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The Hickory Regional Planning Commission will hold its regular meeting on **Wednesday, August 23, 2023, at 6:00 p.m. in the City Hall Map Conference Room.** The following will be the agenda for the Regular Meeting:

#### AGENDA

- Parliamentary Call to Order
- Welcome
- Roll Call
- Items of Correspondence
- City Council Action
- Approval and signing of minutes from the July 26, 2023 meeting.
- Reading of State Ethics Rules.

#### PRESENTATIONS AND PUBLIC HEARINGS

**Rezoning Petition (RZ) 23-05.** Request by the City of Hickory for the consideration of rezoning approximately 1.85 acres of property owned by Legacy Home Builders, LLC, located on 34 Street PI NE between Springs Road and Section House Road, from Catawba County Zoning Residential (R-20) to City of Hickory Neighborhood Center Commercial (NC). The subject property is shown as PIN 3724-19-70-3169 on the Catawba County Tax Map.

#### OTHER BUSINESS

- None

The Hickory Regional Planning Commission does not discriminate on the basis of disability in the provision of its service as charged by the City Council of the City of Hickory. All meetings are held in accessible facilities. Any person with a disability needing special accommodations should contact the Planning Department at telephone number (828) 323-7422 at least 48 hours prior to the scheduled meeting.

**Hickory Regional Planning Commission**  
**Wednesday, July 26, 2023, 6:00 pm**

A regular meeting of the Hickory Regional Planning Commission (HRPC) was held on Wednesday, July 26, 2023, 6:00 pm, in Council Chambers of the Julian G. Whitener Municipal Bldg.

**Members Present:** Bill McBrayer, Bill Pekman, Junior Hedrick, Anne Williams, Steve Mull, Philip Reed, Wallace Johnson, and Sam Hunt

**Members Excused:** none

**Members Absent:** none

**Others Present:** Planning Director Brian Frazier, Planning Manager Cal Overby, Planner Wilson Elliott, Deputy City Attorney Arnita Dula, and Minutes Clerk Anne Starnes

**Parliamentary Call to Order & Welcome:** Bill McBrayer, Chair, called the meeting to order at 6:00 pm.

**Roll Call:** Planning Director Brian Frazier said a quorum was present, with all members attending.

**Annual Election of Officers:** McBrayer said members would elect their FY 2023-2024 officers – a Chair, Vice-Chair, and Secretary. Mr. Frazier explained the process and opened the floor for nominations of a Chair.

Bill Pekman moved, seconded by Sam Hunt, to nominate Bill McBrayer as Chair. Mr. McBrayer accepted the nomination, and there were no other nominations. By a show of hands, Bill McBrayer was unanimously elected Chair, and abstained from voting.

Mr. Frazier opened the floor for nominations of a Vice-Chair.

Anne Williams moved, seconded by Steve Mull, to nominate Bill Pekman as Vice-Chair. Dr. Pekman accepted the nomination, and there were no other nominations. By a show of hands, Bill Pekman was unanimously elected Vice-Chair, and abstained from voting.

Mr. Frazier opened the floor for nominations of a Secretary.

Bill Pekman moved, seconded by Bill McBrayer, to nominate Sam Hunt as Secretary. Mr. Hunt accepted the nomination, and there were no other nominations. By a show of hands, Sam Hunt was unanimously elected Secretary, and abstained from voting.

The Hickory Regional Planning Commission officers for FY 2021-22 are Bill McBrayer, Chair, Bill Pekman, Vice-Chair, and Sam Hunt, Secretary.

**Items of Correspondence:** Mr. Frazier said there were no items of correspondence, but thanked the City's IT staff for helping to prepare Council Chambers for the Planning Commission's meeting tonight. He noted improvements to the room are currently in progress, including installing numerous screens in the room.

**City Council Action:** Mr. Frazier said the Text Amendment to the Land Development Code, regarding the airport, was unanimously approved by Council at their recent meeting.

**Approval and Signing of Minutes from the June 26, 2023 Meeting:** Minutes from the previous meeting held in June were distributed to members in advance. No additions, deletions or corrections were stated. Anne

Williams moved, seconded by Philip Reed, to approve the June 26, 2023 minutes as presented. The motion carried unanimously.

**Reading of State Ethics Rules:** Mr. McBrayer read the NC Ethics Rules aloud:

*In accordance with the State Government Ethics Act, it is the duty of every member of this board to avoid both conflicts of interest and appearances of conflict. Does any member of the board have any known conflict of interest, or appearance of conflict, with respect to any matters coming before us tonight? If so, please identify the conflict, or appearance of conflict, and refrain from any undue participation in the particular matter involved.*

None of the members stated a current conflict of interest or asked to be recused.

## **PRESENTATIONS & PUBLIC HEARINGS**

Mr. McBrayer said there were two rezoning petitions on the agenda tonight.

### **1. Rezoning Petition 23-03.**

Request by Fred Parsons for the consideration of rezoning 0.55 acres of property located at 1120 22<sup>nd</sup> Street NE, from R-4 Residential to Commercial Corridor (CC-2). The property is further identified as PIN 3713-16-93-2284 on the Catawba County Tax Map.

Mr. McBrayer opened the public hearing for Rezoning Petition 23-03.

Planning Manager **Cal Overby** presented the staff report and referred to PowerPoint slides. He reviewed **slide #2** (Rezoning Petition 23-03).

- Property Owner: Fred Parsons
- Applicant: Amy Saine
- Location: 1120 22nd Street NE
- Current Zoning: R-4
- Property Size: 0.55 acres
- Background: The property is currently vacant and zoned High Density Residential (R-4). The rezoning request is an indication the owner desires to expand permissible uses of the property for future development purposes.
- Request: Rezone the property from High Density Residential (R-4) to Commercial Corridor (CC-2)

He reviewed **slide #3** (Map 1. HBC 2030 Future Land Use Map), saying the subject property was noted on the map, along the Springs Road corridor. The future plans for Springs Road call for most of the corridor itself, and the property just inside the corridor, to be mainly commercial uses. This property is right on the border of that area.

Mr. Overby reviewed **slide #4** (Map 2. Current Zoning), saying the subject property could be seen hashed in red on the map. The property highlighted in lavender is currently zoned Commercial Corridor (CC-2), and the property highlighted in orange is R-4 Residential, so there is basically a merging of high density residential and commercial development here. A shuttered bank is currently located across from the property. There is also an adjacent church and small strip commercial office center.

Mr. Overby reviewed **slide #5** (Map 3. Current Development, Aerial Photography), saying the subject area is outlined in red on the photo. Again, the bank located to the east is shuttered; it is no longer in operation and has been closed for the better part of a year and a half, or two years. The property to the west is owned by St. Stephens Lutheran Church, and again, there is a small commercial multi-tenant building located to the north, and a town home development located south of the property. This is a general idea of what has been developed in the nearby area.

Mr. Overby reviewed slide #6 (Rezoning Petition 23-03).

- The HBC 2030 Plan identifies the area as Commercial Corridor.
  - Consistent with Commercial Corridor designations.
- Commercial Corridor is characterized by:
  - Properties having frontage and located along NC 127 and Springs Road. Commercial development in this district is intended to be automobile focused, while providing adequate pedestrian accommodation
- The HBC 2030 Plan indicates that commercial uses are appropriate along thoroughfares and transitional areas.
- The CC-2 district permits for a variety of commercial uses:
  - Retail sales and service, vehicle repair, and amusement facilities

Mr. Overby said Hickory's long range plan indicates commercial corridors will continue expanding outward.

Slide #7 (Rezoning Petition 23-03).

Recommended Action

- *Staff recommends the following:*
  - The adoption of a statement affirming the petition's consistency with the Hickory by Choice 2030 Comprehensive Plan;
  - The development of the property shall be adhere to the regulations provided in the Land Development Code and any other applicable standards;
  - Forward a recommendation of approval to the Hickory City Council.

Mr. Overby said staff recommends approval of this request. He asked for questions from Commission members.

Mr. McBrayer asked if there had been any public input since July 19th and Mr. Overby said no.

Ms. Williams said Mr. Overby had stated that the long range plan indicates the commercial corridor would continue to expand. She asked if that would include all properties owned by anyone who wants to be rezoned, and continuing on down the nearby streets and blocks. Mr. Overby returned slide #3 (Map 1. HBC 2030 Future Land Use Map) to the screen. Mr. Overby said yes, that is what the long range plan calls for. She asked if it was intended to be forever, and he said no, not forever.

Ms. Williams asked what the current width is, and Mr. Overby said these properties are about 100-200 feet back. She said so we are talking about another 100 feet or so. He said realistically, just because the plan calls for it does not mean it is practical. She asked if there is currently any frontage on Springs Road, and he said no. She noted an existing house and asked if it was zoned Commercial. He returned slide #4 (Map 2. Zoning) to the screen. Mr. Overby said no, it is zoned Residential. He returned slide #5 (Map 3. Current Development, Aerial) to the screen, pointed out a vacant lot, and noted a structure that he believed Ms. Williams was referencing. She said yes, there is a house there.

There were no additional questions for Mr. Overby, and Mr. McBrayer thanked him.

The Staff Report was entered into the record as Exhibit A.

Mr. McBrayer explained the procedure for a public hearing, saying proponents of the project would speak first for a maximum of 15-minutes, followed by the opponents for a maximum of 15-minutes. After their testimonies, there will be 5-minutes of rebuttal time for each group.

PROPONENTS

- **Amy Saine**, 3620 Springs Road NE, Hickory NC, addressed Commission members, saying this address is their current business location, and they are hoping to relocate to this area. She asked if members had any questions.

Ms. Williams said speakers are typically requested to state their residential addresses. Ms. Saine said her residence address is at 1641 20<sup>th</sup> Avenue Court NE in Hickory.

Mr. McBrayer confirmed that Ms. Saine currently has an existing business in Hickory and wants to move it. She said yes, they are currently leasing property and want to purchase this property.

There were no additional questions, and Mr. McBrayer thanked her.

No additional proponents were present.

## **OPPONENTS**

None

Mr. McBrayer closed the public hearing. He asked for discussion or questions on Rezoning 23-03. Hearing none, he requested a motion to approve or deny the petition.

Anne Williams moved that the Planning Commission not recommend approval of Rezoning Petition 23-03. There was no second on the motion. Mr. McBrayer said the motion died, due to the lack of a second.

Sam Hunt moved, seconded by Bill Pekman, that the Planning Commission recommends approval of Rezoning Petition 23-03.

Mr. McBrayer asked if there was any discussion on the motion. Ms. Williams said her motion not to recommend approval was based on a belief that they do not allow the commercial uses to creep down residential streets, and especially on this particular plot, which would put Commercial Corridor (zoning) right behind nice existing townhomes. She assumed everyone (on the Commission) went out and looked at it, saying (the townhomes) are either going to have a parking lot or a building right behind them now; there will be businesses back there and she does not think that is appropriate to do. This is why she made the motion not to approve the rezoning.

Mr. McBrayer said there was a motion on the floor, and brought it to a vote. By a show of hands, the motion carried on a 7-1 vote. **Voting to approve** RZ 23-03 were Mr. McBrayer, Dr. Pekman, Mr. Hedrick, Mr. Mull, Mr. Reed, Rev. Johnson, and Mr. Hunt. **Voting to deny** RZ 23-03 was Ms. Williams.

A recommendation of approval will be forwarded to Hickory City Council.

## **2. Rezoning Petition 23-04.**

Request by Barbara Vellen, Larry J. Guthrie Grantor Trust, for the consideration of rezoning approximately 30.36 acres of property owned by the Barbara Vellen, Larry J. Guthrie Grantor Trust, located at 1448 Zion Church Road, between Yoder Road and Moretz Drive, from Industrial (IND) to Medium Density Residential (R-2). The subject property is shown as PIN 3701-18-31-5906 on the Catawba County Tax Map.

Planner **Wilson Elliott** presented the staff report and referred to PowerPoint slides. He reviewed **slide #9** (Rezoning Petition 23-04).

- Property Owners: Barbra Vellen, Larry J. Guthrie Grantor Trust
- Applicant: DR Horton
- Location: 1448 Zion Church Road
- Current Zoning: Industrial (IND)
- Property Size: 30.36 acres
- Background: The property is currently zoned Industrial (IND) and was zoned as such in 1999, as part of a prospective industrial park that never came to fruition. The applicant is requesting the zoning map amendment in the expectation of constructing a single-family residential development utilizing a conservation subdivision design.
- Request: Rezone the property from Industrial (IND) to Medium Density Residential (R-2).

Mr. Elliott reviewed **slide #10** (Map 1. HBC 2030), saying the subject property is seen hashed in red. It is surrounded by Low Density Residential areas in Hickory, as well as an Industrial zoning in Hickory that is currently occupied, directly across the street. It is also surrounded by County zoning districts as well, as shown on another slide, but in accordance with Hickory's Future Land Use Plan it would be in an area for residential classification.

Mr. Elliott reviewed **slide #11** (Map 2. Current Zoning), saying the subject property was seen in purple as Industrial, and outlined in red. There are other single-family developments above and beside it on the map, and both are zoned R-2 Residential. The area highlighted in very pale yellow is R-1 Residential, and going down further is an Industrial area. He noted an area of CC-1 around Highway 127, as well as County zoning.

Mr. Elliott reviewed **slide #12** (Map 3. Aerial Photography), saying the Braxton Gate Townhomes could be seen north of the subject property, which are zoned City of Hickory R-2, and the Waterford Hills Development is located to the west.

Mr. Elliott reviewed **slide #13** (Rezoning Petition 23-04).

- **In the HBC 2030 Plan, the R-2 zoning district is listed as an implementing zoning district for the Low-Density Residential land use classification.**
  - Consistent with other Medium Density Residential designations.
- **Medium Density Residential is characterized by:**
  - The zoning district is composed of predominantly single-family detached developments. It allows a maximum density of (4) dwelling units per acre. Public infrastructure is required to serve this type of development.
- **The HBC 2030 Plan indicates that Medium Density Residential uses are appropriate in lots with this size and density.**
- **The R-2 district permits for a variety of residential uses:**
  - 1) Suburban single-family subdivisions, (2) Conservation subdivisions, (3) Larger homes and lots, and (4) Automobile oriented.

**Slide #14** (Rezoning Petition 23-04).

Recommended Action

- *Staff recommends the following:*
  - The adoption of a statement affirming the petition's consistency with the Hickory by Choice 2030 Comprehensive Plan;
  - The development of the property shall be adhere to the regulations provided in the Land Development Code and any other applicable standards;
  - Forward a recommendation of approval to the Hickory City Council.

Mr. Elliott said staff recommends approval of this request. He asked for questions from members.

Mr. McBrayer asked if there had been any public input since July 26th. Mr. Elliott said a few people had seen the rezoning notification and asked what was planned for the 30-acres of property, and to his knowledge, they were satisfied with the intended plan.

Ms. Williams said the staff report mentioned a conservation subdivision design. She asked if this was still part of the proposal. Mr. Elliott said he believed so, which was why the R-2 zoning was recommended.

Mr. Reed asked Mr. Elliott to explain Hickory's definition of a conservation subdivision, and also, would it be in perpetuity with land set aside, or whatever is required. Mr. Elliott said, in this instance, that he believed the R-2 zoning required at least 30% of the whole be preserved in a conservation for this purpose.

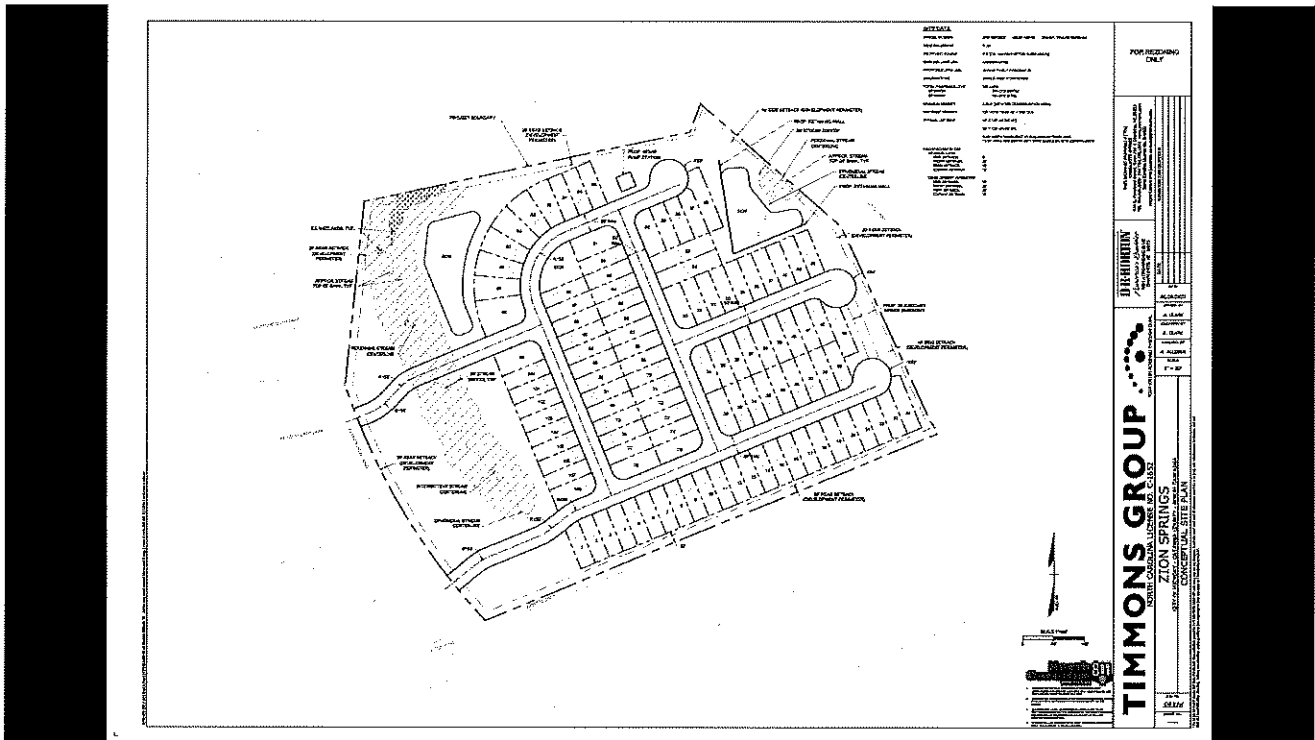
There were no additional questions for Mr. Elliott, and Mr. McBrayer thanked him.

The Staff Report was entered into the record as Exhibit A.

Mr. McBrayer opened the public hearing for Rezoning 23-04.

### PROPONENTS

• **Tim Derylax**, 8025 Arrow Ridge Blvd, Charlotte NC, addressed Commission members. His home address is 124 Wilmington Lane in Mooresville, NC. He is employed with DR Horton and, while this is a conventional rezoning, they wanted to take this opportunity to share their plans with the community. They recently learned through the staff's research that the site had been annexed into Hickory in 1999, and was assigned an Industrial zoning; they previously believed the property was still in the County, with a Residential zoning. He said the Industrial zoning on this parcel does not fit the character of the area or the Future Land Use Plan.



Mr. Derylax shared the conceptual site plan for the Zion Springs subdivision, saying the project being planned is on just over 33-acres. It will have two (2) entrances and a stream located on the west side will provide a true natural area, while the large buffer with trees will mostly block any view of the subdivision from the adjacent Zion Church Road. He said it was not set in stone, but right now, they are proposing to build 108-units. The zoning being requested allows for up to 4-units per acre, but their current plan is just over 3½ units per acre, as shown on their concept plan (shown on the screen). Using the current Industrial zoning, he said they could develop it as is, and looking through the list of permitted uses that staff provided earlier, the site could be utilized as mini-warehouse storage, manufacturing, etc., and special use permits would allow for a junkyard. He said those are probably not the most appropriate uses for the surrounding residential areas that exist there now.

Regarding their schedule, Mr. Derylax said they are currently seeking the rezoning and will then review the design with their engineer. They will likely be ready to begin construction in early 2024, or spring 2024, with the first houses going vertical in early 2025. They expect a 3-year build-out for the entire project.

Mr. Derylax asked if there were any questions for him, noting their engineer from Timmons was also present to answer questions.

Mr. McBrayer referenced the neighborhood across the street. He asked the average price Mr. Derylax expects these homes would have, in comparison to the neighboring homes. Mr. Derylax said, considering the schedule he had discussed, if they go vertical in spring 2025 and are selling homes in late 2025, and noting that they are a couple years out and much depends on the market conditions, but as they are planning it today, they would be starting out at \$325,000 to \$350,000. He said this could change and not to hold him to it, but that is their current plan.

Mr. McBrayer asked if these homes would be similar to ones in The Hamptons at Hickory development. Mr. Derylax said somewhat similar, but not the same.

Mr. Mull clarified that Mr. Derylax plans to build 108 homes on 33-acres, asking how many would be built per acre. Mr. Derylax said they would build just over 3½ total units per acre, saying it averages out to about ¼ acre lots; they are smaller lots, in order to utilize the conservation subdivision design.

There were no additional questions for Mr. Derylax, and Mr. McBrayer thanked him.

• **Andrew Allison**, 610 E. Morehead St., Suite 250, Charlotte NC, addressed Commission members, saying he is the civil engineer on the project. He had nothing to add to Mr. Derylax's presentation, but asked if there were any questions for him. There were none, and Mr. McBrayer thanked him.

No additional proponents were present.

#### **OPPONENTS**

None

Mr. McBrayer closed the public hearing. He asked for discussion or questions on Rezoning 23-04. Hearing none, he requested a motion to approve or deny the petition.

Anne Williams moved, seconded by Steve Mull, that the Planning Commission recommends approval of Rezoning Petition 23-04 and requests a recommendation of approval be forwarded to Hickory City Council. There was no discussion on the motion. By a show of hands, the motion carried unanimously.

**Other Business:** Mr. Frazier said the Planning Commission would meet in August, with at least one proposed rezoning request on the agenda, and members will be advised of the meeting room.

**Next Meeting:** The next regular meeting is scheduled for Wednesday, August 23, 2023, at 6:00 pm.

**Adjourn:** There being no further business, Mr. McBrayer declared the meeting adjourned at 6:30 pm.

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Bill McBrayer, Chair  
Hickory Regional Planning Commission

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Anne Starnes, Minutes Clerk  
City of Hickory



**Attendance Roster**  
**FY 23-24**

Key	A	Absent	AX	Excused	No meeting	No Quorum
	P	Present			Vacant/Not yet appointed	

**Hickory Regional Planning Commission**

		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Appoint	Expire
Catawba County	Steve Mull	P												Jul-22	Jun-25
Catawba County	William Pekman	P												Jul-21	Jun-24
Burke County	Vacant													Dec-19	Jun-26
Ward 1	Bill McBrayer	P												Jul-22	Jun-24
Ward 2	Philip Reed	P												Jul-21	Jun-25
Ward 3	Junior Hedrick	P												Jul-20	Jun-26
Ward 4	Sam Hunt	P												Jul-21	Jun-24
Ward 5	Wallace Johnson	P												Jul-20	Jun-26
Ward 6	Anne Williams	P												Jul-22	Jun-25

## REZONING ANALYSIS

**PETITION:** 23-05

**APPLICANT:** City of Hickory

**OWNERS:** Legacy Home Builders, LLC

**PROPERTY LOCATION:** 34<sup>th</sup> St PI NE

**PIN:** 3724-19-70-3169

**WARD:** This property is located in Ward 6 (Councilwoman Patton).

**ACREAGE:** 1.85 acres

**REQUESTED ACTION:** Rezone the property from Catawba County R-20 to NC Neighborhood Commercial.

**BACKGROUND:** The property is currently utilizing a split zoning designation with R-20 by Catawba County and Neighborhood Commercial (NC) by the City of Hickory. The part of the property zoned NC Neighborhood Center Commercial is located in the Hickory City ETJ. The property in its entirety, is in the process of being annexed. If the property is annexed, the property owners have requested the property be zoned Neighborhood Commercial (NC).

**DEVELOPMENT POTENTIAL:** The subject property is currently split zoned R-20 Residential by Catawba County and Neighborhood Commercial (NC) by the City of Hickory, and totals 1.85 acres in size. The R-20 zoning district is primarily residential and permits one and two-family residential uses at a density of two (2) dwelling units per acre. Neighborhood Commercial zoning districts are intended to provide businesses, as well as residential uses.

The subject property is currently vacant. The owners' intention is to utilize the property for residential development. The City of Hickory Land Use Development Code allows for residential development in NC.

**REVIEW CRITERIA:** In reviewing and making recommendations on proposed zoning map amendments, review bodies shall consider the following factors:

1. Consistency of the proposed zoning with the *Hickory Comprehensive Land Use and Transportation Plan (Hickory by Choice 2030)* and the stated Purpose and Intent of this Land Development Code;

*The general area is classified Neighborhood Mixed Use by the Hickory by Choice 2030 Comprehensive Plan. (Note: The Hickory by Choice 2030 Comprehensive Plan's Future Land Use map does not contain parcel line data, as the general boundaries of the land use categories are not concrete.) (Please refer to Map 3 for detail).*

*The Hickory by Choice 2030 Comprehensive Plan states the following about Neighborhood Mixed Use areas: "these districts are intended to serve local residents, they are located in a spatial pattern that provides most city residents the opportunity to travel a mile or less to work, shopping, small parks, or open space" (HBC 2030, Pg. 25). The Hickory by Choice 2030 Comprehensive Plan goes on to state; "A typical neighborhood mixed use district would have a mix of residential, retail and office space. The key*

elements for these districts include neighborhood scale commercial establishments such as grocery stores, pharmacies, banks, small- scale office buildings, civic or institutional functions, residences, schools, and small parks.” (HBC 2030, Pg. 25)

The NC zoning district is listed as the implementing zoning district for the Neighborhood Mixed Use classification and the density discussed within the quoted section of the Hickory by Choice 2030 Comprehensive Plan clearly states densities up to thirty (30) units per acre are appropriate for the area. The NC district permits density up to, but not more than, thirty (30) units per acre, which is compatible with the language found with the Hickory by Choice 2030 Comprehensive Plan.

Given these factors, the rezoning of the property to Neighborhood Commercial (NC) should be considered consistent with the findings and recommendations of the Hickory by Choice (2030) Comprehensive Plan, however would be compatible the current zoning in the area.

**Section 1.7 of the Hickory Land Development Code contains its Stated Purpose and Intent. This section contains five (5) specific items which the Land Development Code is intended to uphold. These are as follows:**

- Implement the Hickory by Choice 2030 Comprehensive Plan.

*The area under consideration for rezoning is indicated by the Hickory by Choice 2030 Comprehensive Plan as being a future mixed-use area with residential, retail, and office.*

- Preserve and protect land, air, water and environmental resources and property values.

*All improvements that are to take place on the property will be required to follow all applicable development regulations.*

- Promote land use patterns that ensure efficiency in service provision as well as wise use of fiscal resource and governmental expenditures.

*The subject property has access to a state-maintained roadway (34<sup>th</sup> St PI NE / SR 1638), as well as water and sewer infrastructure. During the annexation evaluation process, staff verified all other public services were available, and would not be diminished. The land-use pattern of the area, with the inclusion of the subject property, represents an efficient use of public services, and the wise use of public funding.*

- Regulate the type and intensity of development; and

*The current land use pattern of the larger area consists largely of single-family dwellings. This development pattern will continue, somewhat, under the Neighborhood Commercial (NC), as single-family, two-family, and multifamily residences are permitted under this zoning classification. The future use of the property is best suited to further the existing development pattern of the area. Public resources to provide critical public services are in place to service the area. These include public utilities and transportation infrastructure.*

- Ensure protection from fire, flood and other dangers.

*The subject property will be required to adhere to all state and local building, fire, and flood zone related development regulations. Such regulations will ensure proper protections are provided to ensure surrounding residents, and property are properly protected as prescribed by law.*

2. Existing land uses within the general vicinity of the subject property (**Please refer to Maps below for more detail**):

- **North:** The properties are zoned Neighborhood Commercial (NC) and are either occupied by single-family residences or vacant.
- **South:** The properties are zoned Neighborhood Commercial (NC) and are occupied by single family residences.
- **East:** The properties are zoned R-20 Residential (Catawba County). These properties are occupied by single-family residences.
- **West:** The properties are zoned Neighborhood Commercial (NC) and are either occupied by single-family residences or vacant.

3. The suitability of the subject properties for the uses permitted under the existing and proposed zoning classification:

*The current land use pattern of the larger area consists of single-family residences. The rezoning of the property to Neighborhood Commercial (NC) and would continue this development pattern and will be similar to existing City zoning already in place, within larger area.*

4. The extent to which zoning will detrimentally affect properties within the general vicinity of the subject property:

*The requested Neighborhood Commercial zoning is consistent to the existing zoning. The permissible uses of NC zoning will aid in enhancing the existing zoning in minimizing future impacts on the neighborhood.*

5. The extent to which the proposed amendment (zoning map) will cause public services including roadways, storm water management, water and sewer, fire, and police protection to fall below acceptable levels.

*Public resources to provide critical public services are in place to service the area. These include public utilities transportation infrastructure, as well as police and fire protection.*

6. The proposed amendment (zoning map) will protect the public health, safety, and general welfare.

*The subject property is located within an area where the Hickory by Choice 2030 Comprehensive Plan anticipated residential development.*

*Any future development that occurs of the subject property as the result of the zoning map amendment, will be required to be adhere to regulations related to zoning, building and fire code, traffic, stormwater, etc.; which will work in conjunction with one another to ensure the health and safety of residents and visitors are properly protected.*

**RECOMMENDED ACTION:**

Staff finds Rezoning Petition 23-05 to be **consistent** with the Hickory by Choice 2030 Comprehensive Plan, and recommends the following:

1. The Hickory Regional Planning Commission adopt a statement affirming the petition's consistency with the Hickory by Choice 2030 Comprehensive Plan; and
2. Forward a recommendation of approval to the Hickory City Council.

**CITIZEN INPUT:**

As of Aug 16, 2023, staff has received no inquiries regarding this petition.



