Public Hearing:

Board review of **ZMA-2026-04**

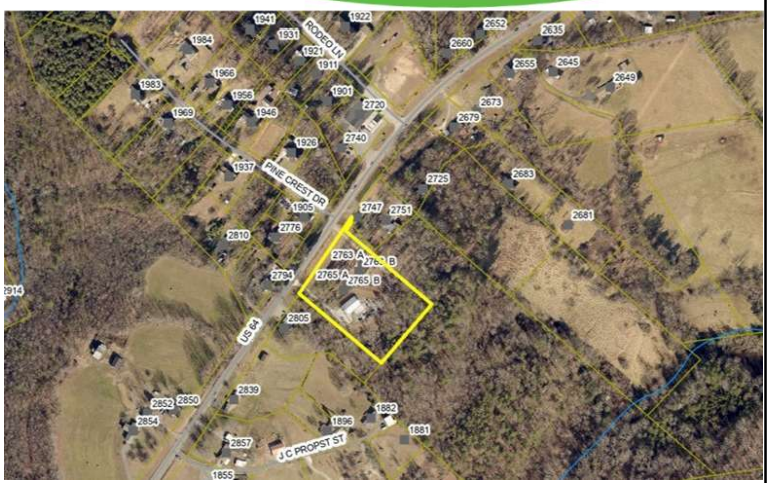
- **Applicant:** Bryson Carlton
- **PIN:** 1791162409
- **Address:** 2763 US 64 Morganton NC 28655
- **Request:** Rezone a single parcel of 2.95 acres ***from*** Residential Two (R-3) ***to*** General Business (G-B)

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ZMA 2026-04 Existing Conditions

- The subject parcel is partly cleared and currently hosts a metal garage for personal use.
- It is located within the Salem fire district and Morganton Township.
- Parcel access is provided via US 64, a state-maintained highway.
- This area of the US 64 corridor is a mix of low-density residential and general business land uses.
  - Existing general business zoning (gas station & general store) is located within 200 feet of the parcel.



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ZMA 2026-04 Site Photos







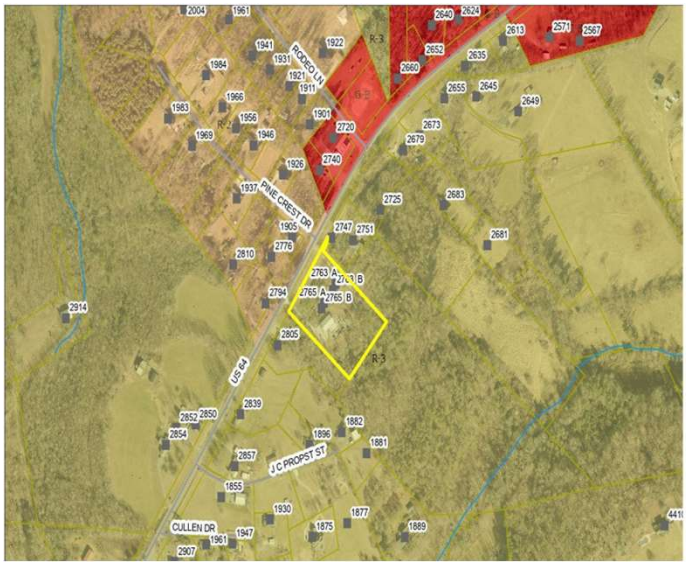


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ZMA 2026-04 Current Zoning

- **Current Zoning: Residential Three (R-3)**
  - Broad range of residential uses including Stick Built, Modular, & Class A & B Manufactured Homes, and Duplexes
  - Special uses: Campgrounds, marinas, homeless shelters.
- **Proposed Zoning: General Business (G-B)**
  - Allows most retail, entertainment, and services uses.
  - Special uses: retail larger than 100,000 sqft, adult entertainment, scrapyards.



SEAL OF BURKE COUNTY ORGANIZED 1777 NORTH CAROLINA

ZMA 2026-04
2763 US 64
Morganton NC

County Zoning
- R-1 Residential Low Density
- R-2 Residential Medium Density
- R-3 Residential
- R-MU Rural Mixed Use
- PRMU Planned Residential Mixed-Use
- PRMU Conditional
- CON
- N-B Neighborhood Business
- G-B General Business
- GB Conditional
- O-I Office & Institutional
- OI Conditional
- L-I Light Industrial
- IND Industrial

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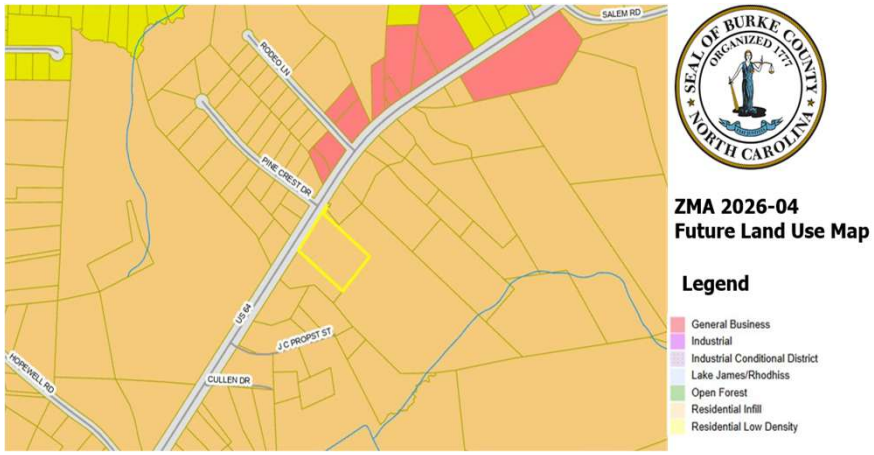
ZMA 2026-04 Future Land Use Map

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 2026-04 Staff Findings

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

- 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.

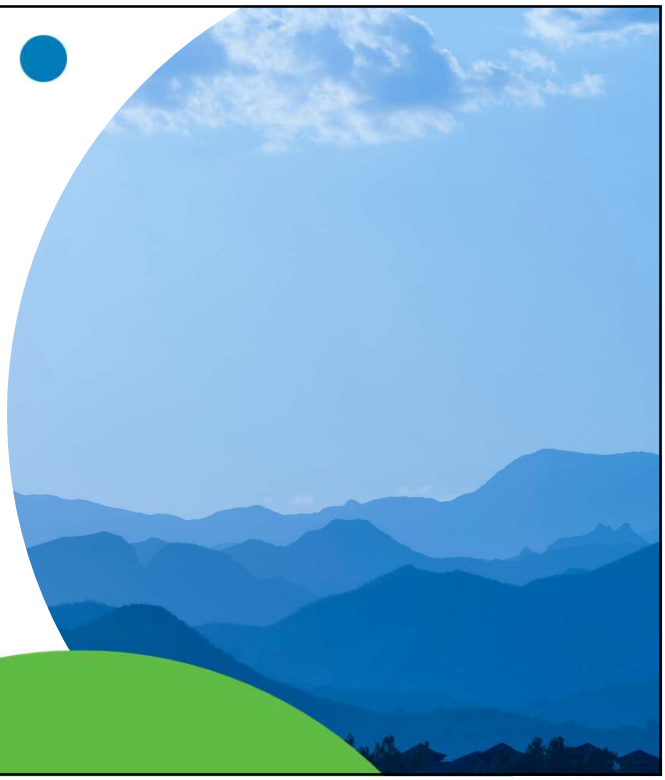
- While the rezoning is not consistent with the Blueprint Burke Strategic Land Use Plan and Land Use Map, it is consistent with its goals to promote economic development along highway corridors with access to utilities and state-maintained roads.

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THANK YOU

Questions for staff?



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