

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 _____ the rezoning petition (#RZ-2024-009) submitted by Benjamin Russell to rezone the property appearing on the Tax Map as parcel 09-040-017 in the Monroe Township from RA-40 to RA-200.

CONSISTENCY AND REASONABLENESS STATEMENT FOR APPROVAL OF THE PROPOSED AMENDMENT (THE PROPOSAL IS CONSISTENT WITH THE CURRENT PLAN) (RZ-2024-009)

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 consistent with the currently adopted Union County Comprehensive Plan (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 proposed zoning is consistent with the Plan, as the subject property is in an area identified as rural residential in the Plan. Rural residential uses are identified in the Plan as those areas expected and intended to retain an agricultural or low-density residential pattern. The zoning district RA-200 is described in the Unified Development Ordinance of Union County, North Carolina, as primarily intended to accommodate agriculture and agriculture-related uses and very low-density residential development, which is consistent with the description of rural residential in the Plan.
2. The rezoning will promote the general welfare of Union County by reducing residential development potential through a decrease in allowed density on a parcel without direct public road access.

**CONSISTENCY AND REASONABLENESS STATEMENT FOR DENIAL OF THE
PROPOSED AMENDMENT (THE PROPOSAL IS INCONSISTENT WITH THE
CURRENT PLAN) (RZ-2024-009)**

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 range of uses allowed in the proposed zoning district (RA-200) as described in the Unified Development Ordinance of Union County, North Carolina (“UDO”) include business operations such as landfills larger than one acre or shooting ranges. Although many of the uses allowed by the UDO in the proposed zoning district are agricultural or low-density in nature, these uses allowed by the proposed zoning district are not consistent with the Plan designating this area as Rural Residential. Rather, such uses may be more appropriate in areas identified by the Plan as Employment Corridors.
2. The uses allowed on this property in RA-200, which could include landfills larger than one acre or shooting ranges, would be accessed via private easement and may impact emergency response to the site. Impacts to emergency response to a site for such operations is a safety concern and is inconsistent with the Plan’s vision statement which mentions addressing public safety.
3. The potential land uses within the proposed zoning district may generate traffic impacts on nearby transportation infrastructure systems beyond those expected from rural residential land uses recommended in the adopted Plan for the property.