ORDINANCE NO. 2026-05

ZMA 2026-01

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF BURKE COUNTY TO REZONE A 31.61-ACRE PARCEL FROM INDUSTRIAL (IND) TO PLANNED RESIDENTIAL MIXED USE-CONDITIONAL (PRMU-CD)

WHEREAS, the applicant, Innovative Property Management Solutions, Inc., has submitted a formal petition to rezone the property located at 3637 Miller Bridge Road, Connelly Springs, NC (PIN 2762-73-5247) to allow for a mixed-use workforce housing community known as Chestnut Springs; and

WHEREAS, the Burke County Planning Board reviewed the request on March 26, 2026, and recommended approval, finding that while the request is not consistent with the current Future Land Use Map designating the site as Industrial, it is consistent with the goals of Blueprint Burke to reduce the housing crisis and provide workforce development housing; and

WHEREAS, the development is proposed as a Community Master Plan (CMP) where the physical layout, density, and infrastructure are strictly governed by the approved site plan.

NOW, THEREFORE, BE IT ORDAINED by the Burke County Board of Commissioners:

SECTION 1: GENERAL PROVISIONS

1. All development of the property shall be in substantial accordance with the Final Approved Chestnut Springs Community Master Plan / Site Plan (Exhibit A).
2. Dimensional Standards: Lot sizes, building envelopes, and setbacks for the 85 residential sites shall be governed by the dimensions and locations depicted on Exhibit A.
3. Due to local constraints, home placement shall follow the phasing schedule as set forth in Exhibit B, which is hereby incorporated as a binding condition of this rezoning.

SECTION 2: COMMERCIAL DEVELOPMENT STANDARDS

Two (2) designated sites are reserved for light commercial uses. Development within these sites is restricted to the following four (4) categories:

1. **Convenience Stores:** Including the retail sale of gasoline/automotive fuels.
2. **Healthcare Facilities:** Including medical offices, professional space, and urgent care facilities, provided no single building exceeds **30,000 square feet**.
3. **Childcare Facilities:** Including daycares and preschools.
4. **Grocery Stores:** Including small-format retail and supermarkets.

SECTION 3: BINDING CONDITIONS

1. **Recreation:** The developer shall provide dedicated green space and walking trails as depicted on the Community Master Plan (Exhibit A).
2. **Utilities:** Lots shall be provided with sewer utilities by **Burke County General Services** as capacity allows. Water utilities shall be provided by **Icard Water.**
3. **Access:** Primary access shall be provided from **Miller Bridge Road**, with a proposed future access point on **Shoupes Grove Church Road** as depicted on the Community Master Plan (Exhibit A).

SECTION 4: EFFECTIVE DATE

This ordinance shall become effective upon adoption.

CONSISTENCY AND REASONABLENESS

The Commissioners find that Ordinance No. 2026-05, as it relates to rezoning application ZMA 2026-01, a 31.61-acre parcel located at 3637 Miller Bridge Road, Connelly Springs, NC, and identified by PIN: 2762-73-5247, is not consistent with the Blueprint Burke Strategic Land Use Plan and Future Land Use Map, which currently designates the property as Industrial. The Commissioners further find that the subject property is located within an area characterized by a mixture of residential, institutional, and light industrial uses and has access to major transportation corridors and existing infrastructure.

Although inconsistent with the Future Land Use Map designation, the request is consistent with the broader goals of the Blueprint Burke Strategic Land Use Plan, including supporting residential development, addressing the housing crisis, and promoting workforce housing opportunities within the County. Furthermore, the Commissioners find that clustering development or managing uses on a parcel in a way that may not be permitted by conventional zoning is appropriate, while maintaining or enhancing the goals of the ordinance. Therefore, the Commissioners find the request to be reasonable and in the public interest, and the Future Land Use Map shall be amended to designate the property as Residential Infill.

Adopted this 18th day of May 2026.

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Jeffrey C. Brittain, Chairman
Burke Co. Board of Commissioners

Attest:

Katherine Wright
Interim Clerk to the Board