

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 approve the rezoning petition (#CZ-2024-004) submitted by Christopher Stevens, Terry Stevens, Angela Stevens, Debbie Stevens, and Anita 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 08-0510-007G, 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.

CONSISTENCY AND REASONABLENESS STATEMENT FOR APPROVAL OF THE PROPOSED AMENDMENT (THE PROPOSAL IS INCONSISTENT WITH THE CURRENT PLAN) (CZ-2024-004)

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. There is an existing business which has been on the property for twenty-two years performing. The existing business will now be contained on one proposed parcel through this action, thereby providing flexibility for the business.
2. The current use of a property less than one-third of a mile away from the subject property is as a water treatment plant. Such utility use is consistent with a light industrial zoning district; thus, existing nearby uses not only include residential uses, but an existing use that is consistent with a light industrial zoning district as well.
3. The benefits to the community at large, the neighbors, and the property owner of the proposed rezoning outweigh any detriments to the neighbors and others caused by the rezoning. The benefits of this rezoning include allowing for full compliance of a long-standing existing use of the property, with the potential for modest expansion of such use; the diversification of land use by allowing an industrial use on the property, and the ability for the community and neighbors to have ready access to the existing services, as well as any other services, established on the property. The potential detriments of the use established by this rezoning, such as any increased light exposure on surrounding properties and increased traffic, are ameliorated by the fact that most of this use is

existing. Additionally, there are required setbacks and screening required for the property to minimize impacts on neighbors. Additionally the conditional nature of the rezoning limits the types of uses that would otherwise be allowed in a light industrial-zoned district. Thus, the aforementioned benefits outweigh any detriments caused by the rezoning.

4. The use set forth under the conditions would meet Union County development standards.

**CONSISTENCY AND REASONABLENESS STATEMENT FOR DENIAL OF THE
PROPOSED AMENDMENT (THE PROPOSAL IS INCONSISTENT WITH THE
CURRENT PLAN) (CZ-2024-004)**

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. The proposed light industrial designation is not consistent with residential or agricultural uses for which rural residential areas are intended.
2. The proposed rezoning will facilitate ongoing and potential future industrial uses in close proximity to existing residential uses in manners inconsistent with the Plan.
3. Continued and future allowed industrial use on the property 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.