



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

SUBMITTER:	Daniel Heyman	MEETING DATE:	August 1, 2024
AGENDA SECTION:	PUBLIC HEARINGS	DEPARTMENT:	Community Development
TITLE OF ITEM:	Partial ETJ Relinquishment of PIN 9650-90-0668 – CMH Homes INC. (C24-46-ETJ) – <i>Tyler Morrow, Current Planning Manager</i>		

SUGGESTED MOTION(S):

I move City Council to adopt the *Ordinance Amending the Ordinance Establishing Extraterritorial Jurisdiction Boundaries for the City of Hendersonville* as presented.

SUMMARY: The Community Development Department has received a request from CMH Homes, Inc. to remove 2.51 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 parcel is 7.86 acres in total and is located on Stoney Mountain Road, PIN 8650-90-0668. A portion of the parcel fronting Stoney Mountain Road is located in the City's ETJ and is zoned R-20, Low Density Residential. The remaining portion of the subject parcel is in Henderson County's zoning jurisdiction and is zoned R1 Residential District One.

The owner has indicated that it plans to develop the property as a nine lot residential subdivision that has been preliminarily approved by Henderson County. With the current ETJ boundary, the property owner would be required to meet the City's zoning and subdivision standards for the portion of the property that is within the ETJ, including, but not limited to, connection to City water and sewer. Due to existing water pressure and the distance from public sewer, it is not feasible to serve the entire subject property with City water and sewer.

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.

ATTACHMENTS:

Request from CHM Homes, Inc.
CHM Homes Inc. Deed
Plat
Map
Proposed Ordinance