

UNION COUNTY BOARD OF ADJUSTMENT

Special Use Permit

Union County Planning Dept.
500 North Main Street
Suite 70
Monroe NC 28112

T 704 283 3565

www.unioncountync.gov

APPLICATION FOR SPECIAL USE PERMIT

Date Filed: 5-27-26

Petition No.: 2026-SUP-002

Application Deadline N/A

Fee: _____

Applicant Information

Sunset Ridge Estates, LLC - Tatiana Kotsulim

Name

4707 Sugar & Wine Road

Address

Monroe

City

NC

State

28110

Zip Code



Self

Relationship to Owner

Owner Information

Sunset Ridge Estates, LLC - Tatiana Kotsulim

Name

4707 Sugar & Wine Road

Address

Monroe

City

NC

State

28110

Zip Code



Property Information

4707 Sugar & Wine Road

Address

Event Venue

Occupant / Use

RA-40

Zoning

01231006S

PIN Number

Applicability

1. The table of allowed uses (Table 25-1) identifies certain "special uses" that are allowed only if reviewed and approved in accordance with the special use procedures of Section 80.110. Special uses are generally those that have widely varying operating characteristics or potential land use impacts that require additional review to ensure that they will comply with all applicable ordinance regulations and approval criteria.
2. The procedures of this section require that the board of adjustment hear factual evidence presented to it at an evidentiary hearing, and then makes findings of fact supported by competent, substantial, and material evidence. Based on those findings, the board of adjustment decides whether or not it can reach each of the conclusions required (See §80.110-H) to approve the special use.

Special Use Applied For: Gravel parking lot for event venue

Section Number:

Findings of Fact:

The Board of Adjustment may not approve an application for a special use permit unless it first reaches each of the following conclusions based on findings of fact supported by competent, substantial, and material evidence presented at the public hearing.



(The Following conclusions shall be filled out by the applicant on the space provided below)

1. The proposed use and development comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use.

The parking lot will comply with all applicable zoning regulations and development standards for the RA-40 district. The parking lot will meet setback, parking, lighting and landscaping requirements and will be installed in accordance with building and fire code requirements.

2. The proposed development will not materially endanger the public health or safety.

The parking lot will not endanger public health or safety. It will comply with all applicable codes. Adequate on-site parking and traffic circulation will be maintained. Events will follow established operational guidelines to ensure safe access for guests and emergency services.

3. The proposed development will not substantially injure the value of abutting property, or is a public necessity.

The parking lot will not injure the value of abutting properties. The parking lot will be professionally installed and maintained in good condition. Lighting will be installed in a manner to prevent glare onto neighboring properties. Noise levels will comply with local ordinances and event hours will be reasonable.

4. The proposed development will be in harmony with the area in which it is located.

The parking lot will be in harmony with the character of the surrounding area. The parking lot is replacing a previous lot and will include adequate landscaping to complement the use of the property.

5. The proposed development will be in general conformity with the comprehensive plan.

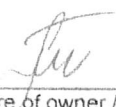
The parking lot is consistent with the goals and policies of the comprehensive plan. The parking lot enhances the use of the property without expanding its overall intensity beyond what is envisioned for this area.



I certify that all of the information presented by me in this application, including attachments, is accurate to the best of my knowledge, information and belief.

Sunset Ridge Estates, LLC
Print owner / applicant name

Tatiana Kotsulim
Print representative name


Signature of owner / applicant

Signature of representative

05/12/2026
Date

Date

Important Application Information

Required for Complete:

1. Application
2. Application Fee
3. Tax map of subject property from Union County GIS
4. List of adjoining property owners – names and address as listed by the Union County Tax Office.
5. Evidence from licensed appraiser and have he/she present for testimony.
6. Site plan (if there are supplemental requirements are listed in the Union County Development Ordinance for a specific use.)

Optional:

1. Site Plan (for applications that do not have supplemental requirements)
2. Building elevations
3. Other supporting documentation

NO REQUEST FOR A SPECIAL USE PERMIT WILL BE CONSIDERED COMPLETE AND PROCESSED UNTIL ALL SECTIONS OF THE APPLICATION HAVE RESPONSES, ALL DOCUMENTS AND EXHIBITS ARE ATTACHED, AND THE PROPERTY OWNER HAS SIGNED THE APPLICATION FORM.

