

Legislation Text

File #: 15-20285, Version: 1

Set a Public Hearing on Hamilton Woods Area Voluntary Annexation

Action:

Adopt a resolution setting a public hearing for June 26, 2023, for the Hamilton Woods Area voluntary annexation petition.

Staff Resource(s):

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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 along parcel identification numbers: 219-091-30, and 219-091-12.
- Annexation of this area will allow for more orderly development review, extension of city services, capital investments, and future annexation processes.
- The 26.094-acre "Hamilton Woods" site is located along the south side of Hamilton Road, west of Steele Creek Road in southwest Mecklenburg County.
 - The site has existing single family homes that will be removed prior to any redevelopment.
 - The petitioner has plans to develop 119 single family detached residential units.
 - The property is zoned R-3, which allows for single family residential uses up to three dwelling units per acre.
 - The property is located adjacent to City Council District 3.
 - The petitioned area consists of eleven parcels; parcel identification numbers: 219-09-130, 219-091-31, 219-091-32, 219-091-13, 219-091-33, 219-091-14, 219-091-15, 219-091-19, 219-091-12, 219-091-17, and 219-091-16.

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; and
 - Is consistent with the policy to not have undue negative impact on city finances or services.
 - Per policy, voluntary annexations that encompass unincorporated areas by new city limits may be approved if the following conditions exist:
 - A petitioner for a voluntary annexation would experience a significant hardship if the annexation were not approved;
 - It is not feasible to annex the unincorporated parcels that may be surrounded by new city limits; or
 - Under the facts of a particular voluntary annexation petition, the City's interests are served by varying the application of one of more of these policies.
 - This voluntary annexation is being recommended because it will have a positive impact on City resources and aid the future development of the area.

Attachment(s)

Map

Resolution