

ORDINANCE APPROVING REVISION TO THE OFFICIAL ZONING MAP OF UNION COUNTY, NORTH CAROLINA

WHEREAS, the Union County Board of County Commissioners (the “Board”) heretofore enacted the “Unified Development Ordinance of Union County, North Carolina,” including any amendments thereto (the “UDO”) and the official Union County Zoning Map (“Zoning Map”); and

WHEREAS, Union County has received a rezoning petition (CZ-2024-004) submitted by Christopher Stevens (the “Applicant”) requesting a revision of the Union County Zoning Map by rezoning a 5.471 acre portion of land appearing on the tax map as portions of tax parcels 08-051-007C and 08-051-007H (“Tract 1”) from RA-40 to Light Industrial (LI), with Conditions, including consolidating the aforementioned portions of such parcels; creating a new 1.529 acre parcel from a portion of the parcel of land appearing on the tax map as tax parcel 08-051-007C (“Tract 2”), which will remain RA-40; consolidating a portion of a parcel of land appearing on the tax map as tax parcel 08-051-007C with the entire existing parcel 08-051-007G, to create a new 2.618 parcel (“Tract 3”), which will remain RA-40; and consolidating portions of land appearing on the tax map as portions of tax parcels 08-051-007H and 08-051-007C to create a new 0.919 parcel (“Tract 4”), which will remain RA-40; with all such parcels in the Goose Creek Township (“Rezoning Petition”).and

WHEREAS, the Union County Land Use Board considered and made a recommendation concerning approval or denial of the Rezoning Petition; and

WHEREAS, the Board has determined that approval of the Rezoning Petition and rezoning of Tract 1 from RA-40 to Light Industrial (LI) with Conditions is reasonable and in the public interest, including for those reasons set forth in the contemporaneously adopted consistency and reasonableness statement.

NOW, THEREFORE, BE IT ORDAINED by the Union County Board of Commissioners as follows:

1. The Zoning Map is hereby amended by rezoning Tract 1 from RA-40 to Light Industrial (LI) with Conditions.
2. The conditions accepted by the Applicant are hereby approved and incorporated into the Light Industrial (LI) with Conditions rezoning of Tract 1.
3. This ordinance is effective upon adoption.

Adopted this ____ day of _____, 2024.

J.R. Rowell
Chairman, Union County Board of Commissioners