# Zoning Map Amendment 2026-03 Staff Report

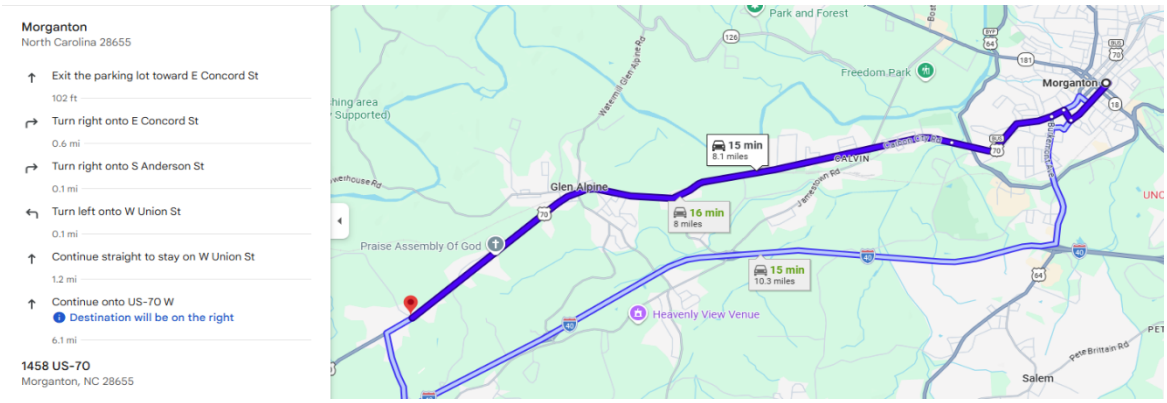
**Applicant:** Shane Roper

**PIN:** 1762641557

**Address:** 1458 US 70 W Morganton NC 28655

**Request:** To rezone a single parcel of 0.4 acres ***from*** Residential- Two (R-2) ***to*** General Business (G-B)

**Location:**




## BACKGROUND INFORMATION

### Applicant request

The Community Development Dept. has received a rezoning application from Shane Roper requesting to rezone a parcel totaling approximately 0.4 acres from the current zoning of Residential- Two (R-2) to General Business (G-B).

The applicant is required to submit this rezoning request as the present land use as a mulch yard is not allowed in the current zoning district. The applicant states that the use, if approved, would continue to be a mulch yard on this property.

## SITE ANALYSIS AND SURROUNDING AREA

### Current Conditions:

- The subject parcel is cleared and currently hosts a mulch yard.
- It is located within the West End fire district and Silvercreek Township.
- Parcel access is provided via US 70 W and Snowhill Church Road, both state maintained.

**Surrounding Zoning and Land Use:**

| Direction | Current Zoning | Existing Land Use |
|---|---|---|
| **North** | R-3 | Residential |
| **South** | R-3 | Residential |
| **East** | R-3 | Residential |
| **West** | R-2 | Residential |

This parcel fronts US HWY 70. The surrounding area is mostly residential and rural in nature. View *Map 1 & Site Photos Below*

**Map 1 : Satellite & Existing Land Use**



## Site Photos



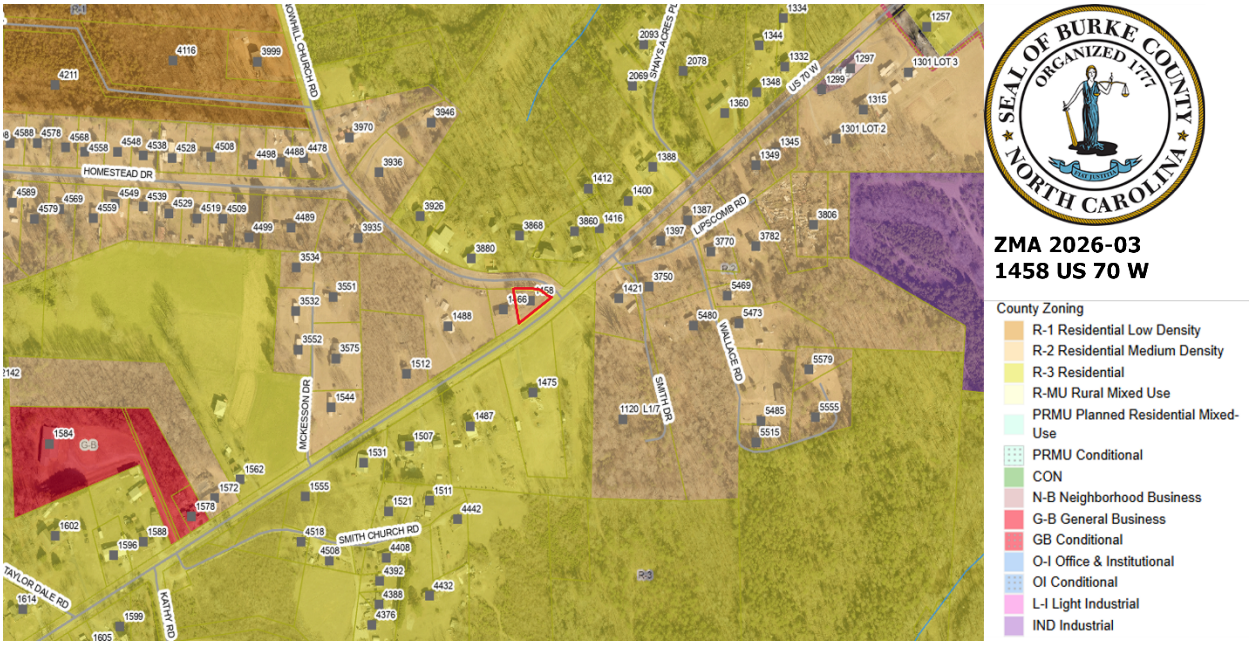




Looking West on US 70


Looking East on US 70

## ZONING & FUTURE LAND USE CONSIDERATIONS




**Map 2: Current Zoning**

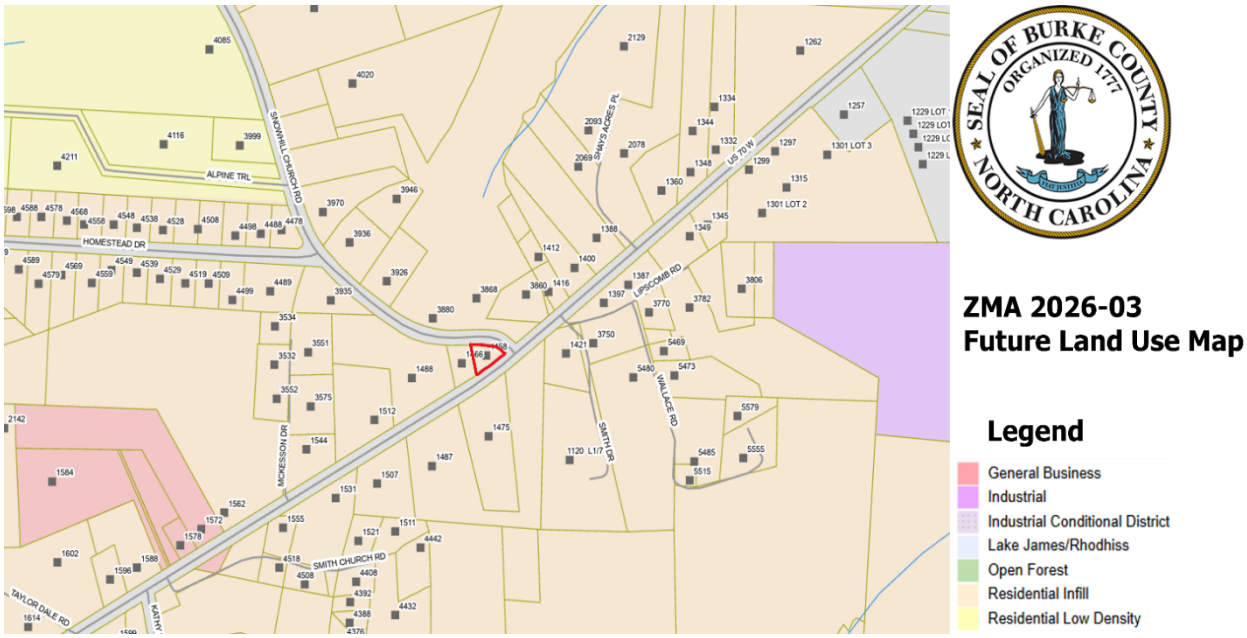
### Current Zoning: Residential Two (R-2)

- The R-2 district builds on the uses permitted in R-1 (stick built or modular single family homes) with the allowance of Class A (Double Wide, Shingled & Vinyl Siding) manufactured homes and duplexes by right.
- Special uses include multifamily homes and those included in the R-1 district.

### Proposed Zoning: General Business (G-B)

- The General Business District is established to provide suitable locations for commercial activities that serve the public.
- Allows most retail, entertainment, and service uses.
    - More intensive uses in this district requires a special use permit (eg. Kennels, exterminators, special event ground, retail spaces greater than 100,000 square feet, and scrap yards). *See BCZO Table of Uses pg. 3-20 to 3-24*
- Industrial and agricultural uses are limited.
- Distillery, breweries, commercial greenhouses, automobile parts recycling, and mini warehouses are a few examples of industrial and agricultural uses permitted under G-B zoning.

## COMPLIANCE WITH THE COMPREHENSIVE PLAN




**Map 3: Future Land Use**

The 2022-2030 Blueprint Burke Strategic Land Use Plan designates this parcel as ***Residential Infill*** on the future land use map.

The residential infill category supports the following:

- Medium to high density development focuses on suburban or rural neighborhood settings with sufficient access to major roads.
- Access to infrastructure such as public water and sewer.

The requested zoning of General Business is **not consistent** with the future land use map (below) and would require a change to **General Business** on the future land use map.

**General Business supports the following:**

- Major road access under NCDOT maintenance, infrastructure including water and sewer, and improved driveways for access.
- Encourages use such as single family, multifamily and manufactured residential development along with commercial, retail, warehouses, and smaller manufacturing uses.

## STAFF FINDINGS:

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

- 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.

## PLANNING BOARD ACTION REPORT

- **Meeting Information:** The Burke County Planning Board heard this case at their May 28, 2026 meeting.
- **Applicant Presentation:** The applicant addressed the board stating that this property is a retirement business venture and a small-scale local retail yard that sells landscaping materials. Mr. Roper expressed that he grew up across the street from the parcel and had spoken to the neighbor directly adjoining the property, who had no objections to the use. Planning staff confirmed that no public comment had been received through the office.
- **Public Hearing:** The public hearing was opened and closed without any comments from the public.
- **Board Discussion:** The board discussed concerns about sightlines due to the mulch bays and signage, along with the proximity to the Snowhill Church road intersection. Mr. Roper explained that he had met with NCDOT onsite and adjusted signage to improve sightlines.
- **Board Action:** The board voted to approve the recommendation of the rezoning by a vote of 5-0.