

COMMUNITY MEETING REPORT
PETITIONER: APC TOWERS LLC
REZONING PETITION NO. 2019-708

This Community Meeting Report is being filed with the Town of Matthews Planning Office pursuant to the provisions of the Town of Matthews Zoning Ordinance.

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

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on December 5, 2019. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, December 19, 2019 at 7:00 p.m. at Ridge Church's Collective Café, 1031 Matthews-Mint Hill Road, Suite B, Matthews, North Carolina.

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

The Community Meeting was attended by Scott Brantley, the Civil Engineer, as identified on the sign-in sheet attached hereto as Exhibit C. No adjacent property owners were in attendance. Each attendee was provided with a copy of the Agenda, attached hereto as Exhibit D. Petitioner APC Towers LLC was represented at the Community Meeting by Mike Gallagher, Senior Director of Development for APC Towers LLC, and R. Susanne Todd and Jessica Henry, attorneys with Johnston, Allison & Hord, P.A.

SUMMARY OF PRESENTATION/DISCUSSION:

Since no adjacent property owners or other invitees attended the Community Meeting, the Petitioner's agent, R. Susanne Todd, adjourned the meeting at 7:48 p.m.

No changes were made to the Rezoning Plan or Application as a result of the Community Meeting.

Roktal Property Development LLC
PO Box 964
Matthews, NC 28106

Dell S. Thorpe
4609 Forestmont Drive
Matthews, NC 28105

F&B LLC
PO Box 2895
Matthews, NC 28106

2425 East John St., LLC
c/o Robert Pedlow
6300 Carmel Road, Ste. 110B
Charlotte, NC 28226

Carolina Water Service Inc. of North
Carolina
2335 Sanders Road
Northbrook, IL 60062

AJC LLC
1253 Buck Jones Road
Raleigh, NC 27606

Howard L. Sloan and Willaree M. Sloan
PO Box 22
Matthews, NC 28106

RM Matthews, LLC
2722 Chamber Drive
Monroe, NC 28110

Jerry Mack Pressley and Lynda Pressley
117 Ann Street
Matthews, NC 28104

Oren J. Sloan Jr.
6947 Blue Bonnet Drive
Cocoa, FL 32927

Sammy Benjamine Flow & Patricia Louise
Flow
13935 Hardwood Place
Matthews, NC 28105

Bradford A. Kroll
10228 Gator Bay Court
Naples, FL 34120

Judy Tennant Drake
3816 Campus Ridge Road
Matthews, NC 28105

Berbice Enterprise LLC
408 Clairview Lane
Matthews, NC 28105

Dung H. Tong
209 Ann Street
Matthews, NC 28104

Venture Entrepreneurs, LLC
c/o Wayne K. Seale
3320 Oak Brook Drive
Waxhaw, NC 28173

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c/o Wayne K. Seale
3320 Oak Brook Drive
Waxhaw, NC 28173

Tami Linn Osmer Mize and Brad Mize
217 Anne Street
Stallings, NC 28104

Larry D. Harrill and Susan B. Harrill
7402 Cunningham Lane
Indian Trail, NC 28079

LDH Rental Properties, LLC
PO Box 519
Indian Trail, NC 28079

John Y. Penninger and Katherine
Penninger
PO Box 882
Matthews, NC 28106

East John Systems, L.L.C.
PO Box 1919
Huntersville, NC 28070

Ronnie H. Chapman & Mary F. Chapman
5933 Caroline Drive
Matthews, NC 28104

Michael M. Stephens
4020 Campus Ridge Road
Matthews, NC 28104

Cheryl Drake-Bowers & Judy Tennant
Drake
3939 Campus Ridge Road
Matthews, NC 28105

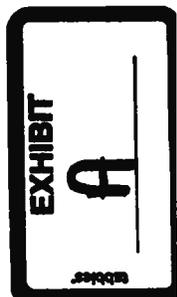
Weldon D. Powell
9612 Stonebridge Way
Charlotte, NC 28227

Cheryl Drake-Bowers and Hugh Hawes
3939 Campus Ridge Road
Matthews, NC 28105

Jeffrey C. Pressley
4511 Forestmont Drive
Matthews, NC 28105

Eastwood Forest Baptist Church
112 Aurora Boulevard
Matthews, NC 28104

Judy T. Drake
3816 Campus Ridge Road
Matthews, NC 28105



NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by APC Towers, LLC to change the conditions in zoning district I-1 (CD) to allow for construction and operation of a wireless communications facility on a portion of approximately 4.88 acres located at 2447 East John Street, Matthews, Mecklenburg County, NC

Date and Time of Meeting: Thursday, December 19, 2019 at 7:00 p.m.

Place of Meeting: Collective Café (at Ridge Church)
1031 Matthews-Mint Hill Road
Suite B
Matthews, NC 28105

Petitioner: APC Towers, LLC

Petition No.: 2019-708

We are assisting APC Towers, LLC (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Town of Matthews seeking a change of conditions in zoning district I-1 (CD) to allow for construction and operation of a 120 foot wireless communications facility on an approximately 4.88 acre site (the “Site”) located at 2447 East John Street, Matthews, Mecklenburg County, NC. APC Towers, LLC intends to use a portion of the Site for construction of a wireless communications facility in the form of a monopole.

In accordance with the requirements of the Town of Matthews Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for discussing this change in conditions proposal with nearby property owners. The Town of Matthews’ records indicate that you are an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, December 19, 2019 7:00 p.m. at Collective Café (address listed above). The Petitioner’s representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Susanne Todd, 704-998-2306.

cc: Town of Matthews Council Members
Town of Matthews Planning Board Members
Jay Camp Planning Director
Mary Jo Gollnitz, Senior Planner/Zoning Administrator

Date Mailed: December 5, 2019



AGENDA

**APC TOWERS, LLC
REQUEST FOR CHANGE IN CONDITIONS
IN ZONING DISTRICT I-1 (CD)
PETITION 2019-708
COMMUNITY MEETING**

HELD ON THURSDAY, DECEMBER 19, 2019 AT 7 P.M.

**MEETING HELD AT COLLECTIVE CAFÉ (RIDGE CHURCH) 1031
MATTHEWS-MINT HILL ROAD, SUITE B, MATTHEWS, NC 28105**

PETITIONER: APC TOWERS, LLC

- 1. WELCOME AND INTRODUCTIONS**
- 2. REVIEW OF THE REZONING PLAN**
- 3. REZONING SCHEDULE**

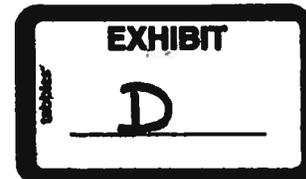
PUBLIC HEARING IS February 10th, 2020

PLANNING BOARD MEETS February 25th, 2020

CITY COUNCIL DECISION ON March 9th, 2020

**ALL MEETINGS AT 7 PM @ Town Hall, 232 Matthews Station Street,
Matthews, NC**

- 4. QUESTIONS AND ANSWERS**
- 5. ADJOURNMENT**



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