

**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 submitted by Karmyne Milton requesting a revision of the Union County Zoning Map by rezoning one parcel totaling 11.958 acres appearing on the tax map as tax parcel 07-042-002A along Secrest Shortcut Road from R-20 to B-4 with Conditions.

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

**Motion**

(i) Recommend approval of rezoning petition CZ-2024-005; 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 Union County Comprehensive Plan (the “Plan”). 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 in an Employment Corridor. The Plan provides that a variety of employment uses may be appropriate along an Employment Corridor. Dependent on location and adjacent facilities, the Plan sets forth that development uses that may be appropriate include distribution, logistics, aeronautics, industrial and agri-business. Retail uses, while not specifically listed in the non-exhaustive list of potential uses in the Employment Corridor overlay, would be complementary with other employment uses and consistent with the uses contemplated in an Employment Corridor in the Plan.
2. Flea markets are allowed in this district with a special use permit. The applicant has included all information required for special use approval with the conditional zoning map amendment application, in accordance with Section 80.050-G(3) of the Unified Development Ordinance of Union County, North Carolina.
3. The use will increase business opportunities and business and economic development in Union County, which is a goal of the Plan.
4. 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-2024-005); 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 Union County Comprehensive Plan (the “Plan”). Denial of the proposed map amendment is reasonable and in the public interest because:

1. Although the proposed use is in an Employment Corridor as identified on the Plan’s Land Use Map, the Plan identifies certain examples of employment uses may be appropriate in an Employment Corridor. These examples of employment uses that may be appropriate include distribution, logistics, aeronautics, industrial, and agri-businesses. The particular retail use proposed here is materially different from, and inconsistent with, the types of uses contemplated in the Employment Corridor.
2. The proposed use will increase traffic along Secrest Short Cut Road. Traffic congestion is a noted concern in the Plan.
3. The commercial uses are immediately adjacent to existing residential uses, with a commercial use being of a markedly different characters from these immediately adjacent existing uses.