

## Legislation Text

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File #: 15-19819, Version: 1

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### **Public Hearing and Decision on Garrison Road Industrial Phase 1 Area Voluntary Annexation**

**Action:**

- A. Conduct a public hearing for Garrison Road Industrial Phase 1 Area voluntary annexation, and**
- B. Adopt an annexation ordinance with an effective date of March 13, 2023, to extend the corporate limits to include this property and assign it to the adjacent City Council District 3.**

**Staff Resource(s):**

Alyson Craig, Planning, Design, and Development  
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 149.7-acre property located west of Interstate 485 along Garrison Road in southwestern Mecklenburg County.
- The property is owned by Garrison Road Holding, LLC.
- The site is currently vacant with some single-family residential uses, and it is zoned I-1(CD), which allows for light industrial uses as further specified in a conditional site plan.
- 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.
- 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 five Class A industrial buildings totaling 1,212,840 square feet of light industrial uses within Charlotte's municipal boundaries.

**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:
  - 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

**Attachment(s)**

Map (GIS)  
Map (Survey)  
Annexation Ordinance