

**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-2024-007, submitted by Kolter Group Acquisitions, LLC (the “Applicant”) for revision of the Union County Zoning Map by rezoning tax parcels on the Union County Tax map as parcels 08-309-016, 08-282-009A, and a 129.17 acre portion of tax parcel 08-312-014, in the Goose Creek Township from RA-40 to R-4 with Conditions.

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

Motion

(i) Recommend approval of rezoning petition CZ-2024-007; 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. The proposed use of an age-restricted residential development will have a reduced traffic impact when compared with impacts from comparable non-age-restricted residential development. Traffic congestion is a noted concern in the Plan.
2. The proposed use of an age-restricted residential development will not add students to the local schools, lessening impact of this development on Union County services for the adequate provision of schools
3. The residential rezoning of this property is similar to the other uses surrounding the property in Union County’s zoning jurisdiction, which are also zoned residential. Additionally, there are properties in the County’s land use jurisdiction which are zoned for higher density than one-acre residential directly adjacent to one of the subject properties.
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 providing housing targeted at the older population, which have an increasing demographic presence in this county; and higher density development which may allow for more affordable housing than larger single-family tract development. 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 size of the rezoned properties combined is so large, approximately 390 acres, that the primary land use impacts from the development, other than traffic, will be within the development itself, not neighboring properties.

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

Motion

(i) Recommend denial of rezoning petition CZ-2024-007, 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 the area in which the subject property is located as rural residential. The Plan identifies rural residential areas as those recommended for low density residential and agricultural purposes. Low density for purposes of the Plan means lot sizes of at least one acre or a development density of no more than one unit per acre. The proposed use has a net density of approximately 2.7 units per acre, significantly higher than the one unit per acre recommended in the adopted Plan for rural residential areas.
2. The proposed use will add over 3,000 trips per day to area roads, with potential increasing delays and congestion at multiple area intersections near the proposed development. Traffic congestion is a noted concern in the Plan.