

# REQUEST FOR COMMITTEE ACTION

## HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

**MEETING DATE:** February 17, 2026

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

**PRESENTER:** Carlos Martinez, Planner I

**ATTACHMENTS:** 1.) Staff Report  
2.) Consent to Downzoning  
3.) Appointment of Agent

### **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 the subject area be rezoned from Industrial (I) to Residential District One (R1). The application was submitted on January 29, 2026.

### **ACTION REQUESTED:**

Technical Review Committee is requested to review rezoning application #R-2026-01 and forward it to the Planning Board for its review and recommendation.

### **Suggested Motion:**

I move the Technical Review Committee forward rezoning application #R-2026-01 to the Planning Board for its review and recommendation with any comments as discussed.



# STAFF REPORT

## HENDERSON COUNTY PLANNING DEPARTMENT

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

**Prepared by:**

Carlos Martinez, Planner I

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**APPLICATION #**  
R-2026-01

**TRC MEETING DATE:**  
February 17, 2026

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**PROPERTY OWNER**  
Iglesia Pentecostés La Nueva Jerusalén Inc.

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

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**APPLICANT**  
German Vazquez-Peralta

**PIN(S):**  
9652-63-3421

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**SUMMARY OF REQUEST**

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

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

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**ADJACENT ZONING**

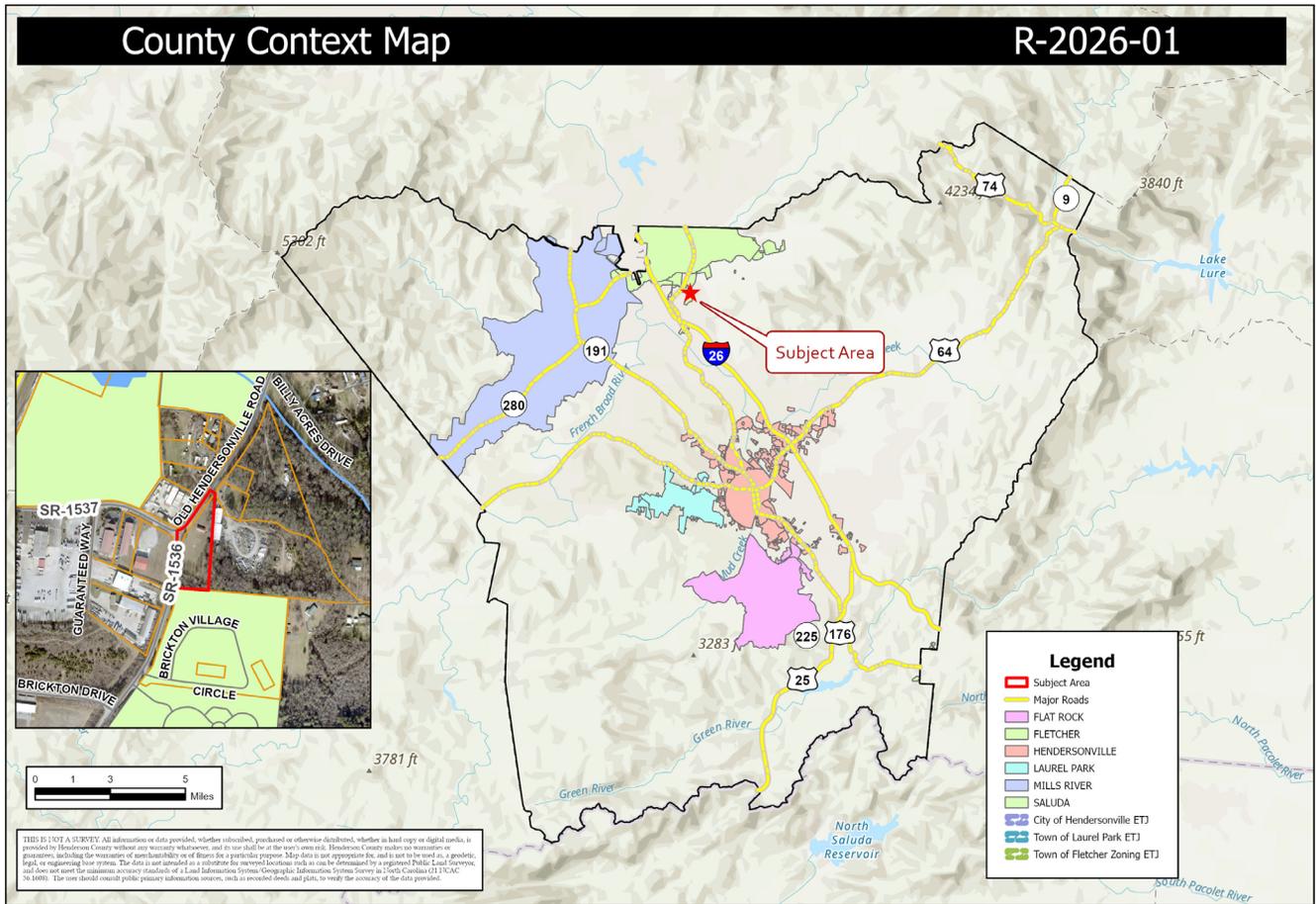
<b>North</b>	R1
<b>East</b>	I
<b>South</b>	Town of Fletcher C-1
<b>West</b>	I

**PROPERTY CLASS**

Residential
Industrial
Residential
Industrial

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Map A: County Context



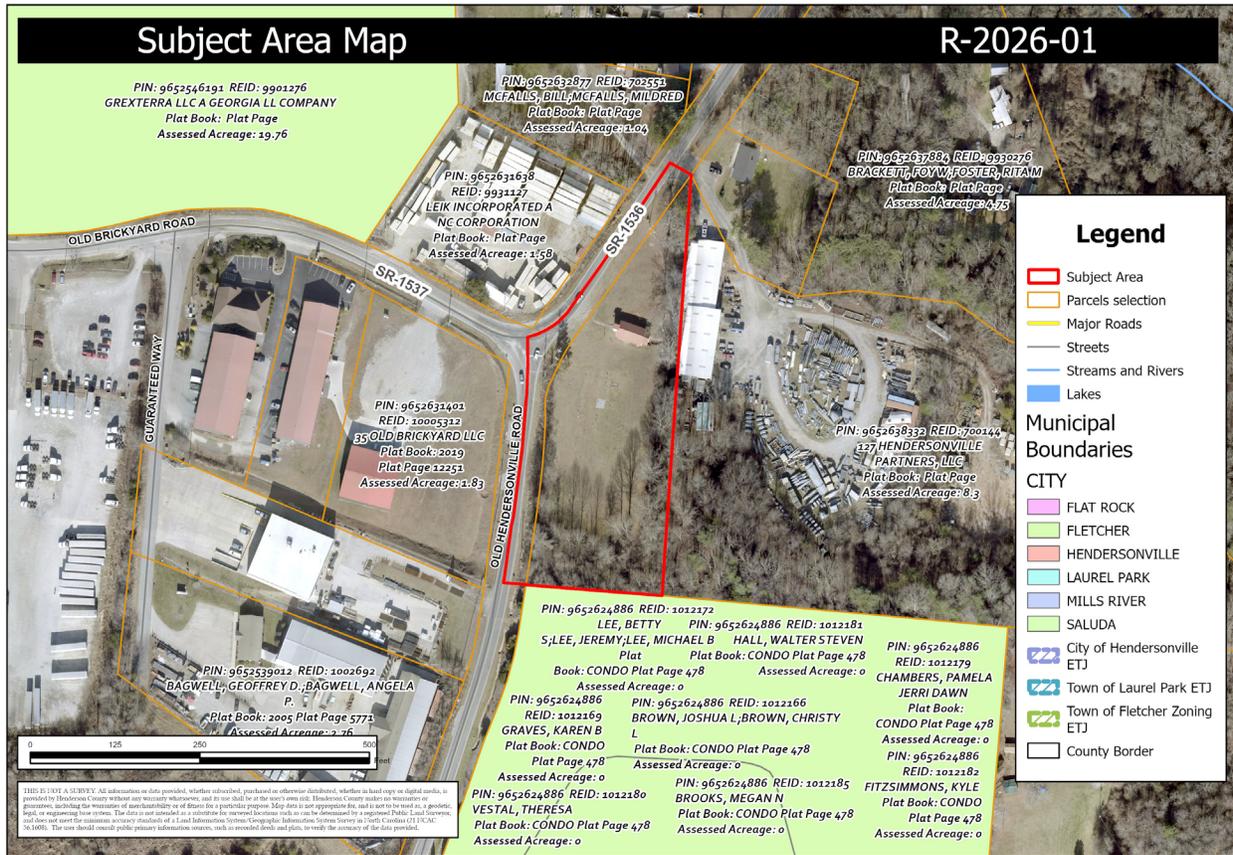
Property Owner(s): IGLESIA PENTECOSTES LA NUEVA JERUSALEN INC  
 Total Acreage: 2.05  
 Zoning Industrial (I) to Residential District One (R1)



**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



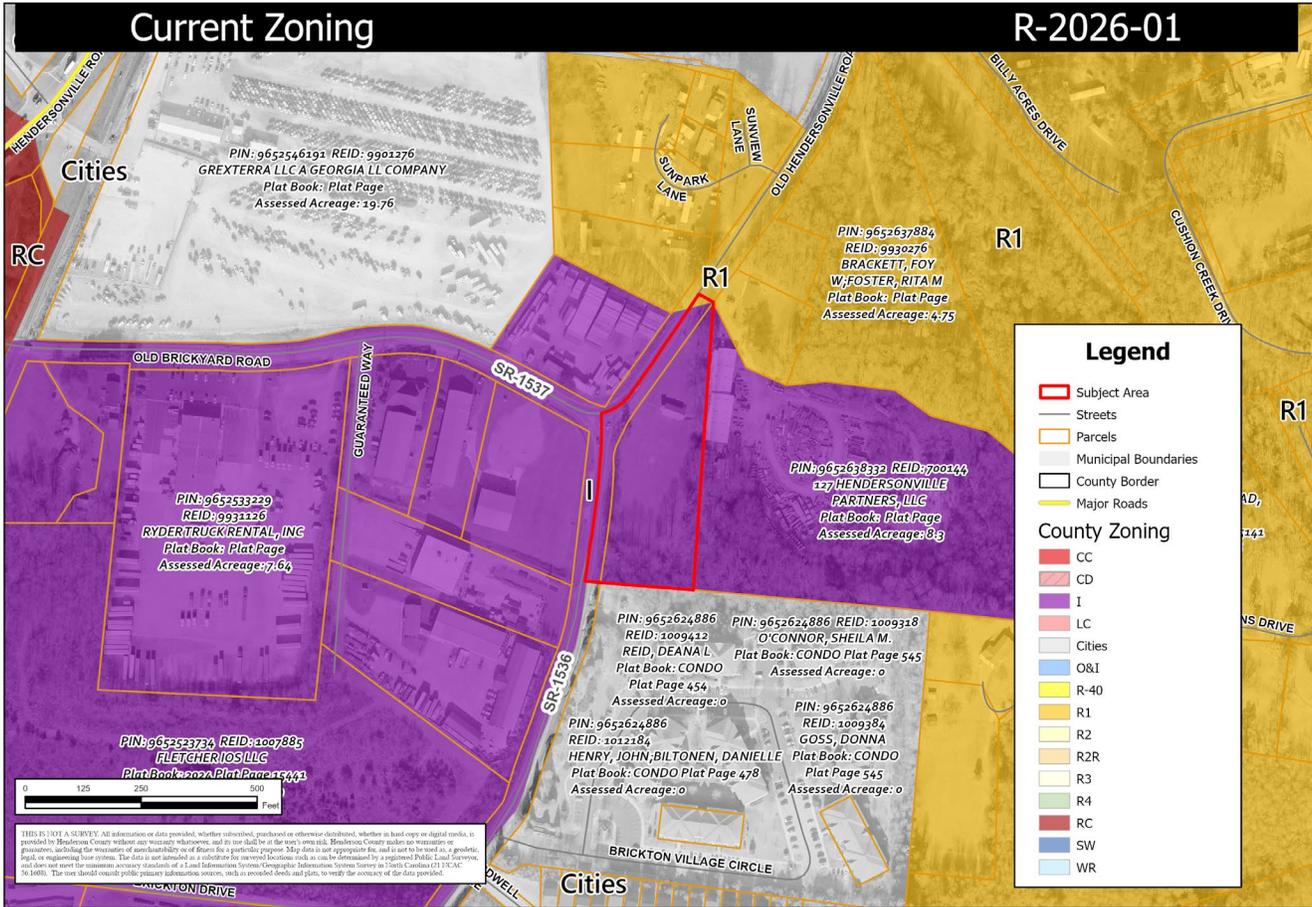
Property Owner(s): IGLESIA PENTECOSTES LA NUEVA JERUSALEN INC  
 Total Acreage: 2.05  
 Zoning Industrial (I) to Residential District One (R1)



**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)



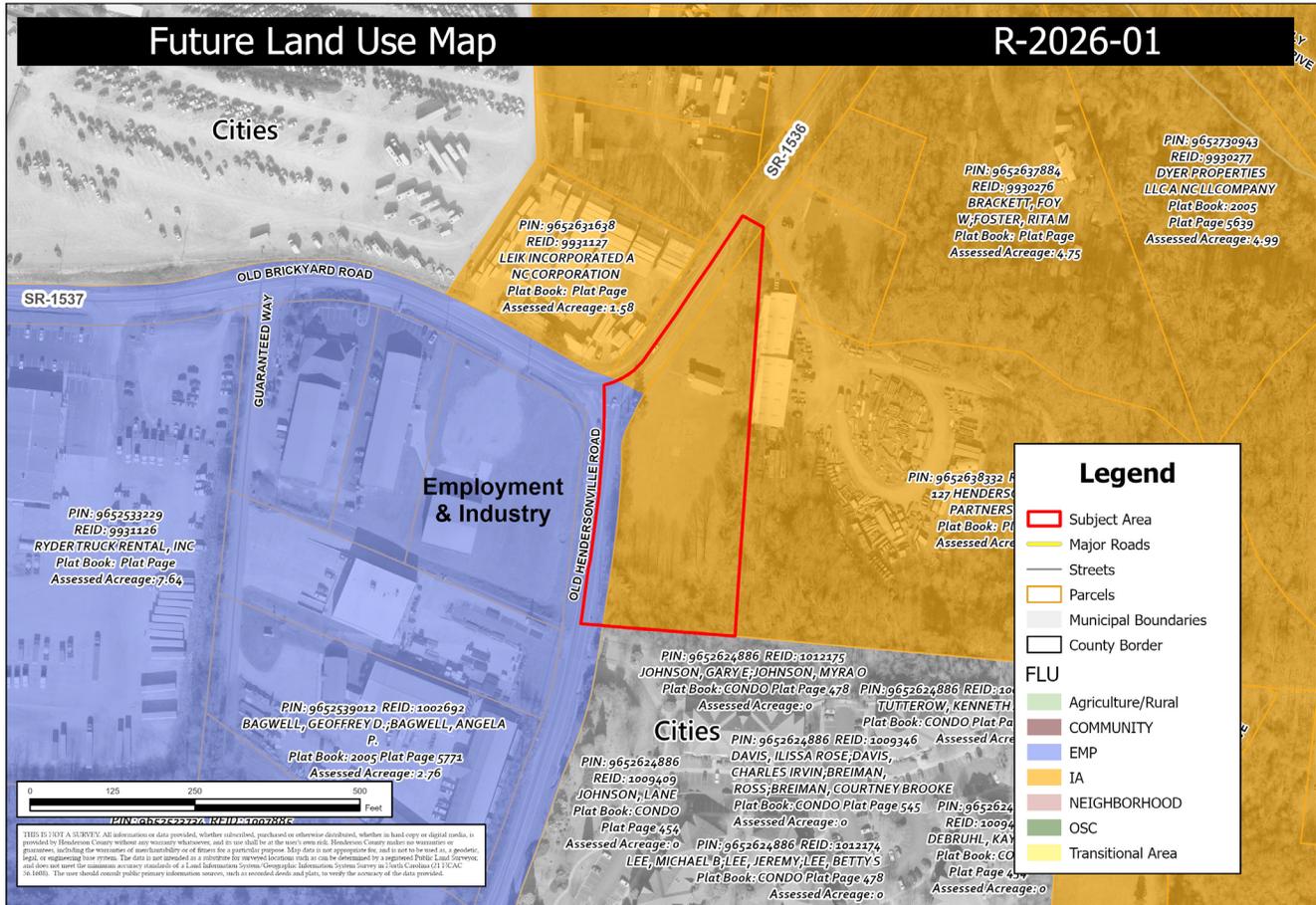
**District Comparison:**

**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)*

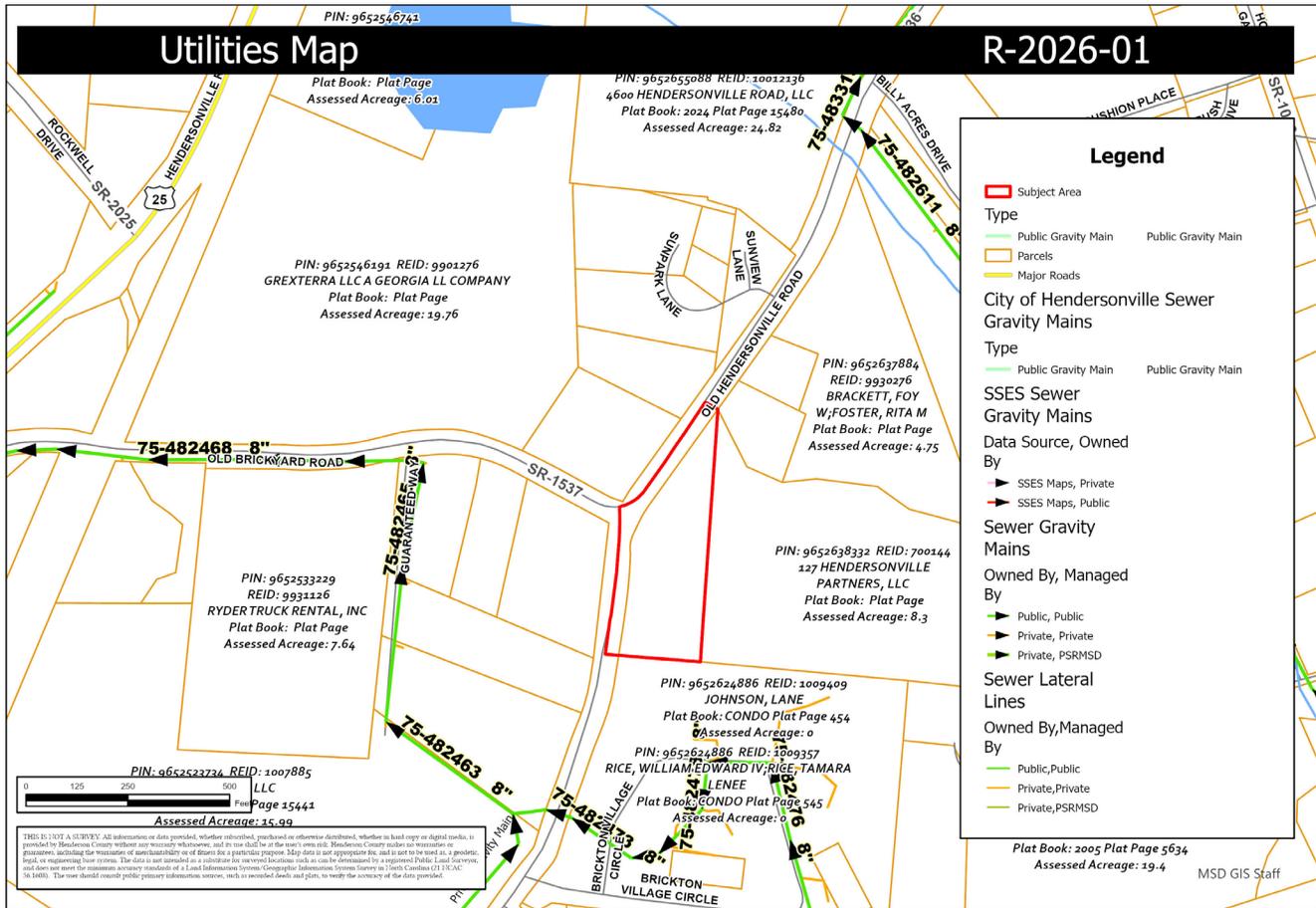
- **Where:** Found near existing municipalities and existing development. Inside the defined Utility Service Area
- **Uses:** A mix of types, including single family, townhomes, and apartments where appropriate
- **Utility Access:** Served by utilities

**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)



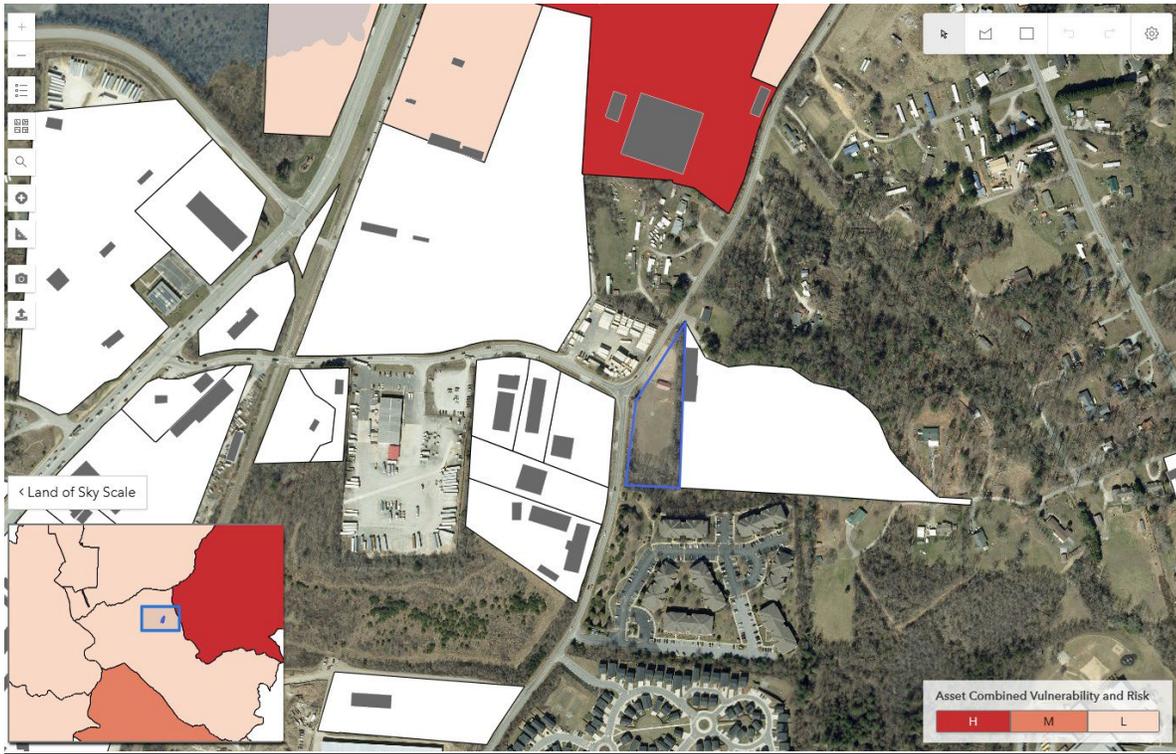
**Water and Sewer**

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 will meet on February 19, 2026, to review and vote to recommend or not recommend the rezoning application.

**Board of Commissioners Public Hearing**

TBD. Staff anticipate a public hearing in March.

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

[Signature]

Signature

Date

01/22/26

APPOINTMENT OF AGENT FORM (OPTIONAL)

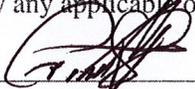
I Berman Vazquez Peralta owner of property located on 139 Old Hendersonville Rd.  
(Name) (Street Name)

recorded in 4331 / 482 and having a parcel identification number of 9652633421.  
(Deed Book/Page) (PIN)

located in Henderson County, North Carolina, do hereby appoint Margarita Perez.  
(Agent's Name)

to represent me in an **application to the Planning Department** and authorize him/her to act as my agent **in all matters**, formal and informal except as stated herein, and authorize him/her to receive all official correspondence.

I however understand that as the listed property owner, I must sign all affidavits and statements required by any applicable ordinance.

  
Property Owner

01/23/26  
Date



01/23/26

Yolanda Nieto F.

01/23/26