Planning Board Recommendation and Statement of Plan Consistency

Zoning Map Amendment (ZMA 2025-05)

Motion to Approve: To recommend approval of **ZMA 2025-05**, a request to rezone an 11.18-acre parcel located at 4111 NC 126, Morganton (PIN 1764-09-3110) **from** the Residential-1 **(R-1)** District to the Planned Residential Mixed-Use **(PRMU)** District.

- The request is consistent with the Future Land Use Map, which designates this area as "Lake James Scenic," a category that supports single-family residential development and community-oriented, lake-focused commercial uses.
- The proposed PRMU zoning is compatible with the zoning and land use of the surrounding area, which includes adjacent neighborhoods zoned PRMU (Water's Edge and Southpointe).
- The property is located within the Scenic Overlay District, which encourages planned development that is in harmony with the character of the area.
- The PRMU district provides for a mix of residential and neighborhood-scale commercial uses, with regulatory oversight into more intensive uses through the special use permit process, ensuring compatibility with the surrounding residential uses.

Signed: August 28, 2025



Chairperson,
Burke County Planning Board