

**BOCC Statements of Consistency and Reasonableness for Proposed Amendment to the
Union County Zoning Map (CZ-2023-002)**

The Union County Land Use Board recommended that the Union County Board of Commissioners **approve** the rezoning petition (CZ-2023-002) submitted by CESI CGS to rezone the property appearing on the Tax Map as parcel 08-036-025B in the Goose Creek Township (the “Property”) from B-4 with Conditions to B-4 with Modified Conditions.

**CONSISTENCY AND REASONABLENESS STATEMENT FOR APPROVAL OF THE
PROPOSED AMENDMENT (THE PROPOSAL IS INCONSISTENT WITH THE
CURRENT PLAN) (CZ-2023-002)**

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 existing property is already zoned for business at a similar intensity, minimizing potential impacts from this rezoning.
2. The rezoning will increase business opportunities within Union County.
3. The proposed land use will have access from an identified truck route, minimizing truck traffic on inadequate roads.

**CONSISTENCY AND REASONABLENESS STATEMENT FOR DENIAL OF THE
PROPOSED AMENDMENT (THE PROPOSAL IS INCONSISTENT WITH THE
CURRENT PLAN) (CZ-2023-002)**

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 proposed land use is inconsistent with the Plan, as the subject property is approximately one mile from an identified commercial node in the adopted Plan.
2. The proposed land use will generate traffic impacts on nearby transportation system beyond those expected from rural residential land uses recommended in the adopted Plan.
3. The development will reduce increase impervious surface, which can increase the potential for increased stormwater runoff.