

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 (CZ-2025-005) submitted by Ireneo Correa Garcia, requesting a revision of the Union County Zoning Map by rezoning one parcel totaling approximately 2.027 acres appearing on the tax map as tax parcel 07-063-260B located on Secrest Shortcut Road in the Town of Hemby Bridge from R-20 to Light Industrial (LI) with Conditions.

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

Motion

(i) Recommend approval of rezoning petition CZ-2025-005; 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 Hemby Bridge Small Area Plan (the “Hemby Bridge Plan”), the Secrest Short Cut Small Area Plan (the “Secrest Short Cut Plan”), and the Union County Comprehensive Plan (the “Comprehensive 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 land use map uses identified for this area as set forth in the Hemby Bridge Plan and the Secrest Short Cut Plan. The Hemby Bridge Plan’s Future Land Use Map identifies this area as a Rural Center. Rural Centers are areas located at various locations throughout the Hemby Bridge Plan’s area. These are mainly areas where some commercial uses currently exist and where it is appropriate to expand. New developments should be relatively small scale and should be handled through the Conditional Rezoning Process. A rezoning to light industrial with conditions, to include a tow truck business with vehicular storage, is consistent with such uses contemplated in a Rural Center in the Hemby Bridge Plan because of its small scale.

The Secrest Short Cut Plan’s Recommended Land Use Plan Map identifies this area as commercial/retail. Such areas are identified in the Secrest Short Cut Plan as commercial and retail uses recommended to balance the land use plan, but are also identified to take advantage of the opportunity the newly created regional access provides. A small-scale towing operation with vehicular storage is a business use that takes advantage of the regional access provided by the nearby Monroe Bypass.

2. The proposed use is consistent with the Comprehensive Plan as it allows for a light industrial use in an area generally identified within an Employment Corridor in the Comprehensive Plan that could be an economic benefit for the County. Employment Corridors are contemplated under the Comprehensive Plan to include a variety of development uses, which may include industrial uses.
3. The tract of land is not overly small for the general area in which it is located and is reasonable in size for the use contemplated.
4. Although the immediate surrounding properties are zoned for residential uses primarily, the property is located at an intersection and is located less than one mile from an interchange with the Monroe Expressway. The property is also located within an approximately half-mile radius of several existing commercial or industrial uses. This includes an existing auto repair use which is a similar-type use to the one proposed.
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 increasing business opportunities in Union County, allowing a property with nearby non-residential uses in the area to also be allowed to conduct non-residential uses on its property, and increasing access to a use and service to nearby residents. The potential detriments of the use established by this rezoning include any increased noise, light, and traffic exposure resulting from the proposed use that could affect nearby properties.
6. The use set forth under the conditions would meet Union County development standards.

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

Motion

(i) Recommend denial of rezoning petition CZ-2025-005; 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 Hemby Bridge Small Area Plan (the “Hemby Bridge Plan”), the Secrest Short Cut Small Area Plan (the “Secrest Short Cut Plan”), and the Union County Comprehensive Plan (the “Comprehensive Plan”) (collectively the “Plans”).. Denial of the proposed map amendment is reasonable and in the public interest because:

1. The proposed use is inconsistent with the land use map uses identified for this area as set forth in the Hemby Bridge Plan and the Secrest Short Cut Plan. The Hemby Bridge Plan’s Future Land Use Map identifies this area as a Rural Center. Rural Centers are areas located at various locations throughout the Hemby Bridge Plan’s area. These are mainly areas where some commercial uses currently exist and where it is appropriate to expand. New developments should be relatively small scale and should be handled through the Conditional Rezoning Process. A rezoning to light industrial with conditions, to include a tow truck business with vehicular storage, is inconsistent with such uses contemplated in a Rural Center because of its industrial nature (rather than a smaller commercial use).

The Secrest Short Cut Plan’s Recommended Land Use Plan Map identifies this area as commercial/retail. Such areas are identified in the Secrest Short Cut Plan as commercial and retail uses recommended to balance the land use plan, but are also identified to take advantage of the opportunity the newly created regional access provides. A towing operation with vehicular storage is a light industrial use and is not consistent with the retail or commercial uses contemplated for this area under the Secrest Short Cut Plan.

2. The proposed use is inconsistent with the Comprehensive Plan as continued and future allowed industrial use on the property could result in increased congestion on the roads and streets adjacent and nearby to the property, with traffic congestion being an area of concern identified in the Comprehensive Plan.
3. The proposed rezoning will facilitate ongoing and potential future industrial uses in close proximity to existing residential uses, including residential uses in areas identified by the as Agricultural. Supporting agriculture is one of the goals identified by the Comprehensive Plan.

