Staff Presentation

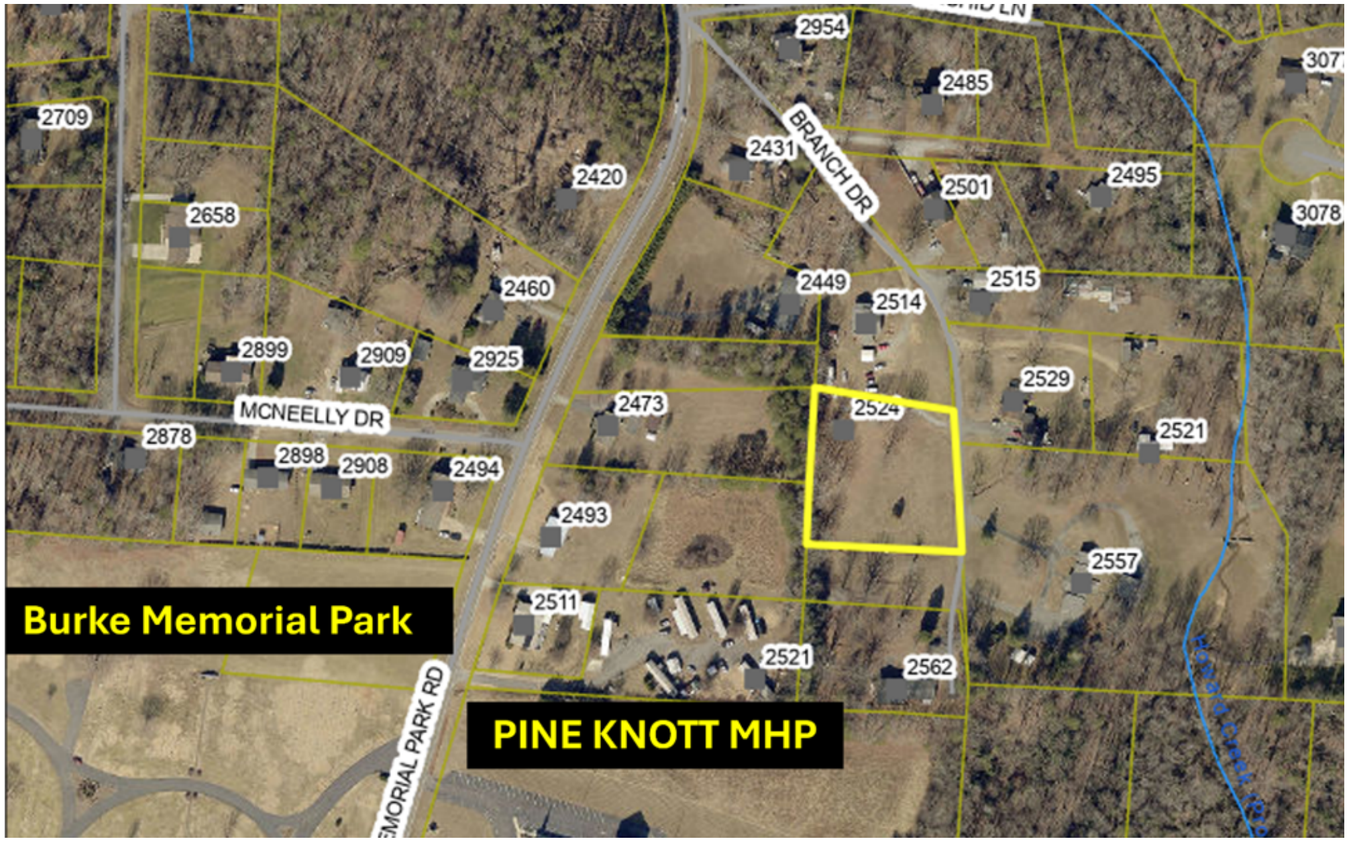
Board review of **ZMA-2026-02**

- **Applicant: Dalton Buchanan & Emma Seagraves**
- **PIN:** 2723-04-0812
- **Address: 2524 Branch Drive Valdese NC 28690**
- **Request:** Rezone a single parcel of 1.2 acres *from* Residential One (R-1) *to* Residential Two (R-2)

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ZMA 2026-02 Background

- Subject parcel is mostly cleared and vacant.
- Located in a subdivision platted before zoning & subdivision ordinances- mix of housing types.
- In proximity to a mix of residential uses including Burke Memorial Cemetery, Pine Knott MHP, & Solid Rock Baptist Church



ZMA 2026-02 Site Photos









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ZMA 2026-02 Current Zoning

- **Current Zoning: Residential one (R-1)**
  - Stick built & Modular Homes Only.
  - Special uses: Parks, Golf Courses & Schools

- **Proposed Zoning: Residential Two (R-2)**
  - R-1 uses with addition of class A manufactured homes & duplexes to allowed uses.
  - **Special uses remain the same.**



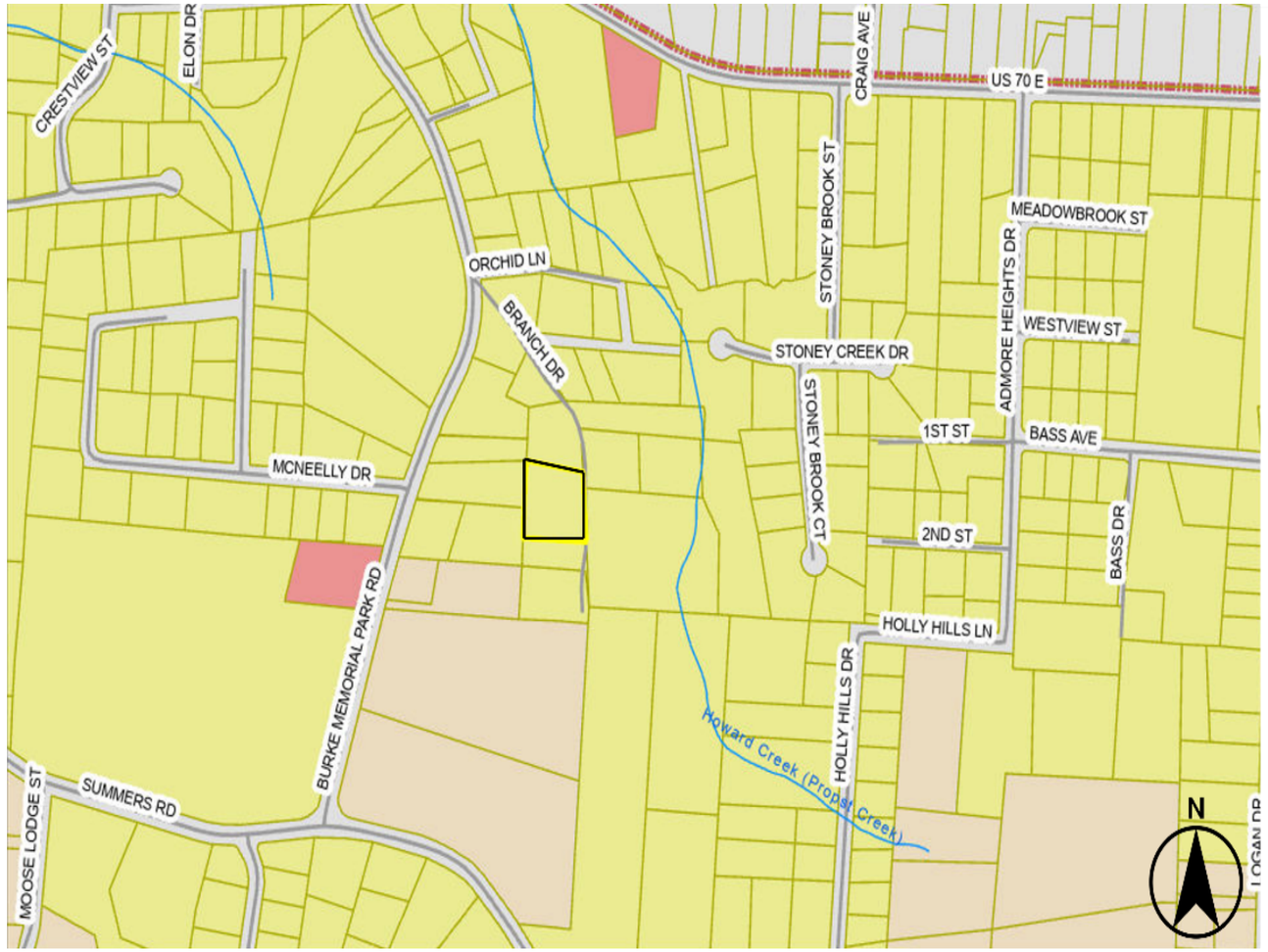
ZMA 2026-02
Existing Zoning Map

Legend

- 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 2026-02
Future Land Use

- **Current Designation: Residential Low Density**
  - R-1 zoning, single family stick-built & modular homes.
- **Proposed Designation: Residential Infill**
  - R-2 & R-3 Zoning, Encourages use of single family stick built or manufactured & multifamily developments.



ZMA 2026-02
Future Land Use Map

Legend

- General Business
- Industrial
- Industrial Conditional District
- Lake James/Rhodhiss
- Open Forest
- Residential Infill
- Residential Low Density

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ZMA 2026-02 Staff Findings

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

- The request is consistent with the surrounding land-use pattern. The subject parcel is located in proximity to an existing manufactured home park and parcels currently utilized for manufactured housing.

- Pursuant to N.C.G.S. § 160D-910(a), the General Assembly recognizes that manufactured housing provides critical, affordable housing opportunities for North Carolina residents.

- The Blueprint Burke Comprehensive Land Use Plan identifies the expansion of affordable housing as a priority. This rezoning is action towards that goal by utilizing manufactured housing as a tool to address local housing needs.

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ZMA 2026-02 Planning Board Findings

The Burke County Planning Board heard this case at their April, 23, 2026 meeting.

- **Applicant presentation:** The applicant mentioned that the property has been family land for a long time and that their request is to help them stay on family land in an affordable home.
- **Public Hearing:** No comments from the public.
- **Board Decision:** The board voted to approve recommendation of the rezoning and adopted their consistency statement by a vote of 5-0.

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THANK YOU

Questions for staff?

