



PLANNING BOARD RECOMMENDATION

109 FLORENCE ST (26-13-CZD)

MEETING DATE: March 12th, 2026

PETITION REQUEST: Rezoning: Conditional Zoning District (C-2 CZD) to Conditional Zoning District (C-2 CZD) – *Major Modification*

APPLICANT/PETITIONER: Alan Sower, AlSCO, Inc. [Applicant] Grace Blue Ridge Church PCA Incorporated [Owner]

PLANNING BOARD ACTION SUMMARY:

The Planning Board voted 9-0 to recommend **approval** of this petition and adopted the following motion:

PLANNING BOARD MOTION:

Ms. Waters moved the Planning Board recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville, changing the zoning designation of the subject property (PINs 9578-21-5868, 9578-21-4924, 9578-21-4699, 9578-21-5614) from C-2 CZD Secondary Business Conditional Zoning District to C-2 CZD, Secondary Business Conditional Zoning District for the use of an existing structure as a dry cleaning and laundry establishment limited to storage only based on the site plan and list of conditions submitted by and agreed to by the applicant, (dated February 20, 2026) and presented at this meeting, and subject to the following: 1. The development shall be consistent with the site plan, including the list of applicable conditions contained therein, and the following permitted uses: 1. Religious institutions. 2. Office, business, professional, and public. 3. Parking lots and parking garages. 4. Dry cleaning and laundry establishments (limited to storage). 2. Permitted uses and applicable conditions presented on the site plan shall be amended to include: 1. Applicant to remove the gravel from the landscape areas to maximize success of the new vegetation. 3. The petition is found to be inconsistent with the City of Hendersonville Gen H Comprehensive Plan, based on the information from the staff analysis and the public hearing, and because: The petition for C-2 CZD zoning is inconsistent with the Future Land Use and Conservation Map Designation of Multi-Generational Living. 4. We find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearings, and because: 1. The proposed zoning is compatible with surrounding residential and non-residential uses. 2. The proposed zoning allows for secondary business uses, including the proposed laundry service limited to storage use. 5. Furthermore, we propose to amend the character area of the subject property on the Gen H Comprehensive Plan Future Land Use and Conservation Map to that of Innovation. Ms. Flores seconded the motion which passed unanimously.

OVERVIEW OF BOARD DISCUSSION FROM MEETING MINUTES

Following staff overview:

Chair asked if there was any questions for staff.

Chair asked if the existing buffer was a berm or just trees. Ms. Slyce stated she believes it is just trees.

Chair stated the Comp Plan says that the current designation would allow for a neighborhood-serving commercial service. Ms. Slyce stated yes and explained the C-2 zoning and changing the Comp Plan designation to Innovative District.

Discussion was made on the operation hours. The applicant can answer that.

Ms. Zafra asked how the traffic would operate. Ms. Slyce explained the traffic pattern on the site plan.

There were no further questions for staff.

Chair asked if the applicant would like to speak.

Corey Reider, 4700 Dwight Evans, Charlotte, North Carolina stated his name and address for the record. He stated this will just be a storage unit. It would take a lot more space if we were ever to even consider a laundry facility, boilers, wash machines, things like that. So it's just like using it as a storage unit. We provide linen to hospitals, restaurants, country clubs, resorts, first aid, AED systems. They would basically have three or four trucks that would come in and out of this facility. We work Monday through Friday. They normally start at 6 am, get back 5 or 6 in the afternoon. He stated at one o'clock in the morning, if a customer calls that late, they get called back the next day. The only time we really work weekends, if an emergency hospital was to run out of sheets or something like that, they would call us, and we would come run to the facility and just grab any extra at the storage warehouse, then we would take them from there. If not, we would actually have to come back to Charlotte to grab it and service the customer. No dirty linens would be kept at the facility overnight. We would have a shuttle every evening when the four trucks got back. Right now, it's only three, but we hope to have four. But just shuttle the dirty back to Charlotte, where we process it, and then the clean would get brought back to this warehouse, and then the next day the guys or girls would load up the truck and just go service the accounts. And then our hope was just to have a little small office space in there, so we could hold any kind of route meetings, safety meetings, so forth.

sales meetings that we may have, but it's just Monday through Friday, 6 a.m. until 5 or 6 in the afternoon. Our trucks are the size of a FedEx, step van, like a little bread truck. We do have one box truck that we use, it's kind of like the size of a U-Haul that we use during peak season to go to these resorts and the hospitals that require a lot of linen.

Chair asked if there were any questions for the applicant.

Mr. Johnson asked if the work would be done in Charlotte. Mr. Reider stated yes, they have two facilities in Charlotte. Also has 80 something plants.

Ms. Waters asked if it would require parking lot lighting to be installed. Mr. Reider stated no.

Chair asked if he would be agreeable to removing the gravel from the landscape areas that you're going to have to put landscaping in? Mr. Reider stated yes, we would have to hire somebody to do that, but yeah, us and the church would partner together to make that happen.

There no further questions for the applicant.

Chair opened public comment.

Ken Fitch, 1046 Patton Street stated the modification as presented is straightforward and perhaps non-controversial, and the applicant has addressed the concerns the Chair has raised about the use. In terms of the specifications here. The role of the church here is something, because the church owns the facility, is that correct? And, like, what does that mean? But would other entities be able to rent out their space for a use that might not be appropriate. That's a tricky thing. What is the role of the church here? Because sometimes the church needs to do things to supplement their expenses, and so forth. The developer condition with a specific description of storage as uniforms and linens. That's very important because if you did not have that specification, in the condition and it's not in the motion then perhaps other items might be permissible, and some would be concerned it's laundry and cleaning, are we going to have toxic materials and substances on site. This condition that's specific to linens and uniform becomes very important here, to allay any feel. But it's not in the motion, and so is that something, is that clarity necessary?

Chair closed public comment.

The Board discussed the motion and conditions.

Ms. Zafra asked if they would ever expand the operation. Mr. Reider stated no, not at all.

BOARD ACTION:

Motion:

- Donna Waters

Second:

- Laura Flores

Yeas:

- Jim Robertson, Lauren Rippy, Donna Waters, Betsey Zafra, Bob Johnson, Mark Russell, David McKinley, Tamara Peacock, Laura Flores

Nays:

- None

Absent: Kyle Gilgis

Recused: None