



Union County Land Use Board Decision Letter (Approving a Special Use Permit)

October 21, 2025

VIA U.S. First Class Mail

Owner:

Brice Baucom Farms, Inc.
c/o Allan Baucom
9611 Morgan Mill Rd.
Monroe, NC 28110

Applicant:

Charlotte Aeromodelers
C/O Scott Gantt
7105 Fairway Vista Dr.
Charlotte, NC 28226

RE: Application of the Charlotte Aeromodelers for a Special Use Permit for Entertainment and Spectator Sports, Outdoor Major located at 9509 Morgan Mill Rd., more specifically identified by Union County as Tax Parcel Number 01-222-002. The Special Use Permit allows for the construction and operation of an airfield for RC (remote control) planes on six leased acres.

Case No. 2025-SUP-01

Dear Mr. Baucom and Mr. Gantt,

This matter was heard during a public hearing before the Union County Land Use Board ("LUB") on September 16, 2025. The purpose of the hearing was to hold an evidentiary hearing to consider Charlotte Aeromodeler's request for a Special Use Permit ("SUP") pursuant to Section 80.110 of the Union County Development Ordinance ("UCDO") for Entertainment and Spectator Sports, Outdoor Major. Based upon the evidence presented at the hearing, and findings of fact, the LUB granted a Special Use Permit for the property located at 9509 Morgan Mill Rd., more specifically identified by Union County as parcel number

01-222-002. The SUP allows the construction and operation of an airfield for RC planes on six leased acres. The airfield will be used by club members and host three to four air shows per year. The airfield and associated features shall be constructed in conformity with the attached site-specific site plan labelled Exhibit A (Part 1 & 2).

The LUB makes the following findings of fact:

- 1. The proposed use and development complies with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use.**
 - A. The airfield will fully comply with all the provisions of the UCDO.
 - B. Entertainment and Spectator Sports, Outdoor Major uses are allowed in RA-40 with a SUP.
 - C. The facility will be used for radio-controlled model planes.
- 2. The proposed development will not materially endanger the public health or safety.**
 - A. The proposed airfield will not endanger the public health or safety.
 - B. Charlotte Aeromodelers holds the Gold Star Academy of Model Aeronautics (AMA).
 - C. Charlotte Aeromodelers has a perfect safety record for the past 15 years with no injury to person or property.
- 3. The proposed development will not substantially injure the value of abutting property or is a public necessity.**
 - A. An impact study provided by Rob Morrison from Morrison Appraisal, Inc., concluded based on his analysis of the property that the proposed use will not have substantial negative impacts on abutting properties.
 - B. The current facility of Charlotte Aeromodelers, which is 1.25 miles down Morgan Mill Rd., has been open for 15 years, and has not had any known negative impacts on any of the adjacent property values, nor any complaints from neighbors regarding negative impacts.

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

- A. Site placement is a six-acre leased area on a large 264-acre parcel.
- B. The area of the County in which the site is located is mostly open farmland.
- C. The six leased acres are covered in Bermuda grass with two metal structures (Clubhouse/shelter and a mower shed).

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

- A. The Union County Comprehensive Plan calls for single family and agricultural uses within this area of the County.
- B. The leased area is covered in Bermuda grass with two metal structures.

LUB votes on SUP requirements:

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

Vote 6-0 in the affirmative.

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

Vote 6-0 in the affirmative.

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

Vote 6-0 in the affirmative.

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

Vote 6-0 in the affirmative.

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

Vote 6-0 in the affirmative.

Based upon the foregoing findings of facts and affirmative votes,

Motion

Mr. Tilley made a Motion to Approve the Special Use Permit application for Entertainment and Spectator Sports, Outdoor Major following 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 site plan.***
- 4. Must have a 500 ft. buffer along all exterior property lines.***
- 5. Hours of operation are from 8:00 am until 11:00 pm Monday through Sunday***

Mr. Davis seconded the Motion. The Motion passed with a 6-0 (unanimous) vote.

The Land Use Board's Decision on this matter may be appealed to Superior Court by an action in the nature of certiorari pursuant to North Carolina General Statute 160D-1402. A petition for review must be filed within thirty (30) days of the date the decision is filed with the clerk to the LUB or the date that written notice of the decision is provided pursuant to Section 80.110-I(2) of the UCDO, whichever is later.

This the ____ of October 2025.

Darren Greene, Chair
Union County Land Use Board

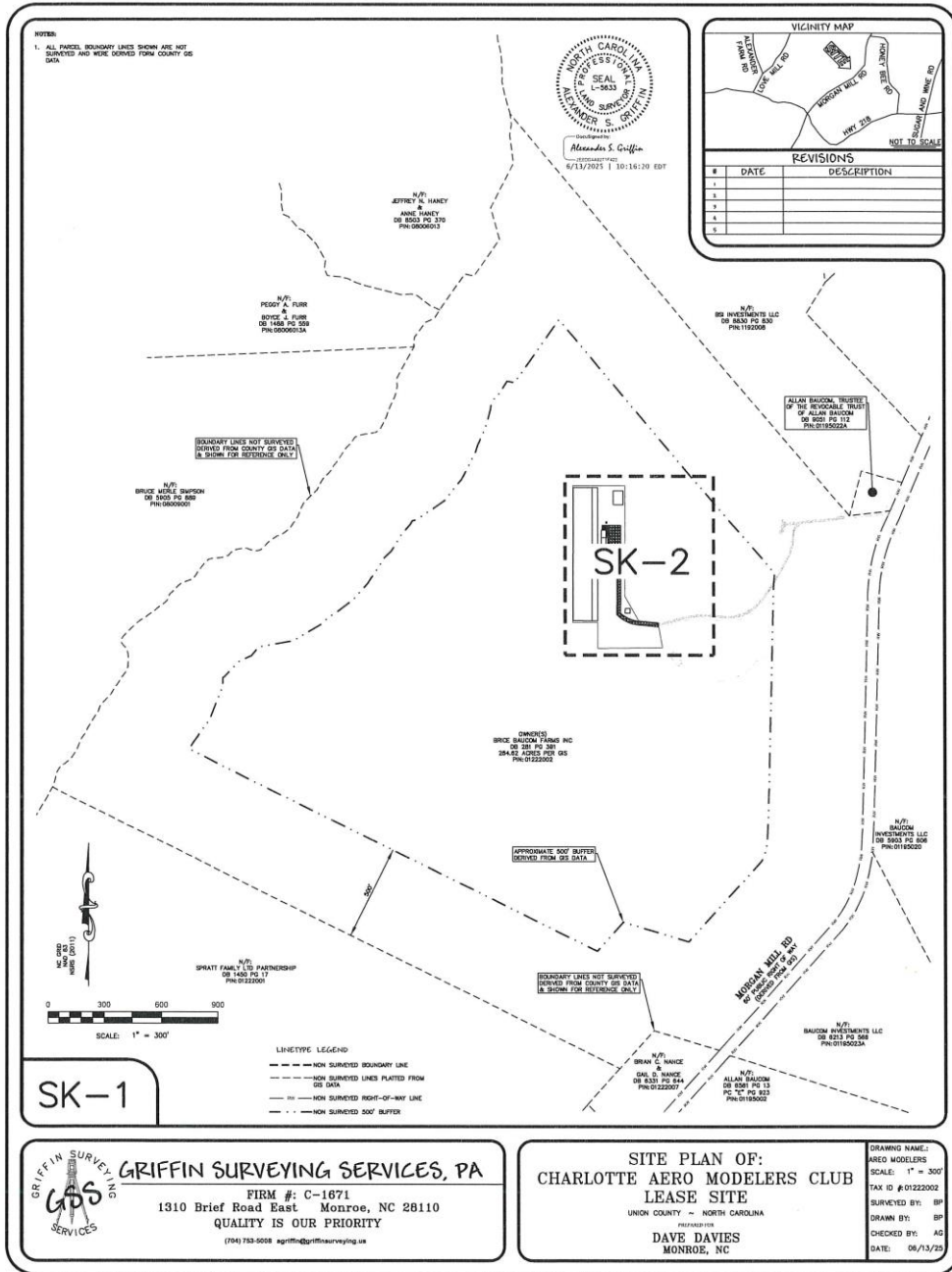
Decision filed in Union County
Planning Department

Date

Amy Griffin, Clerk to Land Use Board
EXHIBIT A

Part 1

Design: Envelope ID: 0000185A-056F-4E0D-80E4-9F6C82E0496



Part 2

Design Envelope ID: 5DD51B3A-C8F1-4E55-93E4-9F6C82ED496

