

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 deny the rezoning petition (CZ-2025-004) submitted by TMTLA Associates, requesting a revision of the Union County Zoning Map by rezoning one parcel totaling 48.592 acres appearing on the tax map as tax parcel 09-417-001M located on Old Waxhaw Monroe Road from RA-40 to R-10 with Conditions.

CONSISTENCY AND REASONABLENESS STATEMENT FOR APPROVAL OF THE PROPOSED AMENDMENT (THE PROPOSAL IS INCONSISTENT WITH THE CURRENT PLAN) (CZ-2025-004)

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 Plan’s Land Use Map identifies this area as Rural Residential with an Employment Corridor overlay. The Plan provides that a variety of employment uses may be appropriate along an Employment Corridor. Because the Employment Corridor overlays a Rural Residential area, single family residential uses at a density of no more than one unit per acre may also be appropriate in these areas in certain circumstances. Although the density set forth in the proposed rezoning is more than one unit per acre, the density is similar to what is recommended for the areas just to the north of this property on the other side of NC 75. Specifically, the Plan’s Land Use Map identifies that area as appropriate for single-family residential, which allows smaller lot sizes and a higher density than one unit per acre where water and sewer utilities are present. Here it is reasonable to allow a development with such density, as water and sewer utilities are present in the area and developments on both sides of NC 75 would be able to take advantage of this NC highway.
2. The parcel projects connection to a residential development immediately south of the site, providing additional options for traffic to access NC 75, potentially alleviating some traffic impacts on other roads (with traffic congestion being a concern in the Plan).
3. The use set forth under the conditions would meet Union County development standards, including providing open space in excess of the subdivision open space requirements.
4. The proposed use is similar to other nearby uses in that it is residential in nature and many of the adjacent and nearby uses are also residential in nature.
5. 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 housing inventory and housing availability in Union County, potentially allowing for increased housing affordability

with additional inventory; and adding additional street connections, which could reduce traffic flow congestion in certain areas. The potential detriments of the use established by this rezoning include increased noise, light, and traffic exposure, as well as increased public services impacts, resulting from the proposed use and associated increased population potential in the area.

**CONSISTENCY AND REASONABLENESS STATEMENT FOR DENIAL OF THE
PROPOSED AMENDMENT (THE PROPOSAL IS INCONSISTENT WITH THE
CURRENT PLAN) (CZ-2025-004)**

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 Rural Residential with an Employment Corridor overlay. Such areas should be preserved for industrial and other recommended uses. The Plan specifically identifies such uses to include distribution, aeronautics, industrial, and agri-business uses. The residential uses on this property would remove potential industrial and commercial land for future development and instead allow higher density residential immediately adjacent to existing industrial facilities. Further, the development would have a higher density than what is planned for in rural residential areas under the Plan’s current Land Use Map.
2. Continued and future allowed residential uses along the Employment Corridor could result in increased congestion on the roads and streets adjacent and nearby to the property. Traffic congestion is a noted concern in the Plan.