



Life. Well Crafted.

**A = Approved, A1 = Approved First Reading, A2 = Approved Second Reading, D = Deferred,
NA = No Action, PH = Authorized Public Hearing, AD = Approval Denied**

ACTION AGENDA

Hickory City Council
76 North Center Street

October 15, 2024
6:00 p.m.

- I. Call to Order
- II. Invocation by Reverend Tamika Garrison, Director of Faith Community Relations Carolina Caring
- III. Pledge of Allegiance
- IV. Special Presentations
- NA** A. Presentation of a Proclamation for Dyslexia Awareness Month, to Angela Lawrence, Executive Director of the Patrick Beaver Learning Resource Center. **(Exhibit IV.A.)**

Mayor Guess read and presented the Proclamation for Dyslexia Awareness Month to Angela Lawrence, Executive Director of the Patrick Beaver Learning Resource Center.
- V. Persons Requesting to Be Heard
- NA** A. Ms. Rebecca Robinson, 1017 10th Avenue NE, Thao & Associates Inc., Concerns with the Hickory Public Housing Authority.

Ms. Rebecca Robinson addressed the Council regarding problems she had experienced with Hickory Public Housing Authority.
- NA** B. Mr. Tom Dixon addressed the Council regarding his experience with problems at the Hickory Public Housing Authority.
- NA** C. Mr. Stephen Henkel, 6530 Emory Drive, Hickory, North Carolina addressed Council with concerns of moving the Hickory Public Housing Authority to the Western Piedmont Council of Governments.
- NA** D. Mr. Chris Washburn and Mrs. Monique Washburn, 2331 23rd Street NE, Hickory, requested Council consider an ordinance change to allow for a golf cart transport business.
- VI. Approval of Minutes
- A** A. Regular Meeting of October 1, 2024. **(Exhibit VI.A.)**
- VII. Reaffirmation and Ratification of Second Readings. Votes recorded on first reading will be reaffirmed and ratified on second reading unless Council Members change their votes and so indicate on second reading.
- A2** A. Budget Revision Number 6. **(First Reading Vote: Unanimous)**
- VIII. Consent Agenda: All items below will be enacted by vote of City Council. There will be no separate discussion of these items unless a Council Member so requests. In which event, the item will be removed from the Consent Agenda and considered under Item IX.

PH/A A. Call for a Public Hearing to Consider the Voluntary Non-Contiguous Annexation of 29.58-Acres of Property Located at the Intersection of Sandy Ford Road and Robinson Road, Identified as PINs 371016836918, 371016845483, and 371016749736, owned by Country Club Towns, LLC. **(Authorize the Public Hearing for November 5, 2024, at 6:00 p.m. in Council Chambers of the Julian G. Whitener Municipal Building. (Exhibit VIII.A.)**

A B. Approval of the Community Appearance Grant for Non-Residential Property Owned by Scott Corby, Located at 123 13th Street SW, in the Amount of \$7,500. **(Exhibit VIII.B.)**

City Council created the Community Appearance Grant program to provide economic incentives for property owners to improve the general appearance of properties located within the City's designated Urban Revitalization Area. The Community Appearance Commission reviews applications for the grant program and forwards a recommendation of approval or denial to City Council. The grants are designed as a reimbursement grant in which the City of Hickory will match the applicant on a 50/50 basis. The maximum grant amount from the City of Hickory is \$7,500. The grant proposal involves the replacement of the building's awnings and stonework the entrance steps, window replacement, and improvements to an entrance door. The property is located within the City's defined Urban Revitalization Area, and as such is eligible for the consideration of a Community Appearance Grant. The applicant has provided two estimates for the work listed above, the lowest estimates for the work totals \$15,200. If Council moves to approve the proposed grant at the lower of the estimates, the request qualifies for a \$7,500 grant. The subject property's current tax value is assessed at \$89,800. The requested grant amounts to 8% of the property's tax value. The application was reviewed by the Community Appearance Commission and scored the application at 24 points out of a possible 36 points, which placed the application into the high category of scoring. Given the score, the Community Appearance Commission unanimously recommends funding of the grant application in the amount of \$7,500.

A C. Acceptance of the Bulletproof Vest Grant to Receive Up to 50 Percent Reimbursement for each Vest Purchased. **(Exhibit VIII.C.)**

Hickory Police Department requests permission to accept a grant to assist in funding the purchase of bulletproof vests for police officers. The City of Hickory will receive up to 50% reimbursement for each vest purchased. Since 1999, the Bulletproof Vest Grant program has provided an opportunity for law enforcement agencies to apply for a grant to receive up to 50% funding on the purchase of ballistic vests. In order to be eligible, the agency must have a policy in effect making it mandatory for uniformed officers to wear the vests while on duty. Hickory Police Department has the mandatory wear policy in effect and has been a recipient of this grant for numerous years. Monies are placed in the Police Department budget uniform line item annually to purchase vests for police officers. Life expectancy of each vest is approximately five years. The Police Department recommends the acceptance of this grant to receive up to 50% funding to purchase bulletproof vests for police officers.

A D. Approval of the Citizens Advisory Committee Recommendations for Assistance through the City of Hickory's Housing Programs. **(Exhibit VIII.D.)**

The mission of the City of Hickory's Community Development Division is to preserve the existing housing base, enhance ownership opportunities for all of its citizens to obtain decent housing, and provide a quality environment conducive to the safe and healthy growth of its citizenry. The seven-member Citizens' Advisory Committee was formed to provide for citizen's input in the facilitation of the City's CDBG program, as well as any other similar community enhancement funding the City may receive. The following requests were considered by the Citizens' Advisory Committee at their regular meeting on October 3, 2024:

- *Catherine Eggers, located at 1220 27th Avenue NE, Hickory was recommended for approval of up to \$12,000 under the City of Hickory's 2024 Urgent Repair Program.*
- *Louise Adams, located at 1330 5th Street NE, Unit 45, Hickory was recommended for approval of up to \$12,000 under the City of Hickory's 2024 Urgent Repair Program.*
- *Rosa Elliott, located at 1420 11th Street Drive NW, Hickory, was not recommended for approval of a Housing Rehabilitation Loan. The Citizens' Advisory Committee declined the applicant for assistance due to the home repairs needed do not meet the Housing Rehabilitation loan guidelines and minimum repairs.*
- *Terry-Lynne Courteau, located at 2472 23rd Street NE, Hickory, was recommended for approval of a Housing Rehabilitation Loan. The Citizens' Advisory Committee recommends approval for assistance not to exceed \$25,000 for repairs to her house. Assistance would be in the form of a 0% interest deferred loan.*

The Citizens' Advisory Committee recommends approval of the aforementioned requests for assistance through the City of Hickory's housing assistance programs.

A1 E. Budget Revision Number 7. (Exhibit VIII.E.)

1. *To appropriate \$71 in donation revenues for supplies at Hickory Public Library.*
2. *To appropriate \$250 in revenues from Catawba County for equipment used by the Hickory Fire Department.*
3. *To reduce budgeted revenues from Catawba County within the Catawba Wastewater Treatment Plant Expansion Project by \$100,000 to reflect an updated contract with the County for design services.*
4. *To recognize receipt of the 2024 Bulletproof Vest Partnership Grant in the amount of \$17,020 and establish a Grant Project Ordinance in the amount of \$34,040. This is a 50/50 Federal matching grant with the local portion to be taken from the Police Department's Uniforms account.*

IX. Items Removed from Consent Agenda

X. Informational Item

XI. New Business

A. Public Hearings

- A**
1. Consideration of the Voluntary Contiguous Annexation of 151.218-Acres, Located at 432 Catawba Valley Boulevard, SE, 2115 3rd Street Place SE, and Five Adjoining Parcels, Identified as PINs 3701-08-78-9470, 3701-08-77-5545, 3701-08-87-5621, 3701-12-87-7400, 3701-12-87-5316, 3701-11-66-6796, and 3701-12-75-5345, Owned by Blueberry Farm Hickory, LLC – Presentation by Planning Manager Cal Overby. **(Exhibit XI.A.1.)**

Consideration of the voluntary contiguous annexation of 151.218 acres of properties located at 432 Catawba Valley Boulevard SE, 2115 3rd Street Place SE and five other adjoining parcels. These properties are identified as PINs 370108789470, 370108775545, 370108875621, 370112877400, 370112875316, 370111666796, and 370112755345. The properties are currently located within the City of Hickory's extraterritorial jurisdiction, and zoned R-2 Residential. The owners / developer intends to construct a residential subdivision containing 308 attached and detached single-family residences utilizing a conservation subdivision technique. This technique creates smaller building lots with preserved

open space. The existing R-2 zoning permits residential density at a rate of four unit per acre, which could result in the construction of 600+ dwellings. The density proposed by the developer is approximately 50% of what could potentially be constructed. The owner of the property is requesting annexation in order to gain access to City utilities. Surrounding properties are zoned R-1 and R-2 Residential, as well as Planned Development. The surrounding areas consist of residences, vacant land, and a public middle school. The current tax value of the properties is \$948,100. If annexed, the property would generate \$4,313 in additional tax revenues. This value does not consider any new lots or residences constructed upon them. Upon analysis, staff determined the petition meets the statutory requirements for voluntary annexation, and adequate public services are available. Staff finds the petition to be in conformity with applicable statutes and recommends approval of the petition.

Notice of the public hearing was advertised in a newspaper having general circulation in the Hickory area on October 5, 2024.

- A** 2. Consideration of the Voluntary Non-Contiguous Annexation of 3.799-Acres, Located at the Eastern Corner of the Intersection of 21st Street Drive SE, and 27th Street Drive SE, Identified at PIN 3722-14-32-1763, Owned by RFW Properties, LLC – Presentation by Planning Manager Cal Overby. **(Exhibit XI.A.2.)**

Consideration of the voluntary satellite annexation of 3.799 acres of property located at the eastern corner of the intersection of 21st Street Drive SE and 27th Street Drive SE. This property is identified as PIN 3722-14-32-1763. The property is currently located within the City of Hickory's extraterritorial jurisdiction, and zoned industrial (IND). This zoning designation provides opportunities for the development of manufacturing facilities, medical offices, professional office and limited retail uses. Unlike other city zoning districts, industrial zoning does not have a prescribed maximum density. The owner of the property has indicated they intend to construct and operate a recreational vehicle storage facility. The owner of the property is requesting annexation in order to gain access to City utilities. Surrounding properties are zoned industrial (IND) and are occupied by grandfathered non-conforming residences. The current tax value of the property is \$134,500. If annexed, the property would generate \$612 in additional tax revenues. This value does not consider any new construction that is to occur. Upon analysis, staff determined the petition meets the statutory requirements for voluntary satellite annexation, and adequate public services are available. Staff finds the petition to be in conformity with applicable statutes and recommends approval of the petition.

Notice of the public hearing was advertised in a newspaper having general circulation in the Hickory area on October 5, 2024.

- A1** 3. Consideration of Rezoning Petition Number 24-10 for Properties Located at 3109 15th Avenue Boulevard SE and a Vacant Parcel to the South, from Regional Commercial (C-3) to Industrial (IND) – Presentation by Planning Manager Cal Overby. **(Exhibit XI.A.3.)**

A petition has been submitted requesting the consideration of rezoning properties located at 3109 15th Avenue Boulevard SE and a vacant parcel to the south, from Regional Commercial (C-3) to Industrial (IND). The subject properties are currently zoned Regional Commercial and are +/- 8.56 acres in size. The current Regional Commercial (C-3) district is intended to provide locations for shopping, dining and entertainment businesses who cater to automobile-oriented customers from local and regional areas. The properties are currently zoned Regional Commercial (C-3) and occupied by a manufacturing facility (Rubber Mill). Rubber Mill is a manufacturer of rubber components for several different industries and specializes in gaskets and seals. The owners of the facility are seeking to have the property rezoned so they may expand the facility's current operations. Regional

Commercial districts permit for industrial uses but limits total industrial floor areas to 50,000 square feet. Rezoning the properties to industrial will provide more opportunity for expansions, as industrial districts have no cap on floor area. The Hickory Regional Planning Commission conducted a public hearing on September 25, 2024 to consider the petition. During the public hearing, the owner spoke in favor of the rezoning petition, while no one spoke in opposition. Upon closing the public hearing, the Hickory Regional Planning Commission acknowledged the petition's inconsistency with the Hickory by Choice 2030 Comprehensive Plan but found the request to be reasonable due to changes in regional transportation plans. Based upon its findings, the Hickory Regional Planning Commission voted unanimously to recommend approval of the petition. Staff concurs with the recommendation of the Hickory Regional Planning Commission.

Notice of the public hearing was advertised in a newspaper having general circulation in the Hickory area on October 5, 2024, and October 12, 2024.

B. Departmental Reports

D 1. Consideration of the Resolution to Abolish the City of Hickory Public Housing Authority and the Transfer to the Western Piedmont Council of Governments. **(Exhibit XI.B.1.)**

NA 2. Appointments to Boards and Commissions

CITIZENS ADVISORY COMMITTEE

(Terms Expiring 6-30; 3-Year Terms) Appointed by City Council At-Large (Council Appoints) VACANT

COMMUNITY APPEARANCE COMMISSION

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council) At-Large (Outside City but within HRP) (Council Appoints) VACANT

COMMUNITY RELATIONS COUNCIL

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)
Caucasian (Council Appoints) VACANT
Other Minority (Council Appoints) VACANT
Other Minority (Council Appoints) VACANT

HICKORY REGIONAL PLANNING COMMISSION

(Term Expiring 6-30; 3-Year Terms with Unlimited Appointments) (Appointed by City Council)
Burke County Representative (Mayor Appoints with Recommendation from Burke County) VACANT

HISTORIC PRESERVATION COMMISSION

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)
Historic Properties Owner (Council Appoints) VACANT

PUBLIC ART COMMISSION

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)
Ward 1 (Wood Appoints) VACANT
At-Large (Mayor Appoints) VACANT
At-Large (Mayor Appoints) (Dana Andreasson Resigned 9-5-2024) VACANT

RECYCLING ADVISORY BOARD

(Terms Expiring 6-30; 3-Year Terms) (Appointed by City Council)
Ward 5 (Zagaroli Appoints) VACANT
Ward 6 (Patton Appoints) VACANT
At-Large (Council Appoints) VACANT
At-Large (Council Appoints) VACANT

YOUTH COUNCIL

(Terms Expiring 6-30; 1-Year Terms) (Appointed by City Council)

Youth Council Applicant Review Committee Recommends the Following Appointments:

Homeschool

VACANT

- C. Presentation of Petitions and Requests
- XII. Matters Not on Agenda (requires majority vote of Council to consider)
- XIII. General Comments by Members of Council, City Manager or City Attorney of a Non-Business Nature
- XIV. Adjournment

***Hickory City Code Section 2-56. Public Address to Council:**

“When conducting public hearings, considering ordinances, and otherwise considering matters wherein the public has a right to be heard, when it appears that there are persons present desiring to be heard, the Mayor shall require those opposing and favoring the proposed action to identify themselves. Each side of the matter shall be given equal time. Those opposing the proposed action shall be allowed 15 minutes for presentation, followed by 15 minutes for those favoring the action, with the opponents then to have five minutes for rebuttal and the proponents to then have five minutes for surrebuttal. Those persons on either side shall have the right to divide their allotted time among them as they may choose. The Council, by majority vote, may extend the time for each side equally. On matters in which the person desiring to address the Council does not have a legal right to speak, the Council shall determine whether it will hear the person. The refusal to hear a person desiring to speak may be based upon grounds that the subject matter is confidential, that its public discussion would be illegal, that it is a matter not within the jurisdiction of the Council or for any other cause deemed sufficient by the Council. Any person allowed to speak who shall depart from the subject under discussion or who shall make personal, impertinent, or slanderous remarks, or who shall become boisterous while addressing the Council shall be declared out of order by the Mayor, or by vote of the Council, and barred from speaking further before the Council unless permission to continue shall be granted by a majority vote of the Council, under such restrictions as the Council may provide.”

**The City of Hickory holds all public meetings in accessible rooms.
Special requests for accommodation should be submitted by individuals
with disabilities at least 48 hours before the scheduled meeting.
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