Staff Presentation

Board review of **ZMA-2026-01**

- **Applicant: Innovative Property Management Solutions INC**
- **PIN:** 2762-73-5247
- **Address:** 3637 Miller Bridge Road Connelly Springs NC
- **Request:** Rezone a single parcel of 31.61 acres ***from*** Industrial (IND) ***to*** **Planned Residential Mixed Use- Conditional (PRMU-CD)**

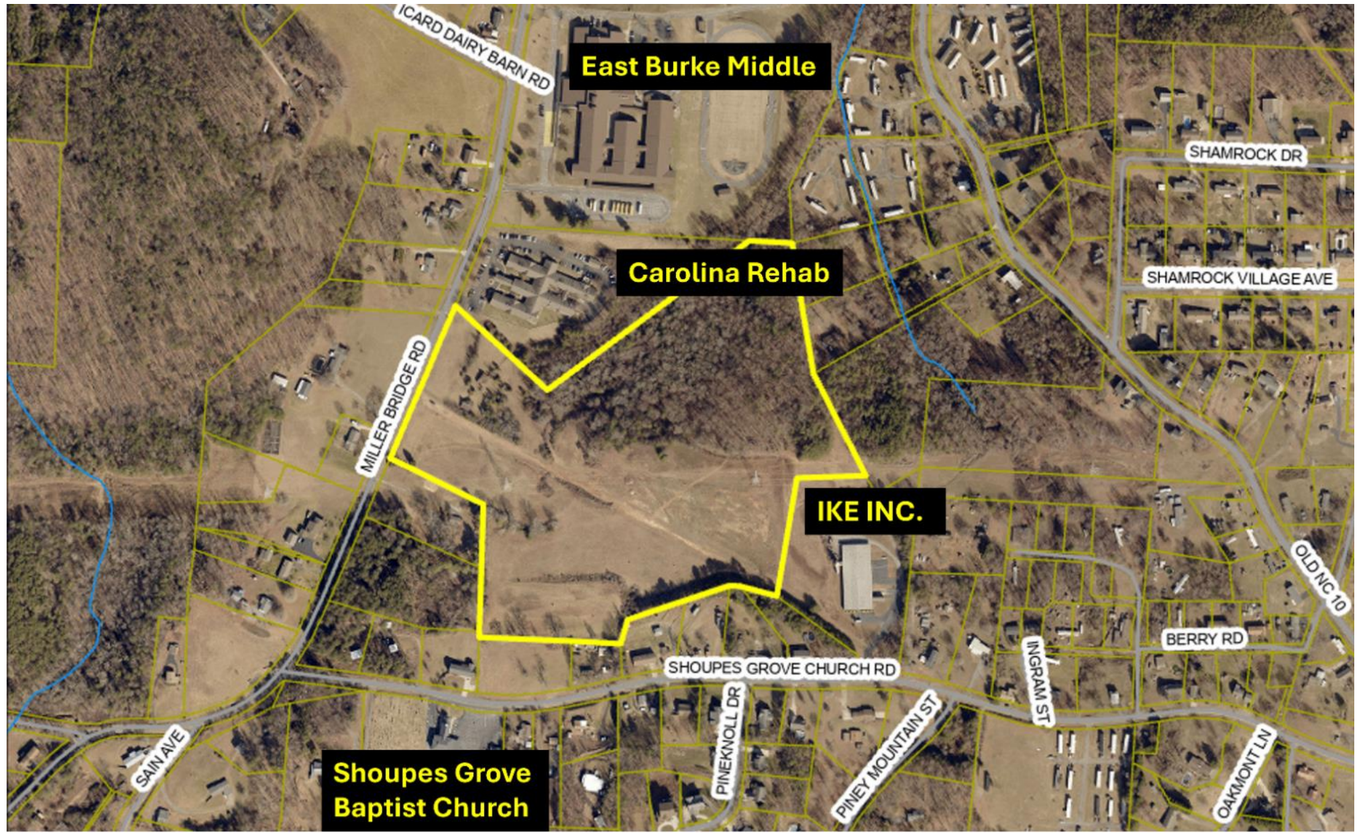
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ZMA 2026-01 Background

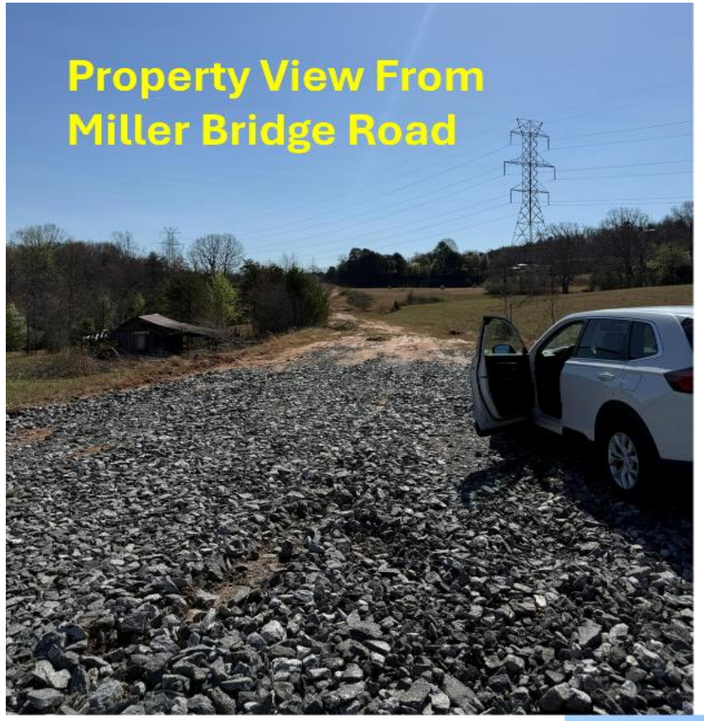
- Subject parcel is mostly cleared with some dilapidated structures and forested areas.

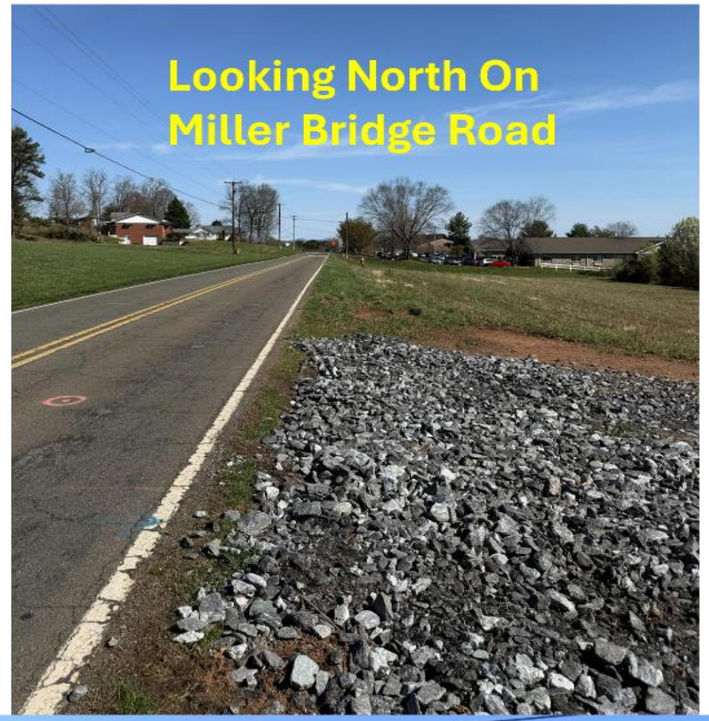
- Currently zoned for industrial use. Industrial development never occurred and the parcel was purchased by the applicant.

- Surrounded by a mix of land uses:
  - Healthcare & Educational Institutional Uses
  - Light Manufacturing (IKE INC.)
  - General Business / Commercial Uses & I-40 within a half mile of the parcel.

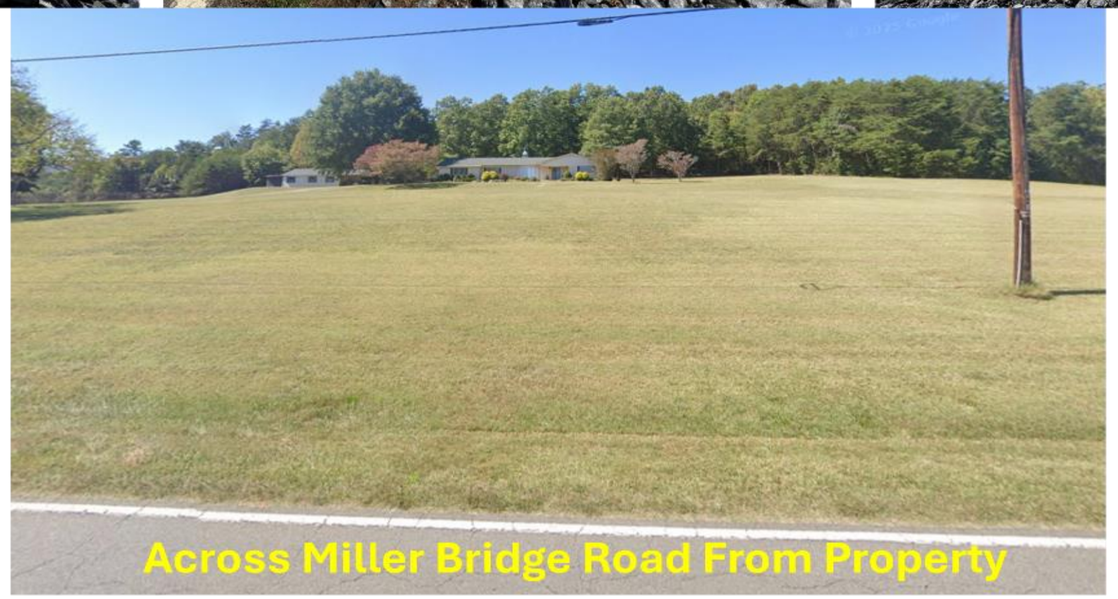


ZMA 2026-01 Site Photos









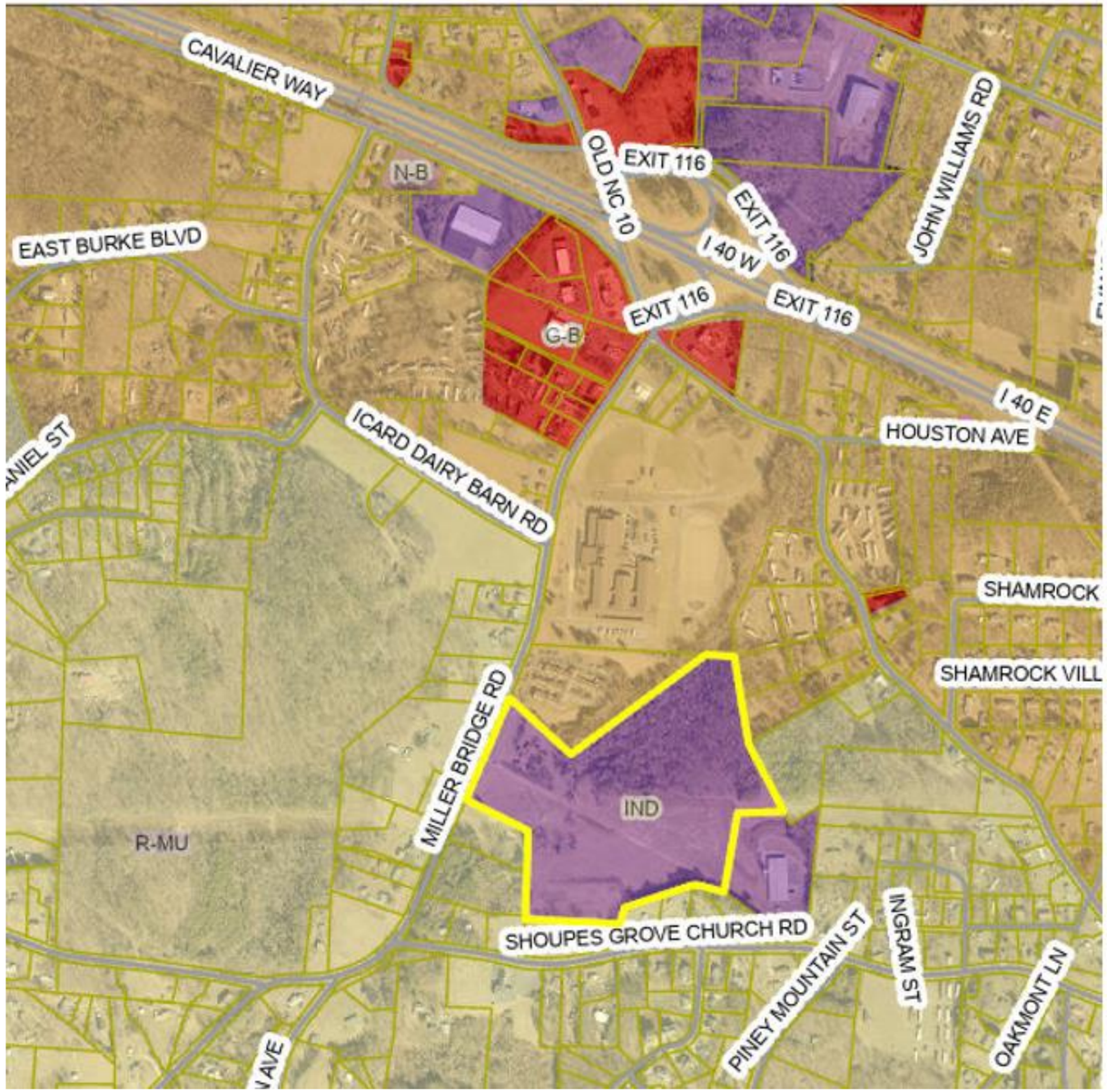
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ZMA 2026-01 Current Zoning

- **Current Zoning: Industrial (IND)**
  - Manufacturing, Scrapyards, Processing Facilities, Landfills, etc.

- **Proposed Zoning: Planned Residential Mixed Use (Conditional)**
  - **Residential:** 85 'CrossMod' (Modular) Homes
  - **Light commercial**: Small grocery/retail, healthcare, service station, & daycare.

- **Only these uses would be permitted by ordinance.**



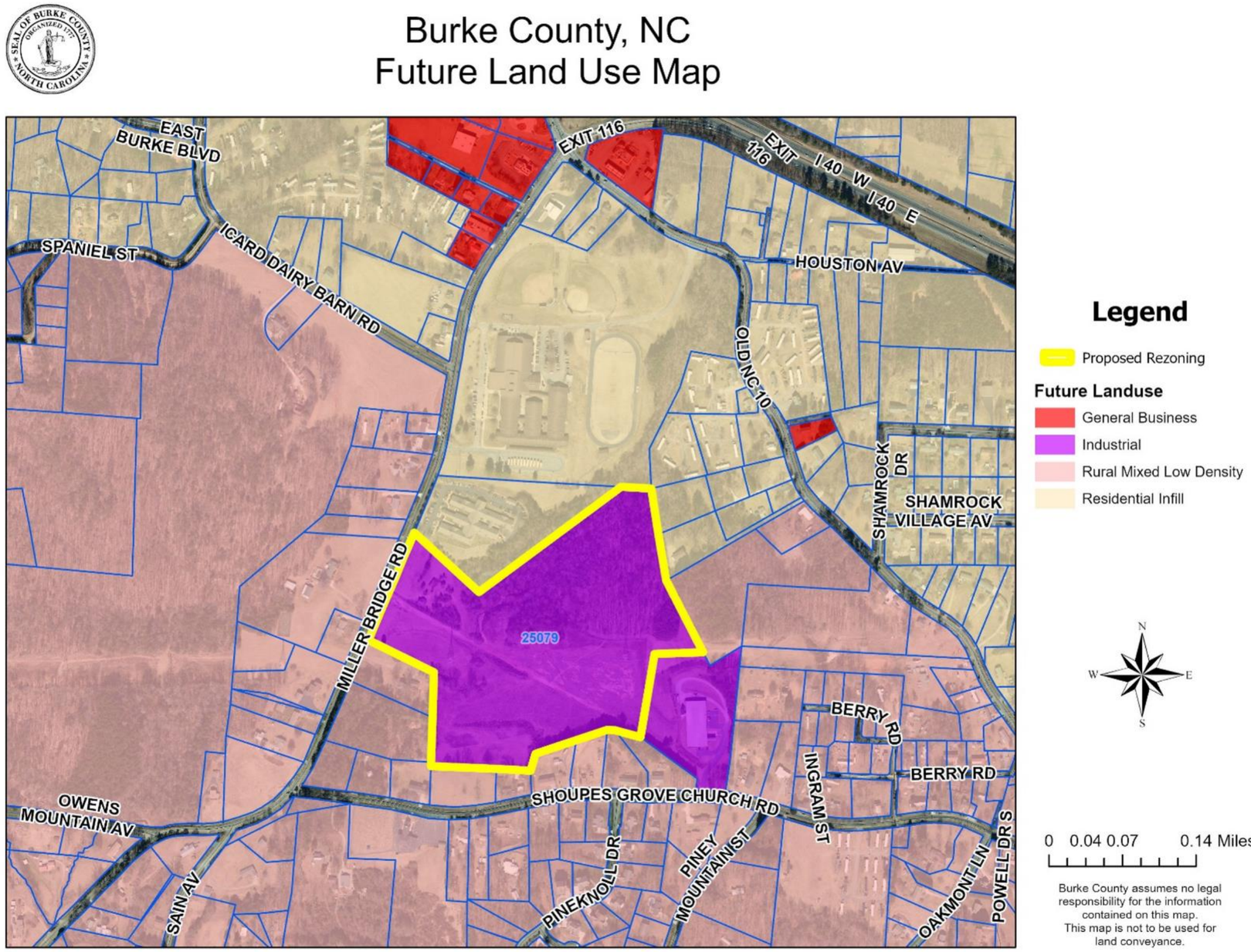
ZMA 2026-01
Chestnut Springs CMP

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
- IND Conditional

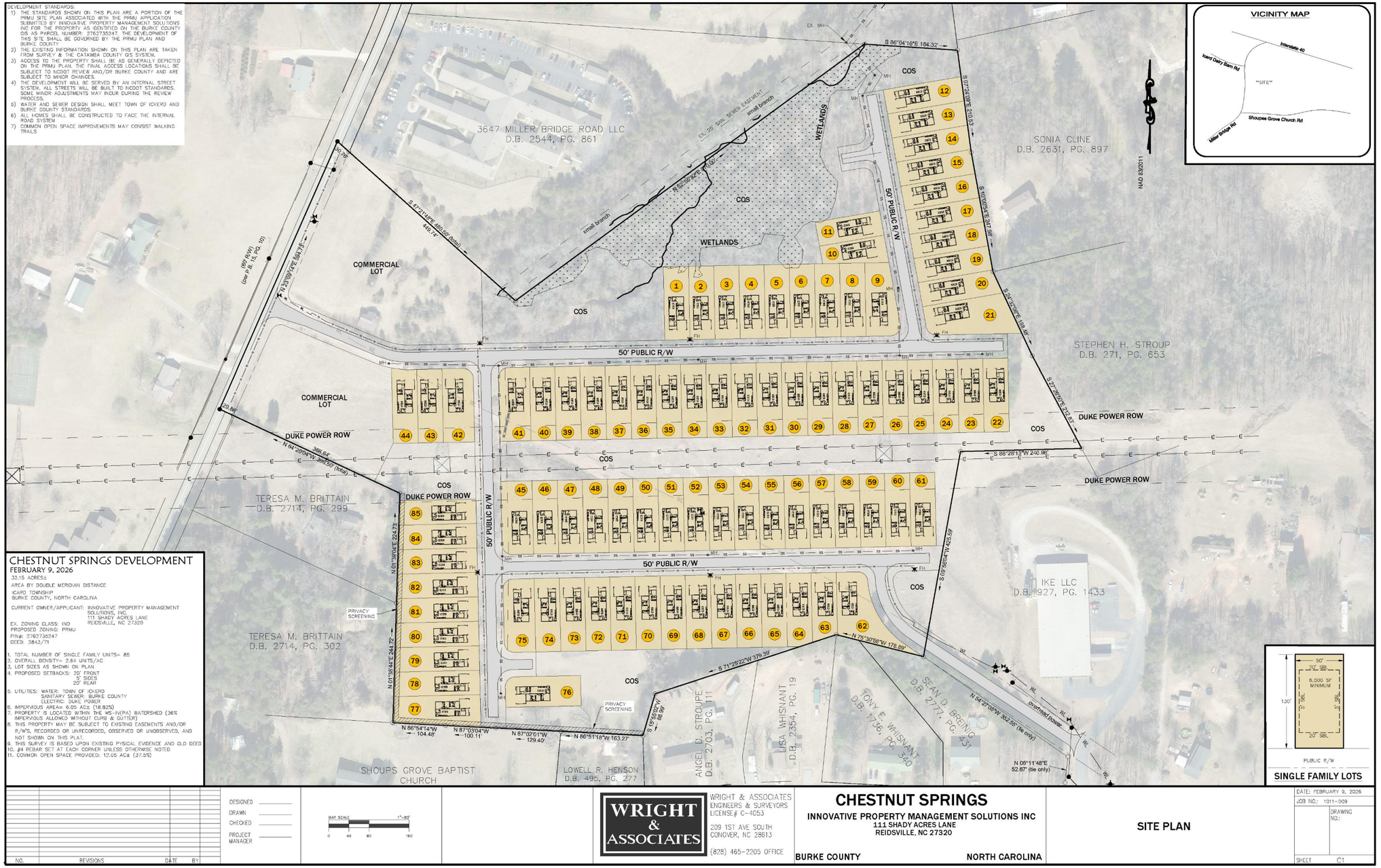
ZMA 2026-01
Future Land Use

- **Current Designation: Industrial**
  - Manufacturing, Scrapyards, Processing Facilities, etc.

- **Proposed Designation: Residential Infill**
  - Residential and Neighborhood Supportive Commercial Uses



Chestnut Springs Community Master Plan



What is Conditional Zoning

- **What?**
  - A rezoning process that legally binds a specific site plan and individualized development conditions to the property.
  - Requires public hearings, adjoiners letters, & site sign postage for both board meetings.
- **Regulatory Agreement:**
  - Specific conditions are mutually agreed upon by the property owner, the Burke County Planning Board, & The Board of Commissioners.
- **Flexibility & Control:**
  - It provides flexibility from standard zoning codes (setbacks, lot sizes, parking, etc.)
- **Strict Use Limits:**
  - No land uses are permitted on the property except for those agreed upon in the conditional district ordinance.

How these rules apply to Chestnut Springs (ZMA 2026-01)

- **Proposed Uses & Underlying Zoning District (8.11.2 (4)):**
  - The PRMU district allows (by right or special use) for each of the requested uses: residential, service station, grocery stores, healthcare, and daycare.

- **Customized Lot Sizing for 85 Homes (8.11.2 (1-D)):**
  - Proposed Master Plan Average Size: 0.15 acres
  - Standard lot size for this type of development would be 0.25 acres.

- **Customized Setbacks for Future Lots (8.11.2 (1-D)):**
  - Proposed Master Plan proposes the setbacks be 20 feet for front and rear, 5 for the sides.
  - Standard setbacks for this type of development would be 30 feet for front, 20 for rear, and 15 for sides.

- **Completed Preliminary Site Plan Review (8.11.2(3-A)):**
  - Master Plan was approved by the Burke County Site Plan Review Team (EMS, Fire, GIS, NCDOT) on 2.23.2026

- **Final Approval (8.11.2 (8)):**
  - If approved by the Board of Commissioners, final plans are reviewed by staff for compliance with the development conditions and the approved site plan. If approved, a zoning permit is issued.

Sewer Capacity & Phased Development

- Burke County General Services, the County Managers Office, and The Burke County Board of Commissioners agreed to a Memorandum of Understanding (MOU) with the developers due to limited sewer capacity at their March 16 regular meeting.

- The MOU outlines that the development will occur in phases, allowing the developer to begin developing homes while balancing sewer constraints.

- The phasing agreed to are as follows:
  - Phase I (2026): Allocate wastewater collection for 12 new homes in Chestnut Springs
  - Phase II (2027): Allocate wastewater collection for 24 new homes in Chestnut Springs
  - Phase III (2028): Allocate wastewater collection for 24 new homes in Chestnut Springs
  - Phase IV (2029): Allocate wastewater collection for remaining homes based on sewer constraints.

ZMA 2026-01 Staff Findings

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

- The surrounding mix of land uses and zoning supports a Residential Mixed-Use development.

- This development is a candidate for condition zoning as it is to cluster development or manage uses on a parcel in a way that may not be permitted by conventional zoning while maintaining or enhancing the goals of the ordinance.

- Burke County General Services is providing sewer utilities to the parcel thus supporting the higher density development on smaller lots.

- While the rezoning is not consistent with the Blueprint Burke Strategic Land Use designation as industrial, **it is consistent with its goals** to reduce our housing crisis and provide workforce housing within the county.

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ZMA 2026-01 Planning Board Findings

- The Burke County Planning Board voted 6-0 to approve recommendation of the rezoning request at their March 26, 2026, meeting.

- Public Comment was given by two property owners, one who adjoins and another who resides near the site.
  - Each raised concerns were raised about traffic, density of the project, and the viewshed impact on adjoining property owners.

- The applicant has met with these owners since the planning board meeting and added additional screening around the property to mitigate adjoiners viewshed concerns.

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THANK YOU

Questions for staff?

