

Statements of Consistency and Reasonableness Concerning 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-2024-010) submitted by 4 Rivers Property Group, LLC, requesting a revision of the Union County Zoning Map by rezoning two parcels totaling 4.55 acres appearing on the tax map as tax parcels D8321005D and K8321005D in the Vance Township from R-20 to B-4 with Conditions.

CONSISTENCY AND REASONABLENESS STATEMENT FOR APPROVAL OF THE PROPOSED AMENDMENT (THE PROPOSAL IS INCONSISTENT WITH THE CURRENT PLAN) (CZ-2024-010)

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 inconsistent with the currently adopted Union County Comprehensive Plan (the “Plan”). The Board declares that adoption of the proposed map amendment is deemed an amendment to the Plan, including any future land-use map in 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 Plan’s Land Use Map (the “Land Use Map”) identifies this area as Rural Residential with a Neighborhood Center located at the intersection of Stevens Mill and Lawyers Road. While not specifically identified in the Land Use Map, the subject parcels are less than 1,000 feet from the intersection with the Neighborhood Center, which is a reasonable distance to apply commercial uses close to that previously identified commercial node. The use set forth for this rezoning would be consistent with a use in a Neighborhood Center. Given the close proximity of the Neighborhood Center to the subject parcels, it is reasonable to approve this rezoning and amend the Land Use Map.
2. The subject parcels are within approximately 1,000 feet of an interchange with I-485, meaning traffic volumes along Lawyers Road will reduce the appropriateness for lower-density residential uses as currently identified on the Land Use Map (compared to a commercial use)
3. The parcels front three roads, meaning residential uses would be inappropriate long-term as the area continues to develop, particularly given its close proximity to I-485 and the Neighborhood Center currently identified on the Land Use Map.
4. The use set forth under the conditions would meet Union County development standards.
5. The proposed use is similar to other nearby uses in that it is of a commercial nature rather than residential in nature. There are numerous commercial uses less than 1,000 feet from the subject parcels, including a shopping center.
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 properties with many uses of a similar class (commercial) to also be allowed to conduct similar non-residential uses on its property, and increasing access to a commercial use and 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 INCONSISTENT WITH THE
CURRENT PLAN) (CZ-2024-010)**

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, with a Neighborhood Center located less than 1,000 feet away at the intersection of Stevens Mill and Lawyers Road. The proposed business/commercial designation is not consistent with residential or agricultural uses for which rural residential areas are intended.
2. Allen Black Road, adjacent to one of the subject parcels, transitions to residential uses immediately beyond Lawyers Road. The proposed rezoning will facilitate potential future business uses in close proximity to existing residential uses in manners inconsistent with the Plan.