

Legislation Text

File #: 15-20455, Version: 1

Public Hearing and Decision on Hamilton Woods Area Voluntary Annexation

Action:

- A. Conduct a public hearing for Hamilton Woods voluntary annexation, and**
- B. Adopt an annexation ordinance with an effective date of June 26, 2023, to extend the corporate limits to include this property and assign it to the adjacent City Council District 3.**

Staff Resource(s):

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Explanation

- Public hearings to obtain community input are required prior to City Council taking action on annexation requests.
- A petition has been received from the owners of this 26.094-acre property located along the south side of Hamilton Road, west of Steele Creek Road in southwest Mecklenburg County.
- The property is owned by DR Horton Inc.
- The site has existing single family homes that will be removed prior to any redevelopment. The petitioned area is zoned R-3, which allows for single family residential uses up to three dwelling units per acre.
- The petitioned area consists of eleven parcels; parcel identification numbers: 219-091-30, 219-091-31, 219-091-32, 219-091-13, 219-091-33, 219-091-14, 219-091-15, 219-091-19, 219-091-12, 219-091-17, and 219-091-16.
- The property is located within Charlotte's extraterritorial jurisdiction and shares boundaries with current city limits along parcel identification numbers: 219-091-30, and 219-091-12.
- The intent of the annexation is to enable the development of 119 single family detached homes on the site.

Consistent with City Council Policies

- The annexation is consistent with voluntary annexation policy approved by City Council on March 24, 2003; more specifically this annexation:
 - Will not adversely affect the city's ability to undertake future annexations; and
 - Will not have undue negative impact on city finances or services.
 - Per policy, voluntary annexations that encompass unincorporated areas by new city limits may be approved if the following conditions exist:
 - A petitioner for a voluntary annexation would experience a significant hardship if the annexation were not approved;
 - It is not feasible to annex the unincorporated parcels that may be surrounded by new city limits; or
 - Under the facts of a particular voluntary annexation petition, the city's interests are served by varying the application of one of more of these policies.
 - This voluntary annexation is being recommended because it will have a positive impact on

city resources and aid the future development of the area.

Attachment(s)

Map (GIS)

Map (Survey)

Annexation Ordinance