

ORDINANCE APPROVING REVISION TO THE OFFICIAL ZONING MAP OF UNION COUNTY, NORTH CAROLINA

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-2024-010) submitted by 4 Rivers Property Group, LLC (the “Applicant”), for a revision of the Union County Zoning Map by rezoning two parcels totaling 4.55 acres appearing on the tax map as tax parcels D8321005D and K8321005D in the Vance Township from R-20 to B-4 with Conditions; and

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

WHEREAS, the Board has determined that approval of the Rezoning Petition and rezoning the subject parcels from R-20 to B-4 with Conditions 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 parcels appearing on the tax map as tax parcels D8321005D and K8321005D in the Vance Township from R-20 to B-4 with Conditions.
2. The conditions accepted by the Applicant are hereby approved and incorporated into the B-4 with Conditions rezoning of the parcels.
3. This ordinance is effective upon adoption.

Adopted this ____ day of _____, 2025.

Chair, Union County Board of Commissioners