



Legislation Text

File #: 15-24252, Version: 1

Set a Public Hearing on Brightside Commons Voluntary Annexation

Action:

Adopt a resolution setting a public hearing for May 12, 2025, for Brightside Commons Area voluntary annexation petition.

Staff Resource(s):

Monica Holmes, Planning, Design, and Development
Holly Cramer, Planning, Design, and Development
Emma Knauerhase, 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.
- The 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 47.778-acre “Brightside Commons” site is in northeast Mecklenburg County, east of Interstate 485, and south of North Tryon Street along the Cabarrus County line.
 - The site is currently vacant.
 - The petitioner has plans to redevelop the site with 257 multi-family attached units.
 - The property is zoned R-8MF(CD) (multi-family, conditional) which allows for multi-family residential development.
 - Rezoning petition 2022-126 rezoned the site in May 2023 from R-3 to R-8MF(CD). The site’s entitlements under the approved conditional plan allow for multi-family residential uses.
 - The property is located immediately adjacent to City Council District 4.
 - The petitioned area consists of one parcel: parcel identification number 051-081-27.

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

Attachment(s)

Map
Resolution
Rezoning Petition 2022-126 Approved Site Plan