

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 (CZ-2026-001), submitted by Tom Marcham, requesting a revision of the Union County Zoning Map by rezoning one parcel of land totaling approximately 5 acres appearing on the tax map as tax parcel 09-414-019A along NC 75 from RA-40 to Light Industrial (LI) with Conditions.

CONSISTENCY AND REASONABLENESS STATEMENT FOR APPROVAL OF THE PROPOSED AMENDMENT (THE PROPOSAL IS CONSISTENT WITH THE CURRENT PLAN) (CZ-2026-001)

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 rezoning is within an area identified as Employment Corridor in the Plan’s Land Use Map. The Plan provides that a variety of employment uses may be appropriate in an Employment Corridor, including distribution, logistics, aeronautics, industrial, and agri-business uses. The proposed use is consistent with uses identified for Employment Corridor in the Plan.
2. The proposed use will provide a needed service to nearby residents.
3. The proposed site plan can meet development standards within the Unified Development Ordinance.
4. 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.
5. Although the immediate surrounding properties are zoned for residential uses primarily, the property has direct access to NC-75. The property is also located with an approximately three-quarter mile radius of several existing commercial and industrial uses, including several properties zoned as light industrial.
6. 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 use of a 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.

**CONSISTENCY AND REASONABLENESS STATEMENT FOR DENIAL OF THE
PROPOSED AMENDMENT (THE PROPOSAL IS CONSISTENT WITH THE
CURRENT PLAN) (CZ-2026-001)**

Pursuant to N.C.G.S. § 160D-605, the Union County Board of Commissioners (the “Board”) does hereby find and determine that although the proposal is consistent with the Union County Comprehensive Plan (the “Plan”), that denial of the proposed map amendment is reasonable and in the public interest because:

1. The proposed rezoning will facilitate ongoing and potential future industrial uses in close proximity to existing residential uses.
2. Allowed industrial use on the property could result in increased congestion on the roads and streets adjacent and nearby to the property. Traffic congestion is a noted concern in the Plan.