Planning Board Recommendation and Statement of Plan Consistency

Zoning Map Amendment (ZMA 2025-06)

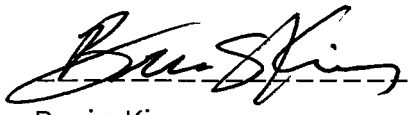
Motion to Approve: To recommend approval of **ZMA 2025-06**, a request to rezone an 4.78-acre parcel located at 2893 US 70 Connelly Springs, NC(PIN 2772-35-7468) **from** the Residential-2 **(R-2)** District to General Business **(G-B)** District.

While the request is **not consistent** with the 2022–2030 *Blueprint Burke* Future Land Use Map designation of *Residential Infill*, the rezoning is found to be **reasonable and in the public interest** because:

- The property is located along US 70, a state-maintained highway corridor with access to utilities and infrastructure.
- The surrounding area contains a mix of residential, retail, and industrial uses, including adjacent parcels already zoned as General Business.
- The rezoning supports the *Blueprint Burke* goal of promoting economic development along highway corridors with access to utilities and state-maintained roads.

Therefore, the Planning Board **recommends approval** of ZMA 2025-06 **and an amendment** to the Future Land Use Map to designate this parcel as *General Business*.

Signed: September 25, 2025



Brain King
Chairperson, Burke County Planning Board