

Mintworth Townhomes (RZP-2025-13)

COMMUNITY MEETING REPORT
Petitioner: True Homes
Rezoning Petition No. RZP-2025-13

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 a written notice of the date, time, and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on June 27th, 2025. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on July 9th, 2025 from 6:00PM to 8:00PM via a virtual meeting hosted on Zoom (<https://merrick.zoom.us/j/87314799407>).

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was held virtually at the time noted above and was attended by two (2) members of the community during the two-hour meeting duration. The Petitioner was represented at the Community Meeting by Joel Madden (True Homes), Ian Anderson (Merrick), and Austin Mlinar (Merrick).

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioners hosted a virtual meeting on Zoom and utilized a PowerPoint presentation that described the proposed development. A copy of the PowerPoint presentation has been provided as Exhibit C. No community members attended the presentation during the advertised hours therefore no sign-in sheet is provided with this meeting summary.

Exhibit A - Community Meeting Mailing List

Callaway Plantation
Attn: Michael Luther
8923 Elkins Park Drive
Matthews, NC, 28105

Chestnut Lake Neighborhood Assoc.
Attn: Rick Gardino
7222 Lea Wood Ln
Charlotte, NC, 28227

Rep. Marjorie Molina
600 E 4th St
Charlotte, NC 28202

Howie Acres Community
Attn: Roma Durham
3108 Cresthill Dr
Charlotte, NC, 28212

Mayfield Park
Attn: Phil Drake
3304 Chistow Rd
Charlotte, NC, 28105

Valley Grove Association
Attn: Hans Fassen
8526 Sunflower Road
Charlotte, NC, 28212

Noel Bullard
3343 Blackvine Dr
Matthews, NC, 28105

Strider Ridge Homeowners Assoc.
Attn: Jamar Mitchell
7624 Aragorn Ln
Charlotte, NC, 28212

Lindsay Fleming
5119 Fowler Farm Rd
Mint Hill, NC, 28227

Mintworth Commons Holdings LLC
1201 Edwards Mill Rd
STE 300
Raleigh, NC 27607

Lang Duy Tran
12543 Hashanli Pl
Mathews, NC 28105

Aurora Musat
13122 Belle Grove Manor Ln
Mathews, NC 28105

TRICON SFR 2024-4 BORROWER
LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

LEMLEM RESOM
231 E FILBERT ST
EAST ROCHESTER, NY 14445

YING LI
30 WATERSIDE PLZ
10 B
New York, NY 10010

AMH NC PROPERTIES LP
30601 AGOURA RD STE 200
AGOURA HILLS, CA 91301

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AGOURA HILLS, CA 91301

AMH NC PROPERTIES LP
30601 AGOURA RD STE 200
AGOURA HILLS, CA 91301

AMH NC PROPERTIES LP
30601 AGOURA RD STE 200
AGOURA HILLS, CA 91301

MINTWORTH COMMONS
TOWNHOME ASSOCIATION INC
3630 PEACHTREE RD NE
STE 1500
ATLANTA, GA 30326

Carlos Sanchez
4103 Bathurst Dr
Charlotte, NC 28227

Santiago Acosta
4107 Bathurst Dr
Charlotte, NC 28227

Cecily Johnson
4111 Bathurst Dr
Charlotte, NC 28227

NGOC DUNG THI NGO
4127 Bathurst Dr
Charlotte, NC 28227

Jose Martin Alvarado
4133 Bathurst Dr
Charlotte, NC 28227

KEVIN S BARRANTES CASTILLO
4137 Bathurst Dr
Charlotte, NC 28227

Paul K Han
4141 Bathurst Dr
Charlotte, NC 28227

Matthew S Hazlett
4147 Bathurst Dr
Charlotte, NC 28227

Stefani Essex
4211 Bathurst Dr
Charlotte, NC 28227

Dewart Scott Lee
4215 Bathurst Dr
Charlotte, NC 28227

NINA MAYDANYUK
4223 Bathurst Dr
Charlotte, NC 28227

Sonja Theresa Stokely
4227 Bathurst Dr
Charlotte, NC 28227

Ralph W Parkman Jr
4231 Bathurst Dr
Charlotte, NC 28227

Ralph Parkman
4231 Bathurst Dr
Charlotte, NC 28227

CHRISTOPHER DEBIASE
4232 MARGARET WALLACE RD
MATTHEWS, NC 28105

MINTWORTH COMMONS LLC
4725 PIEDMONT ROW DR UNIT 800
CHARLOTTE, NC 28210

CPI/AMHERST SFR PROGRAM II
OWNER LLC
5001 PLAZA ON THE LAKE
STE 200
AUSTIN, TX 78746

MICHELLE MENENDEZ
5424 WYALONG DR
CHARLOTTE, NC 28227

JOSE RAMOS
5428 WYALONG DR
CHARLOTTE, NC 28227

HAMDY A HUSSEIN
5436 WYALONG DR
CHARLOTTE, NC 28227

FRANKIE G BARNES
5440 WYALONG DR
CHARLOTTE, NC 28227

MICHAEL N ZERAEBRUK
5441 WYALONG DR
CHARLOTTE, NC 28227

AUGUSTO RAMIEREZ
5447 WYALONG DR
CHARLOTTE, NC 28227

URSULA A. MELENDEZ
5448 WYALONG DR
CHARLOTTE, NC 28227

GETAHUN KIDANEMARIAM
5453 WYALONG DR
CHARLOTTE, NC 28227

DAVID J. URRUTIA
5500 WYALONG DR
CHARLOTTE, NC 28227

STEPHEN J KORGEL
5503 WYALONG DR
CHARLOTTE, NC 28227

LARRY D BLAKENEY JR
5504 WYALONG DR
CHARLOTTE, NC 28227

DAVID D ESCOBEDO
5508 WYALONG DR
CHARLOTTE, NC 28227

TRACEY J WALLACE
5512 WYALONG DR
CHARLOTTE, NC 28227

MICHELLE G MONTI
5517 WYALONG DR
CHARLOTTE, NC 28227

HADDAS HEGGA
5520 WYALONG DR
CHARLOTTE, NC 28227

HARI L BISWA
5524 WYALONG DR
CHARLOTTE, NC 28227

CEU HMUNG
5529 WYALONG DR
CHARLOTTE, NC 28227

TRANG TRAN
5533 WYALONG DR
CHARLOTTE, NC 28227

REBECCA Z KAHSSAI
5537 WYALONG DR
CHARLOTTE, NC 28227

JAIME S ALBERTO
5611 WYALONG DR
CHARLOTTE, NC 28227

CARLOS A GLENNY
5619 WYALONG DR
CHARLOTTE, NC 28227

MECKLENBURG COUNTY
600 E 4TH ST
11TH FLOOR
CHARLOTTE, NC 28202-2816

FKH SFR PROPCO G LP
600 GALLERIA PARKWAY
ATLANTA, GA 30339

FKH SFR PROPCO K LP
600 GALLERIA PARKWAY
ATLANTA, GA 30339

AZEMERAW GETANEH
9508 MINTWORTH AVE
CHARLOTTE, NC 28227

CHRISTOPHER M TINGLEY
9516 MINTWORTH AVE
CHARLOTTE, NC 28227

VINCENT NICHOLSON
9520 MINTWORTH AVE
CHARLOTTE, NC 28227

ANANNA S HILL
9523 MINTWORTH AVE
CHARLOTTE, NC 28227

CARLOTA P ESCARCHA
9524 MINTWORTH AVE
CHARLOTTE, NC 28227

NRE MINTWORTH PROPERTY
OWNER LLC
9595 WILSHIRE BLVD
STE 600
BEVERLY HILLS, CA 90212

PROGRESS RESIDENTIAL
BORROWER 2 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2017-2 IH BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

2018-3 IH BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

CBS HOLDINGS LLC
PO BOX 578
MATTHEWS, NC 28106

Exhibit B - Community Meeting Notice

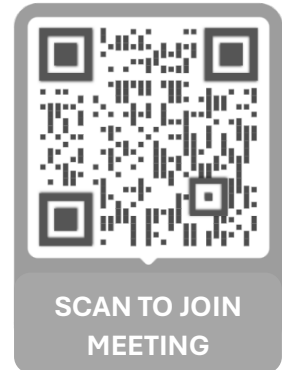
NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting for the Rezoning Petition filed by True Homes to rezone approximately 8.4 acres located along Mintworth Avenue between Margaret Wallace Road and Wyalong Road to allow development of single-family attached townhomes.

Date and Time of Meeting: July 9, 2025, 6:00 – 8:00PM EST

Place of Meeting: **Virtual Meeting on Zoom**
<https://merrick.zoom.us/j/87314799407>
(scan QR code to right to join the meeting)

Petitioner: True Homes



Petition No.: RZP-2025-13

We are assisting True Homes (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 8.4-acre site (the "Site") located along Mintworth Avenue between Margaret Wallace Road and Wyalong Road from the NS zoning district to N2-B (CD) zoning district. The purpose of the rezoning is to permit the development of single-family attached townhomes.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting for this Rezoning Petition to discuss this proposal with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that is located near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Virtual Community Meeting regarding this Rezoning Petition on July 9th, 2025, from 6:00PM to 8:00PM EST on Zoom at the website address and QR code listed above. To access the meeting either use the website address or scan the QR code. **Please note, you do not need the Zoom app to access the meeting as you can use the "Join from your browser" option after accessing the link listed above.** The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Ian Anderson at (704) 837-1476 or email him at ian.anderson@merrick.com

cc: District 5 Representative Marjorie Molina

Date Mailed: June 27, 2025

Exhibit C - Community Meeting Presentation



City of Charlotte Rezoning RZP-2025-013

Mintworth Townhomes

Community Meeting

July 9, 2025

TrueHomes

IT'S ALL ABOUT U

ABOUT TRUE HOMES

OUR MISSION

To be uniquely exceptional in how we relate with our Clients, Associates, Trade Partners, Stakeholders, and Community.

OUR VISION

To provide people the opportunity for more life.

OUR VALUES

PEOPLE
FAITH
LIFE
SUSTAINABILITY

FAST FACTS



National Association of Home Builders
2019 Gold National Housing Quality Award



ProBuilder Magazine
Builder of the Year



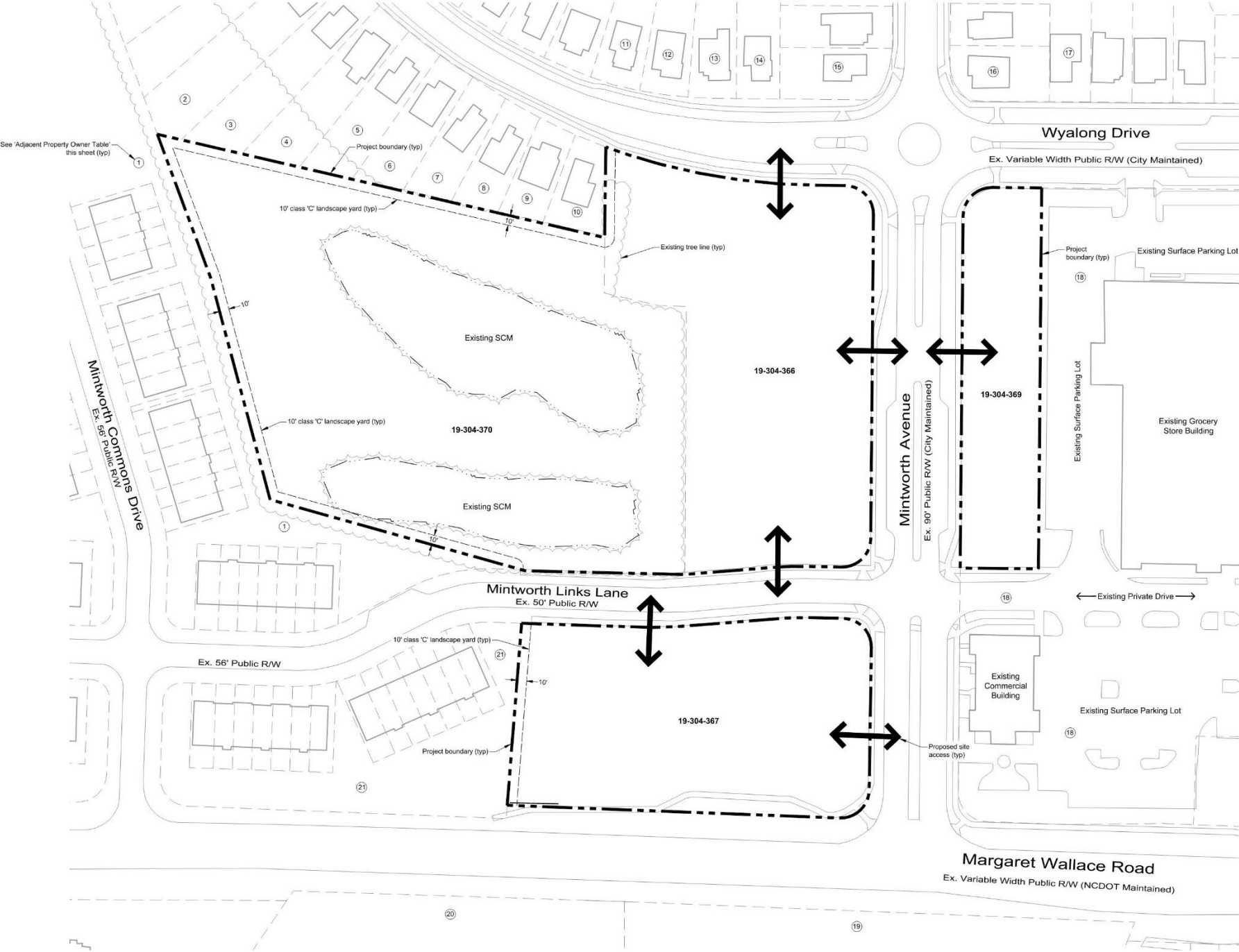
USA Today
2024 Top Work Places

SITE LOCATION AERIAL VIEW



ZONING INFORMATION

Existing Zoning: NS
Proposed Zoning: N2-B (CD)



SITE PLAN



Vicinity Map
(not to scale)

Development Data

Site Acreage:	± 8.43 acres
Tax Parcels:	19-304-366, 19-304-367, 19-304-368, 19-304-370
Existing Zoning:	HO
Proposed Zoning:	HO-2(CD)
Existing Uses:	Vacant
Proposed Uses:	Multi-dwelling development
Proposed Unit Count:	Up to 66 units
Maximum Building Height:	Will be provided as required by the Ordinance.
Open Space:	Open space provided as required by Ordinance. - Required: 16% (1.36 acres) - Provided: 16% (1.53 acres)
Parking:	Will be provided as required by the Ordinance. Existing on-street parking along Mintworth Avenue will be included in the parking calculation for this project.
Front Setback:	As required by the ordinance, from future back of curb.
Side Yard:	As required by the ordinance, minimum two (5) feet.
Rear Yard:	As required by the ordinance, minimum ten (10) feet.

Legend

	Project Boundary
	Proposed Sub-10 Line
	Existing Parcel Line
	Proposed Setback
	Proposed Street Center Line
	Proposed Sidewalk
	Proposed Open Space (1.36ac)
	Existing BMP
	Proposed Site Access
	Existing Street Tree (Surveyed min. 8" DBH)



HOME ELEVATIONS

*all images for illustration purposes only





REZONING SCHEDULE

JULY 9, 2025

Community Meeting

AUGUST 5, 2025

Zoning Committee Meeting

AUGUST 18, 2025

City Council Decision