

Special Use Permit Petition No. 2026-SUP-02

PROJECT SUMMARY

Location:	4707 Sugar and Wine Road
Parcel Numbers:	01-231-006S
Current Zoning	RA-40 (Residential / Agriculture)
Existing Use:	Wedding venue
Proposed Use:	Amendment to Special Use Permit 2014-005 for the addition of a parking lot.
Owner (s)	Sunset Ridge Estates, LLC – Tatiana Kotsulim
Applicant / Agent:	Tatiana Kotsulim
Applicant Address:	4707 Sugar and Wine Rd. Monroe, NC 28110
Meeting Date:	July 21, 2026

SUMMARY OF REQUEST

The Applicant, Sunset Ridge Estates, LLC is requesting a Major Amendment to an existing Special Use Permit to construct a gravel parking lot on property zoned RA-40.

Pursuant to the Union County Development Ordinance, wedding venues, are permitted within the RA-40 zoning district upon approval of a Special Use Permit. The original Special Use Permit was granted on October 13, 2014, to Fred and Lynn Nader (SUP 2014-005). The new owner Tatiana Kotsulim has proposed a new 23,000 square foot gravel parking lot, which is classified as a Major Amendment to the use under the Ordinance and is therefore subject to quasi-judicial review by the Land Use Board acting in their capacity as the Board of Adjustment.

The previous owner of the property had constructed a new asphalt parking lot on the property that did not meet the setback requirements, and no permits were obtained. The new owner has

had that parking lot removed to comply with the ordinance and is following the correct procedure for this parking lot.

Based on the information submitted, the application appears to meet the general ordinance standards for consideration of a Special Use Permit, subject to any additional conditions imposed by the Board of Adjustment.



EXISTING ZONING OF ADJACENT PROPERTIES

North: RA-40 (Residential / Agriculture)
East: RA-40 (Residential / Agriculture)
South: RA-40 (Residential / Agriculture)
West: RA-40 (Residential / Agriculture)

EXISTING LAND USE OF ADJACENT PROPERTIES

North: Farmland
East: Single Family Residential
South: Farmland
West: Farmland

ISSUES / CONCERNS

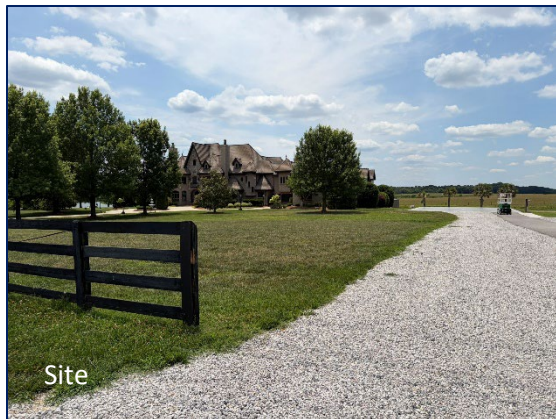
Staff has no issues or concerns with the proposed use. The parking lot will need to go through complete staff review once approved.

STAFF RECOMMENDED CONDITIONS

1. Must comply with all local, state and federal regulations.
2. Must comply with the Union County Development Ordinance and North Carolina Building Code.
3. Must fully comply with the site-specific plan once approved through the County.

PROPERTY INFORMATION

Location: On the west side of Sugar and Wine Road north of the intersection of New Salem Road and more specifically described as tax parcel 01-231-006S.



Municipal Proximity: The site is approximately 1.4 miles east of the Town of Unionville.

Existing Land Use and Development Status: The parcel is currently zoned Residential Agricultural (RA-40) and has been used as a wedding venue since 2014.

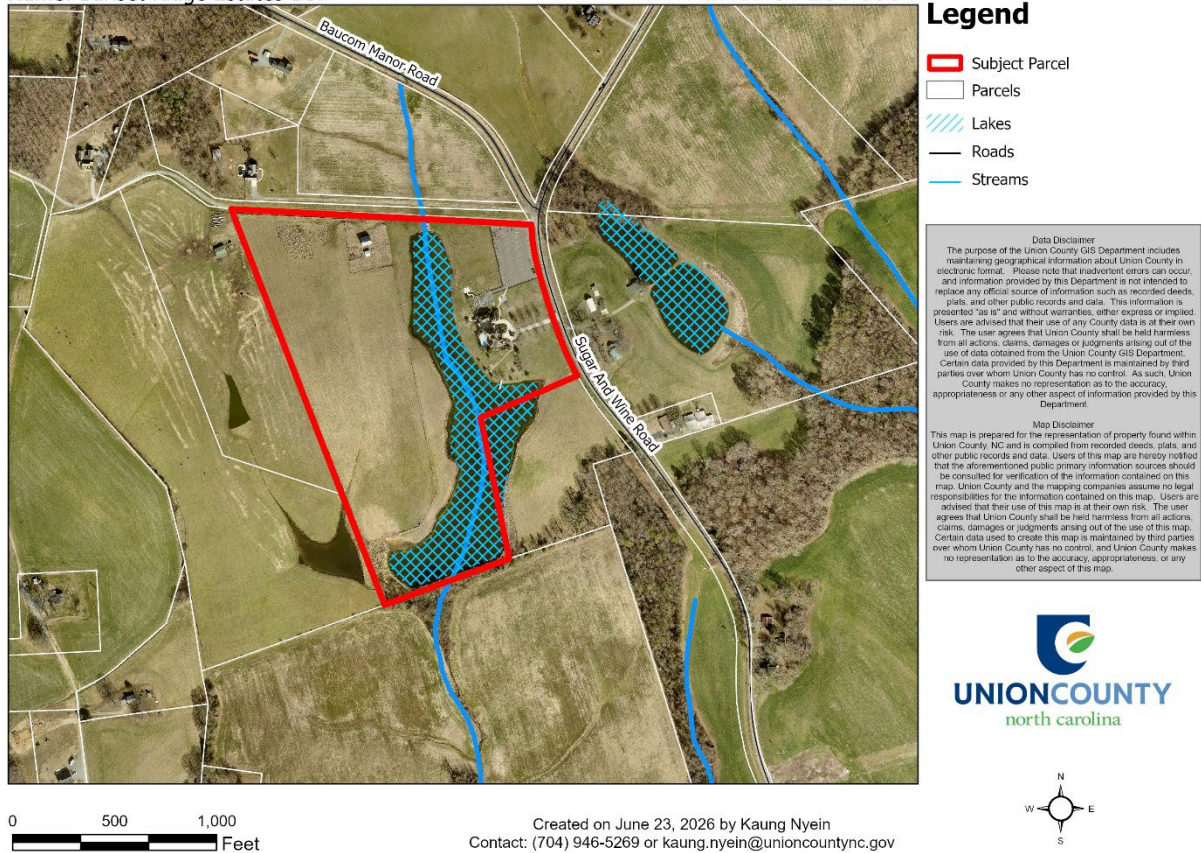
Environmental Features

Petition: 2026-SUP-1353

Name: Sunset Ridge Estates SUP

Size: 29.19 acres

Tax Parcel: 01-231-006S



Environmental Features: There is an unnamed stream on site and an existing lake.

Development Status

Petition: 2026-SUP-1353

Name: Sunset Ridge Estates SUP

Size: 29.19 acres

Tax Parcel: 01-231-006S



Legend

- Subject Parcel
- Parcels
- 2023 Structures
- Roads

Data Disclaimer
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Map Disclaimer
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0 500 1,000
Feet

Created on June 23, 2026 by Kaung Nyein
Contact: (704) 946-5269 or kaung.nyein@unioncountync.gov

Zoning and Land Use History: The subject property has been used as a wedding venue since obtaining a Special Use Permit in 2014. A parking lot, illegally established by the previous owners, has been removed.

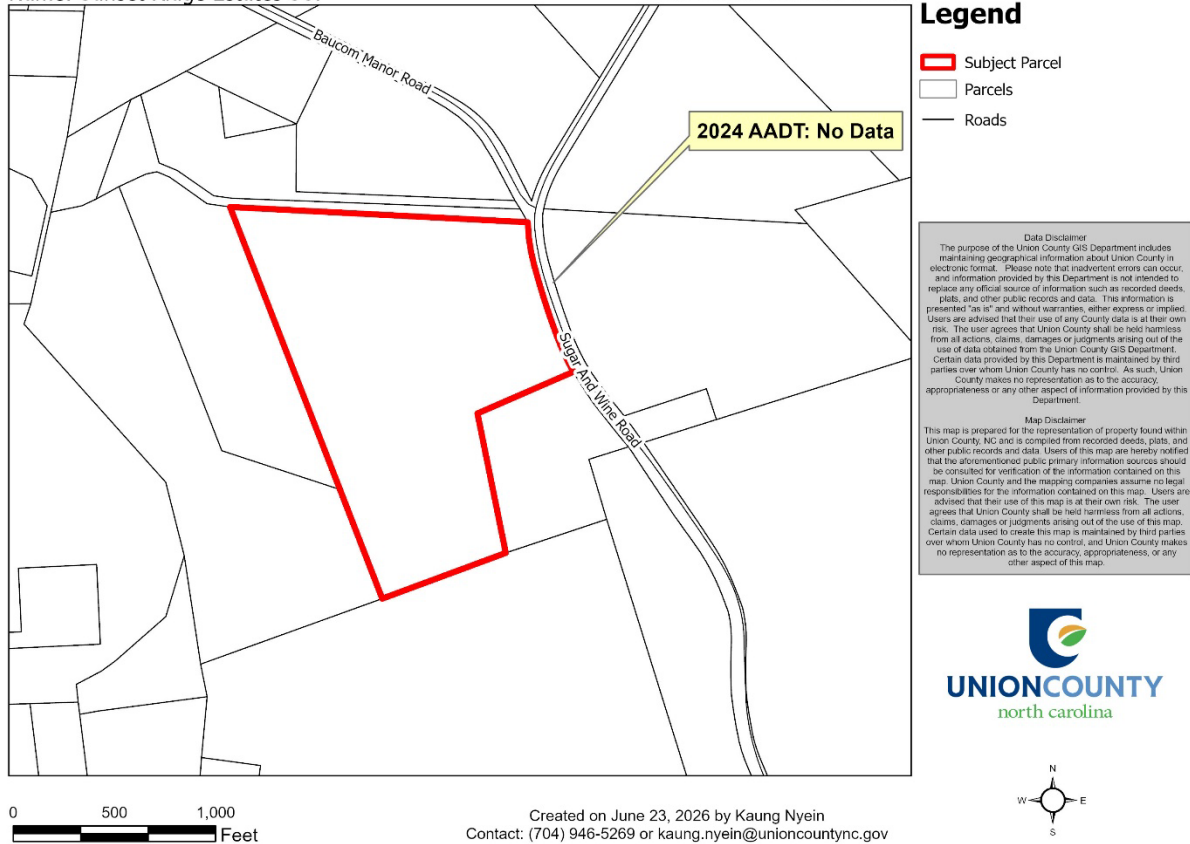
Transportation

Petition: 2026-SUP-1353

Name: Sunset Ridge Estates SUP

Size: 29.19 acres

Tax Parcel: 01-231-006S



Schools: Because this SUP is commercial in nature, UCPS was not consulted for comments.

Transportation: This site is on Sugar and Wine Road, which is a NCDOT-maintained facility. This section has no current data on vehicles per day. There are no funded road improvement projects in the immediate vicinity. A traffic Impact analysis (TIA) was not required for this Special Use Permit.

Land Use Map

Petition: 2026-SUP-1353

Name: Sunset Ridge Estates SUP

Size: 29.19 acres

Tax Parcel: 01-231-006S



0 500 1,000
Feet

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Legend

- Subject Parcel
- Parcels
- Rural Residential
- Roads

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Planning Documents

Union County Comprehensive Plan: The Union County 2050 Comprehensive Plan identifies this area as Rural Residential. The proposed zoning district is considered appropriate.