

February 25, 2022

Nasser Rahimzadeh  
Village Planner  
Village of Clemmons  
Phone: 336-766-7511  
Email: [nasser@clemmons.org](mailto:nasser@clemmons.org)

RE: Harper Acres Rezoning Request – Public Input Meeting Summary

Dear Mr. Rahimzadeh,

On February 24, 2022, members of CESO, Inc (Devin Secore - Project Manager, Lizzy Kurre - Project Manager, Bob Cash - Senior Program Director) and Trilogy Residences, LLC (Nicola Cannon – Land Acquisition Manager) held a public input meeting at the Clemmons Branch Library Auditorium located at 6365 James Street, Clemmons NC 27012 and on Zoom at 5:00 PM to discuss the proposed rezoning of parcel numbers 5883-39-7339 and 5883-49-6486 from RS-40 to RS-15-S. The intent of this letter is to summarize the meeting.

#### **February 24, 2022, Meeting Summary**

Devin Secore provided a summary of the overall project with printed displays of the site plan and building elevations along with a brief PowerPoint. He discussed the Annexation and Rezoning Schedule with important dates for the public hearings. He then moved onto describing the rezoning plan and discussed the tree save, common open space, buffers, lots size, pocket parks, the amenity center, proposed wet ponds and access roads. We then opened the floor for questions.

In person questions were asked as followed:

#### **Will the Village of Clemmons public meetings be advertised on the land?**

We said it will be online but not sure about being on the land.

#### **Are the houses single family?**

Yes

#### **Are the houses for sale or rent?**

Rent.

#### **What is the buffer between Dunmore Lane and the proposed houses?**

There is a 30' buffer from back of property to back of property.

#### **What will be planted in the 30' buffer?**

We were not sure of the specifics at the time, but we said trees and shrubbery will be planted.

#### **Is Trilogy Residences, LLC or CESO, Inc getting money for an economic incentive/economic diversity?**

Not that we are aware of at this time.

#### **Can we guarantee the houses will be sold at market rate for a certain period of time?**

We cannot guarantee anything

**How far apart are the houses?**

There is a 5' setback on each side of the house.

**How big will the houses be?**

There are 3 different size units. The sizes are 1688 sqft, 2000 sqft and 2200 sqft.

**What will the exterior of the houses look like?**

We presented 6 different building elevations but do not know exactly what the exterior will look like.

**What will the side exteriors of the houses look like?**

We did not have an answer at the time.

**Who is the property owner?**

Trilogy Residences, LLC is currently under contract on the property.

**Was an RS-20 plan ever approved by the County?**

We did a preliminary review with the City of Winston-Salem, but nothing was ever approved. We then decided to annex into Clemmons.

**Did we receive an "approval head nod" from the County or Village to rezone the property to RS-20?**

No.

**How many traffic studies did we do?**

One.

**Why was the traffic study performed when it was?**

Dionne with Davenport spoke: NCDOT only allows traffic analysis to be performed on Tuesday, Wednesday and Thursday from 7-9am and 4-6pm.

**Is it economically feasible to building houses similar to the Waterford Community houses on this parcel?**

No.

**Have we done a study for the condition of the roads in Waterford Community?**

No.

**How much time have we spent putting these plans together?**

A few months.

**Does Trilogy Residences, LLC have long-term holding of the property or is it being flipped?**

We did not have an answer at this time.

**Did Village of Clemmons give us the option to zone RS-15?**

It was brought to our attention.

**Will there be an HOA if we sell the properties and not rent them?**

We did not have an answer at the time.

**Will Trilogy Residences, LLC get a management company for the rental properties?**

We did not have an answer at the time.

**What are the lot sized for RS-20S?**

Special Use allows for different sizes than what the ordinance allows for.

**Is the rental option up for discussion?**

Yes.

**Will the property that is off of Harper Road use Waterford Community roads also, if it is developed.**

We did not have an answer at the time because there has not been a site layout done for the property off Harper Road.

**Does Trilogy Residences, LLC have the property off of Harper Road under contract?**

Yes

**When will we get them answers to their questions?**

We will try to have all questions answered in a week.

Opinions/Statements

- The public was upset about the time and place of the neighborhood meeting.
- People do not want any more traffic coming through Waterford Community.
- They do not want the zoning to be any smaller than RS-20.
- They are very upset about the “special use” zoning.
- If we went to RS-20 (not RS-20S), they would be much happier.
- They are upset about the exteriors of the houses.
- They are upset that these houses will be rented and not sold.
- They feel that if someone owns a house, they take more pride in it and will take better care of it than if just renting.
- They want us to build a bridge to cross Blanket Creek and connect into Harper Road.
- They want much better cohesion with the Waterford properties.
- They are very concerned about the pedestrian safety in their neighborhood.
- They have severe flooding problems already and think this new development will make the flooding problems even worse.
- They want to be sure Blanket Creek is protected.
- They want to be sure the wildlife is protected.
- There are already projects farther up Blanket Creek that are being developed and they do not want to see another development go in near Blanket Creek.
- They want us to add fountains/water feature in the proposed ponds.
- They want a bigger buffer between Dunmore Lane and the proposed houses.
- They want to remove the Dunmore Court entrance to the new development.
- They want another traffic study to be performed because they feel the first one was performed at an awkward time.
- They want the new traffic study to be done at a better time.
- Waterford HOA had their own traffic study done and would like for us to review their study.
- A traffic study doesn't account for pedestrian traffic.
- There are no sidewalks in the Waterford Community.
- No one is enforcing parking on the streets in the Waterford Community.
- There are cops who watch the stop signs in the Waterford Community.
- The HOA enforces all shrubs to be trimmed back for better sight triangles from driveways.
- They want this parcel to tie in with the Northern parcel and only use an entrance off Harper Road.
- They still want it to be rezoned to RS-20 even if we tie into Harper Road.
- They want a lower unit count.
- They are concerned about the construction noise/debris.

- They are concerned about the construction vehicles using their roads to get in/out of the proposed property since the roads in the Waterford Community are not in great shape.
- Harper Road connection isn't the only problem.
- They want an economic study done to see if this new development is going to bring down their house prices.
- They believe this development will damage their homes.
- They believe this development will ruin their quietness and safety in the Waterford Community.
- They do not want us to rezone the property at all.
- They are upset the building elevations are not finalized yet.
- They believe we are hiding information about the exteriors of the buildings.
- They suggested a fence be built between Waterford Community and the proposed property.
- They want NCDOT to make an exemption to allow for different times/days the traffic study can be performed.
- They want to hire an attorney for the 3/15/22 meeting.
- They are upset that the boss of Trilogy Residences, LLC was not in attendance.

The meeting concluded at 7:00 PM. It is our belief that this document accurately summarizes the discussion related to the project. Should there be any additional questions, please feel free to reach out to Devin Secore at [devin.secure@cesoinc.com](mailto:devin.secure@cesoinc.com).

Devin Secore  
CESO, Inc  
Project Manager

Enclosures:

- Meeting Sign in sheet (in-person and zoom)
- Adjacent Parcel Owner List
- Public Input Meeting Letter

# MEETING SIGN-IN SHEET

<b>Project:</b>	Harper Acres	<b>Meeting Date:</b>	February 24, 2022 5PM
<b>Facilitator:</b>	CESO, Inc & Trilogy Residences, LLC	<b>Place:</b>	Clemmons Branch Library

Name	Address	Phone	Email
April Jacobs	3508 Innisfail Ct.	202-930-8650	HOA Board@waterfordclemmons.com
LANCE JACKSON	6005 Glencree Ct	336-575-3047	Lance.e.jackson@gmail.com
Cheryl Fink	2655 Burke Farm Rd	336-782-2493	Cheryl.Lynn.Fink@gmail.com
JP Goodyear	8028 Glengarriff Rd	301-252-5499	jonpgoodyear@gmail.com
Lisa Smith	1870 Dunmore	336-655-2823	Lsmith@Nitarsi.com
Dan Singleton	1895 Adare Dr	336-745-9252	dsingleton@online.net
Julie & Allie Keith	8550 Lismore St.	410 274 0669	nursej143@gmail.com
PAUL MEADS	1845 ADARE DR	704 728 2288	psm103@yahoo.com
Catherine Goodyear	8028 Glengarriff Rd	301-775-6687	catgoodyear@gmail.com
Stacey Deese	8505 Lismore	336-970-3995	staceydeese@gmail.com
Bob Carr	1910 Dunmore	336 671 6097	Snooze-@tuc.com
Ryan Minnix	1861 Curraghmore Rd.	540-580-6613	liseguardryan06@gmail.com
Rob Cox	1736 Curraghmore Rd	336-624-8441	RCoxAU@gmail.com
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Melissa Snapp	1906 Curraghmore Rd	704-996-8827	MWsnapp@gmail.com
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Carrie Ross	2084 Rossmore Rd	336-782-7209	RossBD10@gmail.com
BRAD ROSS	2084 Rossmore Rd	336-782-7210	ROSSCP14@gmail.com
JIM SMITH	2110 Rossmore Rd	336-306-2463	JAMESGSMITH17@gmail.com

# MEETING SIGN-IN SHEET

<b>Project:</b>	Harper Acres	<b>Meeting Date:</b>	February 24, 2022 5PM
<b>Facilitator:</b>	CESO, Inc & Trilogy Residences, LLC	<b>Place:</b>	Clemmons Branch Library

Name	Address	Phone	Email
DANIEL BRITT	2205 KILDARE ST CLEMMONS NC 27012	404 308 1089	danielbritt+@ danielbritt+.com
J. Scott Fowler	1845 Dunmore Ln Clemmons, NC 27012	704-910- 7706	johnscottfowler@gmail.com
David Davis	3298 Waterford Glen Ln Clemmons, Nc 27012	(336) 712-1963	davidjdavis@hotmail. com
Janet Wall	3923 Woodhaven Ct Clemmons NC 27012	336- 813-1543	walljanet@gmail.com
Ashley Schmidt	2061 Rossmore Rd Clemmons, NC 27012	336-416-5201	AshleykSchmidt@ gmail.com

## MEETING SIGN-IN SHEET

<b>Project:</b>	Harper Acres	<b>Meeting Date:</b>	February 24, 2022 5PM
<b>Facilitator:</b>	CESO, Inc & Trilogy Residences, LLC	<b>Place:</b>	Zoom Sign-in

Name	Address	Phone	Email
Donna & Tom Odom	1830 Adare Dr	336-749-8804 & 336-749-8803	OdomTom3@gmail.com
Mahta McKee			
Dionne Brown	Davenport		
Lucie Taylor	1865 Dunmore	336-407-6680	Lucietaylore54@gmail.com
Ken Vance	1840 Adare Dr		vanceknc@gmail.com
Mallory Melillo	8061 Glengarriff Rd	336-404-4181	Mallary@melillo.us
Adrian Sepulveda			
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Breyanna Minnix			Minnix2winit@gmail.com
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Stephanie Fish	8304 Tralee Td	336-618-3782	Olivarezsm@gmail.com
Kristen & Jeff Katula	8413 Kinsale Ct		
Brad Preslar	8540 Lismore St		
Alexis Harrington & Mitch Blankenship	1910 Curraghmore Rd	336-408-3143	Acharrington92@gmail.com
Daniel Darst	8108 Slane Ct		
Marc & Julia Ingersoll	8325 Listmore St	336-414-9676	<a href="mailto:Julia@ingersollfirm.com">Julia@ingersollfirm.com</a>
Nathan and Jenny Chrisawn	7725 Rinehart Ln		nchrisawn@outlook.com

Name	Address	Phone	Email
Arthur (Dave) Davis Tina Davis in person	8340 Lismore St		TinaNDave@SBCglobal.net
Sandra Sindle	1809 Kilrush Rd		
John Price	1900 Dunmore Ln		
Corinna Klenosky	1810 Dunmore		c.goodland@yahoo.co.uk
Lou Jackson	6005 Glencree Ct		Lance.e.jackson@gmail.com
Michael Kerley	1915 Dunmore Ln	336-430-0769	mskerley@gmail.com
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Allissa Meads Paul in person	1835 Adare Dr		Allissa.allen@hotmail.com
Dee bell	1855 Dunmore Ln		
Mitch Blankenship	1910 Curraghmore Rd	252-862-5806	<a href="mailto:mitchHBlankenship@gmail.com">mitchHBlankenship@gmail.com</a>
Daniel Britt	8202 Kildare St	404-308-1089	danielbritt@danielbritt.com
Laura Vance	1840 Adare Dr		Lvance1840@gmail.com
Gavin & Heather Magaha	8425 Lismore St		
Matt Klenosky	1810 Dunmore Ln		mattymmh@gmail.com
Wendy Adams	1855 Adare Dr		
Judy Burgess	2406 W Tierra Buena Ln, Phoenix, AZ		J.3.Burgess@gmail.com
Cindy Ingle	2130 Rossmore Rd	336-782-2303	
Cormac O'Donovan	1805 Curraghmore Rd		odonovanc@gmail.com
Brian Barry	2407 Grand Pine Ln		bbarry@pga.com
Robyn Gore	1756 Curraghmore Rd		rgore@triad.rr.com
Carla Parreott	8510 Lismore St		
Benge Household	8068 Glengarriff Rd		



Name	Address	Phone	Email
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Russell Evans	2077 Rossmore Rd	336-906-3878	Rustyevans68@gmail.com
Don Jebb	1935 Dunmore Ln	336-782-8408	donjebb@gmail.com
Tom & Dianne Hinzman	8107 Glengarriff		
Cynthia & Dave Peterson	1905 Dunmore	336-480-6164	<a href="mailto:Cdpeterson1@yahoo.com">Cdpeterson1@yahoo.com</a> ; dave.peterson@hanes.com
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Camron Mitchell	2021 Rossmore Rd	615-574-8703	
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Jordan Oldenkamp	1709 Curraghmore Rd		Joldenkamp90@gmail.com
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E Russell	7598 Rinehart Ln	336-766-7777	elrussell@360health4u.com
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Brad Preslar	8540 Lismore St		captmaffit@yahoo.com
Jeff & Kristen Katula	8413 Kinsale Ct		<a href="mailto:Kris10kat@icloud.com">Kris10kat@icloud.com</a> ; kat21@icloud.com
Eleanore & Frank Mannuza	110 Lismore Ct		
Mary Lynn England			
Ashley Schmidt			
Tim Smith			tsmith@nitorsi.com

CHRISAWN NATHAN A	7725 RINEHART LN	CLEMMONS NC 27012
Pearsall Katharine B	1830 Dunmore Ln	Clemmons NC 27012
DUGGAN PAMELA A	1878 Curraghmore Rd	Clemmons NC 27012
TULLOS KAREN L	1853 CURRAGHMORE RD	CLEMMONS NC 27012
Lawson Amy Walker	1925 Dunmore LN	Clemmons NC 27012
Harper Jasper L	2287 Harper Rd	Clemmons NC 27012
Zhu Yi	1805 Adare Dr	Clemmons NC 27012
Obrien William E	1865 Adare DR	Clemmons NC 27012
Howard Alvin	8525 Lismore ST	Clemmons NC 27012
PHARES LAURA LYNNE	7590 Rinehart Ln	Clemmons NC 27012
BLANKENSHIP MITCHELL	1910 CURRAGHMORE RD	CLEMMONS NC 27012
FOWLER JOHN SCOTT	1845 Dunmore Ln	Clemmons NC 27012
Singleton Donald Allen	1895 Adare DR	Clemmons NC 27012
MUNSTER AMY ROBIN	1930 DUNMORE LN	CLEMMONS NC 27012
REECE MICHAEL LAMARR	1866 Curraghmore Rd	Clemmons NC 27012
Hinshaw Lindsay Myers	1975 Michelle Dr	Clemmons NC 27012
BYERS DONALD C	1301 NOTTINGHAM RD APT D103	JAMESVILLE NY 13078
MEADS PAUL	1835 ADARE DR	CLEMMONS NC 27012
Morton Julia Lynn	1850 Dunmore Ln	Clemmons NC 27012
Black David F	8555 Lismore ST	Clemmons NC 27012
MINNIX BREYANNA	1861 CURRAGHMORE RD	CLEMMONS NC 27012
Wallschleger Adrienne C	1905 Curraghmore RD	Clemmons NC 27012
Hall Samuel E	1825 Dunmore LN	Clemmons NC 27012
Peterson David E	1905 Dunmore LN	Clemmons NC 27012
Whiteside John C	1845 Adare DR	Clemmons NC 27012
Olson Christopher M	1990 Michelle DR	Clemmons NC 27012
Fink James Thomas	2655 Burke Farm RD	Clemmons NC 27012
Stewart Scott	1820 Dunmore LN	Clemmons NC 27012
Price John T	1985 Michelle Dr	Clemmons NC 27012
Price John C	1900 Dunmore LN	Clemmons NC 27012
Wells John N	7016 May Lake RD	Clemmons NC 27012
Harper Robert S	2374 Harper RD	Clemmons NC 27012
Smith Lindsey A	1815 Adare DR	Clemmons NC 27012
Jordan James E	1869 Curraghmore RD	Clemmons NC 27012
LICHTY CLAYTON WAYNE	8535 Lismore St	Clemmons NC 27012
Smith Timothy E	1870 Dunmore Ln	Clemmons NC 27012
Lowder Stephen W	1995 Michelle DR	Clemmons NC 27012
TAYLOR LUCIE T	1865 DUNMORE LN	CLEMMONS NC 27012
KARBOWSKI RICHARD B	7012 May Lake Rd	Clemmons NC 27012
Davis Ronald C	2590 Harper RD	Clemmons NC 27012
Touby Michael Brian	1976 Runnymede Rd	Winston Salem NC 27104
WYATT MICHAEL SHANE	7340 BULLARD RD	CLEMMONS NC 27012
White Larry C	1980 Michelle DR	Clemmons NC 27012
Carson George G	1870 Curraghmore RD	Clemmons NC 27012
Hunter Gay Harper	2646 N Friendship Rd	King NC 27021
Guffey Basil M	2486 Harper RD	Clemmons NC 27012
Russell Eleanor L	7598 Rinehart LN	Clemmons NC 27012
BLACK LELAND LATHAM	1800 Dunmore Ln	Clemmons NC 27012

Stewart John H	1840 Dunmore LN	Clemmons NC 27012
Spivey David L	1902 Curraghmore RD	Clemmons NC 27012
DEESE CLARENCE MICHAEL	8505 LISMORE ST	CLEMMONS NC 27012
GENE A BODENHEIMER REVOCABLE TRUST;BODENHEIMER, GENE A TRUSTEE;BODENHEIMER, TERESA T TRUSTEE;TERESA T BODENHEIMER REVOCABLE TRUST;BODENHEIMER, TERESA T TRUSTEE;BODENHEIMER, GENE A TRUSTEE	8500 LISMORE ST	CLEMMONS NC 27012
Logan James R	1857 Curraghmore RD	Clemmons NC 27012
Settelen Scott	1875 Adare DR	Clemmons NC 27012
Mckee Hamid Moheb	1815 Dunmore Ln	Clemmons NC 27012
Jebb Don A	1935 Dunmore Ln	Clemmons NC 27012
New Hope Presbyterian Church	2570 Harper RD	Clemmons NC 27012
KLENOSKY MATTHEW T	1810 DUNMORE LN	CLEMMONS NC 27012
Harper Jasper L	2287 Harper RD	Clemmons NC 27012
Parreott Carla Yvette	8510 Lismore St	Clemmons NC 27012
YUAN REVOCABLE TRUST	1835 DUNMORE LN	CLEMMONS NC 27012
SNAPP DAVID W	1906 Curraghmore Rd	Clemmons NC 27012
Walton Jerry David	8515 Lismore St	Clemmons NC 27012
Bissette Stephen G	7020 May Lake RD	Clemmons NC 27012
Obergfell Daniel L	1885 Adare DR	Clemmons NC 27012
KERTH JULIE RENEE	8550 LISMORE ST	CLEMMONS NC 27012
Covington Calvin B	1940 Dunmore LN	Clemmons NC 27012
Pipes Jerry W	2650 Harper RD	Clemmons NC 27012
Setzer John	1862 Curraghmore RD	Clemmons NC 27012
HOUGH HEATHER LEERAY	7789 RINEHART LN	CLEMMONS NC 27012
Jackson Johnnie J	1825 Adare DR	Clemmons NC 27012
Craver Walter Harrison	7757 Rinehart Ln	Clemmons NC 27012
BROWN GARY	1865 CURRAGHMORE RD	CLEMMONS NC 27012
OREFICE SERGIO PAOLO	8545 LISMORE ST	CLEMMONS NC 27012
Creamer Benjamin W	1860 Dunmore LN	Clemmons NC 27012
Esposito Dominic Michael	1874 Curraghmore RD	Clemmons NC 27012
Bell Donyea A	1855 Dunmore LN	Clemmons NC 27012
MANNING JAMES C	7008 MAY LAKE ROAD	CLEMMONS NC 27012
PARRY RICHARD THOMAS	2650 Burke Farm Rd	Clemmons NC 27012
PRESLAR BRADLEY THOMAS	8540 LISMORE ST	CLEMMONS NC 27012
KERLEY JENNIFER NILAND	1915 Dunmore Ln	Clemmons NC 27012
CARR AUDREY WALLACE	1910 DUNMORE LN	CLEMMONS NC 27012
BARRY BRIAN C	2407 GRAND PINE LN	CLEMMONS NC 27012
Adams Wallace Layne	1855 Adare DR	Clemmons NC 27012

February 7, 2022

Dear Adjacent Landowner and Other Interested Parties:

Trilogy Residences, LLC has contracted to purchase land within 500 feet of your property with the following parcel numbers (5883-39-7339 and 5883-49-6486). The subdivision's roads will tie into Michelle Drive and Dunmore Court in Clemmons NC. This land is currently zoned as RS-40 (Residential Single Family – 40 District). Trilogy Residences, LLC is proposing this parcel is rezoned to RS-15-S (Residential Single Family – 15 District – Special Use). This development is 27 acres and will encompass up to 77 single family lots with an amenity center.

To allow this subdivision to be developed, we are required to host a public input meeting per the Village of Clemmons Rezoning Requirements. We invite you to join us on Thursday February 24, 2022, from 5:00PM to 6:30PM at the Clemmons Branch Library Auditorium located at 6365 James Street, Clemmons NC 27012 to learn more about our proposed project and ask any questions you may have. Due to COVID restrictions, the maximum allowed people in the auditorium are 15 at a time. There will be a total of 5 people from CESO and Trilogy Residences, LLC already in the auditorium, therefore, we can only have 10 people from the public attending at a time. To help alleviate this restriction, the meeting will also be available on Zoom per the link below. If you are able, please join us through Zoom.

**Join Zoom Meeting**

<https://us02web.zoom.us/j/86352232614?pwd=MjRERzFuZzdORWh1Tmdobm5BMENDdz09>

**Meeting ID: 863 5223 2614**

**Passcode: 943022**

We look forward to working together with you on this new project.

Devin Secore

Project Manager

4601 Park Road, Suite 650

Charlotte NC, 28209