



# CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

**SUBMITTER:** Matthew Manley

**MEETING DATE:** April 4, 2024

**AGENDA SECTION:** Public Hearing

**DEPARTMENT:** Community Development

**TITLE OF ITEM:** Annexation: Enclave on W. Park Avenue (C24-11-ANX) – *Matthew Manley, AICP / Special Projects Manager*

**SUGGESTED MOTION(S):**

<u>For Approval:</u>	<u>For Denial:</u>
<p>I move City Council adopt an ordinance of the City of Hendersonville to annex noncontiguous property owned by Eric Oursler, Nichole Oursler, and Ourco Construction Company LLC.; identified as PINs 9577-27-2609, 9577-27-0679, 9577-17-9673, 9577-27-0588, 9577-27-2529; finding that the standards established by North Carolina General Statute 160A-58.1 have been satisfied and that the annexation is in the best interest of the City.</p>	<p>I move that City Council deny the petition received from Eric Oursler, Nichole Oursler, and Ourco Construction Company LLC, requesting the annexation of that property having PINs 9577-27-2609, 9577-27-0679, 9577-17-9673, 9577-27-0588, 9577-27-2529.</p>

**SUMMARY:** *File # C24-11-ANX*

*The City of Hendersonville has received a petition from Eric Oursler, Nichole Oursler, and Ourco Construction Company LLC for satellite annexation of PINs 9577-27-2609, 9577-27-0679, 9577-17-9673, 9577-27-0588, 9577-27-2529 located off Greenville Highway on W. Park Avenue and is approximately 1.62 acres. Please refer to the attached maps for additional information.*

*On March 7<sup>th</sup>, 2024, City Council accepted the City Clerk’s Certificate of Sufficiency for the petition submitted by Eric Oursler, Nichole Oursler, and Ourco Construction Company LLC and set April 4<sup>th</sup>, 2024, as the date for the public hearing.*

*The proposed project for this property, The Enclave on West Park, is a 5-lot subdivision on a private drive. The subdivision and site plan were processed and approved under Henderson County standards. The County’s approval was contingent upon connection to City sewer infrastructure. By policy, the City requires that a property owner petition for annexation in order to be granted authority to connect to sewer facilities.*

*According to staff analysis, the project would generate a slightly above average cost of service value per acre when taking into account the provision of city services, travel distance, and density. Additional*

*considerations include that the subdivision and site plan approvals were not processed according to City standards and that the development will feature a private drive that could be requested to be maintained by the City at some point in the future.*

<b>PROJECT/PETITIONER NUMBER:</b>	<ul style="list-style-type: none"><li>• C24-11-ANX</li></ul>
<b>PETITIONER NAME:</b>	<ul style="list-style-type: none"><li>• Eric Oursler</li><li>• Nichole Oursler</li><li>• Ourco Construction Company LLC.</li></ul>
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. Ordinance</li><li>2. Signed Certificate of Sufficiency</li><li>3. Signed Resolution Setting Public Hearing</li><li>4. Annexation Plat</li><li>5. Typed Legal Description</li><li>6. GIS Annexation Map</li><li>7. Annexation Agreement Map (Flat Rock)</li><li>8. Deeds (4)</li><li>9. Annexation Applications (3)</li></ol>