

From: **georgeann holland** <nanageorgie@aol.com>
Date: Mon, Aug 8, 2016 at 3:54 PM
Subject: PROPOSED CELL TOWER AT CROSS AND CROWN CHURCH
To: Daniel@fidodoctor.com, mike@mikebillings.com
Cc: jcamp@matthewsnc.gov, hblodgett@matthewsnc.gov

TO: Town of Matthews

FROM : Sardis Pointe Subdivision
HOA

RE: Proposed Cell Tower at Cross and Crown Church

We are a subdivision with 55 homeowners located in the area that would be directly affected by the proposed cell tower as set forth in your plans for construction at the Cross and Crown church on Highway 51. We have sent out emails and had discussions regarding this proposal. We wish to proceed with the plans as you have outlined in your proposal. We currently have almost non existent reception in our subdivision irregardless of the Provider Company. We are forwarding the email addresses of 40 of our neighbors to confirm our acceptance of this plan.

Because the meetings on this proposal are during the Summer vacation for many of our homeowners, we are unable to reach 15 of them at this time. We have had positive response from those who are on vacation, but I will be forwarding those to you prior to the August 23, 2016 Planning meeting. Because a vote with response in written form is required, I will not just automatically add the remaining homeowners who verbally approved but have yet to respond in written form. Please be assured that our subdivision is wholly in favor of having a tower to boost the cell signature in our area. I am including the addresses of those that we currently do have for your consideration to add to your records.

Sincerely,

Georgeann Holland
Sardis Pointe HOA President
[704-293-4105](tel:704-293-4105)

From: **georgeann holland** <nanageorgie@aol.com>

Date: Mon, Aug 8, 2016 at 4:19 PM

Subject: PROPOSED CELL TOWER CROSS AND CROWN CHURCH PAGE 2 OF 2 8/8/2016

To: daniel@fidodoctor.com, mike@mikebillings.com, blodgett@matthewsnc.gov, icamp@matthewsnc.gov

Cc: taraanastasi89@gmail.com, backusfamily@earthlink.net, lainey444@gmail.com, bertucci_anthony@yahoo.com, schurchill1@hotmail.com, catcollins19@windstream.net, kcurry@carolina.rr.com, maggiedevereux@gmail.com, kinhdoan61@yahoo.com, lmfracing@aol.com, Sue.Fry@duke-energy.com, tpayne538@gmail.com, joangslp@gmail.com, nhapangama@gmail.com, dave.holland70@yahoo.com, lhumphrey@carolina.rr.com, anitajothy@yahoo.com, thekreidlers@carolina.rr.com, russellmeers@gmail.com, jjones331@live.com, jwmercado11@gmail.com, susan.morgan@carolina.rr.com, lora.morris@gmail.com, jayatul@windstream.net, cp5249@gmail.com, rissanen@windstream.net, animitacsaha@yahoo.com, isaul@carolina.rr.com, fouryank@aol.com, csherrard@cvwmgmt.com, kwstillerman@yahoo.com, trungnguyensy@gmail.com, eharriss@carolina.rr.com, elwashburn1@gmail.com, ncsu76@aol.com, kathyweaver@windstream.net, cherylbyork@gmail.com, natalyz86@hotmail.com, dennis.haver@gmail.com, ryans5@carolina.rr.com, judyka@att.net

TO: TOWN OF MATTHEWS

RE: PROPOSED CELL TOWER AT CROSS AND CROWN CHURCH

FROM: SARDIS POINTE SUBDIVISION HOA

EMAIL ADDRESSES OF HOMEOWNERS IN FAVOR OF THE PROPOSED CELL TOWER AS PER PROPOSAL.

EMAIL ADDRESSES BEING SENT VIA THE CC SPACE ABOVE IN THIS LETTER

ADDITIONAL EMAIL ADDRESSES TO BE PROVIDED FROM 15 HOMEOWNERS.THEY ARE CURRENTLY UNAVAILABLE IN WRITTEN FORM DUE TO VACATION OR OTHERWISE INABILITY TO CONTACT THEM. TENTATIVE APPROVALS EXPECTED PRIOR TO AUGUST 23. PREVIOUS APPROVALS GIVEN VERBALLY. THESE WILL BE PROVIDED PRIOR TO THE AUGUST 23, 2016 PLANNING MEETING.

Sincerely

Georgeann Holland

President Sardis Pointe HOA

[704-293-4105](tel:704-293-4105)

From: **Patrice Hawkins** <PatriceHawkins@decoratingden.com>

Date: Mon, Aug 8, 2016 at 2:59 PM

Subject: Cross and Crown Lutheran Church, 300 Matthews Pineville Road,- cell tower

To: jcamp@matthewsnc.gov

As a Matthews Homeowner off of Pineville Matthews Rd I want to voice my opinion that we are in desperate need of cell power. I am totally for the building of any cell towers that will increase the quality of lives of homeowners, and simultaneous reduce telephone service cost because it will eliminate the need to have a landline. In this day and age it is incredible that we are not available to receive cellular service everywhere. When I traveled in Europe 15 years ago, there wasn't anywhere that you could not get cellular service.

Decorating Den Interiors
The Hawkins Team
5000 Monroe Rd
Charlotte, NC 28205
[704-806-7561](tel:704-806-7561)

[Decorating Den Video](#)

TheHawkinsTeam@decoratingden.com

[Facebook.com/decoratingdenhawkins](https://www.facebook.com/decoratingdenhawkins)

decoratingden.com

houzz.com/pro/decoratingden-thehawkinsteam

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From: **David Duggins** <dduggins@carolina.rr.com>

Date: Mon, Aug 8, 2016 at 1:26 PM

Subject: Cell tower

To: jcamp@matthewsnc.gov

I am totally in support of the cell tower at the church. We have had weak and at times no service since I moved here in 1995. Land lines are a thing of the past and we need better cell service.

David Duggins  us
202 Walnut Point Dr
Matthews, NC 28105

From: **Dana Hutchinson** <dana4family@gmail.com>
Date: Sun, Aug 7, 2016 at 10:49 PM
Subject: Support of cell tower at Cross & Crown
To: jcamp@matthewsnc.gov

Please support the cell tower proposed for Cross & Crown Church grounds. We utilize a booster signal for cell service and still struggle with reliable signal. In addition to the exasperation of routine personal cell coverage, we are also at a larger disadvantage during power outages as occurred this past week. Further, I have a heart device that should transmit data nightly via cell service to my medical team. Without working cell coverage at my home, I'm forced to use an outdated transmission device with an analog phone.

My family and I will appreciate the town approving the zoning changes to allow the cell tower to move forward at Cross & Crown.

Sincerely,

Dana Hutchinson
117 Coach Ridge Trail
Matthews, NC 28105
[704-650-3722](tel:704-650-3722)

From: **Brian Dodge** <bggdodge@gmail.com>

Date: Sun, Aug 7, 2016 at 8:02 PM

Subject: Application # 2016-646 (Proposed cell Tower at Cross and Crown Lutheran Church)

To: jhigdon@matthewsnc.gov, mayortaylor@matthewsnc.gov, cmelton@matthewsnc.gov, jmiller@matthewsnc.gov, jurban@matthewsnc.gov, lwhitley@matthewsnc.gov, jross@matthewsnc.gov, kingrlish@matthewsnc.gov, jcamp@matthewsnc.gov, mjgollnitz@matthewsnc.gov

ATTN: Town of Matthews Board of Commissioners,
Matthews Planning & Development

RE: Application # [2016-646](#)(Proposed cell Tower at Cross and Crown Lutheran Church)

I am writing to express my strong support for the new proposed cell tower at Cross and Crown Lutheran Church, as filed in Application # [2016-646](#).

I have lived in Settler's Landing subdivision, next door to Cross and Crown, for over 10 years now. In those 10 years I have suffered through atrocious cellular phone service. As a result, I have had to pay for a landline phone, adding financial strain to an already limited budget. However, this is not a reliable solution. As you may know this area is limited to Time Warner cable service only. The most affordable option is Time Warner's digital phone or a Voice-over-IP (VoIP) service such as Vonage. Time Warner cable is not a reliable service and any time they have an outage (including when power is disrupted), I do not have land-based phone service, and thus *must* rely on cellular coverage.

Phone service, including cellular phone service, is not a commodity or a luxury. It has become a necessity of life, safety, and business.

As someone who works from home, I must pay for land-based phone service because my cellular connection isn't reliable. I am not reimbursed by my company for this cost.

As someone with a rare health condition, I have already experienced the scare of potentially not being able to reach emergency medical services. During an episode a couple years ago in my home, my only option for help was to dial 911 and request paramedics. As I was virtually unable to move, on the floor, and the only phone I could reach was my cell phone. The 911 operator had difficulty hearing/understanding much of what I was saying and time was of the essence. Eventually, she was at least able to dispatch and provide me with help, but my life and safety were literally at risk.

In light of that, I must rebut, and put in perspective, some of the comments in opposition to this tower, including those already published on Town of Matthews website in response to the tower.

- It has been said it will be an "eyesore". First, the cell tower will have a bell tower façade. Second, other people's preferences of not having to "look" at something should not supersede health and safety of people living in the affected area, nor should the preferences of those few require the rest of us to spend our money on land-based phone service and personal cell boosters.
- It has been said, based on a cited study, that the "majority" of people do not want to purchase or rent a home that is in the proximity of a cell tower or where one is visible. However, there are troubling facts about this study, including that this study was rooted in the pseudo-science of cell phone tower radiation, and was marketed to those who subscribe to this mentality (I'm citing the study itself), only 1,000 people took part in the study, and the study itself admits the results are subjective analyses of what the

respondents “felt” they experience, however no medical or scientific evidence was presented to confirm any health risk. To further put this into perspective, the nature of these results have to do with whom would be purchasing a home. However, this must be balanced out by the fact that the majority of the residents in the affected area do not have their homes up for sale (look at Zillow, realtor.com, or MLS). Additionally, the study submitted was not based on the residents in question in the immediate Matthews/Charlotte area, nor does it represent the actual sentiment of the neighbors in the affected area, regardless of belief of pseudo-science. Therefore, a hypothetical issue taken out of context (or an unproven medical fact) should not supersede the real problem that is affecting the needs and desires of the immediate residents in question. Lastly, it is not prospective buyers in these neighborhoods complaining about the problem. It is the long-standing residents. It makes little sense to put hypothetical buyers preferences before the demands on the established residents.

- It has been asserted that the cell tower would be a distraction to the drivers passing it each day, however, there was no evidence backing up that cell "tower"s cause distracted driving, and I would invite the person who posed this to back it up with actual statistical fact. I have heard no such reports on the news of people crashing cars because a "tower" is visible. Again, a hypothetical argument with no evidence should not supersede actual needs and desires by residents.

- By my count, in the public documentation disclosed today (Jul 29, 2016), there are 43 individual nearby residents in favor of this cell tower and 1 individual nearby resident opposed.

We are at a point that weak or non-existent cell coverage is simply not an option while living in a major metropolitan area.

I strongly urge you to approve these plans to construct the cell tower on Cross and Crown's property.

Respectfully,

Brian Dodge
Settler's Landing subdivision
645 Silversmith Ln, Charlotte NC 28270

Dear Mr. Blodgett,

We are strongly in favor of locating a cell tower at Cross and Crown Lutheran Church. We live in the Elizabeth Place neighborhood, a few blocks from the church, and our cell phone coverage is terrible. We have lived here for 10 ½ years and the coverage has never gotten better, probably even worse. There are many times when placing or receiving a cell call is not even possible. We live in a time where cell phones are a way of life and a true necessity.

Please support the cell tower at Cross and Crown Lutheran Church so that our area and town can be a part of the 21st century.

Thank You,
David and Debra Cox
604 Swancroft Ln.
Matthews, NC 28105
[\(704\) 847-5675](tel:(704)847-5675)
Elizabeth Place neighborhood

SIGN-UP SHEET
Community Meeting

Date 7/19/16

Name	Address	Email
1. Julie Rutkowski	2316 Lakeview Circle	julierutkowski@aol.com
2. Leonard Rutkowski	Matthews, NC 28105	
3. John M. Kurlin	9448 Huntley Ct	JMKURLIN@LVA.COM
4. Barbara Maillet	109 Lakehead Ln. Matthews	bmaillet1151@gmail.com
5. Jared Blackburn	10017 Devereaux Dr 28105	
6. ROBERT HILL	1300 Royal Links Dr 28166	ROBERT.HILL@T-MOBILE.COM
7. Rob Foster	1928 Bardstown Rd 28226	rfoster723@gmail.com
8. Linda Gilbert	335 Silversmith Ln 28270	Lgilbert22@gmail.com
9. Steve Gilbert	335 Silversmith Ln 28270	
10. GORDON MILLER	4555 SARDIN GLEN DR. 28100	
11. Tiana Smith	349 Silversmith Ln 28270	smithdiana100@gmail.com
12. Mike Smith	349 Silversmith Ln 28270	
13. David & Pam Jones	349 Silversmith Ln.	
14. Patti Clark	9905 Devereaux 28105	patti@lanyadarkcpe.com
15. Lynn Ambroggett	9554 Hunting Ct. 28105	
16. Jill Billings	9546 Hunting Ct 28105	mike@mikebillings.com
17. Susie Papachonalandros	9023 Broad Ct. 28104	susie.papa42@gmail.com
18. Dennis + Pat Greene	130 BUBBLING WELL	RWAINGREENB@CAROLINA-RR.COM
19. Jennifer + Matt Brumer	461 Silvercreek Ln. Charlotte, NC 28270	jbrumer@provmark.com
20. Vivian Tolad	Matthews	

Jbrumer & co
provmark.com

Vertical Bridge
Community Meeting Minutes
July 19, 2016

The Community Meeting was held on Tuesday, July 19, 2016 at the Cross and Crown Lutheran Church. The following issues were discussed.

1. Property Values – Someone received a flyer stating that property values are affected when your property is next to a cell tower.
 - a. Another neighbor said that he thought property values were affected if you don't have good cell service.
 - b. Another community member pointed out that the look of this tower is different and is more aesthetically pleasing with the green color, the cross design and the look of a bell tower.
 - c. Bells are there but are not operable to avoid ringing that can be heard by neighbors.
 - d. TMobile Rep stated that access to emergency services is a plus for property values, too and this is more likely with good cell service.
 - e. But good schools, good cell services are key to property values because so many people work from home.
2. RF – Someone saw an email link that said radio frequency is dangerous
 - a. Wireless is heavily regulated with federal regulations (FCC).
 - b. Many things in the house emit radio frequency - TV, doors that open automatically, your cell phone, many household items emit radio frequency that are nearby on a daily basis.
 - c. Antennae are 120 feet off the ground and strictly governed by federal regulations.
3. Will you be clearing trees?
 - a. No plans to remove trees, but some brush around the disturbed area and may need to trim back overhanging limbs.
 - b. Will add landscaping along bring enclosure at back of site near trees.
 - c. Lease agreement was very specific about not removing trees or tree canopy outside disturbed area without permission.
4. Why can't you do small cell light poles? Heard about small cell in right of way
 - a. Need tall tower (macro) sites to cover a large area and then small cells only work in a localized area that macro sites can't cover or where you need more capacity (eg, urban). Small cells are supporting the macro sites and adding capacity.
5. How to get power?
 - a. Access power and telephone easement is in driveway.
 - b. Will Duke be coming through back properties? Not with access already through right of way.
6. What is Church decides to move out? Can height be expanded?
 - a. Bob Roth – lease height limits 120'
 - b. 30 year lease
 - c. Buy out for church

- d. New owner subject to lease terms.
- 7. Hidden antennas in brick enclosure? Just support ground equipment, not antennas. Enclosure is for safety.
- 8. Letters that went out? Within 100'
- 9. What about the children?
 - a. Director of preschool spoken with parents and they were delighted.
 - b. Daycare next door is in full support of the tower
 - c. Other churches and schools have antennas in structures, bell towers, steeples, etc.
- 10. Does it have to be lit; below FAA threshold so no lights; if you put an American flag there, it does.
- 11. Most sites have a gate? Yes, bricked in with a locked gate
- 12. Noise? Only in the case of backup generators to provide all service in case of emergency. Generally same as house air conditioner.
- 13. Would it emit high pitched sound? No.

The below signatories would like to voice our approval of the new cell tower proposed at Cross and Crown Lutheran Church. Mobile phone reception is widely regarded by residents as abysmal in most of the neighborhoods along Sardis Road between highway 51 and Sardis Road North. This lack of service causes problems ranging from lack of 911 services during power outages to reliance on expensive land lines and carrier-issued microcells. Additionally, a plague of makeshift “cell phone lots” has arisen in several neighborhoods – Coachman Ridge as a prime example – wherein drivers park at the entrance to neighborhoods to avoid having their calls drop. This causes traffic problems that will eventually result in accidents. Finally, the income from the tower will help Cross and Crown, a respected church in our local community. We ask the board to approve this cell tower permit.

1. Michael & Jill Billings – Coachman Ridge
2. Dale Siar – Brackenbury
3. Rick & Michele Melville – Brackenbury
4. John Fulton – Coachman Ridge
5. Catherine & Terry Collins – Sardis Pointe
6. Jennifer La Brecque – Sardis Pointe
7. Leslie Paliyenko – Sardis Mill
8. Pete Duemig – Sardis Forest
9. Catherine & Brian Bell – High Timbers
10. Georgeann Holland – Sardis Pointe
11. Scot & Sherri Willman – Settler’s Landing
12. Jana Reeve – Devereaux
13. Alex Williams – Sardis Plantation
14. Sam Hatcher – Benton Woods
15. Jeff & Karen Turk – Benton Woods
16. Phillip & Jolanta Prewitt – Coachman Ridge
17. Paul & Cheryl Jones – High Timbers
18. Karen Turk – Benton Woods
19. Sam & Carol Hatcher – Benton Woods
20. Ann Duggins – Sardis Plantation
21. Sue & John Fry – Sardis Pointe
22. Jennifer and Dan Debe – Coachman Ridge
23. Maria Richter – Brackenbury
24. Janice Elliott – Coachman Ridge
25. LeeAnn Park – Sardis Forest
26. Jackie & Ben Abernathy – Sardis Plantation
27. Wendolyn & Grant Gildehaus – Coachman Ridge
28. Dan & Wendy Jakobovitz – Coachman Ridge

RECEIVED
JUL 11 2016
By _____



Cross & Crown Lutheran Church
Loving God, Serving Others, Welcoming All

June 27, 2016

RE: Property Owner: Cross & Crown Lutheran Church
Parcel No.: 21329104
Property: 300 Pineville-Matthews Road, Matthews, North Carolina
Zoning Case# 2016-646

Dear Property Owner:

Cross & Crown Lutheran Church and Vertical Bridge Development II, LLC would like to invite you to attend a community meeting scheduled for Tuesday, July 19, 2016 at 6:30 p.m. The purpose of the meeting is to review the above referenced application to amend the permitted uses approved under R/I (CD) of the Town of Matthews Unified Development Ordinance. The meeting will be held in the Fellowship Hall at Cross & Crown Lutheran Church, 300 Pineville-Matthews Road, Matthews, North Carolina.

We look forward to seeing you there.

Sincerely,

Cross & Crown Lutheran Church

By: Jared Blackburn
Jared Blackburn

Vertical Bridge Development II, LLC

By: Carolyn Gould
Carolyn Gould

July 7, 2016

Town of Matthews Planning Board
232 Matthews Station Street
Matthews, NC 28105

Re: Application no. 2016-646

Dear Planning Board,

When we decided to move to the Charlotte are, we chose Matthews for it's quite streets, family-friendly atmosphere and wonderful sense of place. We also chose the town because it has great amenities.

Unfortunately, cell-service is not one of those. Our neighborhood, Coachman Ridge, has horrible cell phone reception, as so many neighborhoods along Sardis Road, based on personal accounts from residents. Had I realized the extent to which this lack of cell service would impact our daily lives, I may have reconsidered our move to Matthews.

I will admit that living near a cell tower, like other public amenities such as water treatment plants or landfills, is not ideal, but it is necessary for the well-being of our communities and our families. Since we moved to Matthews over a year ago, my family has experienced times when our landline did not work. And, because we do not have great cell service, we have been essentially cut off from emergency services.

As a mother of a young child, it frightens me that there are times when I cannot call the police, the fire department or other emergency services for help because my cell phone does not receive a reliable signal. Some may argue that cell signal boosters are an easy way to fix this problem but they are limited in the area they cover. A cell phone signal is the last thing residents should have to worry about if they are experiencing an emergency.

In addition to issues of personal security, I also support emergency response operations for a power company. I am often on-call and must be able to receive emergency communications at all times. This has been a challenge with the lack of cell service in our neighborhood and I worry that there may be times when I miss an important communication.

The construction of a cell tower would provide the reliable access to telecommunications that is necessary to help keep residents safe. Given the location along a major roadway, the proposed cell tower is not incongruous with its surroundings and provides an important community benefit.

I and my family strongly support the construction of this cell tower at Cross and Crown Lutheran Church and sincerely hope you will as well.

Respectfully,
Anne McGovern
209 Foxlair Ct., Matthews, NC 28105

June 30, 2016

Town of Matthews Planning Board
c/o Kathi Ingrish, Planning Director
232 Matthews Station Street
Matthews, NC 28105

Re: Application no. 2016-646, filed June 1, 2016

Dear Planning Board:

As background, I have 43 years of experience in real estate, serving as an appraiser, broker, and general contractor; at present, I am qualified by North Carolina as a licensed real estate broker and state-certified general appraiser. I have been a member of Cross and Crown Lutheran Church in Matthews and an active part of my community for 21 years.

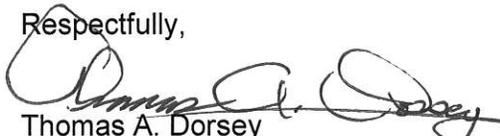
I am writing to voice my strong opposition to the above-referenced application to allow construction of a 120-foot cell tower at 300 Pineville-Matthews Road, in Matthews, NC.

My opposition is based on the following:

1. The 2002/2003 rezoning of the site (and description of anticipated future uses) included a specific representation that a cell tower would not be permitted. This application is a material deviation and should require a reconsideration of the earlier plan in its entirety.
2. The proposed cell tower, however it is camouflaged, is a commercial use. It is not consistent with neighboring uses; it will be an eyesore to those living nearby and a distraction to those driving by the site on a daily basis.
3. The "fall zone" of the proposed structure appears to be dangerously close to the church's school; the height – at 120 feet – is twice that of the surrounding tree canopy.
4. Church zoning has always been intended to be for purposes in harmony with residential uses. The proposed cell tower is not compatible with those uses, and, in fact, it would be harmful to the property interests of the nearby residents. As noted in the attached:
 - 94% of home buyers and renters would be less interested and would pay less for a property in proximity to a cell tower; 79% would not purchase a property within a few blocks of a cell tower, and 90% voice concern about cell towers in residential neighborhoods (Source: article published by the National Association of Realtors).
 - A study published by the pre-eminent U.S. professional association of appraisers estimates a decline in value by as much as 20% for properties near cell towers.

Unfortunately, I will be out of town on July 11 and August 8. I will, however, plan to attend the meeting on July 26. Please consider my comments above as a part of your deliberations. In the interests of the community, I urge you to deny this application.

Respectfully,


Thomas A. Dorsey
9701 Grasmere Drive, Charlotte, NC 28270-0291

Published in the official magazine of the National Association of Realtors®

Cell Towers, Antennas Problematic for Buyers

Daily Real Estate News | Thursday, July 24, 2014

An overwhelming 94 percent of home buyers and renters surveyed by the National Institute for Science, Law & Public Policy (NISLAPP) say they are less interested and would pay less for a property located near a cell tower or antenna.

What's more, of the 1,000 survey respondents, 79 percent said that under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas, and almost 90 percent said they were concerned about the increasing number of cell towers and antennas in their residential neighborhood.

The survey, "Neighborhood Cell Towers & Antennas—Do They Impact a Property's Desirability?" also found that properties where a cell tower or group of antennas are placed on top of or attached to a building (condominium high-rise, for instance) is problematic for buyers.

"A study of real estate sales prices would be beneficial at this time in the United States to determine what discounts home buyers are currently placing on properties near cell towers and antennas," says Jim Turner, chair of NISLAPP.

The NISLAPP survey echoes the findings of a study by Sandy Bond of the New Zealand Property Institute and past president of the Pacific Rim Real Estate Society (PRRES). "The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods," which was published in *The Appraisal Journal* in 2006, found that buyers would pay as much as 20 percent less for a property near a cell tower or antenna.

<http://realtormag.realtor.org/daily-news/2014/07/25/cell-towers-antennas-problematic-for-buyers>