



Legislation Text

File #: 15-16869, Version: 1

Public Hearing and Decision on the Hampton Woods Area Voluntary Annexation

Action:

- A. Conduct a public hearing for the Hampton Woods Area voluntary annexation, and**
- B. Adopt an annexation ordinance with an effective date of December 13, 2021, to extend the corporate limits to include this property and assign it to the adjacent City Council District 5.**

Staff Resource(s):

Taiwo Jaiyeoba, City Manager’s Office
Holly Cramer, Planning, Design, and 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 13.611-acre property located along the west side of Interstate 485, the north side of Rocky River Road, and southeast of Caldwell Road.
- The property is owned by Hampton Woods Residential, LLC.
- The property is currently vacant and is zoned R-3 which allows for single-family residential uses.
- The petitioned area consists of a portion of one parcel; parcel identification number (PID): 105-381-02. Most of this parcel is already located within City limits; this annexation area would bring the rest of the parcel into City limits.
- The property is located within Charlotte’s extraterritorial jurisdiction and shares boundaries with current city limits.
- The intent of the annexation is to enable the development of 27 single-family residential units on the site.

Consistent with City Council Policies

- The annexation is consistent with City voluntary annexation policies approved by the 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
- The annexation is inconsistent with the policy to not create unincorporated areas that will be encompassed by new City limits; however, the petitioner is unable to acquire PID 105-181-62, and the parcel is unable to be developed due to environmental constraints.
- This annexation petition is recommended for approval because despite encompassing PID 105-181-62 with new City limits, the proposed annexation will have a positive impact on City resources and aid the future development of the area.

Attachment(s)

Map (GIS)
Map (Survey)

Annexation Ordinance