Public Hearing:

Board review of **ZMA-2026-05**

- **Applicant:** Chad Huffman & Catherine Stillwell
- **PIN:** 2762852471
- **Address:** 7857 Old NC 10 Hickory NC 28602
- **Request:** Rezone a single parcel of 2.7 acres ***from*** Residential Two (R-2) ***to*** General Business (G-B)

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ZMA 2026-05 Existing Conditions

- The subject parcel is partially cleared with a single-family home and vacant manufactured home currently on the parcel.
- It is located within the Icard fire district and Icard Township.
- Parcel access is provided via Old NC 10, a state-maintained highway.
- This corridor is a mix of commercial, institutional, public service, and low to medium density residential land uses. Existing general business zoning (gas station /drive through restaurant) adjoins the parcel.



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ZMA 2026-05 Site Photos







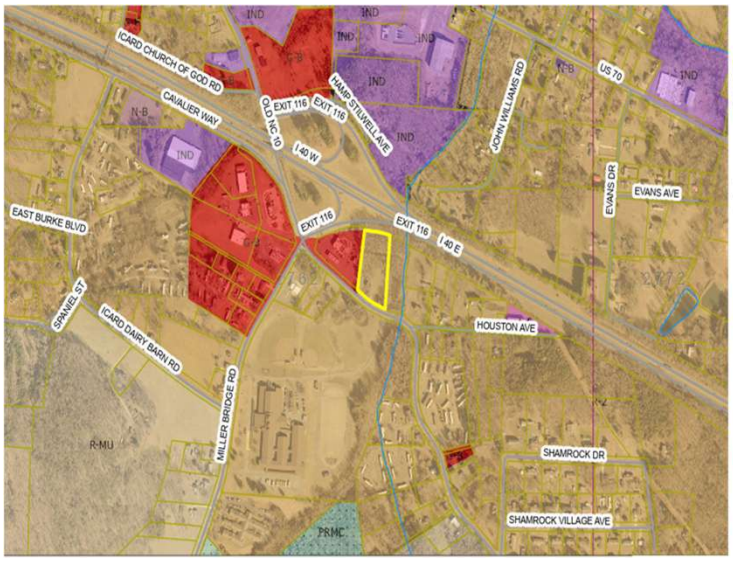


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ZMA 2026-05 Current Zoning

- **Current Zoning: Residential Three (R-2)**
  - Allows most residential uses including Stick Built, Modular, & Class A Manufactured Homes.
  - Special uses: Multifamily, golf Campgrounds, marinas, homeless shelters.
- **Proposed Zoning: General Business (G-B)**
  - Allows most retail, entertainment, and services uses.
  - Special uses: retail larger than 100,000 sqft, adult entertainment, scrapyards.



SEAL OF BURKE COUNTY ORGANIZED 1777 NORTH CAROLINA

ZMA 2026-05
7857 OLD NC 10
Hickory NC

County Zoning
- R-1 Residential Low Density
- R-2 Residential Medium Density
- R-3 Residential
- R-MU Rural Mixed Use
- PRMU Planned Residential Mixed-Use
- PRMU Conditional
- CON
- N-B Neighborhood Business
- G-B General Business
- GB Conditional
- O-I Office & Institutional
- OI Conditional
- L-I Light Industrial
- IND Industrial

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ZMA 2026-05 Future Land Use Map

Current Designation: Residential Infill

- R-2 & R-3 (higher density) zoning.
- Encourages use of single-family stick built or manufactured & multifamily developments.

Proposed Designation: General Business

- Access to major roadways and utilities.
- Residential, commercial, retail, warehouses uses are encouraged.





ZMA 2026-05 Future Land Use Map

Legend

- General Business
- Industrial
- Industrial Conditional District
- Lake James/Rhodhiss
- Open Forest
- Residential Infill
- Residential Low Density

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ZMA 2026-05 Staff Findings

Community development staff find the rezoning request **reasonable and in public interest** based on the following:

- The parcel is located along Old NC Hwy 10 which provides access to state-maintained roads, utilities and proximity to established commercial uses consistent with Burke County highway corridors.

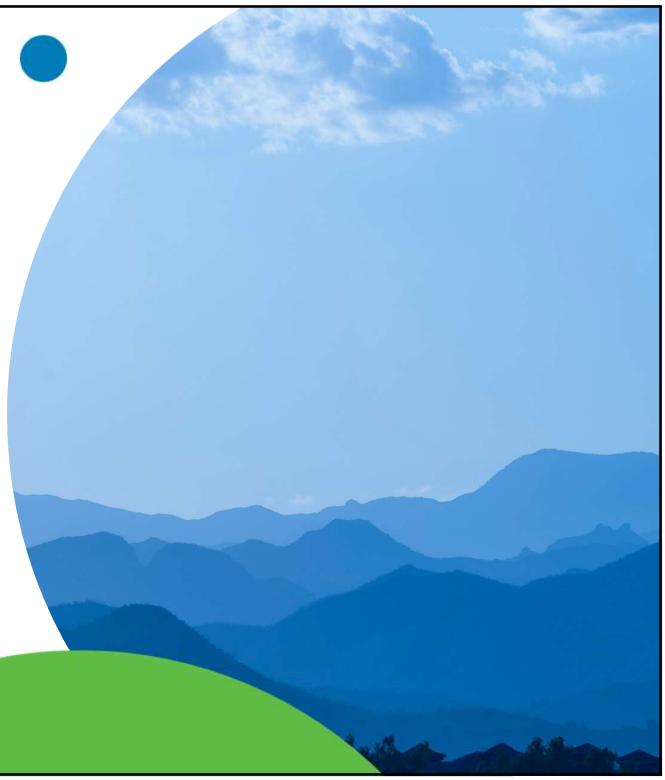
- While the rezoning is not consistent with the Blueprint Burke Strategic Land Use Plan and Land Use Map, it is consistent with its goals to promote economic development along highway corridors with access to utilities and state-maintained roads.

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THANK YOU

Questions for staff?



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