

CONSISTENCY & REASONABLENESS WORKSHEET

CONSISTENCY QUESTION

"Is the proposed amendment consistent with any adopted plan."

Consider the future land use map and text recommendations, if applicable

YES NO

☐ ☐

Is the request consistent with applicable plans?

YES NO

☐ ☐

Is the request consistent with any other adopted plans?

REASONABLENESS QUESTION

"Is there a reasonable basis for the change in zoning."

The statement is designed to address potential spot zoning claims.

YES NO

☐ ☐

Size, physical conditions and other attributes of the area to be rezoned

Single or multiple tracts / property owners; special site characteristics such as topography or infrastructure.

YES NO

☐ ☐

Benefits and detriments to landowners, neighbors, and community

Is there a benefit to the owner at the expense of the neighbors or community

YES NO

☐ ☐

Relationship between current and future uses

Degree of difference between existing and proposed list of allowable uses.

YES NO

☐ ☐

Action taken is in the public interest

Does the request advance the public health, safety and general welfare and spirit and intent of the ordinance?

YES NO

☐ ☐

Are there any changed conditions that warrant the amendment?

Change in land use, infrastructure, land use plans, etc.

STATEMENT DEVELOPMENT

After considering all of the criteria, one of the following three (3) statements shall be adopted:

- 1 "Z _____ is consistent with the _____ Land Use Plan(s) and reasonable / appropriate based on the following..."
- 2 "Z _____ is not consistent with the _____ Land Use Plan(s) or reasonable / appropriate based on the following..."
- 3 "Z _____ is reasonable, appropriate, and necessary to meet the development needs of Rowan County not previously envisioned by the _____ Land Use Plans (s) based on the following..."
"Furthermore, this adoption is deemed an amendment to the _____ Land Use Plan(s)."