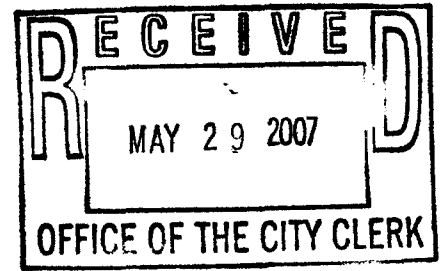


COMMUNITY MEETING REPORT
Petitioner: Sykes Industrial Solutions
Rezoning Petition No. 2007-072



This community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

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

A representative of the Petitioner mailed written notices of the date, time and location of the Community Meeting to the individuals and organizations set on Exhibit A-1 attached hereto by depositing such notices in the U.S. mail on April 23, 2007. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday, May 14, 2007 at 7:00 p.m. at Garden Memorial Presbyterian Church, 2324 Sam Wilson Road, Charlotte, North Carolina.

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

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were Mr. David P. Reule representing Sykes Industrial Solutions, LLC, Mr. Richard Baker, Mr. Billy Thomas, Mr. Carlton Burton, Mr. Charles Wilbur, and Mr. H. Parks Helms.

SUMMARY OF ISSUES DISCUSSED:

H. Parks Helms opened the meeting by introducing himself, David P. Reule, Richard Baker, Charles Wilbur, Carlton Burton, and Billy Thomas on behalf of the Petitioner. Mr. Helms then advised that he would set out the sequence of events related to this petition and that the remaining members of the team would provide details about the rezoning plan and answer any questions from the audience.

Mr. Helms reported the following schedule of events:

Public Hearing: Before the City Council and Planning Commission on Monday, June 18, 2007 at 6 p.m. at the Charlotte-Mecklenburg Government Center, 600 E. Fourth Street.

Zoning Committee Work Session: Wednesday, June 27, 2007 at 4:30 p.m. on the 8th floor of the Charlotte-Mecklenburg Government Center, 600 E. Fourth Street.

City Council Decision: Monday, July 16, 2007 at 6 p.m. the Charlotte-Mecklenburg Government Center, 600 E. Fourth Street.

Mr. Helms then advised those in attendance that the site is currently zoned R-17 MF and R-3. The proposed rezoning of the property is I-1 CD.

He reported the site contains approximately 27.109 acres. The Zoning change is to permit development of light industrial park with lots for up to three (3) buildings to be used for warehouse/distribution space.

Mr. Helms then reported that the Petitioner will comply with all the terms and conditions of the conditional rezoning plans if approved. Mr. Helms noted further the rezoning petition is consistent with the proposed area plan as well as the I-485 Interchange Analysis.

At this point Mr. Helms introduced members of the development team to explain the plan and answer questions.

A summary of the comments made and questions asked include the following:

- A question was raised about the zoning across Sam Wilson Road from the site of this rezoning. It was advised that the zoning was the same or similar to zoning on the current site.
- A member of the audience asked who would be in charge of the project and he was advised that Mr. David P. Reule would be the principal representing Sykes Industrial Solutions Charlotte One, LLC during the construction project.
- A neighbor expressed concern about water run-off which could create standing water after heavy rain. He wanted to be sure that the drainage is in place and does not want drainage to come across his property. He was advised that drainage would not affect his property in that the topography of all of the subject property is on a lower elevation than his property and drains away from his property.
- A question was raised about the possibility of a traffic light being placed at the intersection at West Point Drive and Sam Wilson Road.
- A member of the audience made the comment that the neighbors and community leaders would be well advised to support this proposal as being preferable to the R-17 MF zoning that currently exists.
- A neighbor of one of the contiguous properties stated that he was “for the rezoning.”

- Questions were raised about the landscaping along Sam Wilson Road and at the entrance to the project and it was advised that all of this would be done in accordance with applicable code requirements.
- Questions were raised about the possible widening of Sam Wilson Road. He was advised that this would be an issue for the City Department of Transportation and perhaps the State Department of Transportation.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE
COMMUNITY MEETING AS OF THE DATE HEREOF:**

No changes were requested by the neighbors and neighborhood leaders present at the meeting.

After approximately one and one half hour the meeting was adjourned.

Respectively submitted this 22nd day of May, 2007.

Sykes Industrial Solutions Charlotte One, LLC
Petitioner

Cc: Tammie Keplinger
Brenda R. Freeze, City Clerk

EXHIBIT A-2

April 30, 2007

Dear Neighbors and Neighborhood Leaders:

You are invited to attend a public meeting to hear about a proposal to develop property on Sam Wilson Road near its intersection with West Point Drive. The existing zoning on the property is R-17MF and R-3 and the proposal is to change the zoning to I-1CD for the purpose of constructing three office-distribution storage buildings for bulk storage and office warehouses.

Sykes Industrial Solutions-Charlotte One LLC is the Petitioner and its principals would like to make a presentation to you so that you will have a good understanding about the facts related to this request. While you may not have any particular interest in this particular rezoning, please plan to attend the meeting to learn more about the proposal. We are interested in your comments and having an opportunity to answer any questions you might have.

I have attached a map of the area proposed to be rezoned, but if you need additional information, you can go to the Charlotte-Mecklenburg Planning Commission website at the link below:

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2007+Petitions/2007-072.htm>

The meeting will be held on May 14, 2007 at 7:00 p.m. at Garden Memorial Presbyterian Church. The Church is located at 2324 Sam Wilson Road and we expect the meeting to last no more than one hour.

If you have any questions about the meeting, please feel free to call me at 704-372-4884, 521 E. Morehead Street, Suite 340, Charlotte, NC 28202.

Yours very truly,

H. Parks Helms

EXHIBIT B

SYKES INDUSTRIAL SOLUTIONS

Attendance at Neighborhood Meeting Zoning Petition 2007-072
May 14, 2007 Sign-In Sheet

NAME	MAILING ADDRESS	PHONE
GEORGE & CHARLONNE TODD	2417 SAM WILSON RD. CHARLOTTE, N.C. 28214	704- 394-6500
BETTY BRADLEY	2512 SAM WILSON RD	704-399-2383
Terry Sumner	1574 Teddington	704-399-1570
James & Della Morris	1803 Sam Wilson Rd.	704-399-8563
Clara Humphries	2410 Sam Wilson 28214	704-399-1477
Charles Wilson	P.O. Box 424 Cornelius, N.C. 28031	704-892-3633
Billy Thomas	2753 Hampton Ave. Charlotte 28207	704-248-2104
RICHARD BAKER	301 S. McDowell St Suite 1200 CHARLOTTE NC 28204	704/432-1031
Al & Kay Jones	2211 SAM WILSON RD Charlotte 28214	704-393-8347 704-392-1237
Amanda Tucker	2507 Tatum Dr Charlotte, N.C. 28214	
Ed & Billie Kinn	2430 SAM WILSON RD	704-599-8968
Margaret S. Kinn	311 Sam Wilson Rd	704-399-6656
Jeff Hunter	2222 Sam Wilson	704-399-5327
Debra J. Hutto	126 Kuntz Ln Henderson NC	704-455-2709
Charles Hetta Kipp	2400 Tatum Dr	704-399-9034
Teronda Kadden	6725 John Bladwin Rd	704-392-9824
Bill Husband JR	2130 SAM WILSON RD.	704-394-9833
Barbara Hunt & Price	2101 Sam Wilson Rd	704-392-8653
David & Carrie Young	2214 Sam Wilson Rd	704-395-1135
Steve & Sherry Welch	2140 Sam Wilson Rd	704-394-5519

Attendance at Neighborhood Meeting Zoning Petition 2007-072
May 14, 2007 Sign-In Sheet

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