

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-042

Petitioner: Rocky River Road Associates, LLC
Rezoning Petition No.: 2017-042
Property: ± 77.31 acres located east of I-485 and north of Rocky River Road (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Monday, March 6th, 2017, a representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 2/24/17. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The **Community Meeting required by the Ordinance was held on Monday March 6th, 2017 at 7:00 PM**, at Grace Crossing, 5600 Rocky River Road, Charlotte, NC 28215. The Petitioner also met with the Brantley Oaks Home Owners Association Board on March 6th prior to the Community Meeting to review the Petition.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting was Jim Merrifield, Steve Vermillion, George Macon and Justin Holofchak with MPV Properties. Also in attendance was Richard Petersheim with LandDesign and Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Mr. Jim Merrifield opened the meeting and welcomed the attendees to the Community Meeting for Rezoning Petition No. 2017-042. He also introduced the other members of the development team present at the meeting. Mr. Merrifield then provided the attendees with a brief description of other mixed use developments that MPV properties had developed in the Charlotte area. He mentioned the following developments; Birkdale, Stonecrest at Piper Glen, Jetton Village, Blakeney Office, Northcross, and Whitehall as development that MPV Properties had developed in the past and were indicative of the quality and type of development that MPV Properties would be bringing to Farmington.

He also mentioned that Farmington is anticipated to be very similar in character to the Baxter Village and Redstone developments.

Mr. Merrifield explained that Farmington would be a 180 acre residential, retail, office, mixed-use village center. Farmington would have 77 acres located in Mecklenburg County and 103 acres located in Harrisburg that would be jointly developed as a unified mixed-use village center. The Mecklenburg County portion of the Site would contain up to 191,000 square feet of office, retail, and restaurant uses, including a theater plus a hotel with 120 rooms. Additional residential, office, retail, and restaurant uses would be developed on the portion of the Site located in Harrisburg.

Mr. Merrifield explained that Farmington's Village Center would contain two-story buildings along a main street with ground floor retail uses and second floor office uses. Additional office, retail, and restaurant uses as well as a hotel would be part of the Farmington Village Center. Farmington would also contain a variety of residential uses; townhomes for sale, apartments, and age restricted residential units.

Mr. Merrifield explained that the Site had been previously rezoned in 2008/2009 and that the previously approved conditional plan allowed more commercial uses and the Site was anticipated to be developed as more of a retail power center than a village center. The proposed village center plan would reduce the amount of non-residential square footage and would also reduce the total number of vehicular trips generated by the Site.

He also indicated that a new traffic study had been developed for the Site and that it had been submitted to NCDOT and CDOT for review. The proposed development would include a number of roadway improvements as well as the construction of Farmington Ridge Parkway from Rocky River Road to Caldwell Road as a new minor thoroughfare. This road is planned to be open to the public prior to issuance of the first certificate of occupancy on the Site.

The attendees were then invited to ask questions.

II. Summary of Questions/Comments and Responses:

A number of the attendees asked questions about the proposed traffic improvements.

One attendee wanted to know if a new interchange was planned at I-485 and Caldwell Road. Others wanted to know what improvements would be made to Rocky River Road. A number of the attendees also wanted to know if they could get copies of the presentation and the traffic study. One attendee wanted to know if the revised traffic study took into account other development proposals in the area. Others wanted to know if Rocky River Road would be widened east of the development.

The Petitioner's representatives indicated that Rocky River Road would be improved starting west of the bridge over I-485 to be a four lane facility to the intersection of Plaza Road Extension/Farmington Ridge Parkway, additional improvements to Rocky River Road east of this intersection are not currently contemplated. There will also be improvements on the southbound off-ramp from I-485 to Rocky River Road that will be done by other developments occurring in the area. The Petitioner will also make improvements at the new intersection of Rocky River Road and Farmington Ridge Parkway. In addition the Petitioner will be extending Farmington Ridge Parkway to Caldwell Road providing additional connectivity in the area. A new interchange is not planned at Caldwell Road and I-485. It was also explained that Caldwell Road is located to close

to the existing interchange of Rocky River Road and I-485 to allow a new interchange to be built at that location. The revised traffic study does take into account other development proposals announced in the area. It was also noted with the proposed mixed-use village center would create a robust street network that will facilitate the distribution of traffic coming and going from the Site.

A number of question were also asked the type of uses and the form of the development proposed.

The Petitioners representatives explained that Farmington would be designed to be a pedestrian oriented village center made up of restaurants, entertainment uses like a motion picture theater, as well as neighborhood serving retail uses. Farmington would also include a mix of residential uses that would be interconnected to the retail, and restaurant uses via wide sidewalks, a bike lane on Farmington Ridge Parkway, and greenway trail extensions, as well as a network of public and private streets.

A question about the quality and type of the residential uses was asked. The Petitioner indicated that the specific builders of the residential components had not yet been chose, but a lot of interest has been shown on the Site by residential builders. The Petitioner plans to be patient and picky when selecting residential builders to make sure the residential uses are compatible and complement the planned Village Center theme and quality. The proposed townhomes will be targeted to buyers that are looking to downsize, were the proposed apartments would be targeted to the high end of the market and would not be marketed as student housing. It was also noted that these proposed product types would not lend themselves to families with school age children and would, therefore, have a very limited impact on area schools.

It is envisioned that the Farmington Village Center would provide neighborhood services to existing and new residents that would reduce the distances currently required to be traveled to find these services.

The vision is to create a quality neighborhood and village center with a variety of uses.

It is expected that if the rezoning is successful ground breaking would occur in 2018.

The attendees were thanked for their time and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No changes based on the Community Meeting were made to the Petition. A number of changes to address Planning Department comments were made.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Jim Merrifield, Rocky River Road Associates, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Pet_No	taxpid	ownerlastn	ownerfirst	ownerfirs	ownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-042	10517319	BANKS	JOSEPH G	DANIELLE G	BANKS	6033 OLIVIA CATHERINE WAY		CHARLOTTE	NC	28213
2017-042	10517305	BELFIELD	LAKITDA F			6024 OLIVIA CATHERINE WAY		CHARLOTTE	NC	28213
2017-042	10517227	BERGEN	JENNA A			5015 WILLIAM CALDWELL AVE		CHARLOTTE	NC	28213
2017-042	10517269	BOST	GEORGE L	WENDY B	BOST	5229 HAWKINS MEADOW CT		CHARLOTTE	NC	28213
2017-042	10517303	BROGDON	PATSY MCFADDEN			6032 OLIVIA CATHERINE WY		CHARLOTTE	NC	28213
2017-042	10517304	BROWN	DIONNE L	JAWANNA L	BROWN	6028 OLIVIA CATHERINE WY		CHARLOTTE	NC	28213
2017-042	10517278	BYNOE	BENJAMIN L	SHERRLYN S	BYNOE	5204 HAWKINS MEADOW CT		CHARLOTTE	NC	28213
2017-042	10517302	CAGGINS	TAMAIIKA S	ANTONIO	CAGGINS	6036 OLIVIA CATHERINE WAY		CHARLOTTE	NC	28213
2017-042	10517286	DENT	BETHANY			5102 HAWKINS MEADOW CT		CHARLOTTE	NC	28213
2017-042	10517285	DICKISON	ANTONIO J			5106 HAWKINS MEADOW CT		CHARLOTTE	NC	28213
2017-042	10517232	DUAH	OWUSU A			5026 WILLIAM CALDWELL DR		CHARLOTTE	NC	28213
2017-042	10517275	EDWARDS	MARY			5220 HAWKINS MEADOW CT		CHARLOTTE	NC	28213
2017-042	10517270	GALLINS	KIMBERLY K			5205 HUNTS CROFT CT		WINSTON SALEM	NC	27106
2017-042	10517318	GOMEZ	JORGE MAURICIO	ANGELA PAOLA	OSORIO	6029 OLIVIA CATHERINE WAY		CHARLOTTE	NC	28213
2017-042	10517283	GONZALEZ	RAFAEL A	WENDY LARIZA	GONZALEZ	5114 HAWKINS MEADOW CT		CHARLOTTE	NC	28213
2017-042	10517280	GOYNES	TAKIYAH			5126 HAWKINS MEADOW CT		CHARLOTTE	NC	28213
2017-042	10517279	HANDY	RICARDO S	SHARESE	HANDY	5200 HAWKINS MEADOW CT		CHARLOTTE	NC	28213
2017-042	10517268	HEDGSPETH	TRENT LEVELL	JANET RENEE	HEDGSPETH	13502 BRANDON TRAIL DR		CHARLOTTE	NC	28213
2017-042	10517274	HOGAN	KAREN	STEVEN	HOGAN	5224 HAWKINS MEADOW CT		CHARLOTTE	NC	28213
2017-042	10517233	HON	ANGELA			7337 181ST STREET		FRESH MEADOWS	NY	11366
2017-042	10520136	INFINITY REAL ESTATE HOLDINGS LLC				420 MADISON AVE		TOLEDO	OH	43604
2017-042	10517282	JAMES	KEISHA	ALONTE	JAMES	5118 HAWKINS MEADOW CT		CHARLOTTE	NC	28213
2017-042	10517284	JENKINS	JAMES A	COURTNEY F	MAYO	5110 HAWKINS MEADOW CT		CHARLOTTE	NC	28213
2017-042	10517273	JOHNSON	ANGELA E			5228 HAWKINS MEADOW CT		CHARLOTTE	NC	28213
2017-042	10517361	MCNEILL	TRYSTON	JORSHA EDOUARD	MCNEILL	5207 HAWKINS MEADOW CT		CHARLOTTE	NC	28213
2017-042	10517266	PITTMAN	RICHARD			13510 BRANDON TRAIL DR		CHARLOTTE	NC	28213
2017-042	10517276	POTEAT	PAUL W			5212 HAWKINS MEADOW CT		CHARLOTTE	NC	28213
2017-042	10517267	RIVERA JR	DAVID			13506 BRANDON TRAIL DR		CHARLOTTE	NC	28213
2017-042	10517320	RUSH	BRIAN K	WANDA L	RUSH	8803 MERRIE ROSE AVE		CHARLOTTE	NC	28213
2017-042	10517277	SANTIAGO	CHRISTIAN E			5208 HAWKINS MEADOW CT		CHARLOTTE	NC	28213
2017-042	10517228	SENA	JOSE			5019 WILLIAM CALDWELL AVE		CHARLOTTE	NC	28213
2017-042	10517235	SIMS	PRESTON M	SANDRA M	SIMS	5014 WILLIAM CALDWELL AVE		CHARLOTTE	NC	28213
2017-042	10517281	SOWARDS	JACQUELINE B	TONY A	SOWARDS	5122 HAWKINS MEADOW CT		CHARLOTTE	NC	28213
2017-042	10517252	STAFFORD CALDWELL HOMEOWNERS ASSOCIATION INC				C/O HAWTHORNE MANAGMENT COMPANY		CHARLOTTE	NC	28220
2017-042	10517378	STAFFORD CALDWELL HOMEOWNERS ASSOCIATION INC				C/O HAWTHORNE MANAGMENT COMPANY		CHARLOTTE	NC	28220
2017-042	10517360	SUMMERS	DARNELL J	PAULETTE	PRESTWOOD	5201 HAWKINS MEADOW CT		CHARLOTTE	NC	28213
2017-042	10520132	THE MECKLENBURG COUNTY ALCOHOLIC BEVERAGE CONTROL BOARD				3333 NORTH TRYON STREET		CHARLOTTE	NC	28206
2017-042	10517358	THOMAS	NEIL ERIC	COLEEN J	THOMAS	5121 HAWKINS MEADOW CT		CHARLOTTE	NC	28213
2017-042	10517234	TISBY	BELINDA THOMPSON			5018 WILLIAM CALDWELL AVE		CHARLOTTE	NC	28213
2017-042	10517231	VEREEN	BERNITA J			5030 WILLIAM CALDWELL AVE		CHARLOTTE	NC	28213
2017-042	10517301	WILSON	KEMESHA L	MAURICE M	HOUZE	6106 OLIVIA CATHERINE WY		CHARLOTTE	NC	28213
2017-042	10517359	WONG	CHI PING			2420 WILLOWBROOK DR		MATTHEWS	NC	28104
2017-042	10517321	WRIGHT	JOYCE D	AARON A	WRIGHT	8807 MERRIE ROSE AVE		CHARLOTTE	NC	28213
2017-042	10517317	YEUNG	MARK	YUEN L	YEUNG	105 MADISON RIDGE BLVD		MADISONVILLE	LA	70447
2017-042	10517362	YOUNG	MARION			5211 HAWKINS MEADOW CT		CHARLOTTE	NC	28213
2017-042		ROCKY RIVER ROAD ASSOCIATES, LLC c/o MPV PROPERTIES, LLC				2400 SOUTH BLVD	STE 300	CHARLOTTE	NC	28203
2017-042		KEITH MACVEAN AND JEFF BROWN			MOORE AND VAN ALLEN, PLLC	100 N. TRYON ST., STE 4700		CHARLOTTE	NC	28203

Pet_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2017-042	Andrea	Symes	Oaklawn Park Comm. Improve. Assoc.	16528 Silversword Drive	Charlotte	NC	28213
2017-042	B. Gerald	Simpson	White Oaks D.O.A.	12705 Caldwell Road	Charlotte	NC	28213
2017-042	Denise	White	The Townes at Bershire HOA	3212 Barons Court Road	Charlotte	NC	28213
2017-042	Melinda	Livas	The Townes at Bershire HOA	3204 Barons Court Road	Charlotte	NC	28213
2017-042	Scott	Hinelsey	Brantley Oaks HOA	4108 Bellingham Lane	Charlotte	NC	28215
2017-042	Sonya	Hawkins	Timberlands HOA	Post Office Box 31062	Charlotte	NC	28231

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-042 – Rocky River Road Associates, LLC

Subject: Rezoning Petition No. 2017-042
Petitioner/Developer: Rocky River Road Associates, LLC
Current Land Use: vacant
Existing Zoning: R-8MF(CD), R-12MF(CD), O-2(CD) and no zoning
Rezoning Requested: CC

Date and Time of Meeting:

Monday, March 6th, 2017 at 7:00 p.m.

Location of Meeting: Grace Crossing
5600 Rocky River Road
Charlotte, NC 28215

Date of Notice: 2/24/17

We are assisting Rocky River Road Associates, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of a pedestrian friendly residential and retail mixed-use village center on a 77.31 acre site located east of I-485 and north of Rocky River Road (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss the request.

Background and Summary of Request:

This Petition involves a request to rezone the ±77.31 acre Site from R-8MF(CD), R-12MF(CD), O-2(CD) and no zoning to the CC zoning district. The new Rezoning Petition will allow the Site to be developed as a pedestrian friendly retail, office, and residential mixed-use village center.

The Site was originally rezoned in 2008 to allow the development of the Site with up to 322 for sale townhomes, 324 multi-family units and 30,000 square feet of office uses. This previously approved conditional plan anticipated the extension of Plaza Road (to be named Farmington Ridge Parkway) and the extension of Olivia Catherine Way into the Site.

The new Rezoning Petition proposes to develop the Site with up to 191,000 square feet of office, retail, and restaurant uses, including a theater plus a hotel with 120 rooms. The Rezoning request also proposes to develop a portion of the Site with residential units, a combination of for sale townhomes and multi-family units. The proposed uses will be oriented toward a series of new public and private streets. The new streets will be designed to include wide sidewalks and street trees to help create a pedestrian friendly mixed-use village center. The proposed development will be coordinated with additional parcels located in Harrisburg’s jurisdiction that will be developed as continuation of the proposed pedestrian friendly mixed-use village center.

The Rezoning Petition also proposes to extend Farmington Ridge Parkway through the Site to the intersection of Rocky River Road and Plaza Road Extension. The Rezoning Petition will also make a connection to Olivia Catherine Way.

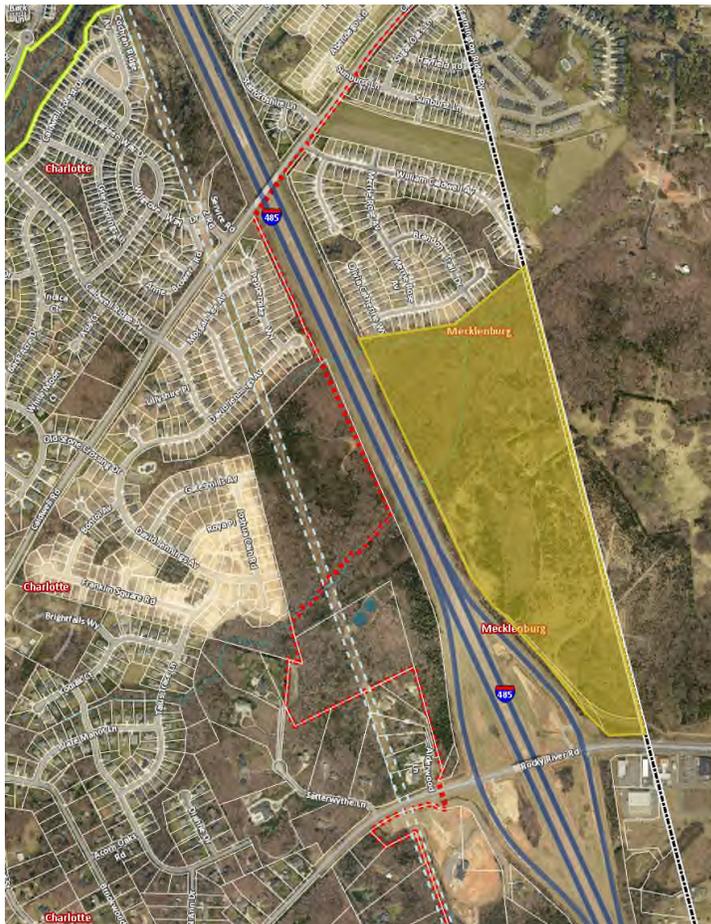
Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Monday, March 6th, 2017, at 7:00 p.m. at Grace Crossing, 5600 Rocky River Road, Charlotte, NC 28215.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Sonja Sanders, Charlotte Mecklenburg Planning Commission
Jim Merrifield, MPV Properties
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

Site Location



Will this development northeast of Charlotte become the next Birkdale?



Development

What's new in commercial and residential real estate in the Charlotte region.

BY ELY PORTILLO

elyportillo@charlotteobserver.com

With a growing population, the completed Interstate 485 loop and a market looking for walkable, mixed-use developments, MPV Properties is betting that the time is right for a new “town center”-style project that would straddle the line along northeast Mecklenburg and Cabarrus counties.

The new development, to be called Farmington, would resemble centers such as Baxter Village in Fort Mill and Birkdale Village that mix shops, restaurants, offices and residences. It's located on the north side of Rocky River Road, just east of I-485.

“We've been working on it for about a decade,” said managing partner James Merrifield, sitting in the company's new offices overlooking the Blue Line light rail on South Boulevard. “There's a lot of quality housing in Harrisburg. The population's built up, and there's more of a need for services.”

It's the latest in a wave of new developments that are growing on Charlotte's periphery. While new projects in uptown and its close-in, surrounding neighborhoods attract a lot of attention, there's plenty of development along the recently completed I-485 loop. And unlike earlier, single-use suburban subdivisions, office parks or shopping centers, the new wave of developments plan to mix different uses together, with an emphasis on walkability.

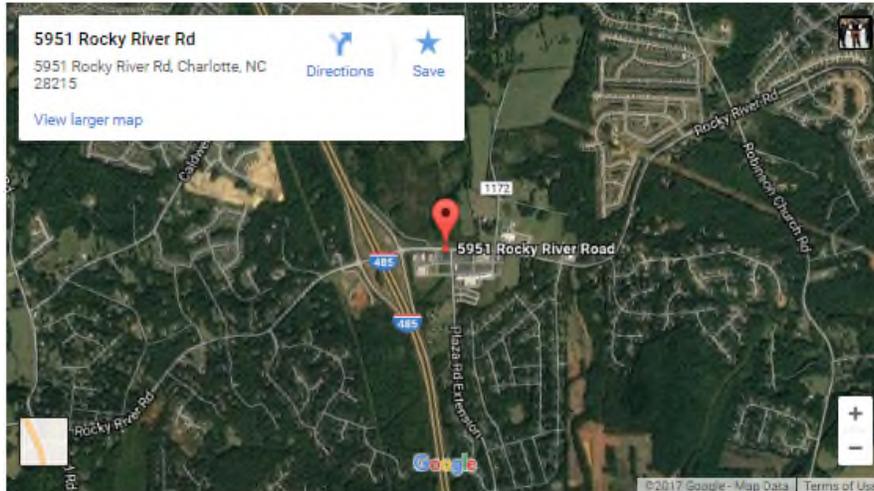
Along the southeast edge of the city, three developments are taking shape at the I-485/Providence Road interchange. At Waverly, the farthest along, a Whole Foods is set to open this spring, anchoring hundreds of new apartments, houses, shops and restaurants. Riverbend Village, located at I-485 and N.C. 16, will include hundreds of residence and a new headquarters for Corning Optical.

The 180-acre Farmington tract sits partly in Mecklenburg and partly in Cabarrus County. Though zoned for commercial and residential development, MPV Properties is updating those plans to reflect a new, more integrated layout and mix of uses, and recently filed a rezoning petition in Mecklenburg that Charlotte City Council will hear and vote on in the coming months.

And the biggest new mixed-use development being planned, the [River District](#) near I-485 and West Boulevard, is expected to transform 1,400 acres and add millions of square feet of office space, thousands of residences, 1,000 hotel rooms and 500,000 square feet of shops and restaurants.



A site plan for Farmington. Courtesy MPV Properties



The Farmington development would include hundreds of new residences, along with shops, a movie theater, offices, restaurants and a hotel. Here are some of the key numbers:

- 300 townhouses.
- 275 apartments.
- 120 units of “active senior” housing. This would be an age-restricted, for-sale housing targeting people looking to retire and move to a smaller house.
- A 120-room hotel.
- A 14-screen movie theater.
- A total of 200,000 square feet of retail space.
- A total of 160,000 square feet of office space, including medical offices.

“Growth out along Rocky River Road, for three to five years, had virtually stopped,” said managing partner Steve Vermillion. “It’s really kicked back in.”

MPV Properties is partnering with the Blumenthal family and Crosland on the Farmington development. Part of the project will include an extension of Plaza Road through the site to Caldwell Road, a new street that will be called Farmington Ridge Parkway.

The site is laid out with a “village center” that would include a pedestrian walkway with green space flanked by two-story buildings with shops and restaurants on the ground floor and offices on the second floor. The site would include walking trails and a greenway connection, as well as bike lanes on Farmington Ridge Parkway.

MPV Properties’ other current developments include Redstone in Indian Land, S.C. The company has tenants including a movie theater, shops and restaurants that will total 310,000 square feet of commercial space, meant to attract business from the fast-growing area just southeast of Charlotte.

Merrifield didn’t give a timeline for the development on Rocky River Road, but predicted it would move rapidly once MPV Properties obtains the necessary approvals.

“We think it will come to life quickly,” said Merrifield.

MPV Rocky River Road Rezoning Petition 2017-042
Community Meeting - March 6th, 2017 @ 7:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	* DWUSY DUAH	5026 WILLIAM CALDWELL AVE		dwusy.g.duah@gmail.com
2	* Tonya Smith	4009 Bellingham Ln 28215		floyd.fds@me.com
3	* Jerald + Kim Bradley	5241 Silchester Ln 28215		
4	Phil SPATT	3600 Lemsford way 28215		
5	Jerry Gail + Lisa PANKAS	5418 CHILTERN HILLS 28215		gpankas@carolina.rr.com
6	Bob GALANT	4026 BELLINGHAM LN 28215		
7	Jack Grubbs	5425 Chiltern Hills Trl 28215		j2grubbs@carolina.rr.com
8	Janis Bett	5411 Chiltern Hills Trail 28215	*	jjbett@comcast.net
9	Tom + Brenda Kirkman	5201 Silchester Ln. 28215		
10	Barb + Paul Radley	4017 Bellingham Ln 28215		
11	Kater + Margaret Cornwall	4201 Alderwood Ln 28215		
12	Chris Horton	5526 Silchester Ln Charlotte 28215		
13	MAJORY GERI	4669 Lucas Ct 28075		* gerineal45@gmail.com
14	Ben Bynoe	5204 Hawks Meadow 28213		
15	Sharon/Ralph Durham	5130 Witham Psige	(*)	rvd5130@att.net

* Please Send
POWER POINT

MPV Rocky River Road Rezoning Petition 2017-042
Community Meeting - March 6th, 2017 @ 7:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
16	* Larry King Jr	5312 Chiltern Hills Trail	914-438-2215	LOKJR7@optimum.net
17	Kemeshak Wilson	6106 Olivia Catherine Way	704-222-6074	* kemeshawilson@gmail.com
18	* TOM CARAGHER	5240 SILCHESTER LN		TJCARAGHER@AOL.COM
19	* Joseph Eisner	4000 Bellingham Ln	704 596-1191	yentala@yahoo
20	* James Dienhart	4691 Snow Dr. ^{28015 NC} Harrisburg,	704-455-2271	Reslookera@aol.com
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**MPV Rocky River Road Rezoning Petition 2017-042
Community Meeting –March 6th, 2017 @ 7:00p**

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
31	X Kesa Bynum	4301 Dianne Dr	704 598 4829	kbynum619@gmail.com
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