



City of CHARLOTTE

MEMORANDUM

TO: Mayor Lewis and City Council Members

FROM: Gregg Guetschow, City Manager

SUBJECT: Farmland Preservation Program Applications

DATE: September 18, 2017

The City has received three applications for the inclusion of parcels of land in the Farmland Preservation Program, copies of which you will find elsewhere in the agenda packet. The purpose of this program is to help ensure that land currently being farmed remains in agricultural use for a minimum of 10 years. In exchange for enrolling lands in the program, the owner receives certain tax benefits from the state.

The properties in question are located well outside the boundaries of the city in the following general locations:

- 40.38 acres in Eaton Township located on South Perkey Road near its intersection with Bell Highway;
- 138.83 acres in Carmel Township located on Kalamo Highway near its intersection with Battle Creek Road; and
- 57.75 acres in Carmel Township located on Lawrence Highway about one mile west of the city limits.

Cities have the authority to plan three miles outside their boundaries and the City Council is therefore permitted to object to the inclusion of the property in the program. The basis for such an objection should reference the City's master plan and require a finding that retaining the agricultural use would be contrary to the need for another use to further the City's development. The plan formulated by the Planning Commission and approved by City Council did not address areas outside the City's current boundaries. Moreover, the farmland in question lies so far outside the current boundaries that it is unrealistic to conclude that there would be a demand for urban-style development in the vicinity within the foreseeable future.

My recommendation would be to approve the proposed applications.

