

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 (RZ-2026-002) submitted by Augustine Properties LLC, requesting a revision of the Union County Zoning Map by rezoning one parcel totaling approximately 0.5 acres appearing on the tax map as tax parcel 04-198-014A at 3810 Richardson Rd from RA-40 to R-15.

CONSISTENCY AND REASONABLENESS STATEMENT FOR APPROVAL OF THE PROPOSED AMENDMENT (THE PROPOSAL IS CONSISTENT WITH THE CURRENT PLAN) (RZ-2026-002)

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 subject property is located in an area identified as Rural Residential in the Plan. Rural Residential is noted in the Plan as recommended for low density residential and agricultural uses. Low density means, for purposes of the Plan, lot size or development density of no more than one unit per acre. While R-15 can result in greater than one unit per acre development density, due to the size of the property being rezoned, the subject property would be unlikely to be able to develop at a greater density and therefore would be consistent with the Plan.
2. The proposed rezoning is for residential use, which is consistent with the current use of many of the adjacent properties. Additionally, there are two parcels zoned with a higher density, R-8, within less than approximately two-tenths of a mile from the subject property, which is similar to the rezoning district density for this property.
3. The benefits to the community at large, the neighbors, and the property owners of the proposed rezoning outweigh any detriments to the neighbors and others caused by the rezoning. The benefits of this rezoning include allowing for the development of a property in a manner that is consistent with uses of a similar nature (residential) on nearby properties, allowing for development that is unlikely to increase traffic congestion or infrastructure concerns significantly. The potential detriments of the rezoning include allowing a rezoning in a zoned-density greater than many of the adjacent properties and setting a precedent for similar future rezonings. The property was not originally approved through the subdivision process; however, that issue will be rectified, creating a conforming parcel eligible for subdivision upon rezoning approval.

**CONSISTENCY AND REASONABLENESS STATEMENT FOR DENIAL OF THE
PROPOSED AMENDMENT (THE PROPOSAL IS INCONSISTENT WITH THE
CURRENT PLAN) (RZ-2026-002)**

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 currently adopted Union County Comprehensive Plan (the “Plan”). 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 Rural Residential district within the Plan. Rural Residential districts generally contemplate residential uses with a development density of one unit per acre or lot size of at least one acre. Rezoning to smaller lot sizes can set a precedent for future rezoning requests that are inconsistent with the Plan.
2. The small size of the lot and lack of utilities can create hardships for sitting wells and septic fields. Larger lot zoning requirements in rural areas partially exist to ensure lots will provide adequate spacing between water and septic areas. The property was not originally approved through the subdivision process and will require a subsequent subdivision to make it a buildable lot.