Planning Board Recommendation and Statement of Plan Consistency

Zoning Map Amendment (ZMA 2026-02)

Motion to Approve: The Burke County Planning Board recommends approval of ZMA 2026-02, a request to rezone a 1.2-acre parcel located at 2524 Branch Drive, Valdese, NC (PIN 2723-04-0812) from the Residential-One (R-1) District to the Residential-Two (R-2) District.

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

- The request is consistent with the surrounding land-use pattern, as the subject parcel is located in close proximity to an existing manufactured home park and other parcels currently utilized for manufactured housing.
- Pursuant to N.C.G.S. § 160D-910(a), the North Carolina General Assembly recognizes that manufactured housing provides critical, affordable housing opportunities for residents.
- The *Blueprint Burke* Comprehensive Land Use Plan identifies the expansion of affordable housing as a priority; this rezoning supports that goal by utilizing manufactured housing as a tool to address local housing needs.

Therefore, the Planning Board recommends approval of ZMA 2026-02 and a amendment to the Future Land Use Map to designate this parcel as **Residential Infill**.

Signed: April 23, 2026



Greg Smith Chairperson, Burke County Planning Board