



## OFFICE OF THE COMMISSIONERS AND MANAGER

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## News Release

### Commissioners Deny Text Amendment to Land Use Ordinance

**February 19, 2013, Monroe, NC** – The Union County Board of Commissioners has denied a text amendment to the county’s Land Use Ordinance that would allow subdividing property on private roads.

The issue was brought up at the board’s Sept. 4 meeting when concerns were expressed regarding the difficulty faced by property owners who want to subdivide more than two lots for transfer to family members. This isn’t allowed under the current county Land Use Ordinance if the lots would be served by a private road. In response to those concerns, the board initiated a text amendment that would enable the subdivision of more than two lots on a private road.

At their Nov. 5 meeting, the board reviewed the current ordinance requirements and a draft amendment prepared by county staff that would allow additional lots on a case-by-case basis with approval of a special use permit by the Union County Board of Adjustment and directed staff to seek recommendation of the county’s Planning Board.

At its Dec. 4 meeting, the Planning Board voted 5-1 to recommend that commissioners not amend the text of the Land Use Ordinance to allow additional lots on a private road with the approval of a special use permit because the county is conducting a comprehensive rewrite of its Land Use Ordinance, and the issue of subdividing property on private roads will be addressed in the rewrite. Furthermore, the proposed text amendment would result in the creation of additional lots and density on private drives without the benefit of comprehensive planning and with long-term health and safety concerns associated with this type of unplanned development.

“My lack of support of this text amendment is not so much for the premise behind it, because I believe it preserves the rights of our landowners,” said Commissioner Jonathan Thomas.

“However, tonight we are looking at it from the impact it would have on our Land Use Ordinance and also the ability to circumvent some small development.”

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