

Legislation Details (With Text)

File #:	15-22407	Version:	1	Name:	
Type:	Public Hearing Item	Status:		Agenda Ready	
File created:	2/29/2024	In control:		City Council Business Meeting	
On agenda:	3/25/2024	Final action:			
Title:	Public Hearing and Decision on Alverton Area Voluntary Annexation				
Attachments:	1. Map - Alverton Area Annexation, 2. Survey - Alverton Area Annexation, 3. Ordinance - Alverton Area Annexation				

Date	Ver.	Action By	Action	Result
3/25/2024	1	City Council Business Meeting	Close the Public Hearing	Pass

Public Hearing and Decision on Alverton Area Voluntary Annexation

Action:

- A. Conduct a public hearing for Alverton Area voluntary annexation, and**
- B. Adopt an annexation ordinance with an effective date of March 25, 2024, 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
Emma Knauerhase, 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 12.739-acre property located north of Interstate 485 along the east side of Mount Holly-Huntersville Road.
- The property is owned by Southcraft Development, LLC.
- The site is currently developed with one single-family home on the property that will be removed prior to any redevelopment.
- The annexation area is zoned N1-A (Neighborhood 1, A).
 - The site's N1-A zoning allows for single-family residential uses as well as duplexes, triplexes, and a limited number of other uses.
- The petitioned area consists of one parcel; parcel identification number: 033-111-10.
- The property is located within Charlotte's extraterritorial jurisdiction, shares boundaries with current city limits, and is immediately adjacent to City Council District 4.
- The intent of the annexation is to enable the development of 32 single-family dwelling units.
- In the evaluation of this annexation area, Charlotte-Mecklenburg Stormwater Services, Charlotte-Mecklenburg Police Department, and Charlotte Solid Waste Services noted that this annexation area would have minimal to no impacts to the departments' resources.
- The Charlotte Fire Department noted capacity to service this area would increase once the new Firehouse No. 46 at Beatties Ford Road and Miranda Road is operational.
- 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:
 - 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; and
 - Is consistent with the policy to not create unincorporated areas that will be encompassed by new city limits.

Attachment(s)

Map (GIS)

Map (Survey)

Annexation Ordinance