

Planning Division
500 North Main Street
Suite #70
Monroe, NC 28112
T. 704.283.3665
www.unioncountync.gov

CONDITIONAL ZONING APPLICATION

ONLY COMPLETE APPLICATIONS ACCEPTED

Date Received 6-14-23

Submittal Requirements

- Completed Application
- Signatures of applicant and property owner
- Letter of Intent
- 1 digital copy (.pdf) of Concept Plan (must be drawn to scale by architect, landscape architect, professional surveyor, or engineer licensed in North Carolina) or list of excluded uses
- Boundary Survey (acreage, current zoning, location of existing buildings, setbacks), submit only if submitting list of excluded uses in lieu of concept plan
- Traffic Impact Analysis, if necessary
- Fees associated with review (\$500)

General Information

Project Address 124 Rock Hill Church Rd. City MATTHEWS State NC
Zip 28104 Tax Parcel ID 08-312-07B Current Zoning Designation RA-40
Total Acres 4.80 Proposed Zoning Designation LIC2

Project Description

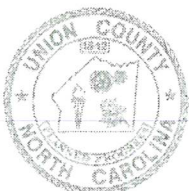
open STORAGE SPACE for RV'S TRAILER and BOATS
STORAGE capacity will be 100 + -

CONDITIONAL ZONING APPLICATION

Contact Information

Applicant Name ISMAR BAMBUR
Address 3010 PEA ROAD City CHARLOTTE State NC
Zip 28226 Phone 704 763 2743 Fax _____
Email ISMARBAMBUR@GMAIL.COM

Property Owner Name ISMAR BAMBUR
Address 3010 PEA ROAD City CHARLOTTE State NC
Zip 28226 Phone 704 763 2743 Fax _____
Email ISMARBAMBUR@GMAIL.COM



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Applicant's Certification

Signature Ismar Bambur

Date FEB 14th 2023

Printed Name/Title ISMAR BAMBUR owner

Owner's Certification

Signature Ismar Bambur

Date FEB 14th 2023

Printed Name/Title ISMAR BAMBUR owner

UNION COUNTY OFFICE USE ONLY:

CASE NUMBER: 2023-CZ-004 Bambur

DATE RECEIVED: 6-14-23

AMOUNT OF FEE: \$500.00

FEE OK: BCH RECEIVED BY: BCH

CONDITIONAL ZONING APPLICATION SCHEDULE

1. Staff Review

- Project is reviewed by staff.
- Comments, questions, and concerns are sent to applicant to ensure project complies with ordinance.
- Once all comments are addressed and the plans are resubmitted, the community meeting may be scheduled.

2. Community Meeting

- To provide a framework for a shared vision with community involvement.
- Applicant, with assistance from planning staff, shall conduct one public meeting in order to solicit community feedback on the proposed plan.

3. Planning Staff

- The Planning Staff shall provide suggestions following the community meeting.
- The applicant shall describe how they plan to address concerns raised during the community meeting.

4. Planning Board

- Reviews application to ensure it is consistent with Union County Development Ordinance and all adopted County plans.
- Makes a recommendation to the Board of County Commissioners.

5. Board of County Commissioners

- Conducts a public hearing to hear input from Union County citizens and other interested parties.
- Legislative action to approve, approve with modifications, deny approval, or submit to the Planning Board for further study.



Document Date: November 3, 2020