

A Special Meeting of the City Council of the City of Hickory, was held in the Council Chamber of the Municipal Building on Tuesday, October 4, 2022 at 6:00 p.m., with the following members present:

Tony Wood	Hank Guess	David L. Williams
Charlotte C. Williams	Aldermen	David P. Zagaroli
		Jill Patton

A quorum was present.

Also present were City Manager Warren Wood, Assistant City Manager Rick Beasley, Deputy City Attorney Arnita Dula, City Attorney John W. Crone, III, Planning Director Brian Frazier, Deputy City Clerk Crystal B. Mundy, and City Clerk Debbie D. Miller

- I. Mayor Guess called the meeting to order. All Council members were present except for Alderman Seaver.
- II. Public Hearing for Consideration of Updates to the Hickory by Choice 2030 Comprehensive Plan – Presented by Planning Director Brian Frazier.

City Manager Warren Wood asked the City's Planning Director Brian Frazier to the podium to present Council with updates to the Hickory by Choice 2030 Comprehensive Plan.

Planning Director Brian Frazier presented a PowerPoint presentation. He advised this was adopted by Council back in 2010-2011 time period. Staff had updated it annually. They did their first five-year revision back in 2016. They were going to do another five-year revision last year, but because of the Covid-19 pandemic and what followed in terms of lack of demographic figures by the Census Bureau, they put off their five-year review. This was really six, but every year they had been able to do it in-house. The intent of this review was to identify modifications needed or required to ensure that the plan continued to be relevant and meaningful. Especially since there had been so much change since the last five-year revision. He reiterated Hickory by Choice was first adopted in 2011. They had made annual revisions. The last five-year revision was back in 2016. Significant revisions had been made and recommended to Council for the following: demographics, vision and community design, housing, economic development, land use, and transportation. Those were some of the major factors that had changed due to demographics and the economic situation since 2016 and even since the last one-year update. He thanked all of his fellow department heads who gave their time to update those specific chapters in the plan. North Carolina General Statute 160D, Council would remember this from about a year and a half ago, Section 501 required any local government that wished to enact or undertake land use regulations to adopt and routinely maintain a comprehensive plan. It was no longer a guideline and North Carolina General Statute 160D – 501C required the comprehensive plans be formally adopted after a duly noticed public hearing. It was not something that back in the olden days they used to accept and now they had to be adopted or hence re- adopted. Mr. Frazier referred to the PowerPoint and displayed the future land use map that went hand in hand with the Hickory by Choice Plan. They had made some changes in the Trivium/Startown area, and some changes just over the Burke County line northwest of the airport. They also made some changes in the Moore's Ferry area, the horse barn redevelopment. They expect to see that to start going on in 2023. He pointed out the corridors that they also had looked at. In that area it changed the commercial corridor along 127. They modified that as well in keeping with the demographics and the land use changes that they had seen. The Regional Planning Commission conducted a public hearing on September 28, 2022 to consider the updated plan. During the public hearing, staff presented the revisions, while no one spoke in opposition to the plan and upon closing the public hearing, the Planning Commission voted unanimously 8 to 0 to recommend approval of the updated comprehensive plan. Staff in the Planning Department concurred with the recommendation of the Hickory Regional Planning Commission. He thanked his staff, Cal Overby, Planning Manager, who really put in a lot of work into this and also former Senior Planner Brian Burgess, he left the City last week to take the Planning Director job for Alexander County. He thanked them for all the work they did on it. Since 2011, they updated the plan annually and now it had two 5-year revisions and every year that they had made the modifications, which was every year for the past 11 or 12, he was proud to say that they had done it in-house which saved the City hundreds of thousands of dollars to the local taxpayers. A lot of other communities farm all their work out to consultants, but they had done it in-house. That was just the fact of the great staff that they had. He asked for any questions. He knew it was a lot to digest, the document was rather large. There was a lot in it. He used an analogy saying that it was like a big umbrella and all of their other two dozen and a half plans were under that chiefly the Land Development Code, but all the master plans, neighborhood plans, parks and recreation plans, sidewalk plans, all of those fall under the Hickory by Choice Plan. Where it was comprehensive in nature this was the vision, the Land Development Code as they knew was law, it was Ordinance, it was their guiding vision statement and blueprint for development. This revision would at least carry them through the next five-years. The next major revision, they would be doing another one annually, just like they promised Council when they first adopted this way back when. He asked for any questions.

Mayor Guess asked for any questions from staff or Council. He declared the public hearing open and asked if there was anyone present to speak in opposition to the proposal. No one appeared. Mayor Guess asked if there was anyone present to speak in favor of the proposal. No one appeared. Mayor Guess closed the public hearing.

Alderwoman Patton moved, seconded by Alderwoman Williams approval of the updates to the Hickory by Choice Comprehensive Plan. The motion carried unanimously.

October 4, 2022

RESOLUTION NO. 22-57

A RESOLUTION OF THE HICKORY CITY COUNCIL ADOPTING THE UPDATED HICKORY BY CHOICE 2030 COMPREHENSIVE PLAN.

WHEREAS, North Carolina General Statute 160D – 501 requires local governments adopt a Comprehensive Plan in order to apply zoning regulations; and

WHEREAS, City staff, in consultation with the Hickory Regional Planning Commission, has prepared and reviewed updates to the Comprehensive Plan; and

WHEREAS, the Hickory Regional Planning Commission considered the updated Comprehensive Plan during a public hearing on September 28, 2022, and forwarded a recommendation of approval to the City Council; and

WHEREAS, the City of Hickory has an updated version of the Hickory by Choice 2030 Comprehensive Plan from the Hickory Regional Planning Commission, referred to by reference; and

WHEREAS, the City Council has found the updated Hickory by Choice 2030 Plan to be a necessary guide for future development within the city and complies with State statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF HICKORY, NORTH CAROLINA, THE ADOPTION OF THE UPDATED HICKORY BY CHOICE 2030 COMPREHENSIVE PLAN, REFERRED TO BY REFERENCE, IS APPROVED.

SECTION 3. This Resolution shall become effective immediately upon adoption.

III. There being no further business, the meeting adjourned at 6:08 p.m.

Mayor

City Clerk