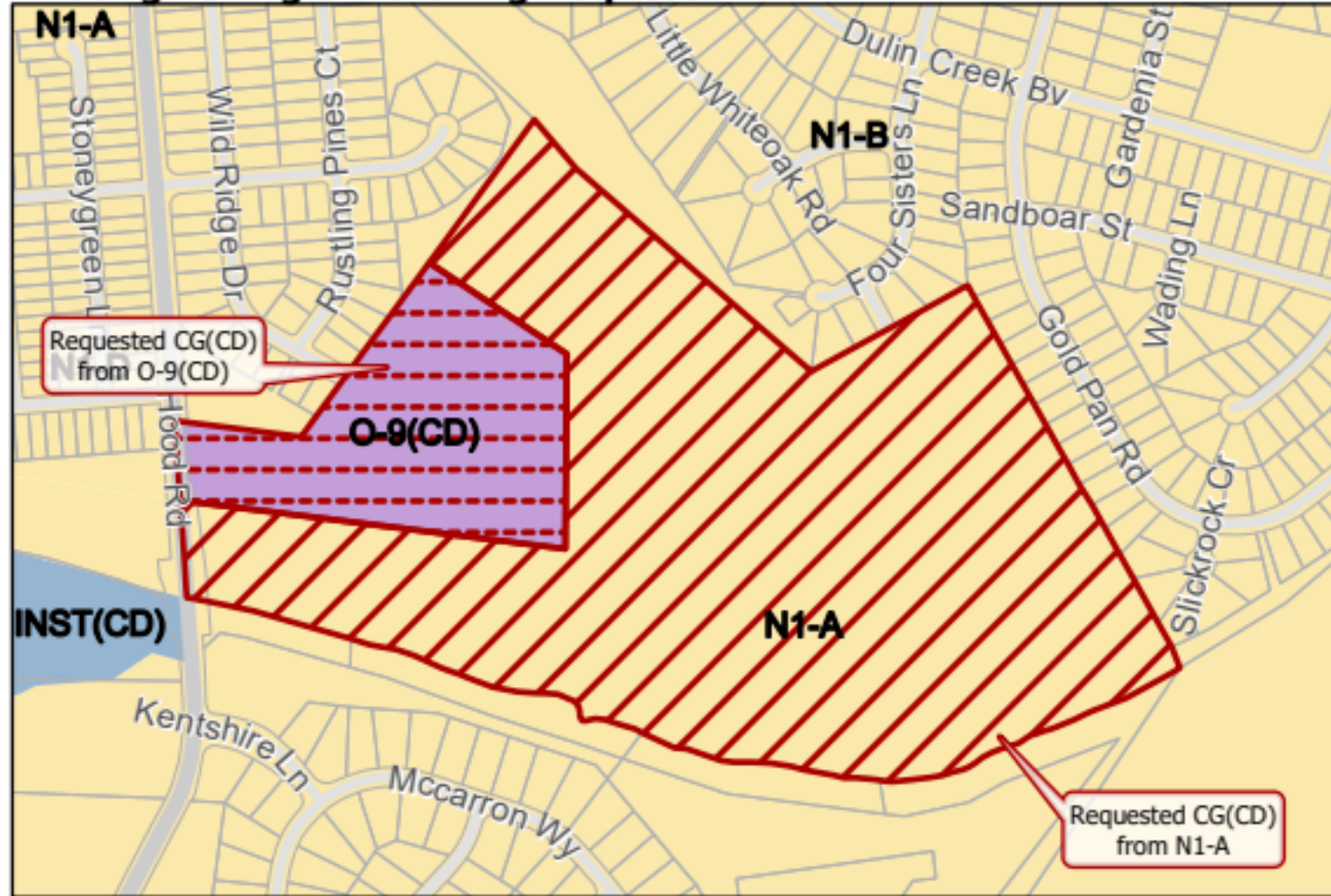
Yes, our facilities are designed to be secure, non-hazardous facilities.



- **Will this affect the water supply?**

No, the facility uses closed-loop cooling systems, which require minimal water and have no impact on the local water supply.




# REZONING REQUEST

# Existing Zoning & Rezoning Request



-  Requested CG(CD) from N1-A
-  Requested CG(CD) from O-9(CD)

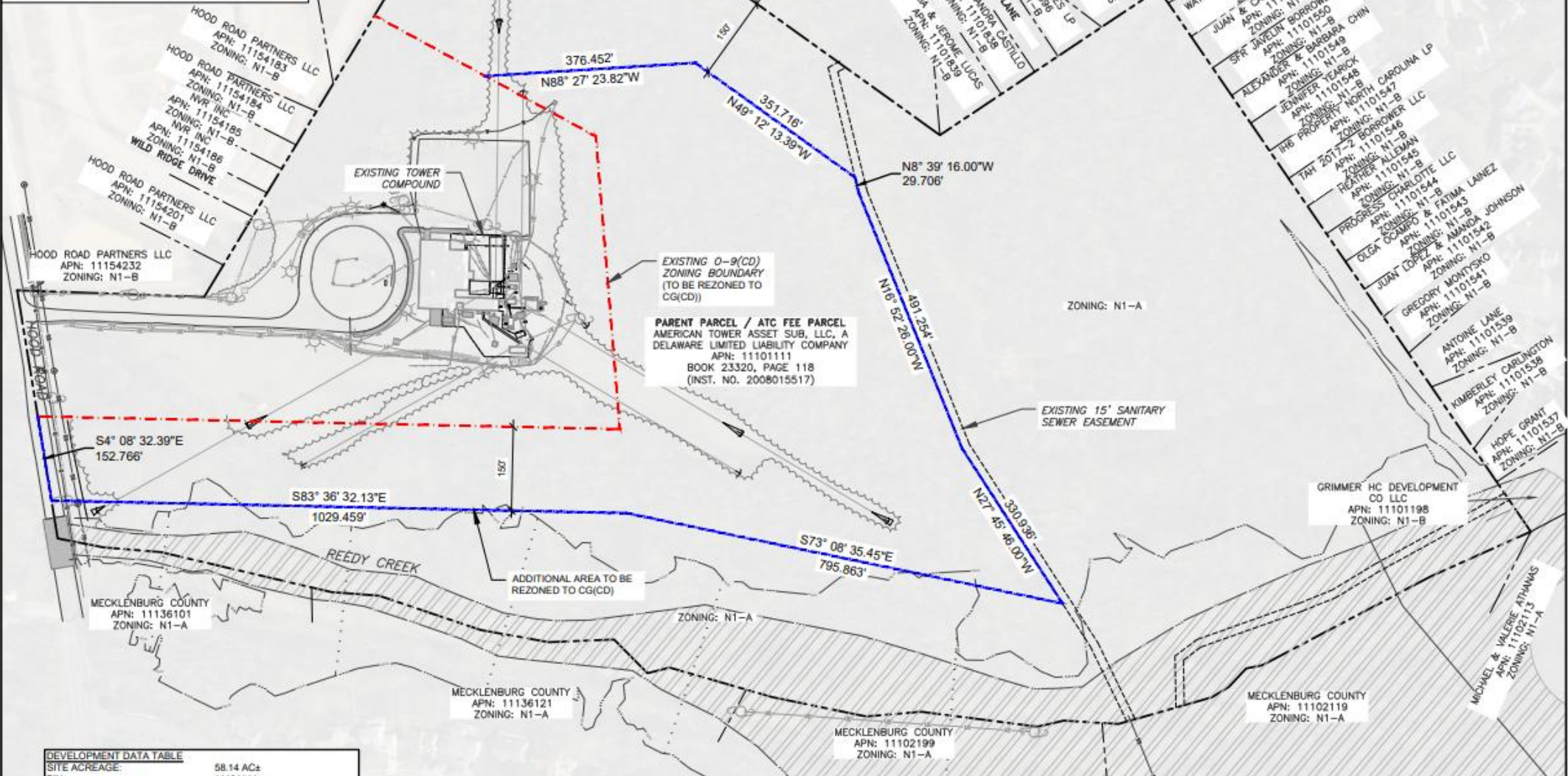
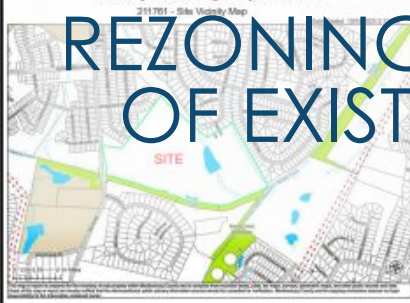
## Zoning Classification

-  Neighborhood 1
-  Institutional
-  Office



Map Created 11/4/2025

# REZONING SITE TO ALLOW SMALL EXPANSION OF EXISTING TELECOMMUNICATIONS AND DATA STORAGE USE



**LEGEND**

--- EXISTING ZONING BOUNDARY

--- PROPOSED REZONING BOUNDARY

**AMERICAN TOWER**  
A.T. ENGINEERING SERVICE, PLLC  
1 FENTON MAIN STREET  
SUITE 300  
CARY, NC 27511  
PHONE: (919) 468-0112  
COA: P-1177

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REV.	DESCRIPTION	BY	DATE
△	FOR REZONING	DBG	10/15/25
△			
△			
△			

ATC SITE NUMBER:  
**211761**

ATC SITE NAME:  
**CHARLOTTE 1390 NC 1**

-----

SITE ADDRESS:  
8036 HOOD ROAD  
CHARLOTTE, NC 28215-8713

SEAL:

Digitally Signed: 2025-10-15

**DEVELOPMENT DATA TABLE**

SITE ACREAGE:	58.14 AC±
PIN:	11101111
EXISTING ZONING:	O-9 (CD) / OFFICE DISTRICT
PROPOSED ZONING:	CG(CD)
SQ. FT. NON-RESIDENTIAL USE:	UP TO 40,000SF

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**LEGEND:**

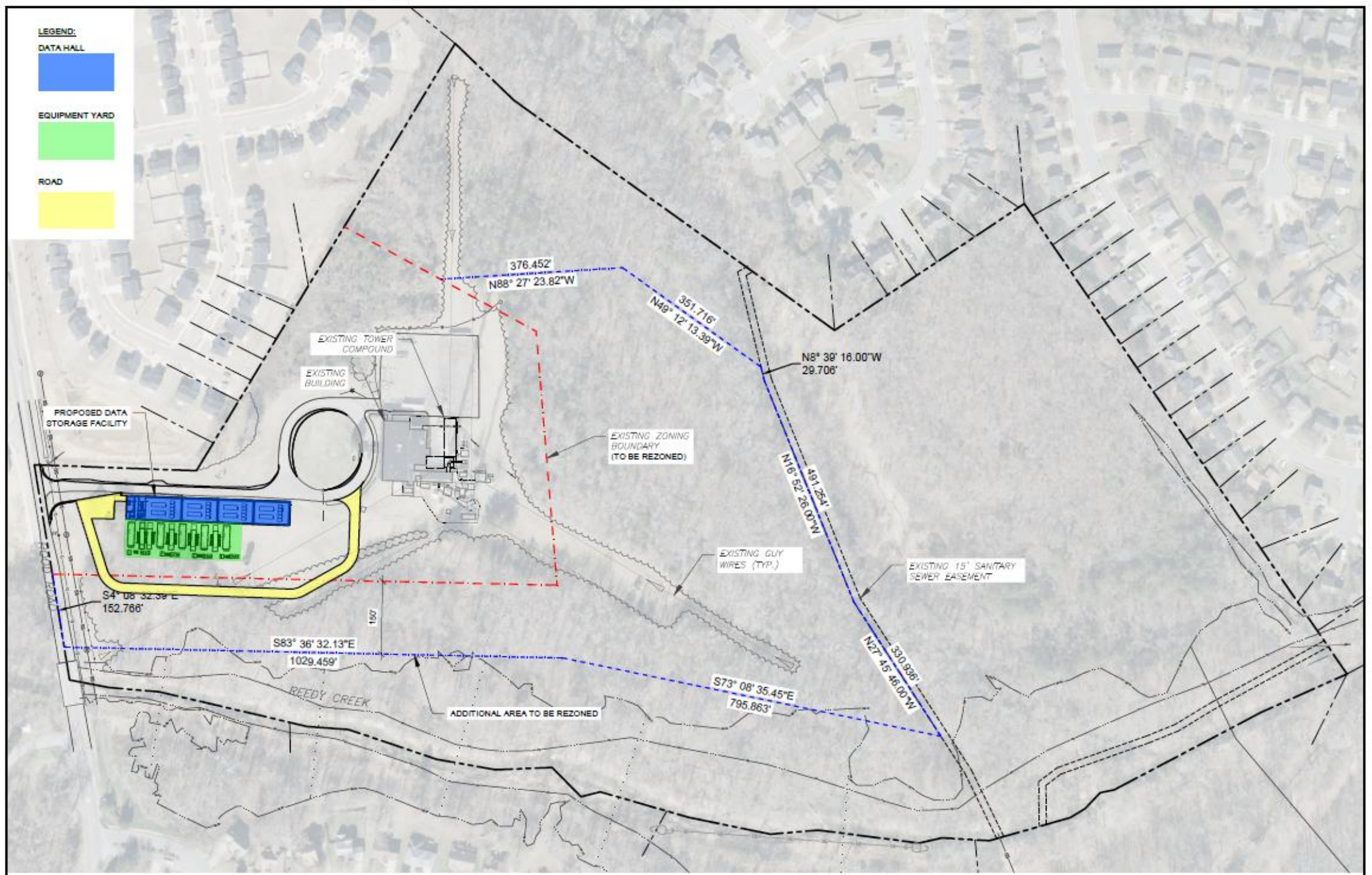
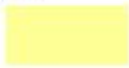
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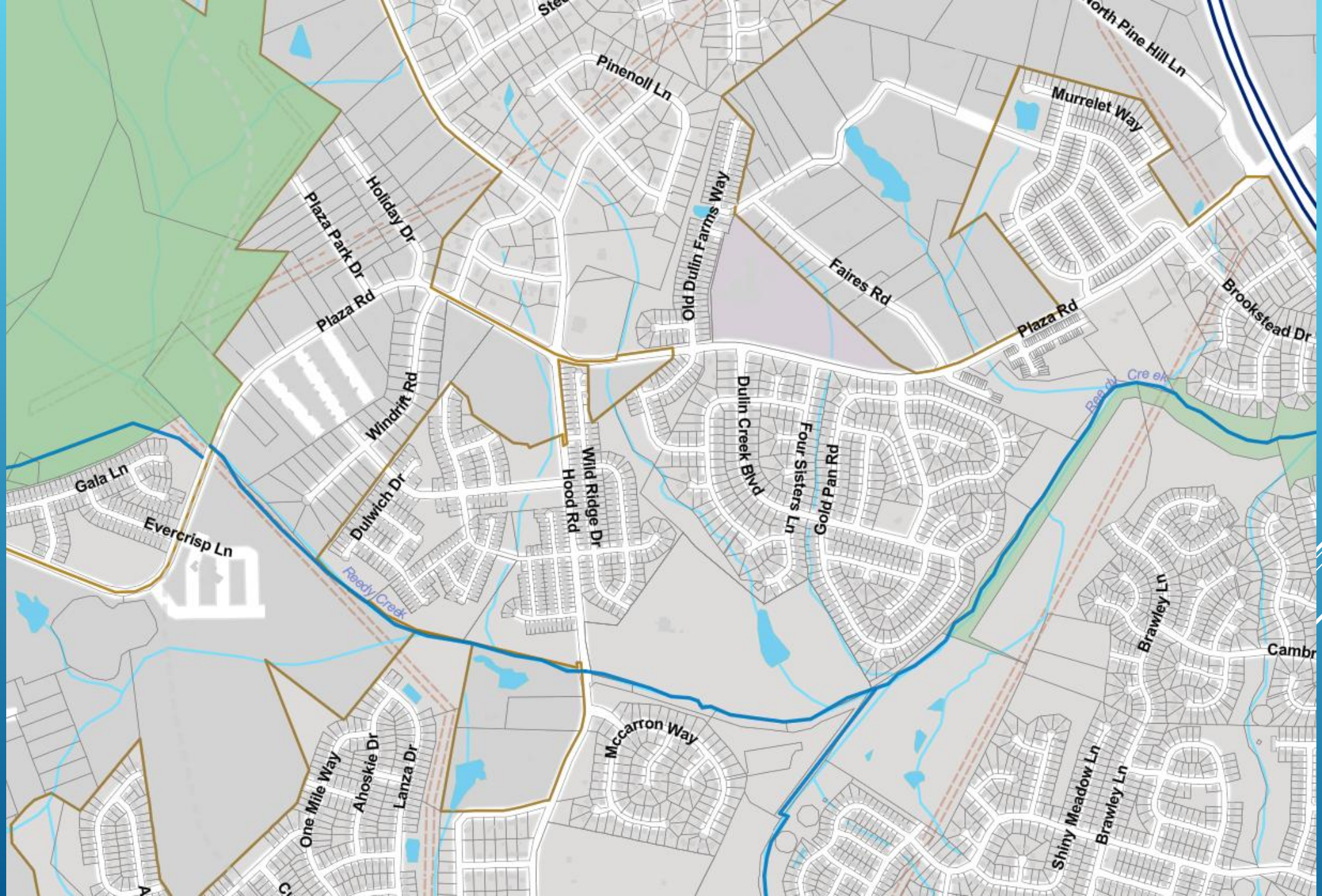


EQUIPMENT YARD



ROAD





# POTENTIAL REZONING SCHEDULE

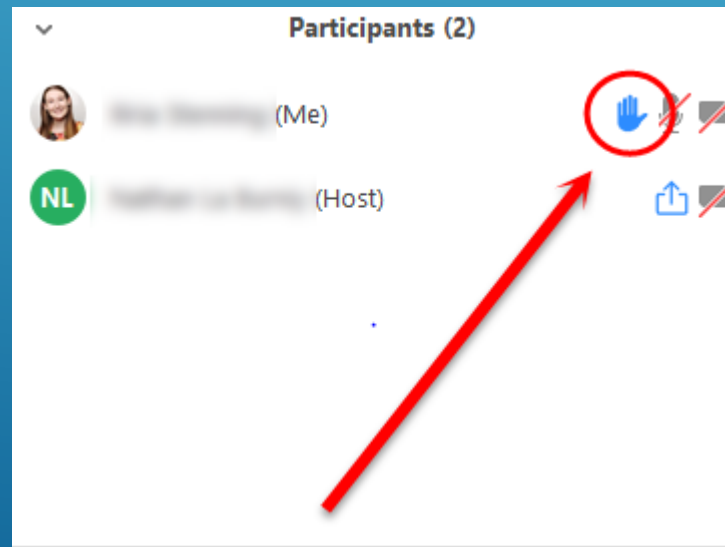
- ▶ **Application Filed:** **October 2025**
- ▶ **Official Community Meeting:** **Today, December 1<sup>st</sup>**
- ▶ **Revised Plan Submittal:** **December 15<sup>th</sup>**
- ▶ **Earliest Public Hearing:** **January 20, 2026**
- ▶ **Zoning Committee:** **February 3, 2026**
- ▶ **City Council Decision:** **February 16, 2026**

# QUESTIONS?

Type your  
questions



Or ask out loud



THANK YOU!



