

Statements of Consistency and Reasonableness for Proposed Amendment to the Unified Development Ordinance of Union County, North Carolina

The Union County Land Use Board recommended that the Union County Board of Commissioners approve the text amendments submitted by Planning staff to amend Section 60.170-C, Stormwater Management, of the Unified Development Ordinance of Union County, North Carolina.

CONSISTENCY AND REASONABLENESS STATEMENT FOR APPROVAL OF THE PROPOSED TEXT AMENDMENTS (THE TEXT AMENDMENTS ARE CONSISTENT WITH THE CURRENT PLAN) (TXT-2024-001)

Pursuant to N.C.G.S. § 160D-605, the Union County Board of Commissioners (the “Board”) does hereby find and determine that adoption of the proposed text amendments is consistent with the currently adopted Union County Comprehensive Plan (the “Plan”) and that adoption of the proposed text amendments is reasonable and in the public interest because:

1. The Plan calls for increasing the County’s stormwater standards. Two of the implementation strategies for addressing stormwater impacts of development set forth in the Plan provide for expanding stormwater standards to more development types, and increasing the storm event requirements to a 50-year or 100-year storm event standards, which are addressed through this text amendment.
2. Many areas in Union County experience flooding on a more consistent basis. Increasing stormwater standards on new developments is a way to help mitigate some of the stormwater and associated flooding issues.
3. Expanding stormwater requirements to all development types will bring Union County more in line with the requirements that other communities within and near Union County already enforce.

**CONSISTENCY AND REASONABLENESS STATEMENT FOR DENIAL OF THE
PROPOSED TEXT AMENDMENTS (THE PROPOSED TEXT AMENDMENTS ARE
INCONSISTENT WITH THE CURRENT PLAN) (TXT-2024-001)**

Pursuant to N.C.G.S. § 160D-605, the Union County Board of Commissioners (the “Board”) does hereby find and determine that the proposed text amendments are inconsistent with the Union County Comprehensive Plan (the “Plan”) and that denial of the proposed text amendments is reasonable and in the public interest because:

1. Many areas in the Land Use Map portion of the Plan are designated as Rural Residential and are projected to develop slowly and at lower densities. Such low-density development patterns will not significantly increase stormwater runoff. Not requiring the stormwater standards set forth under the proposed text amendment is consistent with the Plan’s intent to preserve the rural character of properties in Rural Residential areas designated by the Plan.
2. Detaining to the 50-year storm level will increase cost for developers and property owners and may further impact the supply of affordable housing.
3. Requiring increased stormwater requirements on commercial and industrial projects could impact the Plan’s goal of increasing economic development activity and commercial and industrial land uses in Union County by adding costs to potential projects.