

Legislation Text

File #: 15-22576, Version: 1

Public Hearing and Decision on Kelly Woods Area Voluntary Annexation

Action:

- A. Conduct a public hearing for the Kelly Woods Area voluntary annexation, and**
- B. Adopt an annexation ordinance with an effective date of April 22, 2024, to extend the corporate limits to include this property and assign it to the adjacent City Council District 2.**

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 37.803-acre property located along the west side of Kelly Road, north of Pleasant Grove Road in northwestern Mecklenburg County.
- The property is owned by Sandra Lewis Wiggins and Yvonne Wiggins Felts.
- The site is currently developed with one single family home. The annexation area is primarily zoned N1-A (Neighborhood 1-A), which allows for single family residential uses, as well as duplexes, triplexes, and a limited number of other uses.
- The petitioned area consists of two parcels; parcel identification numbers: 033-051-19 and 033-051-40.
- The property is located within Charlotte's extraterritorial jurisdiction and shares boundaries with current city limits.
- The intent of the annexation is to facilitate the development of 203 single-family homes and preserve the existing single-family home on the site.
- In the evaluation of this annexation area, Charlotte-Mecklenburg Stormwater Services, Charlotte-Mecklenburg Police Department, Charlotte Department of Transportation, and Charlotte Solid Waste Services noted that this annexation area would have minimal to no impacts to the departments' resources.
- In reviewing the developer's proposed uses and the area's service needs, the Charlotte Fire Department noted that the site is within the Effective Response Force travel time standards and provided additional advisory considerations regarding developments.
- The potential revenue generated from this annexation area is projected to exceed the estimated cost of extending municipal services to 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;
 - Will not have undue negative impact on city finances or services;
 - Will not result in a situation where unincorporated areas will be encompassed by new city limits.

Attachment(s)

Map (GIS)
Map (Survey)
Annexation Ordinance