



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

SUBMITTER: Matthew Manley

MEETING DATE: September 3, 2026

AGENDA SECTION: Presentation

DEPARTMENT: Community
Development

TITLE OF ITEM: Annexation Analysis – The Orchards at Shepherd St | 26-55-ANX – *Matthew Manley, AICP, Long-Range Planning Manager*

SUGGESTED MOTION(S):

I move Council direct staff to move forward in processing the annexation petition submitted for The Orchards at Shepherd St.

or

I direct staff to grant the applicant the right to connect to the City of Hendersonville Utility System without requiring further processing of the petition for annexation.

or

I move Council not approve annexation nor utility connection and direct staff to indicate this position to the applicant.

SUMMARY:

The City of Hendersonville has received a petition from Luis Graef of The Orchards at Shepherd St, LLC (owner) and Jared Derider of WGLA Engineering, PLLC (applicant) for satellite annexation of a 3.45 acre parcel (PIN: 9577-39-3132) located on Shepherd St. The parcel is outside of the City's ETJ and outside (but contiguous to) the City's newly proposed Growth Boundary. The property is within the "Hendersonville" portion of the 2018 Annexation Agreement with the Village of Flat Rock. Per state statute 160A-58.1, the proposed satellite annexation is eligible for annexation.

The petitioner seeks to connect to City Utilities to develop a 24-unit townhome development with a density of 7 units per acre. A City sewer main bisects the property. It is a City of Hendersonville policy that a party must petition for annexation in order to be eligible to connect to the sewer utility. Prior to processing the petition for annexation, City staff is seeking direction from City Council. City Council may 1) direct staff to proceed with the annexation request, 2) indicate that the utility connection can be made without annexation or 3) indicate that neither the utility connection nor the annexation will be approved.

