BURKECOUNTY

Board review of ZMA-2025-06

- **Applicant:** Country Squire Leasing Co LLC
- **PIN:** 2772-35-7468
- **Address:** 2893 US 70 Connelly Springs, NC 28612
- **Request:** Rezone a single parcel of 4.78 acres ***from*** Residential Two (R-2) ***to*** General Business (G-B)



SEAL OF BURKE COUNTY ORGANIZED 1777 NORTH CAROLINA

ZMA 2025-06

2893 US 70 Connelly Springs NC 28612 (4.78 acres)



ZMA 2025-06 Map 2: Site & Surrounding Area



ZMA 2025-06 Site Photos



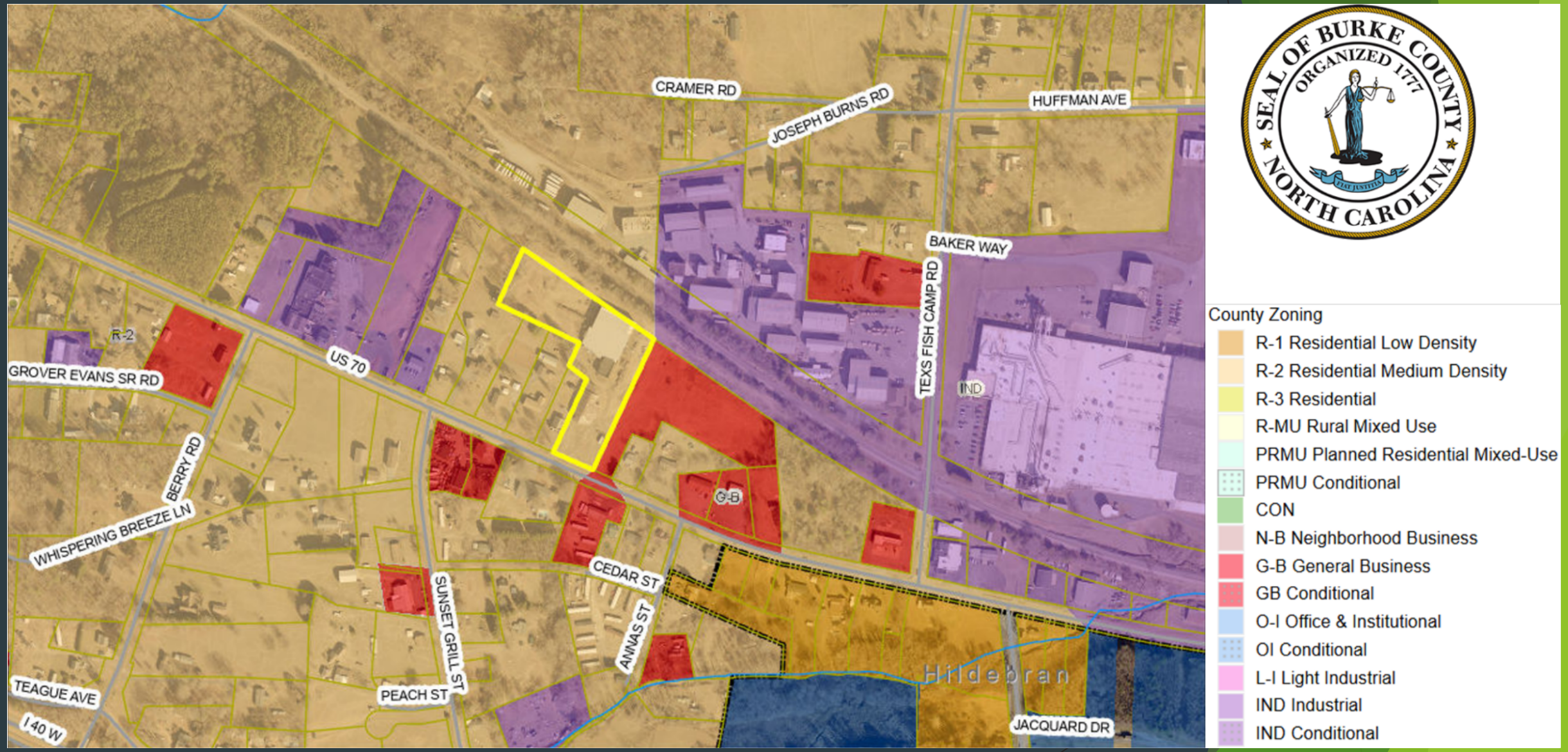




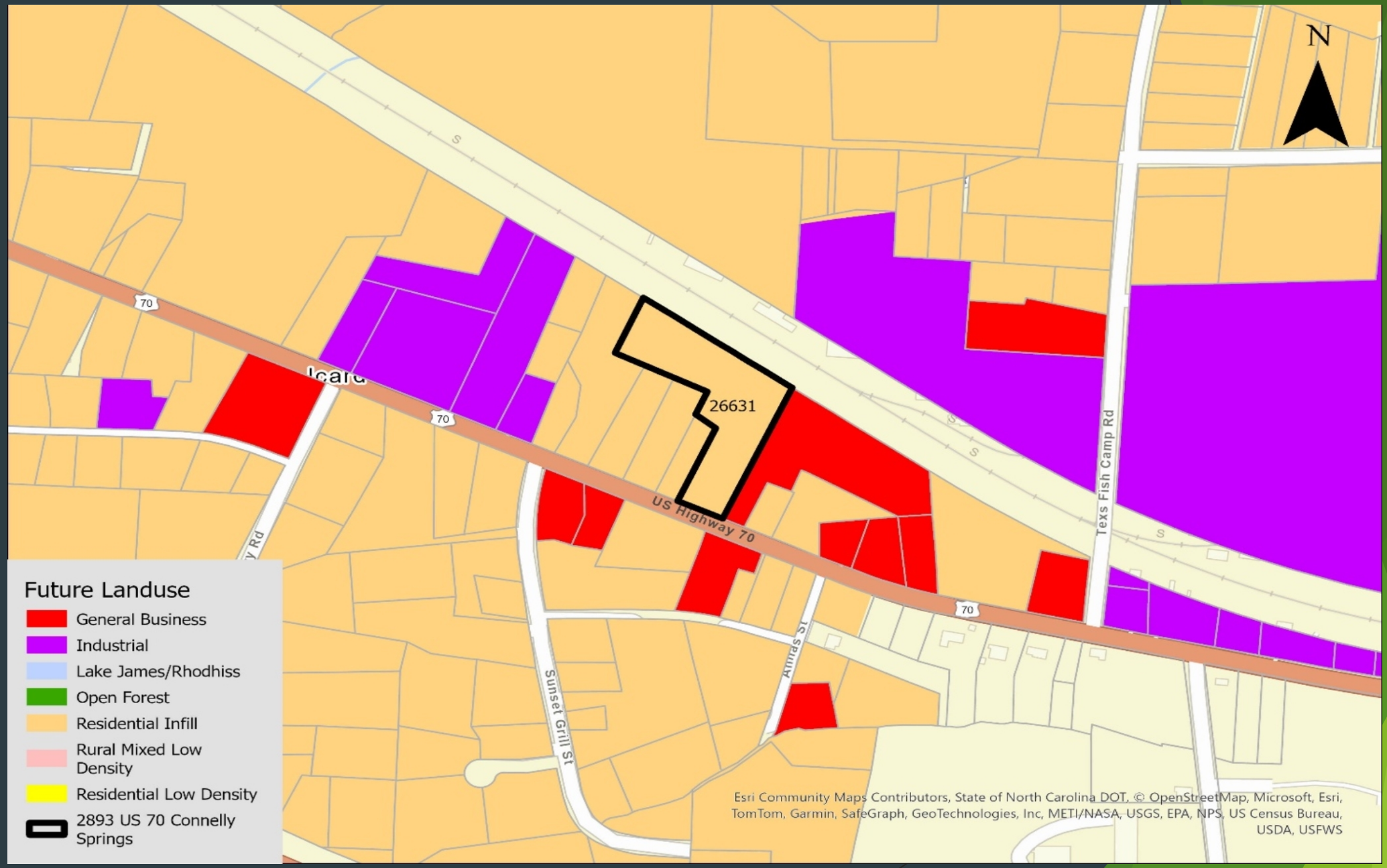




ZMA 2025-06 Map 3: Existing Zoning Map



ZMA 2025-06 Map 4: Future Land Use Map



ZMA 2025-06 Staff Findings

Community development staff find the rezoning request **reasonable and in the public interest** based on the following:

- The surrounding mix of land uses and zoning (including adjacent G-B and IND zoning) supports the parcel's rezoning.
- The parcel is located along Hwy 70, which provides access to state-maintained roads, utilities, and uses consistent along highway corridors.
- While the rezoning is not consistent with the Blueprint Burke Strategic Land Use Plan and Land Use Map, it is consistent with its goals to promote economic development along highway corridors with access to utilities and state-maintained roads.

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Questions for staff?