

Ordinance #____-____

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**AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO
EXTEND THE CORPORATE LIMITS OF THE CITY AS A SATELLITE
ANNEXATION**

Re: Petition for Satellite Annexation

Petitioners: Drake Bruner (Applicant), Kieran Roe – Conserving Carolina and Emily
Balcken – Children and Family Resource Center (Property Owners)

File No. 26-37-ANX

WHEREAS, The City of Hendersonville has been petitioned by Drake Bruner pursuant to North Carolina General Statutes (NCGS) 160A-58.1, as amended, to annex the area described herein below; and,

WHEREAS, the City Clerk has investigated and certified the sufficiency of said petition; and,

WHEREAS, a public hearing on the question of this annexation was held at the City Operations Building 305 Williams Street at 5:45 pm, on the 2nd day of July 2026, after due notice by publication as provided by law on the 21st of June, 2026; and

WHEREAS, the City Council further finds the areas described therein meets the standards of N.C. G.S. 160A-58.1(b), to wit;

1. The Petition includes a metes and bounds description of the area proposed for annexation and has attached a map showing the proposed satellite area.

2. The nearest point on the proposed satellite corporate limit is approximately 800' from the primary corporate limits of the City of Hendersonville, which is less than 3 miles.
3. The Petition includes the names and addresses and signatures of all owners of real property lying in the area described therein, except those not required to sign by G.S.160A-58.1 (a).
4. No point on the proposed satellite corporate limits is closer to the primary corporate limits of another city than to the primary corporate limits of Hendersonville (Village of Flat Rock approximately 1550').
5. The area is situated so the City will be able to provide the same services within the proposed corporate limits that is provided within the primary corporate limits.
6. The area proposed for annexation is not subject to subdivision regulation as described N.C.G.S. § 160D-802
7. The total area within the proposed satellite corporate limits, when added to the area within all the other satellite corporate limits of the City, does not exceed ten (10%) of the area within the primary corporate limits of the City.
8. The area for annexation meets all other requirements defined in NC 160A-58.54 regarding the character of the area to be annexed.

WHEREAS, the City further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the City further finds that the petition is otherwise valid, and that the public health, safety and welfare of the City and of the area proposed for annexation will be best served by annexing the area described;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville, North Carolina:

- 1: By virtue of the authority granted by N.C.G.S. 160A-58.2, as amended, the following described noncontiguous area is hereby annexed and made part of the City of Hendersonville as of the second day of July 2026.

Being all of that real property consisting of PINs 9577-79-4384, 9577-79-3365, and 9577-79-2337 described in the plat recorded in Book 2026- _____ [to be inserted at recording of the plat] of the Henderson County Registry, said PINs 9577-79-4384, 9577-79-3365, and 9577-79-2337 being described by metes and bounds as follows:

Beginning at an Existing 1/2" Iron Pipe;
Thence S 83°39'08"E a distance of 381.20' to an Existing Spike in the centerline of Case Street, S.R. 1784;
Thence with the centerline of said street S 05°55'16"W a distance of 99.39' to a Point in said centerline;

Thence N 83°34'00"W a distance of 129.93' to an existing 1/2" Iron Pipe;
Thence N 83°41'29"W a distance of 252.19' to an existing 1/2" Iron Pipe;
Thence N 06°26'51"E a distance of 99.37' to the Point of Beginning,
having an Area of 37927.9 square feet, 0.87 Acres

Being Book of Record 4273, Page 369, Book of Record 4404, Page 060 and Book of Record 4404, Page 064. Also being Lot "A", Lot "B" and Lot "C" Slide 16832.

2: Upon and after the second day of July 2026, the above-described territory, and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Hendersonville and shall be entitled to the same privileges and benefits as other parts of the City of Hendersonville. Said territory shall be subject to municipal taxes according to NCGS 160A-58.10, as amended.

3. The Mayor of the City of Hendersonville shall cause to be recorded in the office of the Register of Deeds of Henderson County and at the Office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1, above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Henderson County Board of Elections, as required by G. S. 163-288.1.

Adopted by the City Council of the City of Hendersonville, North Carolina on this _____ day of _____, 20____.

Attest:

Barbara G. Volk, Mayor, City of Hendersonville

Jill Murray, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney

STATE OF NORTH CAROLINA, COUNTY OF HENDERSON

I, _____, a Notary Public in Henderson County, State of North Carolina, do hereby certify that Barbara G. Volk in her capacity of Mayor of the City of Hendersonville; Jill Murray, in her capacity of City Clerk personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this _____ day of _____, 20_____.

My commission expires:
