Planning Board Recommendation and Statement of Plan Consistency

Zoning Map Amendment (ZMA 2026-04)

The Burke County Planning Board recommends approval of ZMA 2026-04, a request to rezone a 2.95-acre parcel located at 2763 US 64, Morganton, NC (PIN 1791162409) from the Residential-Three (R-3) District to the 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 parcel is located along Hwy 64 which provides access to state-maintained roads, utilities and proximity to established commercial uses consistent with Burke County 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.

Therefore, the Planning Board recommends approval of ZMA 2026-04 and an amendment to the Future Land Use Map to designate this parcel as General Business.

Greg Smith

Chairman, Burke County Planning Board