

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

The Union County Planning Board recommended approval concerning the rezoning petition (#RZ-2021-005) submitted by Pankaj Kumar Verma to rezone the property appearing on Tax Map as parcel #07-102-158A in the Vance Township from R-20 to RA-20.

TO APPROVE THE AMENDMENT (THE PROPOSAL IS INCONSISTENT WITH THE CURRENT PLAN)

Motion

(i) Approve rezoning petition RZ-2021-005 to rezone the property appearing on the Tax Map as parcel #07-102-158A in the Vance Township from R-20 to RA-20, and (ii) adopt the consistency and reasonableness statement for approval.

Consistency and Reasonableness Statement

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 this adoption of the proposed map amendment is deemed an amendment to any future land use map in the Plan. The adoption of the proposed map amendment is reasonable and in the public interest because:

1. There is significant undeveloped residential land in the immediate vicinity that is not currently developed for employment land uses as identified in the adopted land use map. This rezoning of a relatively small tract of land will not impact the ability of the area to absorb future commercial and industrial development.
2. There are several existing single-family residences in the vicinity of the subject property; thereby allowing the type of development on this property which is consistent with development already present in the vicinity of the property.
3. The additional uses allowed on this property under an RA-20 zoning designation would not increase the intensity of uses.

**TO DENY THE AMENDMENT (THE PROPOSAL IS INCONSISTENT WITH THE
CURRENT PLAN)**

Motion

(i) Deny the rezoning petition RZ-2021-005 to rezone the property appearing on the Tax Map as parcel #07-102-158A in the Vance Township from R-20 to RA-20, and (ii) adopt the consistency and reasonableness statement for denial.

Consistency and Reasonableness Statement

Whereas, 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 area is designated as an employment corridor in the existing land use map, and this area is attractive for such uses due to the completion of the Monroe Expressway.
2. An approved residential rezoning inconsistent with the plan could stimulate further residential rezonings in an area identified for non-residential uses in the long range plan.
3. The rezoning of a property for residential use in an area designated for commercial uses can impact nearby properties by potentially deterring nearby industrial and commercial development due to residential concerns over noise, light, dust, or smell which may occur along with such commercial and industrial developments.