

November 18, 2015

**Via UPS Overnight Delivery**

Charlotte-Mecklenburg Planning Department  
Attn: Land Development – Mr. Richard Hobbs  
600 East Fourth Street, 8<sup>th</sup> Floor  
Charlotte, NC 28202

Re: Proposed Telecommunication Tower to be located at 8120 Newell Farm Road,  
Newell, NC 28126; American Towers Site Name & Number: Old Concord NC-  
201710, Parcel ID 10501202

Dear Mr. Hobbs:

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

The proposed monopine tower will be 195 feet in height. The property upon which the tower will be located is currently zoned I-1 (CD).

Enclosed are two (2) copies of the Rezoning Application – City of Charlotte, Application Checklist, and a check in the amount of \$4,395.00 made payable to the City of Charlotte to cover the cost of the application fee.

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

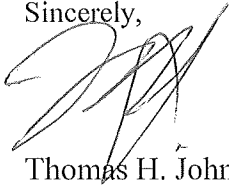
1. Appointment of Agent Form;
2. Ten (10) 24”x 36”copies of the Site Plan, drawing RZ-1, which includes the property’s total acreage, its zoning classification, the general location in relation to major streets and the date and north arrow;
3. One (1) 8 1/2”x11” copy of the Site Plan, drawing RZ-1; and
4. A CD-R disc with a digital version of the Site Plan along with a Word document with the Site Plan Notes.

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If you have any questions, please do not hesitate to contact me. We look forward to working with you to complete this site.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Johnson, Jr.', written over the word 'Sincerely,'.

Thomas H. Johnson, Jr.

Enclosures

cc: Jill House (Via Email)

## II. Rezoning Application Checklist

Any Petitioner filing for rezoning is required to discuss the proposal with a Charlotte Mecklenburg Planning Department "CMPD" Rezoning Team member prior to the filing of the petition. Upon submittal of the petition, all required items must be verified by the rezoning gatekeeper before an application is considered completed and filed for processing. Incomplete applications can be returned to the petitioner (see Section 6.202). No applications will be accepted after the closing deadline for each month's cases. There is a limit of 16 cases per month.

### **SUBMITTAL REQUIREMENTS:**

#### **All petitions:**

1. Two signed official applications;
2. If only a portion of a lot is being rezoned, and/or if the rezoning boundaries do not follow property lines, and/or if there is more than one requested zoning classification that does not follow a property line; submit a survey map delineating the property or area in question;
3. Filing Fee.

#### **Conditional Petitions Only:**

- A. Items 1-3 above
- B. All property owners must sign the conditional rezoning application.
- C. A tree survey of all trees within the street rights-of-way.
- D. A site plan must accompany each conditional rezoning application and be submitted as follows (If you are not able to provide this information, please contact the CMPD at 704-336-2205):
  - drawn to scale
  - a maximum size of 24" x 36"
  - ten (10) copies, folded to 8½" x 11"
  - a digital version on R-CD (PDF format) of a site plan with an 8 ½ x 11 copy included
  - a "Word" version of the site plan notes on the CD
- E. A "determination" letter as to the presence of jurisdictional Wetlands on the site may be needed. If one is required, it will be listed in the "site plan comments" sent to the petition from a rezoning team member. The petitioner will be notified if one is required. If not provided by the date of the Public Hearing, the Public Hearing will be automatically deferred to the next Council zoning meeting.

*For Staff Use:*

(Circle One) **Complete**      **Incomplete**      \_\_\_\_\_  
*Staff signature and date*

*If deemed incomplete, agent or petitioner will be contacted with a deadline to provide the required information. If the information is not submitted as requested, the petition will not be processed.*

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

|                    |
|--------------------|
| Petition #: _____  |
| Date Filed: _____  |
| Received By: _____ |

**Complete All Fields (Use additional pages if needed)**

Property Owner: The McLaughlin Living Trust - James & Shirley McLaughlin

Owner's Address: PO Box 17 City, State, Zip: Newell, NC 28126

Date Property Acquired: 8/15/2008

Property Address: 8120 Newell Farm Road, Newell, NC 28126

Tax Parcel Number(s): 10501202

Current Land Use: Vacant Size (Acres): 2.80+/-

Existing Zoning: I-1 (CD) Proposed Zoning: I-1 (CD) (SPA)

Overlay: \_\_\_\_\_ (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders

Date of meeting: 11/4/2015

(\*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

**For Conditional Rezoning Only:**

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): N/A

Purpose/description of Conditional Zoning Plan: Change approved site plan from sports complex building to Wireless Communications Tower

Thomas H. Johnson, Jr. - Nexsen Pruet

Name of Rezoning Agent

4141 Parklake Ave # 200

Agent's Address

Raleigh, NC 27612

City, State, Zip

919-653-7807

Telephone Number

Fax Number

tjohnson@nexsenpruet.com

E-Mail Address

  
Signature of Property Owner

Thomas H. Johnson, Jr. - Agent

(Name Typed / Printed)

Jill House - American Towers, LLC

Name of Petitioner(s)

3500 Regency Parkway #100

Address of Petitioner(s)

Cary, NC 27518

City, State, Zip

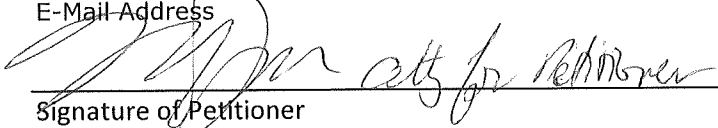
919-466-5163

Telephone Number

Fax Number

jill.house@americantower.com

E-Mail Address

  
Signature of Petitioner

Thomas H. Johnson, Jr. - Attorney for American Towers, LLC

(Name Typed / Printed)

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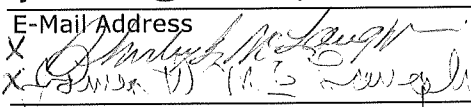

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Thomas H. Johnson, Jr. - Nexsen Pruet  
Name of Rezoning Agent  
4141 Parklake Ave # 200  
Agent's Address  
Raleigh, NC 27612  
City, State, Zip  
919-653-7807  
Telephone Number Fax Number  
tjohnson@nexsenpruet.com  
E-Mail Address  
X   
X   
Signature of Property Owner  
SHIRLEY L. McLAUGHLIN, TRUSTEE  
JAMES W. McLAUGHLIN, TRUSTEE  
(Name Typed / Printed)

Jill House - American Towers, LLC  
Name of Petitioner(s)  
3500 Regency Parkway #100  
Address of Petitioner(s)  
Cary, NC 27518  
City, State, Zip  
919-466-5163  
Telephone Number Fax Number  
jill.house@americantower.com  
E-Mail Address  
Signature of Petitioner  
(Name Typed / Printed)