

CERTIFICATE OF SUFFICIENCY

Re: Petition for Satellite Annexation

Petitioners: Troy Lee, Managing Member – OP Management, LLC.

File No. P21-12-ANX

To the Honorable Mayor and members of the City Council of Hendersonville, North Carolina:

I, Angela L. Reece, City Clerk, being first duly sworn, hereby certify that:

1. A petition has been received for satellite annexation of that property consisting of +/- 5.60 acres located at 2201 Old Spartanburg Rd in Hendersonville, NC, being tax parcel (PIN 9577883870), and being more particularly described on that plat recorded in Deed Book 3693 at Page 10, in the Henderson County, North Carolina Register of Deeds Office, hereinafter "Petition."
2. An investigation has been completed as required by N.C.G.S. § 160A-58.2 of the Petition for compliance with the requirements of N.C.G.S. § 160A-58.1.

Based upon this investigation, I find that

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 313.74' 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.
5. The satellite area is situated so the City will be able to provide the same services within the proposed satellite corporate limits that is provided within the primary corporate limits.
6. The area proposed for annexation is not a subdivision as defined in N.C.G.S. §160A-376 (now 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.

Having made the findings stated above, I hereby certify the Petition appears to be valid.

In witness whereof, I have here unto set my hand and affixed the seal of the City of Hendersonville, this 29 day of April, 2021.


Angela L. Reece, City Clerk


