

**Land Use Board Advisory Consistency and Reasonableness Statement Concerning  
Proposed Amendment to the Union County Zoning Map**

The Union County Land Use Board has reviewed the rezoning petition (CZ-2024-006) submitted by Terry and Deborah Stevens requesting a revision of the Union County Zoning Map by rezoning two parcels totaling 2.5 acres appearing on the tax map as tax parcel 01-234-006 and 01-234-006A from RA-40 to Light Industrial (LI) with Conditions, including consolidating the aforementioned parcels; located in the New Salem Township.

**TO RECOMMEND APPROVAL OF THE AMENDMENT (THE PROPOSAL IS  
INCONSISTENT WITH THE CURRENT PLAN)**

**Motion**

(i) Recommend approval of rezoning petition CZ-2024-006; and (ii) adopt the advisory consistency and reasonableness statement for recommendation of approval.

**Advisory Consistency and Reasonableness Statement**

Pursuant to N.C.G.S. § 160D-604, the Union County Land Use Board does hereby recommend that the Union County Board of Commissioners adopt the proposed map amendment. The Union County Land Use Board finds that adoption of the proposed map amendment is inconsistent with the currently adopted Union County Comprehensive Plan (the “Plan”). The Union County Land Use Board recommends that the Union County Board of Commissioners deem the adoption of the proposed map amendment as an amendment to any future land use map in the Plan. Adoption of the proposed map amendment (i) takes into account the need to amend the zoning map to meet the needs of the community, and (ii) is reasonable and in the public interest because:

1. There are two existing businesses on two separate properties at the same intersection where this property is located. These properties are both zoned for non-residential, business commercial uses. The proposed light industrial with conditions use, which is limited under this conditional rezoning to mini-storage use, is consistent with the nearby existing uses that are commercial uses as well. Additionally, these previous commercial uses have established this intersection as a commercial center for the nearby community.
2. The benefits to the community at large, the neighbors, and the property owner of the proposed rezoning outweigh any detriments to the neighbors and others caused by the rezoning. The benefits of this rezoning include the diversification of land use by allowing a commercial use on the property; the continued establishment of a commercial node at this intersection; and the ability for the community and neighbors to have ready access to the proposed services to be established on the property. The potential detriments of the use established by this rezoning, such as increased light exposure and increased traffic, are ameliorated by the fact that the limited proposed use of a mini-storage facility would likely have less traffic than some other types of uses.
3. The proposed use would not create a significant traffic impact.
4. The use set forth under the conditions would meet Union County development standards.

**TO RECOMMEND DENIAL OF THE AMENDMENT (THE PROPOSAL IS  
INCONSISTENT WITH THE CURRENT PLAN)**

**Motion**

(i) Recommend denial of rezoning petition CZ-2024-006; and (ii) adopt the advisory consistency and reasonableness statement for recommendation of denial.

**Advisory Consistency and Reasonableness Statement**

Pursuant to N.C.G.S. § 160D-604, the Union County Land Use Board does hereby recommend that the Union County Board of Commissioners deny the proposed map amendment, as denial is reasonable and the proposal is inconsistent with the currently adopted Union County Comprehensive Plan (the “Plan”). Denial of the proposed map amendment is reasonable and in the public interest because:

1. The Plan’s Land Use Map identifies this area as Rural Residential. The proposed light industrial designation is not consistent with residential or agricultural uses for which rural residential areas are intended.
2. The proposed rezoning will facilitate ongoing and potential future industrial uses in close proximity to existing residential uses in manners inconsistent with the Plan.