



H. Timmons Consulting

Zoning, Land Use & Development Consultant

HAROLD K. TIMMONS

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SUMMARY OF QUALIFICATIONS

Versatile and High-energy Urban Planner, Zoning Analyst, Land Development Consultant, Project Manager, Site Acquisition Agent, Zoning Manager and Grants Writer. Independent and responsible for assignments and projects over Mid-Atlantic, Northeast and Far west areas of the United States. Expertise in working in highly political environments involving community groups or official bodies such as Planning Commissions, City Councils or Boards of Supervisors. Extensive knowledge and experience in working with local government departments, attorneys, consultants and contractors/vendors. Proven ability to provide successful results regarding permit coordination, zoning application submission, and representation before elected officials and other decision-making bodies. Experienced in the preparation and development of comprehensive plan reports, and neighborhood level reports requiring the effective use of demographic and statistical data. Ten plus years in Local Government Sector conducting studies, reports, and managing Community Development Block Grant Environmental Review Process and Reporting. Experience in conducting research and preparation of Grant for Federal Grant for Broadband Infrastructure Application Submission in accordance with the Broadband Initiative Program (BIP), RUS (Rural Utilities Service) and National Telecommunications and Information Administration (NTIA) Broadband Technologies Opportunities Program (BTOP). This unique combination of professional experience has developed significant independence and discipline as work environments were spread over a broad geographic area.

PROFESSIONAL EXPERIENCE

H.TIMMONS CONSULTING – ZONING, LAND USE AND DEVELOPMENT CONSULTANT – JANUARY, 2009 TO CURRENT. – GREENSBORO, NC.

A consultant to the wireless industry providing services to clients involve zoning, site acquisition, lease negotiation, coordination and representation on projects and project management and coordination for new communication towers, collocation requests and other types of land use development. Client services are specialized and customized to fit client needs. A full range of site development services from project initiation, submission, zoning approval and building permit approval.

Current or recent clients include:

- Onpointe Management Services - Lawrenceville, Ga. – Conducted tower research, application and approval services
- Atlantic Communications Services, Inc - New York – Provided zoning analysis services for State of Pennsylvania

- Communications Infrastructure Group, LLC – Atlanta, Ga. – Provided Grant writing services on BIP Grant submitted by CIG. Provided zoning services involving southeast and western area research and analysis.
- The CLS Group – Edmond, OK – Provided services for tower approval in Ozark, Alabama
- Pegasus Tower Company, LLC – S.W. Virginia – Provided specific site services for site located from New Jersey to Virginia.
- Network Building and Consulting – Hanover, Md. - Project in Charlotte, NC at Crown Castle International for the Client, Lightsquared, LLC. Focus of activities were in Baltimore-Washington area.

Markets Areas:

- Southwestern and Central Virginia
- Pennsylvania, Ohio and New Jersey
- Northwest and Central Georgia and Alabama
- BAWA Market along with Northern Virginia
- Weiser, Idaho;

ZONING MANAGER – FEBRUARY 2002 TO JANUARY 2009. PEGASUS TOWER COMPANY, RICHLANDS, VIRGINIA 24641. – RICHLANDS, VA.

Pegasus Tower Company is mid-size, privately owned tower development company that works closely with the wireless industry to locate and construct new towers for wireless service providers primarily in the southeast region.

Primary responsibilities included:

- Investigate local zoning and permitting issues with state or federal regulatory matters being managed secondarily.
- Manage local zoning and regulatory environment to allow project resources to be allocated efficiently and meet scheduling demands.
- Meet with local officials and staff to facilitate approval in a timely manner.
- Communicate, prepare and disseminate project and zoning requirements to site specialists, construction managers, surveyors, engineers and other vendors to proactively reduce delays and work efficiency.
- Oversee site acquisition process to ensure the selection of appropriate sites for successful approval.
- Responsible for selecting local attorneys, real estate appraisers, or other professionals as needed for project success.

ZONING MANAGER - SEPTEMBER 1999 TO OCTOBER 12 2001, THE TEA GROUP INC. /CROWN CASTLE INTL. - TRITON PCS, INC. PHASE III DEPLOYMENT PROJECT FOR SOUTHWEST VIRGINIA. – ROANOKE, VA.

Initially contracted by the TEA Group, Incorporated, a subsidiary of Crown Castle International, to provide zoning project services resulting in the approval of new towers under its build-to-suit agreement with Triton PCS Incorporated ("SunCom-AT&T"). Triton was in its 3rd phase of its deployment project of over 100 PCS sites in southwest Virginia. In addition, the following responsibilities were delegated to the position:

- Responsible for leadership of project zoning related to build-to-suit search areas in Southwest Virginia.

- Determining zoning difficulty by jurisdiction.
- Plan and schedule work loads related to each new project site.
- Identifying and work to reduce or resolve barriers to scheduling for timely governmental approval through lobbying efforts targeting at elected and appointed officials.
- Conducted meetings and workshops with various entities (planning staff, committees, commissioners and elected officials) regarding project proposals and needs.
- Manage and lead site acquisition agents in the selection of sites capable of obtaining zoning approval while meeting financial parameters.
- Prepare and submit all zoning related applications involving new sites or existing sites.
- Represent client at public hearings on project tower applications using various graphic techniques, displays and computerized presentations.
- Responsible for preparing and providing the client with complete documentation of all project zoning and acquisition results and milestones.
- Research, prepare and coordinate building permit applications along with appropriate follow-up.
- Coordinate with vendors balloon testing and provision of photo-simulations for jurisdiction and public hearings.
- Perform site acquisition responsibilities and negotiate lease revisions as a part of project resource reductions.

ZONING AND ACQUISITION SPECIALIST - NOVEMBER 1998 TO SEPTEMBER 1999, WHALEN AND COMPANY/AMERICAN TOWER CORPORATION. – DANVILLE/MARTINSVILLE, VA.

As a part of the Whalen and Company team, the position was responsible for project zoning management, analysis and approvals. American Tower Corporation was retained mid-project to complete contracted services related to Phase II of the Triton PCS, Inc. wireless network deployment project. Whalen and Company was released from project by client and American Tower was brought in to complete the project. At the request of the client, American Tower retained my services for project zoning management until completion of project duties. Primarily responsible for:

- Conduct site acquisition and lease negotiation activities; lead and direct site selection process.
- Prepared project zoning applications at a rate consistent with client expectations.
- Prepare all necessary zoning documents for obtaining zoning approvals including presentation graphics.
- Select and assist local legal counsel with local zoning process as needed.
- Responsible for providing client with complete documentation of all actions regarding zoning applications; determining and reporting project work task durations; and projecting schedule of approvals and milestones.
- Manage the inputs and involvement of radio frequency engineers on zoning, RF coverage and presentation strategies.

LAND USE PLANNER - DECEMBER 1996 - NOVEMBER 1998, MCGUIRE WOODS, LLP - RICHMOND, VIRGINIA.

Provided zoning management, guidance and assistance to a dynamic group of land use attorneys at one of the largest law firms on the East Coast. Worked on projects involving Fortune 500 clients and their businesses covering the United States. Planning work concentrated on land development business and issues in the Richmond Metropolitan area. Job responsibilities were diverse within a fast-paced, dynamic and deadline-driven environment. Responsibilities included but were not limited to:

- Coordination, preparation and submittal of applications for government approval
- Close involvement with local government administration on the approval of a wide range of land use requests.
- Review of comprehensive plans to analyze development potential and potential impediments to rezoning and other approvals.
- Development of proffer conditions in conditional rezoning requests for acceptance by client and the local government.
- Advised and assisted telecommunications clients with interest in developing new facilities in the region.
- Responsible for preparing analytical reports to assist legal counsel with issues involving government officials, residents, and community leaders.
- Provided due diligence activities and reporting functions covering the zoning component of large-scale real estate transactions, refinancing and mergers. Job functions required interaction with local, state and federal agencies throughout the U.S.

COUNTY PLANNER II - MARCH 1994 - DECEMBER 1996, HENRICO COUNTY PLANNING OFFICE, COMPREHENSIVE PLANNING DIVISION - HENRICO COUNTY, VIRGINIA.

Review comprehensive plan documents for application of goals and objectives in the review and analysis of rezoning and use permit requests. Responsible for preparing reports to the County Planning Commission and Board of Supervisors with recommendation regarding use permits; changes to the County Major Thoroughfare Plan; rezoning; and the Land Use Plan. Acted as the primary contact person on staff regarding requests for telecommunications facilities in the County. Responsible for making presentations to County Planning Commission and public interest groups regarding development proposals and plans of development. Provide special project assistance for independent-planning studies conducted by consultants. Supervised small group of staff.

COUNTY PLANNER I - JULY 1991 TO MARCH 1994, HENRICO COUNTY PLANNING OFFICE, COMMUNITY DEVELOPMENT BLOCK GRANT DIVISION, HENRICO COUNTY, VIRGINIA. – Henrico County, Va. Details of position to be provided upon request.

COUNTY PLANNER I - AUGUST 1988 - JULY 1991, HENRICO COUNTY PLANNING OFFICE, COMMUNITY DEVELOPMENT DIVISION - HENRICO COUNTY, VIRGINIA. Details of position to be provided upon request.

ZONING ENFORCEMENT OFFICER – JULY 1986 – AUGUST 1988, HENRICO COUNTY PLANNING OFFICE, COMMUNITY DEVELOPMENT DIVISION - HENRICO COUNTY, VIRGINIA. Details of position to be provided upon request.

Additional professional employment history beyond the above date can be provided upon request.

EDUCATION

Bachelor of Arts degree in Political Science,
Winston-Salem State University, Winston-Salem, North Carolina.

Masters in Urban and Regional Planning,
Virginia Commonwealth University, Richmond, Virginia.

CONTINUING EDUCATION

Fundamentals of Real Estate, Dan Mohr Real Estate School
Greensboro, North Carolina. 2001.

Project Management Institute - Project Management Certification Course
Guilford Technical Community College (Required by PMI before taking Project
Management Certification Examination.) March 2011.
PMP Exam – August, 2011

LIST OF REFERENCES

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