

## **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-2025-008) submitted by Union Electric Membership Corporation (Union Power), requesting a revision of the Union County Zoning Map by rezoning one parcel totaling 161.03 acres appearing on the tax map as tax parcel 02-202-008 along Mills Harris Road from RA-200 CZ to RA-200 CZ with Amended Conditions.

### **CONSISTENCY AND REASONABLENESS STATEMENT FOR APPROVAL OF THE PROPOSED AMENDMENT (THE PROPOSAL IS CONSISTENT WITH THE CURRENT PLAN) (CZ-2025-008)**

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 under the amendment is consistent with the Plan. The Plan’s Land Use Map identifies this area as Rural Residential. The Plan provides that rural residential areas are identified for agricultural and low-density residential development. This amendment does not increase the density of development from an overall low density.
2. Major utility facilities are allowed in this district with a special use permit. The applicant has included all the information required for special use approval with the conditional zoning map amendment application.
3. The proposed amended use will not be visible from the road, preserving the rural character of the area. The importance of preserving the rural character of rural residential areas is noted in the Plan.
4. The use set forth under the conditions would meet Union County development standards.

**CONSISTENCY AND REASONABLENESS STATEMENT FOR DENIAL OF THE  
PROPOSED AMENDMENT (THE PROPOSAL IS INCONSISTENT WITH THE  
CURRENT PLAN) (CZ-2025-008)**

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 inconsistent with the Union County Comprehensive Plan (the “Plan”) and that 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 Rural Residential. Rural residential areas are identified in the Plan as those parts of the county expected and intended to retain an agricultural or low-density residential pattern. The proposed amended use is neither agricultural or low-density residential in nature.
2. The proposed use involves the removal of approximately two acres of trees. The preservation of tree cover is noted as a goal to support in the Plan.