



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY

SUBMITTER: Tyler Morrow **MEETING DATE:** March 7th, 2024
AGENDA SECTION: Public Hearing **DEPARTMENT:** Community Development
TITLE OF ITEM: Annexation: Public Hearing- Upward Road & Old Spartanburg Road (The Spinx Company LLC. [Formerly Jones]) (C23-97-ANX)– Tyler Morrow, Planner II

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 The Spinx Company LLC, identified as PINs 9577-89-7580, 9577-89-6416, 9577-89-5289, 9577-89-6236, 9577-89-6187, 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 The Spinx Company LLC, requesting the annexation of that property having PINs 9577-89-7580, 9577-89-6416, 9577-89-5289, 9577-89-6236, 9577-89-6187.</p>

SUMMARY: *File # C23-97-ANX*

The City of Hendersonville has received a petition from The Spinx Company LLC for satellite annexation of PINs 9577-89-7580, 9577-89-6416, 9577-89-5289, 9577-89-6236, 9577-89-6187, located on Upward Road and Old Spartanburg Road that is approximately 4.441 acres. Please refer to the attached maps for additional information.

On February 7th, 2024, City Council accepted the City Clerk's Certificate of Sufficiency for the petition submitted by Spevines Rex Jones Jr., Deitra Blythe Jones, Michael C. Jones, and Cecilia Jones and set March 7th, 2024, as the date for the public hearing.

The Spinx Company LLC closed on the parcels on February 8th, 2024. The certificate of sufficiency petition also included a signed application by the Spinx Company LLC with the understanding that they along with the then property owners all agreed to the annexation request.

The Spinx Company LLC also removed one parcel from the original annexation request. They removed PIN 9577-89-8138 from the annexation petition. This parcel fronts on Bell Avenue and is a residentially zoned parcel by Henderson County. This property is no longer attached to this request and is to remain in Henderson County and under Henderson County zoning.

PROJECT/PETITIONER NUMBER:	<ul style="list-style-type: none">• C23-97-ANX
PETITIONER NAME:	<ul style="list-style-type: none">• The Spinx Company LLC<ul style="list-style-type: none">a. (Formerly The Jones')
ATTACHMENTS:	<ol style="list-style-type: none">1. Ordinance2. Signed Certificate of Sufficiency3. Signed Resolution setting public hearing4. Annexation Plat5. Typed legal description6. GIS map7. Deeds8. Annexation Applications