

**COMMUNITY MEETING REPORT**  
**Petitioner: Mark Talbot – Freedom Communities + Kyle Dillard – Mission City Church**  
**Rezoning Petition Number – RZP-2025-027**

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design & Development Department pursuant to the provisions of the City of Charlotte Unified Development 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 Friday, January, 15 2026. A copy of the written notice is attached hereto as **EXHIBIT B**.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held at virtually on Tuesday, February 3, 2026 at 6:00pm and concluded approximately 7:00pm.

**PERSONS IN ATTENDANCE AT MEETING (SEE ATTACHED COPY OF SIGN-IN SHEET):**

The Community Meeting was attended by those individuals identified on the virtual sign-in sheet attached hereto as **EXHIBIT C**.

**SUMMARY OF PRESENTATION/DISCUSSION:**

**I. Overview of Petitioner’s Presentation.**

The Petitioner’s Agent, Eddie Moore of McAdams welcomed the attendees and introduced Ron Staley of True Homes and the Petitioners Mark Talbot of Freedom Communities and Kyle Dillard of Mission City Church. Mr. Talbot provided information on Freedom Communities and Ron Staley of True Homes provided information on True Homes Foundation and the proposed dwellings will be affordable and built at cost. True Homes is the only builder in the region setting aside 10% of their volume at cost. The proposed dwellings will be built with the same quality and craftsmanship that True Homes delivers for market rate dwellings.

Mr. Moore stated the intent to rezone the approximately 5.38 acre site (the "Site") at 538 Valleydale Road and 1125 Summerville Road from CG and N1-B zoning districts to N2-A(CD) zoning district is to permit the development of a single-family attached neighborhood. He explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request, proposed conditional site plan, and respond to questions and concerns from nearby residents, property owners, and community leaders.

Mr. Moore provided an overview of the benefits to conditional zoning and recommendation from the Charlotte Future 2040 Policy Map. He presented the site plan consisting of 49 for sale single-family attached townhomes, pointed out various commitments as part of the conditional rezoning, and vehicle trip generation based on the current N1-B and CG zoning and proposed N2-A(CD) zoning with 49 single-

family attached townhomes. Based on a comparison of both vehicle trip generations, the proposed rezoning will result in a reduction of approximately 647 daily trips or 66.7%. He closed out the presentation with a tentative rezoning schedule.

## II. Summary of Questions/Comments and Responses.

Attendees made the following statements and asked the following questions, and the development team provided responses to those questions:

1. Based on the layout of the site, is there an opportunity for Road A to extend to Goodman Drive, like in the initial rezoning? Is the stub required? Can a fence be provided at the north end of Road A? – *Per title research by the Petitioner, the Goodman Drive stub is owned by the property owners that front this stub street. Based on this finding, the Petitioner has brought into the zoning 1125 Summerville Road as primary access to the site. There is not an identified capital improvement project by CDOT for the Road A extension to Goodman Drive connection to occur. Road A is designed so if the parcels to the south are redeveloped, a public street connection can be made to Summerville Road. The Road A stub, to the north, is required by the City's Subdivision group. Yes, we can explore a fence at the end of the Road A stub.*
2. Are there any proposed road improvements for the area? – *Based on 49 townhomes, a traffic study is not required by CDOT and there are no identified area road improvements based on CDOT's last review of the rezoning plan. Site frontage requirements along Summerville Road will consist of curb and gutter, planting strip, and sidewalk. Additional development/dwellings in the area could assist with future existing public road improvements for the area.*
3. Are garages proposed for the dwellings? – *No, garages are not proposed.*
4. Will you stay involved in the neighborhood? – *Freedom Communities will stay involved in the neighborhood for some time and assist with support services for the homeowners.*
5. How long are the dwellings restricted to be affordable and is there anything to prevent rentals? – *The dwellings will be individually deed restricted to be affordable for 7 years and also restricted so they cannot be rentals. We do not want investors buying the dwellings.*
6. Concerned of quality of dwellings and not interested in townhomes. – *True Homes is setting aside 10% of our entire volume for dwellings at cost and the dwellings will be offered at affordable price points. Also, the dwellings will be of the same quality and craftsmanship as market rate dwellings True Homes offers for sale. We have an opportunity to set aside dwellings for teachers, first responders, and others to create generational wealth.*
7. Why cannot access go through the Family Dollar parking lot? – *This would involve another property owner and this portion of the Family Dollar site is designed for loading. In addition, their dumpsters are located in this area.*
8. Access onto Summerville Road will create traffic issues with the intersection of Valleydale Road – *Summerville Road to Valleydale Road is not the only access point. Summerville Road to Oak Street to Fred D Alexander Boulevard offers a secondary access point.*
9. Why are single-family dwellings not proposed as part of the rezoning? Owners of single-family dwellings take better pride in their property – *Due to limited existing public street access and shape of the property, townhomes are proposed. With 49 proposed townhomes, compared to fewer single-family dwellings, the price points can be set at affordable rates. A HOA will be established to maintain the exterior of the dwellings, lawn maintenance, open space, stormwater facility, etc.*
10. There seems to be an opportunity for access onto Goodman Road through the Mission City Church property. – *We did explore this option, but there is not enough space to provide a public street*

connection. In addition, the topography would require grading easements to occur on 1102 Goodman Road.

11. I do not like the structure of HOAs. These folks are power hungry and can establish HOA fees so residents can lose their homes. – *True Homes will set up the HOA with fair bylaws and reserves and hand off the HOA in good shape to homeowners in the neighborhood.*
12. Why not set up a Charter compared to a HOA? – *Every new neighborhood is required to have a stormwater facility or facilities and HOAs are required to be established by the City for maintenance of stormwater facilities and also common open space. As part of final platting for the dwellings, a HOA must be established. Whether its single-family or townhome dwellings to be built, future maintenance is required.*
13. How does this rezoning help traffic flow and reduce traffic? – *Based on a comparison of both vehicle trip generations of existing zoning and proposed rezoning, the proposed rezoning will result in a reduction of approximately 647 daily trips or 66.7%. With a portion of the site zoned CG, commercial can be developed by-right, without a rezoning process and need to hold a community meeting, resulting in more vehicular trips along Summerville Road.*
14. If this rezoning is approved, does it allow other developers to change other properties to townhomes in our community? – *A new rezoning will need to occur based on the existing area zoning and the 2040 Policy Map does not recommend a Neighborhood 2 Place Type within the general area.*
15. Is there a buffer proposed around 1201 Summerville Road? – *Yes, a buffer yard is proposed along the perimeter of your property. It will consist of trees, shrubs, and a solid fence. The trees and shrubs will be planted along the shared property line with the fence behind the plantings. When we were designing the entry off Summerville Road, it made sense to have the rear of the units adjacent to your property compared to the entry point and parking adjacent to your property.*
16. Will the fence be an aluminum fence? – *The fence will need to be solid and an option is a solid vinyl fence.*
17. Will True Homes have the first right of refusal when the townhomes are put up for sale and how will this impact the affordable housing commitment? – *The homeowners can sell their dwellings at any time. Each townhome will be deed restricted and not allow for rentals.*
18. What examples of your developments can we visit? – *Dukes Ridge is a great example and it is located off Alleghany Street. Slides were shown of the exterior and interior of the Towns at Cliffwood, which is a similar project located in Concord.*

#### **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

The development team will continue to coordinate efforts with the neighbors and City staff. Based on the community meeting, the Petitioner is committing to the following additional conditions:

1. The Petitioner will work with CDOT for the possibility of installing a solid fence along the north edge of the Road A right-of-way (condition provided on Sheet RZ.01).
2. The Petitioner commits that all dwellings will be deed restricted so the dwellings cannot be offered for rent (condition provided as 8.c. on Sheet RZ.02).

Respectfully submitted, this 10th day of February, 2026.

cc: Charlotte Planning, Design & Development Department – Rezoning staff

RZP-2025-027 PROPERTY OWNER MAILING LIST

EXHIBIT A

2025-027	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE	PHYSICAL ADDRESS	PHYSICAL ZC
2025-027	03101117	KENNEDY	CHARLOTTE G	SAMUEL L	KENNEDY	3209 JONESBERRY RD	MATTHEWS	NC	28105	501 VALLEYDALE RD CHARLOTTE NC	28214
2025-027	03101118	MCALISTER	MARION	FRANK	MCALISTER	509 VALLEYDALE RD	CHARLOTTE	NC	28214	509 VALLEYDALE RD CHARLOTTE NC	28214
2025-027	03101119	MIKE YUAN PU	TRUST			519 VALLEYDALE RD	CHARLOTTE	NC	28214-8726	519 VALLEYDALE RD CHARLOTTE NC	28214
2025-027	03101120	JACKSON	OLAJUWON			525 VALLEYDALE RD	CHARLOTTE	NC	28214	525 VALLEYDALE RD CHARLOTTE NC	28214
2025-027	03101121	PENINGER	CHARLES J	IRENE B	PENINGER	533 VALLEYDALE RD	CHARLOTTE	NC	28214	533 VALLEYDALE RD CHARLOTTE NC	28214
2025-027	03101122	ROBERTS	JANET E	PHILLIP L	ROBERTS	549 VALLEYDALE RD	CHARLOTTE	NC	28214	549 VALLEYDALE RD CHARLOTTE NC	28214
2025-027	03505309	CROWN ATLANTIC COMPANY LLC			C/O PMB 353	4017 WASHINGTON RD	MCMURRAY	PA	15317	1130 SUMMERSVILLE RD CHARLOTTE NC	28214
2025-027	03505310	MUSTIN	LESLIE H			1700 TENCH ST	CHARLOTTE	NC	28214	424 VALLEYDALE RD CHARLOTTE NC	28214
2025-027	03505314	JORDANS POND HOLDING COMPANY LLC				2323 HOPEDALE AV	CHARLOTTE	NC	28207	412 VALLEYDALE RD CHARLOTTE NC	28214
2025-027	03505315	PROGRESS RESIDENTIAL BORROWER 14 LLC				PO BOX 4090	SCOTTSDALE	AZ	85261	1119 HOMESTEAD GLEN BV CHARLOTTE NC	28214
2025-027	03505316	PHOENIX	DANIELLE			1125 HOMESTEAD GLEN BLVD	CHARLOTTE	NC	28214	1125 HOMESTEAD GLEN BV CHARLOTTE NC	28214
2025-027	03505317	CPI/AMHERST SFR PROGRAM OWNER LLC				5001 PLAZA ON THE LAKE STE 20	AUSTIN	TX	78746	1129 HOMESTEAD GLEN BV CHARLOTTE NC	28214
2025-027	03505318	BARTON	CECILIA M			16 SARA DR	TEMPLE	NH	03084	1133 HOMESTEAD GLEN BV CHARLOTTE NC	28214
2025-027	03505319	ALLEN	KENYETTA F			1137 HOMESTEAD GLEN BLVD	CHARLOTTE	NC	28214	1137 HOMESTEAD GLEN BV CHARLOTTE NC	28214
2025-027	3505320	ALTO ASSET COMPANY 2 LLC				5001 PLAZA ON THE LAKE STE 20	AUSTIN	TX	78746	1141 HOMESTEAD GLEN BV CHARLOTTE NC	28214
2025-027	03505344	PASTEUR	REGINALD A JR			1220 SUMMERSVILLE RD	CHARLOTTE	NC	28214	1220 SUMMERSVILLE RD CHARLOTTE NC	28214
2025-027	03505345	REED	ISAAC	IKITA	AARON	1216 SUMMERSVILLE RD	CHARLOTTE	NC	28214	1216 SUMMERSVILLE RD CHARLOTTE NC	28214
2025-027	03505346	CARTER	REGINALD MALIK	APRIL	MCNAIR	1212 SUMMERSVILLE RD	CHARLOTTE	NC	28214	1212 SUMMERSVILLE RD CHARLOTTE NC	28214
2025-027	03505363	MUSTIN ENTERPRISES INC				1122 SUMMERSVILLE RD	CHARLOTTE	NC	28214	1122 SUMMERSVILLE RD CHARLOTTE NC	28214
2025-027	03505365	HOMESTEAD RESIDENTS ASSOCIATION INC				2119 HOPEDALE AVE	CHARLOTTE	NC	28207	HOMESTEAD GLEN BV CHARLOTTE NC	28214
2025-027	03505399	MAXWELL & MURPHY DEVELOPMENT COMPANY				PO BOX 6122	CHARLOTTE	NC	28207	SUMMERSVILLE RD CHARLOTTE NC	28214
2025-027	03510305	TISSUE	LEILA A	JOSEPH N	TISSUE	8918 ALPINE CIRCLE	CHARLOTTE	NC	28270	1124 GOODMAN RD CHARLOTTE NC	28214
2025-027	03510306	TISSUE	LEILA A	JOSEPH N	TISSUE	8918 ALPINE CIRCLE	CHARLOTTE	NC	28270	1116 GOODMAN RD CHARLOTTE NC	28214
2025-027	03510307	TISSUE	LEILA A	JOSEPH N	TISSUE	8918 ALPINE CIRCLE	CHARLOTTE	NC	28270	1108 GOODMAN RD CHARLOTTE NC	28214
2025-027	03510308	CITY OF CHARLOTTE				600 E 4TH ST	CHARLOTTE	NC	28202	GOODMAN RD CHARLOTTE NC	28214
2025-027	03510401	1105 GOODMAN RD LAND TRUST				2191 EBENEZER RD STE 37177	ROCK HILL	SC	29732	1105 GOODMAN RD CHARLOTTE NC	28214
2025-027	03510403	EIDSON	JOHN D			9227 RAINBOW FOREST DR	CHARLOTTE	NC	28227	GOODMAN RD CHARLOTTE NC	28214
2025-027	03510404	EIDSON	JOHN D			1110 GOODMAN RD	CHARLOTTE	NC	28214	1110 GOODMAN RD CHARLOTTE NC	28214
2025-027	03510405	NEAL PROPERTIES INC				226 SOUTH ST	DAVIDSON	NC	28036	1102 GOODMAN RD CHARLOTTE NC	28214
2025-027	03510406	MISSION CITY CHURCH				608 VALLEYDALE RD	CHARLOTTE	NC	28214	608 VALLEYDALE RD CHARLOTTE NC	28214
2025-027	03510429	LAMMONDS	MARY ELIZABETH	MARY JOSEPHINE	LAMMONDS	1122 GOODMAN RD	CHARLOTTE	NC	28214	1122 GOODMAN RD CHARLOTTE NC	28214
2025-027	03521302	MILLER	THOMAS F			801 OAK ST	CHARLOTTE	NC	28214	801 OAK ST CHARLOTTE NC	28214
2025-027	03521303	HEWITT	AMY LAUREN			821 OAK ST	CHARLOTTE	NC	28214	821 OAK ST CHARLOTTE NC	28214
2025-027	03521304	BEATTY	HOWARD JR			113 SEEDLING CT	MOUNT HOLLY	NC	28120	825 OAK ST CHARLOTTE NC	28214
2025-027	03521305	MISSION CITY CHURCH				608 VALLEYDALE RD	CHARLOTTE	NC	28214	538 VALLEYDALE RD CHARLOTTE NC	28214
2025-027	03521306	SAFAIE	SINA		EQUITY TRUST COMPANY CUSTODIAN	4825 BETH LN	HARRISBURG	NC	28075	VALLEYDALE RD CHARLOTTE NC	28214
2025-027	03521307	SAFAIE	SINA		EQUITY TRUST COMPANY	4825 BETH LN	HARRISBURG	NC	28075	550 VALLEYDALE RD CHARLOTTE NC	28214
2025-027	03521310	EXCHANGERIGHT NET-LEASED PORTFOLIO 60 DST				500 VOLVO PARKWAY	CHESAPEAKE	VA	23320	542 VALLEYDALE RD CHARLOTTE NC	28214
2025-027	03521311	FIRST STOP EXPRESS MART INC				518 VALLEYDALE RD	CHARLOTTE	NC	28214	518 VALLEYDALE RD CHARLOTTE NC	28214
2025-027	03521313	MUSTIN	RUSSELL COY			1701 TENCH ST	CHARLOTTE	NC	28214-1612	1113 SUMMERSVILLE RD CHARLOTTE NC	28214
2025-027	03521314	MUSTIN	DANIEL THOMAS	RACHEL SWAYNGIM	MUSTIN	12648 MOORES CHAPEL RD	CHARLOTTE	NC	28214	1125 SUMMERSVILLE RD CHARLOTTE NC	28214
2025-027	03521316	YAO	YABIN			1644 EMORY OAK DR	CHARLOTTE	NC	28270	1201 SUMMERSVILLE RD CHARLOTTE NC	28214
2025-027	03521317	WORTHAM	MYRIAME			1215 SUMMERSVILLE RD	CHARLOTTE	NC	28214	1215 SUMMERSVILLE RD CHARLOTTE NC	28214
2025-027	03521318	LYNN	JEFFREY K			1227 SUMMERSVILLE RD	CHARLOTTE	NC	28214	1227 SUMMERSVILLE RD CHARLOTTE NC	28214
2025-027	03521319	HARVEY	THOMAS H	MARIE F	HARVEY	730 OAK ST	CHARLOTTE	NC	28214	1305 SUMMERSVILLE RD CHARLOTTE NC	28214
2025-027	03521320	HARVEY	THOMAS H	MARIE F	HARVEY	730 OAK ST	CHARLOTTE	NC	28214	1317 SUMMERSVILLE RD CHARLOTTE NC	28214
2025-027	03521322	MASON	IVAN MARK	EBONY SADE	ROSS	1221 SUMMERSVILLE RD	CHARLOTTE	NC	28262	1221 SUMMERSVILLE RD CHARLOTTE NC	28214
2025-027	03521324	MAHON	MUNIYR	EBONY	MAHON	737 OAK ST	CHARLOTTE	NC	28214	737 OAK ST CHARLOTTE NC	28214

RZP-2025-027 NEIGHBORHOOD ORGANIZATION MAILING LIST

2025-027	full_name_neighborhood	first_name	last_name	physical_address	city	state	zip code
2025-027	Chantilly on the Green	FLORENTINA	ROSSELL	2705 SHENANDOAH AVENUE, CHARLOTTE, NC, 28205	CHARLOTTE	NC	28205
2025-027	Coulwood Hills Community Council	Erin	Stevens	421 FIELDING RD, CHARLOTTE, NC, 28214	CHARLOTTE	NC	28214
2025-027	Creekside at Coulwood	Tamara	Henderson	8930 SENEY DRIVE, CHARLOTTE, NC, 28214	CHARLOTTE	NC	28214
2025-027	Creekside at Coulwood	Wisdom	Jzar	1211 ELISE MARIE DRIVE, CHARLOTTE, NC, 28214	CHARLOTTE	NC	28214
2025-027	Montclair Park Neighborhood Association	Kevin	Poirier	748 WILDERNESS TRAIL DR, CHARLOTTE, NC, 28214	CHARLOTTE	NC	28214

**NOTICE TO INTERESTED PARTIES**  
**OF COMMUNITY MEETING**

Subject: Community Meeting – Rezoning Petition filed by Freedom Communities and Mission City Church to rezone approximately 5.37 acres located at 538 Valleydale Road and 1125 Summerville Road to allow development of a single-family attached neighborhood

Date and Time of Meeting: Tuesday, February 3, 2026 at 6:00pm

Place of Meeting: Virtual Meeting

Petitioner: Mark Talbot – Freedom Communities + Kyle Dillard – Mission City Church

Petition No.: RZP-2025-027

We are assisting Mark Talbot of Freedom Communities and Kyle Dillard of Mission City Church (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design + Development Department seeking to rezone an approximately 5.37-acre site (the "Site") located at 538 Valleydale Road and 1125 Summerville Road from the CG and N1-B zoning districts to N2-A(CD) zoning district. The purpose of the rezoning is to permit the development of a single-family attached neighborhood. The proposed rezoning is conditional, and all proposed conditions will run with the property.

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

***The difference between this Petition and the original Petition is the property at 1125 Summerville Road has been added to the Petition to serve as primary vehicular access to the Site. Access to the Site from Goodman Road has been eliminated.***

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, February 3, 2026 at 6:00pm. 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.

***Should you plan to attend the Community Meeting, please email Eddie Moore (contact information below) including your name, address, who you are representing, and reference RZP-2025-027 and I will forward you a link to the Community Meeting. Your contact information will become part of a virtual sign-in sheet that will be provided to the Charlotte Planning, Design + Development Department as proof of the Community Meeting.***

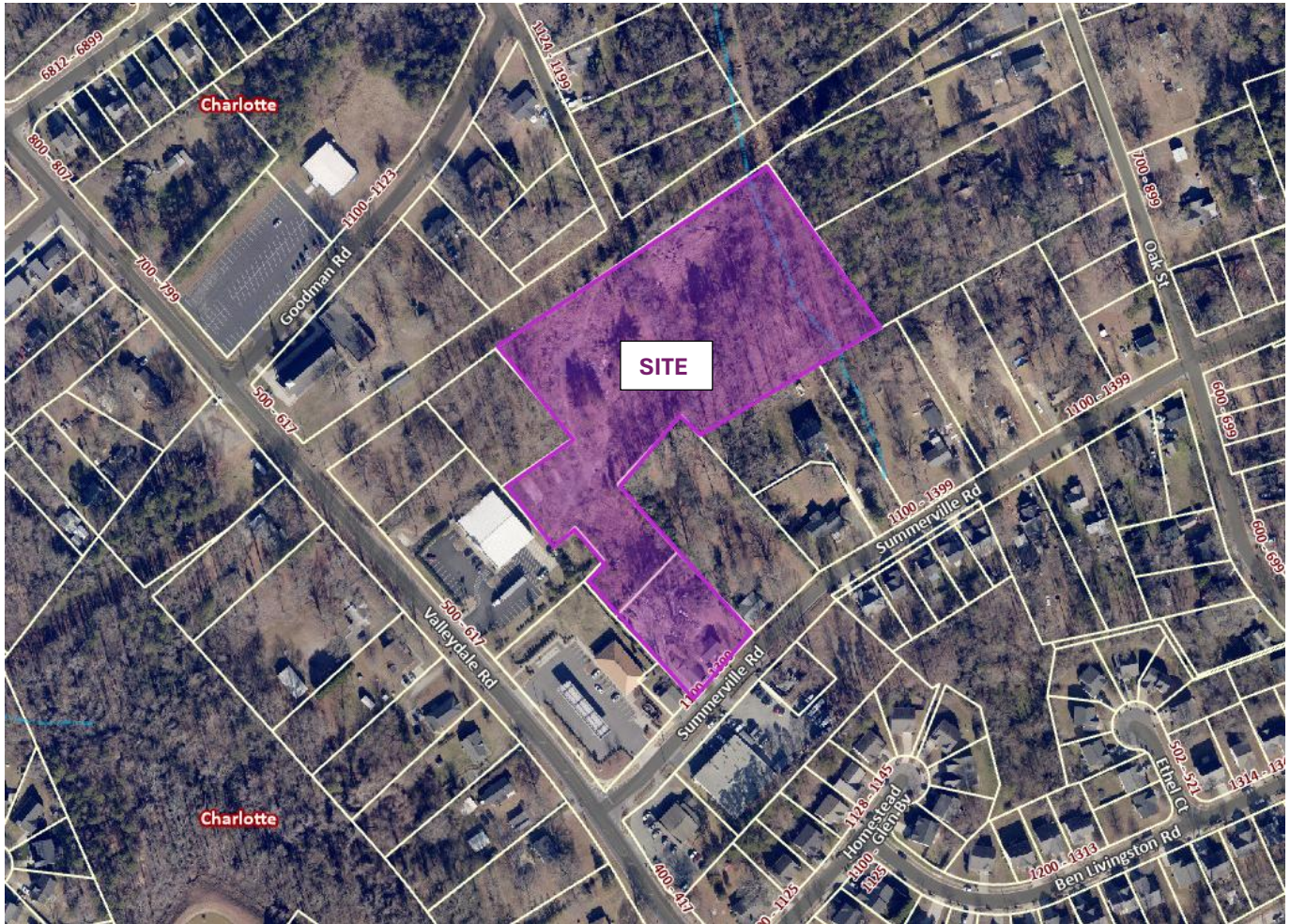
In the meantime, should you have any questions or comments about this matter, please contact:

Eddie Moore – McAdams  
[emoore@mcadamsco.com](mailto:emoore@mcadamsco.com)  
704-724-3594

cc: Malcolm Graham, City Council District 2

Date Mailed: Friday, January 16, 2026

Site Location – Outlined in Purple (538 Valleydale Road + 1125 Summerville Road):



**COMMUNITY MEETING ATTENDANCE SHEET**

Below is a list of individuals and organizations that requested a RSVP or attended the Tuesday, February 3, 2026 Virtual Community Meeting.

**Petitioner: Freedom Communities + Mission City Church**  
**Rezoning Petition: RZP-2025-027**

<b>NAME</b>	<b>ADDRESS</b>	<b>EMAIL</b>	<b>ATTENDED (Y/N)</b>
Asrat Kidane Contacted – 1/22 Meeting Link Sent – 1/27	First Stop Express Mart 518 Valleydale Road	<a href="mailto:asratyemane@aol.com">asratyemane@aol.com</a>	Y
John Maxwell Contacted – 1/22 Meeting Link Sent – 1/27	Jordans Pond Holding Company 1116 Homestead Glen Boulevard	<a href="mailto:jmaxwell@maxwellholdings.org">jmaxwell@maxwellholdings.org</a>	N
Kathy Yao Contacted – 1/27 Meeting Link Sent – 1/27	1201 Summerville Road	<a href="mailto:kathy.yao210@gmail.com">kathy.yao210@gmail.com</a>	Y
Beth Lammonds Contacted – 1/27 Meeting Link Sent – 1/28	1122 Goodman Road	<a href="mailto:blammonds@gmail.com">blammonds@gmail.com</a>	Y
Rusty Mustin Contacted – 1/30 Meeting Link Sent – 2/2	1113 Summerville Road	<a href="mailto:rustymustinauto@gmail.com">rustymustinauto@gmail.com</a>	N
Bridgette Harvey Contacted – 2/3 Meeting Link Sent – 2/3	804 Oak Street	<a href="mailto:mischoolinfo@gmail.com">mischoolinfo@gmail.com</a>	Y
Amy Hewitt Contacted – 2/3 Meeting Link Sent – 2/3	821 Oak Street	<a href="mailto:brown101bear@gmail.com">brown101bear@gmail.com</a>	Y
Marie + Clint Harvey	730 Oak Street		Y
Elouise Blue Fordie			Y
Miriam Holcolm Bryan Yerke Judy MacCallum	Mission City Church		Y

***COMMUNITY MEETING***

***MISSION CITY CHURCH TOWNS – CG + N1-B TO N2-A(CD)***

***REZONING PETITION 2025-027***

**SINGLE-FAMILY ATTACHED TOWNHOME DWELLINGS**

**FEBRUARY 3, 2026**

**MISSION CITY**

CHURCH



**KYLE DILLARD**  
**PASTOR**

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**FREEDOM**  
COMMUNITIES

**MARK TALBOT**  
**DIRECTOR OF ECONOMIC IMPACT**



MCADAMS

**EDDIE MOORE, AICP**  
**DIRECTOR, PLANNING + ENTITLEMENT**

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**TrueHomes**

IT'S ALL ABOUT U

**RON STALEY**  
**TRUE FOUNDATION**

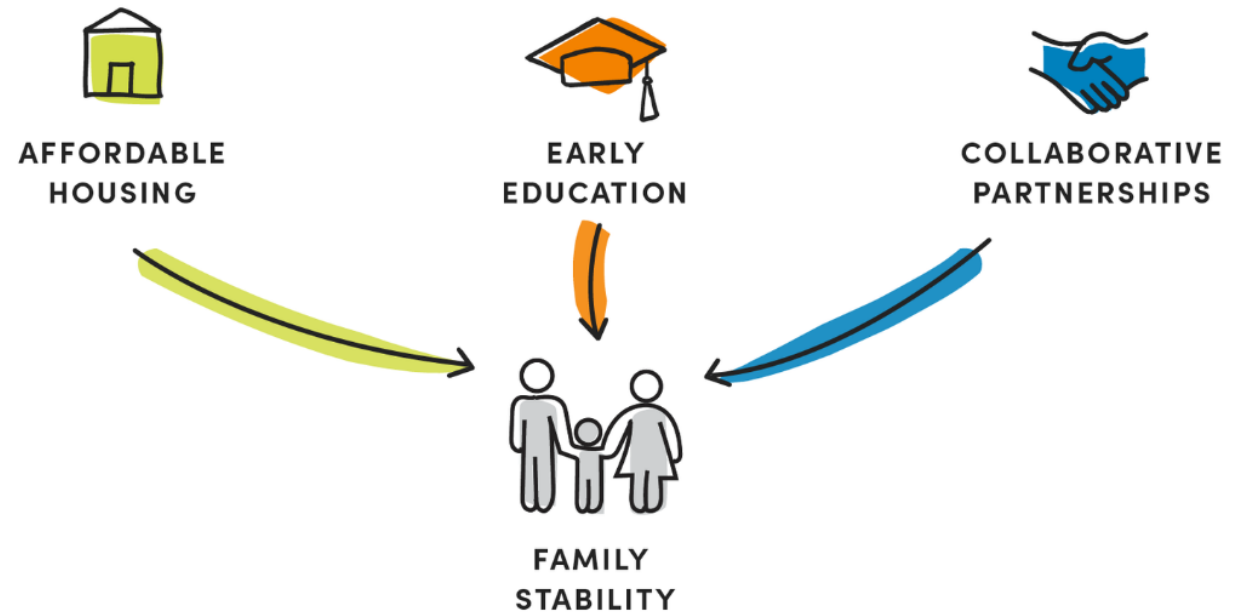


**FREEDOM**  
COMMUNITIES

## MISSION



## FOCUS AREAS





At True Homes, we desire to be a company that communities want to exist by being committed to making a positive impact in the communities that we serve. The True Homes Foundation has multiple initiatives to make a lasting impact on their communities, with their affordable housing initiative being a main focus due to the lack of affordable housing in the market.

## The Doorway to Prosperity Program

Through our Doorway to Prosperity program, we offer affordable home opportunities to households with an area median income of less than 110% with a priority focus on those at 80% and below. This program utilizes down payment assistance offered through community and lending partnerships combined with True Homes commitment to build at price points that rarely exist. This initiative allows more families to cross the threshold of homeownership and build generational wealth.

## Our Commitment and Vision

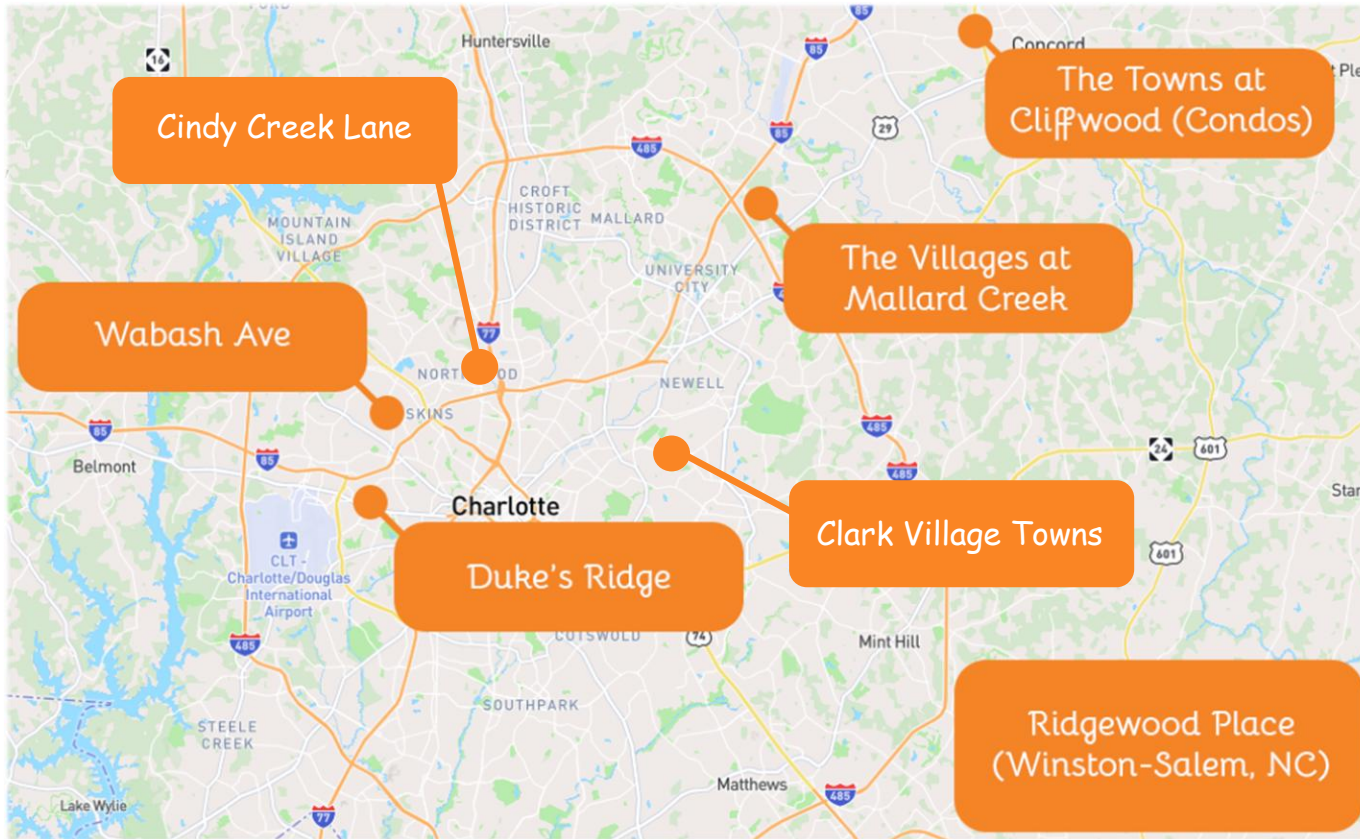
We understand that housing affordability is not just about providing homes at lower price points.

- We are committed to ensuring that these homes are of high quality, practical, aesthetically pleasing, and meet the diverse needs of the community.
- We are committed to helping potential clients overcome hurdles that may initially disqualify them from home ownership through our internal programing, strong community partnerships, and vast expertise of our associates.

We are committed to our vision: "To provide people the opportunity for more life." This vision goes beyond just constructing houses; it's about creating homes where people can build their lives, create memories, and find their own definitions of 'more life.'



# True Homes Foundation



Duke's Ridge



Clark Village Towns



Towns at Cliffwood

**SINCE 2022, TRUE HOMES HAS PROVIDED 94 DOORWAY TO PROSPERITY HOMES + OVER MORE THAN 100 IN DEVELOPMENT FOR 2025-2026**



### ProBuilder Magazine

1x Gold NHQ Award Winner



### MAME Awards

13x Award Winner and 2024 Builder of the Year



### NAHB Awards

6x Gold National Award Winner



### NHQ Award

1x Gold NHQ Award Winner



### Top Workplaces Awards

9x Top Charlotte Workplaces

Top 50 Workplaces in the USA in 2024 by USA TODAY

## Over 20 National Awards!

Over the past few years, we've won several major awards that all circle around one driving factor: our passion for people.

"It's a combination of bringing the uniqueness of every individual around a shared common vision, values, and mission, with a definition of the game plan we want to execute. When those all come together, that's where the magic happens."

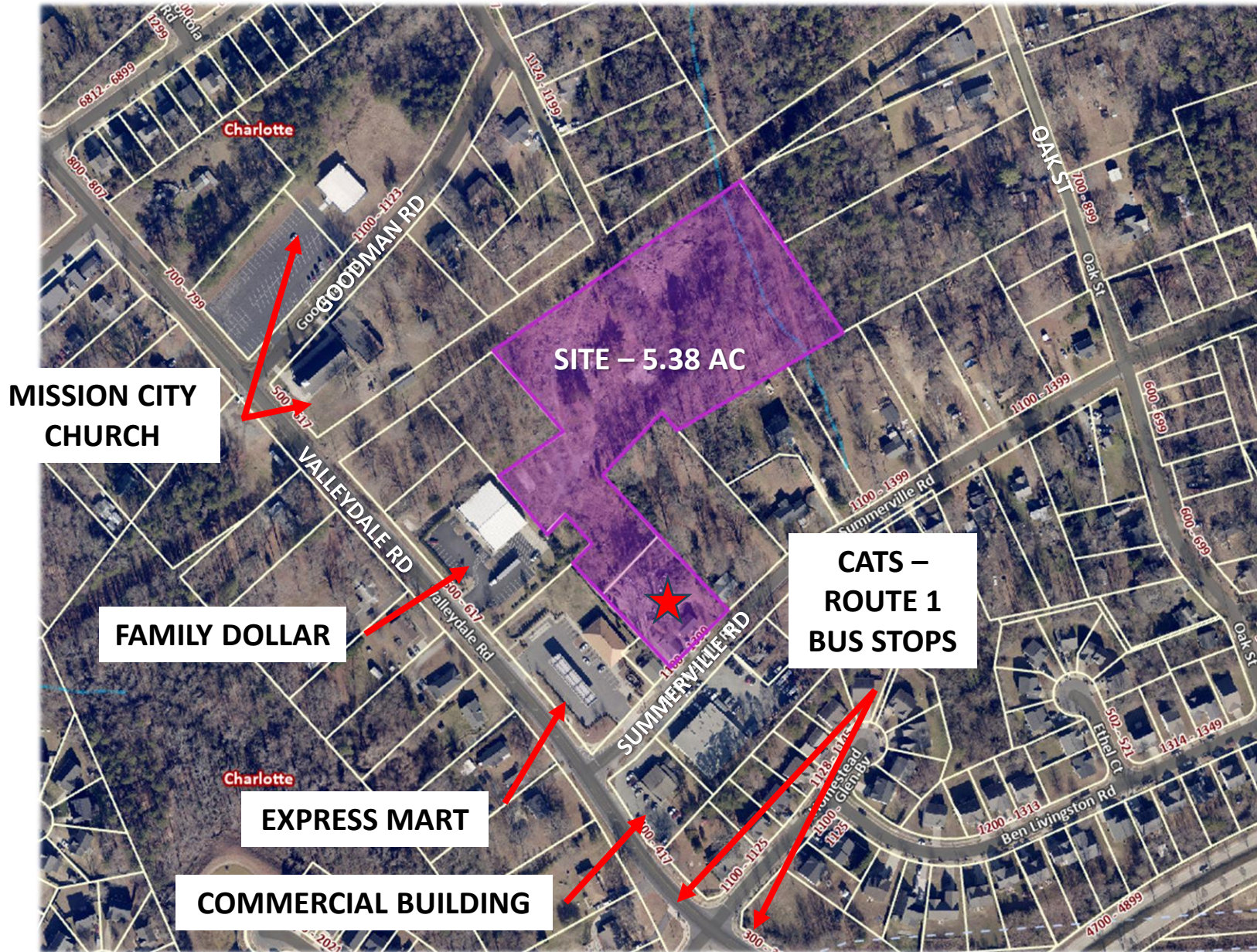
- Dan Horner, Co-Founder of True Homes

# HOW DID WE GET HERE ???



- ✓ 3/7/25 – INITIAL REZONING SUBMITTAL
- ✓ 4/28/25 INITIAL COMMUNITY MEETING
- ✓ 8/18/25 – COUNCIL PUBLIC HEARING
- ✓ 9/3/25 – ZONING COMMITTEE (RECOMMENDATION OF APPROVAL)
- ✓ HELD UP ON COUNCIL DECISION
- ✓ ADDED NEW PARCEL ALONG SUMMERVILLE = RESTART REZONING (RED STAR)

# PROPERTY LOCATION + AREA LAND USES



**MISSION CITY  
CHURCH**

**FAMILY DOLLAR**

**EXPRESS MART**

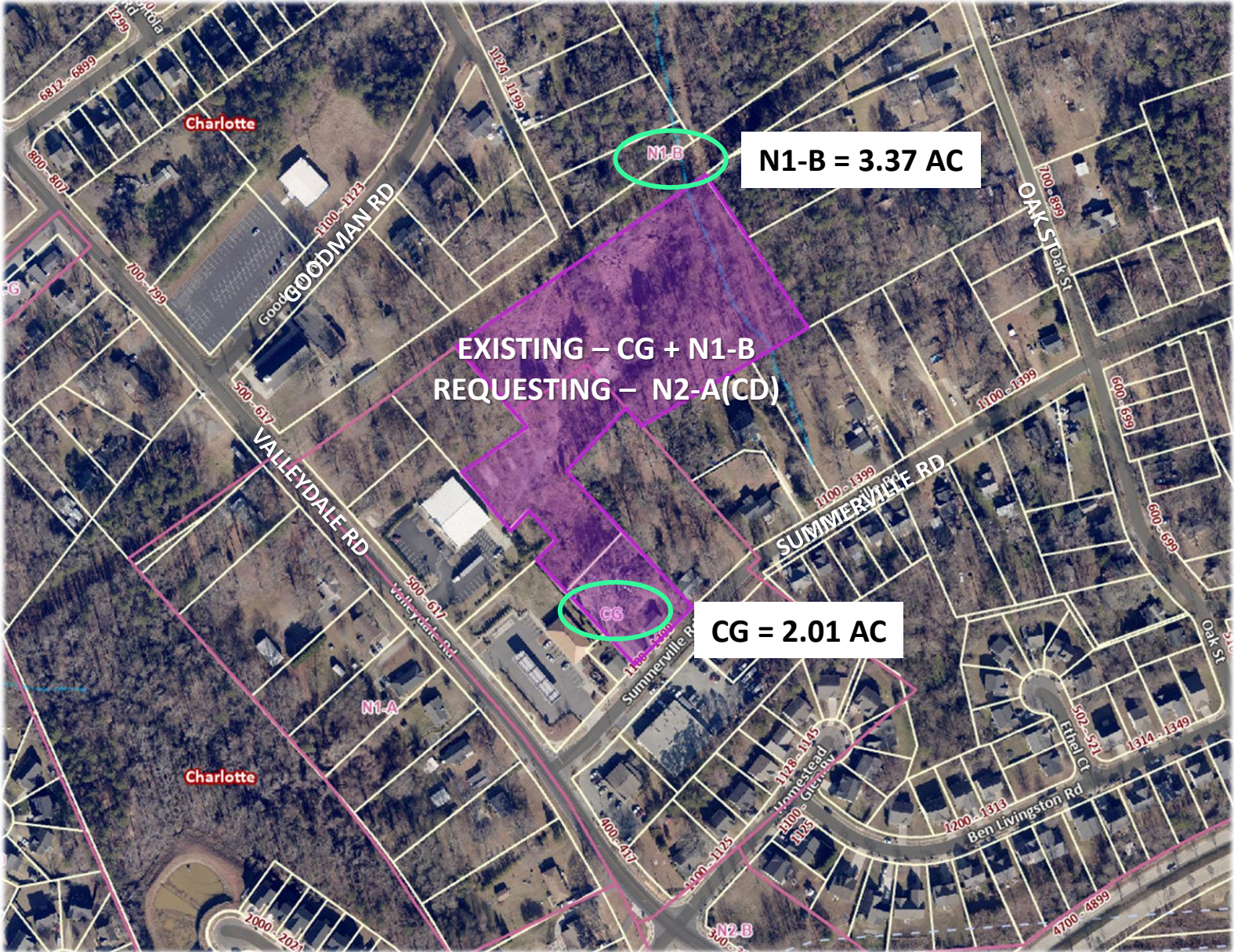
**COMMERCIAL BUILDING**

**CATS -  
ROUTE 1  
BUS STOPS**

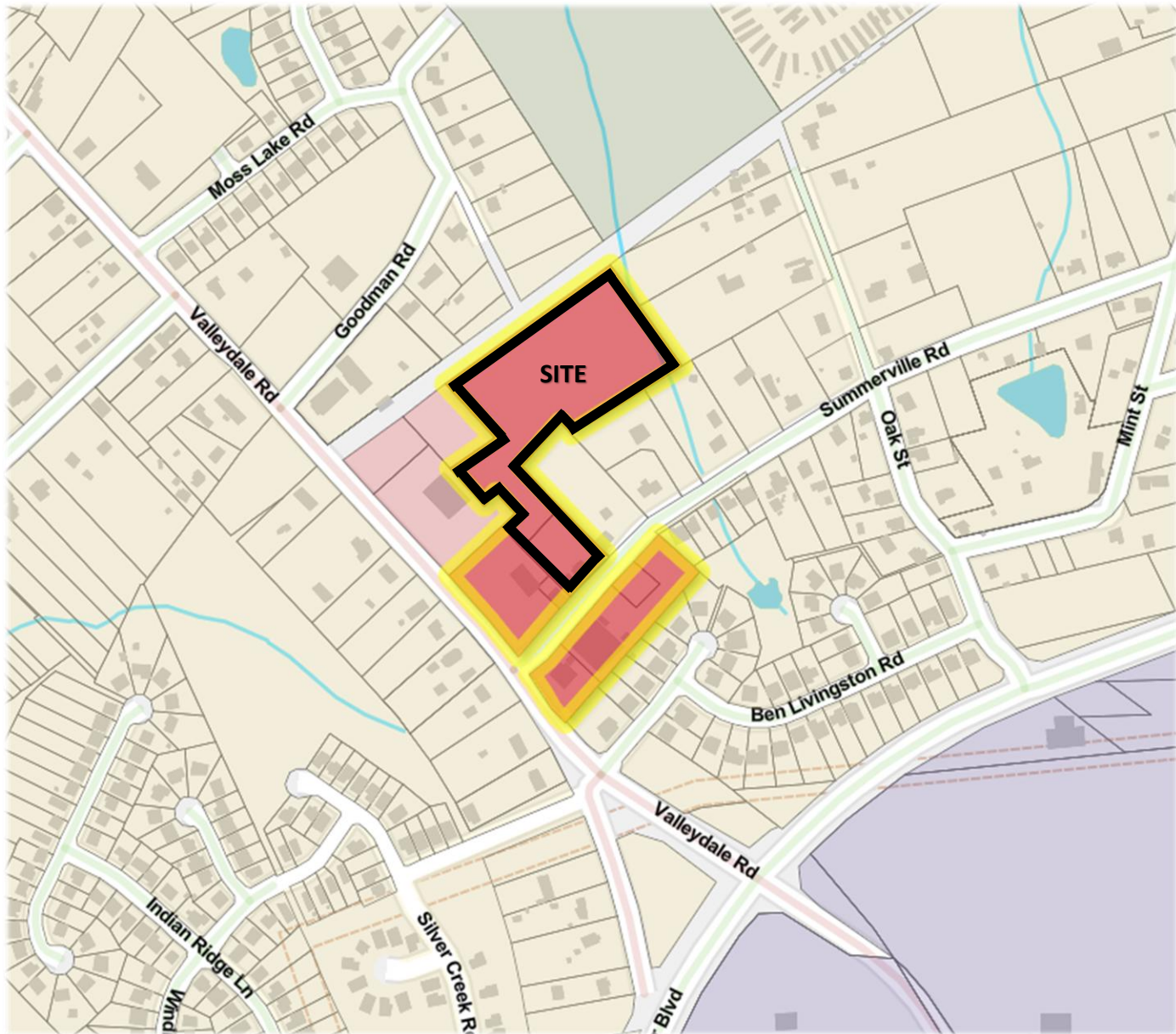
**SITE - 5.38 AC**

# EXISTING AREA ZONING

GC + N1-B



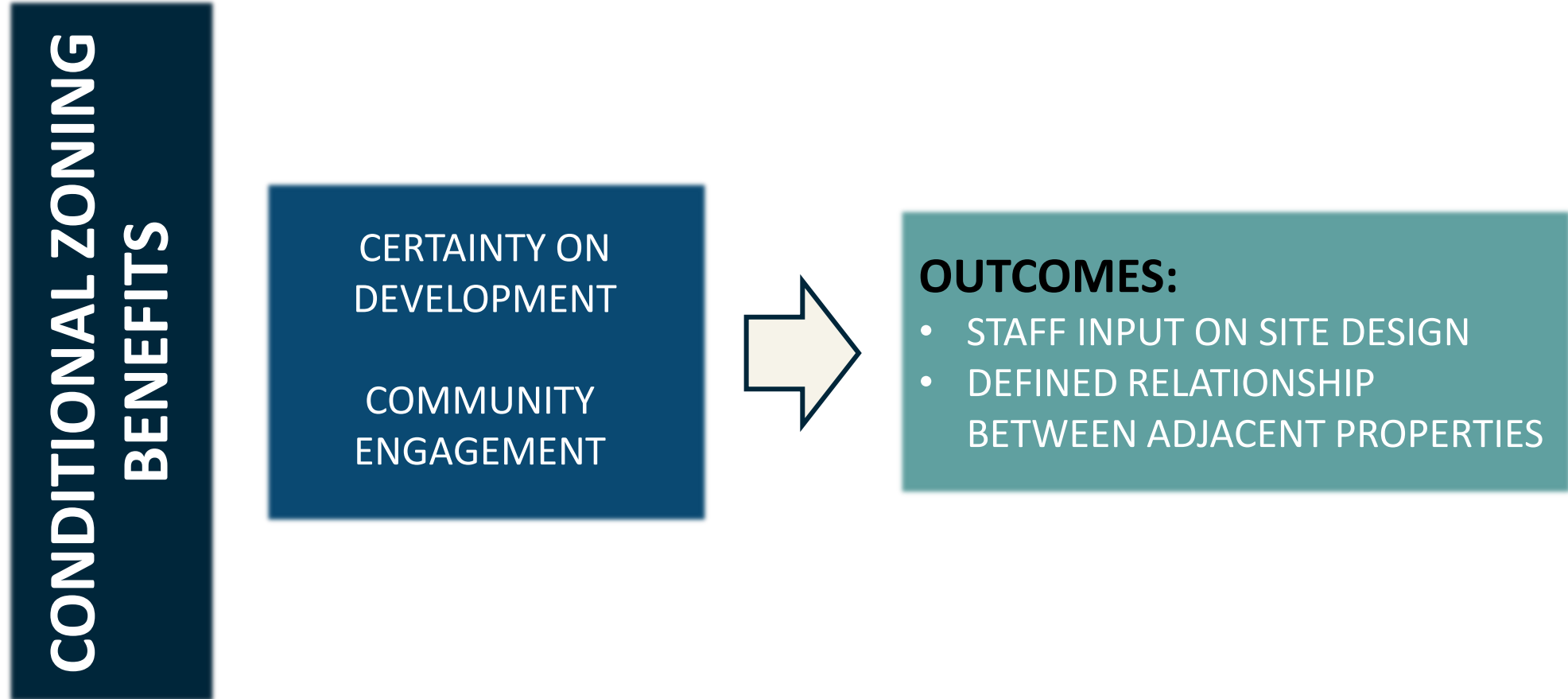
# WEST MIDDLE – 2040 POLICY MAP



Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics

# CONDITIONAL ZONING BENEFITS



CONDITIONAL ZONING  
BENEFITS

CERTAINTY ON  
DEVELOPMENT  
  
COMMUNITY  
ENGAGEMENT



**OUTCOMES:**

- STAFF INPUT ON SITE DESIGN
- DEFINED RELATIONSHIP BETWEEN ADJACENT PROPERTIES



GOODMAN ROAD

VALLEYDALE RD

SUMMERVILLE ROAD



GOODMAN RD  
25' LANDSCAPE BARRIERS  
10' LANDSCAPE YARD WITH FENCE  
25' REAR SETBACK  
STREAM FEATURES  
10' STREAM BUFFER  
10' STREAM BUFFER  
TRASH AREA

# CONDITIONAL REZONING COMMITMENTS

DEVELOPMENT MUST FOLLOW APPROVED CONDITIONAL REZONING PLAN:

- ✓ UP TO 49 SINGLE-FAMILY ATTACHED TOWNHOME DWELLINGS
- ✓ PROPOSED TOWNHOMES WILL OFFER A DIFFERING HOUSING TYPE IN AREA
- ✓ AFFORDABLE HOUSING INITIATIVE + FOR SALE TOWNHOMES
- ✓ ELIMINATED ACCESS TO GOODMAN RD
- ✓ CONDITIONAL REZONING COMMITMENTS MUST BE MET:
  - BUILDING + LOT ORIENTATION
  - ACCESS + TRANSPORTATION IMPROVEMENTS
  - ARCHITECTURAL STANDARDS
  - BUFFERYARDS NEXT TO SINGLE-FAMILY DWELLINGS

# TRAFFIC GENERATION

## EXISTING / NOT INCLUDING NEW PARCEL ALONG SUMMERSVILLE RD

### Vehicle Trip Generation:

Current Zoning: N1-B and CG

Existing Use: 0 trips per day (based on vacant site).

Entitlement: 970 trips per day (based on 13 dwelling units and 13,900 sq.ft. of retail).

## PROPOSED 49 TOWNHOMES – REDUCTION OF 647 DAILY TRIPS OR 66.7%

Land Use (ITE Code)	Density	Calculation Methodology	Daily Trips	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Townhomes (215)	49 units	Adjacent / Equation	323	5	15	20	15	10	25

# TENTATIVE REZONING SCHEDULE

- ✓ TUESDAY, 02/03 – COMMUNITY MEETING
- ✓ MONDAY, 03/23 – ANTICIPATED CITY COUNCIL PUBLIC HEARING, 5:00 PM
- ✓ TUESDAY, 04/07 – ZONING COMMITTEE, 5:30 PM
- ✓ MONDAY, 04/20 – CITY COUNCIL DECISION, 5:00 PM

**THANK YOU**

**QUESTIONS ???**

# TOWNS AT CLIFFWOOD



# TOWNS AT CLIFFWOOD



# TOWNS AT CLIFFWOOD

