

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: March 18, 2026

SUBJECT: Rezoning Application #R-2026-01, Old Hendersonville Road

PRESENTER: Carlos Martinez, Planner I

ATTACHMENTS: 1.) Staff Report
2.) Certification of Public Hearing Notification
3.) Consent to Downzoning
4.) Comprehensive Plan Statement
5.) PowerPoint Slides

SUMMARY OF REQUEST:

Staff received rezoning application #R-2026-01, for all 2.05 acres of PIN: 9652-63-3421 owned by Iglesia Pentecostés La Nueva Jerusalén Inc. (hereafter the subject area). The subject area is located on Old Hendersonville Road. The owner has requested that the subject area be rezoned from Industrial (I) to Residential District One (R1). The application was submitted on January 29, 2026.

The Planning Board reviewed this application on February 19, 2026, and voted unanimously to forward a favorable recommendation to the Board of Commissioners.

PUBLIC NOTICE:

Before taking action on the application, the Board of Commissioners must hold a public hearing. Per the Henderson County Land Development Code and State Law, notices of the March 18, 2026, public hearing were published in the Hendersonville Lightning on March 4, 2026, and March 11, 2026. Notices were also sent via first-class mail to the property owners within 400' of the Subject Area on February 25, 2026, and staff posted signs advertising the hearing on the Subject Area on February 27, 2026.

BOARD ACTION REQUESTED:

Before taking action on the rezoning request, the Board of Commissioners must hold a public hearing. A suggested motion is provided.

Suggested Motion:

I move that the Board (**approve or deny**) rezoning application #R-2026-01 to rezone the Subject Area to the Residential District One (R1) zoning district, with the attached 2045 Comprehensive Plan Statement based on the recommendations of the 2045 Comprehensive Plan.



STAFF REPORT

HENDERSON COUNTY PLANNING DEPARTMENT

100 North King Street | Hendersonville, NC 28792 | (828) 697-4819

Prepared by:

Carlos Martinez, Planner I

APPLICATION #
R-2026-01

BOARD OF COMMISSIONERS MEETING DATE:
March 18, 2026

PROPERTY OWNER
Iglesia Pentecostés La Nueva Jerusalén Inc.

PROPERTY LOCATION/ADDRESS
139 Old Hendersonville Rd
Fletcher, NC 28732

APPLICANT
German Vazquez-Peralta

PIN(S):
9652-63-3421

SUMMARY OF REQUEST

To rezone a portion of the above-referenced PIN (hereafter the subject area) from Industrial (I) to Residential One (R1).

Existing Zoning	Industrial (I)
FLUM Character Area	Infill Area
Existing Land Use	Religious Institution
Site Improvements	Brickton Church
Request Acreage	2.05

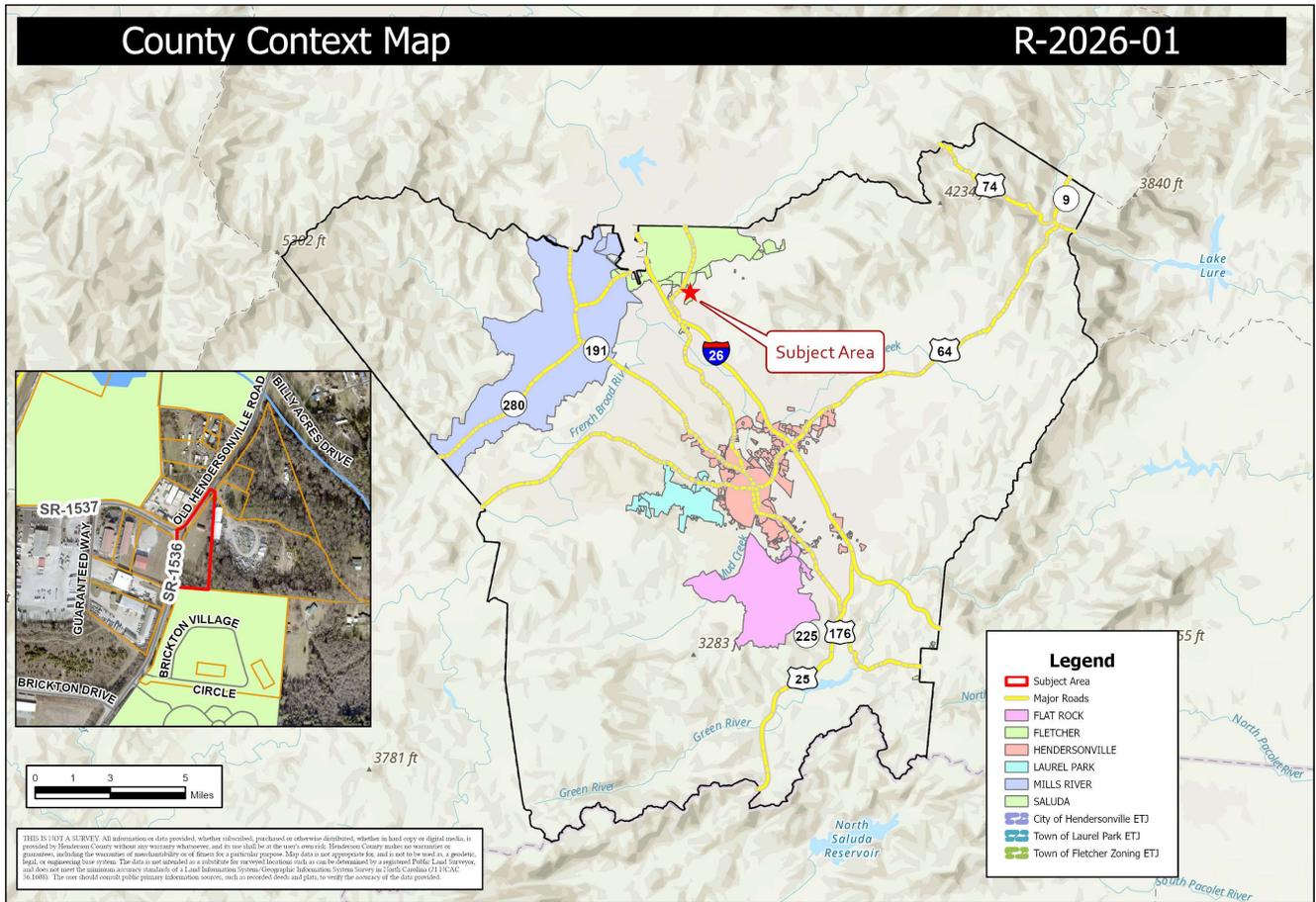
ADJACENT ZONING

North	R1
East	I
South	Town of Fletcher C-1
West	I

PROPERTY CLASS

Residential
Industrial
Residential
Industrial

Map A: County Context



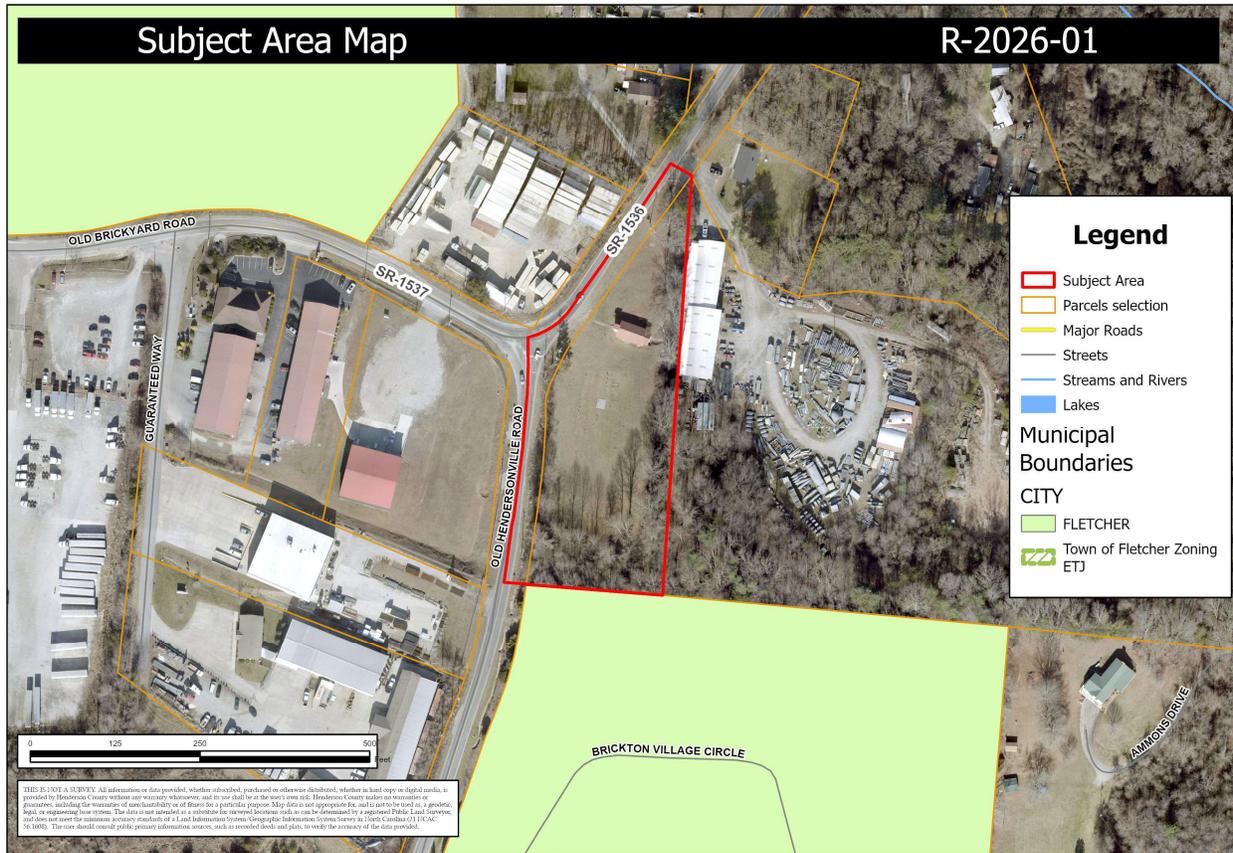
Property Owner(s): IGLESIA PENTECOSTES LA NUEVA JERUSALEN INC
Total Acreage: 2.05
Zoning Industrial (I) to Residential District One (R1)



BACKGROUND:

Rezoning application #R-2026-01 is for a portion of PIN: 9652-63-3421 (hereafter, the subject area). Iglesia Pentecostés La Nueva Jerusalén Inc. owns the parcel with frontage along Old Hendersonville Road. The applicant seeks to rezone the parcel from Industrial (I) to Residential District One (R1). The subject area is approximately 2.05 acres. The current land use of the parcel is a religious institution.

Map B: Subject Area



Property Owner(s): IGLESIA PENTECOSTES LA NUEVA JERUSALEN INC
 Total Acreage: 2.05
 Zoning Industrial (I) to Residential District One (R1)



SUBJECT AREA & ADJACENT PROPERTIES:

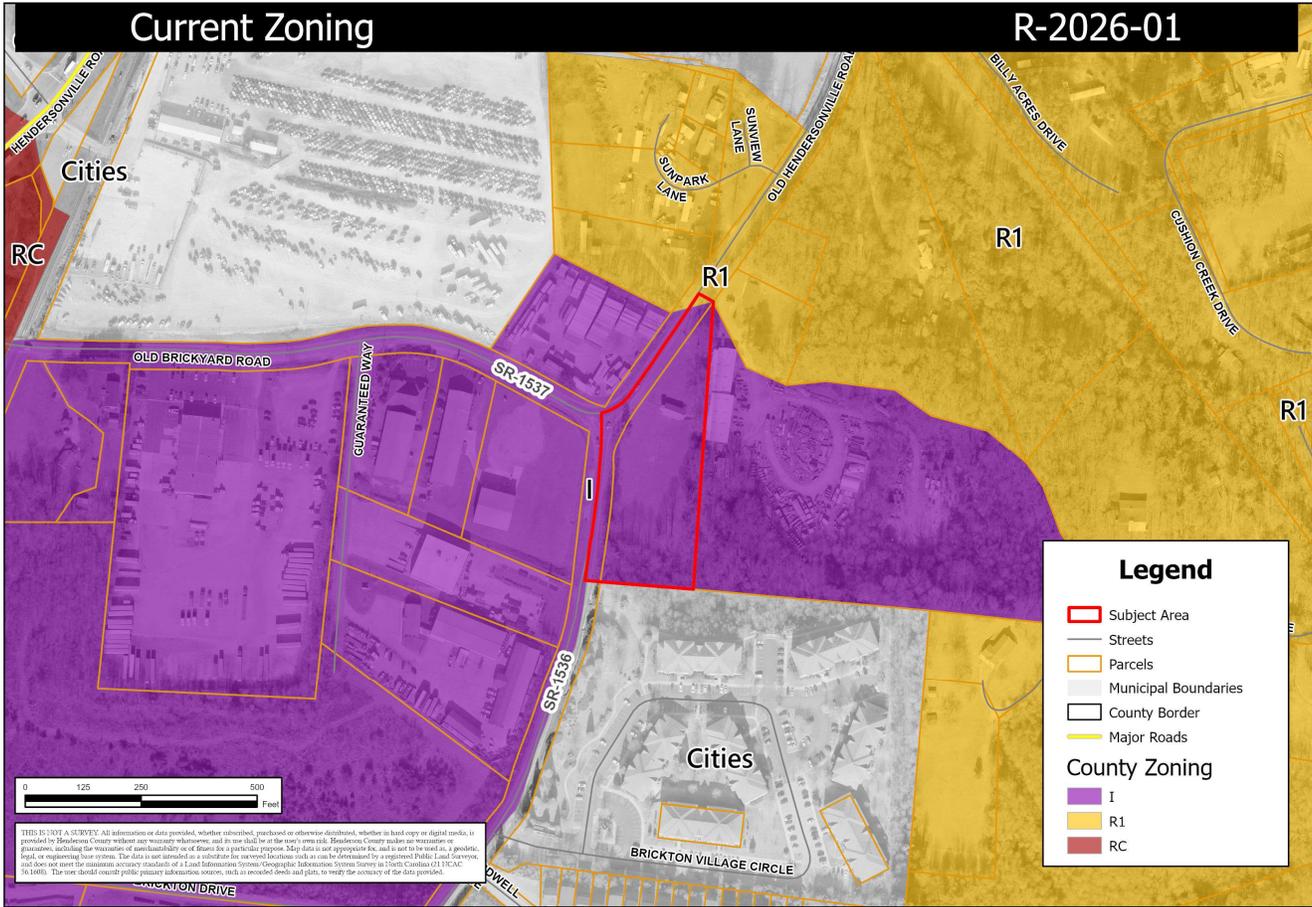
West: Residential uses are west of the property. A railroad line is further west.

South: Predominantly residential uses are south of the subject area. There are commercial uses along Spartanburg Highway.

East: Predominantly industrial uses are east of the subject area on the opposite side of Spartanburg Highway.

North: There is a mix of commercial, residential, and religious uses to the north.

Map C: Current Zoning



Property Owner(s): IGLESIA PENTECOSTES LA NUEVA JERUSALEN INC
 Total Acreage: 2.05
 Zoning Industrial (I) to Residential District One (R1)



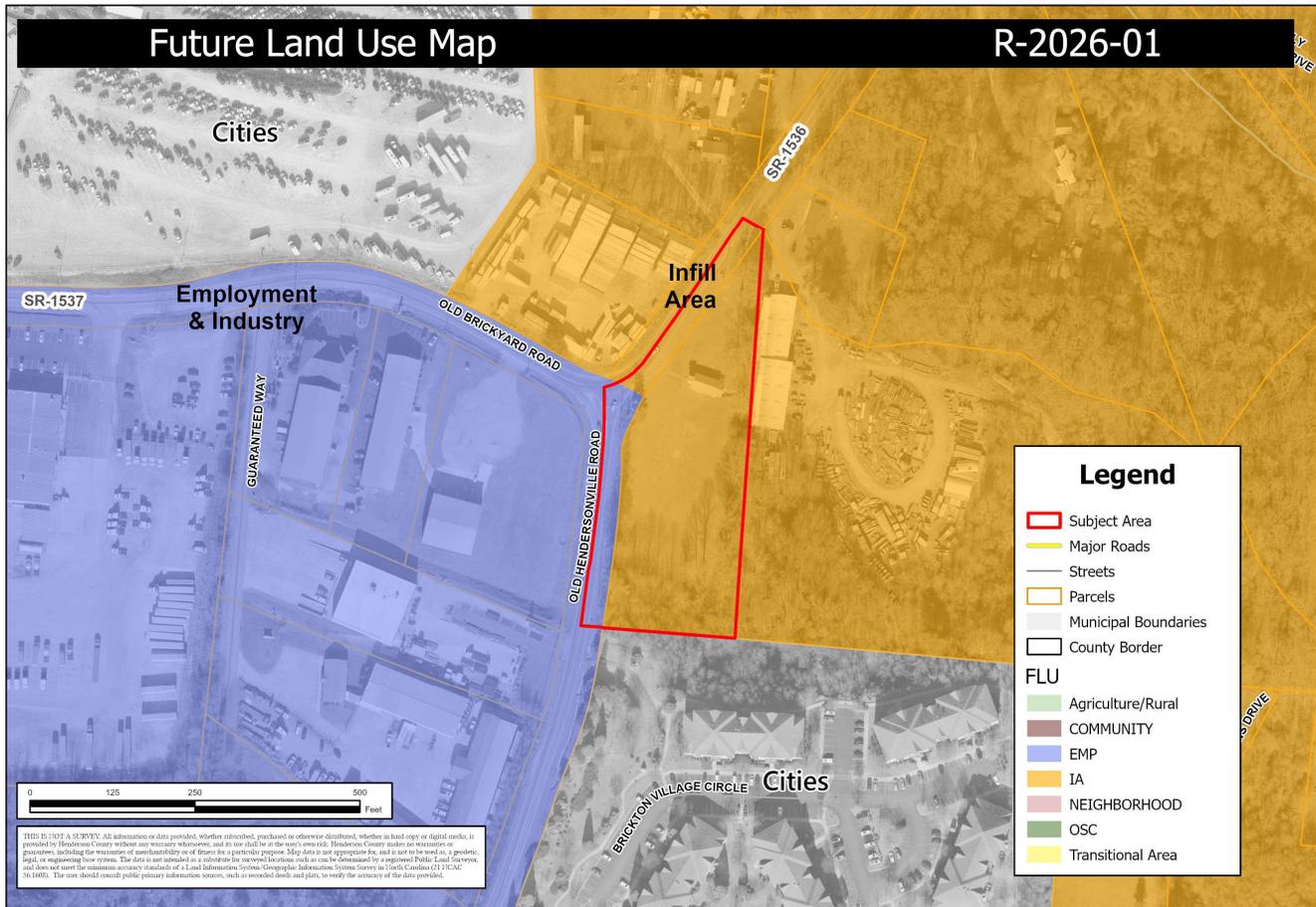
District Comparison:

Industrial (I): “Purpose. The purpose of the Industrial District (I) is to foster orderly growth where the *principal use* of land is a mixture of *industrial* and heavy commercial. The intent of this district is to allow for *industrial* and heavy *commercial development* that: (1) is compatible with adjacent development and the surrounding community; (2) will minimize conflict between land *uses*; and (3) is sensitive to its impact on surrounding land *uses* and the environment (natural and man-made). This general *use district* is meant to be in the Utility Service Area (USA) as defined in the *Comprehensive Plan*.”

Density is not specified in Industrial as no residential uses are allowed. Maximum height is 72’.

Residential District One Rural (R1): “The purpose of Residential District One (R1) is to foster orderly growth where the *principal use* of land is residential. The intent of this district is to allow for medium to high-density *residential development* consistent with the recommendations of the *Comprehensive Plan*. This general use district is typically meant to be utilized in areas designated as Utility Service Area (USA) in the *Comprehensive Plan*.” Standard residential density in Residential District One is four units per acre. The maximum density is twelve units per acre. The maximum height is 40’.

Map D: 2045 Future Land Use Map



Property Owner(s): IGLESIA PENTECOSTES LA NUEVA JERUSALEN INC
 Total Acreage: 2.05
 Zoning Industrial (I) to Residential District One (R1)



Infill Area

Infill Area consists of residentially focused areas that include a mix of housing types inside subdivisions and planned developments. These areas should have an improved transportation network and accommodate a variety of home options. (Pt. 2, pg. 45)

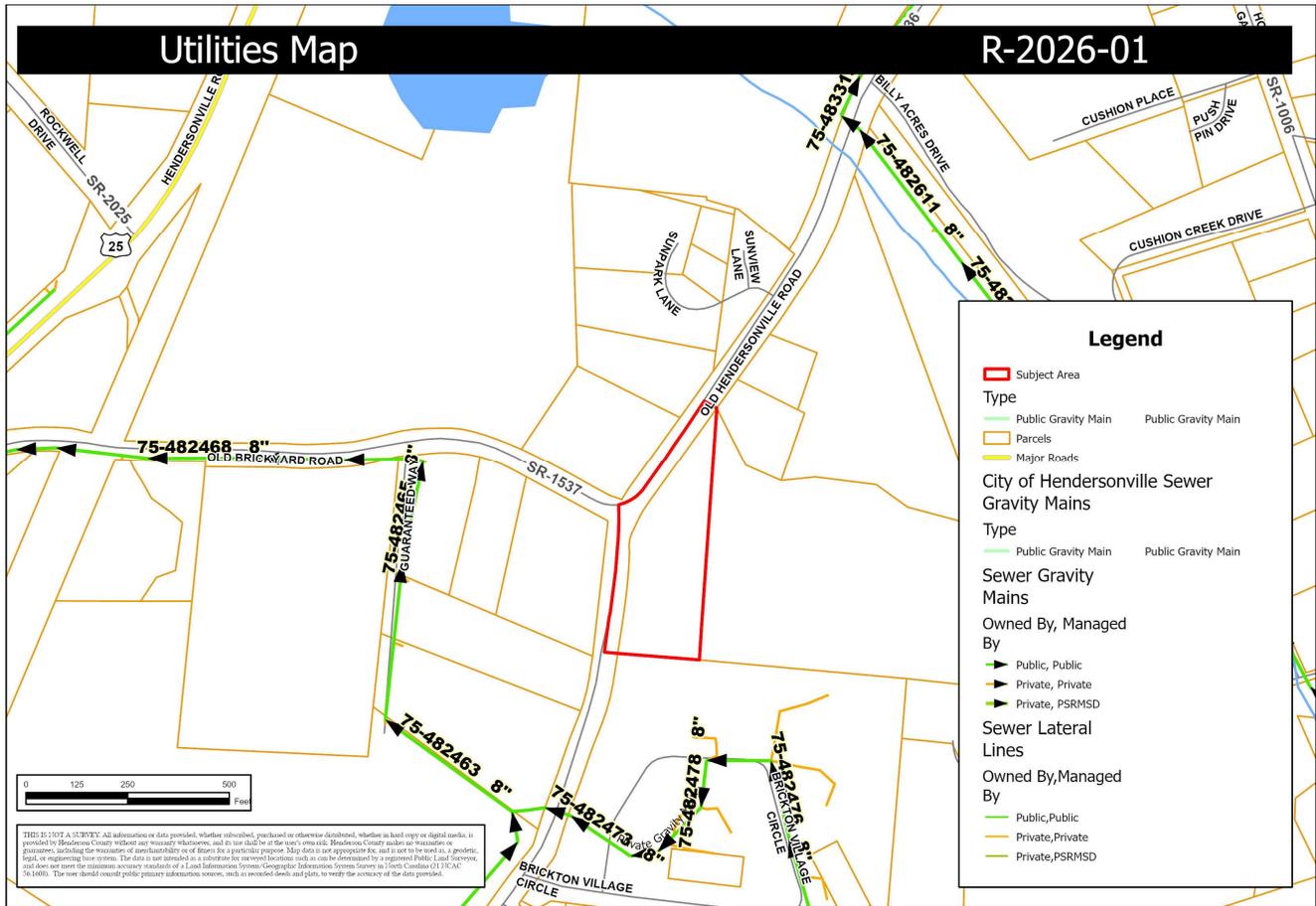
- **Where:** Found near existing municipalities and existing development. Inside the defined Utility Service Area
- **Uses:** A mix of types, including single family, townhomes, and apartments where appropriate
- **Utility Access:** Served by utilities

2045 Comprehensive Plan Compatibility

Plan Goal 7: Diversify Housing Choices and Increase Availability

- **Rec 7.2:** Encourage development of housing.

Map F: Utility Map



Property Owner(s): IGLESIA PENTECOSTES LA NUEVA JERUSALEN INC
 Total Acreage: 2.05
 Zoning Industrial (I) to Residential District One (R1)



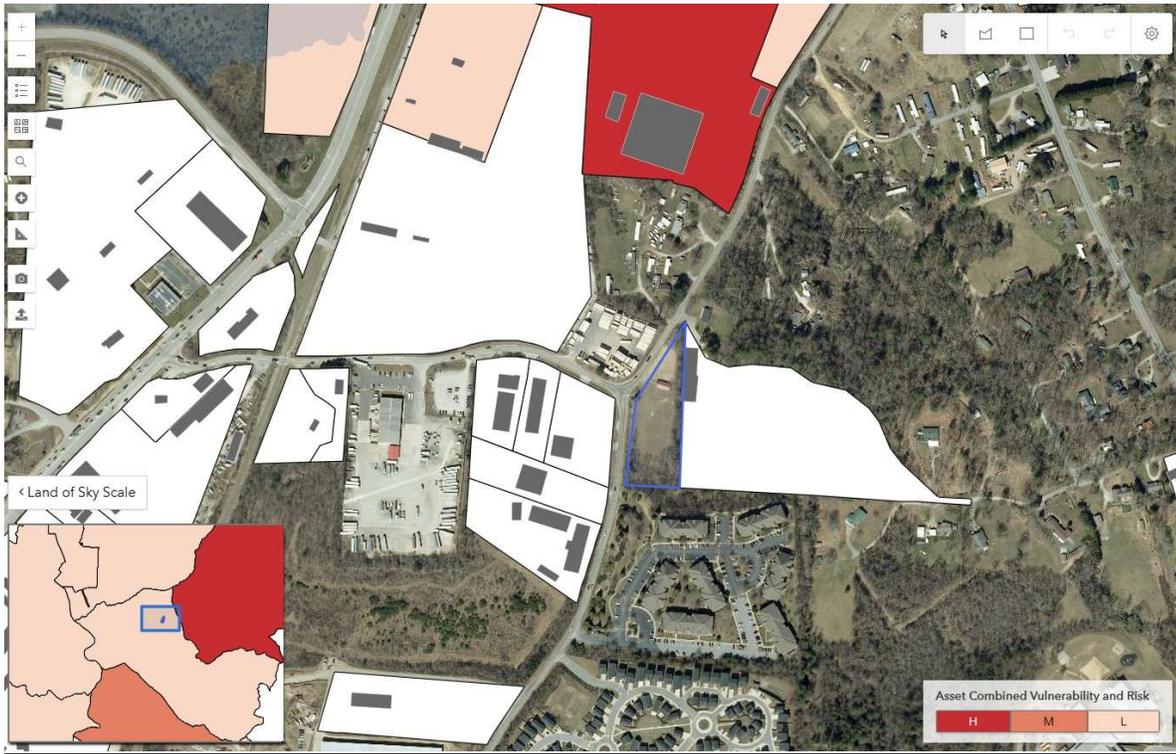
Water and Sewer

The subject area is near City of Hendersonville’s water and sewer lines.

Existing Access

The subject area has access from Old Hendersonville Road.

Land of Sky Resilience Assessment - FEMA Flood



Land of Sky Resilience Assessment - NCEM Advisory Flood



These maps, provided through AccelAdapt by Fernleaf, illustrate a minimal risk of landslides and flood according to FEMA, a moderate risk of wildfire and flood according to NCEM advisory flood data.

Land of Sky Resilience Assessment - Wildfire



Land of Sky Resilience Assessment - Landslide



These maps, provided through AccelAdapt by Fernleaf, illustrate a minimal risk of landslides and flood according to FEMA, and a moderate risk of wildfire and flood according to NCEM advisory flood data.

Technical Review Committee (TRC) Recommendations

The Technical Review Committee (TRC) will meet on February 17, 2026, to review the rezoning application.

Planning Board Recommendations

The Planning Board met on February 19, 2026, to review the rezoning application and voted unanimously to recommend approval.

Board of Commissioners Public Hearing

The Board of Commissioners will hold a public hearing on March 18, 2026, before making a final decision on the rezoning application.

Certification of Notice of Public Hearing

In accordance with NCGS 160D-343, the Planning Department certifies notice of the March 18, 2026 hearing regarding Rezoning Application #R-2026-01, Old Hendersonville Road were:

1. Submitted to the Hendersonville Lightning on February 23, 2026 to be published on March 4, 2026 and March 11, 2026 by Carlos Martinez;
2. Sent, via first class mail, to the owners of properties adjacent to the Subject Area(s) on February 25, 2026, by Carlos Martinez;
3. Sent, via first class mail, to the property owner on February 25, 2026, by Carlos Martinez; and
4. Signs were posted on the Subject Area(s) on February 27, 2026, by Carlos Martinez.

The signatures herein below indicate that such notices were made as indicated herein above:

1. Carlos Martinez

STATE OF NORTH CAROLINA

COUNTY OF HENDERSON

I, Toby Linville , a Notary Public, in and for the above County and State, do hereby certify that

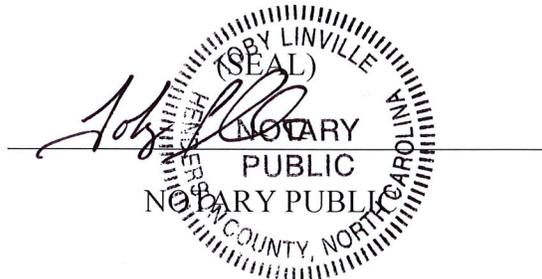
 Carlos Martinez

personally appeared before me this day.

WITNESS my hand and notarial seal, this the 2 day of MARCH , 2026.

My commission expires:

 6/29/26



German
Vazquez
Peralta

CONSENT TO DOWNZONING

I, German Vazquez Peralta, formally acknowledge and consent to the downzoning of a 2.05-acre property located at PIN: 9652633421 (Old Hendersonville Rd). I understand that this change in zoning designation from Industrial (I) to Residential One (R1) will impact the permitted uses and development potential of the property.

Henderson County staff has informed me that the proposed downzoning is entirely voluntary and that I am not required to agree to the rezoning. The staff explained the process to me, and I understand my involvement is voluntary.

I voluntarily applied for rezoning of the property at PIN: 9652633421 on January 20, 2026 which was processed by the Henderson County Planning Department. This statement serves as my formal consent and acknowledgment that I am aware of and agree to downzoning my property.

German Vazquez Peralta

Printed Name

[Signature]

Signature

Date

01/22/26

Additional Signatories, if applicable:

Samuel Vazquez

Printed Name

[Signature]

Signature

Date

01/22/26

Yolanda Nieto F.

Printed Name

Yolanda Nieto F.

Signature

Date

01/22/26



**REZONING APPLICATION #R-2026-01
OLD HENDERSONVILLE ROAD
COMPREHENSIVE PLAN STATEMENT**

Related to rezoning application #R-2026-01, the Comprehensive Plan states the following:

Plan Goal 7: Diversify Housing Choices and Increase Availability

- Rec 7.2: Encourage development of housing.

The Board should determine if the proposed amendment provides for the sound administration of the Land Development Code while balancing property rights and promoting reasonable growth within the County.

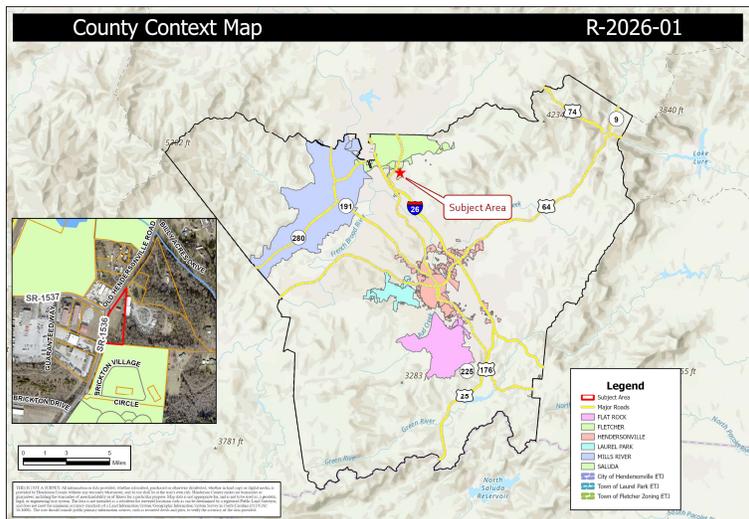
REZONING APPLICATION: R-2026-01

Board of Commissioners • March 18, 2026 • 9:30 AM

Henderson County Planning Department

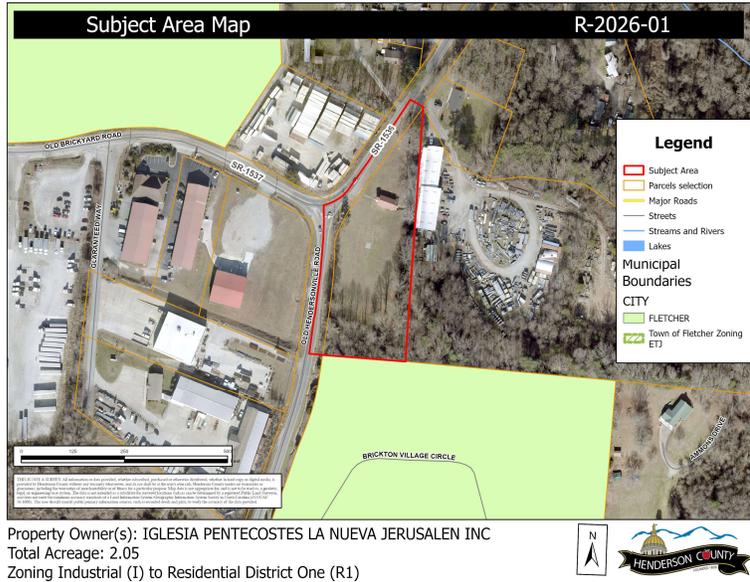
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- This zoning map amendment is for all 2.05 acres of PIN: 9577-92-9790 (hereafter the subject area) with access from Old Hendersonville Road.
- Zoning District: Industrial
- Existing Land Use: Religious



2

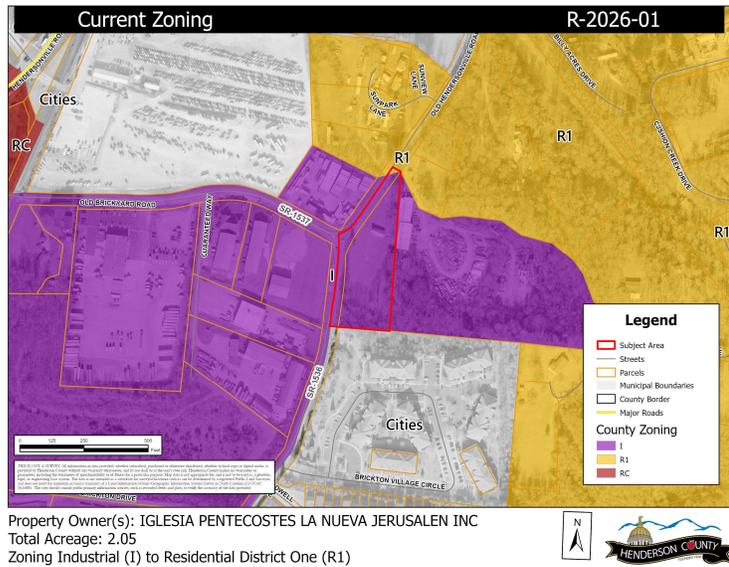
- Rezoning Application R-2026-01, submitted on January 29, 2026, requests that the County rezone 2.05 acres of land from Industrial (I) to Residential One (R1).
- The property owner is Iglesia Pentecostés La Nueva Jerusalén Inc.
- The applicant is German Vazquez-Peralta
- On February 19, 2026, the Planning Board voted unanimously to recommend that the Board of Commissioners approve the rezoning application.



3

Industrial Standard density: N/A
 No Residential Uses allowed
 Religious Institution (with Special Use)
 Machining and Assembly/Production Operations

R1 Standard density: 4 units per acre
 Residential Uses (Single-family, two-family, and accessory dwellings by right. Multifamily and Adult Care Homes with special use)
 Accessory structures (Garage, Greenhouse, Carport, Storage Shed, etc.)
 Accessory Uses (Home occupation, home school, dumpster, solar panels)
 Educational Uses (Religious institutions, schools, childcare)

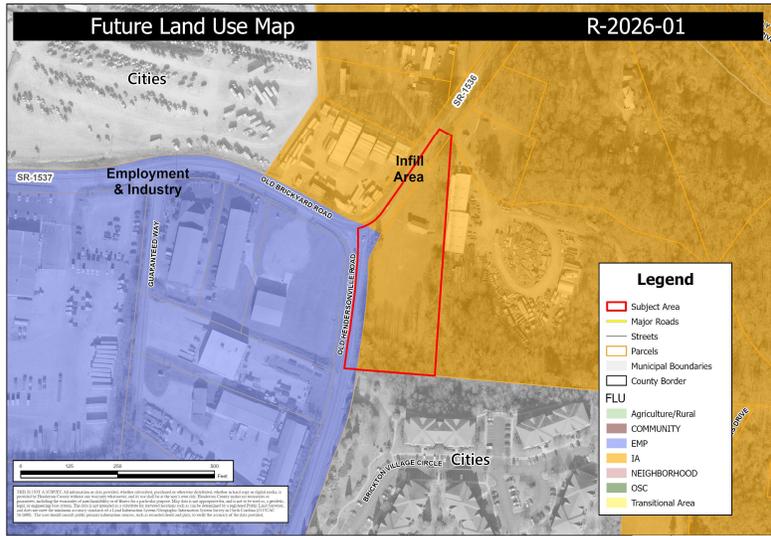


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Infill Area

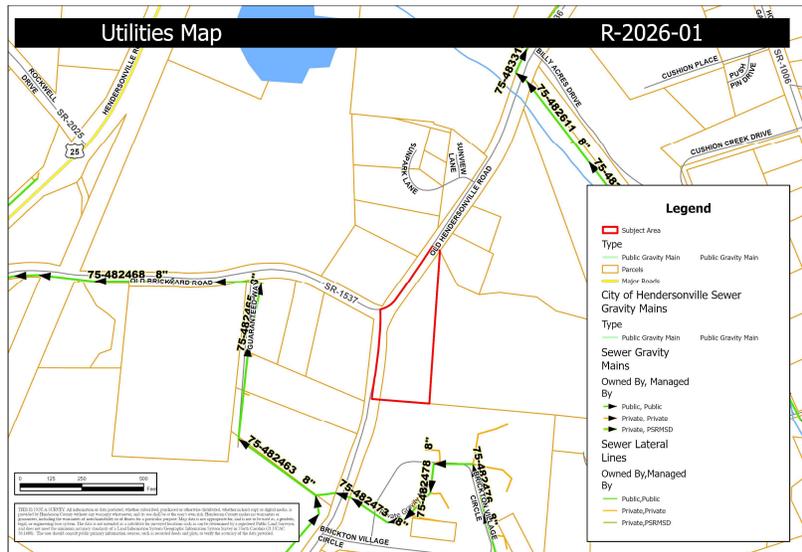
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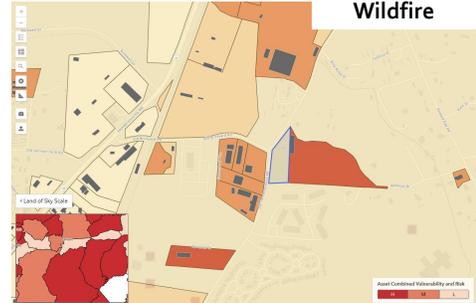
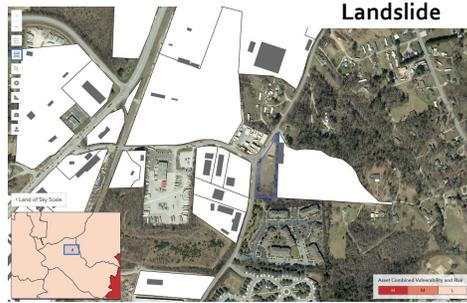
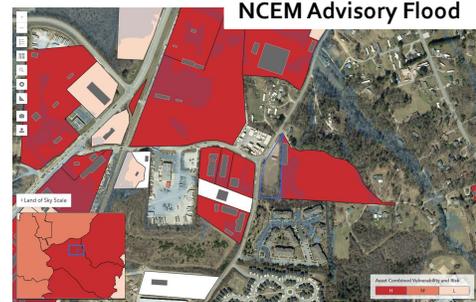
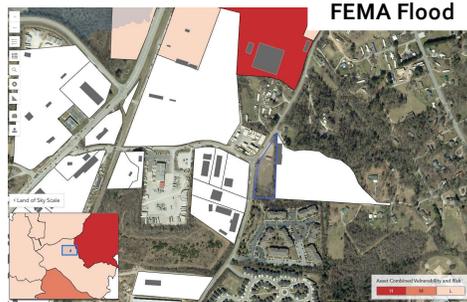
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**AccelAdapt
Land of Sky
Resilience
Assessment Tool**

The subject area has a minimal risk of landslides and flood according to FEMA. The subject area has a moderate risk of wildfire and flood according to NCEM advisory flood data.



7

2045 Comprehensive Plan Statement

Plan Goal 7: Diversify Housing Choices and Increase Availability

- Rec 7.2: Encourage development of housing.

8

Thank you!

Questions?

Rezoning Application: R-2026-01



Henderson County Planning Department