Planning Board Recommendation and Statement of Plan Consistency

Zoning Map Amendment (ZMA 2026-01)

Motion to Approve: **To recommend approval of ZMA 2026-01** , a request to rezone a 31.61-acre parcel located at 3637 Miller Bridge Road, Connelly Springs, NC (PIN 2762-73-5247) **from the Industrial (IND) District to the Planned Residential Mixed Use- Conditional (PRMU-CD) District.**

While the request is **not consistent** with the 2022–2030 *Blueprint Burke* Future Land Use Map designation of Industrial, the rezoning is found to be **reasonable and in the public interest** because:

- The parcel is located along Miller Bridge Road with close proximity to major transportation corridors including I-40 and US 70.
- Burke County General Services provides water and sewer utilities to the site, which supports the higher density development proposed by the applicant.
- The surrounding mix of land uses, including healthcare, schools, light manufacturing, and residential—supports a Community Master Planned PRMU development.
- The rezoning aligns with the goals of the *Blueprint Burke* Strategic Land Use Plan to reduce the county's housing crisis and provide workforce housing to facilitate "live, work, and play".

Therefore, the Planning Board recommends approval of ZMA 2026-01 and an amendment to the Future Land Use Map to designate this parcel as Residential Infill.

Signed: March 26, 2026



Greg Smith

Chairperson, Burke County Planning Board