

### **Planning Board Item III – GENERAL PUBLIC HEARING INFORMATION (CD20-02)**

#### **Conditional District Application CD20-02**

Request: To rezone property parcels 173020, 173410, 173466, 207155, 211893, 211896, 211897, and 222964 from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay, in order to allow Essential Services Class 3 (Solar Farm)

Applicant(s): Hornet Solar, LLC

Property Owner(s): Thomas Beatty, Randall Beatty, N.W. Jones, LTS LLC, TMSMG Properties LLC, Paul Abernathy

Mailing Address of Applicant: 148 Cobble Ridge Dr., Pittsboro, NC 27312

#### **Site Information and Description of Area**

General Location: Gaston Co./Lincoln Co. Line (Alexis/Lucia Area)(Stanley)

Parcel ID(s): 173020, 173410, 173466, 207155, 211893, 211896, 211897, 222964

Total Property Acreage: 543.71 acres

Acreage for Map Change: 543.71 acres

Current Zoning District(s): (R-1) Single Family Limited, (US) Urban Standards Overlay

General Area Zoning District(s): (R-1) Single Family Limited, (R-2) Single Family Moderate, (C-1) Light Commercial, (C-3) General Commercial, (US) Urban Standards Overlay, (CH) Corridor Highway Overlay, (SH) Special Highway Overlay

#### **Zoning District Information**

##### **Current Zoning District:**

**(R-1) Single Family Limited** – The purpose of this district is to accommodate single family site built and modular construction. The minimum lot size allowed in this district will be dependent on the provision of public or community water and sewer facilities. Although areas may be served with such utilities, most of these areas are located beyond existing or anticipated utility service coverage areas. The minimum lot size for residential uses in this district is therefore larger than in other residential zoning districts.

**(US) Urban Standards Overlay** – Areas of the County which are located outside their corporate limits and/or municipal Extra Territorial Jurisdiction (ETJ) but where the provision of public water and sewer services can reasonably be expected to occur over the next 10-15 years, have been designated as the “Urban Standards Overlay District”.

Accordingly, standards for development, more akin to those that traditionally are found in urban areas, as opposed to rural areas, are called for. Standards addressed, but not limited to: building design, off-street parking, road, lot and subdivision standards.

**Note:** If any portion of the subject property is within the USO, then the entire property shall be developed in accordance with USO standards.

##### **Proposed Zoning District / Use:**

**(CD) Conditional Zoning Districts** – The Conditional Zoning (CD) District process allows for the establishment of certain uses that, because of their nature or scale, have particular impacts on both the immediate area and the community as a whole. The development of these uses cannot be predetermined or controlled by general district standards. In order to accommodate these uses, this Section establishes the conditional zoning district process. The process for approval of a CD Zoning District is explained in Section 5.16.5. The rezoning of any parcel of land to a CD district shall be a voluntary process initiated by the property owner or his authorized agent. Any area rezoned to a CD district shall be in general compliance with the goals, objectives and implementation strategies of the adopted Comprehensive or Land Use Plan and all other plans and regulations officially adopted by the Board of Commissioners. The review process established in

this Section provides for the accommodation of such uses by a reclassification of property into a CD district, subject to specific conditions (which may exceed those that would otherwise be required for the use in question), which ensure compatibility of the use with the enjoyment of neighboring properties and in accordance with the general plans of development of the County. A conditional zoning district is not intended for securing early zoning for a proposal.

Once a property has been rezoned to a CD district, it shall be reference with the letters "CD" in front of the name of the applicable general zoning district listed in Section 6.2. Thus, a property rezoned to a C-2 Conditional District shall appear on the Zoning Map as "CD / C-2".

**(R-2) Single Family Moderate** – The purpose of this district is to accommodate single family site built and modular construction and double-wide manufactured home placement. The minimum lot size allowed in this district will be dependent on the provision of public or community water and sewer facilities. Although areas may be served with such utilities, most of these areas are located beyond existing or anticipated utility service coverage areas. The minimum lot size for residential uses in this district is therefore larger than in other residential zoning districts.

**(US) Urban Standards Overlay** – (same as above)

**Comprehensive Land Use Plan (Small Area District)**

**Area 2: North 321 Gaston / North Central Gaston**

This region of Gaston County has seen a large amount of development due to US 321 being a major transportation route for this area. There are high traffic volumes extending from 20,000 to 32,000 motorists as a daily average. Gaston College and many commercial opportunities lie in this area, making this region ripe for increased development.

A large portion of this area resides in Gastonia, Dallas, High Shoals, and portions of Ranlo and Spencer Mountain.

Key issues for citizens in this area include preservation of open space; road improvements and better connectivity to other areas of the County and throughout the region; more transportation alternatives; preservation of agriculture and maintaining the rural "feel" of the community; and, steer development towards existing infrastructure and areas immediately surrounding towns and cities.

Comprehensive Plan Future Land Use: Suburban Development – consists of significant single-family residential areas that exist around commercial pockets representing a standard suburban center. Typically, this would resemble subdivisions built around services for those communities. Suburban centers can also include multi-family houses and support services as well. These centers are larger than the rural centers and tend to not serve a significant civic or commercial purpose, aside from immediate neighborhood needs.

It is staff's opinion that the request is consistent with the Comprehensive Land Use Plan. Should the Board approve the request, Staff recommends that the attached conditions are adopted, as the conditions are designed to mitigate some of the effects of the development.

**Technical Review Committee TRC**

The request was reviewed by the TRC for comment and general compliance with applicable regulations and provisions. The TRC is made up of various technical land use reviewing agencies such as North Carolina Department of Transportation (NCDOT), Environmental Health, Gaston Cleveland Lincoln Metropolitan Planning Organization (GCLMPO), County Fire Marshall, et cetera, which review all land use proposals and site plans requiring Planning Board approval and/or public hearing process.

**Notification**

Notice of public hearing was advertised in the Gaston Gazette in accordance with County policy

**Zoning Sign Placement**

July 10, 2020

**Information Attached**

Rezoning application; zoning /subject area maps, aerial map, vicinity map, and adjacent property map with property owner list; site plan; staff recommended conditions; citizen input.

**Transportation Planning Information**

Provided by Gaston Cleveland Lincoln Metropolitan Planning Organization (GCLMPO)

**Staff Contact**

Sarah Carpenter Penley, Senior Planner, (704)866-3530 or [sarah.penley@gastongov.com](mailto:sarah.penley@gastongov.com)



# GASTON COUNTY Department of Planning & Development Services

Street Address: 128 W. Main Avenue, Gastonia, North Carolina 28052 Phone: (704) 866-3195  
Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578 Fax: (704) 866-3966

## CONDITIONAL ZONING (CD) APPLICATION

Complete by either typing or printing legibly in black or blue ink

Application Number: CD 20-02

**A.**

### APPLICANT INFORMATION

Name of Applicant: **Hornet Solar, LLC**

Mailing Address: **148 Cobble Ridge Dr, Pittsboro, NC 27312** (Print Full Name)

Telephone Numbers: **919-637-1139** (Include City, State and Zip Code) **919-723-7473**

(Area Code) Business

(Area Code) Home

**B.**

### OWNER INFORMATION

Name of Owner: **See attached Owner Information Table**

(Print Full Name)

Mailing Address:

Telephone Numbers:

(Include City, State and Zip Code)

(Area Code) Business

(Area Code) Home

**C.**

### PROPERTY INFORMATION

Physical Address or General Street Location of Property: **See attached Property Information Table**

Property Identification Number (PID):

Acreage of Parcel: **+/-** Acreage to be Rezoned: **+/-**

Current Zoning:

Proposed Zoning:

Current Use:

Proposed Use(s):

**D.**

### ADDITIONAL INFORMATION REQUIRED

- Copy of Plot Plan or Area Map
- Copy of Deed
- Notarized Authorization
- Payment of Fee

- PIM 1st. Meeting Date: **3/5/2020**
- PIM 2nd. Meeting Date: **3/19/2020**
- PIM Comments to Planning **PIM@ Mt. Island Charter**

**E.**

### CONDITIONS SETFORTH BY APPLICANT

Applicant will decommission the facility at the end of its useful life.

**F.**

### APPLICATION CERTIFICATION

(I/We), the undersigned being the property owner/authorized representative, hereby certify that the information submitted on the application and any applicable documents is true and accurate.

Signature of property owner or authorized representative

**2/13/20**

Date

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

Date Received: \_\_\_\_\_ Application Number: PCUP: \_\_\_\_\_ Fee: \_\_\_\_\_  
Received by Member of Staff: \_\_\_\_\_ Date of Payment: \_\_\_\_\_ Receipt Number: \_\_\_\_\_  
(Initial)



Renewable Energy Services, LLC  
148 Cobble Ridge Dr.  
Pittsboro, N.C. 27312

2/14/20

Hornet Solar Owner Information Table (Part B)

Owner	Mailing Address	Phone Number
LTSM, LLC	1418 Nature Preserve Trail Denver, NC 28037	704-662-9223
N W Jones	438 S Hwy 16 Stanley, N.C. 28164	704-662-9223
Thomas & Randall Beatty	6632 Alexander Hall Dr. Charlotte, N.C. 28270	Thomas: 704-408-2231 Randall: 704-458-2773
Paul Abernathy	1446 Killian Rd Stanley, N.C. 28164	

3/5/20

## Hornet Solar – Property Information (Part C)

Property ID (PID)	173466	173410	207155	211893	222964	173020	211897	211896
Physical Address	None							
Acreage of Parcel	67	176	55	2.5	41	155	20	25
Acreage to be rezoned	67	176	55	2.5	41	155	20	25
Current Zoning	R-1							
Proposed Zoning	R-2							
Current Use	Vacant							
Proposed Use	Solar Farm							



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Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578 Fax: (704) 866-3908

## Public Hearing Consent Form

To: Gaston County Board of Adjustment / Planning Board / Board of Commissioners

From: Thomas Beatty

Subject:

consent for variance /  conditional use /  appeal /  subdivision variance /  watershed variance /  rezoning

Date: \_\_\_\_\_

I, Thomas Beatty, being the property owner of parcel(s) 173020 & 211897, give consent to Hornet Solar, LLC and its agents to act on my behalf in applying for the **PUBLIC HEARING REQUEST** under consideration.

A handwritten signature of Thomas Beatty.

Signature (owner)

2/10/2020  
Date

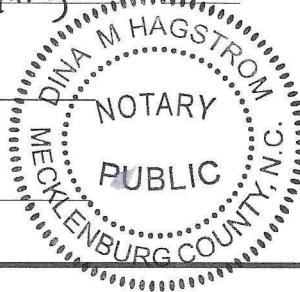
~~North Carolina  
Gaston County~~ mecklenburg County

I, Dina M. Hagstrom, a Notary Public for the said County and State, do hereby certify that thomas Beatty personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 10 of February, 2020.

Dina M. Hagstrom  
Notary Signature

My commission expires: Aug 19 2024





# GASTON COUNTY

Department of Planning & Development Services

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## Public Hearing Consent Form

To: Gaston County Board of Adjustment / Planning Board / Board of Commissioners

From: Randall Beatty

Subject:

consent for variance /  conditional use /  appeal /  subdivision variance /  watershed variance /  rezoning

Date: \_\_\_\_\_

I, Randall Beatty, being the property owner of parcel(s) 173020 & 211897, give consent to Hornet Solar, LLC and its agents to act on my behalf in applying for the **PUBLIC HEARING REQUEST** under consideration.

Randall Beatty  
Signature (owner)

2/8/2020  
Date

North Carolina  
Gaston County

I, Larry E. Jones, a Notary Public for the said County and State, do hereby certify that Randall Beatty personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 8 of Feb, 20 20

Larry E. Jones  
Notary Signature

My commission expires: 1-5-25





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## Public Hearing Consent Form

To: Gaston County Board of Adjustment / Planning Board / Board of Commissioners

From: N W Jones

Subject:

consent for variance /  conditional use /  appeal /  subdivision variance /  watershed variance /  rezoning

Date: 2-7-20

I, Tony R. Jones, being the property owner of parcel(s) 211896, give consent to Hornet Solar, LLC and its agents to act on my behalf in applying for the **PUBLIC HEARING REQUEST** under consideration.

Signature (owner)  
 (Authorized Agent)

2-7-2020  
 Date

North Carolina  
 Gaston County

I, Lauren Athey, a Notary Public for the said County and State, do hereby certify that Tony R. Jones personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 7<sup>th</sup> of February, 20 20.

Lauren Athey  
 Notary Signature

My commission expires: 12/10/2024





# GASTON COUNTY

Department of Planning &amp; Development Services

Street Address: 128 W. Main Avenue, Gastonia, North Carolina 28052 Phone: (704) 866-3195  
 Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578 Fax: (704) 866-3908

## Public Hearing Consent Form

To: Gaston County Board of Adjustment / Planning Board / Board of Commissioners

From: LTSM, LLC

Subject:

consent for variance /  conditional use /  appeal /  subdivision variance /  watershed variance /  rezoning

Date: 2-7-20

I, Tony R. Jones, being the property owner of parcel(s) 173466 & 173410, give consent to Hornet Solar, LLC and its agents to act on my behalf in applying for the PUBLIC HEARING REQUEST under consideration.

Tony R. Jones  
 Signature (owner)  
 (Authorized Agent)

2-7-2020  
 Date

North Carolina  
 Gaston County

I, Lauren Athey, a Notary Public for the said County and State, do hereby certify that Tony R. Jones personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 7<sup>th</sup> of February, 2020

Lauren Athey  
 Notary Signature

My commission expires: 12/10/2024





# GASTON COUNTY Department of Planning & Development Services

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 Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578 Fax: (704) 866-3908

## Public Hearing Consent Form

To: Gaston County Board of Adjustment / Planning Board / Board of Commissioners

From: TMSMJ Properties, LLC

Subject:

consent for variance /  conditional use /  appeal /  subdivision variance /  watershed variance /  rezoning

Date: 2-7-20

I, Tony R. Jones, being the property owner of parcel(s) 207155 & 211893, give consent to Hornet Solar, LLC and its agents to act on my behalf in applying for the PUBLIC HEARING REQUEST under consideration.

Signature (owner)  
 (Authorized Agent)

2-7-2020  
 Date

North Carolina  
 Gaston County

I, Lauren Athey, a Notary Public for the said County and State, do hereby certify that Tony R. Jones personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 7<sup>th</sup> of February, 2020

Lauren Athey  
 Notary Signature

My commission expires: 12-10-2024





**GASTON COUNTY** Department of Planning & Development Services

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Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578

Phone: (704) 866-3195  
Fax: (704) 866-3908

## **Public Hearing Consent Form**

To: Gaston County Board of Adjustment / Planning Board / Board of Commissioners

From: [Paul and Debra Abernathy](#)

**Subject:**

consent for variance /  conditional use /  appeal /  subdivision variance /  watershed variance /  rezoning

Date: \_\_\_\_\_

I, Paul Abernathy, being the property owner of parcel(s) 222964, give consent to Hornet Solar, LLC and its agents to act on my behalf in applying for the **PUBLIC HEARING REQUEST** under consideration.

Paul S. Abenst  
Signature (owner)

2.12.2020

Date

North Carolina  
Lincol<sup>n</sup> Gaston County

I, Larry E Jones, a Notary Public for the said County and State, do hereby certify that  
PAUL Abernathy personally appeared before me this day and  
acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this **GRAY** of **Jan** **20**, **20**

*Larry*  
Notary Signature



My commission expires: 1-15-2024 PUBLIC

(CD20-02) HORNET SOLAR LLC  
CONDITIONS FOR APPROVAL

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved (and/or modified) by the Board of Commissioners.
2. If any of the conditions affixed hereto or any part thereof is held invalid or void, then this zoning district shall be void and no effect.
3. Development shall meet all local, state, and federal requirements.
4. Canopy trees placed in the designated buffer shall be ten (10) feet at the time of planting. Understory trees placed in the designated buffer shall be five (5) feet at the time of planting. All plantings are required to be a Type D buffer, as found in the Gaston County Unified Development Ordinance (UDO), and be an evergreen species. Any existing or natural areas on site meeting this criteria are allowed to be factored as part of the buffer requirements. Required fencing must be opaque.
5. Owner/applicant is required to conduct on site visits monthly to ensure buffers are maintained and thriving; to make repairs, as needed, to equipment; and, to otherwise provide that the property is being maintained in such a manner that it deters calls for nuisance complaints (i.e. tall grass, pest control, etc).
6. The applicant shall commit to decommissioning the facility after expiration of the lease agreements or at the end of the project's operational life, whichever happens sooner, and provide decommissioning security in an amount as determined by either: (a) three (3) cents per total wattage of project site, or (b) one half (1/2) the certified engineer total cost to remove/repair as stated in the decommission report (to be provided by the applicant), whichever of the two is greater; and, shall remain in full force and effect throughout the lifespan of the project. The cost of decommissioning shall be reviewed and updated every five (5) years, and the decommissioning security shall be updated, if applicable. Decommissioning security may be in the form of a removal bond, irrevocable letter of credit, or irrevocable parent guarantee.



Capital Power Corporation  
155 Federal Street  
Suite 1200  
Boston, MA 02110  
[www.capitalpower.com](http://www.capitalpower.com)

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July 6, 2020

Residents of Castanea Acres  
Stanley, NC 28164

Re: Hornet Solar, LLC – Drew Road Repair Commitment

Dear Residents:

As you may know, Hornet Solar, LLC is developing a solar generating facility partially located in the town of Stanley, Gaston County, North Carolina that will utilize Drew Road for certain construction and maintenance access. We understand that there are ongoing concerns about the poor condition and historical integrity of this road and future impacts from the construction of the proposed solar facility.

While Drew Road cannot be accepted into the North Carolina Department of Transportation (NCDOT) road system due to residential density requirements (NCDOT standards require two houses per tenth of a mile, but Drew Road measures 0.314 miles in length, which would require six houses; there are only three), Hornet Solar is committed to repairing Drew Road to an acceptable standard upon completion of construction of the solar facility.

Hornet Solar commits to the following:

1. To restore and repair an approximate 1500-foot long and 20-foot wide section of Drew Road from the intersection of Lucia Riverbend Highway to the intersection of Griffin Street, including:
  - Milling to a depth of 1.5 to 2 inches as necessary
  - Base asphalt at a depth of 4 inches
  - Surface asphalt at a depth of 2 inches
2. To coordinate with Gaston County officials before, during and immediately after construction, regarding the repairs to Drew Road and the concerns of current residents and neighbors.

We hope that this commitment satisfies your concerns about Drew Road and gives you confidence that Hornet Solar will be a good neighbor throughout the construction and operation of the solar facility. Should you have any questions or need additional information, please do not hesitate to contact Tom Delafield at (919) 723-7473.

Very truly yours,

A handwritten signature in blue ink that reads "Paul F. Wendelgass".

Paul F. Wendelgass  
CP Clear Sky Energy Class B LLC (owner of Hornet Solar, LLC)  
c/o Capital Power  
155 Federal Street, Suite 1200  
Boston, MA 02110



**Gaston County  
North Carolina**

**Vicinity Map**

**CD20-02**

**Legend**

- Minor Roadways
- Major Roadways
- Area of Consideration
- Municipalities

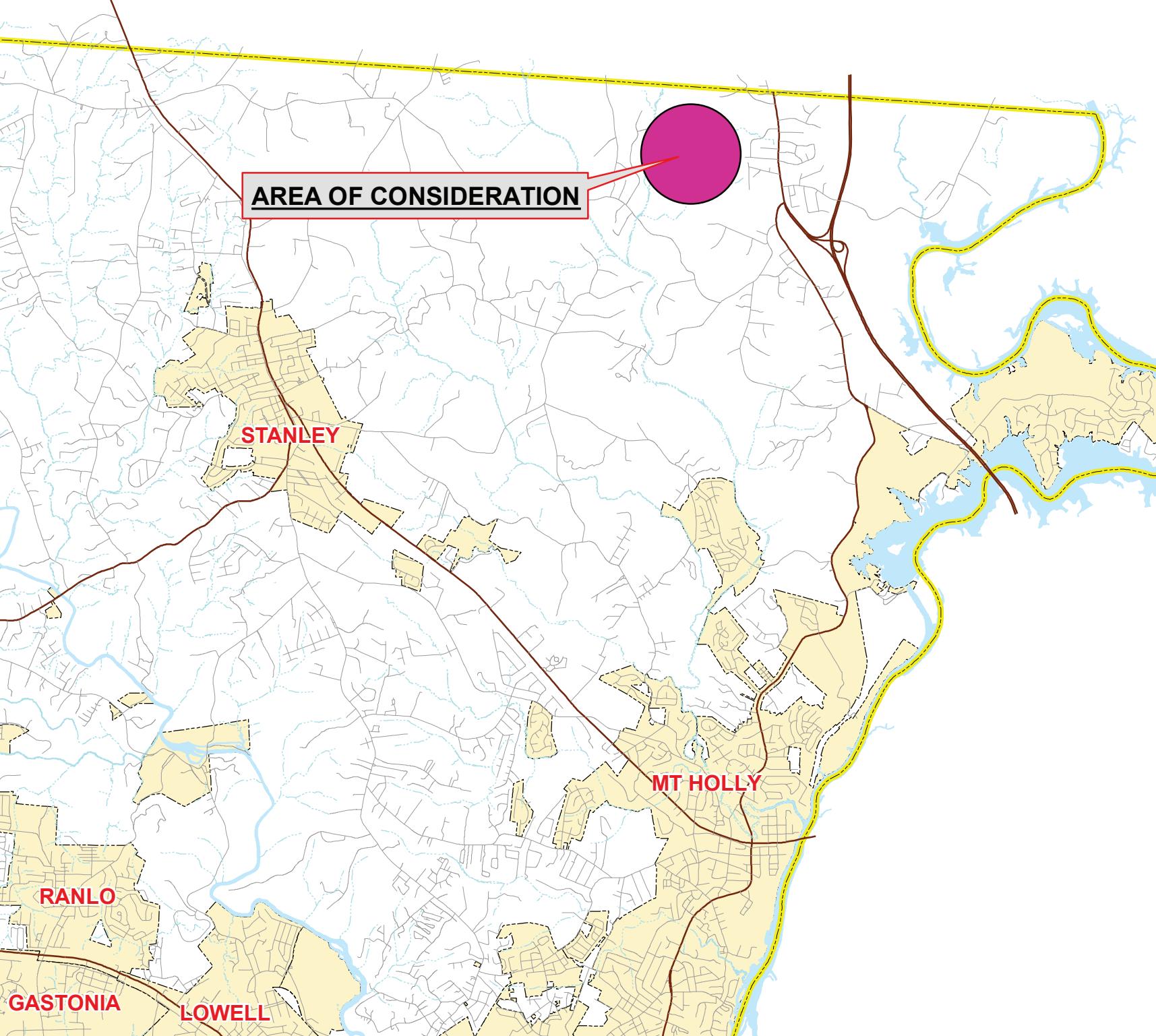
Although strict accuracy standards have been employed in the compilation of this map, Gaston County does not make or imply any warranties or assume any responsibility for the information presented on this map or its use.

This map may not be resold or otherwise used for other or private purposes without the expressed written consent of Gaston County, in accordance with North Carolina General Statute 132-10.



0 1  
Miles

**AREA OF CONSIDERATION**





## Gaston County Overview Map

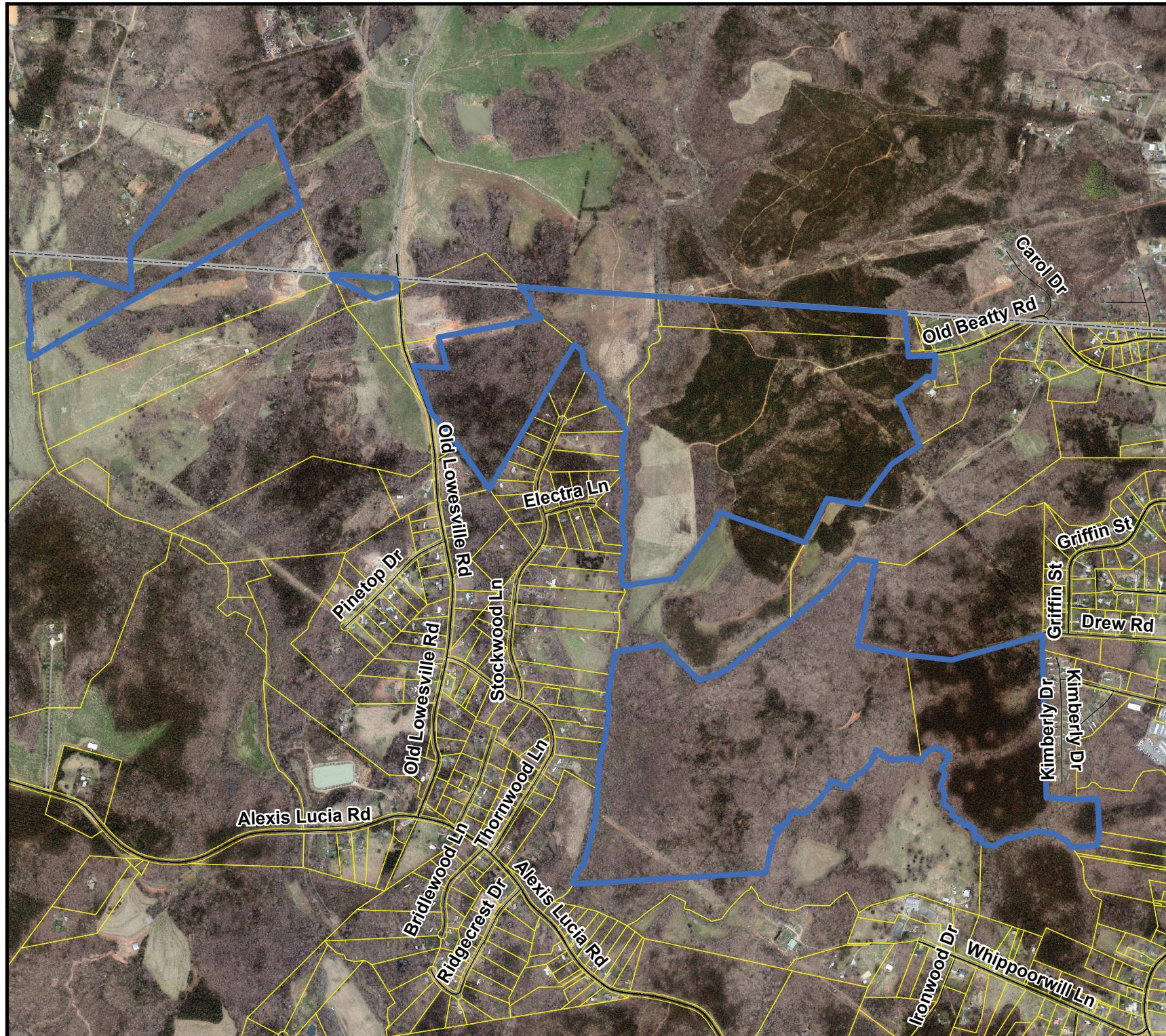
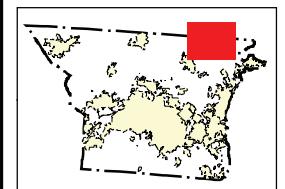
2019 Orthophoto

CD20-02

### Legend

Subject Area

Property Parcels



This map is intended for use by the Gaston County Board of Commissioners, in the review of right of way expansion requests.

Property parcels, zoning, transportation and other map information were compiled from one or more data layers. The data is being updated annually and some data layers may not be displayed. Street names are subject to change.

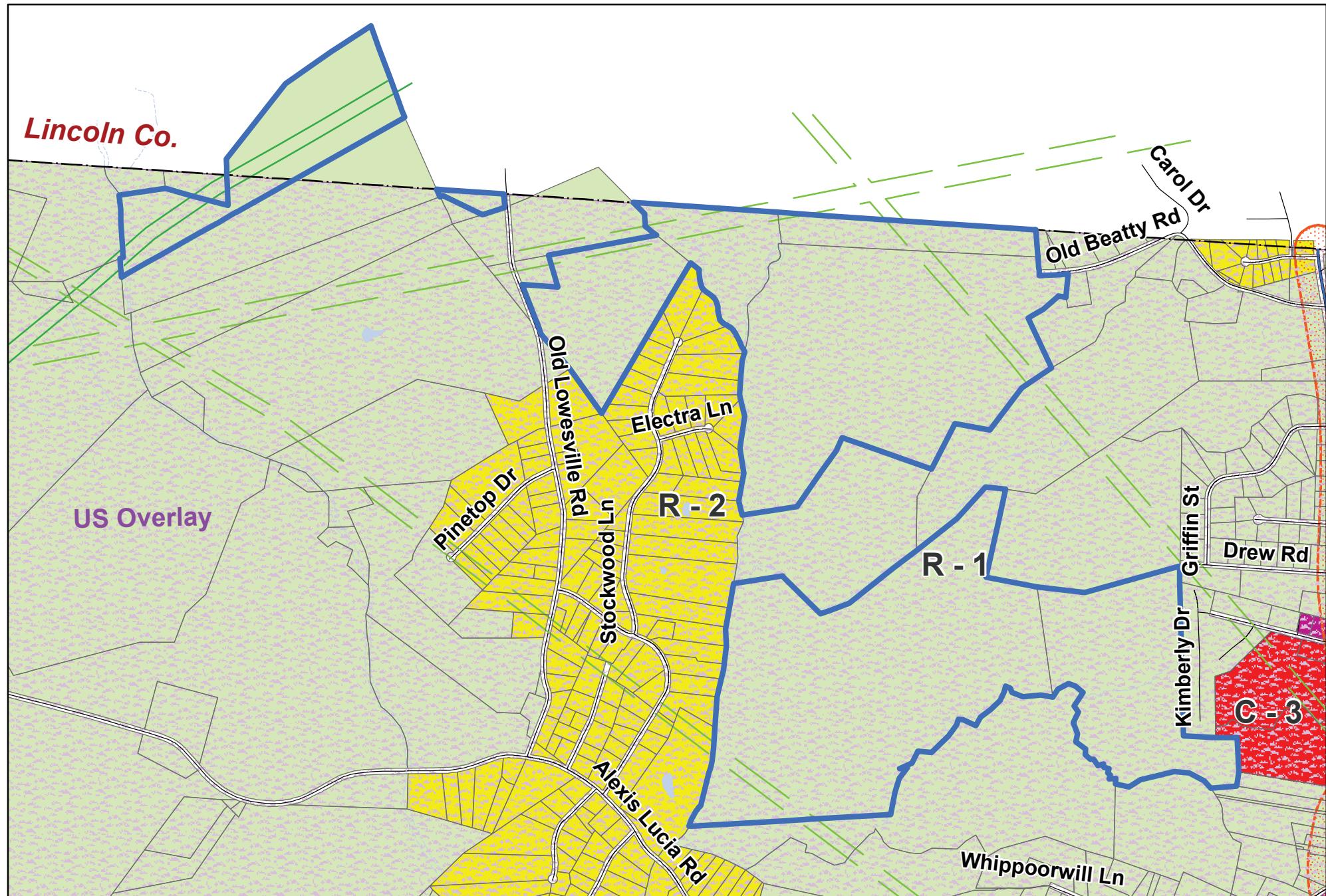
Gaston County does not make or imply warranties or assume any responsibility for the information presented on this map. This map was prepared by the Department of Planning and Development Services.

This map is for zoning purposes only - Not to be used for conveyance.

Note: For purposes of clarity, County Zoning is not shown as road right of ways and other selected features. While different zoning is shown for the subject area, the subject area and the zoning areas are understood to meet at the center of the feature. In the event that a road right of way is undeveloped and removed, areas shown as different zoning will meet in the center of the area. Please see the Zoning Administrator for additional information.

0 875 1,750  
Feet

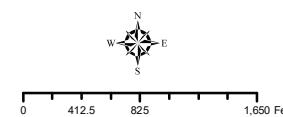
FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



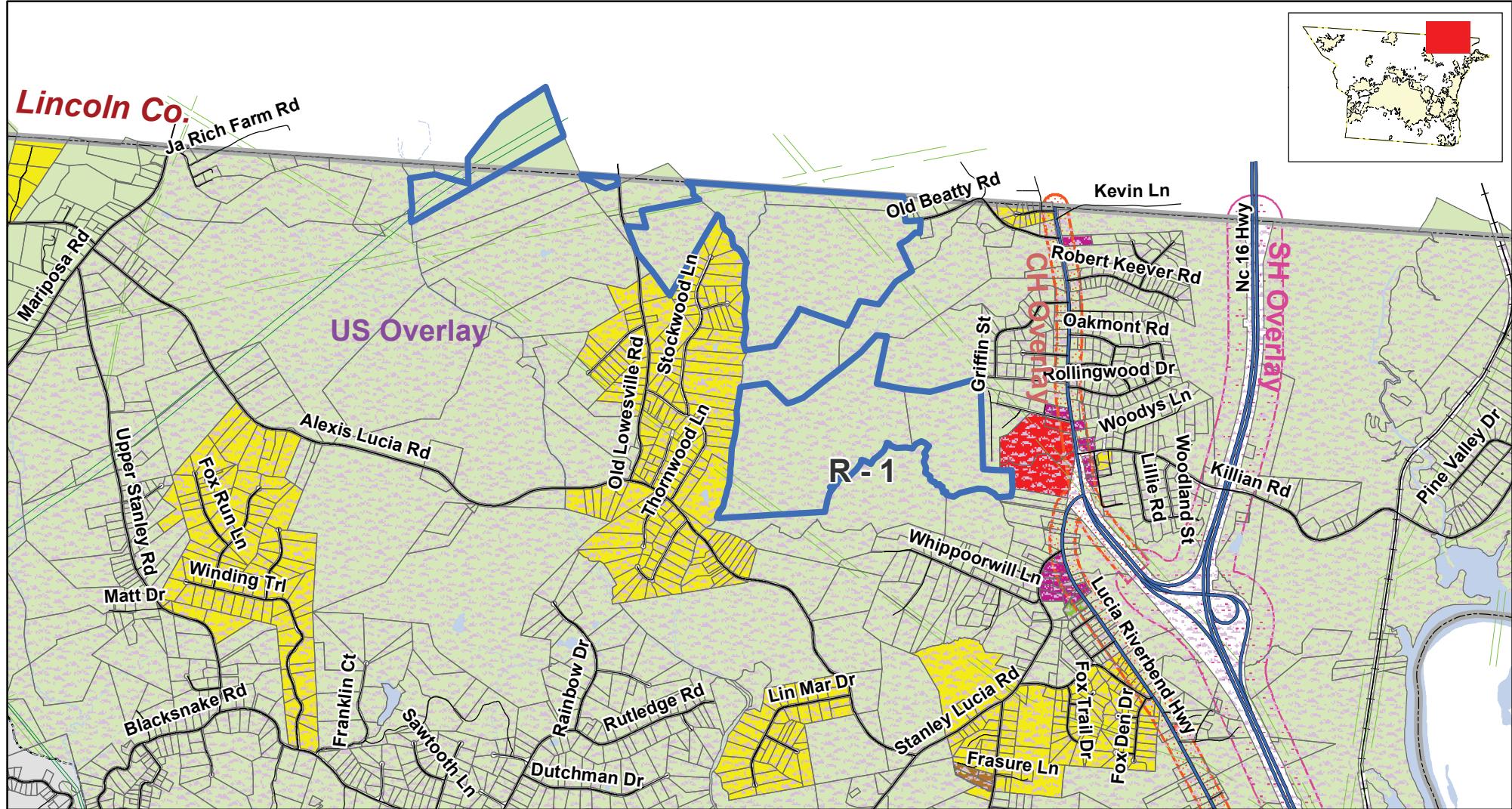
**GASTON COUNTY**  
**Zoning Map**

Applicant: CD20-02

Subject Area



# FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



This map is intended for use by the Gaston County Board of Commissioners, in the review of zoning change requests.

Property parcels, zoning, transportation and other map information were compiled from one or more data layers. The data is periodically updated, however all data layers may not be displayed. Street names are subject to change.

Gaston County does not make or imply any warranties or assume any responsibility for the information presented on this map. This map was prepared by the Department of Planning and Development Services.

This map is for zoning purposes only - Not to be used for conveyance.

Note: For purposes of clarity, County Zoning is not shown at road right of ways and other selected features. Where different zoning is shown on opposite sides of the road and other features, the zoning areas are understood to meet at the center of the feature. In the event that a road right of way is undedicated and removed, areas with different zoning types will meet in the center of the area. Please see the Zoning Administrator for additional information.



## GASTON COUNTY ZONING REVIEW MAP

- R-1 Single Family Limited
- R-2 Single Family Moderate
- C-1 Light Commercial
- C-3 General Commercial
- US Urban Standards Overlay

Area of Consideration

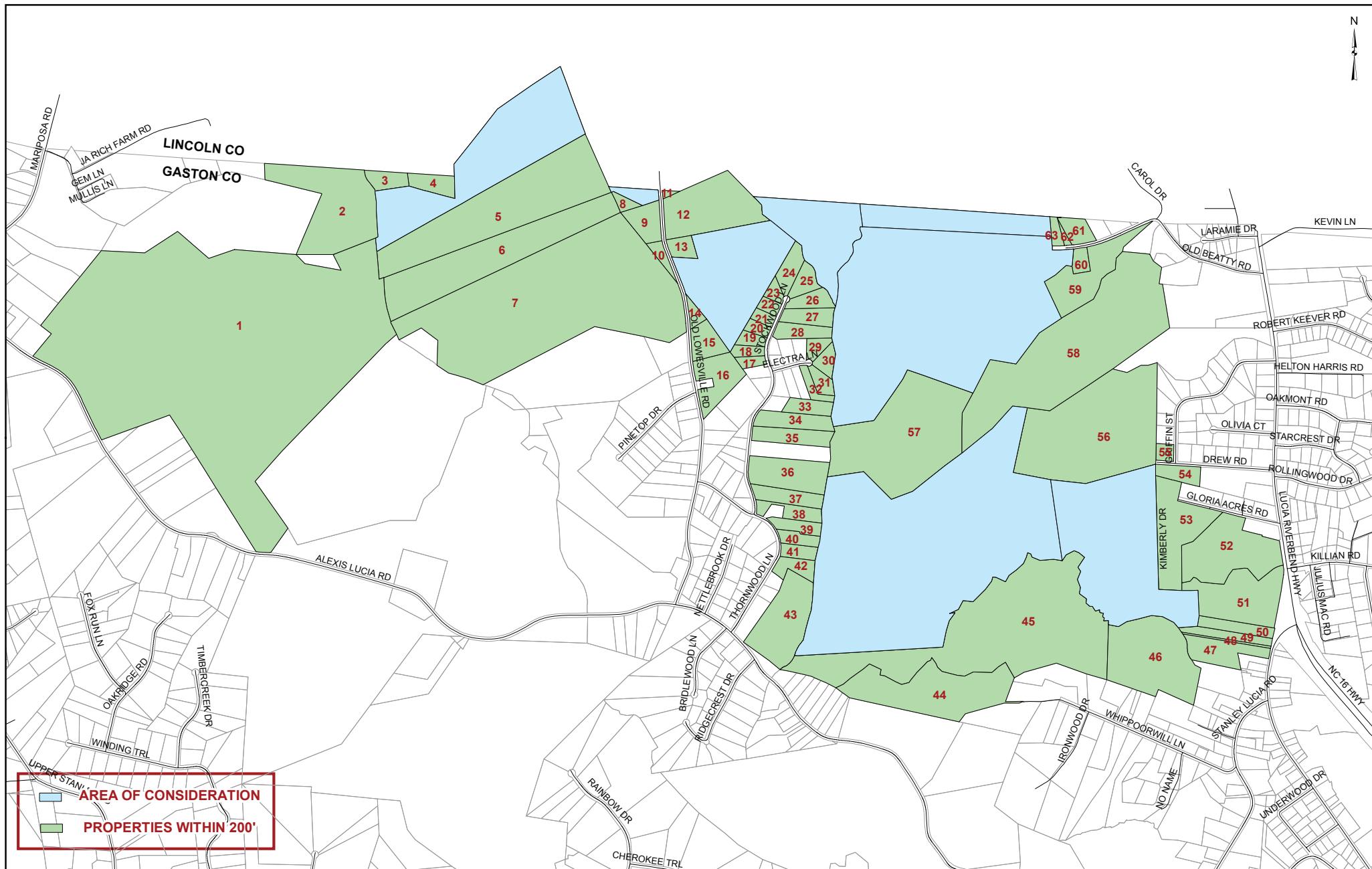


0 700 1,400 2,800 4,200 5,600 Feet

Applicant: CD20-02  
Tax ID(s): 173020, 173410, 173466, 207155, 211893, 211896, 211897, 222964

Request Re-Zoning From:  
(R-1) Single Family Limited w/  
(US) Urban Standards Overlay  
To: (CD/R-2) Conditional District/  
Single Family Moderate w/ (US)  
Urban Standards Overlay, in order  
to allow Essential Services Class  
3 (Solar Farm)

Map Date: 03/09/2020



## CD20-02 ADJACENT PROPERTIES BUFFER (200')

<u>NO:</u>	<u>PARCEL</u>	<u>OWNER NAME</u>	<u>OWNER NAME 2</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
1	173066	CLONINGER RUTH L		738 MARIPOSA RD	STANLEY	NC	28164
2	221565	CLONINGER ELIZABETH F		710 MARIPOSA RD	STANLEY	NC	28164
3	221891	WOOTEN DONALD LEE		2496 FAIRLAWN LN	STANLEY	NC	28164
4	211892	VAN DYKE FRED THOMAS JR		1131 W CHARLOTTE AVE	MT HOLLY	NC	28120
5	207157	MARTIN RHONDA K		14103 LUCIA RIVERBEND HWY	MT HOLLY	NC	28120
6	207154	KILLIAN C M JR		114 KIMMSWICK RD	CHARLOTTE	NC	28214
7	173023	KILLIAN C M JR		114 KIMMSWICK RD	CHARLOTTE	NC	28214
8	211894	MARTIN RHONDA K		14103 LUCIA RIVERBEND HWY	MT HOLLY	NC	28120
9	172644	MARTIN MICHAEL MCCOY	MARTIN RHONDA K	14103 LUCIA RIVERBEND HWY	MT HOLLY	NC	28120
10	172643	KILLIAN CHARLIE M JR		114 KIMMSWICK RD	CHARLOTTE	NC	28214
11	211895	JONES N W		438 S HWY 16	STANLEY	NC	28164
12	172642	MARTIN MICHAEL D	MARTIN RHONDA K	14103 LUCIA RIVERBEND HWY	MT HOLLY	NC	28120
13	222965	EDWARDS JASON A	EDWARDS KELLY T	400 OLD LOWESVILLE RD	STANLEY	NC	28164
14	173023	KILLIAN C M JR		114 KIMMSWICK RD	CHARLOTTE	NC	28214
15	302163	COX OBIEDEAN S		323 OLD LOWESVILLE RD	STANLEY	NC	28164
16	172935	MURPHY BRENDA PETTUS		2098 BOST ST	LINCOLNTON	NC	28092
17	173002	DAVENPORT RICE APRIL	RICE GARRY	207 STOCKWOOD DR	STANLEY	NC	28164
18	173001	DAVENPORT RICE APRIL	RICE GARRY H III	207 STOCKWOOD DR	STANLEY	NC	28164
19	173000	GARRETT LARRY EUGENE JR		219 STOCKWOOD DR	STANLEY	NC	28164
20	172999	JENNINGS EVERETTE SR		223 STOCKWOOD DR	STANLEY	NC	28164
21	172998	THOMAS KEITH E		231 STOCKWOOD DRIVE	STANLEY	NC	28164
22	172997	SCULL HARRY P		237 STOCKWOOD DR	STANLEY	NC	28164
23	172996	MURPHY KENNETH R		3748 RENE LN	MAIDEN	NC	28650
24	172995	C/O HEATHER C MCMANUS	FULLER HEATHER S	247 STOCKWOOD DR	STANLEY	NC	28164
25	172994	FULLERTON DAWN E	FULLERTON ROBERT JEFFREY	242 STOCKWOOD DR	STANLEY	NC	28164
26	172993	FULLERTON DAWN E	FULLERTON ROBERT JEFFREY	242 STOCKWOOD DR	STANLEY	NC	28164
27	172992	BRIGGS RUTHIE		701 W MAPLE	LIBERTYVILLE	IA	52567
28	172991	DEAN ANGELA MARIE	DEAN CARL ALBERT	5045 STETSON LN	CLAREMONT	NC	28610
29	172985	DOSS BUFORD A		323 ELECTRA LANE	STANLEY	NC	28164
30	172983	NEW SAMUEL E HEIRS		312 ELECTRA LN	STANLEY	NC	28164
31	172982	WHEELER CAROLYN ALICE		322 ELECTRA LN	STANLEY	NC	28164
32	172981	HUDSON JOY S	HUDSON ROBERT L SR	316 ELECTRA LN	STANLEY	NC	28164

33	173018	FERRELL TERRY WAYNE		158 STOCKWOOD DR	STANLEY	NC	28164
34	172975	FERRELL CYNTHIA G	FERRELL TERRY W	158 STOCKWOOD DR	STANLEY	NC	28164
35	172974	RASH AMY		146 STOCKWOOD DR	STANLEY	NC	28164
36	172972	THAYER WENDY S		130 STOCKWOOD DR	STANLEY	NC	28164
37	172970	KEZIAH ELLIS O LIFE ESTATE		PO BOX 68	LIBERTY HILL	SC	29074
38	172968	ALEXANDER DEBORAH E	ALEXANDER CLYDE D	3470 GASTON HILLSIDE DR	LINCOLNTON	NC	28092
39	173438	ELLIS MICHAEL P		170 THORNWOOD LANE	STANLEY	NC	28164
40	173437	WILLIAMS JAMES HARLEY	WILLIAMS BETTY B	162 THORNWOOD LANE	STANLEY	NC	28164
41	173436	GODWIN ROGER D	GODWIN SHELIA W	154 THORNWOOD LANE	STANLEY	NC	28164
42	173407	KEISTLER DOROTHY R	KEISTLER W H JR	302 DAKOTA ST	CHARLOTTE	NC	28214
43	173408	PRESSLEY BARBARA KING		1915 ALEXIS LUCIA RD	STANLEY	NC	28164
44	173450	HOLT CHRISTINA N	HOLT WESLEY LEE	11802 JESSAMINE LN	CHARLOTTE	NC	28214
45	173448	CLONINGER ROY L		601 MORNINGSIDE DR	GASTONIA	NC	28052
46	201633	ROZZELLE WALTER ALLAN		200 GAGEWAY LN	MT HOLLY	NC	28120
47	173518	KAYLOR ROBERT NIXON	KAYLOR SANDRA BIRDSONG	14629 LUCIA RIVERBEND HWY	STANLEY	NC	28164
48	173517	EVERHART TOMMY LEE		14635 LUCIA RIVERBEND HWY	STANLEY	NC	28164
49	173515	EVERHART TOMMY LEE		14635 LUCIA RIVERBEND HWY	STANLEY	NC	28164
50	173514	EVERHART TOMMY LEE		14635 LUCIA RIVERBEND HWY	STANLEY	NC	28164
51	222609	CLAY WALLACE RENTALS LLC		14663 LUCIA RIVERBEND HWY	STANLEY	NC	28164
52	221132	NORMAN PLANTATION INC		14735 LUCIA RIVERBEND HWY	STANLEY	NC	28164
53	172871	WOODRIDGE INVESTORS INC		1100 CIVIC CENTER BLVD BLD #102	YUBA CITY	CA	95993
54	172859	CASTANEA PRESBYTERIAN CHURCH		14815 LUCIA RIVERBEND HWY	STANLEY	NC	28164
55	172855	HOLDEN CANDY C	HOLDEN MARK H	190 GRIFFIN ST	STANLEY	NC	28164
56	172756	B V HEDRICK GRAVEL & SAND CO		PO BOX 1040	SALISBURY	NC	28144
57	173021	HARRIS JANE R	HARRIS WAYNE E	6405 OLD BEATTY RD	STANLEY	NC	28164
58	217960	HARRIS JANE R	HARRIS WAYNE E	6405 OLD BEATTY RD	STANLEY	NC	28164
59	172666	WHITLEY CHARLES R	WHITLEY ROBIN R	6406 OLD BEATTY RD	STANLEY	NC	28164
60	172665	WHITLEY CHARLES R	WHITLEY ROBIN R	6406 OLD BEATTY RD	STANLEY	NC	28164
61	211901	HARRIS JANE R	HARRIS WAYNE E	6405 OLD BEATTY RD	STANLEY	NC	28164
62	211899	HARRIS JANE R	HARRIS WAYNE E	6405 OLD BEATTY RD	STANLEY	NC	28164
63	211898	BEATTY CONNIE HOLDER	BEATTY RANDALL GRIFFIN	6373 OLD BEATTY RD	STANLEY	NC	28164



## NOTES:

## NOTES:

### SITE DATA TABLE

PROJECT NAME:	HORNET SOLAR, LLC
SITE ADDRESS:	OLD LOMESVILLE RD & OLD BEATTY RD, STANLEY, NC
CURRENT USE:	AGRICULTURAL/VACANT
PROPOSED USE:	SOLAR ENERGY SYSTEM
RIVER BASIN:	CATAMA
TOTAL PARCEL AREA:	1499.5 ACRES
GASTON PARCEL AREA :	791.5 ACRES
TOTAL LEASED AREA:	1178.2 ACRES
GASTON LEASED AREA:	542.2 ACRES
TOTAL PROPOSED AREA OF SOLAR FARM*	858.4 ACRES
GASTON PROPOSED AREA OF SOLAR FARM*	400.0 ACRES

\*AREA INSIDE  
PERMANENT FENCE



## OVERVIEW - NORTH

400 0 200 400 800

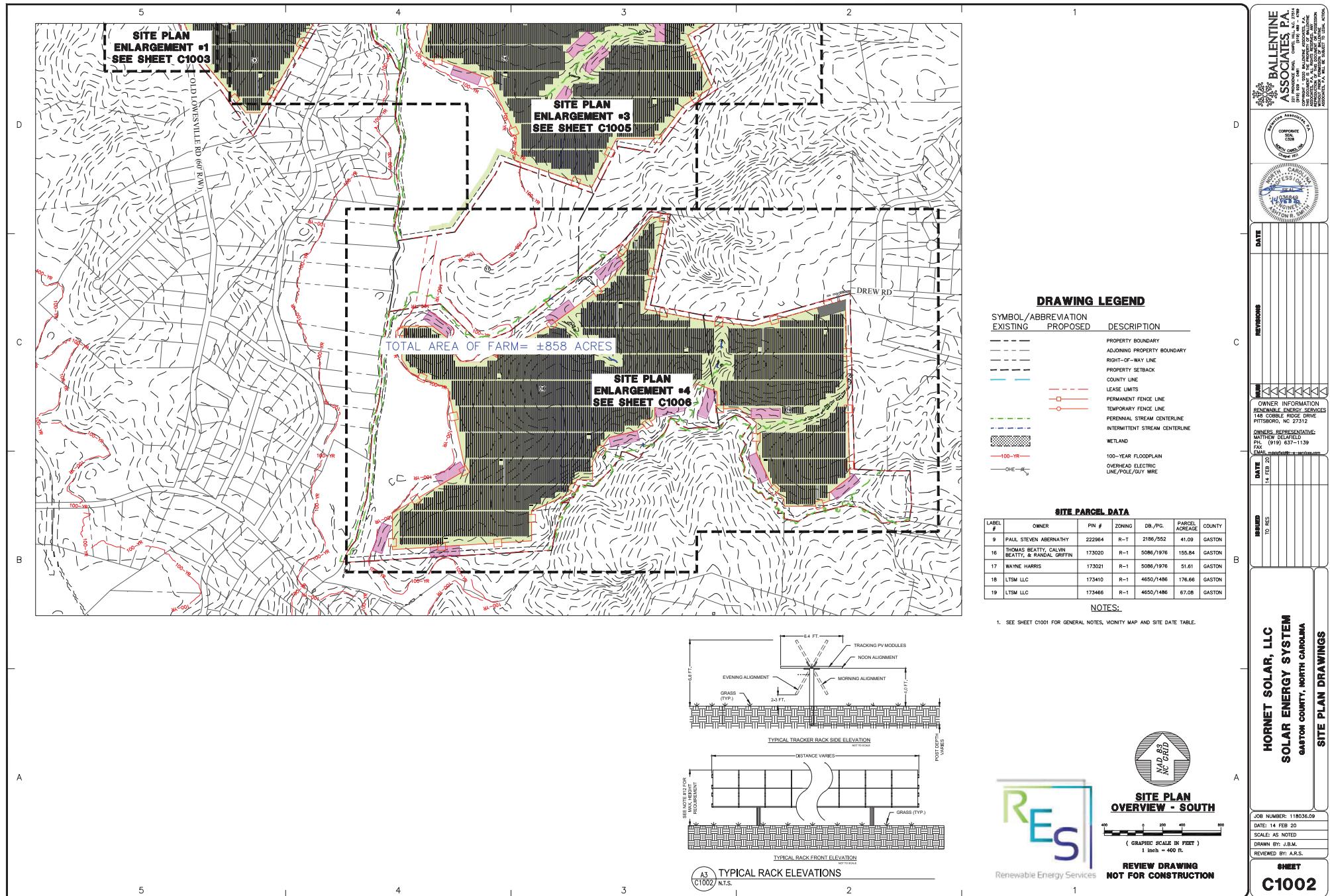
( GRAPHIC SCALE IN FEET )  
1 inch = 100 ft.

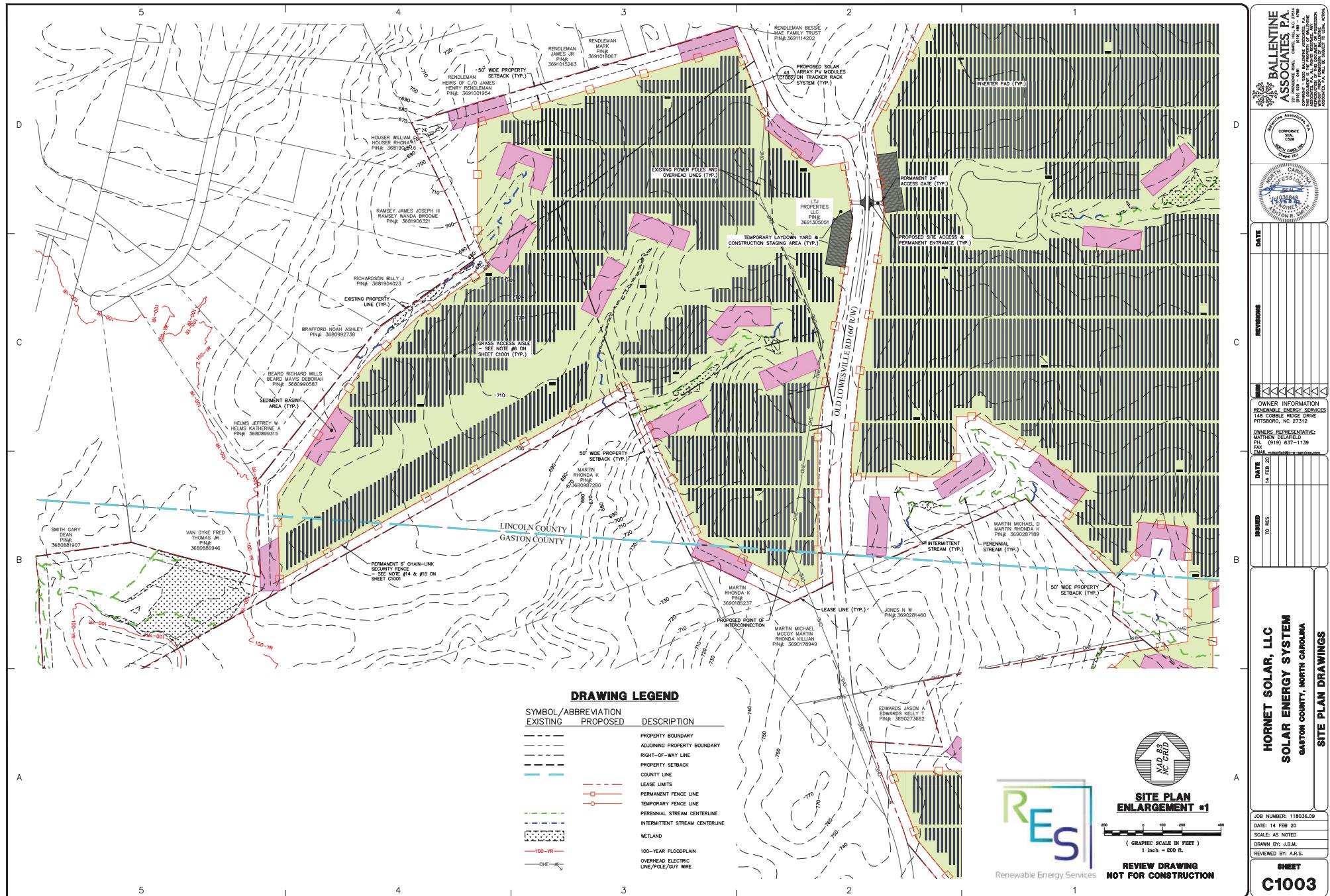
REVIEWED BY: A.R.S.

REVIEW DRAWING  
NOT FOR CONSTRUCTION

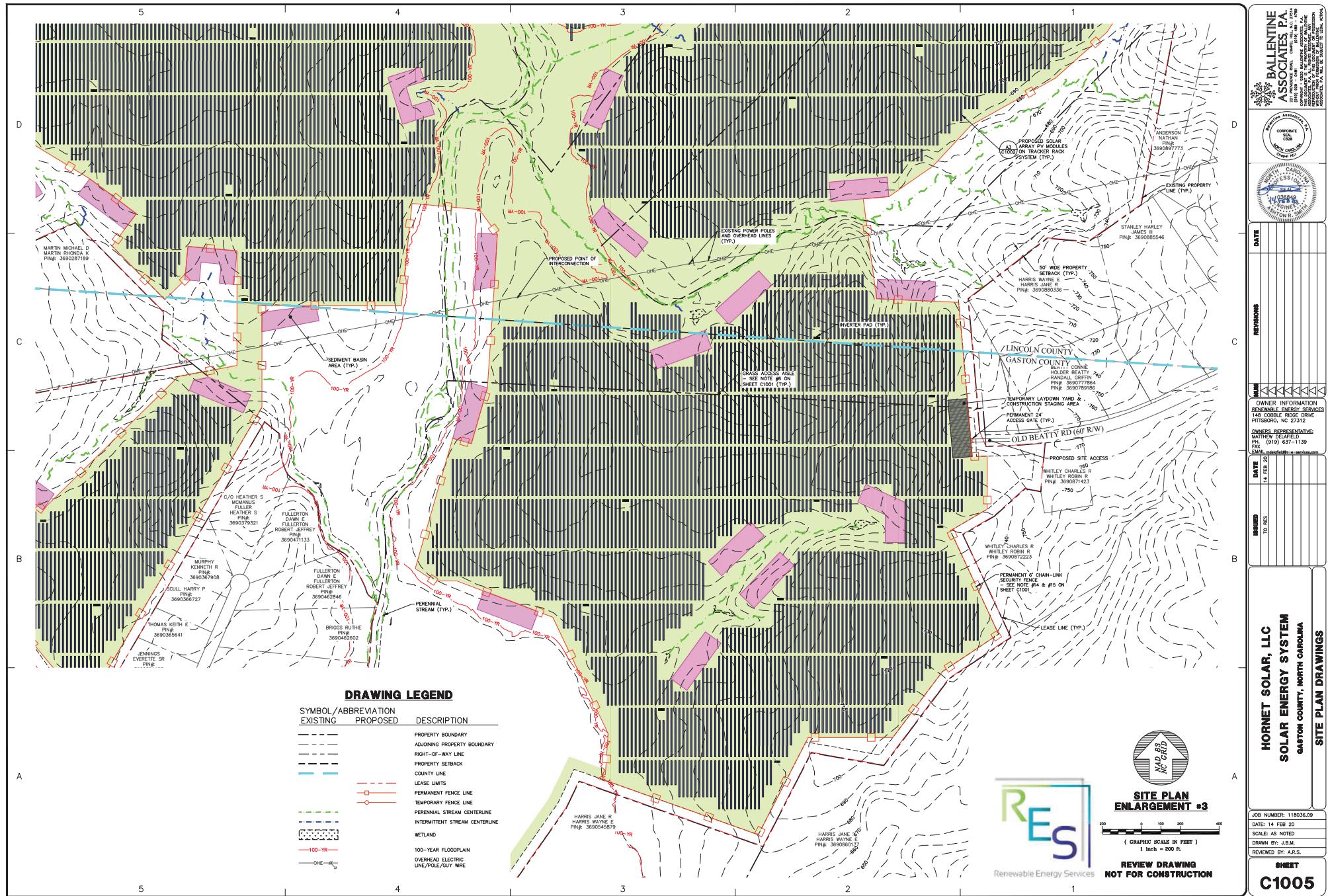
**C1001**

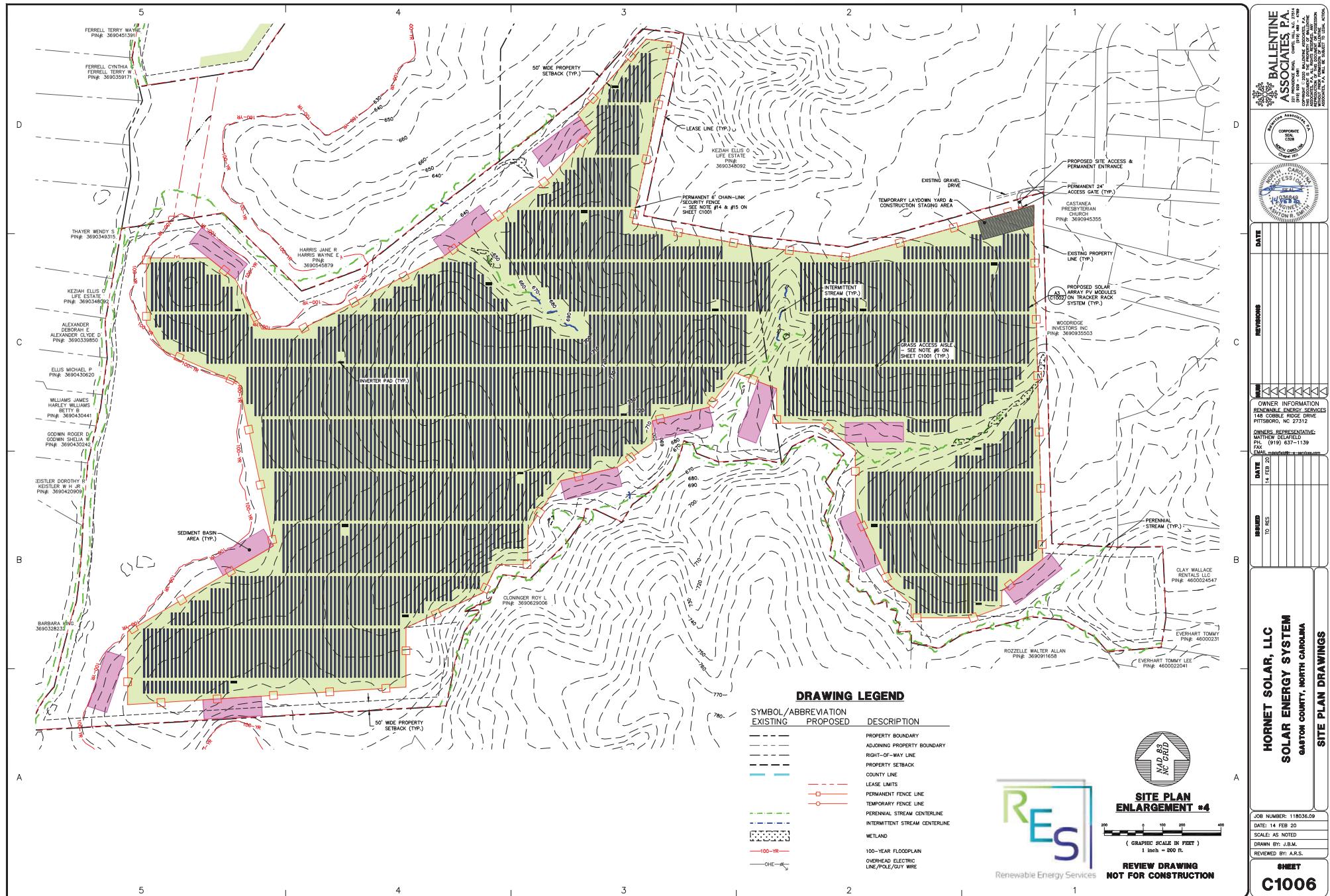
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## Memorandum

**To:** Sarah Carpenter Penley, Senior Planner, Subdivision Administrator, Gaston County Planning & Development Services  
**From:** Julio Paredes, Planner, Gaston—Cleveland—Lincoln MPO  
**Date:** April 13, 2020  
**Subject:** Hornet Solar, LLC—GCLMPO Comments

Thank you for the opportunity to provide transportation comments on a proposed site located within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) geographic area. My comments are based on review of the proposed site in accordance with the adopted Comprehensive Transportation Plan (CTP), the adopted 2045 Metropolitan Transportation Plan (MTP), and the current State Transportation Improvement Program (STIP).

1. The proposed development is located at Parcels: 173020, and 211897. On behalf of the GCLMPO, I offer the following comments:
  - A. The widening of Old Plank Rd —Minor Road Needs Improvement (2 lanes)— is included in the MPO's CTP. The typical cross section for a 2 lane road involves a minimum of 60 ft. right-of-way. The existing right-of-way along Old Plank Rd. is 60 ft. By establishing the region's future transportation needs, the CTP offers an organized way to identify, and eventually prioritize, the transportation projects that may be built in the communities within the GCLMPO area. CTP projects shown as "Needs Improvement" or "Recommended" could become a funded project in the future, part of a development project, or may never become a funded project.
  - B. The CTP shows a recommended multi-use path along the creek corridor. The developer should work with the Gaston County Planning and Development Services on any requirements to reserve an easement for a future greenway.
  - C. According to the 2020-2029 STIP and the 2045 MTP, there are no planned transportation improvement projects in the immediate vicinity of this development.
  - D. Please note that any site plan that requires a driveway permit on an NCDOT roadway, or is adjacent to NCDOT roadways, the developer should work with NCDOT on any required driveway permits or any TIA requirements.

If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or [juliop@cityofgastonia.com](mailto:juliop@cityofgastonia.com).