



Legislation Details (With Text)

File #:	15-20657	Version:	1	Name:	
Type:	Consent Item	Status:		Approved	
File created:	6/15/2023	In control:		City Council Business Meeting	
On agenda:	7/10/2023	Final action:		7/10/2023	
Title:	Set a Public Hearing on Project Panther Area Voluntary Annexation				
Attachments:	1. Project Panther Area Annexation Map, 2. Resolution for Project Panther, 3. Rezoning Petition 2018-103 Approved Site Plan				

Date	Ver.	Action By	Action	Result
7/10/2023	1	City Council Business Meeting	Approve	

Set a Public Hearing on Project Panther Area Voluntary Annexation

Action:

Adopt a resolution setting a public hearing for August 28, 2023, for Project Panther Area 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 boundaries 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 41.922-acre “Project Panther” site is just south of Interstate 485 along Old Statesville Road in northern Mecklenburg County.
 - The site is currently developed with industrial uses.
 - The petitioner has plans to continue the current land uses on the site.
 - The property is primarily zoned I-2(CD) (general industrial, conditional) with a small portion zoned ML-2 (manufacturing and logistics, 2). Rezoning petition 2018-103 rezoned a majority of the site in December of 2018 to I-2(CD) from I-1 (light industrial) and R-4 (single family residential). The site’s entitlements under the approved I-2(CD) rezoning site plan allow for warehousing, warehousing distribution, and manufacturing. The ML-2 district allows for general industrial uses.
 - The property is located immediately adjacent to City Council District 4.
 - The petitioned area consists of two parcels; parcel identification numbers: 025-271-08 and 025-031-12.

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

Rezoning Petition 2018-103 Approved Site Plan