



Planning application

For use by Principal Authority / Para uso de la Autoridad Principal

Cloudpermit application number / Número de solicitud de Cloudpermit
US-NC30720-P-2026-68

PIN / Número de rollo
9569373239

Application submitted to / Solicitud presentada a
Hendersonville, NC, North Carolina / Hendersonville, NC, Carolina del Norte

Description of Subject Property

Address / Dirección
0 NO ADDRESS ASSIGNED

Municipality / Municipio
Hendersonville, NC, North Carolina /
Hendersonville, NC, Carolina del Norte

PIN / Número de rollo
9569373239

Purpose of Application

Application type / Tipo de solicitud
Annexation — Contiguous

Applicant

Last name / Apellido Grooms	First name / Nombre de pila Greg	Corporation or partnership / Corporación o sociedad
Street address / Dirección de la calle 1207 Kanuga Rd	Unit number / Número de unidad	Lot / Con.
Municipality / Municipio Hendersonville	State / Provincia NC	ZIP code / Código postal 28739
Other phone / Otro teléfono	Mobile phone / Teléfono móvil +1 8283012600	
Fax	Email / Correo electrónico [REDACTED]	

Property owner		
Last name / Apellido Borges	First name / Nombre de pila Juan	Corporation or partnership / Corporación o sociedad
Street address / Dirección de la calle 48 Kennedy Rise	Unit number / Número de unidad	Lot / Con.
Municipality / Municipio Hendersonville	State / Provincia North Carolina	ZIP code / Código postal 28791
Other phone / Otro teléfono		Mobile phone / Teléfono móvil +1 8282167321
Fax		Email / Correo electrónico [REDACTED]

Applicant-Company Information		
Applicant Name: Greg Grooms	Company Name: Blue Pinnacle Homes, LLC	Authorized Representative Title (if applicable) Owner

Property Owner-Company Information		
Property Owner Name: Juan C. Borges	Company Name (if applicable, check corresponding box below)	Authorized Representative Title (if applicable)

Declaration and Signatures

Applicant

I, Greg Grooms (The Applicant), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Applicant is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

Signature of the applicant acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

 Digitally signed on 04/30/2026, 12:08:09 PM EDT by Greg Grooms. / Firmado digitalmente el 30/4/26 12:08:09 EST por Greg Grooms.

Property owner

I, Juan Borges (The Property owner), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Property owner is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.

Property owner hereby grants permission to the City of Hendersonville personnel to enter the subject property for any purpose required in processing this application. If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION.

Signature of the property owner acknowledges that if the property is rezoned, the property involved in this request is bound to the use(s) authorized, the approved site plan and any conditions imposed, unless subsequently changed or amended as provided for in the Zoning Ordinance.

 Digitally signed on 04/30/2026, 12:42:04 PM EDT by Juan Borges. / Firmado digitalmente el 30/4/26 12:42:04 EST por Juan Borges.

Property Information		
Property Address		Parcel Identification Number (PIN) 9569373239
Does this property currently adjoin the present corporate City limits (not satellite limits)? ☒ Yes ☐ No	Is the property within the City's Extra Territorial Jurisdiction? ☒ Yes ☐ No	Are you declaring any site-specific vested right with respect to the properties subject to this petition as established under G.S. 160D-108.1? ☐ Yes ☒ No
Reason for Annexation: Blue Pinnacle Homes, LLC, in representation of the owner, Juan C. Borges, is submitting a request to annex this property into the city water-city sewer system. Sewer engineering design will be submitted upon completion of annex approval. Current system is approx 100' from property on Merriman Rd. Water supply lines run on both streets adjacent to property (Merriman and Dennis Taylor).		

Applicant (Developer) Company Information	
Authorized Representative Name: Greg Grooms	Company Name (if applicable, check corresponding box below) Blue Pinnacle Homes, LLC
Company Type: ☐ Corporation: ☒ Limited Liability Company: ☐ Trust: ☐ Partnership: ☐ Other:	If other:
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.) Owner	

Property Owner Company Information (if different from Applicant)	
Authorized Representative Name: Juan C. Borges	Company Name (if applicable, check corresponding box below)
Company Type: ☐ Corporation: ☐ Limited Liability Company: ☐ Trust: ☐ Partnership: ☒ Other:	If other:
Authorized Representative Title (if applicable - i.e. Member/Manager, President, etc.)	