

Special Use Permit Petition No. 2025-SUP-01

PROJECT SUMMARY

Location: 9509 Morgan Mill rd.

Parcel Numbers: 01-222-002

Current Zoning RA-40 (Residential / Agriculture)

Existing Use: Farm

Proposed Use: +/- six acres leased for RC plane airfield

Owner (s) Allan Baucom

Applicant / Agent: Charlotte Aeromodelers / Scott Grant, president

Applicant Address: 7105 Fairway Vista Dr.
Charlotte, NC 28226

Meeting Date: September 16, 2025

SUMMARY OF REQUEST

The Applicant, Charlotte Aeromodelers is requesting a Special Use Permit to construct and operate an RC plane airfield on six leased acres on a 264.62 acre parcel located at 9509 Morgan Mill Rd., more specifically identified by Union County as parcel number 01-222-002. The intended use is for an airfield for the members of the Charlotte Aeromodelers to fly RC planes and to have occasional air shows that will be open to the public and other RC clubs. Since there will be spectators present at these air shows the use is classified as Entertainment and Spectator Sports, Outdoor Major. The Union County Development Ordinance requires the issuance of a Special Use Permit for Entertainment and Spectator Sports, Outdoor Major that are located in the RA-40 zoning district. The applicant has shown that they meet the minimum 500 ft. buffer requirements as outlined in Section 30.080-B of the Union County Development Ordinance. Rob Morrison, a certified appraiser with Morrison Appraisals, Inc. conducted an impact study for the proposed use. In the conclusion of the Impact Study the appraiser states, "The subject property will be used as a model aeroplane field. After examining other aeroplane fields, it appears that

the sales in other areas is not affected by the location of the fields. After considering other locations it is the appraiser's opinion that the proposed use will not substantially injure the value of the abutting or adjoining property."

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 / Single Family Residential
East: Farmland
South: Farmland
West: Farmland / Wooded

ISSUES / CONCERNS

Staff has no issues or concerns with the proposed use.

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.
4. Must provide a 500 ft. buffer along all exterior property lines.