

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 deny the text amendments submitted by Planning staff to amend sections of the Unified Development Ordinance of Union County, North Carolina related to lot subdivision regulation, including road frontage requirements.

CONSISTENCY AND REASONABLENESS STATEMENT FOR APPROVAL OF THE PROPOSED TEXT AMENDMENTS (THE TEXT AMENDMENTS ARE CONSISTENT WITH THE CURRENT PLAN) (TXT-2024-003)

Pursuant to Section 80.030-G of the Unified Development Ordinance of Union County, North Carolina, 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. This amendment will help to protect public safety by reducing the number of access points along higher speed road corridors, thereby providing for the distribution of traffic in a manner that will potentially reducing the amount of high-speed vehicle collisions on such road corridors and substantially promote public safety.
2. The Plan calls for preservation of tree cover, open space and similar environmental features in the rural areas of the County, thereby protecting the rural character of such areas and related environmental features. This amendment will have the necessary impact of increasing lot sizes along higher speed road corridors, helping to preserve the rural character of areas of the County.

**CONSISTENCY AND REASONABLENESS STATEMENT FOR DENIAL OF THE
PROPOSED TEXT AMENDMENTS (THE PROPOSED TEXT AMENDMENTS ARE
INCONSISTENT WITH THE CURRENT PLAN) (TXT-2024-003)**

Pursuant to Section 80.030-G of the Unified Development Ordinance of Union County, North Carolina, 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. Such already established development patterns will not significantly threaten the rural character of the area and will remain consistent with the goal of the Plan of protection of the rural character of such areas.
2. Requiring increased lot sizes and road widths may increase the cost of development of certain land, thereby impacting the already low supply of affordable housing.