BURKE COUNTY **REZONING** APPLICATION

Phone: 828 764-9030 www.burkenc.org

Submit Completed Application: community@burkenc.org

Drop by in-person at 110 N. Green Street, Morganton, NC 28655; or mail PO Box 219 Morganton 28680

Date: 3/10/2026

I (or we) the undersigned owner, do make application and request that the Burke County Planning Board and the Board of Commissioners amend the official Zoning Map of Burke County as requested in this submittal.

PROPERTY OWNER: Innovative Property Management Solutions

ADDRESS OF SUBJECT PROPERTY: 3637 Miller Bridge Road, Connelly Springs PIN/ REID: 25079

The request to rezone from IND to CMP- PRMU-CD

1. OWNER ADDRESS: 111 Shady Acres Lane, Reidsville, NC 27320

   PHONE: 828-348-4230 EMAIL: travis.mann1@gmail.com

APPLICATION SUBMITTED BY: THE OWNER IS THE APPLICANT ☑ *OR,*

2. AUTHORIZED AGENT: _____

   ADDRESS: _____

   PHONE: _____ EMAIL: _____

The following are the surrounding land uses of the adjacent property located within 100' of the subject property.		
	Current Zoning	Current Use
North	R-2	healthcare/ Carolina rehab
South	R-MU	Residential
East	R-MU/ R-2	Residential
West	R-MU	Residential

For *conditional zoning* requests provide a description of the proposed use (attach proposed project conditions and site plans as applicable):

Chestnut springs will be a planned res. community focused on workforce housing for local families in Burke County. approx. 85 res. sites and two light comm. sites. The development across 32 acres with dedicated green space and walking trails. Light commercial uses include: Small retail and grocery (DG Market), gas stations (sheetz), day care, and healthcare related businesses (urgent care).

Filing fee: $650 + 25.00/ Acre: $1450 (Once submitted the fee is non-refundable)

Payable by check, online pay portal, or by phone. Check no. _____

Required Signature Below

APPLICANT SIGNATURE: _____

I certify that the information in this application and all attachments are true and correct to the best of my knowledge.

AFFIDAVIT

North Carolina
County of BURKE

Travis A. Mann, appearing before the undersigned
Name of Property Owner (printed)

Notary and being duly sworn, says that:

1. I am the owner of the property described above.

2. All statements above are true and correct.

_____
Property Owner's Signature

Sworn to (or affirmed) and subscribed before me this the 27 day of March, 2026.

(Official Seal)

_____
Official Signature of Notary

Bethany Alexander, Notary Public
Notary's printed or typed name

Bethany Alexander NOTARY PUBLIC BURKE COUNTY, NC

My commission expires: 1/15/30