



Union County, NC

Land Use Board

Meeting Agenda

Tuesday, September 16, 2025

6:00 PM

Board Room, First Floor

Call to Order

Pledge of Allegiance and Moment of Reflection

Establish Voting Members

Additions and/or Deletions to the Agenda

Approval of the Agenda

Approval of the Minutes

[25-583](#)

July 15, 2025 Minutes

Attachments: [2025.07.15 LUB Minutes](#)

Agenda Item(s)

[25-552](#)

Charlotte Aeromodelers Special Use Permit 2025-SUP-01

DETERMINATION OF CONFLICTS

INFORMATION CONTACT:

Jim King, Senior Planner / Zoning Administrator, (704) 283-3605

ACTION REQUESTED:

Hold a Public Hearing to consider a Special Use Permit for Entertainment and Spectator Sports, Outdoor Major

BACKGROUND:

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. 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 and requires a special use permit in RA-40

FINANCIAL IMPACT:

N/A

Attachments: [2025-SUP-01 Complete Application](#)
[2025-SUP-01 SITE PLAN](#)
[Building Elevations for 2025-SUP-01](#)
[Impact Study for 2025-SUP-01](#)
[2025-SUP-01 Staff Analysis](#)

25-565**Rezoning Petition 2025-CZ-007 Rodriguez****DETERMINATION OF CONFLICTS****INFORMATION CONTACT:**

Bjorn E. Hansen, Senior Planner- Long Range Planning, 704-283-3690

ACTION REQUESTED:

Recommend approval or denial of proposed rezoning to the Board of Commissioners

BACKGROUND:

This case is requesting to rezone one parcel totaling two acres appearing on the tax map as tax parcel 09-128-014R located on Pageland Highway from RA-40 to Light Industrial (LI) with Conditions. The rezoning request is to allow the applicant to build a telecommunications equipment storage and office building.

A community meeting was held on August 26, 2025. One resident attended the meeting. They asked about driveway access to the site and impact on property values. No changes were made as a result of the community meeting.

FINANCIAL IMPACT:

None

Attachments: [Application for Conditional Rezoning](#)
[2025-CZ-007 Rodriguez Letter of Intent](#)
[2025-CZ-007 Rodriguez site plan 7-21-25](#)
[CZ-2025-007 Rodriguez staff report LUB](#)

25-564**Rezoning Petition 2025-CZ-008 Union Power****DETERMINATION OF CONFLICTS****INFORMATION CONTACT:**

Bjorn E. Hansen, Senior Planner- Long Range Planning, 704-283-3690

ACTION REQUESTED:

Recommend approval or denial of proposed rezoning to the Board of Commissioners

BACKGROUND:

This case is requesting to rezone one parcel totaling 161.1 acres appearing on the tax map as tax parcel 02-202-008 along Mills Harris Road from RA-200 CZ to RA-200 CZ with Amended Conditions. The rezoning request is to allow Union Power to construct a transformer substation on the eastern portion of the site.

A community meeting was held on August 27, 2025. A total of four residents attended the meeting. Residents asked about gate access to the site and site flexibility for other uses, such as a landfill. No changes were made as a result of the community meeting.

FINANCIAL IMPACT:

None

Attachments: [2025 0627 Signed application](#)
[2025-CZ-008 Union Power Application](#)
[2025-CZ-008 Union Power Letter of Intent](#)
[2025-CZ-008 Union Power Substation Conceptual over Aeri](#)
[Special Use - Findings of Fact - Union Power 7-11-25](#)
[Impact Study 2025-CZ-008 Union Power](#)
[CZ-2025-008 Union Power staff report LUB](#)

Planning Staff Report

Brief Comments

Adjournment