

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 CZ-2024-008, from Dormie Equity Partners, LP (the “Applicant”) for revision of the Union County Zoning Map by amending the approved Planned Unit Development district permit with associated conditions for a 2.53 acre parcel of land appearing on the tax map as tax parcel 06-201-007J in the Sandy Ridge Township under an existing legacy PUD6-B2 zoning district.

CONSISTENCY AND REASONABLENESS STATEMENT FOR APPROVAL OF THE PROPOSED AMENDMENT (THE PROPOSAL IS CONSISTENT WITH THE CURRENT PLAN) (CZ-2024-008)

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 use of a one-story multi-tenant office building is consistent with the Land Use Map (the “Map”) adopted as part of the Plan, as the Map identifies the area within which the subject property is located as a “Small Community Center.” Small Community Centers are shown in the Plan as areas at key intersections identified for commercial development. A multi-tenant office building is consistent with the commercial development identified by the Plan.
2. The proposed use is in an urbanized part of Union County, shortening trip lengths for residents utilizing the office services associated with the property.
3. The proposed use will share a driveway with an existing commercial use, reducing its impact on traffic congestion and the adjacent road.

**CONSISTENCY AND REASONABLENESS STATEMENT FOR DENIAL OF THE
PROPOSED AMENDMENT (THE PROPOSAL IS CONSISTENT WITH THE
CURRENT PLAN) (CZ-2024-008)**

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 consistent with the Union County Comprehensive Plan (the “Plan”); however, denial of the proposed map amendment is reasonable and in the public interest because:

1. The proposed use would increase impervious area immediately adjacent to a floodplain, increasing the potential for flooding in the area.
2. Additional commercial use allowed in the area could result in increased congestion on the roads and streets adjacent and nearby to the property. Traffic congestion is noted as a concern in the Plan.