

**BOCC Statements of Consistency and Reasonableness for Proposed Amendment to the
Union County Zoning Map (CZ-2022-009)**

The Union County Land Use Board recommended that the Union County Board of Commissioners deny the rezoning petition (CZ-2022-009) submitted by David Weekly Homes to rezone the property appearing on the Tax Map as parcels 09-402-011 and 09-402-011G in the Monroe and Sandy Ridge Townships (the “Property”) from R-40 to R-4 CZ.

**CONSISTENCY AND REASONABLENESS STATEMENT FOR APPROVAL OF THE
PROPOSED AMENDMENT (THE PROPOSAL IS INCONSISTENT WITH THE
CURRENT PLAN) (CZ-2022-09)**

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. The development will provide transportation improvements to address impacts related to street traffic congestion, which addressing such traffic concerns is a concern/strategy in the Plan.
2. The proposed use will provide over 29 acres of usable common open space, and 75 acres of total preserved open space for recreation and buffering from adjacent properties.
3. The proposed use will not impact on nearby schools due to the age-restricted nature of the development.

**CONSISTENCY AND REASONABLENESS STATEMENT FOR DENIAL OF THE
PROPOSED AMENDMENT (THE PROPOSAL IS INCONSISTENT WITH THE
CURRENT PLAN) (CZ-2022-009)**

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 density and land use proposed is inconsistent with the Plan, as the subject property is within a Single-Family Residential district within the Plan. Single-Family Residential districts generally contemplate residential uses with a development density of one unit per acre, with the potential for smaller lot sizes up to a density of two units per acre where water or sewer is available. The proposed use has a gross density of 2.2 units per acre, which is above the density contemplated in a single-family residential district under the Plan.
2. The nearby transportation system will experience increased congestion due to the development beyond what is being addressed by the rezoning, which is an area of concern under the Plan.
3. The development will reduce agricultural land available, which is a key industry in Union County. This is inconsistent with the Plan, as the support of agriculture in Union County is a tenet of the Plan.