The Hickory Regional Planning Commission will hold its regular meeting on **Wednesday, September 24, 2025, at 6:00 p.m. in the City Council Chambers of City Hall**. 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 August 27, 2025, meeting.
- Reading of State Rules of Ethics
- Reading of Rules of Hearing Procedures

PRESENTATIONS AND HEARINGS

1. **Rezoning Petition 25-04**. Rezoning of property owned by Catawba Valley Medical Center (Catawba County) located at the terminus of Clark Way from R-2 Residential to Community Center Commercial (CC-1). The subject property is shown in more detail Catawba County PIN 370113034729.

OTHER BUSINESS

1. 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 (828) 323-7422 at least 48 hours prior to the scheduled meeting.

Attendance Roster

FY 25-26

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-25	Jun-28
Catawba County	William Pekman		P											Jul-24	Jun-27
Burke County	Vacant														
Ward 1	Bill McBrayer		P											Jul-24	Jun-27
Ward 2	Christina McNally		P											Jul-25	Jun-28
Ward 3	Beth Berry		P											Aug-25	Jun-26
Ward 4	Sam Hunt		P											Jul-24	Jun-27
Ward 5	Robert Lelewski		P											Jul-23	Jun-26
Ward 6	Anne Williams		P											Jul-25	Jun-28

Hickory Regional Planning Commission
Wednesday, August 27, 2025, 6:00 pm

A regular meeting of the Hickory Regional Planning Commission (HRPC) was held on Wednesday, August 27, 2025, at 6:00 pm, in Council Chambers of the Julian G. Whitener Municipal Bldg.

Members Present: Bill McBrayer, Bill Pekman, Sam Hunt, Anne Williams, Steve Mull, Rob Lelewski, Christina McNally, and Beth Berry

Members Excused: none

Members Absent: none

Others Present: Planning Director Brian Frazier, Senior Planner Mike Kirby, City Attorney Tim Swanson, and Minutes Clerk Anne Starnes

A quorum was present.

Parliamentary Call to Order & Welcome: Bill McBrayer, Chair, called the meeting to order at 6:05 pm and welcomed everyone.

Roll Call: Brian Frazier said a quorum was present, with all members attending. He welcomed new member Beth Berry, recently appointed by City Council to assume Junior Hedrick's seat. Earlier this week, several Commission members met with Mr. Hedrick and expressed the City's appreciation for his many years of service.

Swearing in of New & Reappointed Members: New member Beth Berry and reappointed members Anne Williams, Christina McNally and Steve Mull took the City's oath of office and were sworn in as members of the Hickory Regional Planning Commission.

Annual Election of Officers: Mr. McBrayer said members would elect officers to serve during the current fiscal year, including a Chair, Vice-Chair, and Secretary.

Mr. Frazier conducted the election, saying a separate vote would be held to elect each of the three (3) officers. The floor opened for nominations of a Chair.

Bill Pekman moved, seconded by Steve Mull, to nominate Bill McBrayer as Chair. There were no other nominations. Mr. McBrayer accepted the nomination and was unanimously elected as Chair.

The floor opened for nominations of a Vice-Chair.

Bill McBrayer moved, seconded by Anne Williams, to nominate Bill Pekman as Vice-Chair. There were no other nominations. Dr. Pekman accepted the nomination and was unanimously elected as Vice-Chair.

The floor opened for nominations of a Secretary.

Bill Pekman moved, seconded by Bill McBrayer, to nominate Sam Hunt as Secretary. There were no other nominations. Mr. Hunt accepted the nomination and was unanimously elected as Secretary.

Officers for FY 2025-2026 are Bill McBrayer, Chair, Bill Pekman, Vice-Chair, and Sam Hunt, Secretary, serving July 1, 2025 through June 30, 2026.

Items of Correspondence: Mr. Frazier said staff had received four (4) appointment letters from Mayor Hank Guess, appointing new member Beth Berry and reappointing Anne Williams, Christina McNally and Steve Mull to the Commission.

City Council Action: none

Approval and Signing of Minutes from June 25, 2025, Meeting: The Commission did not meet in July. Minutes of the previous meeting in June were distributed in advance. No additions, deletions, or corrections were stated. Bill Pekman moved, seconded by Anne Williams, to approve June 25, 2025 minutes as presented. The motion carried unanimously.

PRESENTATIONS & HEARINGS

1. Planning Director **Brian Frazier** and Senior Planner **Mike Kirby** presented a PowerPoint and discussed ongoing development and construction projects within the Hickory planning jurisdiction.

Mr. Frazier reviewed **slide #2** (Departmental Overview) and encouraged members to ask questions during the presentation.

- Responsible for overseeing the physical development of the City of Hickory
- Basic Functions include:
    - Land Use Planning
    - Development Review and Permitting
    - Zoning Enforcement
    - Liaisons to various boards, commissions, and neighborhood associations
    - Current Planning
    - Comprehensive Planning

He said the Hickory by Choice Comprehensive Plan is currently entering its 16th year. He hopes the budget next year will provide funds for a major update to the City's Comprehensive Plan and Future Land Use maps, as well as the Land Development Code. Together, the Comprehensive Plan and staff provide oversight for all levels and types of land use and construction, from signage, a fence, shed, small home addition or construction of a large home, on up to 300+ lot subdivisions or 300+ unit multi-family apartment complexes, as well as large commercial complexes, such as MDI and manufacturing facilities in Trivium.

Mr. Frazier reviewed **slide #3** (Hickory by Choice 2030).

- Originally adopted by City Council in January 2011
- Hickory's first true comprehensive plan
- Provides vision for growth and development over the next 20 years
- Chapters include:
    - Land use, transportation, economic development, parks and recreation, public facilities, housing, etc.
- Updated annually by staff, with major updates on a 5-year cycle
- New Comprehensive Plan expected to be funded in the 2026/2027 budget year, or when the director retires, whichever comes first.

He said the Comprehensive Plan is updated every five (5) years in-house by staff, with review by City and staff attorneys, as well as a third-party law firm in Chapel Hill.

Mr. Frazier reviewed **slide #4** (Land Development Code).

- Law regulating development within the City of Hickory
- Includes articles regulating zoning, subdivisions, signage, landscaping, watershed, parking, etc.
- Overseen and enforced by the planning department
- Revised annually
    - Next update will go before the Planning Commission and City Council in the fall of 2025.

He said the Land Development Code is law. It is updated by staff in-house, annually, and the 2025 revisions will likely be presented to the Planning Commission in October. The planning staff includes two Planning Technicians, one Zoning Enforcement Officer, Planning Director Brian Frazier, Senior Planner Mike Kirby, Planning Manager Cal Overby, and Planner Wilson Elliott.

Mr. McBrayer asked if the city needs more than a single zoning officer for Hickory's 45,000+ residents. Considering the performance of their current zoning officer, who basically handles the work of two officers, Mr. Frazier does not believe another officer is required. He said Senior Planner Mike Kirby is also cross trained on code enforcement responsibilities, and their other planning staff assist, as needed.

Mr. Frazier said Mr. Kirby would highlight various ones of the City's 21 total current Commercial Development Projects, noting that commercial projects are both large and small, encompassing retail projects, manufacturing projects, institutional projects such as hospitals and colleges, etc.

Mr. Kirby reviewed **slide #5** (Hickory Commercial).

> As of **August 1, 2025**, there are **1,084,489** square feet under construction, recently completed, or soon to be permitted in Hickory.

Mr. Kirby reviewed **slides #6-8** (Commercial Development Projects). The 21 current projects include two (2) new hotels and a Microsoft Data Center. Eventually, Catawba County will have four (4) Microsoft Data Center locations.

Mr. Kirby reviewed **slide #9** (Example Photos). He said a Guthrie's restaurant (chicken tenders) has plans to build next door to the new Chipotle Mexican Grill on Highway 321 North. They have also submitted plans for a second location, at the former First Citizens Bank location on Highway 70, by Valley Hills Mall (VHM).

Mr. Kirby reviewed **slide #10** (Commercial Development Map), saying the map shows the general locations of all current commercial projects.

Mr. Frazier reviewed **slide 11** (Hickory Housing Units).

> As of **August 1, 2025**, there are **3,214** housing units in the Site Work (1,545) or Construction (1,669) Phases in Hickory. These units are encompassed within **24** active project sites that can be classified as **Residential-Single Family, Multi-Family, or Mixed Use**.

Mr. Frazier reviewed **slides #12-14** (Residential Development Projects), saying a recent change noticed by staff is a preference for single-family detached housing. One example is the Cedar Subdivision (Kool Park Road.) It was initially planned as a townhome development but was changed to single-family. Many of the planned and approved multi-family projects have been put on the back burner, influenced by various possible factors. However, the market is definitely changing back to single-family, even if the homes are located only 10 feet apart.

Members discussed The Red Barn project, the former Whisnant family's horse barn on Highway 127 North. They are doing site work and grading now, and the current plan is to renovate the barn structure but remove the rear addition. They are also dealing with an unregulated unpermitted landfill on the site, which was much larger than expected, as was the case at the Flower's Ridge site off Sandy Ridge Road, located directly behind the former Lowes Foods on 29th Avenue NE. Flower's Ridge was approved for 176 units, in two phases of duplexes and townhomes, but then they decided to change one phase to a single-family detached subdivision or possibly build the project as entirely single-family detached. Mr. Frazier said this was a problem, since the utilities for that portion were already prepared for duplexes and townhomes, and all that infrastructure would need to be torn out. He understands the project is on the market for sale, so time will tell. He also discussed some of the issues that other projects are experiencing. He said many clients now prefer to have their primary bedroom on the first floor of a townhome, but developers have not changed their model to accommodate this preference.

The Hamptons at Hickory, located on the former Hampton Heights Golf Course site, was planned for 340 total units built out over 5-7 years. Mr. Frazier said they recently submitted plans for the next phase, but for various reasons, staff do not expect them to build the proposed 340 total units. Their reasons include the current economy and the fact that consumer demand is changing, with some people buying two (2) of the lots for a single home, built entirely on one floor.

Mr. Frazier reviewed **slide #15** (Residential Development Map), saying the map shows the project locations spread across the north, east and south, but not in northwest Hickory where minimal land is available for development. He said a lot of infill is now taking place, which is not represented on the map. Hickory by Choice promotes infill, since the roads and utilities are already in place.

Overall, Mr. Frazier said Residential is currently much higher than it was at this same time last year, but Commercial is down 33-35%. There has recently been interest in the former Sears building at VHM, the Badcock Home Furniture and Bargain Hunt buildings in Viewmont, and available property for a grocery store location in southeast Hickory.

Mr. Frazier said staff does not expect that all of the units discussed will be built, but likely approximately 45% of them will; a great deal depends on the economy. Hickory's population is increasing, with people moving here from out-of-state for many different reasons, and they all need housing.

Mr. Frazier said Hickory's processes and fees continue to attract interested people from outside Catawba County. Planning staff continue following their intended plan of promoting infill and infrastructure, in terms of water and sewer; the main problem they are currently having is that the road network is not keeping up with growth. The city was working closely with NCDOT and their plans to make road improvements on Highway 127, Highway 321, Startown Road, Springs Road, 29th Avenue NE, etc. Development is happening here now, and Hickory has held up their end of the bargain, but NCDOT is delaying these projects, and the result will be more traffic congestion.

Ms. Williams asked about the possibility of locating a grocery store in downtown Hickory. Mr. Frazier said they have held conversations with people who did not believe a viable customer base currently exists in downtown, but this could change as residential density continues growing.

In conclusion, Mr. Frazier asked if there were any additional questions and there were none.

Mr. McBrayer thanked Mr. Frazier and Mr. Kirby. Following the meeting, staff will forward a copy of the PowerPoint presentation to members.

Other Business: Mr. Frazier said that, due to the Thanksgiving and Christmas holidays in late November and December, the Planning Commission does not meet in November. Typically, a combined meeting is held on the first Wednesday in December, but only if it is needed.

Mr. Frazier said staff contacts members early each month to advise them whether a meeting will be held on the fourth Wednesday. Mr. McBrayer said it is important for members to reply to staff and advise them of their plans to attend, which helps confirm that a quorum will be present for the meeting.

Next Meeting: The next regular meeting is scheduled for Wednesday, September 24, 2025, at 6:00 pm at City Hall, and members will be advised of the meeting status.

Adjourn: There being no further business, Mr. McBrayer declared the meeting was adjourned at 7:00 pm.

_____
Bill McBrayer, Chair
Hickory Regional Planning Commission

_____
Anne Starnes, Minutes Clerk
City of Hickory

CITY OF HICKORY
APPLICATION FOR REZONING (NON PD OR CZ)

DATE SUBMITTED: 8/27/25

TO THE PLANNING COMMISSION AND THE CITY COUNCIL OF THE CITY OF HICKORY, NORTH CAROLINA:

I (We), the undersigned, do hereby respectfully make application and petition to amend the Zoning Map of the City of Hickory, as hereinafter requested, and in support of this application, the following facts are shown of the application and all required materials):

1. The property proposed to be rezoned is located on Zion Church Road between Trinity Ridge and residential properties off Elizabeth Ave.

   PIN NO. (S): Parcel ID 370113034729

   Physical (Street) Address: No street address

2. The property is owned by: (please print) Catawba Valley Medical Center (Catawba County)

   (Attach a copy of the most recent deed, contract for purchase or other legal interest demonstrating an interest in the property.)

   Owner Information:

   Name: Catawba Valley Medical Center (Catawba County)

   Address: 810 Fairgrove Church Road SE, Hickory, NC 28602

   Phone Number: 828-326-2139

   Email Address: altaylor@catawbavalleymc.org

3. The petition is submitted by: Catawba Valley Medical Center

   (If the Petition is submitted by someone other than the owner, a letter from the owner(s) authorizing the agent to act on his or her behalf must be submitted with the application. This authorization must be signed and notarized by all owners having an interest in the subject property.)

   Agent Information:

   Name: Catawba County Council on Aging (Vickie Blevins)

   Address: 400 17th St SW, PO Box 835, Hickory, NC 28603

   Phone Number: 828-328-2269

4. It is desired and requested that the foregoing property be REZONED:

FROM: R-2 TO: CC-1

5. Please list the current use(s) of the property: vacant land with no construction

5. **OWNER'S AFFIDAVIT**

We, the undersigned owner(s), hereby certify that the information contained herein and submitted in support of this application is true and correct.

Ava Taylor
Printed Name of Owner

Ava Taylor
Signature of Owner

JANET A. TRAVISON
NOTARY PUBLIC
Catawba County
North Carolina
My Commission Expires 1-22-28

(Please choose the appropriate notary block)

State of North Carolina – County of Catawba

I, the undersigned Notary Public of the County and State aforesaid, certify that Ava Taylor personally appeared before me this day and acknowledged the due execution of this foregoing instrument for the purposes expressed herein. Witness my hand and Notarial stamp or seal, this 27th day of August, 2025

My Commission Expires: 1-22-2028

Janet Travison
Notary Public

State of North Carolina – County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day an acknowledged the he / she is the _____ of _____ corporation / limited liability corporation / general partnership / limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity he /she signed the foregoing instrument in its mane on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

_____
Notary Public

This Application must be submitted to the Planning Department by 5:00 p.m. on the last regular working day of the month preceding the meeting at which it is to be considered by the Planning Commission. Only complete applications will be accepted.

CATAWBA VALLEY MEDICAL CENTER

August 27, 2025

To: City of Hickory Zoning Commission

This document authorizes Catawba County Council on Aging to act on our behalf in regards to the rezoning application for property located on Zion Church Road, Hickory, Parcel ID 370113034729.

Ava Taylor
Assistant Vice President of Operations
828.326.2139
altaylor@catawbavalleymc.org

REZONING ANALYSIS

PETITION: 25-04

APPLICANT: Catawba Valley Medical Center (Catawba County)

AGENT: Catawba County Council on Aging (Vickie Blevins)

PROPERTY LOCATION: Intersection of Acorn Lane and Clark Way / Approximately 175 feet south of Zion Church Road

PIN: 370113034729

WARD: The properties are located in Ward 4 (Councilman Freeman).

ACREAGE: 3.57 acres.

REQUESTED ACTION: The property is split zoned R-2 Residential and Community Commercial (CC-1), with the majority of the property being zoned R-2 Residential. The request is to rezone the property in its entirety to Community Commercial (CC-1).

BACKGROUND: The property is currently zoned R-2 Residential and Community Commercial (CC-1). The intention of the applicant is to build a facility to support the activities of the organization (Catawba County Council on Aging).

DEVELOPMENT POTENTIAL: The current R-2 Residential district permits residential uses at 4 dwelling units per acre, while the Community Commercial (CC-1) districts permits both residential uses at 30 units per acre and non-residential uses at a floor area ratio of 2:1.

Community Commercial (CC-1) districts are designed to provide areas for larger scale retail and services that minimize cross-town travel and draw residents and customers from a larger area. These areas may also include residential areas to provide mixed use environments. Development intensities in these areas range between floor area ratios of 2:1 to residential densities of 30 units per acre. Permissible uses include retail, service, office, and residential uses.

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 area is located at the margin of a Community Commercial and Medium Density Residential Area. The property itself could conceivably be classified as either of those future land use classifications. A future land use map of the area has been provided for general reference. The Hickory by Choice 2030 Comprehensive Plan's Future Land Use map is not parcel specific, as the comprehensive plan by design is not property specific, but rather offers general boundaries of where land use categories change from one category to another. **(Please refer to accompanying maps for detail)**.

   The area should be considered Community Commercial. Rational being, sole access to the property is from a thoroughfare leading through an existing commercially zoned and used area, where traditional residential development was not anticipated, which is later elaborated upon.

The comprehensive plan explains Community Commercial as commercial areas serving markets larger than neighborhood centers and are intended to create commercial centers of scale enough to reduce crosstown travel to larger regional shopping areas, such as those found along the US 70 corridor.

The Community Commercial area located at the intersection of NC 127 South and Zion Church Road is structurally different than those located in northeast and northwest Hickory. Those Community Commercial areas are immediately surrounded by High Density Residential future land use, rather than Medium Density future land use as the southwest Community Commercial area. Without a surrounding High Density Residential area there is little opportunity for transitional areas such as higher density residential areas or office districts between commercial areas and medium to lower density residential areas.

The center in question is likely in need of further examination to determine if the prior land use analysis and strategies resulting from the planning process ending in 2010 are still relevant to the area. At the time those activities were concluded, many things changed, such as delayed transportation improvements, wholesale shifts in development areas, new employments centers, etc. With the time horizon on the current comprehensive plan being 2030, the city has plans to embark upon the creation of a new comprehensive plan in the next few years. Changes in circumstances over the past twenty plus years may reveal a much different picture for the existing Community Commercial Center.

Upon review of the comprehensive plan and the current conditions on the ground, staff finds the request consistent with the comprehensive plan.

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 comprehensive plan identifies the area as Community Commercial. These areas are located at or near intersections of thoroughfares and intended to provide markets of a scale larger than neighborhood commercial but smaller than regional commercial. The area in question was identified as such in the comprehensive plan, which indicates its consistency with a Community Commercial (CC-1) zoning designation.

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

  While some permissible uses within the requested Community Commercial (CC-1) district could have noxious and/or detrimental effects on the surrounding area, the development regulations contained within the Hickory Land Development code, coupled with regulations from the state and federal government, will work with one another to mitigate detrimental impacts to the extent allowed by law.

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

  The subject property has access to Zion Church Road (SR 1008), which is a NCDOT maintained roadway. Public utilities are in the vicinity of the subject property. The owner(s) will be responsible for any necessary extensions needed for services, as well as any required improvements. 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 is mixed use in nature, with residential, office and commercial being present. Public resources to provide critical services are in place or will be provided by the property owner / developer to serve any future development. 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 protection is provided to ensure surrounding residents, and property is adequately protected as prescribed by law.

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

   - **North:** The properties are zoned Community Commercial (CC-1) and R-2 Residential and occupied by a retirement center (Trinity Ridge) and single-family homes.

   - **South:** The properties are zoned R-2 Residential and occupied by single family homes.

   - **East:** The properties are zoned R-2 Residential and occupied by single family homes.

   - **West:** The property is zoned Community Commercial (CC-1) and occupied by a retirement center (Trinity Ridge).

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

   The current zoning and use of the larger area is split between commercial and residential. The current district (R-2) is solely residential, while the requested district (CC-1) permits commercial, office, as well as residential.

   At this location residential may have its advantages and disadvantages. Advantages would be closer proximity to retail and convenience services, while disadvantages would be having no other access than through a commercial center.

For non-residential uses, CC-1 district, the visible advantages would be access and general location, while disadvantages would be the specific location in the rear of a commercial center.

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

   Depending upon the ultimate use of the property, the residential areas to the east could be subjected to detrimental effects. If a high intensity commercial use were to be constructed noise, light and other elements could prove to be difficult to live with. Should development with such characteristics come to be, the city will use the tools it has pertaining to screening, noise and lighting controls, and similar measures to mitigate these impacts to the extent possible.

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 or will be put in place by the property owner(s) should development occur. These include public utilities, transportation infrastructure, as well as police and fire protection.

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

   Any future development that occurs of the property as the result of the zoning map amendment, will be required to be adhered 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:

Upon analysis, staff has found Rezoning Petition 25-04 to be **consistent** with the Hickory by Choice 2030 Comprehensive Plan, and recommends the following:

1. The Hickory Regional Planning Commission finds the amendment to be consistent with the Comprehensive Plan;

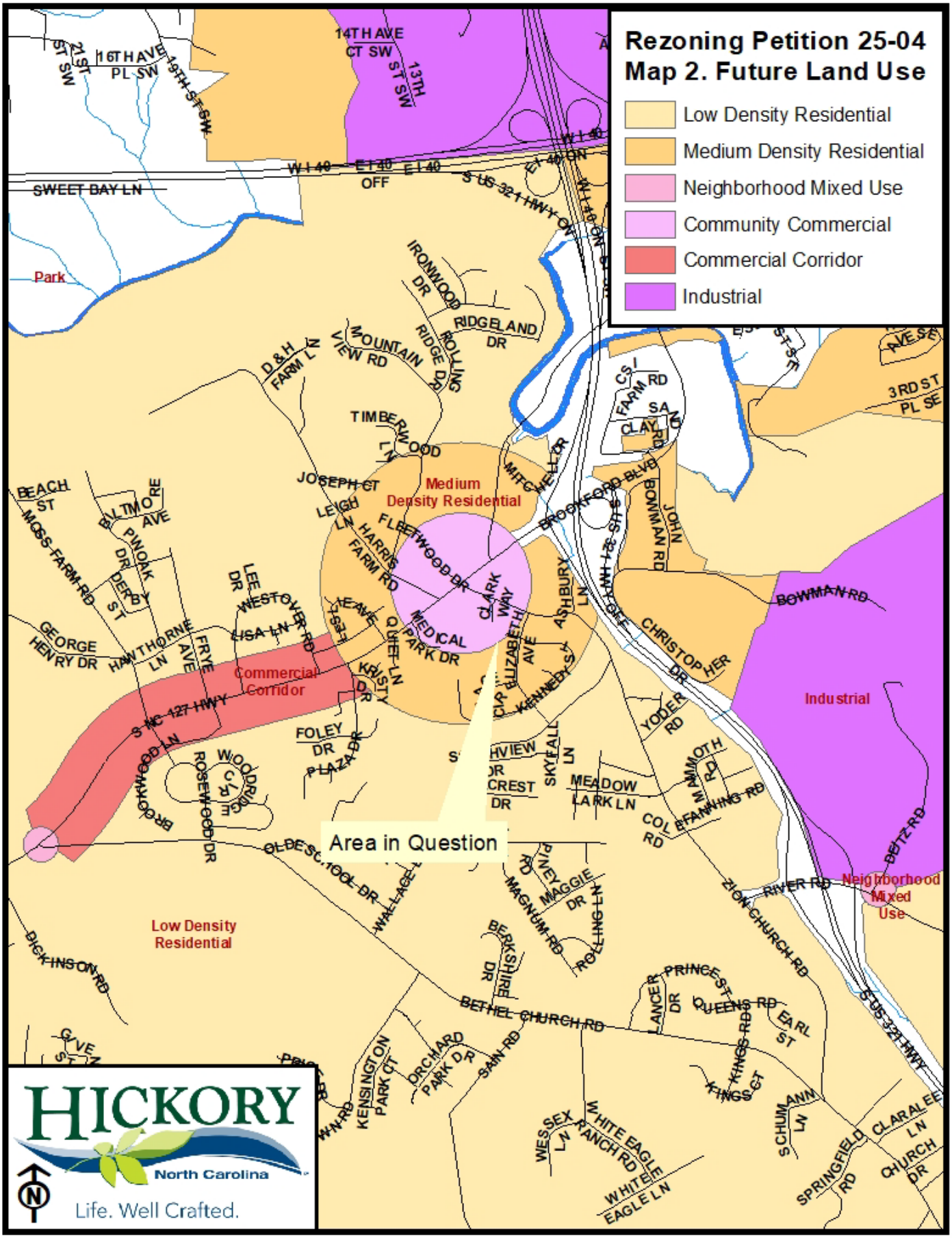
2. Adopt a statement affirming the petition's consistency with the Comprehensive Plan; and

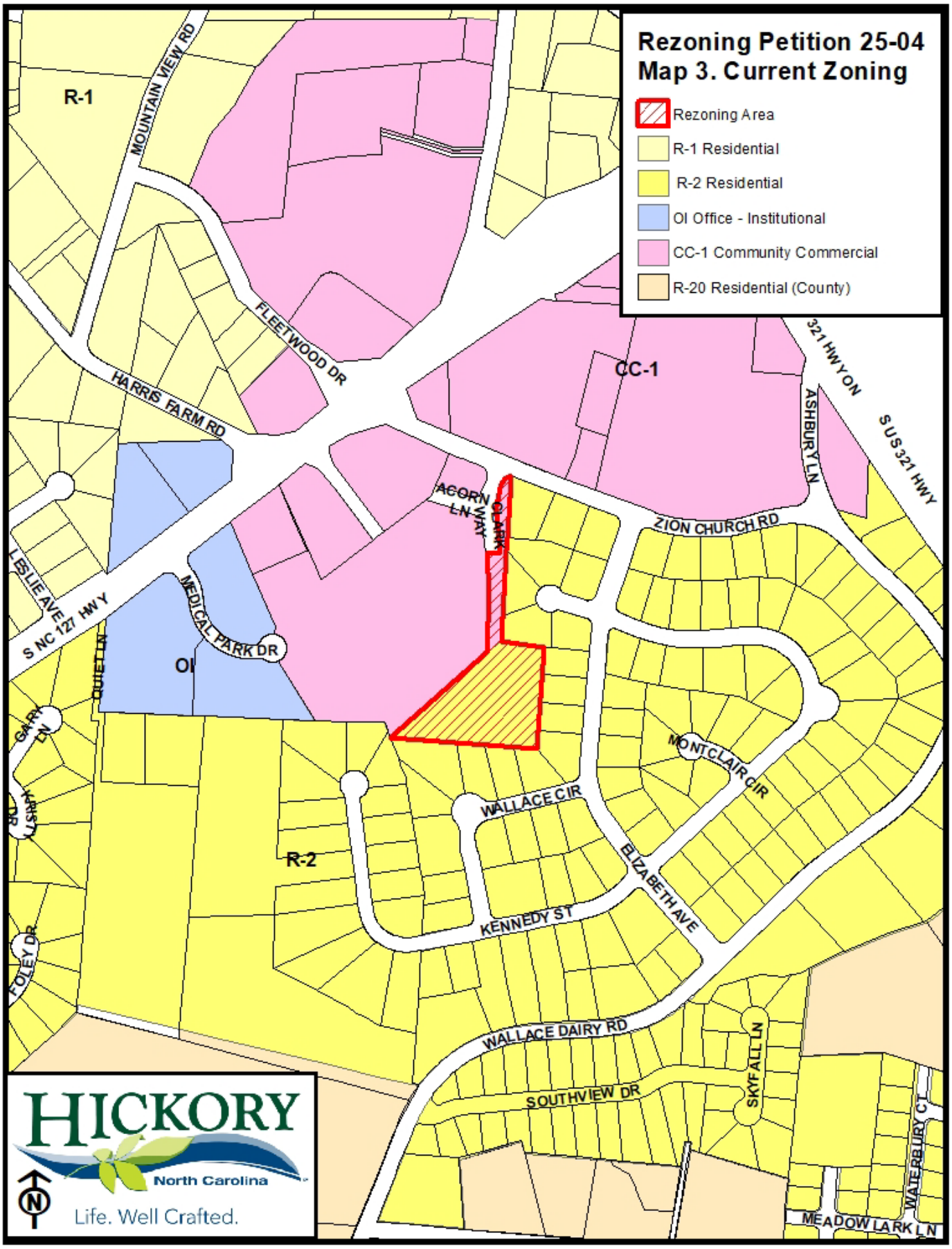
3. Forward a recommendation of approval to the Hickory City Council.

CITIZEN INPUT:

As of September 17th, 2025, staff has received four inquiries regarding this petition.


Rezoning Petition 25-04
Map 1. Aerial Photography
Rezoning Area
Auto Zone
Trinity Ridge
Olde Well South
BROOKFORD BLVD
FLEETWOOD DR
S NC 127 HWY
HARRIS FARM RD
ACORN LN
CLARK WAY
ZION CHURCH RD
MEDICAL PARK DR
MONTCLAIR CIR
WALLACE CIR
KENNEDY ST
WALLACE DAIRY RD
HICKORY
North Carolina
Life. Well Crafted.


Rezoning Petition 25-04
Map 2. Future Land Use
Low Density Residential
Medium Density Residential
Neighborhood Mixed Use
Community Commercial
Commercial Corridor
Industrial
Area in Question
Medium Density Residential
Commercial Corridor
Low Density Residential
Industrial
Neighborhood Mixed Use
Park
HICKORY
North Carolina
Life. Well Crafted.


Rezoning Petition 25-04
Map 3. Current Zoning
Rezoning Area
R-1 Residential
R-2 Residential
OI Office - Institutional
CC-1 Community Commercial
R-20 Residential (County)
R-1
MOUNTAIN VIEW RD
FLEETWOOD DR
HARRIS FARM RD
CC-1
321 HWY ON
ASHBURY LN
S US 321 HWY
ACORN WAY
CLARK LN
ZION CHURCH RD
LESLIE AVE
S NC 127 HWY
MEDICAL PARK DR
OI
QUIET LN
GARY LN
KRISTY RD
MONTCLAIR CIR
WALLACE CIR
R-2
ELIZABETH AVE
KENNEDY ST
FOLEY DR
WALLACE DAIRY RD
SOUTHVIEW DR
SKYFALL LN
WATERBURY CT
MEADOW LARK LN
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