



Legislation Details (With Text)

File #:	15-17656	Version:	1	Name:	
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File created:	3/17/2022	In control:		City Council Business Meeting	
On agenda:	4/11/2022	Final action:		4/11/2022	
Title:	Set a Public Hearing on Windsford Voluntary Annexation				
Attachments:	1. Windsford Area Annexation Map, 2. Resolution for Windsford Area Annexation				

Date	Ver.	Action By	Action	Result
4/11/2022	1	City Council Business Meeting	Approve	

Set a Public Hearing on Windsford Voluntary Annexation

Action:

Adopt a resolution setting a public hearing for May 9, 2022, for the Windsford voluntary annexation petition.

Staff Resource(s):

Alyson Craig, Planning, Design, and Development
Holly Cramer, Planning, Design, and Development

Explanation

- The City has received a petition for voluntary annexation of private property.
- Public hearings are required prior to City Council action on annexation requests.
- This property is located within Charlotte’s extraterritorial jurisdiction.
- The area proposed for annexation shares a boundary with current city limits.
- Annexation of this area will allow for more orderly development review, extension of City services, capital investments, and future annexation processes.
- The 28.0637-acre “Windsford” site is located along the south side of Miranda Road, west of Beatties Ford Road in Mecklenburg County.
 - Most of the site is currently vacant with some single-family residential uses.
 - The petitioner has plans to develop 121 single-family homes as part of a larger development that extends into a parcel already in City limits.
 - The property is zoned R-3, which allows for single-family residential uses up to three dwelling units per acre.
 - The property is located immediately adjacent to City Council District 2.
 - The petitioned area consists of seven parcels: parcel identification numbers 037-081-05, 037-081-30, 037-081-29, 037-081-19, 037-081-16, 037-081-25, 037-081-21.

Consistency with City Council Policies

- The annexation is consistent with voluntary annexation policy approved by City Council on March 24, 2003; more specifically this annexation:
 - Is consistent with the policy to not adversely affect the City’s ability to undertake future annexations;
 - Is consistent with the policy to not have undue negative impact on City finances or services;
 - Is consistent with the policy to not create unincorporated areas that will be encompassed by new city limits.

Attachment(s)

Map
Resolution