

**AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HENDERSONVILLE, FOR CERTAIN PARCEL (POSSESSING PIN NUMBERS 9578-21-5868, 9578-21-4924, 9578-21-4699, 9578-21-5614), BY REASSIGNING THE ZONING DESIGNATION FROM C-2 CZD, SECONDARY BUSINESS CONDITIONAL ZONING DISTRICT TO C-2 CZD, SECONDARY BUSINESS CONDITIONAL ZONING DISTRICT**

IN RE: Parcel Numbers: 9578-21-5868, 9578-21-4924, 9578-21-4699, 9578-21-5614  
109 FLORENCE ST C-2 CZD to C-2 CZD | File # 26-13-CZD

**WHEREAS**, the City is in receipt of a Conditional Rezoning application from applicant, AlSCO, Inc., for the use of an existing building into dry cleaning and laundry service; and

**WHEREAS**, Planning Board took up this application at its rescheduled regular meeting on March 12, 2026; voting [redacted] to recommend City Council **adopt** an ordinance amending the official zoning map of the City of Hendersonville, and

**WHEREAS**, City Council took up this application at its regular meeting on April 2, 2026, and

**WHEREAS**, City Council has found that this zoning map amendment is inconsistent with the City's comprehensive plan and City Council, correspondingly, provided direction on appropriate amendments to the City's comprehensive plan which shall reflect consistency going forward, and

**WHEREAS**, City Council has found that this zoning map amendment is reasonable and in the public interest for the reasons stated, and

**WHEREAS**, City Council has conducted a public hearing as required by the North Carolina General Statutes on April 2, 2026,

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

1. Pursuant to Article XI of the Zoning Ordinance of the City of Hendersonville, North Carolina, the Zoning Map is hereby amended by changing the zoning designation of the following: Parcel Numbers: 9578-21-5868, 9578-21-4924, 9578-21-4699, 9578-21-5614 by changing the zoning designation from C-2 CZD, Secondary Business Conditional Zoning District to C-2 CZD, Secondary Business Conditional Zoning District
2. Development of the parcel pursuant to this Ordinance is subject to the following.
  - a. Development shall comply with the site plan submitted by the applicant dated [February 20, 2026], including the conditions listed therein, [and/or as modified and presented to City Council][and/or including modifications approved by City Council which shall be added to the site plan. The updated site shall be submitted to the City at or before the applicant's execution of this Ordinance].
  - b. Permitted uses shall include:
    - i. Religious institutions
    - ii. Offices, business, professional and public
    - iii. Parking lots and parking garages
    - iv. Dry cleaning and laundry establishments (limited to storage)
  - c. Additional conditions that shall be satisfied prior to final site plan approval include:
    - i.
3. Except where modified by the terms of this Ordinance, development of the parcel(s) shall occur in accordance with the final site plan requirements of Article VII of the Zoning Ordinance of the City of Hendersonville, North Carolina.
4. Except where explicit relief is granted by the terms of this Ordinance, the development of the parcel(s) shall occur in accordance with all applicable standards within local ordinances and policies.

This ordinance shall be not be effective until the list of use(s) and conditions, established herein, is consented to in writing by the applicant and all owners of the subject property. Upon such written consent, this ordinance shall be effective retroactive to the date of its adoption.

Adopted this 2<sup>nd</sup> day of April, 2026.

Attest:

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Barbara G. Volk, Mayor, City of Hendersonville

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Jill Murray, City Clerk

Approved as to form:

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Angela S. Beeker, City Attorney