

## Legislation Text

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File #: 15-24251, Version: 1

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### **Set a Public Hearing on Project Lemmond Area Voluntary Annexation**

#### **Action:**

**Adopt a resolution setting a public hearing for May 12, 2025, for Project Lemmond Area voluntary annexation petition.**

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

Monica Holmes, Planning, Design, and Development  
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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.
- 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 33.938-acre "Project Lemmond" site is located north of Albemarle Road, along the western side of Interstate 485 in eastern Mecklenburg County.
  - The site is currently vacant.
  - The petitioner has plans to redevelop the site with 124 multi-family attached units.
  - The property is zoned N2-A(CD) (Neighborhood 2 - A, Conditional) which allows development of multi-family attached dwellings.
  - Rezoning Petition 2023-169 rezoned the site in April of 2024 from MX-1 to N2-A(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 5.
  - The petitioned area consists of one parcel: parcel identification number 111-461-13.

#### **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 2023-169 Approved Site Plan