

ORDINANCE APPROVING REVISION TO THE OFFICIAL ZONING MAP OF UNION COUNTY, NORTH CAROLINA AND ASSOCIATED MASTER PLANNED DEVELOPMENT PLAN

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-2026-006), submitted by Steve Merritt, requesting a revision of the Union County Zoning Map by rezoning an approximately 10.75 acre portion of one parcel of land totaling approximately 12.21 acres appearing on the tax map as tax parcel 02-226-017 along the south side of Camden Road from RA-40 to Master Planned Development (the “Rezoning Petition”); and

WHEREAS, there is also a request to adopt a Master Planned Development Plan associated with the Rezoning Petition (“MPD Plan”); and

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

WHEREAS, the Board has determined that approval of the Rezoning Petition and rezoning the subject parcel from RA-40 to Master Planned Development (MPD), along with approval of the MPD Plan, 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 the 10.75 acre portion of the parcel appearing on the tax map as tax parcel 02-226-017 located along the south side of Camden Road from RA-40 to Master Planned Development (MPD).
2. The MPD Plan is hereby approved.
3. The conditions accepted by the Applicant are hereby approved and incorporated into the Master Planned Development (MPD) rezoning of the parcel.
4. The Board incorporates the considerations related to the Rezoning Petition and MPD Plan, as contemplated by Section 80.100 of the UDO, as set forth in the contemporaneously adopted consistency and reasonableness statement, into this ordinance by reference.
5. This ordinance is effective upon adoption.

Adopted this _____ day of _____, 2026.

Brian Helms
Chair, Union County Board of Commissioners