

Legislation Text

File #: 15-20938, Version: 1

Public Hearing and Decision on Project Panther Area Voluntary Annexation

Action:

- A. Conduct a public hearing for Project Panther Area voluntary annexation, and**
- B. Adopt an annexation ordinance with an effective date of August 28, 2023, to extend the corporate limits to include this property and assign it to the adjacent City Council District 4.**

Staff Resource(s):

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

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 41.922-acre property located south of Interstate 485 along Old Statesville Road in northern Mecklenburg County.
- The property is owned by Riverband Old Statesville, LLC.
- The site is currently developed with industrial uses. The annexation area 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 petitioned area consists of two parcels; parcel identification numbers: 025-271-08 and 025-031-12.
- The property is located within Charlotte’s extraterritorial jurisdiction and shares boundaries with current city limits.
- The intent of the annexation is to extend municipal services to the site to support the current warehousing development.
- 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 area’s current and future industrial uses, the Charlotte Fire Department noted that the site is within the Effective Response Force travel time standards and provided additional advisory considerations regarding industrial 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)

Rezoning Petition 2018-103 Approved Site Plan

Annexation Ordinance