HUFFMAN
REALTY GROUP
(828) 446-7229

August 24, 2026

Re: Proposed Rezoning of [Property Address / Parcel ID]

**Re: Proposed Rezoning of: **7857 OLD NC 10

To Whom It May Concern,

I am writing in my capacity as a local real estate professional regarding the property located in Burke County at 7857 OLD NC 10 Hickory, NC. Owned by Catherine Debbie Stillwell.

Ms. Stillwell is seeking to have the property rezoned to allow for commercial use while maintaining the ability to reside in the existing home during the period in which the property is being marketed for sale.

From a real estate and marketability standpoint, it is my professional opinion that the property's location lends itself well to commercial use. Its proximity and convenient access to Interstate 40, along with the surrounding development and traffic patterns, make it potentially attractive to commercial buyers and developers.

If appropriately rezoned, I would be able to market the property to a much broader commercial audience. Potential uses could include restaurants, coffee shops, medical or urgent care facilities, professional offices, and other commercial users, subject of course to the uses permitted under the applicable zoning classification and any required approvals.

The existing residential use creates an important consideration for the owner. Allowing her to continue residing in the home while the property is marketed would provide her the opportunity to pursue a commercial sale without requiring her to vacate the property before a buyer is secured.

Based on my experience in the local real estate market, I believe commercial zoning would improve the property's marketability and provide greater opportunity for a use that takes advantage of its location and proximity to I-40.

I appreciate your consideration of this request. I would be happy to provide additional information regarding the property, its marketability, or the types of commercial interest we believe the location could attract.

Sincerely,

Brandy Huffman

Brandy Huffman, REALTOR®
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