

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-2024-011) submitted by Angel Riquelme Javana requesting a revision of the Union County Zoning Map by rezoning a parcel totaling 2.4 acres appearing on the tax map as tax parcel 09-372-050 in the Monroe Township from RA-20 to RA-40 with Conditions.

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

Motion

(i) Recommend approval of rezoning petition CZ-2024-011; 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. The Union County Land Use Board finds that adoption of the proposed map amendment is inconsistent with the currently adopted Union County Comprehensive Plan (the “Plan”). The Union County Land Use Board recommends that the Union County Board of Commissioners deem the adoption of the proposed map amendment as an amendment to any future land use map in 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 site is on the edge of (less than 50 feet) from an Employment Center as designated on the land use map in the Plan. Employment Centers are identified in the Plan as areas which facilitate employment growth in key areas that have access to transportation and adequate utility infrastructure and existing viable employment and available land suitable for employment. Uses encouraged near these centers include, but are not limited to, light industrial, warehouse, office, research, tech-flex and technology. The use set forth for this rezoning would be consistent with a use in an employment center. Given the extremely close proximity of an employment center to the subject parcel, it is reasonable to approve this rezoning and amend the Plan’s land use map to include the employment center on this parcel.
2. The greenhouse portion of this site has been in operation for many years without conflict with neighboring properties.
3. The proposed use would not create a significant traffic impact.
The proposed use is similar to other nearby uses in that it is of a commercial or industrial nature rather than residential in nature. There are light industrial zoned properties 500 feet north and 500 feet west of the site, as well as numerous industrial or commercial uses within less than a mile from the site.
4. 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 the county, allowing an existing business to continue to operate, and allowing a property with many nearby properties which have non-residential to also be allowed to conduct similar non-residential uses on its property.

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

Motion

(i) Recommend denial of rezoning petition CZ-2024-011; 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. The Plan’s Land Use Map identifies this area as Single Family Residential. Uses allowed in Single Family Residential are residential developments with no more than two units per acre, which is not consistent with the uses proposed through this conditional rezoning which are non-residential in nature.
2. The potential detriments of the use established by this rezoning include any increased noise, light, and traffic exposure resulting from the potential for expansion of the existing use on the property that could affect nearby residential properties.
3. The proposed rezoning may facilitate ongoing and potential future employment uses in close proximity to existing residential uses in manners inconsistent with the Plan.