

## **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 approve the rezoning petition (RZ-2025-006) submitted by Carl and Cindy Needham requesting a revision of the Union County Zoning Map by rezoning a 42.202 acre parcel appearing on the tax map as tax parcel 01-066-020 in the New Salem Township from a combination of RA-40 and Light Industrial (LI) to all RA-40.

### **CONSISTENCY AND REASONABLENESS STATEMENT FOR APPROVAL OF THE PROPOSED AMENDMENT (THE PROPOSAL IS CONSISTENT WITH THE CURRENT PLAN) (RZ-2025-006)**

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 is consistent with the Plan. The Plan’s Land Use Map identifies this area as Rural Residential. Revising a zoning designation on a portion of the parcel from Light Industrial to RA-40 ensures the entire parcel is zoned for residential use. This is consistent with the Rural Residential designation in the Plan.
2. The proposed use would not create a significant traffic impact. A minimal traffic impact is consistent with the Plan’s concern for traffic congestion.
3. The rezoning would increase flexibility for the property owners in a manner consistent with the Plan through allowing residential use throughout the entire parcel.
4. The rezoning would reduce complexity for future development on the parcel by eliminating split zoning.

**CONSISTENCY AND REASONABLENESS STATEMENT FOR DENIAL OF THE  
PROPOSED AMENDMENT (THE PROPOSAL IS CONSISTENT WITH THE  
CURRENT PLAN) (RZ-2025-006)**

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. There is a lack of industrially zoned properties in Union County. Supporting economic development is a goal of the Plan. Preserving light industrial zoning where it exists will support this goal.
2. Retaining light industrial zoning on a portion of this parcel preserves a mix of uses and flexibility on the property and in the area, compared to allowing only those uses set forth in an RA-40 zoning district on the entirety of the parcel.