

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 deny the rezoning petition (CZ-2025-002) submitted by Adam Gordon requesting a revision of the Union County Zoning Map by rezoning a 2.65 acre portion of a parcel appearing on the tax map as tax parcel 04-341-004E in the Jackson Township from RA-40 to Light Industrial (LI) with Conditions.

CONSISTENCY AND REASONABLENESS STATEMENT FOR APPROVAL OF THE PROPOSED AMENDMENT (THE PROPOSAL IS INCONSISTENT WITH THE CURRENT PLAN) (CZ-2025-002)

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. There is an existing allowed nonconforming portion of this business across the street from this location, as well as on a small part of the subject portion of the parcel.
2. The proposed use would not create a significant traffic impact.
3. The use is similar to other nearby uses in that it is commercial rather than residential in nature. In addition to the existing allowed nonconformity across the street from this parcel, there is an approved special use for a manufacturing facility a half mile west of the site and an approved special use for a boarding kennel one mile west of 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 allow neighbors and nearby residents to have access to services provided on the subject portion of the property.

**CONSISTENCY AND REASONABLENESS STATEMENT FOR DENIAL OF THE
PROPOSED AMENDMENT (THE PROPOSAL IS INCONSISTENT WITH THE
CURRENT PLAN) (CZ-2025-002)**

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 Plan’s Land Use Map identifies this area as Rural Residential. The proposed light industrial designation is not consistent with residential or agricultural uses for which rural residential areas are intended.
2. The proposed rezoning could facilitate ongoing and potential future industrial uses in close proximity to existing residential uses in manners inconsistent with the Plan.
3. 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.
4. The rezoning is related to a previous zoning violation, and the proposed use is five times the acreage allowed as a non-conformity on the subject portion of this parcel.