

Statements of Consistency and Reasonableness for Proposed Amendment to the Unified Development Ordinance of Union County, North Carolina

The Union County Land Use Board recommended that the Union County Board of Commissioners approve the text amendments amending sections of the Unified Development Ordinance of Union County, North Carolina related to open space requirements.

CONSISTENCY AND REASONABLENESS STATEMENT FOR APPROVAL OF THE PROPOSED TEXT AMENDMENTS (THE TEXT AMENDMENTS ARE CONSISTENT WITH THE CURRENT PLAN) (TXT-2024-002)

Pursuant to Section 80.030-G of the Unified Development Ordinance of Union County, North Carolina, the Union County Board of Commissioners (the “Board”) does hereby find and determine that adoption of the proposed text amendments is consistent with the currently adopted Union County Comprehensive Plan (the “Plan”) and that adoption of the proposed text amendments is reasonable and in the public interest because:

1. These open space requirements will ensure there are open space recreation areas in major subdivisions which serve residents of the immediate neighborhood within the subdivision.
2. The Plan calls for increased open space requirements for the preservation of tree cover, open space and similar environmental features in the rural areas of the County, thereby protecting the rural character of such areas and related environmental features. A proposed implementation of this strategy of the Plan is requiring a minimum of 30% open space in major subdivisions to accomplish that goal.
3. Protecting open spaces will help preserve the tree canopy and open spaces in areas meeting such open space requirements.

**CONSISTENCY AND REASONABLENESS STATEMENT FOR DENIAL OF THE
PROPOSED TEXT AMENDMENTS (THE PROPOSED TEXT AMENDMENTS ARE
INCONSISTENT WITH THE CURRENT PLAN) (TXT-2024-002)**

Pursuant to Section 80.030-G of the Unified Development Ordinance of Union County, North Carolina, the Union County Board of Commissioners (the “Board”) does hereby find and determine that the proposed text amendments are inconsistent with the Union County Comprehensive Plan (the “Plan”) and that denial of the proposed text amendments is reasonable and in the public interest because:

1. Many areas in the Land Use Map portion of the Plan are designated as Rural Residential and are projected to develop slowly. Such already established development patterns will not significantly threaten the rural character of the area and will remain consistent with the goal of the Plan of protection of the rural character of such areas.
2. Requiring a minimum 30% open space may increase the cost of development of certain land, thereby impacting the already low supply of affordable housing.