

Statements of Consistency and Reasonableness for Proposed Amendment to the Union County Zoning Map

The Union County Land Use Board recommended that the Union County Board of Commissioners approve the rezoning petition (CZ-2024-011) submitted by Angel Riquelme Javana requesting a revision of the Union County Zoning Map by rezoning a parcel totaling 2.4 acres appearing on the tax map as tax parcel 09-372-050 in the Monroe Township from RA-20 to RA-40 with Conditions.

CONSISTENCY AND REASONABLENESS STATEMENT FOR APPROVAL OF THE PROPOSED AMENDMENT (THE PROPOSAL IS INCONSISTENT WITH THE CURRENT PLAN) (CZ-2024-011)

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 map amendment is inconsistent with the currently adopted Union County Comprehensive Plan (the “Plan”). The Board declares that adoption of the proposed map amendment is deemed an amendment to the Plan, including any future land-use map in the Plan. The 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. The site is on the edge of (less than 50 feet) from an Employment Center as designated on the land use map in the Plan. Employment Centers are identified in the Plan as areas which facilitate employment growth in key areas that have access to transportation and adequate utility infrastructure and existing viable employment and available land suitable for employment. Uses encouraged near these centers include, but are not limited to, light industrial, warehouse, office, research, tech-flex and technology. The use set forth for this rezoning would be consistent with a use in an employment center. Given the extremely close proximity of an employment center to the subject parcel, it is reasonable to approve this rezoning and amend the Plan’s land use map to include the employment center on this parcel.
2. The proposed use would not create a significant traffic impact.
3. The proposed use is similar to other nearby uses in that it is of a commercial or industrial nature rather than residential in nature. There are light industrial zoned properties 500 feet north and 500 feet west of the site, as well as numerous industrial or commercial uses within less than a mile from the site.
4. The benefits to the community at large, the neighbors, and the property owners of the proposed rezoning outweigh any detriments to the neighbors and others caused by the rezoning. The benefits of this rezoning include increasing business opportunities in the county, allowing an existing business to continue to operate, and allowing a property with many nearby properties which have non-residential to also be allowed to conduct similar non-residential uses on its property.

**CONSISTENCY AND REASONABLENESS STATEMENT FOR DENIAL OF THE
PROPOSED AMENDMENT (THE PROPOSAL IS INCONSISTENT WITH THE
CURRENT PLAN) (CZ-2024-011)**

Pursuant to N.C.G.S. § 160D-605, the Union County Board of Commissioners (the “Board”) does hereby find and determine that this rezoning petition is inconsistent with the Union County Comprehensive Plan (the “Plan”) and that 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 Single Family Residential. Uses allowed in Single Family Residential are residential developments with no more than two units per acre, which is not consistent with the uses proposed through this conditional rezoning which are non-residential in nature.
2. The proposed rezoning will facilitate ongoing and potential future employment uses in close proximity to existing residential uses in manners inconsistent with the Plan.