CHARLOTTE

City Council
Follow-Up Report

September 15, 2010

August 23, 2010 – City Council Business Meeting

Public Hearing – Camp Stewart South Annexation
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During the Public Hearing, Council member Nancy Carter asked about the possibility of excising Cedarbrook Acres from Camp Stewart South due to her concerns about density.

Planning staff has concluded the following:

- Cedarbrook Acres is not "rural," it qualifies for annexation by itself under the development standard, and it is instrumental in helping the larger area qualify.

- Subsection "d" parcels (136 acres) cannot be reasonably annexed unless all of Camp Stewart South is annexed as one area (is not a land connection if split).

- Eliminating a central geography such as Cedarbrook Acres, which is illustrated in the attached map, is contrary to long-standing practice of the City of Charlotte, and creates unfairness to others in the implementation of annexation policy

Planning staff also examined a number of scenarios at City Council's request, ran qualification calculations, and reached the following findings:

- The Camp Stewart South area, as presented to City Council, qualifies for annexation.

- The Cedarbrook Acres neighborhood (without the remainder of Camp Stewart South) qualifies for annexation by itself.

- The remainder of Camp Stewart South (without Cedarbrook Acres) does not appear to qualify for annexation.

- The remainder of Camp Stewart South (without Cedarbrook Acres) appears to qualify if three under-developed parcels (about 136 acres adjoining Cedarbrook Acres) are excluded; however those three tracts as part of a future "Cedarbrook Acres" annexation

would not qualify for annexation. These three tracts would then become an island unable to be annexed for the foreseeable future. ***(see left side table of contents for attached map)***