

**Union County  
Government**

EST. 1842

**Planning Division**  
500 North Main Street  
Suite #70  
Monroe, NC 28112

T. 704.283.3665

[www.unioncountync.gov](http://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 724 Rock Hill Church Rd. City MATTHEWS State NC  
Zip 28101 Tax Parcel ID 08-312-0173 Current Zoning Designation RA-240  
Total Acres 4.00 Proposed Zoning Designation LI C2

**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 ISMAR BAMBUR@GMAIL.COM



## CONDITIONAL ZONING APPLICATION

### Applicant's Certification

Signature Ismael Bambur

Date Feb 14th 2023

Printed Name/Title ISMAR BAMBUR owner

### Owner's Certification

Signature Ismael 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: BTH RECEIVED BY: BTH

## 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