

## Legislation Text

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File #: 15-17656, Version: 1

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### Set a Public Hearing on Windsford Voluntary Annexation

#### **Action:**

**Adopt a resolution setting a public hearing for May 9, 2022, for the Windsford 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 a boundary 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 28.0637-acre "Windsford" site is located along the south side of Miranda Road, west of Beatties Ford Road in Mecklenburg County.
  - Most of the site is currently vacant with some single-family residential uses.
  - The petitioner has plans to develop 121 single-family homes as part of a larger development that extends into a parcel already in City limits.
  - The property is zoned R-3, which allows for single-family residential uses up to three dwelling units per acre.
  - The property is located immediately adjacent to City Council District 2.
  - The petitioned area consists of seven parcels: parcel identification numbers 037-081-05, 037-081-30, 037-081-29, 037-081-19, 037-081-16, 037-081-25, 037-081-21.

#### **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