

**Land Use Board Advisory Consistency and Reasonableness Statement Concerning
Proposed Amendment to the Union County Zoning Map**

The Union County Land Use Board has reviewed the rezoning petition (RZ-2026-009) submitted by Randall York, requesting a revision of the Union County Zoning Map by rezoning one parcel totaling approximately 26.06 acres appearing on the tax map as tax parcel 04-03-012 along US 601 from RA-40 to Heavy Industrial (HI).

**TO RECOMMEND APPROVAL OF THE AMENDMENT (THE PROPOSAL IS
CONSISTENT WITH THE CURRENT PLANS)**

Motion

(i) Recommend approval of rezoning petition RZ-2026-009; and (ii) adopt the advisory consistency and reasonableness statement for recommendation of approval.

Advisory Consistency and Reasonableness Statement

Pursuant to N.C.G.S. § 160D-604, the Union County Land Use Board does hereby recommend that the Union County Board of Commissioners adopt the proposed map amendment, as approval is reasonable and the proposal is consistent with the currently adopted Union County Comprehensive Plan (the “Comprehensive Plan”) and the Rural Land Use Plan (collectively the “Plans”). 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 is consistent with the Comprehensive Plan. The Comprehensive Plan’s Land Use Map identifies this area as Rural Residential with an Employment Corridor overlay. The Plan provides that a variety of employment uses may be appropriate along an Employment Corridor. Development uses that may be appropriate include distribution, logistics, aeronautics, industrial, and agri-business. A rezoning to Heavy Industrial would allow for many of these uses contemplated for an Employment Corridor under the Plan.
2. The proposed use is also consistent with the Rural Land Use Plan. The Rural Land Use Plan study area was primarily those areas noted as Rural Residential on the Comprehensive Plan’s Land Use Map (“Land Use Map”). The Rural Land Use Plan acknowledges existing employment corridor recommendations. Because the subject property is identified as Employment Corridor on the Land Use Map, such Employment Corridor uses (as noted above, a rezoning to Heavy Industrial would allow for many such uses), the Rural Land Use Plan acknowledges the potential for such uses for this area.
3. The tract of land is not small for the general area in which it is located and is reasonable in size for many potential uses under a Heavy Industrial designation.
4. The property is located less than a quarter of a mile from properties already zoned for business and commercial uses, with existing commercial uses on those properties.
5. 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 potentially allowing for increased employment or business uses for the surrounding community to utilize, as well as developing an area designated in the Plan for development along a significant transportation corridor in the County. The potential detriments of the use established by this rezoning could include increased noise, light, and traffic exposure, as well as increased public services impacts.

**TO RECOMMEND DENIAL OF THE AMENDMENT (THE PROPOSAL IS
INCONSISTENT WITH THE CURRENT PLANS)**

Motion

(i) Recommend denial of rezoning petition (RZ-2026-009); and (ii) adopt the advisory consistency and reasonableness statement for recommendation of denial.

Advisory Consistency and Reasonableness Statement

Pursuant to N.C.G.S. § 160D-604, the Union County Land Use Board does hereby recommend that the Union County Board of Commissioners deny the proposed map amendment, as denial is reasonable and the proposal is inconsistent with the currently adopted Union County Comprehensive Plan (the “Comprehensive Plan”) and the Rural Land Use Plan (collectively the “Plans”). Denial of the proposed map amendment is reasonable and in the public interest because:

1. Future allowed commercial use on the property under certain uses allowed in Heavy Industrial districts could result in increased congestion on the roads and streets adjacent and nearby to the property. Traffic congestion is a noted concern in the Comprehensive Plan.
2. Certain uses allowed in a Heavy Industrial zoning district are not employment uses that are contemplated in an Employment Corridor as identified in the Comprehensive Plan.
3. The Rural Land Use Plan contemplates the overall preservation of low-density development in rural areas of Union County. Rezoning this property, located in a Rural Residential area with an Employment Corridor overlay on the Comprehensive Plan’s Land Use Map, would result in increasing the potential for development density in a rural area of the County.
4. Most uses under Heavy Industrial would require a driveway permit from the North Carolina Department of Transportation (“NCDOT”) in order to access US 601. Such a driveway permit may or may not be granted by NCDOT (depending upon the specifics of the development on the property), which could hinder use under a Heavy Industrial rezoned use.
5. Public water is not available and could limit potential uses on the site.
6. The proposed rezoning will facilitate ongoing and potential future industrial uses in close proximity to existing residential uses, including residential uses in areas identified as Rural Residential in the Comprehensive Plan’s Land Use Map.