Public Hearing:

Board review of **ZMA-2026-03**

- **Applicant:** Shane Roper
- **PIN:** 1762-64-1557
- **Address:** 1458 US 70 W Morganton NC 28655
- **Request:** Rezone a single parcel of 0.4 acres ***from*** Residential Two (R-2) ***to*** General Business (G-B)

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ZMA 2026-03 Background

- Subject parcel currently hosts a mulch yard.
- Located along US 70, just outside of Glen Alpine.
- Mostly residential and rural in nature.
- Current use is not allowed in the zoning district, but the applicant is working to address that through this rezoning process.



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ZMA 2026-03 Site Photos

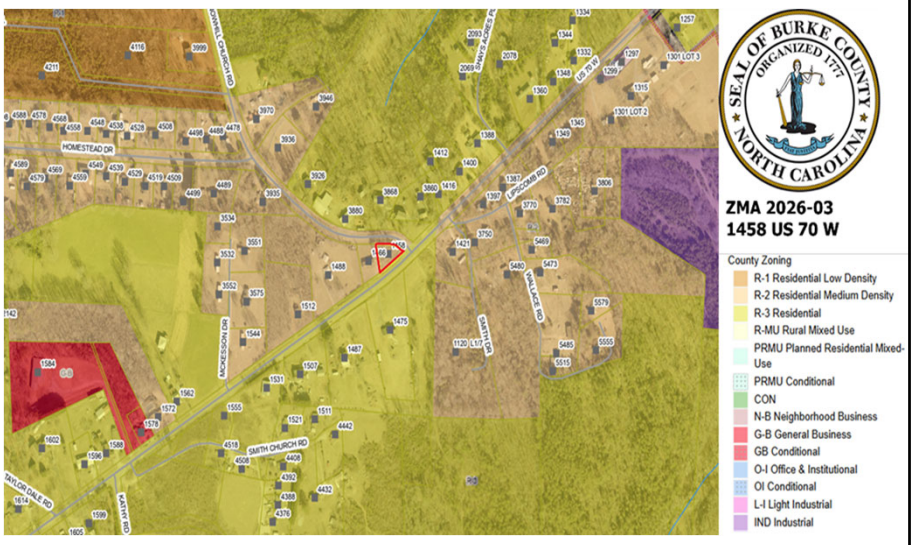


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ZMA 2026-03 Current Zoning

- **Current Zoning: Residential Two (R-2)**
  - Stick Built, Modular, & Class A Manufactured Homes
  - Special uses: Parks, Golf Courses & Schools
- **Proposed Zoning: General Business (G-B)**
  - Allows most retail, entertainment, and services uses.
  - Special uses: retail larger than 100,000 sqft, adult entertainment, scrapyards.



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4

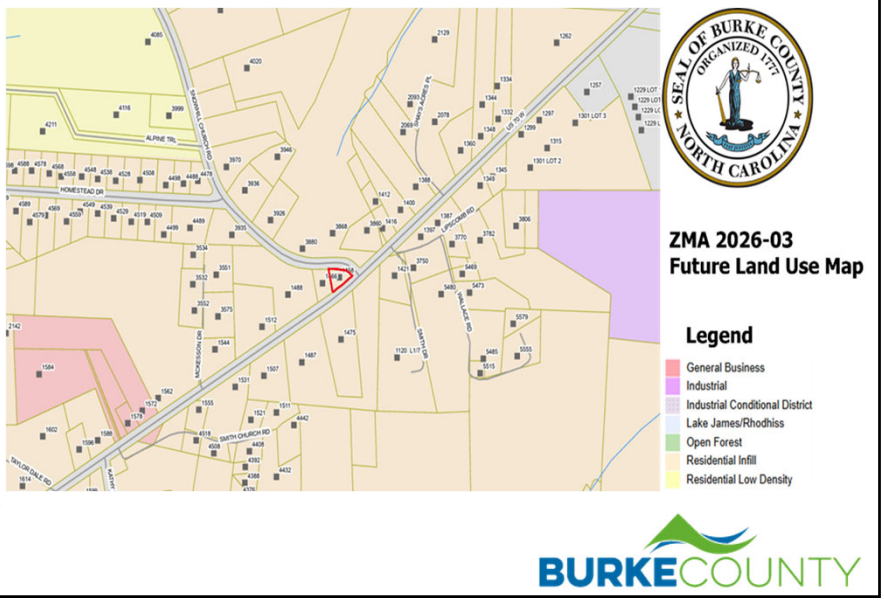
ZMA 2026-03 Future Land Use Map

Current Designation:
Residential Infill

- R-2 & R-3 (higher density) zoning.
- Encourages use of single-family stick built or manufactured & multifamily developments.

Proposed Designation:
General Business

- Access to major roadways and utilities.
- Residential, commercial, retail, warehouses uses are encouraged.



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ZMA 2026-03 Staff Findings

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

- The parcel is located along Hwy 70 which provides access to state-maintained major 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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ZMA 2026-03 Planning Board Findings

The Burke County Planning Board heard this case at their May 28, 2026 meeting.

- **Applicant presentation:** Mr. Roper stated 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:** No comments from the public during the public hearing.
- **Board Discussion:** The board discussed sightline concern due to signage and storage bays along US 70, Mr. Roper confirmed he met with NCDOT and addressed their sightline concerns.
- **Board Decision:** The board voted to approve recommendation of the rezoning and adopted their consistency statement by a vote of 5-0.

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7

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THANK YOU

Questions for staff?



8