

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2026-017

Petitioner: Kevin Curran
Rezoning Petition No.: 2026-017
Property: ±7.85-acres at 2002 Ventura Avenue

This community meeting report is being filed with the City of Charlotte City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to 37.2 of the City of Charlotte Unified Development Ordinance.

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

The petitioner mailed a written notice of the date, time and details of the community meeting to the individuals and organizations set out on **Exhibit A** by depositing the notice in the U.S. mail on 4/6/2026. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The community meeting was held virtually on Thursday, April 30, 2026, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of attendees from the meeting is attached as **Exhibit C**. The petitioner was represented at the Community Meeting by David Starkel, PE.

SUMMARY OF ITEMS DISCUSSED AT MEETING:

I. Introduction and Overview of Development Plan.

David Starkel opened the meeting, introduced himself and the petitioner, and outlined how the meeting would proceed.

Mr. Starkel provided a brief overview of the site and location. The subject property is located at 2002 Ventura Avenue, where the petitioner currently resides. The petition includes three lots totaling approximately 7.85 acres. The site is currently zoned N1-A, and the proposed zoning is N1-C (CD).

The purpose of the rezoning petition is to increase the maximum number of lots from six (6) allowed under the current zoning to a maximum of eight (8) residential lots. Mr. Starkel noted that under the current zoning, which allows for the development of duplexes and triplexes by right, the maximum number of dwelling units would be 18 units. This petition restricts uses to single-family uses and also allows for up to one duplex. The petitioner disclosed that the duplex, if built, would be constructed on one of the lots fronting on Ventura Avenue. Mr. Starkel also noted that the proposed N1-C (CD) zoning would be consistent with the Charlotte Future 2040 Plan recommendation of a Neighborhood 1 Place Type for the site.

A proposed subdivision plan illustrating where the lots would be proposed was also shared. All lots will front on existing streets, and no new streets are being proposed.

The community meeting was then opened for questions from attendees.

II. Summary of Questions/Comments and Responses:

Discussion during the community meeting focused primarily on traffic concerns, stormwater drainage concerns, and general questions about the petitioner's development plans.

Several residents expressed concern about traffic and the speed of cars in the neighborhood. The concerns seemed to be primarily centered around the speed of vehicles currently, and not necessarily the added number of trips caused by the proposed development. Several residents speculated that the offenders were delivery drivers instead of residents.

Ms. Martin and Mr. Zyska expressed concerns about drainage issues on Shalimar Drive. Mr. Starkel shared a topographic map and described that the project site is at the low point in the subdivision. All proposed development would be downstream of neighboring lots, and is unlikely to impact the drainage on their properties.

Ms. Martin also expressed concerns about property values and asked if plans had been prepared for the proposed homes. No plans have been prepared at this time.

Mr. Hicks had submitted written questions in advance of the meeting, and Mr. Starkel and Mr. Curran addressed the questions throughout the meeting. Many of the residents shared similar concerns, so the written questions were helpful for guiding the discussion.

Below are the written questions and the stated responses for the record.

- 1. Layout & Proximity to Shalimar Drive** Can you please describe exactly which proposed lots/homes (out of the up to 8 units, including any possible duplex) will be located along the eastern property line facing Shalimar Drive? How close will the new structures be to the street and to properties like 2223 Shalimar Drive?
Response: Five lots would front on Shalimar Drive and three lots would front on Ventura Avenue.
- 2. Building Setbacks & Scale** What are the proposed front and side setbacks for lots along the eastern edge? Will you voluntarily commit to larger setbacks than the N1-C minimum (17 ft front) to preserve the current open character across from existing homes?
Response: The petitioner will consider alternative setbacks and discuss with staff.
- 3. Buffering, Landscaping & Tree Preservation** What specific evergreen screening, berms, additional trees, or supplemental buffering (beyond standard UDO requirements) is planned along the entire eastern boundary facing Shalimar Drive to protect privacy, block headlights, and maintain neighborhood character?
Response: The development is not proposing any landscaping above and beyond what the ordinance already requires. It is not typical to buffer single family uses across the street from other single family uses. No commitments above what is required by the UDO are being made as part of the rezoning petition.
- 4. Access Points, Driveways & Traffic on Shalimar Drive** Where will any new driveways or access points be located, especially any onto Shalimar Drive? What measures will be taken to prevent increased congestion, safety issues, or parking overflow on our narrow residential street?
Response: Each lot would be allowed an individual access point. Since this development is restricting the number of dwelling units to below what is allowed by right under the current

zoning, the net number of trips will be less than if the owner built duplexes and triplexes on each lot.

- 5. Stormwater, Drainage & Floodplain** Given the site's location in a FEMA floodplain, please detail the stormwater management plan and confirm how new impervious surfaces will not increase runoff or flooding risk for properties directly across Shalimar Drive.

The site is not located in the floodplain. The developer will conduct a 100+1 engineering analysis to establish the flood elevation in the creek during a 100-year event to ensure that no existing or proposed structures will be impacted by the stormwater runoff. Built-upon area (BUA) will be restricted to less than 12% of the total site area based on the watershed rules in order for the site to remain low-density. If 12% BUA is exceeded, stormwater control measures will be required to treat and detain the increased runoff.

- 6. Construction Timeline & Mitigation** What is the expected construction schedule, and what specific steps will you take to minimize dust, noise, heavy truck traffic, and road disruptions for immediate neighbors on Shalimar Drive?

Response: This is a 10-15 year plan and lots would be developed one at a time. Erosion and sedimentation controls will be provided for each lot in accordance with the city's UDO.

- 7. Design Compatibility** Are there any architectural or design commitments (materials, height, style) to ensure the new homes blend with the existing single-family character of the neighborhood?

Response: No specific architectural design commitments are being made as part of the rezoning petition.

Mr. Starkel also reviewed the anticipated rezoning schedule. Following the community meeting, the petition will proceed through the City's formal review process, with a Public Hearing currently targeted for June 15, 2026, followed by Zoning Committee consideration on August 4, 2026, and a City Council decision on August 17, 2026.

Mr. Starkel reminded neighbors that all information related to the rezoning petition can be found on the city's website.

There being no further questions, Mr. Starkel closed the meeting by thanking attendees for their interest in the project.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No specific changes were made as a result of the Community Meeting. The petitioner continues to coordinate efforts with City Staff.

Respectfully submitted, this 11th day of May, 2026.

cc: Malcom Graham, Charlotte City Council District 2 Representative
Holly Cramer, Charlotte Planning, Design and Development Department

Exhibit A

Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
03702205	BRADLEY	MICHAEL R	OUIEDA C	BRADLEY	8221 BAYTREE LN		DENVER	NC	28037
03702206	OLVERA	DIANA			947 RAVENDALE DR		CHARLOTTE	NC	28216-1522
03702207	HART	VICTOR R	ANITA N	HART	2005 VENTURA AVE		CHARLOTTE	NC	28216-1546
03702208	BRYAN	JESSICA			2018 VENTURA AV		CHARLOTTE	NC	28216
03702210A	CURRAN	KEVIN	MELINDA	CURRAN	2002 VENTURA AVE		CHARLOTTE	NC	28216
03702210B	CURRAN	KEVIN	MELINDA	CURRAN	2002 VENTURA AVE		CHARLOTTE	NC	28216
03702215	RS RENTAL II LLC				199 LAFAYETTE ST 7TH FL		NEW YORK	NY	10012
03702216	MARTIN	BARBARA A			2200 SHALIMAR DR		CHARLOTTE	NC	28216
03702217	DO	TRAM BICH THI	SANG THANH	TRUONG	2132 SHALIMAR DR		CHARLOTTE	NC	28216
03702218	HOOVEN	JAMES	WHITNEY	BROADWAY	2124 SHALIMAR DR		CHARLOTTE	NC	28216
03702219	CARIAS	ADONIAS GONZALEZ	DAIULA BARRIENTOS	MARTINEZ	2116 SHALIMAR DR		CHARLOTTE	NC	28216
03702220	FKH SFR PROPCO D LP			C/O FIRSTKEY HOMES	600 GALLERIA PARKWAY	STE 300	ATLANTA	GA	30339
03702221	WAGNER	PATRICIA S			2100 SHALIMAR DR		CHARLOTTE	NC	28216
03702222A	B2B CONSULTING INC				10506 OLD CAROLINA DR		CHARLOTTE	NC	28214
03702222B	B2B CONSULTING INC				10506 OLD CAROLINA DR		CHARLOTTE	NC	28214
03702224	HART	ANITA N			2005 VENTURA AVE		CHARLOTTE	NC	28216-1546
03702225	SANCHEZ	LUIS E			8453 AINSWORTH ST		CHARLOTTE	NC	28216-3667
03702229	CURRAN	JANET			2002 VENTURA AVE		CHARLOTTE	NC	28216-1547
03702230	CURRAN	KEVIN	MELINDA	CURRAN	2002 VENTURA AVE		CHARLOTTE	NC	28216
03702231	CURRAN	KEVIN	MELINDA	CURRAN	2002 VENTURA AVE		CHARLOTTE	NC	28216
03702302	WILLIAMS	RICHARD ARLEN II	TRACIE COBB	WILLIAMS	2111 SHALIMAR DR		CHARLOTTE	NC	28216
03702303	BARTH	DANIEL L	SHERRI S	BARTH	2119 SHALIMAR DR		CHARLOTTE	NC	28216
03702304	ZYSKA	DANIEL J	REGINA	ZYSKA	2127 SHALIMAR DR		CHARLOTTE	NC	28216
03702305	JAS PROPERTY HOLDINGS LLC				PO BOX 1480		CORNELIUS	NC	28031
03702307	HICKS	ASHLEY	TIMMEY	HICKS	2223 SHALIMAR DR		CHARLOTTE	NC	28216
03702308	EPPS	LORIS			1101 RAVENDALE DR		CHARLOTTE	NC	28216
03702309	COLLINS	RONALD F	NOLA L	COLLINS	1109 RAVENDALE DR		CHARLOTTE	NC	28216
03702310	AUTISM SOCIETY MECK COUNTY	COUNTY HOUSING CORP #2			2211A EXECUTIVE ST		CHARLOTTE	NC	28209
03702406	STEINS	PATRICIA A	HARRI	STEINS	1116 RAVENDALE DR		CHARLOTTE	NC	28216
03702408	RUANO	JOSEMAR ALEXANDER GALVAN	HILDA DEYANIRA JIMENEZ	GONZALEZ	1100 RAVENDALE DR		CHARLOTTE	NC	28216
03702409	ECKARD	SARAH RUTH			1032 RAVENDALE DR		CHARLOTTE	NC	28216
03702410	MASSETTI	CASEY ANN			1024 RAVENDALE DR		CHARLOTTE	NC	28216
03702411	CADRO	DAVID M	JUDITH NAOMI	DICKERSON	1016 RAVENDALE DR		CHARLOTTE	NC	28216
03702412	WHILDEN	JEREMY	DEBBRA	WHILDEN	1008 RAVENDALE DR		CHARLOTTE	NC	28216
03702413	TRUONG	THI TRUC DIEM			940 RAVENDALE DR		CHARLOTTE	NC	28216-1523
03702414	ELLIS	DAVID L	TREKA J	ELLIS	932 RAVENDALE DR		CHARLOTTE	NC	28216-1523
03702415	ABBOTT	NATILIE A			924 RAVENDALE DR		CHARLOTTE	NC	28216
03702423	HULON	GRADY E	DIANNE J	HULON	1144 LEIGH CIR		CHARLOTTE	NC	28216-1505
03702425	ABRAMS	KIM MELINA	MARK ANTHONY	KERR	1136 LEIGH CIRCLE		CHARLOTTE	NC	28216
03702429	KAMARA	TENNEH M			1142 LEIGH CIR		CHARLOTTE	NC	28216
03702430	PARTLOW	BRIANA			1140 LEIGH CIR		CHARLOTTE	NC	28216
03734101	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202-2816
03740105	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202-2816

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address
Brookfield Community Associatio	Catherine	McShane	2521 SUNSET ROAD, CHARLOTTE, NC, 28216
Charlotte Well Being Institute,	Natalie	Murray	1425 HIGHFIELD COURT, CHARLOTTE, NC, 28216
Classified Music Group	Larki	Sampson	6241 SOUTH BLVD STE 241991, CHARLOTTE, NC, 28217
Coulwood Hills Community Council	Scott	Colburn	1618 RONALD STREET, CHARLOTTE, NC, 28216
Glenhaven Neighborhood	Melissa	Eddie	1711 HARLAND STREET, CHARLOTTE, NC, 28216
None	Jeannette	Wilson	9216 STONEGATE DR, CHARLOTTE, NC, 28216
Oakdale Green home owners assoc	Christine	Stawinsky	1502 HOLLOW MAPLE DR, CHARLOTTE, NC, 28216
Peachtree Estates Homeowners As	Catherine	Jackson	5502 FREESTONE DRIVE, CHARLOTTE, NC, 28216
Peachtree Estates Homeowners As	Vanessa	Funches-Watt	3230 HENDRICKS CHAPEL LN, CHARLOTTE, NC, 28216
Southside Park	Dorothy	Alexander-Clar	1412 PEACHCROFT ROAD, CHARLOTTE, NC, 28216
The Pointe at Oakdale	Lou	Noujaim	2517 OAKDALE CREEK LANE, CHARLOTTE, NC, 28216
Westerly Hills Neighborhood Ass	Andrew	Richardson	928 PEACHTREE RD, CHARLOTTE, NC, 28214

Exhibit B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING FOR REZONING PETITION #2026-017

Subject: Community Meeting - Rezoning Petition No: 2026-017
filed by Kevin Curran to rezone approximately 7.85 acres
located at 2002 Ventura Avenue from N1-A to N1-C(CD)

Petitioner: Kevin Curran

Date and Time of Meeting: **Thursday, April 30, 2026, at 6:00 p.m.**

Virtual Meeting Registration: **Please send an email to kevintcurran@outlook.com to
receive a virtual meeting link. Reference RZP-2026-017.**

Date of Notice: 04/06/2026

Kevin Curran (the "Petitioner") has recently filed a Rezoning Petition with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 7.85-acre site (the "Site") located at 2002 Ventura Avenue in Charlotte, North Carolina from the N1-A zoning district to N1-C(CD) zoning district. The purpose of the rezoning is to permit the development of up to eight (8) residential lots.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Virtual 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 and 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.

Accordingly, you are invited to participate in the upcoming Virtual Community Meeting to be held on Thursday, April 30th, 2026, at 6:00 p.m.

Please send an email by April 29th, 2026 to kevintcurran@outlook.com to receive a virtual meeting link and reference Petition #2026-017.

The Petitioner looks forward to discussing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition at the Virtual Community Meeting.

Thank you.

cc: Malcom Graham, Charlotte City Council District 2 Representative
Holly Cramer, Charlotte Planning, Design & Development Department

Exhibit B (continued)



2026-017: Kevin Curran

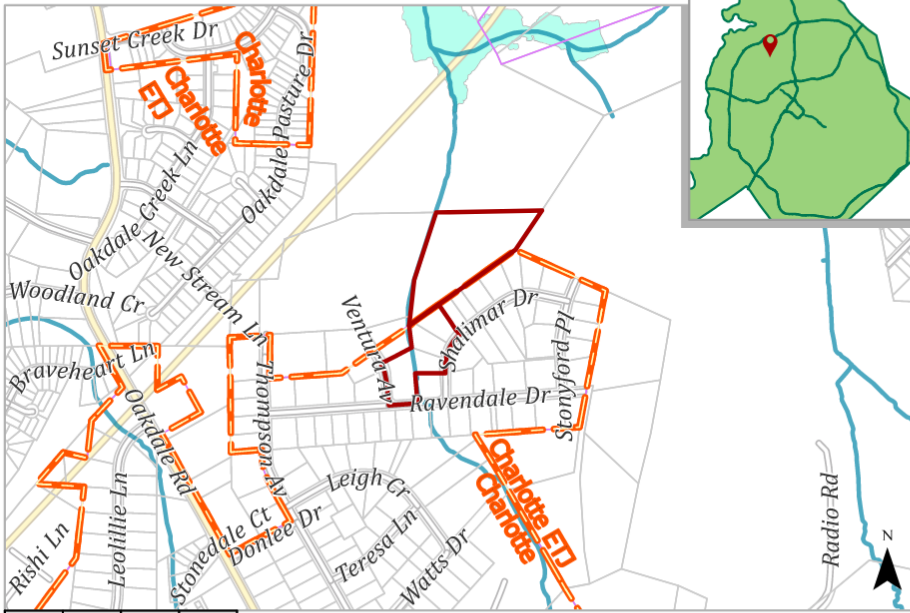
Parcel(s):
03702230, 03702231, 03702210A, 03702210B

Current Zoning:
N1-A (Neighborhood 1-A)

Requested Zoning:
N1-C(CD) (Neighborhood 1-C, Conditional)

Size:
Approximately 7.85 acres

Location of Requested Rezoning



Rezoning Area

- 2026-017
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- County Commissioner: 2-Vilma D. Leake
- City Council District: 2-Malcolm Graham

Existing Zoning & Rezoning Request



Zoning Classification

- Neighborhood 1
- Single Family
- Requested N1-C(CD) from N1-A

Map Created 3/23/2026

Exhibit C

Name	Address
Timmey and Ashley Hicks	2223 Shalimar Drive
Barbara Martin	2200 Shalimar Drive
Janet Curran	2236 Shalimar Drive
Daniel and Regina Zyska	2127 Shalimar Drive
Charles Dupree and Jennifer Bingham	1720 Thompson Ave
Casey Castro (Massetti)	1024 Ravendale Drive
David and Judith Cadro	1016 Ravendale Drive
Jeremy and Debra Whilden	1008 Ravendale Drive