

STANDARD REZONING:
109 FLORENCE ST | C-2 CZD to C-2 CZD
(26-13-CZD)
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT
STAFF REPORT

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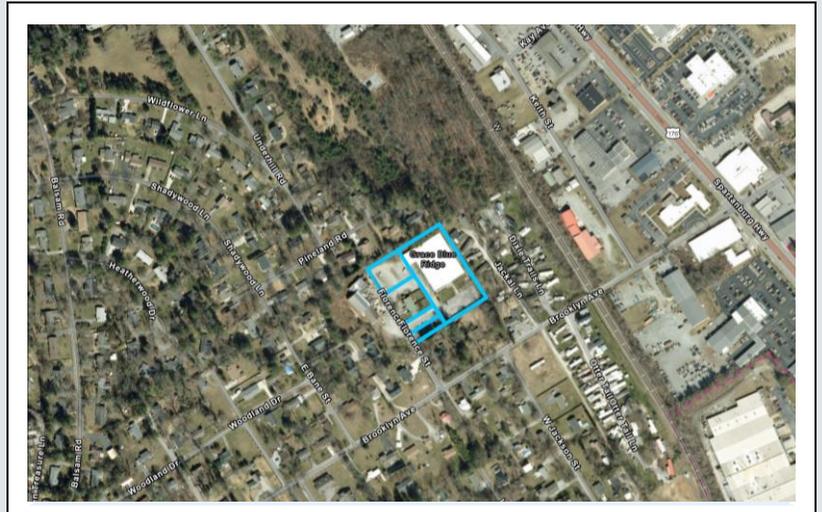
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PROJECT SUMMARY

- Project Name & Number:
 - 109 Florence St
 - 26-13-CZD
- Applicant & Property Owner:
 - AlSCO, Inc. | Alan Sowers (Applicant)
 - Grace Blue Ridge Church (Owner)
- Property Address:
 - 109 Florence St.
- Parcel Identification (PINS):
 - 9578215868, 9578214924, 9578214699, 9578215614
- Project Acreage:
 - 2.46 Acres
- Current Parcel Zoning:
 - C-2 CZD (Secondary Business Conditional Zoning District)
- Current Land Use:
 - Church, parking lots
- Proposed Zoning:
 - C-2 CZD (Major Modification)
- Proposed Land Use:
 - Church, parking lots and laundry service storage
- Future Land Use Designation:
 - Multi-Generational Living
- Neighborhood Compatibility Meeting:
 - January 13, 2026



SITE VICINITY MAP

The City of Hendersonville is in receipt of a Conditional Zoning District application from Alan Sowers of AlSCO, Inc. for 109 Florence St. (PIN 9578215868, 9578214924, 9578214699, 9578215614) totaling 2.46 Acres located at the end of Florence St off Brooklyn Avenue. The property is currently zoned with C-2 CZD Secondary Business Conditional Zoning District. The subject property is the current site of Grace Ridge Church. The petitioner is requesting that the parcel be rezoned to C-2 CZD as a major modification to allow a laundry service use. No additional uses other than what are currently permitted in the existing C-2 CZD zoning. This rezoning would permit the applicant's desired use.

The applicant proposes to convert the existing warehouse suite at the rear of the church to a storage facility for uniforms and linens in between operations, serving as the collection center for the business's Hendersonville operations. No laundry services will be conducted on site, only drop-off and pick-up by company vehicles. The existing parking on the site is also proposed to be redesigned for the new use.

If approved, the project would be limited to the stated uses, design and conditions stated on the site plan.

SITE IMAGES



View of building suite and parking lot



View from northern property line looking at the subject parking lot

SITE IMAGES



View of neighboring residential property and existing fence.



View of property along the northern property line

SITE IMAGES

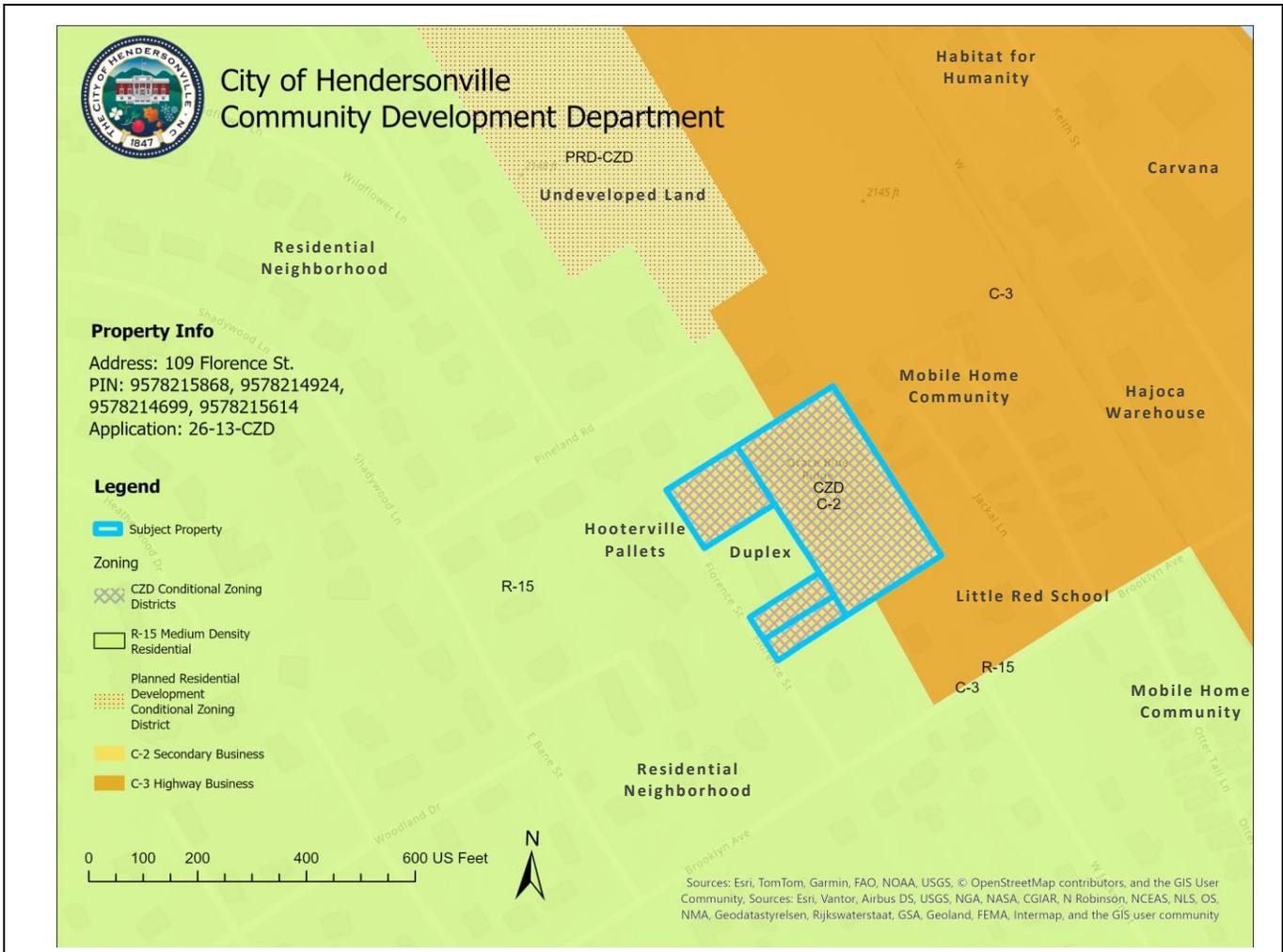


View of Florence Street from end of City-maintained portion showing parking lot



View of neighboring property across the street looking

EXISTING ZONING & LAND USE



Existing Land Use & Current Zoning Map

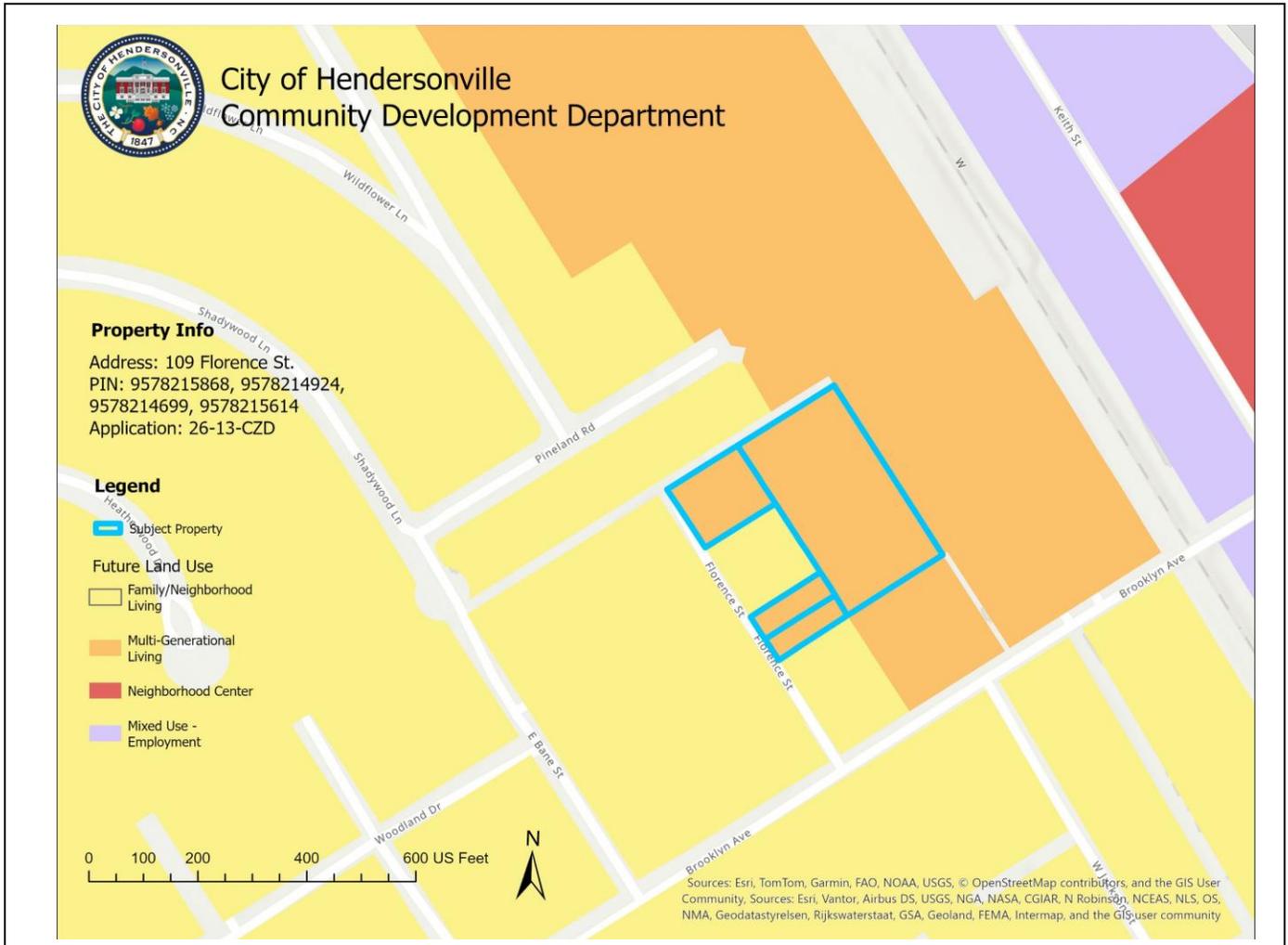
The subject property is located within the corporate limits of the city. The parcels are zoned C-2 CZD. The Conditional Zoning District was approved in 2020 (19-38-CZD) to allow the following uses: religious institutions, offices (business, professional and public), and parking lots and parking garages.

This subject property is the current site of Grace Blue Ridge Church and 2.46 acres in size, containing one principal building and the associated parking areas.

The dominate zoning surrounding the property is C-3 Highway Business and R-15 Medium-Density Residential. Other zoning districts in the area include Planned Residential Development (PRD-CZD).

The land use in this area is split between commercial and residential, with this property being the split. Other commercial uses include restaurants, automobile sales, a school and a pallet business.

FUTURE LAND USE



Future Land Use & Conservation Map

The City’s Gen H 2045 Comprehensive Plan designates the subject property as “Multi-Generational Living” (MGL) in the Future Land Use & Conservation Map. The area north-east of the subject property and railroad are classified as “Mixed Use – Employment” with some “Neighborhood Center” off Keith St. The adjacent properties surrounding Florence St and Brooklyn Ave are either “Multi-Generational Living” or “Family/Neighborhood Living”.

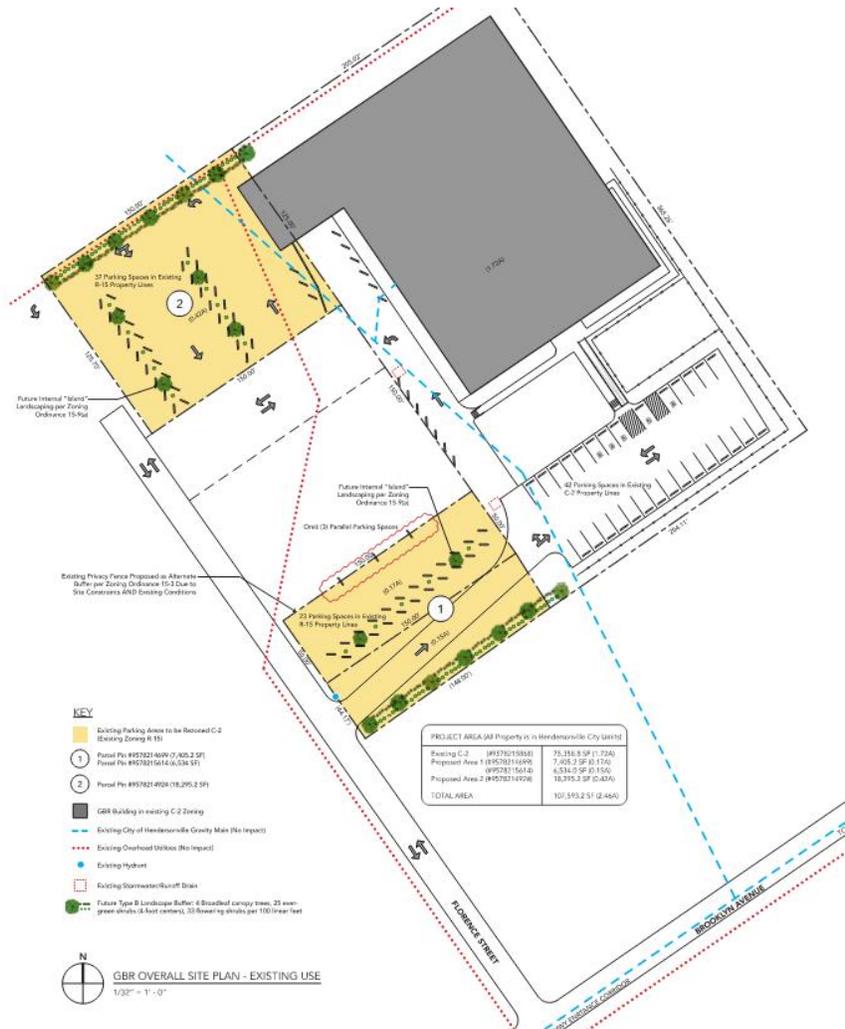
The Character Area description for MGL is described as: “...mixed residential development and a limited amount of small scaled neighborhood-serving commercial. It is comprised of a variety of homes, mixing detached and attached (e.g., townhomes and duplexes) units with a lesser amount of multi-family units. The combination of housing types are intended to create intergenerational neighborhoods. Improved open spaces in the form of greens, pocket parks, and neighborhood parks are interspersed.” A storage use is not an appropriate use for this classification.

REZONING HISTORY

Prior Rezoning (P19-38-CZD)	Summary of Prior Petition	Status
March 5 th , 2020 (C-2 and R-15 to C-2 CZD)	Conditional rezoning from C-2 and R-15 to C-2 CZD to accommodate parking uses on lots zoned R-15	Approved

Subject Property History

- March 5th, 2020:** City Council rezoned the parcels located at 109 Florence St. to allow religious institutions, offices (business, professional and public) and parking lots and parking garages after finding that the rezoning was consistent with the Comprehensive Plan’s Future Land Use map, and that the rezoning was reasonable and in the public interest for the following reasons: it extends the use of the parking lot and allows an additional area to be used for additional parking.
 - Meeting Minutes: <https://mccmeetings.blob.core.usgovcloudapi.net/hvlnc-pubu/MEET-Minutes-9bf9ce6d845b4c049f9c0a9a2aac1890.pdf>



STAFF SITE SUMMARY

PLAN REVIEW – COMMENTS

PROPOSED REQUEST DETAILS

Site Plan Summary:

- Proposed Uses:
 - Previously approved uses:
 - Religious institutions
 - Offices, business, professional and public
 - Parking lots and parking garages
 - Dry cleaning and laundry establishments (limited to storage)
- Building:
 - Total Footprint of Existing Structure – 32,500 Sq Ft
 - Grace Blue Ridge Church (Existing Tenant): 22,500 Sq Ft
 - AlSCO, Inc. (Proposed Tenant): 10,000 Sq Ft
- Building Design:
 - N/A – C-2 CZD does not have building design requirements.
- Height:
 - The height will not change for the proposed use.
- Transportation:
 - Florence St is City maintained until the paving ends, to which then becomes private. Brooklyn Ave is NCDOT maintained.
 - The site plan shows access off the paved portion of Florence St, with an additional access off the privately maintained and unpaved portions of Florence St to access the parking lot. These access points will not be altered. All existing internal circulation networks will remain.
- Sidewalks:
 - There are no existing sidewalks along Florence St. The existing CZD did not trigger sidewalk compliance since the structure was existing. This use will be occupying an existing suite within that structure.
- Lighting:
 - All site lighting will be required to conform to the City’s lighting standards for nonresidential developments.
- Parking: Shared parking
 - The existing CZD approved 102 parking spaces for the entire development. The new tenant is proposing to use the unpaved gravel lot at the rear of the property and estimated a need for 10 spaces. As storage use for a laundry facility, the required parking would be 1 space per each 2 employees maximum on a single shift, which meets the requirement.
- Natural Resources:
 - The property is not located in the floodplain and does not have any streams, therefore not subject to floodplain or stream buffer requirements.
- Tree Preservation:
 - Existing tree canopy will remain, and the applicant is not disturbing any trees. The property has 7.18% tree coverage.
- Landscaping:
 - The site will be required to plant:
 - Vehicular Use Plantings (15-9)
 - Buffer (15-6)
 - A detailed Landscaping Plan will be provided at final site plan.

DEVELOPER-PROPOSED CONDITIONS:

1. Conditional Zoning: Base C-2 zoning allows dry cleaning and laundry establishments under 6,000sf. Applicant requests to expand the use to 10,000sf since the use will be limited to the storage of linens collected and waiting to be distributed to their laundry servicing facilities. No on-site dry cleaning or laundry will occur.
2. Waive Vehicle Use Area Planting Strip: The applicant is requesting to waive the planting strip requirement along the northern-most property line of the parking lot in favor of using the City right-of-way that contains mature trees and vegetation to meet this requirement.
3. Waive 10-Foot Type B Buffer: The applicant is requesting to waive the planting requirement along the adjacent residential property in favor of using the existing fence that separates the uses.

OUTSTANDING ISSUES & CITY-PROPOSED CONDITIONS:

COMMUNITY DEVELOPMENT:

Site Plan Comments:

- I. None.

Proposed City-Initiated Conditions:

1. Applicant to plant the appropriate vehicular use area planting strip along Florence St and the 10-foot Type B buffer along the residential property, removing the gravel from these areas to maximize success of the new vegetation.

DEVELOPMENT REVIEW COMMITTEE:

The Development Review Committee consists of the following Departments/Divisions and Agencies: Engineering, Water/Sewer, Fire Marshal, Stormwater Administration, Floodplain Administration, Public Works, NCDOT, Henderson County Soil & Erosion Control and the City's Traffic Consultant. All pertinent members of the DRC reviewed this project and there are no outstanding comments / conditions relevant to the Preliminary Site Plan.

GENERAL REZONING STANDARDS	
<p>1) Comprehensive Plan Consistency</p>	<p>Land Supply, Suitability & Intensity Land Supply Map – Parts of the subject property are located on the Land Supply Map and were listed as <u>undeveloped</u>. Land Suitability – The subject property was evaluated as <u>Moderately/Least Suitable</u> for commercial and residential land use. Development Intensity - The subject property is located in an area designated as “<u>Moderate</u>” for Development Intensity. Intensity Nodes - The subject property is located between <u>two</u> Intensity Nodes. Focus Area - The subject property is located <u>near</u> one of the 5 Focus Areas (<u>Spartanburg Highway</u>).</p>
	<p>Future Land Use & Conservation Map Designation: “Multi-Generational Living” Character Area Description: Inconsistent Zoning Crosswalk: Inconsistent; for consistency, the Character Area would need to be updated to “Innovation”.</p>
<p>2) Compatibility</p>	<p>Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –</p>
	<p>The site features an existing warehouse building and parking lots that have been used by Grace Blue Ridge Church. There is a suite in the rear of the Church with a loading bay that is proposed to be used by the applicant. Adjacent land use to the north includes residential. To the east, the immediate adjacent land use includes a mobile home park, but further east along Keith St includes automobile sales uses and manufacturing. To the west and south is mostly residential including a duplex that splits the property, though a pallet manufacturer is immediately next door.</p> <p>GEN H COMPREHENSIVE PLAN GOALS (Chapter IV) Vibrant Neighborhoods: Inconsistent Abundant Housing Choices: N/A Healthy and Accessible Natural Environment: Somewhat Consistent Authentic Community Character: Inconsistent Safe Streets and Trails: Inconsistent Reliable & Accessible Utility Services: Consistent Satisfying Work Opportunities: Consistent Welcoming & Inclusive Community: Somewhat Consistent Accessible & Available Community Uses and Services: N/A Resilient Community: N/A</p>

	<p><u>GEN H COMPREHENSIVE PLAN GUIDING PRINCIPLES</u> (Chapter IV) Mix of Uses: Consistent Compact Development: Consistent Sense of Place: Inconsistent Conserved & Integrated Open Spaces: Inconsistent Desirable & Affordable Housing: N/A Connectivity: Inconsistent Efficient & Accessible Infrastructure: Consistent</p>
3) Changed Conditions	<p>Whether and the extent to which there are changed conditions, trends or facts that require an amendment -</p>
	<p>The subject property is currently zoned C-2 CZD and is limited to the approved uses from that rezoning. To proceed with the intended use, the property will need to be rezoned to accommodate the major modification.</p>
4) Public Interest	<p>Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare -</p>
	<p>The proposed use would occupy a vacant unit within the building. This use would offer residents employment opportunities.</p>
5) Public Facilities	<p>Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment</p>
	<p>The subject property will continue to be served by City of Hendersonville services. The paved portion of Florence St is City-maintained.</p>
6) Effect on Natural Environment	<p>Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife -</p>
	<p>No impact on existing vegetation or pervious surfaces is proposed. The use of the existing building will require the applicant to bring the property into partial compliance with the landscaping ordinance, reducing the gravel coverage.</p>

REZONING STANDARDS ANALYSIS & SUMMARY

- 1) Comprehensive Plan Consistency - Staff finds the petition to be Inconsistent with the Gen H Comprehensive Plan Future Land Use & Conservation Map due to the Character Area Description for “Multi-Generational Living”. However, the property would follow the character identified as “Innovation” in the Gen H Plan.

- 2) Compatibility – C-2 Zoning is found to be compatible with the surrounding land uses and aligns with the Goals & Guiding Principles of the Gen H Comprehensive Plan – especially as it relates to providing a mix of uses and preferred patterns of development around key nodes.
- 3) Changed Conditions – The property is limited to the approved uses included in the C-2 CZD. The property must be rezoned to accommodate additional uses.
- 4) Public Interest - Staff finds that the use of vacant property will provide employment opportunities to the community.
- 5) Public Facilities - Staff finds that the street network in this area is currently handling non-retail commercial traffic from the neighboring uses, as the area immediately adjacent to this property is zoned for heavier commercial uses. Portions of Florence St are City-maintained.
- 6) Effect on Natural Environment – No significant impacts proposed.

The petition is found to be **inconsistent** with the City of Hendersonville Gen H 2045 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition for C-2 zoning is inconsistent with the Future Land Use and Conservation Map Designation of “Multi-Generational Living”.

We **[find/do not find]** this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

DRAFT [Rationale for Approval]

- *The proposed zoning is compatible with surrounding residential and non-residential uses.*
- *The proposed zoning allows for secondary-business uses including this proposed laundry service limited to storage use.*

DRAFT [Rational for Denial]

- *The proposed use is incompatible with the surrounding land uses*
- *The proposed zoning would result in increased truck traffic into a mostly residential area.*