



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

SUBMITTER: Tyler Morrow **MEETING DATE:** August 7th, 2025

AGENDA SECTION: Public Hearing **DEPARTMENT:** Community Development

TITLE OF ITEM: ETJ Relinquishment of PINs 9670-03-8082 and 9670-12-8754 – Vulcan Lands INC. (25-39-ETJ) – *Tyler Morrow, Current Planning Manager*

SUGGESTED MOTION(S):

<u>For Approval:</u>	<u>For Denial:</u>
I move City Council to adopt the Ordinance Amending the Ordinance Establishing Extraterritorial Jurisdiction Boundaries for the City of Hendersonville as presented.	I move City Council deny the Ordinance Amending the Ordinance Establishing Extraterritorial Jurisdiction Boundaries for the City of Hendersonville as presented.

SUMMARY: *File # 25-39-ETJ*

The Community Development Department has received a request from Vulcan Lands, Inc. to remove 16.12 acres from the City's extraterritorial planning jurisdiction (ETJ). The City is authorized to adopt and relinquish ETJ by G.S. 160D-202.

The subject parcels are 90 acres in total and are located on Clear Creek Road and Nix Road, PINs 9670-03-8082 and 9670-12-8754. A portion of PIN 9670-03-8082 is located in the City's ETJ and is zoned C-3, Highway Business. The remaining portion of PIN 9670-03-8082 is in Henderson County's zoning jurisdiction and is zoned I, Industrial. A portion of PIN 9670-12-8754 is located in the City's ETJ and is zoned R-15, Medium Density Residential. The remaining portion of PIN 9670-12-8754 is in Henderson County's zoning jurisdiction and is zoned I, Industrial

The owner has indicated that "Releasing this acreage from the ETJ would not create a "doughnut hole" problem for purposes of jurisdictional oversight, and it would create a logical and viable path for its use by Vulcan Materials under one set of land use regulations. If this acreage remains in the Hendersonville ETJ, then Vulcan's future use of the properties would also require the City to amend its zoning ordinance to recognize mining as a permitted use and to develop appropriate standards."

If the City decides to relinquish ETJ for this property, Henderson County will have 60 days from the effective date of the Ordinance amending the ETJ to adopt zoning regulations.

PROJECT/PETITIONER NUMBER:	<ul style="list-style-type: none">• 25-39-ETJ
PETITIONER NAME:	<ul style="list-style-type: none">• Leslie N. Dobbs, Vice President Vulcan Lands Inc.
ATTACHMENTS:	<ol style="list-style-type: none">1. Request for relinquishment from Vulcan Lands, Inc.2. ETJ Removal Plat3. GIS Map4. Proposed Ordinance5. Metes and Bounds Description6. Vulcan Lands Inc. Deeds