

## Legislation Text

---

File #: 15-17542, Version: 1

---

### **Set a Public Hearing on Garrison Road Industrial Phase 1 Voluntary Annexation**

#### **Action:**

**Adopt a resolution setting a public hearing for May 9, 2022, for the Garrison Road Industrial Phase 1 voluntary annexation petition.**

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

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

#### **Explanation**

- The City has received a petition for voluntary annexation of private property.
- Public hearings are required prior to City Council action on annexation requests.
- This property is located within Charlotte's extraterritorial jurisdiction.
- The area proposed for annexation shares boundaries with current city limits.
- Annexation of this area will allow for more orderly development review, extension of City services, capital investments, and future annexation processes.
- The 149.7-acre "Garrison Road Industrial Phase 1" site is located along the east side of Garrison Road, west of Interstate 485 in Mecklenburg County.
  - The property is mostly vacant with some single-family residential uses.
  - The petitioner has plans to develop five Class A industrial buildings totaling 1,212,840 square feet of industrial uses on the site.
  - The property is zoned I-1(CD), which allows for light industrial uses.
  - The property is located immediately adjacent to City Council District 3.
  - The petitioned area consists of five parcels: parcel identification numbers 141-291-05, 141-291-03, 141-291-02, 141-291-01, and 141-181-65.

#### **Consistency 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;
  - Is consistent with the policy to not create unincorporated areas that will be encompassed by new city limits.

#### **Attachment(s)**

Map  
Resolution