Burke County Planning Board 8.27.2026

Case: ZMA 2026-04

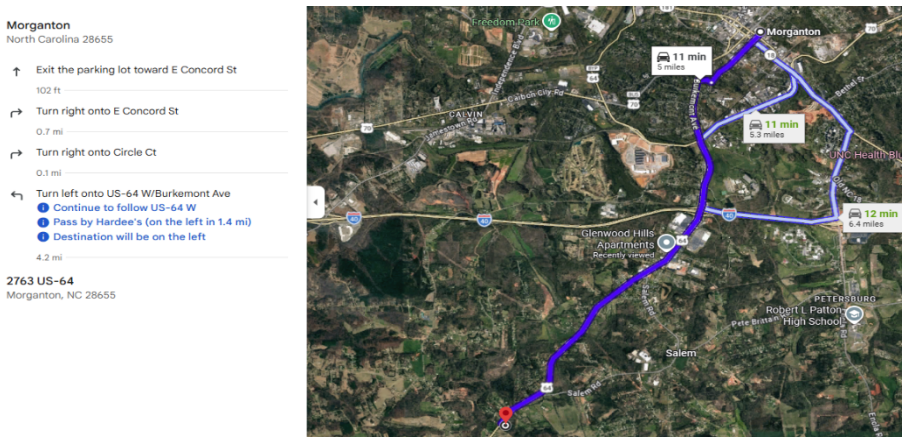
Applicant: Bryson Carlton

PIN: 1791162409

Address: 2763 US 64 Morganton NC 28655

Request: To rezone a single parcel of 2.95 acres ***from*** Residential- Three (R-3) ***to*** General Business (G-B)

Location:



BACKGROUND INFORMATION

Applicant request

The Community Development Dept. has received a rezoning application from Bryson Carlton requesting to rezone a parcel totaling approximately 2.95 acres from the current zoning of Residential- Two (R-3) to General Business (G-B).

The applicant is submitting this request as they are looking to establish a tint shop that would not be allowed by the current zoning district.

SITE ANALYSIS AND SURROUNDING AREA

Current 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.

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 64. This 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.

Map 1 : Satellite & Existing Land Use



Site Photos

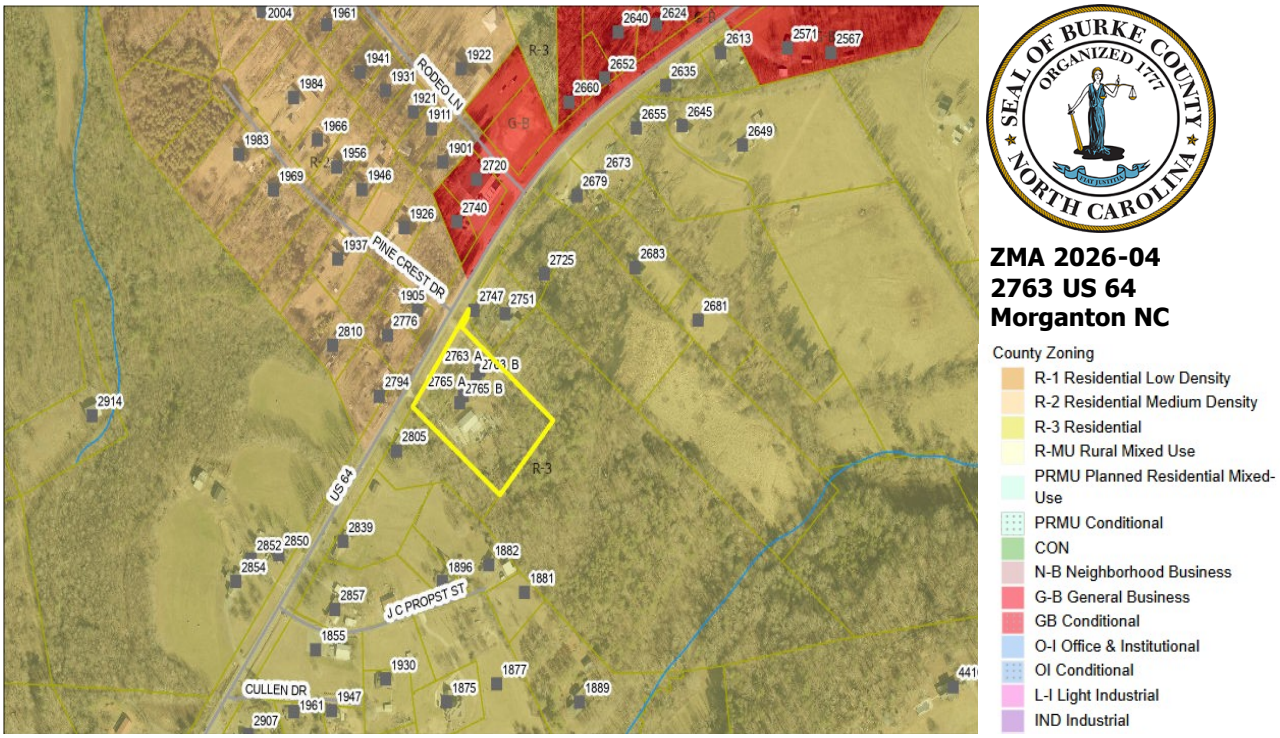

Parcel from HWY 64
BURKE COUNTY
ZONING NOTICE
828-764-9220


Across HWY 64


Towards Morganton on HWY 64


Towards Rutherfordton
on HWY 64

ZONING & FUTURE LAND USE CONSIDERATIONS



Map 2: Current Zoning

Current Zoning: Residential Three (R-3)

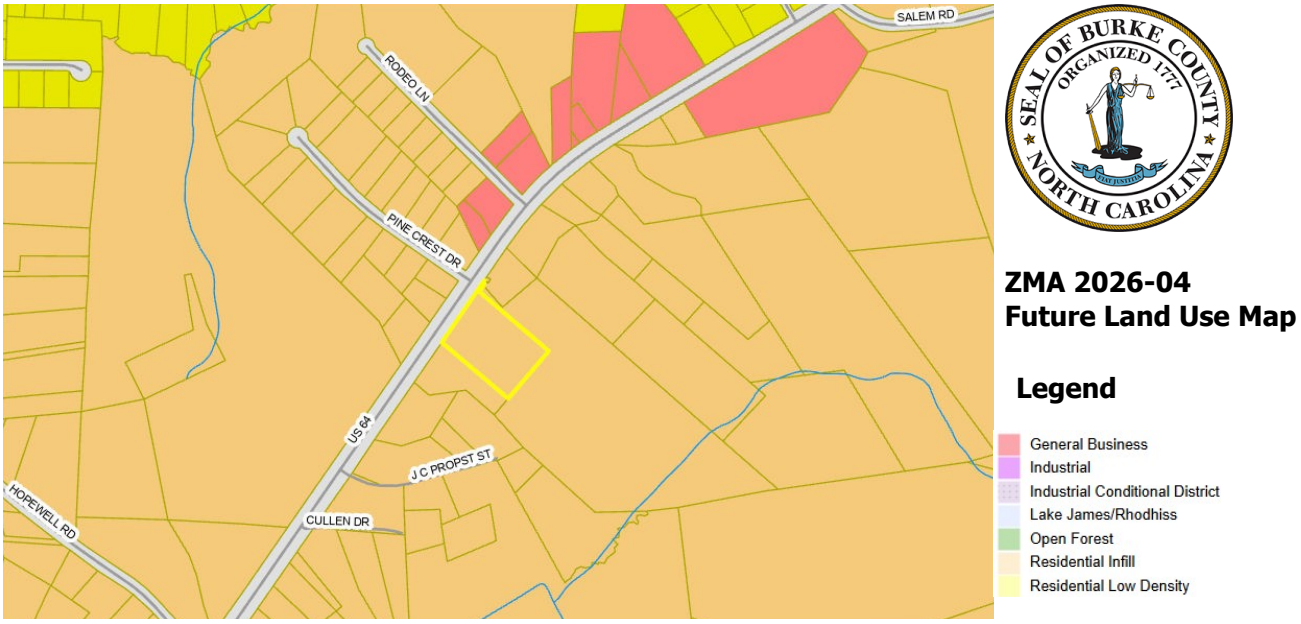
- The R-3 district is established to accommodate a broad range of residential uses along with compatible nonresidential development in areas that are less suburban in character.
- **Permitted Uses:** Residential uses including single family, duplexes, multifamily, townhomes and condos. Manufactured single and double wide homes are permitted. Farm stands, plant nurseries, country clubs, parks and adult care homes are also allowed by right.
- **Special Uses:** Manufactured home parks, campgrounds/rv parks, exterminators, marinas, and homeless shelters.

Proposed Zoning: General Business (G-B)

- The General Business District has been established to provide suitable locations for commercial activities that serve the public.
- **Permitted uses** include most retail, entertainment, and service uses.
- **Special Uses:** Kennels, exterminators, special event grounds, retail spaces greater than 100,000 square feet, and scrap yards.

- Industrial and agricultural uses are limited with distillery, breweries, commercial greenhouses, automobile parts recycling, and mini warehouses being a few examples of industrial and agricultural uses permitted under G-B zoning.

COMPLIANCE WITH THE BLUEPRINT BURKE 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 uses such as single family, multifamily and manufactured residential development along with most 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 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.

PLANNING BOARD ACTION REPORT

The Burke County Planning Board heard this case at their August 27, 2026 meeting. The applicant's father, Tommy Carlton, spoke on behalf of the applicant and explained that his son (Bryson Carlton, applicant) operates a mobile detailing business and uses the current buildings as storage. Mr. Carlton continued that this rezoning is to bring the property into zoning compliance so the applicant can detail vehicles inside the building. No other members from the public spoke.

The board voted to approve recommendation of the rezoning by a vote of 4-0.