Burke County Planning Board 8.27.2026

Case: ZMA 2026-05

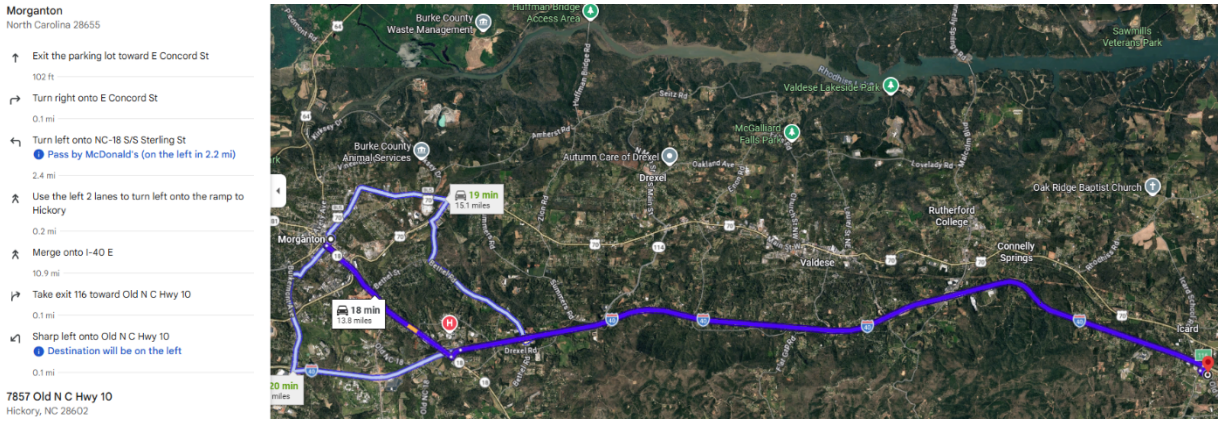
Applicant: Chad Huffman & Catherine Stillwell

PIN: 2762852471

Address: 7857 Old NC 10 Hickory, NC 28602

Request: To rezone a single parcel of 2.7 acres ***from*** Residential- Two (R-2) ***to*** General Business (G-B)

Location:



BACKGROUND INFORMATION

Applicant request

The Community Development Dept. has received a rezoning application from Chad Huffman requesting to rezone a parcel totaling approximately 2.7 acres from the current zoning of Residential- Two (R-2) to General Business (G-B).

SITE ANALYSIS AND SURROUNDING AREA

Current 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.

Surrounding Zoning and Land Use:

Direction	Current Zoning	Existing Land Use
North	Industrial (IND)	Residential
South	Residential Two (R-2)	Institutional / School
East	Residential Two (R-2)	Residential
West	General Business (G-B)	Gas Station / Drive Through Restaurant

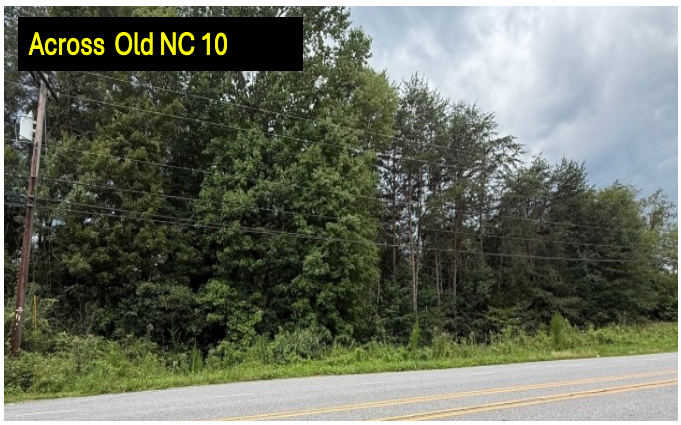
This parcel fronts Old NC Hwy 10. This corridor is a mix of commercial, institutional, public service, and low to medium density residential land uses. Existing general business zoning (gas station /drive through restaurant) adjoins the parcel.

Map 1 : Satellite & Existing Land Use



Site Photos

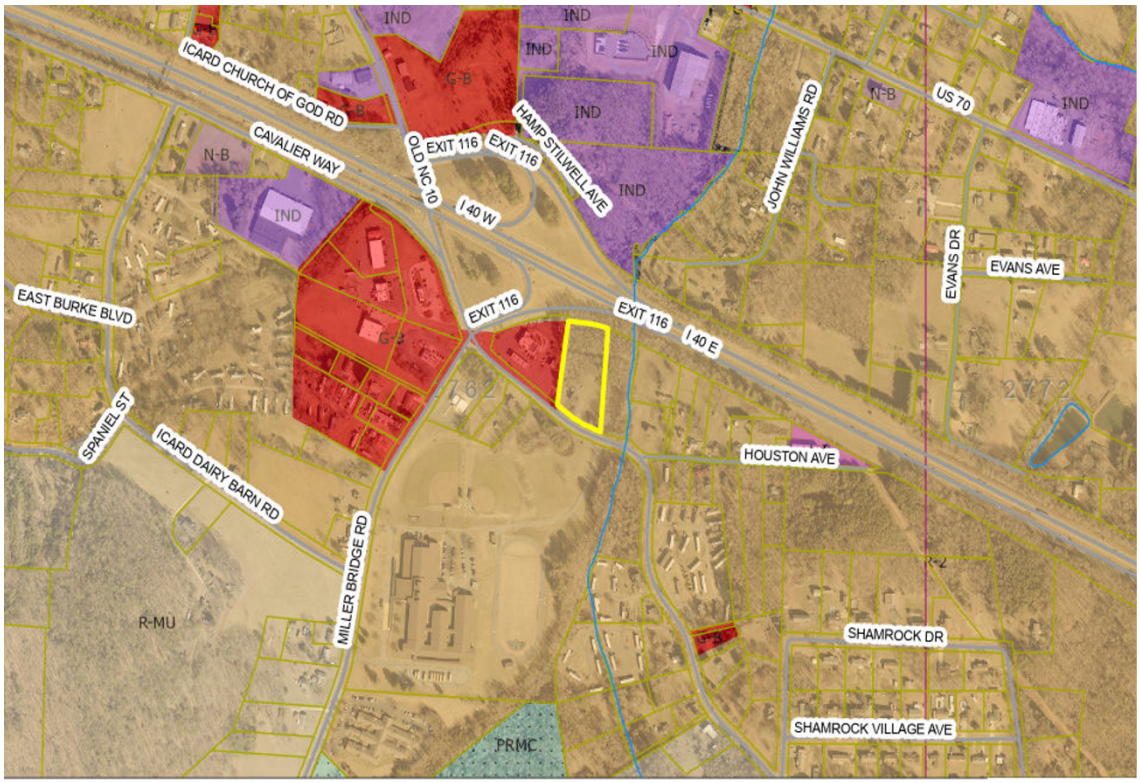








ZONING & FUTURE LAND USE CONSIDERATIONS



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

Map 2: Current Zoning Map

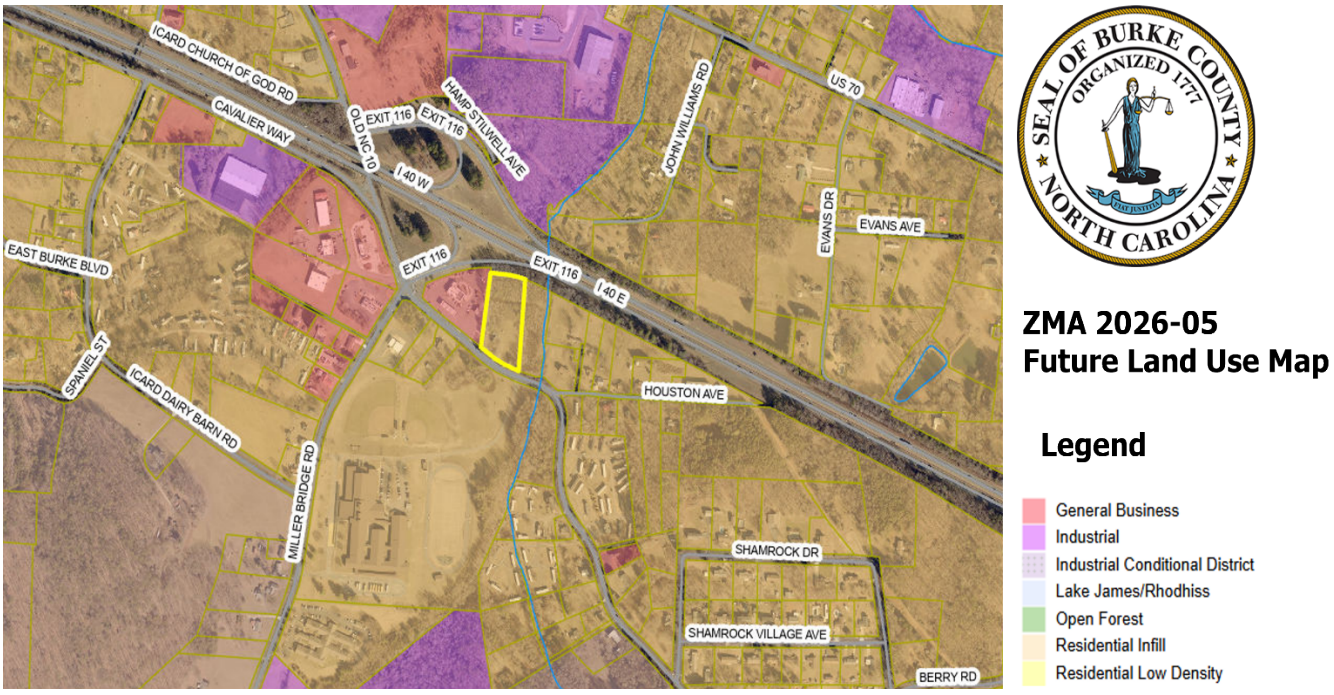
Current Zoning: Residential Two (R-2)

- The R-2 district is established to accommodate more residential uses except for than the R-1 district along with limited compatible non-residential uses.
- **Permitted Uses:** Residential uses including single family, and duplexes. Class A (double-wide) homes are permitted along with family care homes, and adult care homes.
- **Special Uses:** Multifamily townhomes and condos, country clubs, golf courses, parks, and public use facilities are allowed by special use permit.

Proposed Zoning: General Business (G-B)

- The General Business District has been established to provide suitable locations for commercial activities that serve the public.
- **Permitted uses** include most retail, entertainment, and service uses.
- **Special Uses:** Kennels, exterminators, special event grounds, retail spaces greater than 100,000 square feet, and scrap yards.
- Industrial and agricultural uses are limited with distillery, breweries, commercial greenhouses, automobile parts recycling, and mini warehouses being a few examples of industrial and agricultural uses permitted under G-B zoning.

COMPLIANCE WITH THE BLUEPRINT BURKE COMPREHENSIVE PLAN



Map 3: Future Land Use

The 2022-2030 Blueprint Burke Strategic Land Use Plan designates this parcel as ***Residential Infill*** on the future land use map.

The residential infill category supports the following:

- Medium to high density development focuses on suburban or rural neighborhood settings with sufficient access to major roads.
- Access to infrastructure such as public water and sewer.

The requested zoning of General Business is **not consistent** with the future land use map (below) and would require a change to **General Business** on the future land use map.

General Business supports the following:

- Major road access under NCDOT maintenance, infrastructure including water and sewer, and improved driveways for access.
- Encourages uses such as single family, multifamily and manufactured residential development along with most commercial, retail, warehouses, and smaller manufacturing uses.

STAFF FINDINGS:

Community development staff find the rezoning request **reasonable and in the 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.

PLANNING BOARD ACTION REPORT

The Burke County Planning Board heard this case at their August 27, 2026 meeting. Co-applicant Chad Huffman spoke on behalf of the request, explaining that his 72-year-old mother resides on the property in a 1934 home that requires substantial repairs. Mr. Huffman stated that the commercial rezoning is sought to sell the property so his mother can purchase a newer home and retire, citing the parcel's prime commercial location near I-40 and potential uses such as storage or restaurants to serve surrounding growth, including an 84-home subdivision planned nearby. No other members of the public spoke in favor of or in opposition to the request.

The board voted to recommend approval of the rezoning by a vote of 4-0.