

## Legislation Details (With Text)

| <b>File #:</b>       | 15-6244   | <b>Version:</b>               | 1       | <b>Name:</b>                  |        |
|----------------------|---|-------------------------------|---------|-------------------------------|--------|
| <b>Type:</b>         | Consent Item  | <b>Status:</b>                |         | Approved                      |        |
| <b>File created:</b> | 7/31/2017   | <b>In control:</b>            |         | City Council Business Meeting |        |
| <b>On agenda:</b>    | 9/11/2017   | <b>Final action:</b>          |         | 9/11/2017                     |        |
| <b>Title:</b>        | Voluntary Annexations Public Hearing Date   |                               |         |                               |        |
| <b>Attachments:</b>  | 1. Map for Council Rocky River, 2. Resolution setting hearing Rocky River MPV, 3. Map for Council Berewick, 4. Resolution to set hearing Berewick Commons, 5. Map for Council Winget, 6. Resolution setting hearing Winget, 7. Map for Council Reedy Creek, 8. Resolution setting hearing Reedy Creek, 9. Map for Council Byrum 160, 10. Resolution setting hearing Byrum 160 |                               |         |                               |        |
| Date                 | Ver.  | Action By                     | Action  |                               | Result |
| 9/11/2017            | 1   | City Council Business Meeting | Approve |                               | Pass   |

## Voluntary Annexations Public Hearing Date

### Action:

- A. Adopt resolutions setting public hearings for October 9, 2017 for the following voluntary annexation petitions:**
- **Rocky River MPV,**
  - **Berewick Commons,**
  - **Winget Park/Nature Preserve, and**
  - **Reedy Creek Nature Preserve,**
- B. Adopt a resolution setting a public hearing for October 9, 2017 for annexation of the City-owned Byrum/NC160 property.**

### **Staff Resource(s):**

Ed McKinney, Planning  
Jonathan Wells, Planning

### **Explanation**

- The City has received two petitions for voluntary annexation of private properties and two petitions for voluntary annexation of public (County-owned) properties.
- In addition, it is proposed to annex a tract of City-owned property.
- Public hearings are required prior to City Council action on annexation requests.
- All of these properties are located within Charlotte's extraterritorial jurisdiction.
- Areas proposed for annexation share boundaries with current city limits.
- Annexation of these areas at this time will allow for more orderly land development review, extension of City services, capital investments, and future annexation processes.
- The 87.555-acre "Rocky River MPV" site is located off Rocky River Road east of I-485 in eastern Mecklenburg County.
  - The property is currently vacant and contains a portion of I-485 state-maintained right-of-way.
  - The petitioner has plans to construct a mixed use development on the site.

- The property is zoned CC - Commercial Center (Petition 2017-042).
  - The property is located immediately adjacent to City Council District 4.
  - Petitioned area consists of three parcels plus some interstate right-of-way.
- The 17.850-acre “Berewick Commons” site is located off Berewick Commons Parkway in southwestern Mecklenburg County.
  - The property is currently vacant and contains a small portion of street right-of-way.
  - The petitioner has plans for a 107-unit townhome development on the property
  - The property is zoned CC - Commercial Center.
  - The property is located immediately adjacent to City Council District 3.
  - Petitioned area consists of three parcels.
- The 108.446-acre “Winget Park/Nature Preserve” site is located off Winget Road in southwestern Mecklenburg County.
  - The property is largely vacant but contains a rural farmhouse.
  - The petitioner has plans to continue to operate the property as a public park and nature preserve.
  - The property is zoned R-3 - Residential and MX-1(Innov) - Mixed Use, Innovative.
  - The property is located immediately adjacent to City Council District 3.
  - Petitioned area consists of four parcels.
- The 96.470-acre “Reedy Creek Nature Preserve” site is located adjacent to Reedy Creek Park off Rocky River Road in eastern Mecklenburg County.
  - The property is currently vacant.
  - The petitioner has plans to continue to operate the property as a public park and nature preserve.
  - The property is zoned R-3 - Residential and MX-1 - Mixed Use.
  - The property is located immediately adjacent to City Council District 4.
  - Petitioned area consists of two parcels.
- The City-owned 44.330-acre “Byrum/NC160” site is located at the Byrum Drive/West Boulevard intersection in western Mecklenburg County.
  - The property is vacant and is located within the Byrum Drive and West Boulevard rights-of-way.
  - The City acquired the property to serve as part of the future airport runway protection zone and will likely not be developed.
  - The property is zoned I-2 - Industrial and I-2(CD) - Industrial, Conditional.
  - The property is located immediately adjacent to City Council District 3.
  - Petitioned area consists of two parcels, segments of three other parcels plus some road right-of-way.

### **Consistency with City Council Policies**

- These annexations are generally consistent with City voluntary annexation policies approved by the City Council on March 24, 2003; more specifically they:
  - Will not adversely affect the City’s ability to undertake future annexations;

- Will not have undue negative impact on City finances or services; and
- Will not result in a situation where unincorporated areas will be encompassed by new City limits.

**Public Hearing Date**

The resolutions set Monday, October 9, 2017 for the public hearings.

**Attachment(s)**

Maps

Resolutions