

**APPLICATION FOR  
CHANGE IN ZONING CONDITIONS**

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**APC TOWERS, LLC  
TOWN OF MATTHEWS**

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**PROPERTY LOCATED AT  
2447 E. JOHN STREET, MATTHEWS  
MECKLENBURG COUNTY, NORTH CAROLINA**

**TAX PARCEL 215-051-25**

Prepared By:

R. Susanne Todd  
Johnston, Allison & Hord, P.A.  
1065 East Morehead Street  
Charlotte, North Carolina 28204  
(704) 998-2306

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*\*addressed, unsealed, stamped envelopes with photocopies of application included*



DATE FILED 11-27-19  
APPLICATION NUMBER 2019-708  
*For office use only*

**APPLICATION FOR CHANGE IN ZONING CLASSIFICATION  
OR CHANGE IN CONDITIONS  
(SEE FILING INSTRUCTIONS)**

TO: Town of Matthews Board of Commissioners  
Town of Matthews Planning Board  
232 Matthews Station Street  
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

- A change in zoning classification of the property hereinafter described; or
- A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 215-051-25

Address of property: 2447 E. John Street, Matthews, NC 28105

Location of property:

Title to the property was acquired on March 15, 2004  
and was recorded in the name of Couchell Family Properties, LLC  
whose mailing address is 3362 Smith Farms Road, Matthews, NC 28104

The deed is recorded in Book 16898 and Page 439 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: I-1 (CD) Requested zoning classification: I-1 (CD)

List reason(s) why zoning should be changed (use separate sheet if necessary):  
To allow for development and construction of communication facilities.

Application number  
**2019-708**  
For office use only

\_\_\_\_\_  
Signature of property owner (must be original)

\_\_\_\_\_  
Signature of property owner (must be original)

\_\_\_\_\_  
Print name of property owner

\_\_\_\_\_  
Print name of property owner

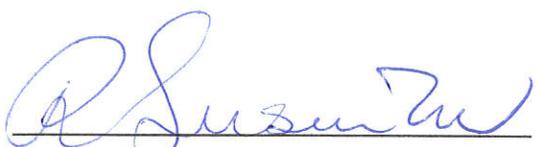
\_\_\_\_\_  
Property owner's mailing address

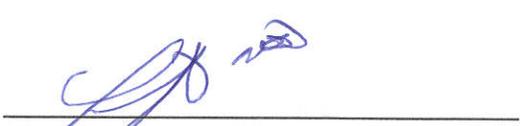
\_\_\_\_\_  
Property owner's mailing address

\_\_\_\_\_  
Property owner's mailing address, continued

\_\_\_\_\_  
Property owner's phone number/email address

\_\_\_\_\_  
Property owner's phone number/email address





\_\_\_\_\_  
Signature of agent (if any) of Petitioner

\_\_\_\_\_  
Petitioner other than owner (if any) and Agent of Property Owner

**Johnston, Allison & Hord, P.A.**

**APC Towers LLC**

\_\_\_\_\_  
Print name of agent of Petitioner  
**1065 E. Morehead Street**

\_\_\_\_\_  
Print name of petitioner and Agent of Property Owner  
**8601 Six Forks Road, Suite 250**

\_\_\_\_\_  
Agent's mailing address  
**Charlotte, NC 28204**

\_\_\_\_\_  
Petitioner's mailing address  
**Raleigh, NC 27615**

\_\_\_\_\_  
Agent's mailing address, continued

\_\_\_\_\_  
Petitioner's mailing address, continued

\_\_\_\_\_  
Agent's mailing address, continued

\_\_\_\_\_  
Petitioner's mailing address, continued

\_\_\_\_\_  
**(704) 998-2306 / stodd@jahlaw.com**

\_\_\_\_\_  
**(919) 760-9668 / mlee@apctowers.com**

\_\_\_\_\_  
Agent's phone number/email address

\_\_\_\_\_  
Petitioner's phone number/email address

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application number

2019-708

For office use only

See Exhibit A attached hereto.

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

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PROPERTY OWNER NAME(S)

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PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

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TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

**SUMMARY OF THE REZONING PROCESS**

**APPLICANT:** Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

**PROPERTY OWNERS:** These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email srobertson@matthewsnc.gov) for verification.

Application submitted to and received by Town Planning office December 19, 2019

Town Board of Commissioners formally accepts application and sets Public Hearing date January 13, 2019 <sup>2020</sup>

Notices sent via mail to affected/adjacent property owners on or before January 28, 2020

Public hearing: applicant gives explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning February 10, 2020

Town Planning Board reviews request, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request February 25, 2020

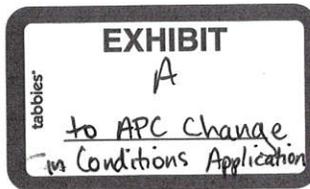
Town Board of Commissioners approves or denies application March 9, 2020

The Matthews Board of Commissioners General Procedures Policy on Zoning and Development Case Appearances Before the Town Board, initially adopted October 8, 2018, explains the Board of Commissioners' expectations that this application is ready for public review and action, and that the above schedule can be followed without delays. By signing below, the property owner(s) and all other parties involved in preparing and presenting this zoning application indicate they have read and understand their responsibility to submit complete and accurate documents in a timely manner throughout the review process. Late or missing (new or revised) documents may limit the applicants opportunity to present updated information, which may result in an unfavorable decision.

[Signature] SE DIR. of DEVELOPMENT 12/5/19  
 Signature of Property Owner ATC TOWERS III, LLC Date  
 Agent for Property Owner  
 Other (please identify)

[Signature] 12/10/19  
 Signature of Property Owner Date  
 Agent for Property Owner  
 Other (please identify) Agent for Petitioner

Signature of Property Owner Date  
 Agent for Property Owner  
 Other (please identify)



Green = adjacent parcel

Red = within 300 feet

| Parcel Number             | Parcel Address                             | Owner   | Contact Information   |
|---------------------------|--|---|---|
| <i>Mecklenburg County</i> |  |   |   |
| 21505112                  | 2441 E. John Street<br>Matthews, NC 28105  | Roktal Property<br>Development LLC                            | Tarik Abatal (Principal)<br>PO Box 964<br>Matthews, NC 28106<br>(704) 621-0182<br><br>5006 Biltmore Forest Drive<br>Matthews, NC 28105-2853 |
| 21505111                  | 2433 E. John Street<br>Matthews, NC 28105  | 2425 East John St., LLC                                       | Robert Pedlow<br>6300 Carmel Road, Ste.<br>110B<br>Charlotte, NC 28226  |
| 21505110                  | 2425 E. John Street<br>Matthews, NC 28105  | 2425 East John St., LLC                                       | Robert Pedlow<br>6300 Carmel Road, Ste.<br>110B<br>Charlotte, NC 28226  |
| 21505124                  | 2337 Monroe Road<br>Matthews, NC 28105     | Howard L. Sloan and<br>Willaree M. Sloan                      | PO Box 22<br>Matthews, NC 28106   |
| 21505115                  | 2335 E. John Street<br>Matthews, NC 28105  | Oren J. Sloan Jr.<br><br>(foreclosure with Kania<br>Law Firm) | 6947 Blue Bonnet Drive<br>Cocoa, FL 32927<br><br>Kania Law Firm<br>600-A Centre Park Drive<br>Asheville, NC 28805                           |
| 21505132                  | Campus Ridge Road<br>Matthews, NC 28105    | Judy Tennant Drake  | 3816 Campus Ridge Road<br>Matthews, NC 28105  |
| 21505129                  | 3940 Campus Ridge Rd<br>Matthews, NC 28105 | Venture Entrepreneurs,<br>LLC                                 | Wayne K. Seale<br>3320 Oak Brook Drive<br>Waxhaw, NC 28173  |
| 21505113                  | 2505 E. John Street<br>Matthews, NC 28104  | Venture Entrepreneurs,<br>LLC                                 | Wayne K. Seale<br>3320 Oak Brook Drive<br>Waxhaw, NC 28173  |
| 21505130                  | 2505 E. John Street<br>Matthews, NC 28105  | Larry D. Harrill and Susan<br>B. Harrill                      | 7402 Cunningham Lane<br>Indian Trail, NC 28079  |
| 22722721                  | 2448 E. John Street<br>Matthews, NC 28105  | East John Systems, L.L.C.                                     | Pritesh V. Nagarji<br>PO Box 1919<br>Huntersville, NC 28070<br><br>10610 Metromont Parkway,<br>Suite 208<br>Charlotte, NC 28269-7687        |
| 22722722                  | 2442 E. John Street<br>Matthews, NC 28105  | East John Systems, L.L.C.                                     | Pritesh V. Nagarji<br>PO Box 1919<br>Huntersville, NC 28070<br><br>10610 Metromont Parkway,<br>Suite 208<br>Charlotte, NC 28269-7687        |
| 21505202                  |  | Judy Tennant Drake  | 3816 Campus Ridge Road<br>Matthews, NC 28105  |

|                            |  |  |  |
|----------------------------|--|--|--|
| 21505116                   | 3908 Campus Ridge Road<br>Matthews, NC 28105     | Cheryl Drake-Bowers and<br>Judy Tennant Drake    | 3939 Campus Ridge Road<br>Matthews, NC 28105   |
| 22722701                   | 4501 Forestmont Drive<br>Matthews, NC 28105      | East John Systems, L.L.C.                        | Pritesh V. Nagarji<br>PO Box 1919<br>Huntersville, NC 28070<br><br>10610 Metromont Parkway,<br>Suite 208<br>Charlotte, NC 28269-7687 |
| 22722702                   | 4511 Forestmont Drive<br>Matthews, NC 28105      | Jeffrey C. Pressley                              | 4511 Forestmont Drive<br>Matthews, NC 28105  |
| 22722703                   | 4601 Forestmont Drive<br>Matthews, NC 28105      | Jeffrey C. Pressley                              | 4511 Forestmont Drive<br>Matthews, NC 28105  |
| 22722704                   | 4609 Forestmont Drive<br>Matthews, NC 28105      | Dell S. Thorpe                                   | 4609 Forestmont Drive<br>Matthews, NC 28105  |
| 22722720                   | 4610 Friendship Drive<br>Matthews, NC 28105      | Carolina Water Service<br>Inc. of North Carolina | 2335 Sanders Road<br>Northbrook, IL 60062  |
| 22722606                   | 2348 E. John Street<br>Matthews, NC 28105        | RM Matthews, LLC                                 | 2722 Chamber Drive<br>Monroe, NC 28110   |
| 22722605                   | 13935 Hardwood Place<br>Matthews, NC 28105       | Sammy Benjamine Flow<br>and Patricia Louise Flow | 13935 Hardwood Place<br>Matthews, NC 28105   |
| 21505109                   | 2349 E. John Street<br>Matthews, NC 28105        | Berbice Enterprise LLC                           | 408 Clairview Lane<br>Matthews, NC 28105   |
| 21505122                   | 2341 E. John Street<br>Matthews, NC 28105        | Berbice Enterprise LLC                           | 408 Clairview Lane<br>Matthews, NC 28105   |
| 21505114                   | 2339 E. John Street<br>Matthews, NC 28105        | Howard L. Sloan and<br>Willaree M. Sloan         | PO Box 22<br>Matthews, NC 28106  |
| 21505116                   | 3908 Campus Ridge Road<br>Matthews, NC 28105     | Cheryl Drake-Bowers and<br>Judy Tennant Drake    | 3939 Campus Ridge Road<br>Matthews, NC 28105   |
| 21505202                   | Campus Ridge Road<br>Matthews, NC 28105          | Judy Tennant Drake                               | 3816 Campus Ridge Road<br>Matthews, NC 28105   |
| <b><i>Union County</i></b> |  |  |  |
| 07126006D                  | 3950 Campus Ridge Drive<br>Matthews, NC 28105    | Venture Entrepreneurs,<br>LLC                    | Wayne K. Seale<br>3320 Oak Brook Drive<br>Waxhaw, NC 28173   |
| 07126001B                  | 4420 Friendship Drive<br>Matthews, NC 28104      | Venture Entrepreneurs,<br>LLC                    | Wayne K. Seale<br>3320 Oak Brook Drive<br>Waxhaw, NC 28173   |
| 07126001                   | 4400 & 4410 Friendship Dr.<br>Matthews, NC 28104 | LDH Rental Properties,<br>LLC                    | PO Box 519<br>Indian Trail, NC 28079   |
| 07216001A                  | 2505 Monroe Road<br>Matthews, NC 28105           | LDH Rental Properties,<br>LLC                    | PO Box 519<br>Indian Trail, NC 28079   |
| 07144032                   | 2500 Monroe Road<br>Stallings, NC 28104          | Ronnie H. Chapman and<br>Mary F. Chapman         | 5933 Caroline Drive<br>Matthews, NC 28104  |
| 07144031                   | Friendship Drive<br>Matthews, NC 28104           | Weldon D. Powell                                 | 9612 Stonebridge Way<br>Charlotte, NC 28227  |
| 07144030                   | Friendship Drive<br>Matthews, NC 28104           | Weldon D. Powell                                 | 9612 Stonebridge Way<br>Charlotte, NC 28227  |
| 07144034                   | 112 Aurora Boulevard<br>Matthews, NC 28104       | Eastwood Forest Baptist<br>Church                | 112 Aurora Boulevard<br>Matthews, NC 28104   |
| 07126002A                  | 2509 Old Monroe Road<br>Stallings, NC 28104      | F&B LLC  | PO Box 2895<br>Matthews, NC 28106  |
| 07126002J                  | 109 Ann Street<br>Matthews, NC 28104             | AJC LLC  | 1253 Buck Jones Road<br>Raleigh, NC 27606  |

|           |   |  |  |
|-----------|---|--|--|
| 07126002I | 117 Ann Street<br>Matthews, NC 28104          | Jerry Mack Pressley and<br>Lynda Pressley    | 117 Ann Street<br>Matthews, NC 28104         |
| 07126002H | 201 Ann Street<br>Matthews, NC 28104          | Bradford A. Kroll                            | 10228 Gator Bay Court<br>Naples, FL 34120    |
| 07126002G | 209 Ann Street<br>Matthews, NC 28104          | Dung H. Tong                                 | 209 Ann Street<br>Matthews, NC 28104         |
| 07126002  | 217 Anne Street<br>Stallings, NC 28104        | Tami Linn Osmer Mize<br>and Brad Mize        | 217 Anne Street<br>Stallings, NC 28104       |
| 07126006C | 4024 Campus Ridge Road<br>Matthews, NC 28105  | John Y. Penninger and<br>Katherine Penninger | PO Box 882<br>Matthews, NC 28106             |
| 07126006A | 4020 Ridge Road<br>Matthews, NC 28105         | Michael M. Stephens                          | 4020 Campus Ridge Road<br>Matthews, NC 28104 |
| 07126006F | 3939 Campus Ridge Road<br>Stallings, NC 28104 | Cheryl Drake-Bowers and<br>Hugh Hawes        | 3939 Campus Ridge Road<br>Matthews, NC 28105 |
| 07126006  | Potter Road<br>Matthews, NC 28105             | Judy T. Drake                                | 3816 Campus Ridge Road<br>Matthews, NC 28105 |

11-27-19  
2019-708

**REZONING APPLICATION  
APC TOWERS LLC, PETITIONER  
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by APC Towers LLC that is designated as Tax Parcel No. 215-051-25 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application (as may be amended from time to time), naming APC Towers LLC as its agent for the purposes of said Rezoning Application, and hereby consents to the change in conditions for the Site to the I-1 (CD) zoning district and the construction of related improvements on the Site.

This 25 day of November, 2019.

**COUCHELL FAMILY PROPERTIES, LLC**

By: Anastasia Couchell  
Name: Anastasia Couchell  
Title: Manager

By: Stephanie Couchell  
Name: Stephanie Couchell  
Title: Manager

By: Emily Couchell by Anastasia Couchell  
Name: Emily Couchell  
Title: Manager  
as Power of Attorney

November 27, 2019

Mary Jo Gollnitz, CZO  
Senior Planner/Zoning Administrator  
Town of Matthews  
232 Matthews Station St.  
Matthews, NC 28105

**RE:** Rezoning Application filed by APC Towers, LLC (“Applicant” or “APC Towers” for Change in Conditions from I-1(CD) to I-1(CD) (“Zoning Application”) to allow for construction of a 120’ stealth communications tower (“Monopine”) at the rear of a +/- 4.880 AC site located at 2447 East John Street, Matthews, North Carolina and further identified as Tax Parcel # 215-051-25 (the “Site”).

Dear Ms. Gollnitz:

Our firm represents Applicant in its request to use the above-referenced Site for a 120’ stealth communications tower. Thank you for meeting with us to discuss both the proposed text amendment and change in conditions required to accomplish this goal.

Applicant is a national private “build to suit” communications tower developer with over 250 sites across 38 states nationwide. APC Towers is headquartered in Raleigh, North Carolina.

The Site is essentially the last parcel on the eastern side of East John Street before leaving the Town of Matthew and entering the Town of Stallings in Union County, and where East John Street becomes Old Monroe Road. The portion of the Site fronting East John Street is improved with a Restore store. The rear portion of the Site is vacant/heavily wooded and accessed by private Friendship Drive. The Site is currently zoned I-1(CD). Stealth communication towers up to 120’ are allowed in I-2 zoning, but not in I-1 zoning. Therefore, we previously filed a text amendment to allow stealth towers up to 120’ in I-1 zoning as well.

This letter is submitted along with the above-referenced Zoning Application to meet the requirements of Paragraph 12 of the *Instructions for filing a Change in Conditions*. The proposed Monopine will be 120 feet in height and built for immediate use by Verizon Wireless. The proposed tower will be constructed as a multiuser tower which will allow for collocation accommodations for other communication companies. The *Town of Matthews Land Use Plan 2012-2022* (“Land Use Plan”) identifies the Site as located within a

Transitioning and Sensitive Area identified as the East John Street/485 Outer Loop Area (see *Section 4e, pp 101-103* attached hereto). The Land Use Plan, adopted in 2012, recommends planned office/employment park, light industrial and/or light warehousing uses for this area while cautioning against retail or service uses that may bring additional traffic. The *E. John Street/Outer Loop Area Small Area Plan* approved in January of 2017 ("Small Area Plan") drills down further, sectioning the 335 acres included in the Small Area Plan into geographical land use "blocks". The Consensus Build Out Scenario of the 28 acre block that encompasses the Site is envisioned for Office/Production/Distribution uses (see attached pages 182-185 of the Small Area Plan).

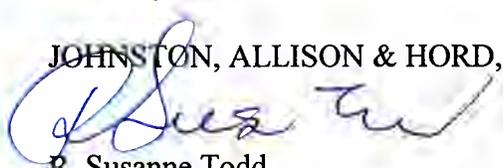
As described in the Small Area Plan, this area is to be considered a focal point of economic development with a satellite campus of Wingate University and the extension of the CATS rail corridor with unique opportunities for development due to proximity to the Central Piedmont Community College, Mecklenburg County Sportsplex, and the Entertainment District. Limited transportation infrastructure and public utilities has previously hindered development of this Area. Improvements to the existing wireless infrastructure with the addition of the proposed Monopine can only aid the Town of Matthews in achieving the goals set forth in the Plans. The proposed communications tower will allow higher cell and wireless communication availability, and filling in drop zones occurring due to the already high volume of users in the area.

We are requesting a waiver from the traffic study requirement as the proposed communications tower will cause little or no impact on the traffic in the area post construction.

This is an exciting time for the Town of Matthews. It is growing and thriving as a place for young families and businesses alike. As this area grows and develops, it is imperative to have essential communication infrastructure in place.

Sincerely,

JOHNSTON, ALLISON & HORD, P.A.



R. Susanne Todd

RST/  
Enclosure

cc: Madison Lee, APC Towers



# Town of Matthews

## Land Use Plan

# 2012 - 2022



Recommended by Matthews Planning Board on November 28, 2012

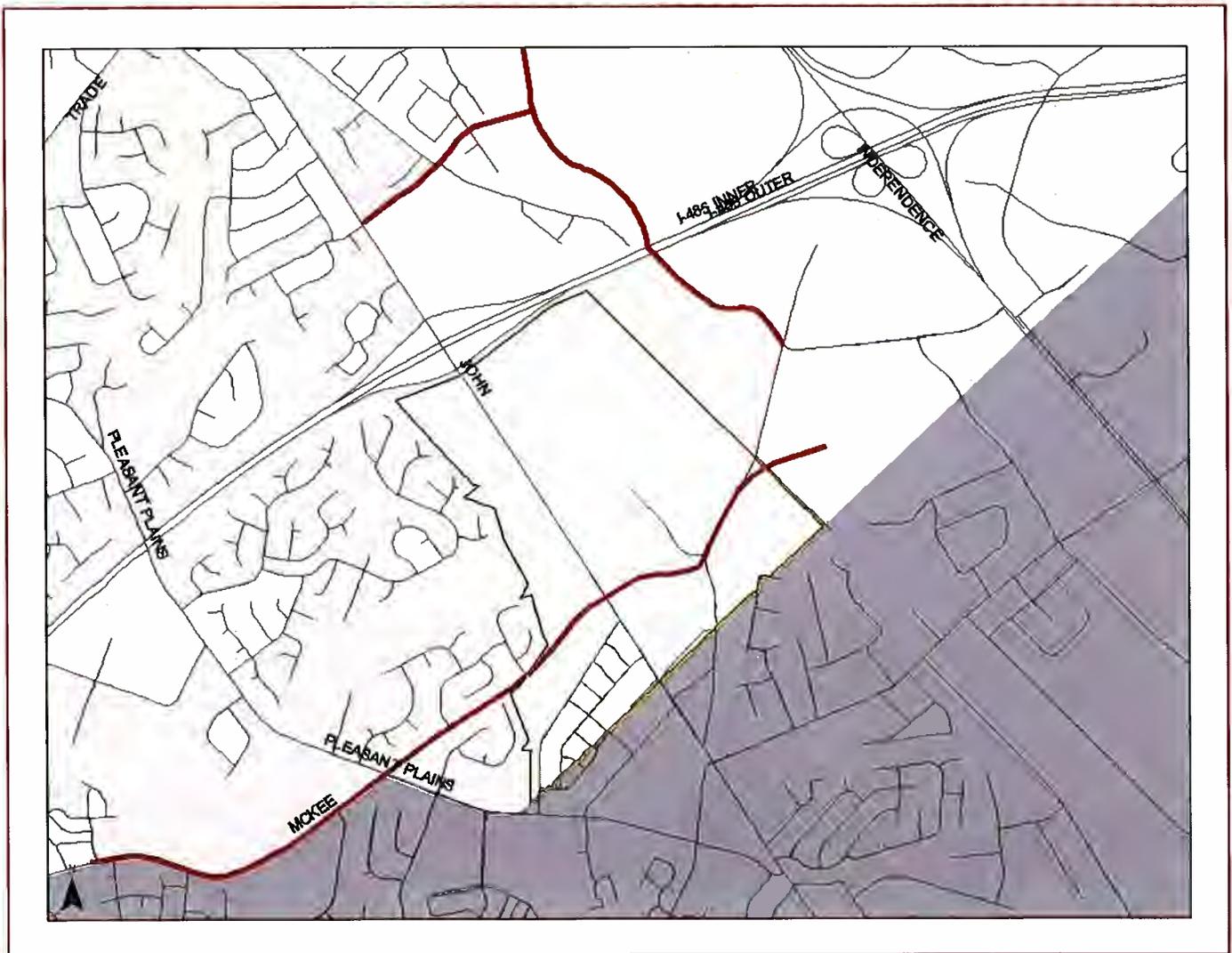
Adopted by Matthews Board of Commissioners on December 10, 2012



#### 4e. EAST JOHN STREET: OUTER LOOP AREA

East John Street is a major thoroughfare on the MUMPO Thoroughfare Plan and, as such, this roadway should be capable of moving larger volumes of traffic than its current capacity. The construction of the 485 Interchange at East John Street has compounded traffic issues, as well as placing an increased demand on development in the immediate vicinity.

In order to minimize traffic impacts, development here must be destination-oriented. The northern quadrant of the interchange has been identified as the future location of Wingate Commons (see corresponding study area in this section). The eastern quadrant was highlighted in the 2007 *Town of Matthews Strategic Economic Development Plan* as an ideal setting for a planned office park. Light industrial and/or light warehousing would also be appropriate land uses. Retail and quick-service uses should be limited because they would likely attract additional traffic from outside of the park. Adjacent to the interstate and a major thoroughfare, this area has plentiful economic development opportunities.



*The East John 485 Outer Loop Area presents substantial planning challenges: development opportunity and traffic concerns.*

The build-out of this area should complement adjacent land uses. Residential land uses across East John Street and potential residential uses along the McKee Road Corridor Area must be considered. A connector roadway to the future McKee Road extension or existing Campus Ridge Road will be needed as these land areas develop. Alternate transportation should be encouraged. The developer should install sidewalks, bike lanes, bike facilities and adequate lighting with any development proposal.

When constructed, these developments should limit access along East John Street. Access points on East John Street should align with existing access points whenever possible. Access points on other roads are encouraged.

The southwest side of East John Street is composed of single-family residential neighborhoods and is well-suited for residential infill development. There are density limitations in this location due to sparse availability of public utilities.

Though no plans exist to widen East John Street, municipalities in Union County are pressuring NCDOT to widen Old Monroe Road. This, in turn, will compound the bottleneck on East John Street upon entering the Town of Matthews. Therefore, coordination among the numerous agencies is necessary to plan this corridor widening in a logical progression. A cross section of the roadway would therefore be prudent for future purposes. This cross section should include dual-sided pedestrian sidewalks, bike lanes and adequate lighting for alternative transit. The Town should also design streetscaping plans specific to this interchange.

Several factors present challenges to this area. Since East John Street currently operates at capacity, there are concerns regarding an influx of traffic due to land development. Developers must be sensitive to the adjacent residential areas. Each development proposal must demonstrate effective traffic mitigation and minimize effects to neighboring residential areas. Proposals which substantially increase negative impacts to traffic and / or nearby neighborhoods should not be considered.

Overall, East John Street interchange is a prime location for land development opportunities. The 2007 *Town of Matthews Strategic Economic Development Plan* highlighted the northeastern side of East John Street as a focal point of economic development. Upcoming roadway projects and the extension of the CATS southeast corridor will bring increased visibility and additional people to the area. Wingate University will soon build a satellite campus here; Central Piedmont Community College has plans to expand services into this area. These developments will attract supportive uses to this area.

**See also: East John Street Area; Wingate Commons; McKee Road Extension Area; Brightmoor; Bexley.**

**EAST JOHN STREET: OUTER LOOP AREA ACTION ITEMS:**

1. *Create a harmonious balance between residential and commercial land uses in this area.*
2. *Design a cross section for East John Street which includes elements for alternative transportation modes.*
3. *Develop desired streetscape renderings of the East John Street at I-485 interchange including landscape, sidewalks, bike lanes, signage and lighting.*
4. *Promote development of a planned office / employment park, light warehousing, or light industrial uses in the northeastern quadrant of the interchange.*
5. *Limit retail or service uses in the northeastern quadrant.*
6. *Limit driveway access on East John Street.*
7. *Coordinate access point(s) on East John Street to align with any future driveway constructed in the Brightmoor Area.*
8. *Encourage the development of a connector roadway to the future McKee Road extension or existing Campus Ridge Road.*
9. *Discourage development that is dependent on East John Street for primary access.*
10. *Require developers to install buffers to eliminate added noise, light and air pollution and separate residential uses from non-residential uses.*
11. *Require all development along East John Street to have adequate buffers that effectively minimize adverse impacts of development.*
12. *Encourage light industrial uses along the CSX railroad tracks and prohibit the construction and/or expansion of heavy industrial uses.*

# **E JOHN STREET/ OUTER LOOP AREA SMALL AREA PLAN**

**Planning Board recommendation of approval 1/03/2017**

**Board of Commissioners approved 1/09/2017**

## INTRODUCTION

The land area around E John Street, south of I-485 and extending up to the CSX rail line, is one of the last large mostly-vacant sectors within the Town of Matthews. In the near future, this property is expected to become prime for development as E John Street/Old Monroe Rd is improved and widened. Planning the future conceptual build-out of this area therefore must be strategic and intentional. This study builds on the recommendations and strategies for this sector set forth in Chapter 4 of the Land Use Plan. This plan will create a vision for appropriate density of development for the study area and will provide recommendations for implementing the vision. This plan also identifies unique opportunities for development here due to the proximity to established neighborhoods, Central Piedmont Community College, the Mecklenburg County Sportsplex, and the future Entertainment District.



## LAND USE

The Town of Matthews has seen a robust amount of development in recent years and has crossed the population threshold of 30,000 citizens. With growth on the rise, the Town has acted progressively in drafting plans to ensure that quality land uses are designated in areas that are soon to be ripe for development. The land area adjacent to E John Street is over 335 acres of largely undeveloped or underdeveloped property. Lack of utility connection in this area has hindered development. At the center of the study area is the Duke Energy substation, with its transmission lines extending in two directions. While these utility improvements guarantee easy access to electrical power source, they also tend to restrict the types of uses that desire to locate immediately adjacent to them. In a similar way, the CSX freight railroad may hinder certain types of land use from locating nearby.

Due to the amount of acreage covered in this small area plan, it is beneficial to consider a diverse mix of land uses here. The Town has now embraced the concept of a more urban character of mixed use development at a higher density than previous commercial development that occurred in the latter half of the 20<sup>th</sup> century, but only in select locations. This study area is an ideal opportunity to encourage newer arrangements and concentrations of nonresidential uses, along with residential styles other than traditional single-family detached subdivisions with cul-de-sac internal streets.

Since different portions of the study area may allow a good fit with certain nonresidential uses more than others, the study area has been broken into multiple geographic "blocks", which will focus on certain types of uses. The consensus build-out scenario in this plan illustrates these "blocks" by anticipated land use categories. These "focus" mixed use categories do not automatically exclude other uses, but rather show the intent to have a significant portion of development in their respective blocks be that type of nonresidential use. The mix of uses by focus type, and examples of land uses that would reflect the focus intent, include:

### **Office focus**

Examples of uses that encourage an **Office** focus are: professional service offices and studios, such as for architects, accountants, engineers, real estate agents, doctors, dentists, investment agencies, lawyers, and similar, located within individual small office cottages, stand-alone office buildings, to office parks comprised of several large multi-tenant buildings (an office park or complex which may include supportive non-office uses for the employees there).

### **Retail/Restaurant focus**

Examples of uses that encourage a **Retail/Restaurant** focus are: grocery stores; clothing and shoe stores; department stores; similar places selling merchandise generally incorporating more than 12,000 sq ft of sale floor area; cafeterias; sit-down restaurants; lounges; sports bars; fine dining; all food establishments generally incorporating more than 5,000 sq ft of floor area.

### **Daily Services focus**

Examples of uses that encourage a **Daily Services** focus are: cafes; coffee shops; lunch counters/sandwich shops; fast food providers; ice cream shops; pizza carry-out storefronts; convenience stores; dry cleaners; child day care centers; pet boarding facilities; barber shops; hair or nail salons; spas; live-work units; and similar establishments providing daily or regularly-used items or services to those who live or work nearby; such daily service providers generally being smaller business establishments with between 1 and 5 employees on the largest shift, and often covering no more than 4,000 sq ft in floor area.

### **Production/Distribution focus**

Examples of uses that encourage a **Production/Distribution** focus are: assembly of finished products prior to sale; flex use spaces; equipment/home goods repair activities; light manufacturing that does not emit any unpleasant noise, fumes, or light; storage and distribution of manufactured products, supplies and equipment.

### **Residential focus**

Examples of uses that encourage a **Residential** focus are: cottage clusters of small houses; live-work units; townhomes or rowhouses; multi-family apartment buildings; residential uses on upper stories over nonresidential uses.

### **Greenway/Landscape buffer**

Types of open space styles within this category are: greenway trails alongside creeks; multi use paths for pedestrians and bicyclists located beside streets or between other properties; pocket parks or plazas that may have gardens, benches, public art, and other hardscaping features; and small parks with open lawns or playgrounds.

In addition to the above types of land uses, there are a number of other land use categories that would be appropriate to locate within the study area. Civic uses, such as libraries, community centers, assembly halls, and police or fire substations, and institutional uses such as churches and schools may fit within several of the proposed mixed use focus areas.

Where a "block" on the build-out scenario shows a certain focus, it means that those types of uses should comprise at least thirty percent of the total building floor area once the entire section is developed. That allows a significant amount of other uses to also fit within that block.

The designated focus land use should be the first type of new development to be built within that block. This is because the initial development that occurs within each block of the study area will likely define the development pattern and subsequent development around it, and will influence further development to have a similar or complementary flavor. Therefore, by designating specific focus land use categories, the build-out scenario clearly identifies the vision for the subareas. No specific zoning categories are designated to be established within each "block". Instead, the land use focus identification assumes any appropriate zoning category may be applied within each subarea. For example, office

uses may be allowed in the O Office district, the B-1, and B-3 Business categories, and the MUD Mixed Use District.

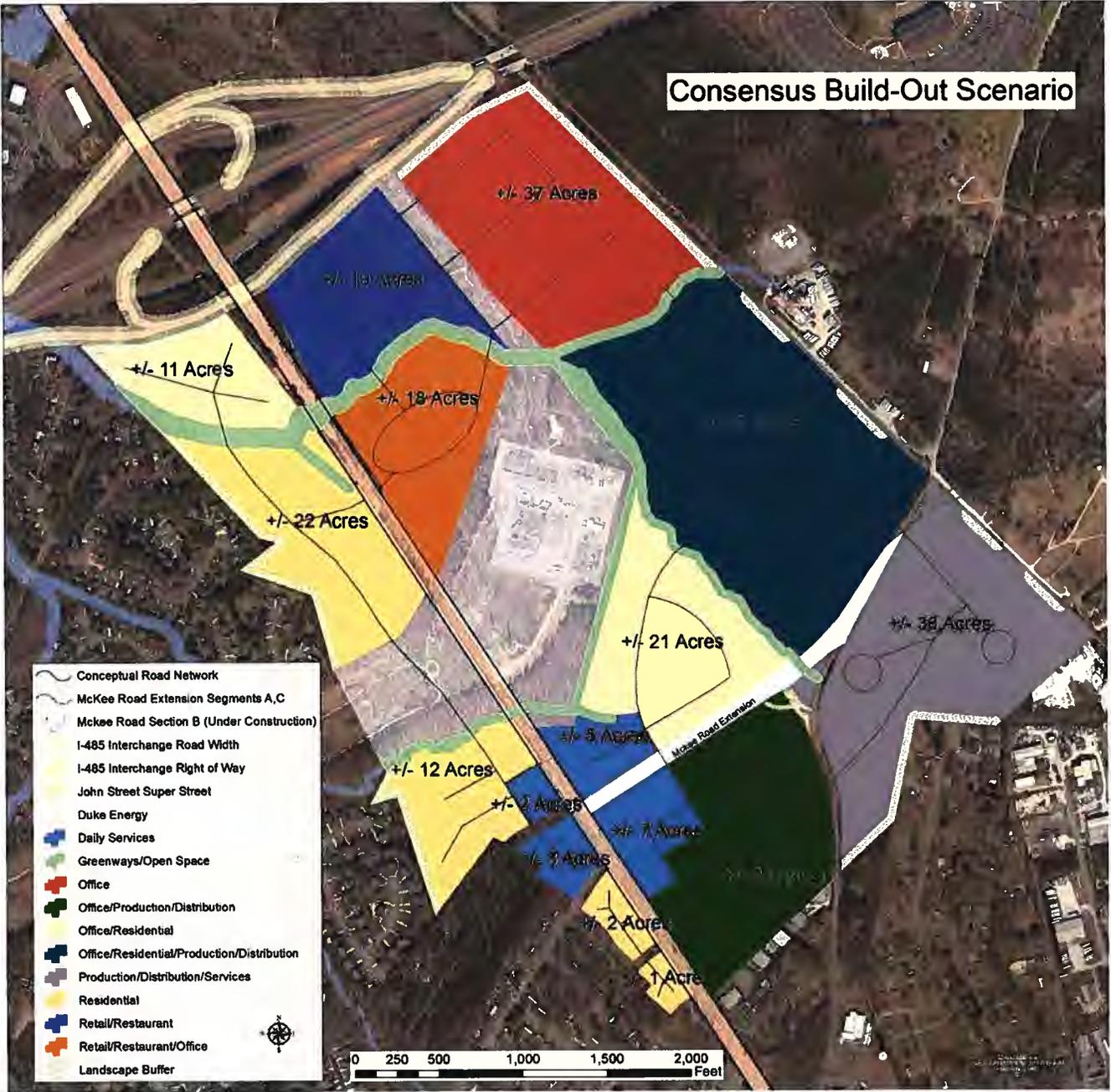
The land use designations shown in the consensus build-out scenario on page 184 encourages different types of land use intensities to transition smoothly over the study area. Greenways can naturally divide separate focus use areas. Where a primarily nonresidential focus area will be placed near established low density residential uses, a landscape buffer area is indicated. Less intensive focus uses such as residential and office are therefore placed along the south side of E John Street. Frontage along the north side of E John Street is to be reserved for more intensive restaurant, retail, and daily service usage.

The future four-legged intersection of McKee Road and E John Street will function as a central point of the newly-developing area, and will have the most access to residents within and adjacent to the study area, as well as being an easy access location for visitors to the area. The four quadrants immediately adjacent to this intersection of two major thoroughfares are shown to be a Daily Use focus area.

The land use areas bordering the CSX rail line are designated for the greatest variety of uses. Along I-485 and the railroad, land is designated as an office focus location. Office use is preferred here because this use is generally tolerant of the constant hum of highway traffic and passing trains. The largest tract of land located centrally along the railroad track was designated to allow the largest mix of focus types due to its location in the study area. It is sandwiched between office, residential, and production uses, so its designation is a hybrid of the three. Along the railroad at the Mecklenburg/Union County line production and distribution services are designated. This property borders industrial uses in Union county along with the CSX rail line which makes it optimal for production and warehouse facilities. This area also has potential to utilize the rail line to transport goods to and from the property.

On the following page is the preferred build-out for the study area. Not only does the map land use focus areas for development, it illustrates a conceptual road network. The interior road network is an important design element that is included in response to the E John superstreet project. With limited access areas off of John Street and the unlikely scenario of permitted crossover intersections, there is a need for a skeletal perimeter road network that allows people to navigate from one focus area to another. The following build-out shows a network that has limited access points off of John Street, but multiple curb cuts off of the future McKee Road extensions. The conceptual road network also reflects stipulations for the newly designed interchange at John Street and I-485. The new on and off ramp designs limit the amount of access points approaching the ramps from John Street and the conceptual street network reflects that. Notice in the build-out on the following page the limited access points, the perimeter skeletal network that allows traffic to flow across focus areas, and the intentional access points off of the future McKee Road extensions.

# Consensus Build-Out Scenario



**E JOHN STREET SMALL AREA PLAN LAND USE ACTION ITEMS:**

1. *Proposed new development should correspond to the designated focus land use categories within the applicable block on the consensus build-out scenario.*
2. *Initial development within each block of the conceptual build-out scenario shall conform to the assigned focus land use category(ies), since it will set the tone for further adjacent development.*
3. *In each land use focus designation, the “focus” type of land use should comprise at least 30% of the overall build-out at each phase of completion.*
4. *Residential units should be incorporated into buildings in upper floors, such as two stories of office use and one or two stories of residential, when the mix of uses are compatible.*
5. *New internal street networks and pedestrian pathways should be designed for the larger segment of the study area as individual sites are proposed for development. This is necessary to assure that cross connectivity can be achieved, and is especially important given the limited new curb cut accesses from E John Street.*
6. *Greenways and other open space locations should be established for the overall study area before any development begins, and any parcel considered for development should then include their segment of the greenway and open space network. This is critical to guarantee the connectivity of the open space system.*
7. *Landscape buffers identified in the consensus build-out scenario that will be against established single-family neighborhoods, I-485, along the future right-of-way for E John Street, and the CSX rail line should be identified and protected from damage before any development begins. These locations should be protected during all development phases, and guarantees put into effect to preserve them perpetually.*
8. *A variety of residential styles should be used throughout the study area, to provide good options for new households to find the style they desire.*





Zoning Overlay for Proposed Site + Adjacent Parcels in Mecklenburg County







# POLARIS 3G

Tutorials Quick Tips Report Issues More Map Apps

Search Results Layers/Labels Property Report Zoom To

## Property Key

|           |          |
|-----------|----------|
| Parcel ID | GIS ID   |
| 21505125  | 21505125 |

Address located on Property (Postal City)  
 2447 E JOHN ST MATTHEWS NC 28105

|                                |  |
|--------------------------------|--|
| Owner Name                     | Mailing Address                          |
| COUCHELL FAMILY PROPERTIES LLC | 3362 SMITH FARMS RD<br>MATTHEWS NC 28104 |

Is ownership or parcel boundary wrong? Request Change

Is the mailing address wrong? Request Change



Photo Date: 12/11/2014

Link To

Google Street View

Birdseye View maintained by Mecklenburg County

Unselect Property

## Associated Information

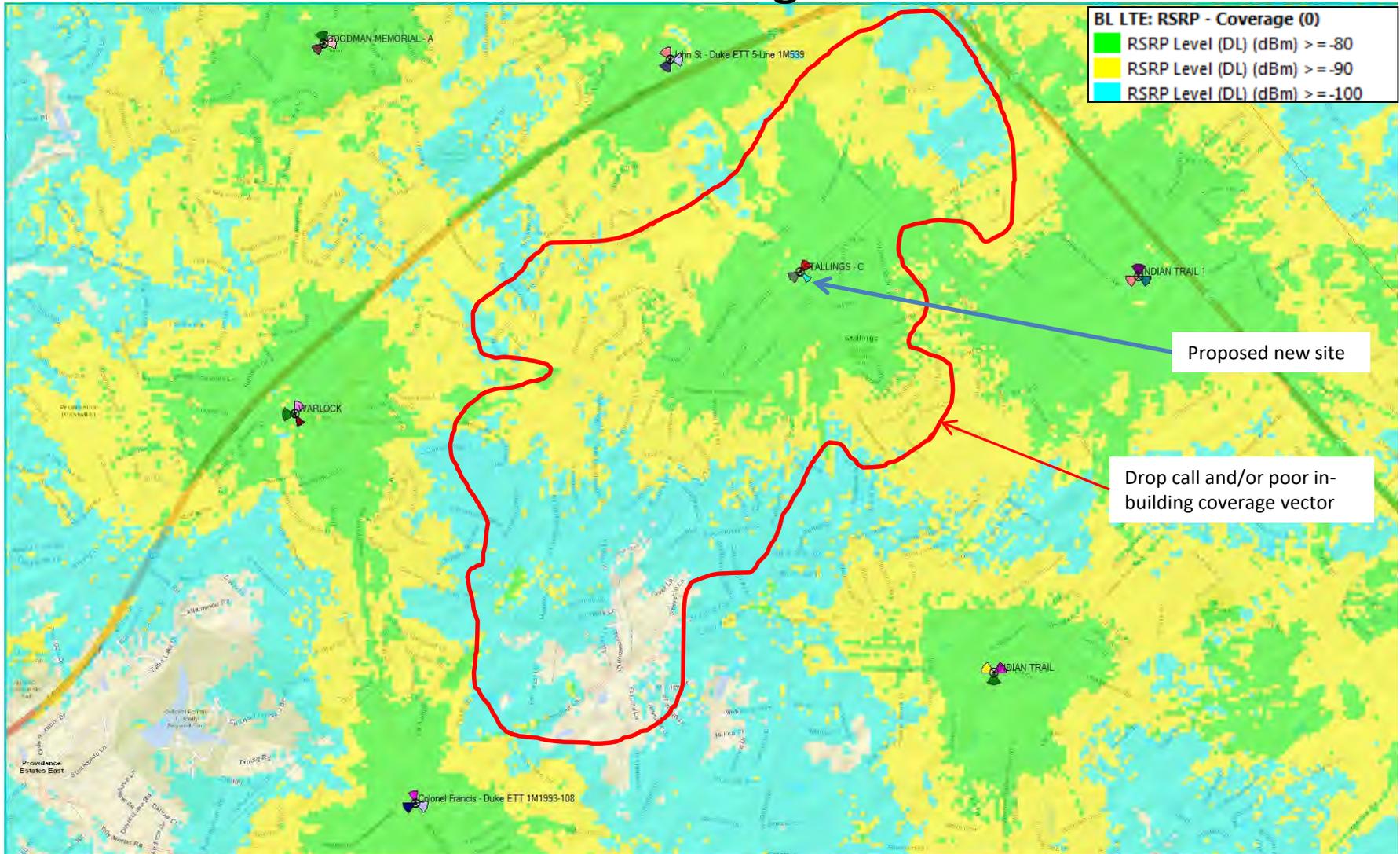
|            |          |
|------------|----------|
| Legal Desc | NA       |
| Land Area  | 4.880 AC |



Mecklenburg County - Streets & Overlay Aerial



# Existing and Proposed New Verizon Site at 120' Height Coverage



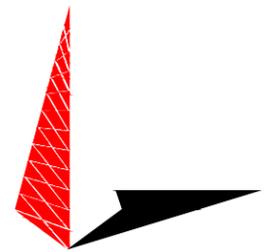
**NOTES:**

- EXISTING INFORMATION INDICATED ON THE SITE PLAN SHOWN WAS REPRODUCED FROM MAPS PROVIDED BY GOOGLE EARTH. TEP DOES NOT GUARANTEE, OR ENSURE THE PRECISION, ACCURACY OR CORRECTNESS AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES, LOSS OF REVENUE, OR INJURY THAT MIGHT OCCUR.
- THERE ARE NO EXISTING TELECOMMUNICATIONS OR UTILITY TRANSMISSION TOWERS WITHIN 1800' OF THE PROPOSED TOWER.



PLANS PREPARED FOR:  
**APC Towers**  
 8601 SIX FORKS ROAD, SUITE 250  
 RALEIGH, NC 27615  
 (919) 324-1922

PROJECT INFORMATION:  
**NC-1512  
 FRIENDSHIP DRIVE**  
 2447 EAST JOHN STREET  
 MATTHEWS, NC 28105  
 (MECKLENBURG COUNTY)

PLANS PREPARED BY:  
  
**TOWER ENGINEERING PROFESSIONALS**  
 326 TRYON ROAD  
 RALEIGH, NC 27603-5263  
 OFFICE: (919) 661-6351  
 www.tepgroup.net  
 N.C. LICENSE # C-1794

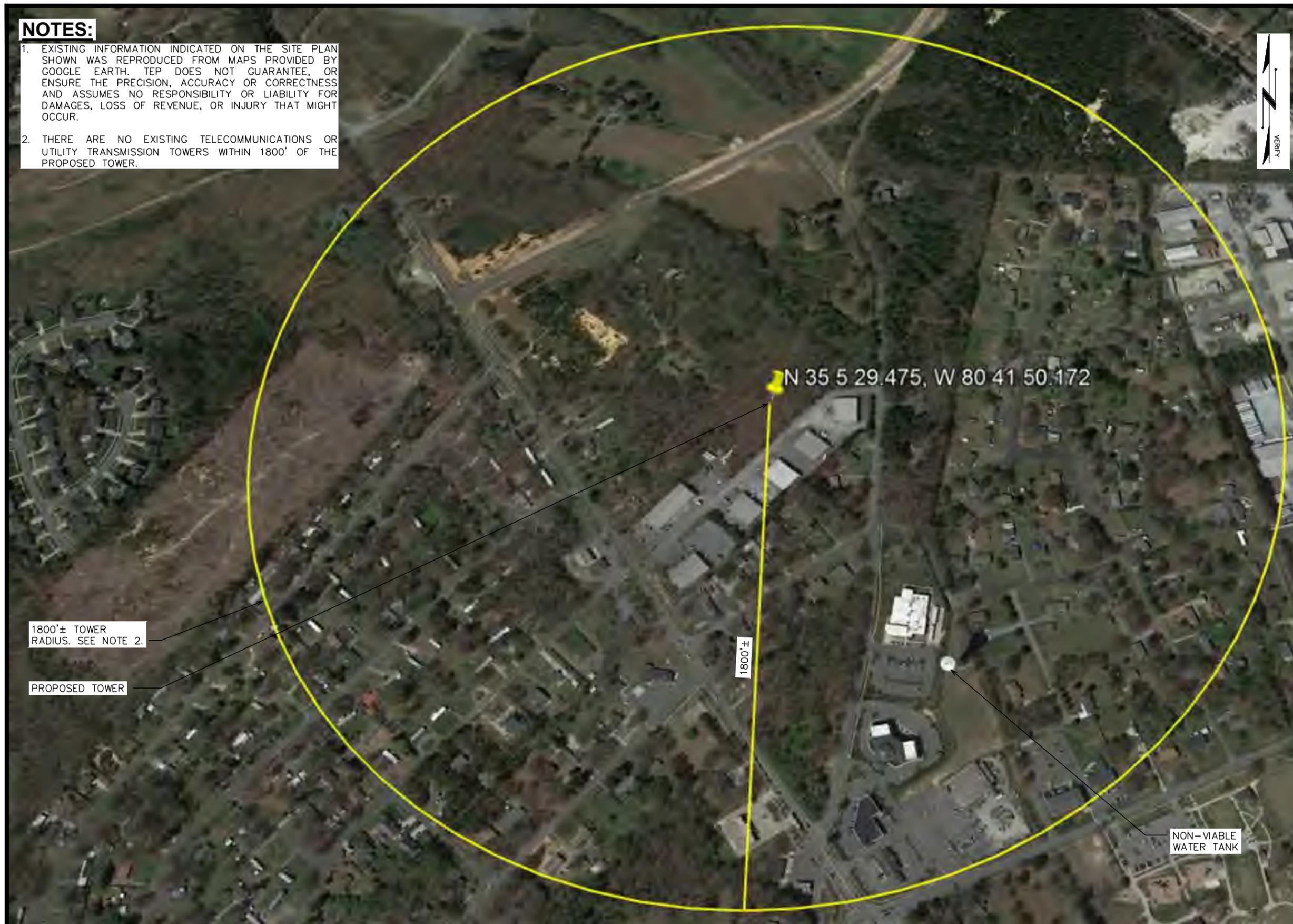
**FOR REFERENCE  
 ONLY**

|     |          |                         |
|-----|----------|-------------------------|
|     |          |                         |
| 0   | 11-22-19 | VICINITY TOWERS EXHIBIT |
| REV | DATE     | ISSUED FOR:             |

DRAWN BY: JKW    CHECKED BY: SCB

SHEET TITLE:  
**VICINITY TOWERS  
 EXHIBIT**

SHEET NUMBER: **C-1**    REVISION: **0**  
 TEP #: 141883

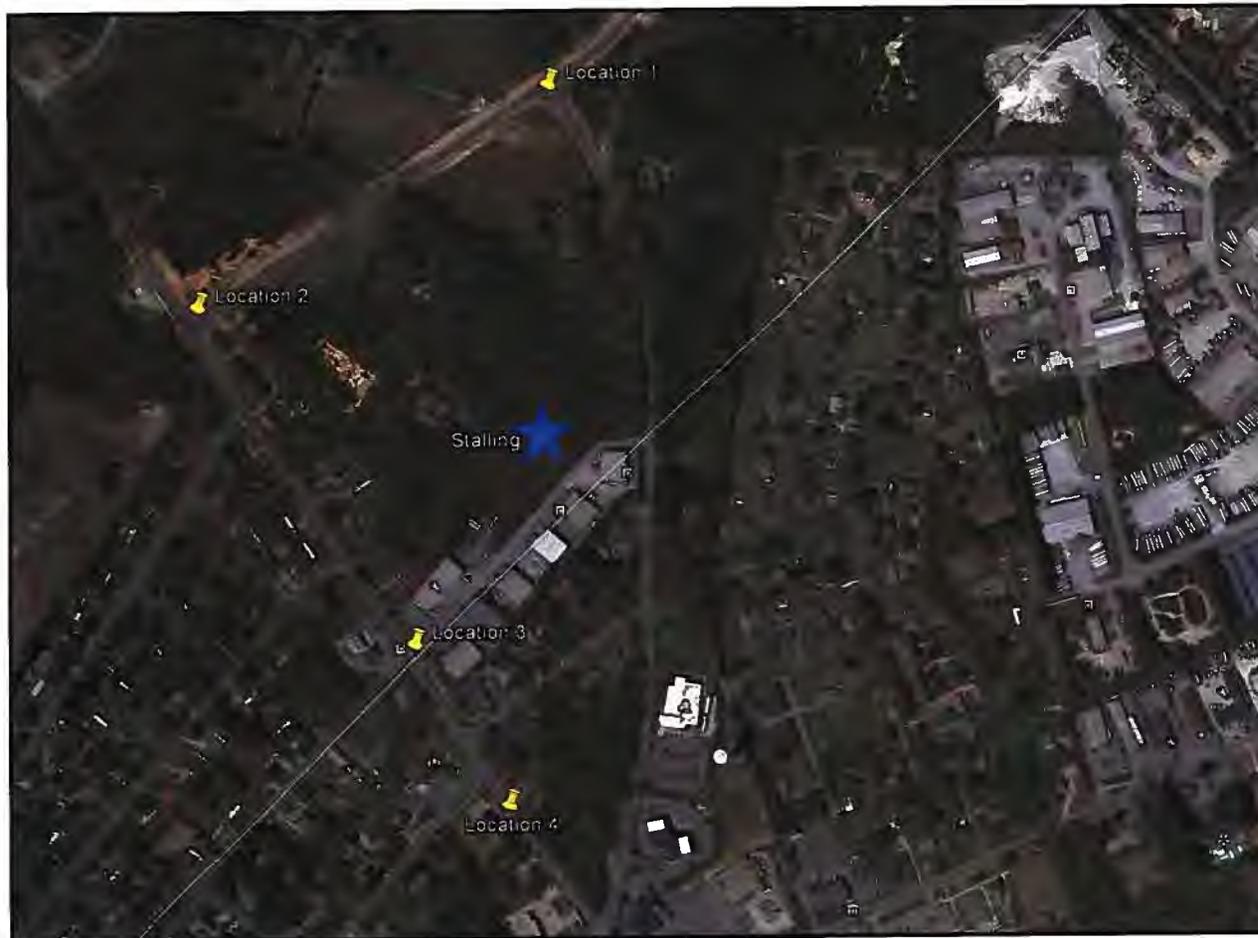


**VICINITY TOWERS EXHIBIT**  
 SCALE: N.T.S.



## NC-1512 Friendship Drive

Proposed Monopine  
Friendship Drive  
Morning Star, NC 28105  
(Mecklenburg County)



**NOTE:**

Photo renderings are shown as artistic representations only, final site conditions may differ from what is shown.



PHOTO RENDERING BY TOWER ENGINEERING PROFESSIONALS, INC.





Proposed Monopine  
NC-1512 Friendship Drive  
Friendship Drive  
Morning Star, NC 28105  
(Mecklenburg County)

**LOCATION 1  
(LOOKING SOUTH)**



PHOTO RENDERING BY TOWER ENGINEERING PROFESSIONALS, INC.





Proposed Monopine  
NC-1512 Friendship Drive  
Friendship Drive  
Morning Star, NC 28105  
(Mecklenburg County)

## LOCATION 2 (LOOKING EAST)



PHOTO RENDERING BY TOWER ENGINEERING PROFESSIONALS, INC.





Proposed Monopine  
NC-1512 Friendship Drive  
Friendship Drive  
Morning Star, NC 28105  
(Mecklenburg County)

**LOCATION 3  
(LOOKING NORTH)**



PHOTO RENDERING BY TOWER ENGINEERING PROFESSIONALS, INC.





**APC Towers**

Proposed Monopine  
NC-1512 Friendship Drive  
Friendship Drive  
Morning Star, NC 28105  
(Mecklenburg County)

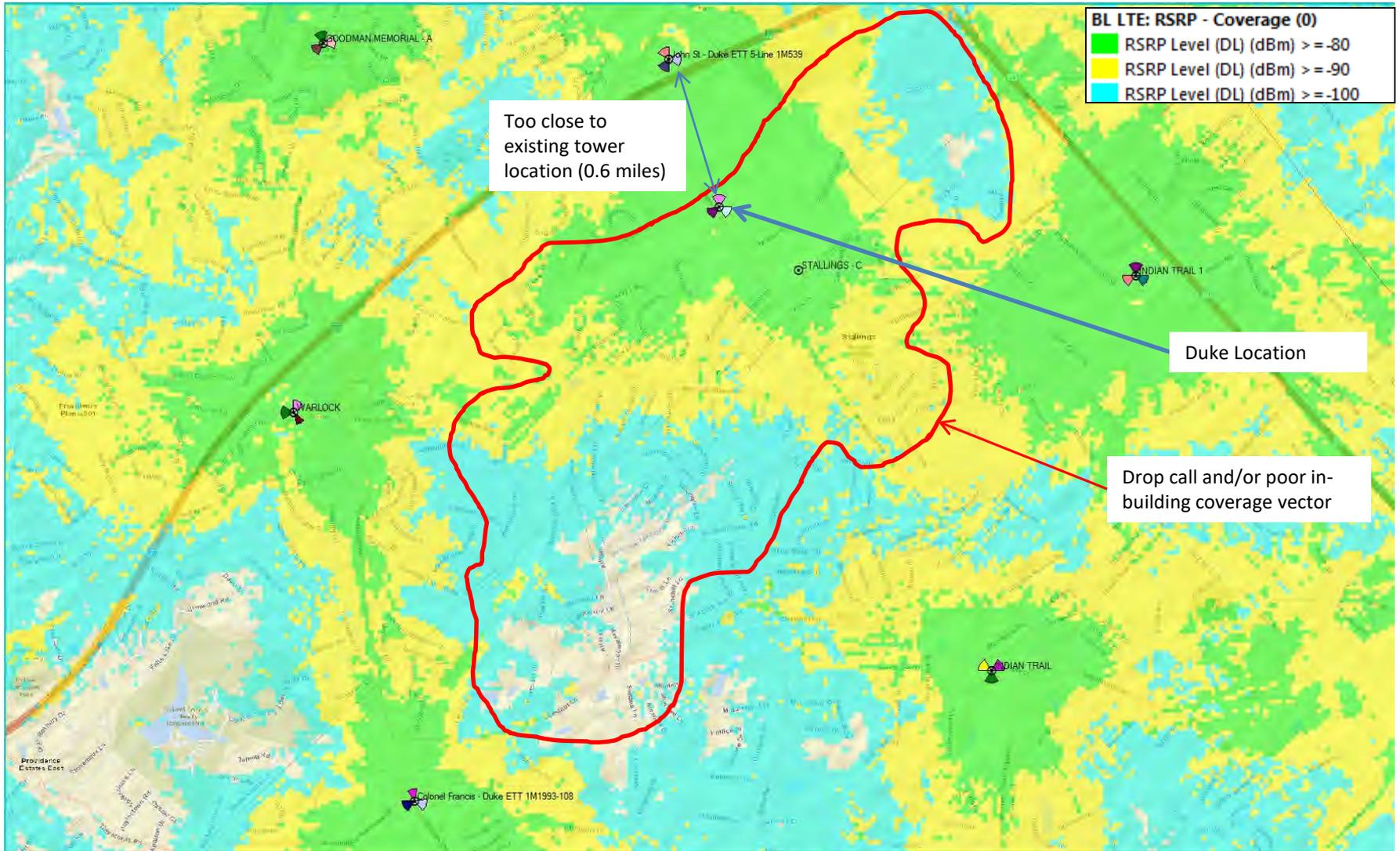
**LOCATION 4  
(LOOKING NORTH)  
(TOWER NOT VISIBLE)**



PHOTO RENDERING BY TOWER ENGINEERING PROFESSIONALS, INC.



# Existing and Proposed Duke Site at 120' Height Coverage



---

 W: Existing New Stalling Tank & Pump Station - 235 Carl Rd., Cell Antenna Collocation  
1 message

---

Hyong Yi <Hyong.Yi@unioncountync.gov>  
To: "mnicosia@tepgroup.net" <mnicosia@tepgroup.net>  
Cc: Christopher Boyd <Christopher.Boyd@unioncountync.gov>, Scott Huneycutt <Scott.Huneycutt@unioncountync.gov>

Mon, Oct 14, 2019 at 12:15

Mr. Nicosia,

Your request found its way to me and I've taken the responsibility of replying directly to you rather than work through Chris Boyd as a middleman/messenger. For several public safety and operational reasons, Union County Public Works has not ever co-located any cellular equipment on our water towers. I do not see us changing this practice in the future.

Sincerely,

Hyong Yi  
Public Works Administrator

**From:** Michael Nicosia [mailto:mnicosia@tepgroup.net]  
**Sent:** Monday, October 7, 2019 1:57 PM  
**To:** Christopher Boyd  
**Cc:** Dean Glenn; Charles Swinson  
**Subject:** Existing New Stalling Tank & Pump Station - 235 Carl Rd., Cell Antenna Collocation

WARNING: This email originated outside of our organization.

DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Chris,

Good afternoon.

Per my voicemail message, we are looking to review possible collocation opportunities in the Union County Area area (on existing structures). Specifically, we wanted to reach out to Union County Public Works to verify if it was possible to collocate on the existing New Stalling Tank & Pump Station located at 235 Carl Rd.

 Please let me know at your earliest convenience.





Michael Nicosia

Division Manager | Tower Engineering Professionals, Inc. ([www.tepgroup.net](http://www.tepgroup.net))  
10700 Sikes Place, Suite 360, Charlotte, NC 28277 | Office: (980) 202-5553 | Direct: (980) 202-5234 Mobile: (704) 900-4778  
Civil | Surveying | Environmental | PM&E | Structural | Inspections | Geotechnical and Material Testing | Construction | Renewable Energy

**From:** Todd, Susanne  
**Sent:** Wednesday, November 20, 2019 6:19 PM  
**To:** 'Carpenter, Kimberly' <[Kimberly.Carpenter@ci.charlotte.nc.us](mailto:Kimberly.Carpenter@ci.charlotte.nc.us)>  
**Cc:** Czerr, David <[dwczerr@ci.charlotte.nc.us](mailto:dwczerr@ci.charlotte.nc.us)>; Coffman, Shawn <[scoffman@ci.charlotte.nc.us](mailto:scoffman@ci.charlotte.nc.us)>; Hargrove, Ronald <[Ron.Hargrove@ci.charlotte.nc.us](mailto:Ron.Hargrove@ci.charlotte.nc.us)>; Mazets, Olga <[Olga.Mazets@ci.charlotte.nc.us](mailto:Olga.Mazets@ci.charlotte.nc.us)>  
**Subject:** RE: [EXT] RE: Availability of City Property

Kimberly:

Thank you for your prompt response.

I have discussed this with our client and you are correct, the carrier that will be locating on the proposed tower requires a 30 year lease.

I have now also learned that a minimum 15 lease is required just to break even on the tower construction.

Therefore, 5-10 is not an option that we can pursue.

Nonetheless, I truly appreciate your time and assistance in this matter.

Thank you again.

Susanne

**From:** Carpenter, Kimberly <[Kimberly.Carpenter@ci.charlotte.nc.us](mailto:Kimberly.Carpenter@ci.charlotte.nc.us)>  
**Sent:** Tuesday, November 12, 2019 9:09 AM  
**To:** Todd, Susanne <[stodd@jahlaw.com](mailto:stodd@jahlaw.com)>  
**Cc:** Czerr, David <[dwczerr@ci.charlotte.nc.us](mailto:dwczerr@ci.charlotte.nc.us)>; Coffman, Shawn <[scoffman@ci.charlotte.nc.us](mailto:scoffman@ci.charlotte.nc.us)>; Hargrove, Ronald <[Ron.Hargrove@ci.charlotte.nc.us](mailto:Ron.Hargrove@ci.charlotte.nc.us)>; Mazets, Olga <[Olga.Mazets@ci.charlotte.nc.us](mailto:Olga.Mazets@ci.charlotte.nc.us)>  
**Subject:** RE: [EXT] RE: Availability of City Property

Susanne, Most of the telecommunication leases that I see are 20 years or longer. We would be interested in 5-10 year leases.

Thank you,

**Kimberly Carpenter, PE**  
CHARLOTTE WATER  
P:704-432-0741 | C:704-576-8366

**From:** Todd, Susanne [<mailto:stodd@jahlaw.com>]  
**Sent:** Sunday, November 10, 2019 3:38 PM  
**To:** Carpenter, Kimberly <[Kimberly.Carpenter@ci.charlotte.nc.us](mailto:Kimberly.Carpenter@ci.charlotte.nc.us)>  
**Cc:** Czerr, David <[dwczerr@ci.charlotte.nc.us](mailto:dwczerr@ci.charlotte.nc.us)>; Coffman, Shawn <[scoffman@ci.charlotte.nc.us](mailto:scoffman@ci.charlotte.nc.us)>; Hargrove, Ronald <[Ron.Hargrove@ci.charlotte.nc.us](mailto:Ron.Hargrove@ci.charlotte.nc.us)>; Mazets, Olga <[Olga.Mazets@ci.charlotte.nc.us](mailto:Olga.Mazets@ci.charlotte.nc.us)>  
**Subject:** RE: [EXT] RE: Availability of City Property

**EXTERNAL EMAIL:** This email originated from the Internet. Do not click any images, links or open any attachments unless you recognize and trust the sender and know the content is safe. Please click the Phish Alert button to forward the email to Bad.Mail.

Thank you Kimberly:

Would you confirm what the City means by "short term"?

Susanne

**From:** Carpenter, Kimberly <[Kimberly.Carpenter@ci.charlotte.nc.us](mailto:Kimberly.Carpenter@ci.charlotte.nc.us)>  
**Sent:** Friday, November 8, 2019 3:53 PM  
**To:** Todd, Susanne <[stodd@jahlaw.com](mailto:stodd@jahlaw.com)>  
**Cc:** Czerr, David <[dwczerr@ci.charlotte.nc.us](mailto:dwczerr@ci.charlotte.nc.us)>; Coffman, Shawn <[scoffman@ci.charlotte.nc.us](mailto:scoffman@ci.charlotte.nc.us)>; Hargrove, Ronald <[Ron.Hargrove@ci.charlotte.nc.us](mailto:Ron.Hargrove@ci.charlotte.nc.us)>; Mazets, Olga <[Olga.Mazets@ci.charlotte.nc.us](mailto:Olga.Mazets@ci.charlotte.nc.us)>  
**Subject:** RE: [EXT] RE: Availability of City Property

Susanne,

To follow up on our earlier discussion, the central location your engineer identified for a cell tower on the Campus Ridge property (PID 21505209) would limit the future use of this parcel. Matthews Fire Department and other public entities have already requested the use of this parcel and there is also a possibility that Charlotte Water would use this land for system expansion in the future. If the tower could be located on an outside corner of the property, we would be receptive to a short-term ground lease agreement. Let me know if this is something you would like to pursue.

Thank you,

**Kimberly Carpenter, PE**  
CHARLOTTE WATER  
P:704-432-0741 | C:704-576-8366

**From:** Todd, Susanne [<mailto:stodd@jahlaw.com>]  
**Sent:** Tuesday, October 29, 2019 4:54 PM  
**To:** Czerr, David <[dwczerr@ci.charlotte.nc.us](mailto:dwczerr@ci.charlotte.nc.us)>; Coffman, Shawn <[scoffman@ci.charlotte.nc.us](mailto:scoffman@ci.charlotte.nc.us)>  
**Cc:** Carpenter, Kimberly <[Kimberly.Carpenter@ci.charlotte.nc.us](mailto:Kimberly.Carpenter@ci.charlotte.nc.us)>  
**Subject:** RE: [EXT] RE: Availability of City Property

**EXTERNAL EMAIL:** This email originated from the Internet. Do not click any images, links or open any attachments unless you recognize and trust the sender and know the content is safe. Please click the Phish Alert button to forward the email to Bad.Mail.

Thank you so much.

Ms. Carpenter, will you let me know your availability to discuss this property?

Susanne

**From:** Czerr, David <[dwczerr@ci.charlotte.nc.us](mailto:dwczerr@ci.charlotte.nc.us)>  
**Sent:** Tuesday, October 29, 2019 2:49 PM  
**To:** Todd, Susanne <[stodd@jahlaw.com](mailto:stodd@jahlaw.com)>; Coffman, Shawn <[scoffman@ci.charlotte.nc.us](mailto:scoffman@ci.charlotte.nc.us)>  
**Cc:** Carpenter, Kimberly <[Kimberly.Carpenter@ci.charlotte.nc.us](mailto:Kimberly.Carpenter@ci.charlotte.nc.us)>  
**Subject:** RE: [EXT] RE: Availability of City Property

Ms. Todd,

I'm forwarding your email to Kimberly Carpenter who manages Charlotte Water real estate. She's your best resource on this subject.

Thanks, David Czerr

**From:** Todd, Susanne  
**Sent:** Friday, October 25, 2019 2:57 PM  
**To:** 'scoffman@ci.charlotte.nc.us' <[scoffman@ci.charlotte.nc.us](mailto:scoffman@ci.charlotte.nc.us)>; 'Czerr, David' <[dwczerr@ci.charlotte.nc.us](mailto:dwczerr@ci.charlotte.nc.us)>  
**Subject:** RE: Availability of City Property

Gentlemen:  
I am resending to Mr. Czerr's correct email address.  
Thank you.  
Susanne

**From:** Todd, Susanne  
**Sent:** Friday, October 25, 2019 2:49 PM  
**To:** 'scoffman@ci.charlotte.nc.us' <[scoffman@ci.charlotte.nc.us](mailto:scoffman@ci.charlotte.nc.us)>; 'dwezerr@ci.charlotte.nc.us' <[dwezerr@ci.charlotte.nc.us](mailto:dwezerr@ci.charlotte.nc.us)>  
**Subject:** Availability of City Property

Good afternoon Mr. Coffman and Mr. Czerr:  
Our firm represents a cell tower company that desires to construct a communications facility on property located in the Town of Matthews  
In connection with the rezoning of the property, the Town has asked us to look alternative sites, including the attached property at Campus Ridge/Johnson Lane.  
Would either of you call me regarding this property and the City's proposed development of same?  
My direct is 704.998.2306.  
Thank you,  
Susanne

**R. Susanne Todd, Partner**

<image001.png>

1065 East Morehead St. | Charlotte, NC 28204  
Phone: 704-332-1181 | Fax: 704-376-1628  
[stodd@jahlaw.com](mailto:stodd@jahlaw.com) | [www.jahlaw.com](http://www.jahlaw.com)

Member: [Meritas Law Firms Worldwide](#)

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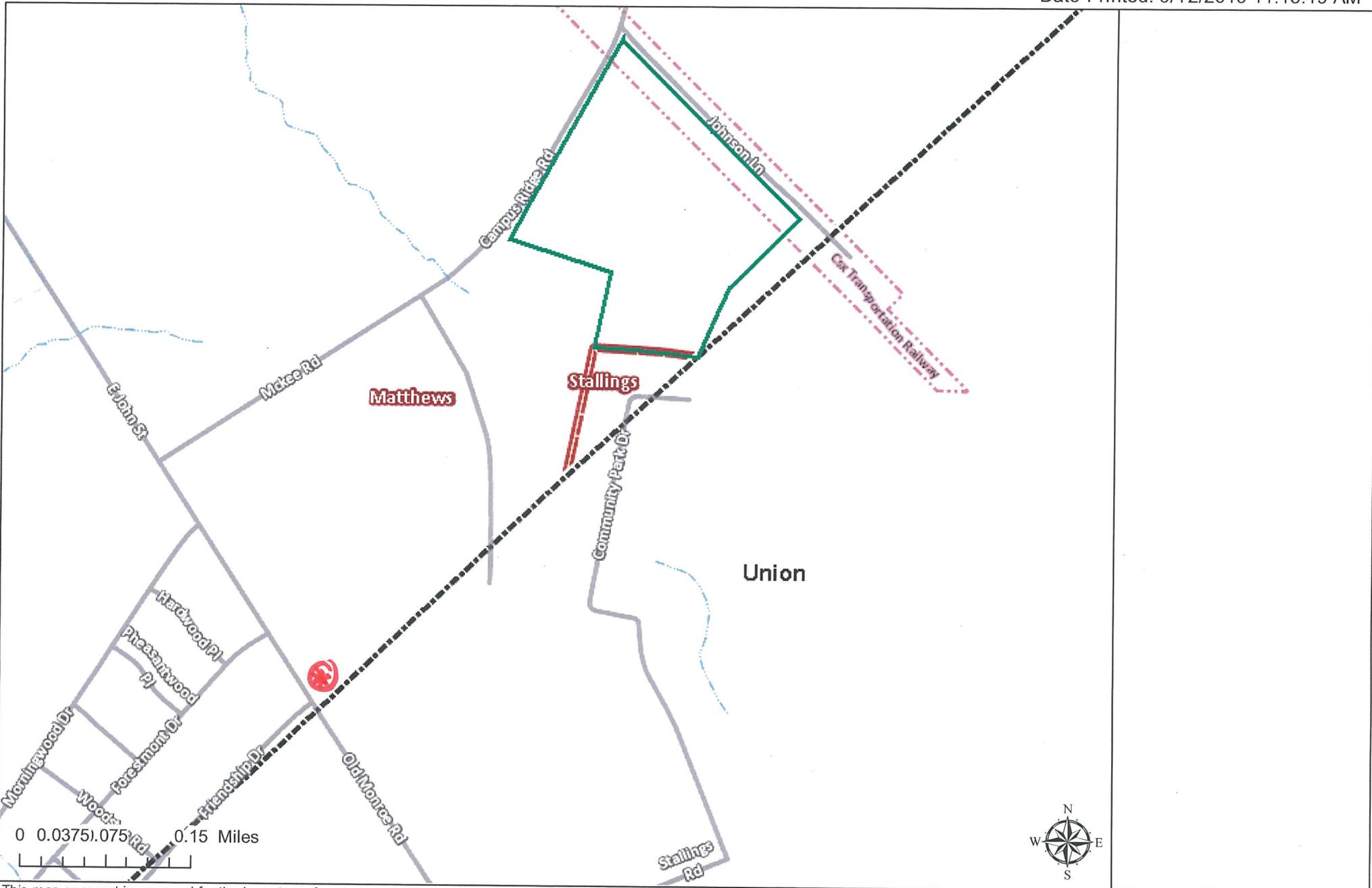
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# Polaris 3G Map – Mecklenburg County, North Carolina

## City of Charlotte #21505209

Date Printed: 9/12/2019 11:13:19 AM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.