

Legislation Text

File #: 15-20657, Version: 1

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):

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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