

**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-2026-005) submitted by Jeremy McAteer, requesting a revision of the Union County Zoning Map by rezoning a 5.75 acre portion of one parcel totaling approximately 17.21 acres appearing on the tax map as tax parcel 09-384-013 on South Rocky River Road from RA-40 to Light Industrial (LI) with Conditions.

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

Motion

(i) Recommend approval of rezoning petition CZ-2026-005; 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 Employment Corridor overlay. The Plan provides that a variety of employment uses may be appropriate in an Employment Corridor. Such uses that may be appropriate include, without limitation, distribution, logistics, aeronautics, industrial, and agri-business. A rezoning to Light Industrial would allow for many of these development uses contemplated for an Employment Corridor under the Plan.
2. The parcel of land is a larger parcel (over five acres) and is reasonable in size for the proposed zoning district.
3. An immediately adjacent property is already zoned as Light Industrial, as well as legally non-conforming commercial uses immediately north of the proposed use.
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 potentially allowing for increased employment or business uses for the surrounding community to utilize, as well as developing an area designated in the Plan for development immediately adjacent to a significant transportation corridor in the County. The potential detriments of the proposed rezoning, depending upon the allowed use utilized in the proposed zoning district, include any increased noise, light, and traffic exposure from the use that could affect nearby properties.

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

Motion

(i) Recommend denial of rezoning petition CZ-2026-005; 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. Future allowed uses on the property under certain uses allowed in Light Industrial districts could result in increased congestion on the roads and streets adjacent and nearby to the property. Traffic congestion is a noted concern in the Plan.
2. The property is within a Water Supply Watershed, which limits development intensity in order to protect the City of Monroe’s water supply. The proposed use would increase development intensity on an existing undeveloped parcel. Supporting safe drinking water is noted under the Plan.
3. The proposed rezoning may facilitate ongoing and potential future industrial uses in close proximity to existing residential uses, including residential uses in nearby areas identified as Rural Residential.