



The Hickory Regional Planning Commission will hold its regular meeting on **Wednesday, August 26, 2020 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 the June 24, 2020 meeting

### **PRESENTATIONS AND PUBLIC HEARINGS**

1. **Rezoning Petition 20-02.** Request by Claude and Billie Shrum, David and Kevin Childers, and Alan and Donna Bolick for the consideration of the rezoning of approximately 10.51 acres of property located at the southwestern corner of Catawba Valley Blvd SE and Startown Rd SE, from Low Density Residential (R-1) and R-20 Residential to Regional Commercial (C-3). The property is shown as PINs 371112964151, 371112961340, and 371112951884 on the Catawba County G.I.S. maps.

### **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 telephone number (828) 323-7422 at least 48 hours prior to the scheduled meeting.

**Hickory Regional Planning Commission**  
**Wednesday, June 24, 2020, 6:00 pm**

A regular meeting of the Hickory Regional Planning Commission (HRPC) was held Wednesday, June 24, 2020, 6:00 pm, in Council Chambers of the Julian G. Whitener Municipal Bldg, Hickory NC.

**Members Present:** Randall Mays, Bill McBrayer, Bill Pekman, David Deal, Robert Weaver, Sam Hunt, Meg Locke, Wallace Johnson, Dan Shabeldeen, and Jeff Kerley

**Members Excused:** Junior Hedrick

**Members Absent:** none

**Others Present:** Director of Planning Brian Frazier, Senior City Planner Ross Zelenske, Deputy City Attorney Arnita Dula, Planning Intern Madison Whisnant, and Minutes Clerk Anne Starnes

**Parliamentary Call to Order & Welcome:** Randall Mays, Chairman, called the meeting to order at 6:00 pm and welcomed everyone attending.

**Roll Call:** Brian Frazier stated a quorum was present and Mr. Hedrick was excused.

**Items of Correspondence:** Mr. Frazier said an official City appointment was received from Mayor Guess on behalf of City Council, re-appointing Mr. Hedrick to another 3-year term on the Planning Commission. Also, a letter was received from Randy Isenhower, Chairman of the Catawba County Board of Commissioners, recommending Dr. Pekman to City Council to serve another 3-year term on the Planning Commission. He said it was his understanding that both Dr. Pekman and Mr. Mays would officially be re-appointed to the Planning Commission at the City Council meeting on July 21, 2020.

**City Council Action:** none

**Approval and Signing of Minutes from the February 26, 2020 Meeting:** Minutes of the previous meeting in February were distributed to members in advance. No additions, deletions or corrections to the minutes were stated. Meg Locke moved, seconded by Bill McBrayer, to approve the February 26, 2020 minutes as presented. By a show of hands, the motion carried unanimously.

**PRESENTATIONS & PUBLIC HEARINGS**

Mr. Mays said one public hearing was on the agenda tonight. He said the North Carolina Ethics Commission states that any member with an obligation or connection regarding the hearing tonight should state it now and ask to be recused from the hearing. He asked if anyone on the Commission had a conflict of interest and need to be recused from the public hearing. No conflicts of interest were declared.

**Brian Frazier** presented the Staff Report and referred to PowerPoint slides. He reviewed slide #2 (Rezoning Petition 20-01):

- Property Owner: Crystal Rogers
- Applicant: Crystal Rogers
- Location: 913 9th Avenue NE
- Current Zoning: Industrial (IND)
- Property Size: 0.58 acres

- Background: The subject property is currently zoned Industrial (IND), and is occupied by a grandfathered, non-conforming single-family residence.
- Request: Consideration of rezoning the property to High Density Residential (R-4). Rezoning the property would make the existing single-family residence a conforming use.

Mr. Frazier said re-zoning the property to High Density Residential is the nearest zoning designation in that neighborhood. The property has not been a conforming use for quite some time now.

Mr. Frazier reviewed slide #3 (Map 1. Hickory by Choice 2030, Future Land Use Map). He noted the subject property was hashed in red on the map, with High Density Residential around it. He pointed out Highland Avenue NE and the Lenoir-Rhyne University campus nearby.

Mr. Frazier reviewed slide #4 (Map 2. Aerial Photo). He again noted the property was hashed in red, and pointed out Highland Baptist Church, Sherrill Furniture, and 9<sup>th</sup> Street NE.

Mr. Frazier reviewed slide #5 (Map 3. Current Zoning). The property, hashed in red on the map, is currently located in an area zoned Industrial. He noted all the different zoning designations around the subject property, saying that in the past, many of the houses and residents in this area had served the industrial businesses nearby. Between 2005 and 2010, the City changed the zoning designation for many of these properties to Neighborhood Commercial and General Business, reflecting the current land use pattern.

Mr. Frazier reviewed slide #6 (Background).

- The property is currently zoned Industrial (IND), and is occupied by a grandfathered, non-conforming single-family residence.
- Current tax records indicate the existing residence was constructed in 1918, and the industrial zoning has been in place since the late 1990s.
- As previously indicated, the rezoning of the property to High Density Residential (R-4) will make the existing residence a conforming use.
- The Hickory by Choice 2030 Plan classifies the area as High Density Residential, so the rezoning request is consistent with the findings and recommendations of the plan.
- The rezoning of the property is not anticipated to negatively impact the provision of public services, nor is it anticipated to negatively impact adjacent properties, or their value.

Mr. Frazier reviewed slide #7 (Findings & Recommendation).

- **Findings**
  - The Hickory by Choice 2030 Comprehensive Plan identifies the area as High Density Residential, which is consistent with the zoning designation being proposed for the subject property.
- **Recommendation**
  - Staff has found Rezoning Petition 20-01 to be consistent with the Hickory by Choice 2030 Comprehensive Plan, and recommends the following:
    - The Planning Commission move to affirm the rezoning petition’s consistency with the Hickory by Choice 2030 Comprehensive Plan; and
    - Forward a recommendation of approval to Hickory City Council.

Mr. Frazier said two or three residents in the area had called his office, asking if there were any specific plans for the property. He said the applicant is present and could address this during her testimony. There may also be neighbors present tonight with questions or concerns to discuss with commission members.

Mr. Frazier asked for questions from Commission members, and there were none.

The Staff Report was presented to the Minutes Clerk, and entered into the record as Exhibit A.

Mr. Mays advised that the persons in favor of the petition would be allowed to speak first during the hearing and the opponents would speak second, followed by time for rebuttal by both sides, if needed.

Mr. Mays opened the public hearing.

## **PROPOSERS**

**Crystal Rogers** addressed Commission members. She is the applicant and owns Elite Properties on 4<sup>th</sup> Street SW near downtown Hickory. Ms. Rogers grew up in Hickory, has lived here for her entire life, and has been in the real estate business for 26 years. Her business is located in a 1924 craftsman-style house, which she bought and remodeled. Following this remodeling, she developed a side passion for buying foreclosed, falling down and close to be condemned, old but magnificent homes in downtown Hickory. She also purchased the property across the street from her business and remodeled it into an office for lawyers, remodeled two homes in the Historic Green Park District, and another one in the Historic Claremont District.

Ms. Rogers also remodeled a house within walking distance of the subject house being discussed tonight, near Lenoir-Rhyne. She purchased the house over a year ago; it had been vandalized and the door was standing open, with feral cats living inside and homeless residents coming and going. The house was an eyesore and she has spent the last year fixing it up. The house is a magnificent 3,000-sqft, Arts and Crafts home, and she tries really hard to restore these old homes, while being time-period sensitive. She is rezoning the property so that it can be sold. She said it is really tough to finance a property that is zoned Business Industrial, because you cannot get a traditional mortgage, and definitely not a VA or FHA loan. She is about halfway through remodeling the house now, so before spending any more money, she wants it zoned in keeping with what it is – a beautiful 1918 residential home.

Ms. Rogers said there have been some questions from the neighbors, and she guesses the Planning Department sent letters to them saying the maximum that could be done there would be an apartment building. She has never even built a house from the ground up and is definitely not a commercial builder. Also, the home would need to be torn down in order to have apartments there. This is not her intention, and she also has no intention to build anything else on the lot. She realizes that once it is rezoned to Residential, then someone else could come along in the future and put in another home. She said you cannot put in apartments and still keep the home; there is just not enough space there.

Ms. Rogers said she just wanted to explain her intentions to the members. She really does care about the houses but is uncertain how she will use it – she may live in it, but she might not. She is uncertain but is taking a lot of care to restore it. She is also invested in this area. She bought her very first condo when she was 20, which is within walking distance to the house. She also purchased the Hudson Furniture building that was about to be condemned and is working on restoring it.

She said these are her intentions, and the reason she is requesting to rezone the property. Whether she keeps or sells it, it can then be financed and used residentially.

Ms. Rogers asked if there were any questions from members.

Dr. Pekman asked if she planned to keep the property as a single-family home. Ms. Rogers said yes, and she is halfway through remodeling it now. She is not creating a duplex, apartments, or anything else – she is restoring it as a single-family house.

There were no additional questions for Ms. Rogers, and Mr. Mays thanked her.

**Lillie Martinez** addressed Commission members. She lives down the street from this property and has been there for 43 years. After hearing the details about what is going on at Ms. Rogers' property, she is satisfied with the plans. She said thank you.

There were no questions for Ms. Martinez, and no additional speakers in favor of the rezoning petition.

## **OPPONENTS**

None

Mr. Mays declared the Public Hearing was closed.

Mr. Mays asked if there was any discussion by members.

Ms. Locke asked if any other zoning was considered for the subject property, such as single-family residential instead of high density residential. Mr. Frazier returned to the podium to address her question. He said he was not sure he totally understood Ms. Locke's question, since R-4 would be the closest designated zoning that the City currently has on their official zoning map. He suggested they could possibly allow R-3, which changes the density a little bit, but zoning also needs to be consistent with Hickory by Choice, and there is no R-3 in the immediate vicinity now. He said R-2 is totally inappropriate for that neighborhood, because it is low density, and R-1 would be even less appropriate, due to the density and the fact it would open it up to agriculture or animals, such as livestock. He said staff thought R-4 or R-3 would be most consistent with the Comprehensive Plan, for future high density, and R-4 was the closest designated area.

Ms. Locke said that R-4 could make the neighborhood think about the number of units that could be put on the property, if the house came down. Mr. Frazier said R-3 certainly could be done and still be in compliance with the Land Development Code, but it is a relatively small property, and at most, only 6 or so units could be put on the property. Staff felt that R-4 would be the best use, especially considering what the applicant was looking for. Also, he said the applicant was absolutely correct in what she said about financing, because staff has had people go to lending institutions, specifically the independent credit unions, and unless the property had an R zoning, they would say no to loaning them money. Even if the City gave them a letter or called them, they would not do it.

There was no further discussion, or additional questions.

Mr. Mays asked for a motion to approve or deny the application.

Bill McBrayer moved, seconded by Wallace Johnson, to approve Rezoning Petition 20-01. By a show of hands, the motion carried unanimously.

Mr. Mays said Rezoning Petition 20-01 would be passed on to Hickory City Council for final approval.

## **OTHER BUSINESS**

**Re-appointment of HRPC Members:** Mr. Frazier said the only confirmed re-appointment is Mr. Hedrick's, and the others are still in process.

**Annual Election of Officers:** Mr. Mays said Planning Commission officers for FY 2020-21 would now be elected, including a Chair, Vice-Chair, and Secretary.

Randall Mays currently serves as Chair. The floor was opened for nominations.

David Deal moved, seconded by Bill McBrayer, to nominate Randall Mays as Chair. There were no other nominations, and Mr. Mays accepted the nomination. By a show of hands, Mr. Mays was unanimously elected as Chair, with Mr. Mays abstaining.

Bill McBrayer currently serves as Vice-Chair. The floor was opened for nominations.

Meg Locke moved, seconded by Sam Hunt, to nominate Bill McBrayer as Vice-Chair. There were no other nominations, and Mr. McBrayer accepted the nomination. By a show of hands, Mr. McBrayer was unanimously elected as Vice-Chair, with Mr. McBrayer abstaining.

Sam Hunt currently serves as Secretary. The floor was opened for nominations.

Wallace Johnson moved, seconded by Bill McBrayer, to nominate Sam Hunt as Secretary. There were no other nominations, and Mr. Hunt accepted the nomination. By a show of hands, Mr. Hunt was unanimously elected as Secretary, with Mr. Hunt abstaining.

The Hickory Regional Planning Commission officers for FY 2020-21 are Randall Mays, Chair; Bill McBrayer, Vice-Chair; and, Sam Hunt, Secretary, elected unanimously to serve July 1, 2020 through June 30, 2021.

**Appointment of Ex-Officio Member to the Bond Commission:** Mr. Frazier said City management expects to hold the next meeting of the Bond Commission later this summer.

Dan Shabeldeen is currently serving as the ex-officio member on the Bond Commission representing the Planning Commission. Mr. Mays asked him if he was willing to continue serving, and he said yes.

Sam Hunt moved, seconded by Bill McBrayer, to recommend City Council appoint Dan Shabeldeen to the Bond Commission, representing the HRPC. The motion carried unanimously.

**Presentation by Madison Whisnant, Planning Intern:** Hickory resident Madison Whisnant, a student at Appalachian State University, is currently serving an internship in the Planning Department. During her time with the department she has been working on the West Hickory Neighborhood Plan, which has not been updated since 2000. In updating the plan, consideration was given to the current conditions and concerns, with plans to offer the City recommendations and create a plan to address any existing issues. The work completed to-date includes annotating the previous plan itself, re-writing the portion that focuses on the history, a drive-through inventory of properties while making notes on their use and condition, meeting with some of the neighborhood figureheads to discuss a future community meeting, and collecting demographic information that compares neighborhood data. With all this work now completed, Ms. Whisnant is currently preparing a West Hickory Neighborhood survey and exploring options on how to push it out to the community, during the on-going COVID-19 regulations. She hopes the survey responses received back will help to identify the strengths and needs of the West Hickory community. In the future, Ms. Whisnant hopes to host a meeting to air any concerns the residents have and listen to their ideas, with a focus on growth in the area. She hopes her work will be useful to the West Hickory Neighborhood members in the future.

Mr. Mays thanked Ms. Whisnant for her presentation.

Mr. Mays asked if there was any other business, and there was none.

**Next Meeting:** The next regular meeting will be on Wednesday, July 22, 2020, at 6:00 pm, unless members are notified otherwise.

**Adjourn:** Mr. Mays thanked everyone for attending. Bill McBrayer moved, seconded by Wallace Johnson, to adjourn. There being no further business, the meeting adjourned at 6:25 pm.

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Randall Mays, Chairman  
Hickory Regional Planning Commission

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Anne Starnes, Minutes Clerk  
City of Hickory

**Attendance Roster**  
**FY 19-20**

<b>Key</b>	A	Absent	AX	Excused		No meeting
	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 Jeff Kerley	P		P	P		AX	P	P				P	Jun-18	Jun-21
Longview Randall Mays	P		P	P		P	P	P				P	Jun-17	Jun-20
Catawba County William Pekman	P		P	P		P	P	P				P	Dec-17	Jun-20
Burke County Robert Weaver						P	P	P				P	Dec-19	Jun-22
Brookford Vacant														
Caldwell County David Deal	P		AX	P		P	P	P				P	Jul-19	Jun-22
Ward 1 Bill McBrayer	P		P	P		P	P	P				P	Jul-19	Jun-22
Ward 2 Dan Shabeldeen	AX		P	P		P	P	P				P	Jul-17	Jun-20
Ward 3 Junior Hedrick	P		P	P		P	P	P				AX	Jul-17	Jun-20
Ward 4 Sam Hunt	P		P	P		P	P	P				P	Jul-18	Jun-21
Ward 5 Wallace Johnson	P		P	AX		P	P	P				P	Jul-17	Jun-20
Ward 6 Meg Jenkins Locke	P		P	AX		P	P	P				P	Jul-19	Jun-22

## REZONING ANALYSIS

**PETITION:** 20-02

**APPLICANT:** Eric Yeargin

**OWNERS:** Claude and Billie Shrum, David and Kevin Childers, and Alan and Donna Bolick.

**PROPERTY LOCATION:** Southwestern corner of Catawba Valley Blvd SE and Startown Road.

**PINS:** 371112964151, 371112961340, and 371112951884.

**WARD:** The properties are currently in the annexation process. Upon annexation, the properties will be located in Ward 3 (Councilman Seaver).

**ACREAGE:** +/- 10.51 acres

**REQUESTED ACTION:** Rezone the properties from City of Hickory R-1 Residential and Catawba County R-20 Residential to Regional Commercial (C-3).

**BACKGROUND:** The subject properties are currently in the process of being annexed into the City of Hickory. The subject properties are zoned R-1 (Hickory) and R-20 (Catawba County) are 10.51 acres in total area. These properties may be developed for one and two family residential uses at an intensity of two (2) dwelling units per acre, which could potentially yield twenty (20) new dwelling units.

**DEVELOPMENT POTENTIAL:** As noted above, the subject properties are currently zoned residential, and could potentially yield up to twenty (20) dwelling units. The request is to rezone the properties to Regional Commercial (C-3).

Should the properties be rezoned to Regional Commercial (C-3), the properties could be utilized for multi-family residential, at a density of thirty (30) dwelling units per acre, or for non-residential purposes at a maximum floor area ration of (0.85). The applicant has indicated their intention to develop the properties for non-residential purposes. Given this intention, the properties could be developed to contain up to 389,143 ft<sup>2</sup> of total floor area.

**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* and the stated Purpose and Intent of this Land Development Code;

The area under consideration is identified as Regional Commercial by the Hickory by Choice 2030 Comprehensive Plan's future land use map (**Please refer to Map 1 for detail**).

*The general area is classified Regional Commercial by the Hickory By Choice 2030 Comprehensive Plan. (Note: The Hickory By Choice 2030 Comprehensive Plan's Future Land Use map does not contain parcel line data, as the general boundaries of the land use categories are not concrete.)*

*This classification is intended to be located in the vicinity of the I-40 / US 70 corridor to provide commercial areas for shopping, dining, and employment.*

*The subject property is classified as Regional Commercial by the Hickory By Choice 2030 Comprehensive Plan. The C-3 zoning district is listed as the implementing zoning district for the High Density Residential classification, and as such, should be considered to be consistent with the plan's recommendations.*

**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 area under consideration for rezoning is clearly indicated by the Hickory by Choice 2030 Comprehensive Plan as being a future commercial area.*

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

*Any and all improvements that are to take place on the properties will be required to follow all applicable development regulations.*

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

*The current land use pattern of the larger area contains a variety of land-uses; including residential, institutional, commercial and industrial. The specific intersection which the subject properties are located on is best suited for non-residential development, and is complementary to the adjacent apartments, community college, and commercial shopping areas. Public resources to provide critical public services are in place to service the area. These include public utilities and transportation infrastructure.*

- Regulate the type and intensity of development; and

*Any future development that takes place on the subject properties will be regulated by current and future development standards duly adopted by the City of Hickory and the State of North Carolina.*

- Ensure protection from fire, flood and other dangers.

*Any future development occurring on the subject properties will be required to adhere to all state and local building, fire, and flood zone related development regulations. Such regulations will ensure proper protections are provided to ensure surrounding residents, employees, and properties are properly protected as prescribed by law.*

2. Existing land uses within the general vicinity of the subject property (**Please refer to Maps 2 & 3 for more detail**):

- **North:** The properties are zoned Low Density Residential (R-1), Office and Institutional (OI), and Regional Commercial (C-3) by the City of Hickory, and are occupied by a single-family residence, Catawba Valley Community College, and vacant commercial properties;

- **South:** The properties are zoned R-20 Residential by Catawba County and Planned Development (PD) by the City of Hickory, and are occupied by single-family residences and an apartment complex that is currently under construction;
  - **East:** The properties are zoned Office and Institutional (OI) by the City of Hickory, and are occupied by a medical office and Catawba Valley Community College; and
  - **West:** The properties are zoned Low Density Residential (R-1) by the City of Hickory and R-20 Residential by Catawba County, and are either vacant or occupied by single family residences.
3. The suitability of the subject property for the uses permitted under the existing and proposed zoning classification:

*The current land use pattern of the larger area contains a variety of land-uses; including residential, institutional, commercial and industrial. The specific intersection which the subject properties are located on is best suited for non-residential development, and is complementary to the adjacent apartments, community college, and commercial shopping areas. Public resources to provide critical public services are in place to service the area.*

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

*Any rezoning has the potential to detrimentally impact properties in the general vicinity. Whenever non-residential development directly abuts residentially zoned land, screening and buffering is required by the City's Land Development Code.*

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 to service the area. These include public utilities transportation infrastructure, as well as police and fire protection.*

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

*The subject properties are located within an area where the Hickory by Choice 2030 Comprehensive Plan anticipated non-residential development. The current use of the property is residential, and the request would allow the use of the property to be considered conforming under the City's current zoning standards.*

*Any future development that occurs of the subject properties as the result of the zoning map amendment, will be required to adhere 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:**

Staff finds Rezoning Petition 20-02 to be **consistent** with the Hickory by Choice 2030 Comprehensive Plan, and recommends the following:

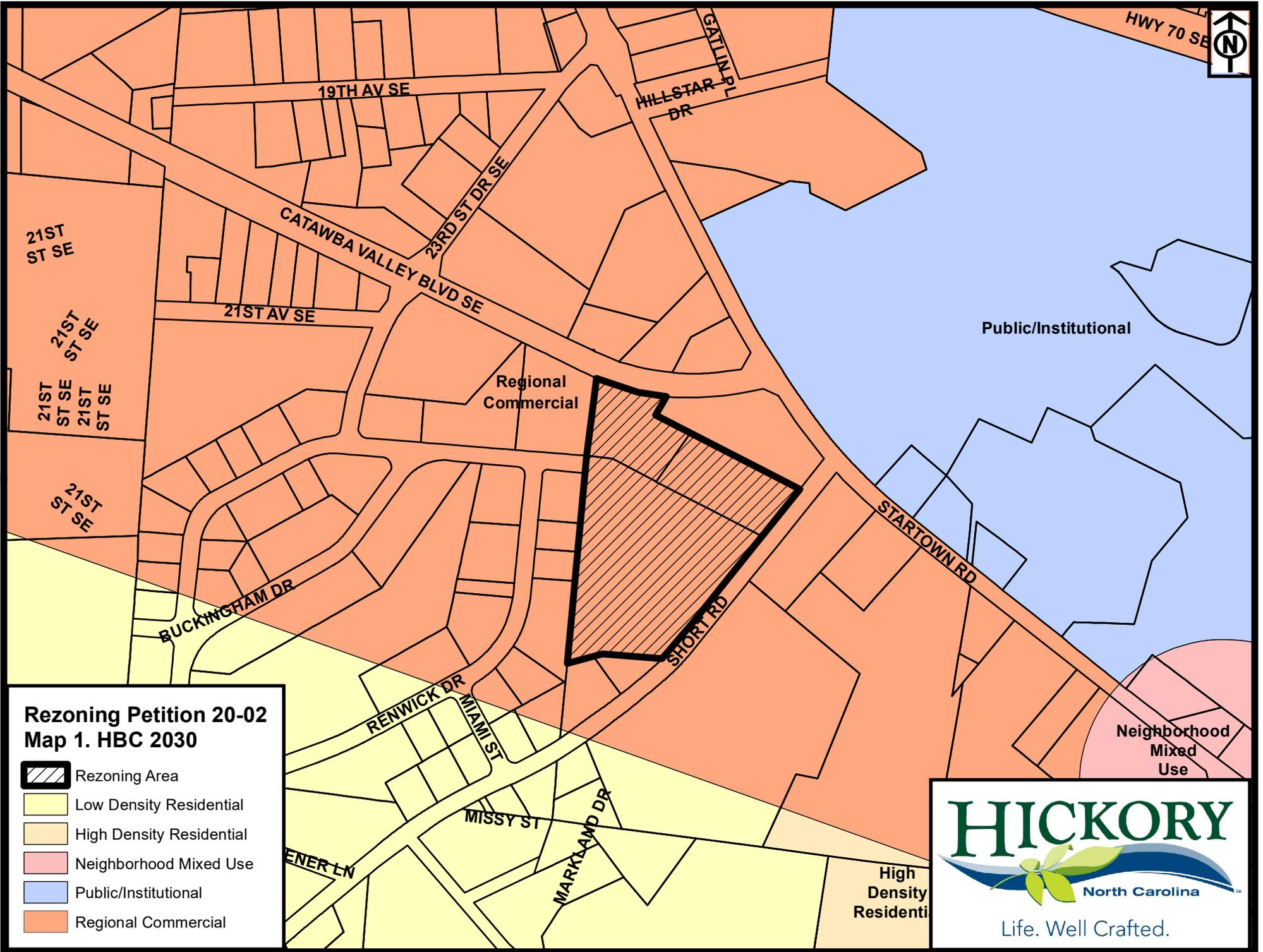
1. The Hickory Regional Planning Commission adopt a statement affirming the petition's consistency with the Hickory by Choice 2030 Comprehensive Plan; and
2. Forward a recommendation of approval to the Hickory City Council.

**CITIZEN INPUT:**

Staff has received one (1) inquiry regarding this petition.



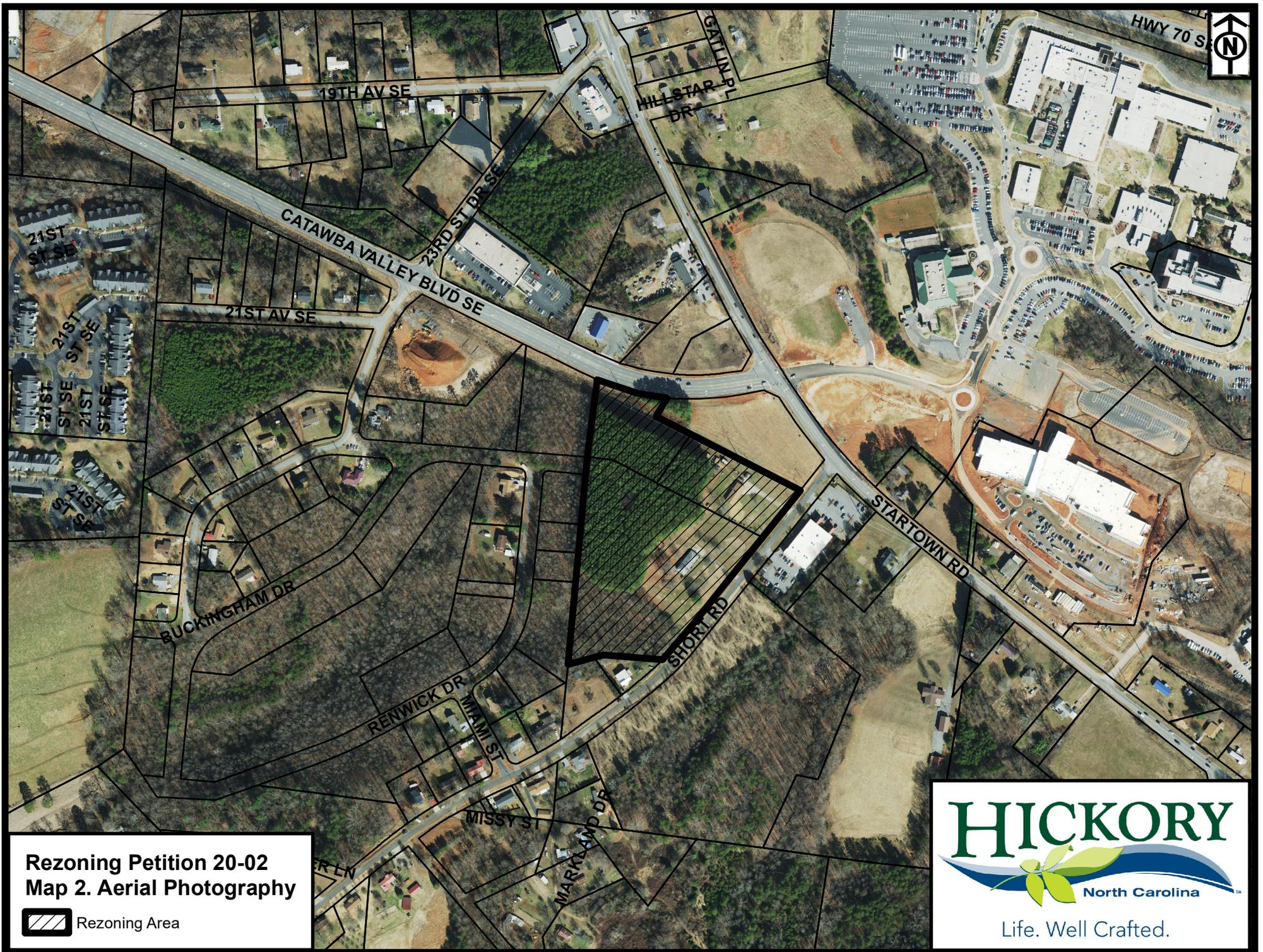
HWY 70 SE



**Rezoning Petition 20-02  
Map 1. HBC 2030**

-  Rezoning Area
-  Low Density Residential
-  High Density Residential
-  Neighborhood Mixed Use
-  Public/Institutional
-  Regional Commercial

**HICKORY**  
North Carolina  
Life. Well Crafted.

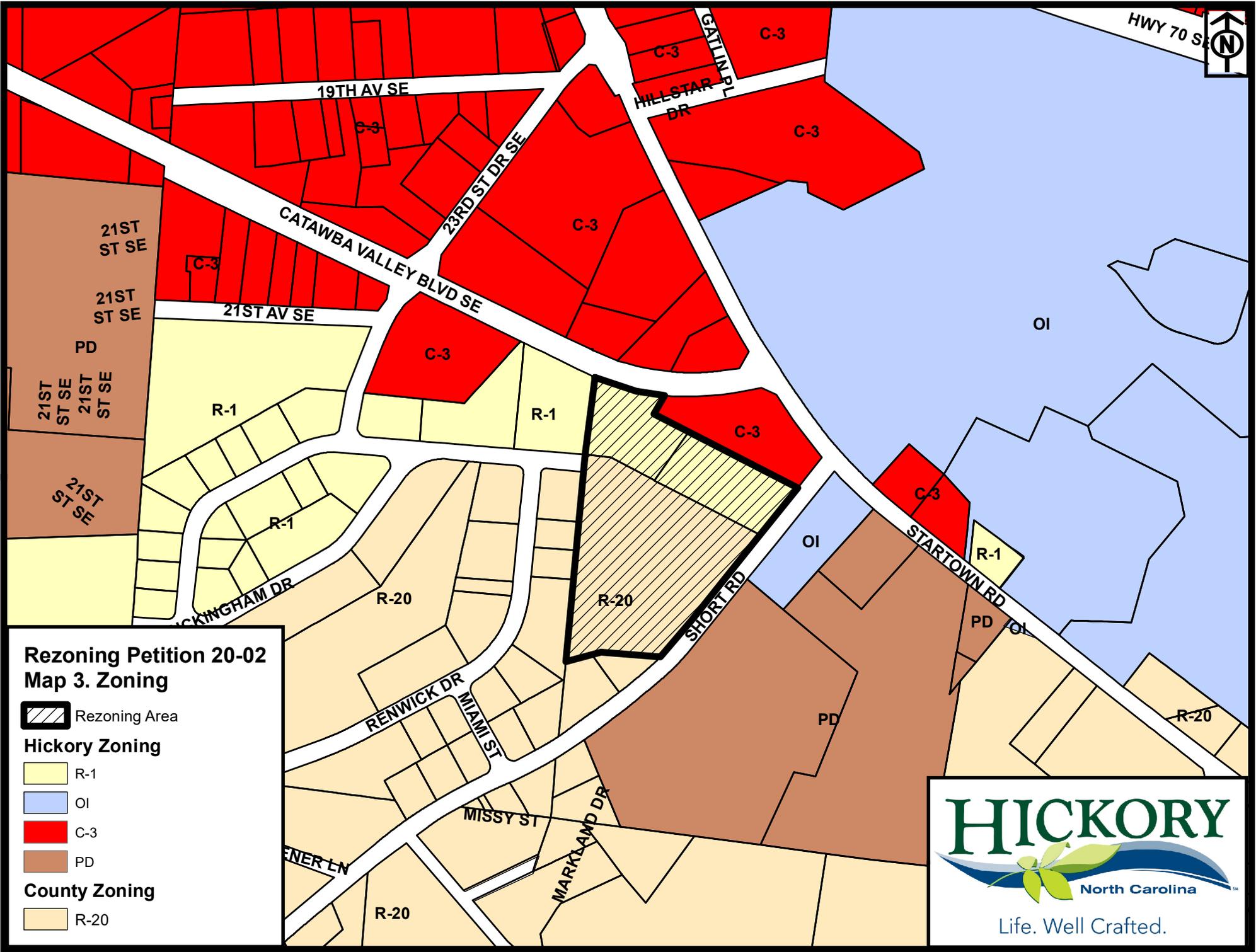


**Rezoning Petition 20-02  
Map 2. Aerial Photography**

 Rezoning Area

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HWY 70 S



**Rezoning Petition 20-02  
Map 3. Zoning**

 Rezoning Area

**Hickory Zoning**

 R-1

 OI

 C-3

 PD

**County Zoning**

 R-20



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

DATE SUBMITTED: 8/16/2020

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 Short Rd.  
between Stactown Rd. and Miami St.

PIN NO. (S): 37117964151

Physical (Street) Address: 3036 Short Rd. Hickory, NC 28602

2. The property is owned by: (please print) ALAN W. Bolick and DONNA K. Bolick

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

Owner Information:

Name: Alan W. Bolick, Donna K. Bolick

Address: 3036 Short Rd. Hickory, NC 28602

Phone Number: 828-370-6991

Email Address: abelick190@gmail.com

3. The petition is submitted by: ERIC H. YEARGIN

(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: ERIC H. YEARGIN

Address: 89B 36<sup>TH</sup> AVE NE, Hickory, NC 28601

Phone Number: 828-324-6774 ext 14

City of Hickory Rezoning Application (Non-PD or CZ)

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

FROM: R-1 TO: C-3

5. Please list the current use(s) of the property: Residential

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.

Alan W. Bolick  
Printed Name of Owner

Donna K. Bolick  
Signature of Owner

(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 Alan W. Bolick & Donna K. Bolick 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 5th day of August, 2020.

SUSAN J WILSON  
Notary Public  
North Carolina  
Catawba County

My Commission Expires: 08-02-2025

Susan J Wilson  
Notary Public Susan J Wilson

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 and 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 name 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.

July 27, 2020

City of Hickory  
76 N. Center St.  
Hickory, NC 29601

Re: Rezoning Application of Parcel ID: 371112964151

To Whom it May Concern:

We, the owners of the above-captioned property located at the southeast corner of Catawba Valley Blvd/Startown Rd., do hereby authorize Eric H. Yeargain to act as our agent for all matters related to the rezoning of said property.

This, the 5 day of August, 2020.

Alan W. Bolick  
Alan W. Bolick

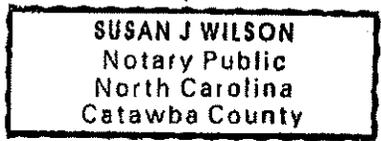
Donna K. Bolick  
Donna K. Bolick

State of North Carolina – County of Catawba

I, the undersigned Notary Public of the County and State aforesaid, certify that

Alan W. Bolick and Donna K. Bolick  
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 5th day of August, 2020.

My Commission Expires: 08-02-2025 Notary Public: Susan J. Wilson



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

DATE SUBMITTED: July 27<sup>th</sup> 2020

**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 Catawba Valley Blvd between Starbuck Rd. and 23rd St Dr SE.

PIN NO. (S): 371112961340

Physical (Street) Address: Catawba Valley Blvd SE

2. The property is owned by: (please print) Claude R. Shrum & Billie S. Shrum

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

Owner Information:

Name: Claude R. Shrum and Billie S. Shrum

Address: 2095 FANNIE POLICK DR. Newton NC 28658

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

3. The petition is submitted by: Eric H. Yeargain

(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: Eric H. Yeargain

Address: 898 38th Ave NE Hickory NC 28601

Phone Number: 828-324-6774

City of Hickory Rezoning Application (Non-PD or CZ)

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

FROM: R-1 TO: C-3

5. Please list the current use(s) of the property: Vacant lot

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.

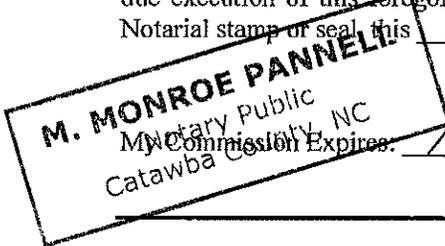
Billie S. Shrum  
Claude R. Shrum  
Printed Name of Owner

Billie Shrum  
Claude Shrum  
Signature of Owner

(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 Billie S. Shrum + Claude R. Shrum 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 29 day of July, 2020.



10-12-2024

M. Monroe Panneli

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 and 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.

July 27, 2020

City of Hickory  
76 N. Center St.  
Hickory, NC 29601

**Re: Application for Rezoning of Parcel ID: 371112961340**

To Whom it May Concern:

We, the owners of the above-captioned property located at the southeast corner of Catawba Valley Blvd/Startown Rd., do hereby authorize Eric H. Yeargain to act as our agent for all matters related to the ~~voluntary annexation~~ of said property.

This, the 29<sup>th</sup> <sup>05 023 Re-zoning</sup> day of July, 2020.

Claude Ray Shrum  
Claude Ray Shrum

Billie S. Shrum  
Billie S. Shrum

State of North Carolina – County of CATAWBA

I, the undersigned Notary Public of the County and State aforesaid, certify that

Claude Ray Shrum + Billie S. Shrum  
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 29 day of July, 2020.

My Commission Expires: 10-12-2024 Notary Public: M. Monroe Pannell  
M. MONROE PANNELL



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

DATE SUBMITTED: July 27th 2020

**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 Short Rd  
between STARTOWAN Rd. and MIAMI ST.

PIN NO. (S): 371112951884

Physical (Street) Address: 3056 Short Rd. Hickory NC 28602

2. The property is owned by: (please print) DAVID Childers And Kevin Childers

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

Owner Information: DAVID CHILDERS AND KEVIN CHILDERS  
Name: C/O ADAMS COMMERCIAL REAL ESTATE SERVICES, LLC  
Address: 1333 2ND ST NE SUITE 314 HICKORY NC 28601  
Phone Number: 828-323-9100  
ATTN: DONNA ADAMS

Email Address: dadams@ACRESCAROLINA.COM

3. The petition is submitted by: ERIC H. YEARGAIN

(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: ERIC H. YEARGAIN

Address: 898 38th Ave NE

Phone Number: 828-324-6774

City of Hickory Rezoning Application (Non-PD or CZ)

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

FROM: R-20 TO: C-3

5. Please list the current use(s) of the property: R-20; residential

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.

→ Kevin Childers Printed Name of Owner Kevin Childers Signature of Owner

(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 Kevin Childers 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 30<sup>th</sup> day of July, 2022.



My Commission Expires: 10/24/2020

James R. Fleischer  
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 and 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.

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

FROM: R-20 TO: C-3

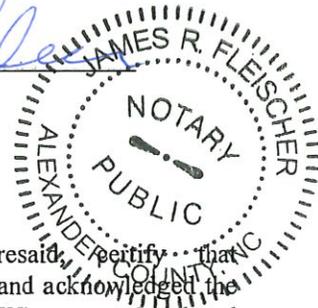
5. Please list the current use(s) of the property: R-20; residential

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.

David Childers  
Printed Name of Owner

David Childers  
Signature of Owner



(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 David Childers 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 30<sup>th</sup> day of July, 2020.

My Commission Expires: 10/24/2022

James R. Fleischer  
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 and 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.

July 27, 2020

City of Hickory  
76 N. Center St.  
Hickory, NC 29601

**Re: Application for Rezoning of Parcel ID: 371112951884**

To Whom it May Concern:

We, the owners of the above-captioned property located at the southeast corner of Catawba Valley Blvd/Startown Rd., do hereby authorize Eric H. Yeargain to act as our agent for all matters related to the voluntary annexation of said property.

This, the 30<sup>th</sup> day of July, 2020.



- David Childers

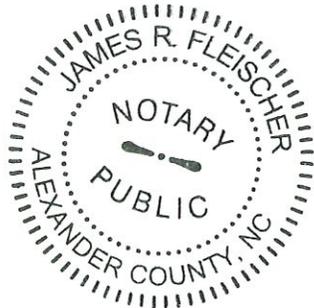
\_\_\_\_\_  
Kevin Childers

State of North Carolina – County of Catawba

I, the undersigned Notary Public of the County and State aforesaid, certify that

David Childers  
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 30<sup>th</sup> day of July, 2020.

My Commission Expires: 10/24/2020 Notary Public: James R. Fleischer



July 27, 2020

City of Hickory  
76 N. Center St.  
Hickory, NC 29601

**Re: Application for Rezoning of Parcel ID: 371112951884**

To Whom it May Concern:

We, the owners of the above-captioned property located at the southeast corner of Catawba Valley Blvd/Startown Rd., do hereby authorize Eric H. Yeargain to act as our agent for all matters related to the voluntary annexation of said property.

This, the 30<sup>th</sup> day of July, 2020.

  
\_\_\_\_\_  
David Childers

  
\_\_\_\_\_  
Kevin Childers

State of North Carolina – County of Catawba

I, the undersigned Notary Public of the County and State aforesaid, certify that

Kevin Childers  
\_\_\_\_\_  
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 30<sup>th</sup> day of July, 2020.

My Commission Expires: 10/24/2022 Notary Public: James L Fleischer

