

PCUP19-04 Ecoplexus Inc.

601 High Shoals Rd., Lincolnton, NC 28092

Current Zoning: (R-1) Single Family Limited

Proposed Zoning: (CU/R-2) Conditional Use / Single Family Moderate (PCUP), in order to allow Essential Services Class 3 (Solar Generation Facility/Solar Farm)



*Gaston County Department of Planning & Development Services
128 West Main Avenue, Gastonia, NC 28053 (704)866-3195*



**Gaston County
North Carolina**

Vicinity Map

PCUP19-04

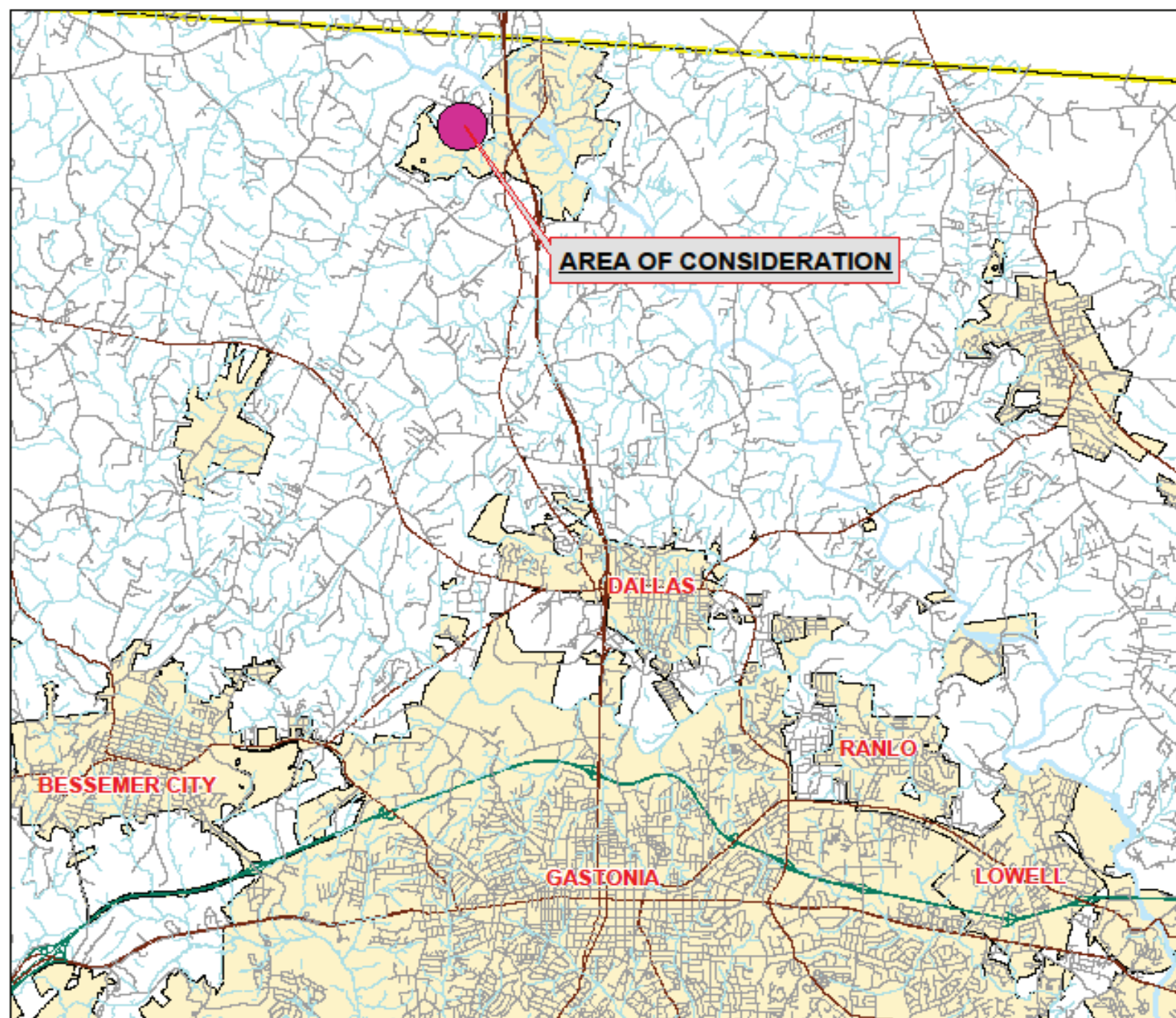
Legend

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

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0 1
Miles





Gaston County Zoning Review Overview Map

2018 Pictometry

PCUP19-04

Legend

- Subject Area
- Property Parcels

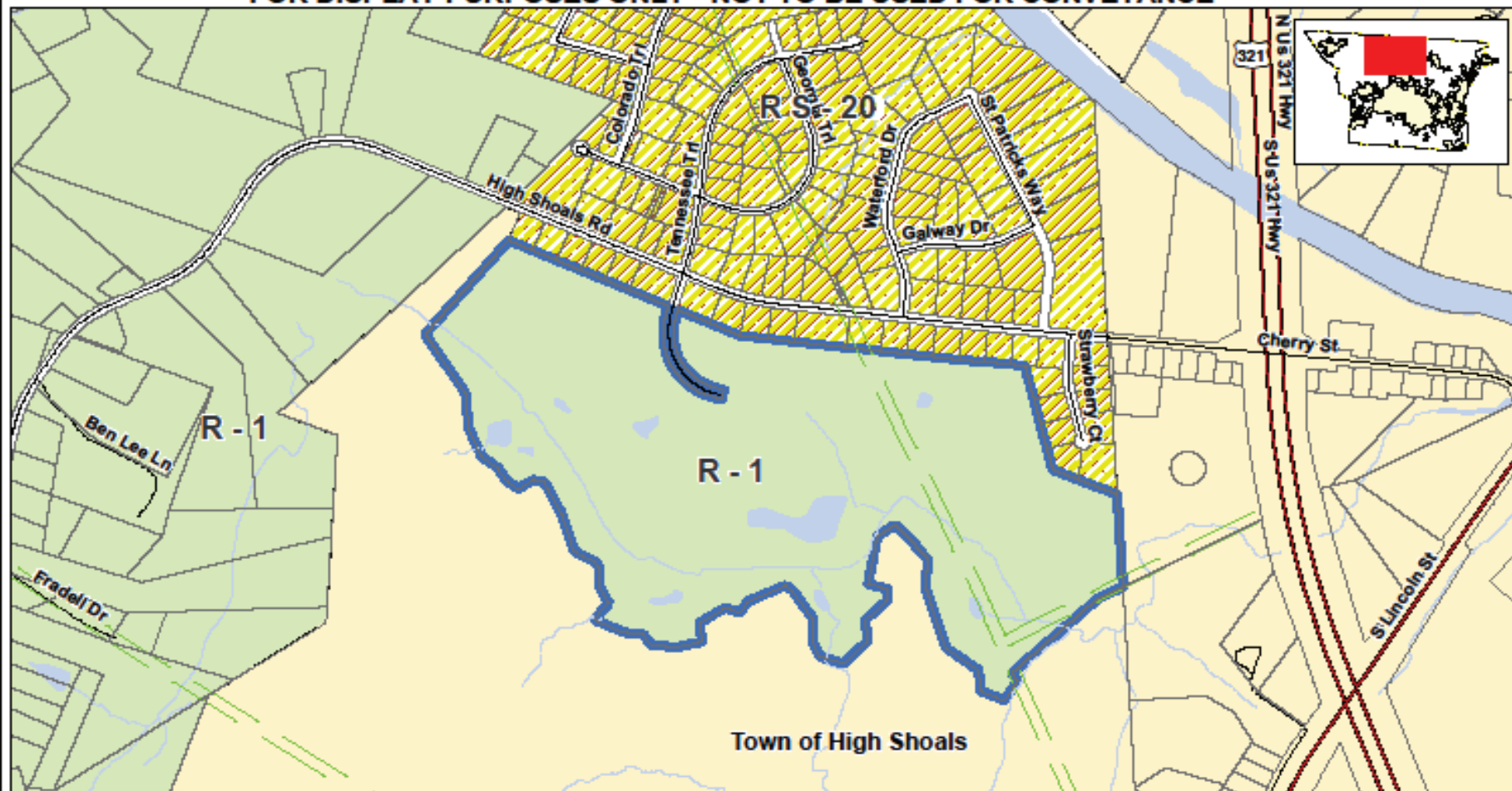


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0 200 400 Feet

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 date is periodically updated, however all data layers may not be displayed. Street names are subject to change.

Gaston County does not make or imply and 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 undicated 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
- RS-20 Residential 20,000 sqft
- Town of High Shoals

Area of Consideration

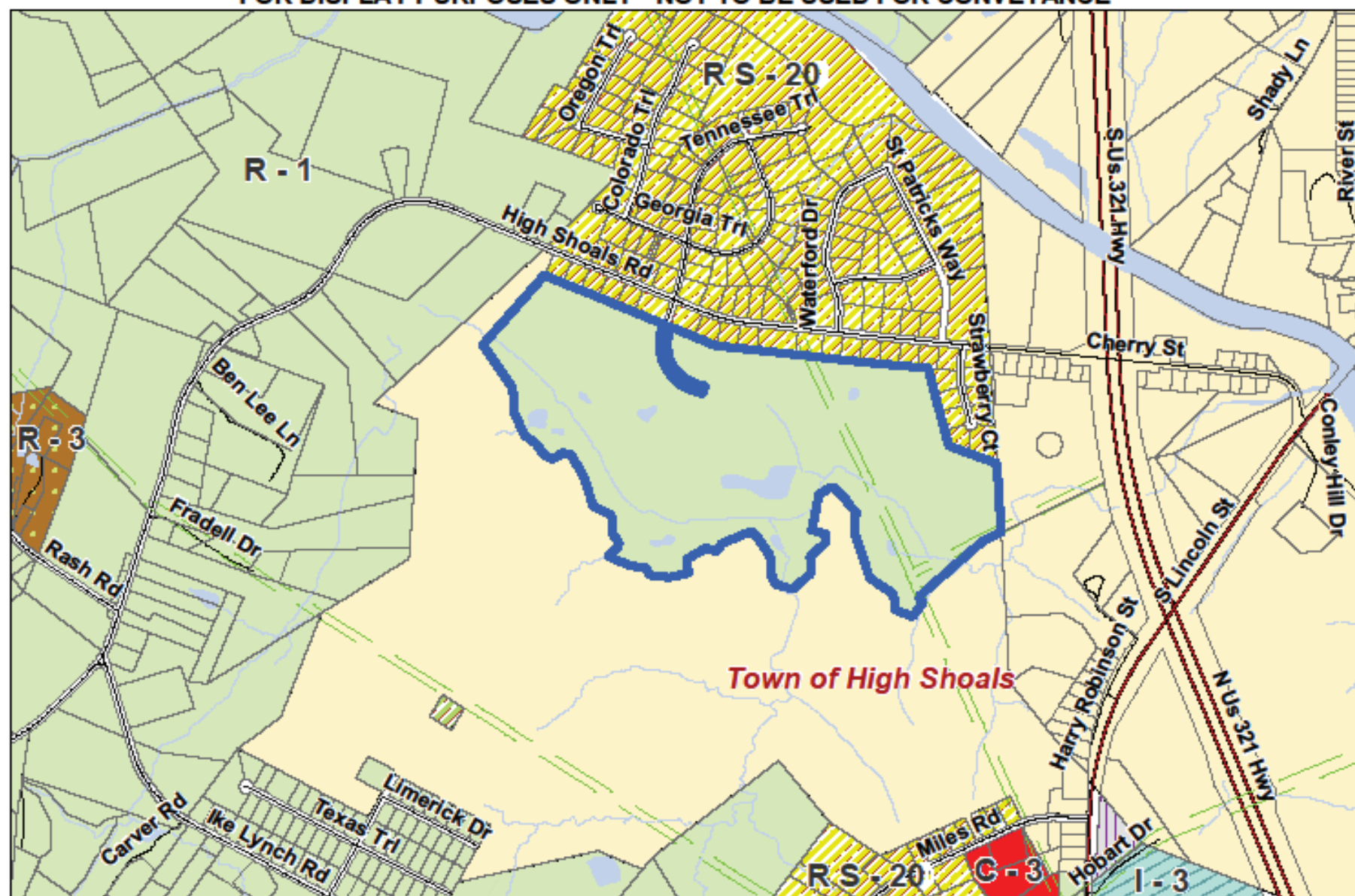


0 210 420 840 1,260 1,680 Feet

Applicant: PCUP19-04
Tax ID: 164778 Request Re-Zoning From: (R-1) Single Family Limited
To: (CU/R-2) Conditional Use / Single Family Moderate (PCUP) in order to allow Solar Generation Facility (Solar Farm)


Map Date: 04/05/2019

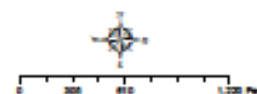
FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



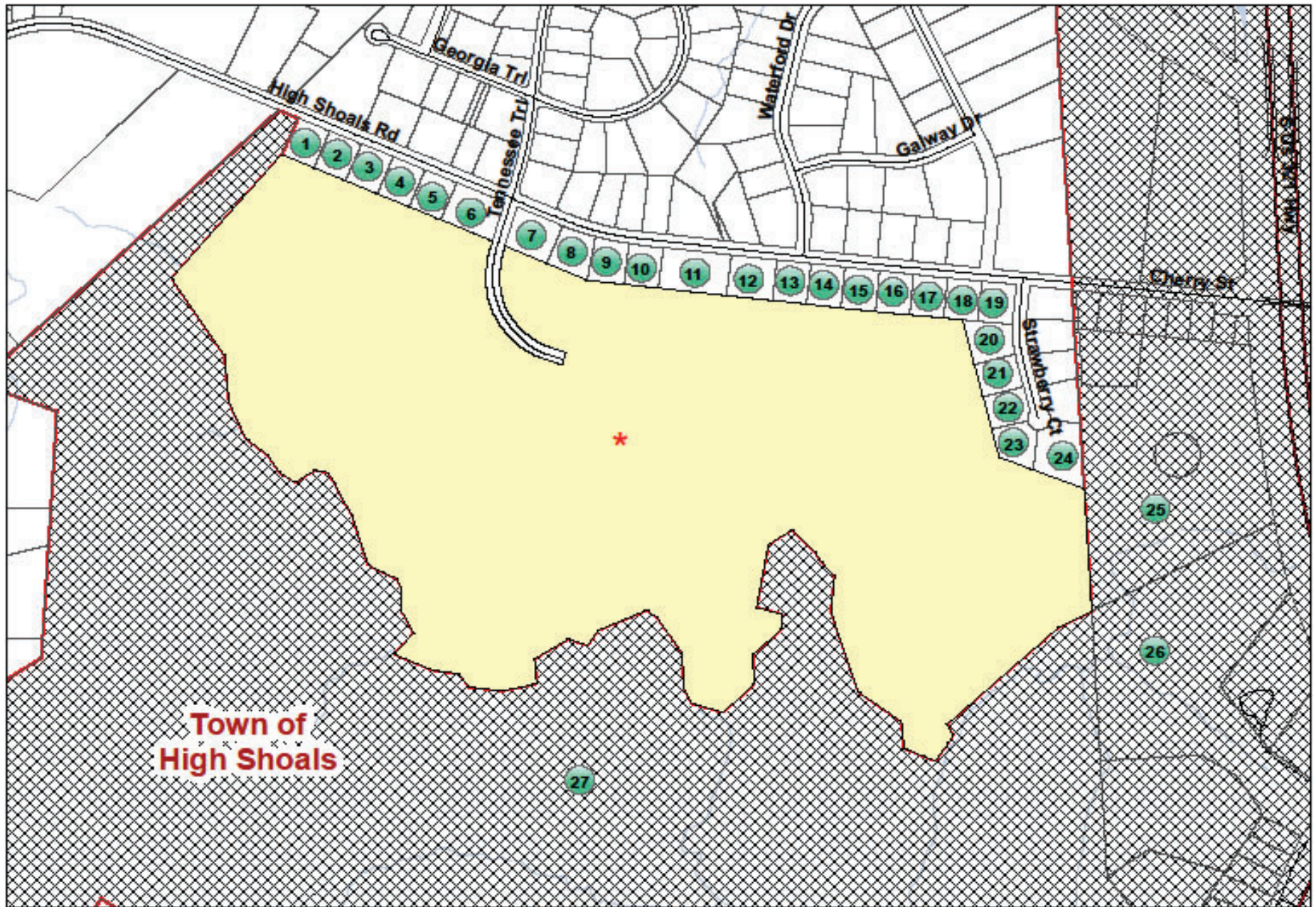
GASTON COUNTY **Zoning Map**

Applicant: PCUP19-04


 Subject Area



R-1 Single Family Limited
R-3 Single Family General
RS-20 Residential 20,000 sq ft
C-3 General Commercial
I-3 Exclusive Industrial

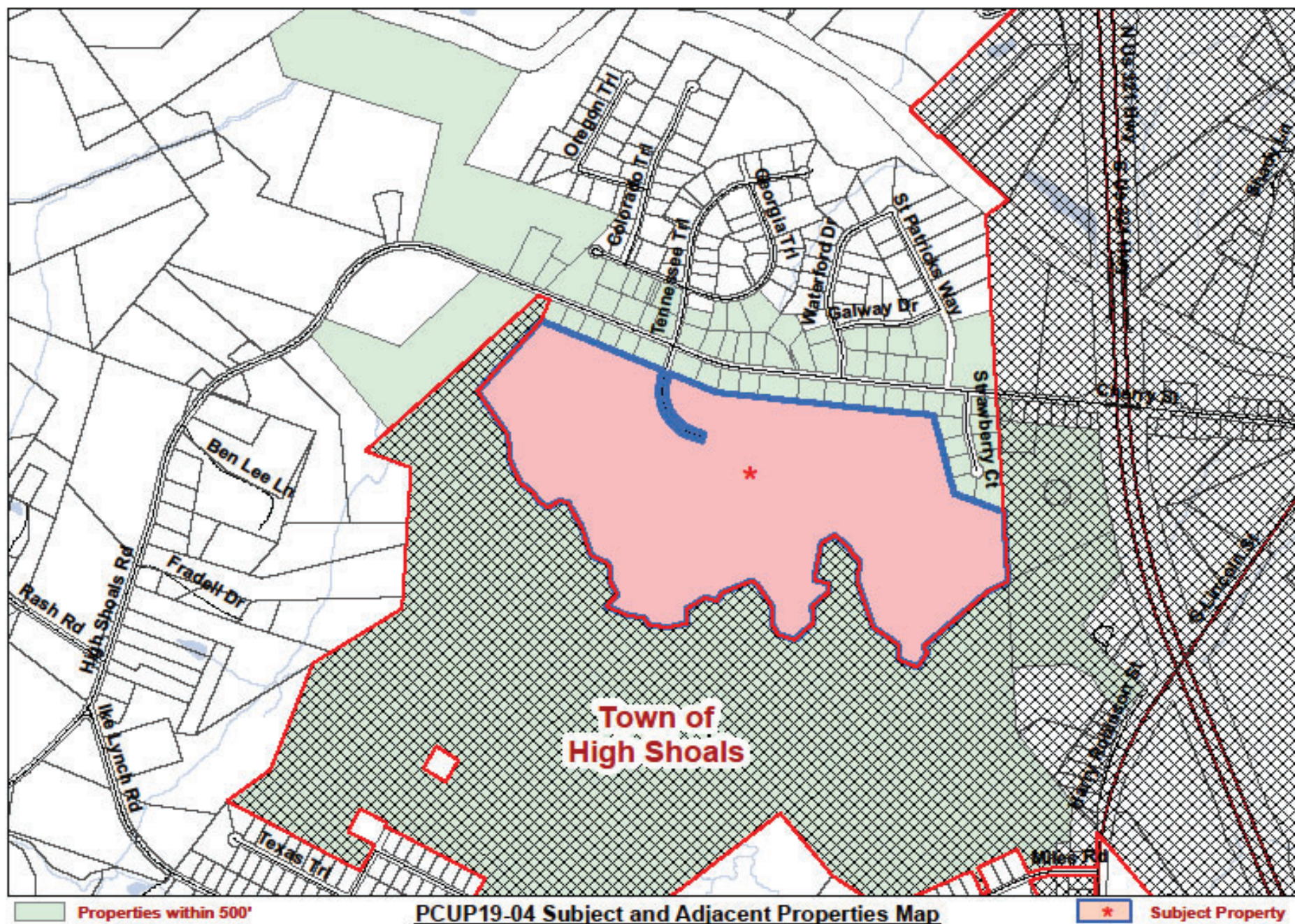


PCUP19-04 Subject and Adjacent Properties Map
See reverse side for listing of property owners

 **Subject Property**

PCUP 19-04 Owner and Adjacent Property Listing

<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>
*	164778	BCGC ASSOCIATES INC		PO BOX 7605	CHARLOTTE	NC	28241-7605
1	157670	MARTIN BRUCE	MARTIN LISA L	650 HIGH SHOALS RD	LINCOLNTON	NC	28092-9218
2	219050	MARTIN BRUCE GERALD		650 HIGH SHOALS RD	LINCOLNTON	NC	28092
3	219049	SHULLA ROBERT BRIAN		623 HIGH SHOALS RD	LINCOLNTON	NC	28092-6272
4	157669	BOWLES BENNY R	BOWLES CHARLOTTE	10805 PARTRIDGE CROSS LN	CHARLOTTE	NC	28214
5	157666	ADDINGTON GARY M	ADDINGTON PAMELA R	611 HIGH SHOALS RD	LINCOLNTON	NC	28092-6272
6	164730	ROWE IRIS WILLIAMS		603 HIGH SHOALS RD	LINCOLNTON	NC	28092-6272
7	164731	WHITE DAVID WAYNE		198 WHITE FARM RD	DALLAS	NC	28034
8	164732	WHITE DAVID W	WHITE PATTI S	198 WHITE FARM RD	DALLAS	NC	28034
9	164733	BOWLES BENNY RAY	BOWLES CHARLOTTE ELAINE	10805 PARTRIDGE CROSS LN	CHARLOTTE	NC	28214
10	164734	FORTENBERRY PAUL SCOTT	FORTENBERRY CARLA B	527 HIGH SHOALS RD	LINCOLNTON	NC	28092
11	164736	FORTENBERRY C STEVEN		517 HIGH SHOALS RD	LINCOLNTON	NC	28092
12	164738	BREWINGTON WESLEY M	BREWINGTON KATIA S	507 HIGH SHOALS RD	LINCOLNTON	NC	28092-6283
13	164739	GATES BRENT PRESSLEY		4609 F HEDGEMORE DR	CHARLOTTE	NC	28209
14	164740	GATES BISHOP JERRY	GATES ANN C	3119 IMPERIAL DR	GASTONIA	NC	28054
15	164741	WILLIAMS PAMELA DENISE		437 HIGH SHOALS RD	LINCOLNTON	NC	28092
16	164742	HOVIS JOYCE W		PO BOX 285	HIGH SHOALS	NC	28077
17	164743	BARNES ROLAND E & OTHERS		127 KISER DAIRY RD	DALLAS	NC	28034-9608
18	164744	CALL JAMES III		419 HIGH SHOALS RD	LINCOLNTON	NC	28092
19	164745	FLETCHER RUSSELL	FLETCHER TAMMIE	100 STRAWBERRY COURT	LINCOLNTON	NC	28092
20	164723	SEBAST JAMES K	SEBAST MARJORIE L	110 STRAWBERRY CT	LINCOLNTON	NC	28092
21	164724	PERRY HUFFSTETLER JR RV LIV TR		1819 SPENCER MTN RD	GASTONIA	NC	28054
22	164725	EAKER GUY H SR		1036 COUNTRY CLUB DR	CHERRYVILLE	NC	28021
23	164780	CLINE GEORGE O	CLINE AMANDA	118 STRAWBERRY CT	LINCOLNTON	NC	28092
24	164781	PASOUR CHARLES BRIAN	PASOUR MYRA H	119 STRAWBERRY CT	LINCOLNTON	NC	28092
25	197527	BRIDGES LORI DAWN		340 CHERRY ST	LINCOLNTON	NC	28092-2853
26	217199	GREENE LINDA B HEIRS		110 HARRY ROBINSON ST	DALLAS	NC	28034-8516
27	164779	HIGH SHOALS HIGHWAY 321 LLC	C/O SOUTHEAST LAND MGT LLC	2820 SELWYNN AVE STE 500	CHARLOTTE	NC	28209-1791



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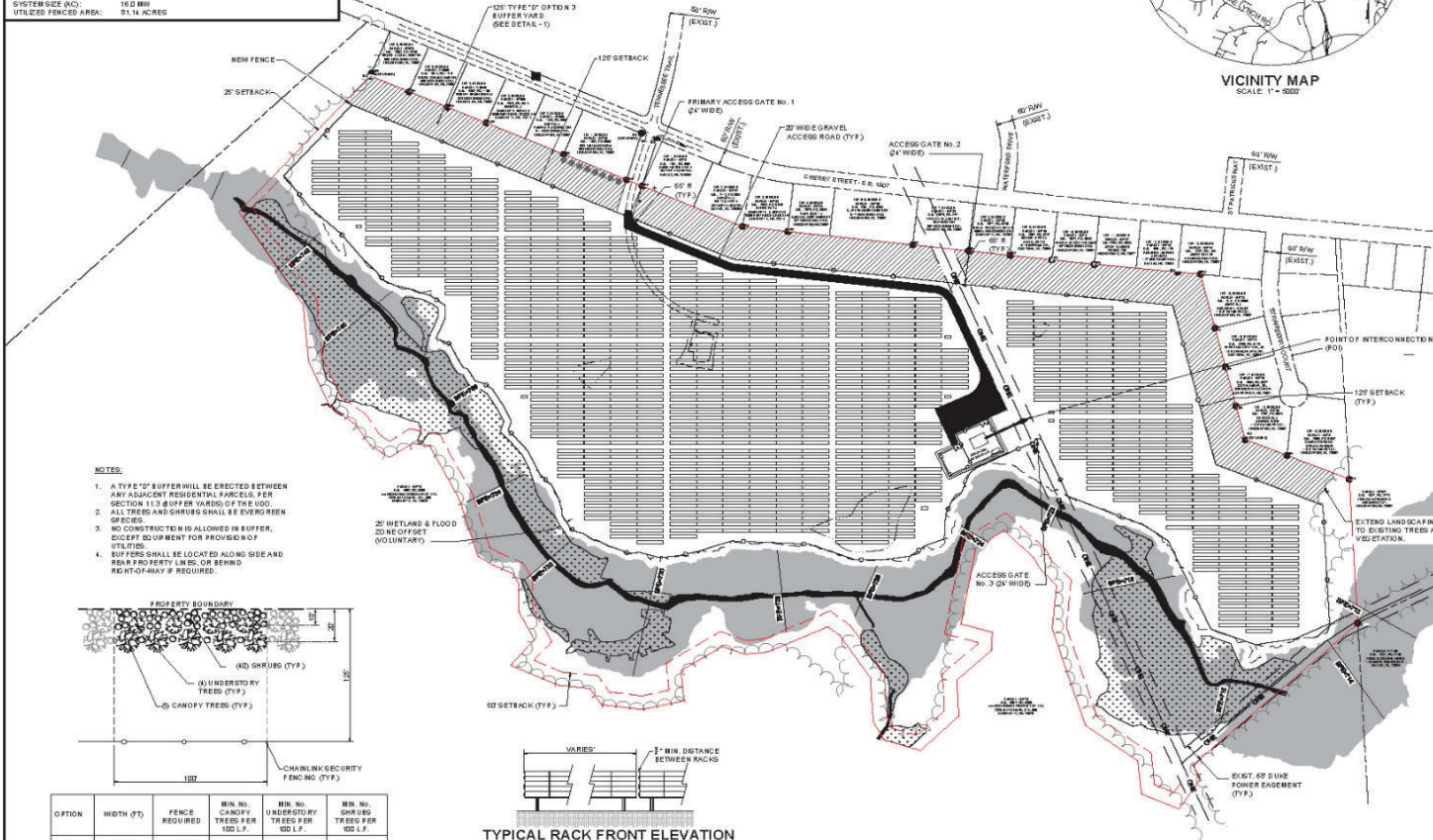
- [illegible]

PRELIMINARY
DO NOT USE
FOR
CONSTRUCTION

HIGH SHOALS PV1
601 HIGH SHOALS ROAD
LINCOLTON, NC 27502
CRAGSTON COUNTY

ZONING
SITE
PLAN

PV1.1



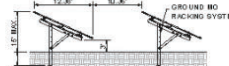
OPTION	WIDTH (FT)	FENCE REQUIRED	MIN. No. CANOPY TREES PER 100 L.F.	MIN. No. UNDERSTORY TREES PER 100 L.F.	MIN. No. SHRUBS TREES PER 100 L.F.
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DETAIL - 1
TYPE "D" OPTION 3 - BUFFER YARD

NOT TO SCALE
REF. GASTON COUNTY SECTION 11.3 BUFFER YARD
(ORD. No. 3035-155, 4-24-2005)



TYPICAL RACK FRONT ELEVATION



DETAIL - "A"
GROUND MOUNT FIXED-TILT
NOT TO SCALE

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E:\Users\Jim.Holmes\Desktop\High Speeds - Zoning File - 100304 Aug Layout Legend1.Rpt Jim Holmes Method: Mon Mar 04, 2019 at 10:47pm, 1003% Used, 68423 Used, E:\Users\Jim.Holmes\Desktop\High Speeds - Zoning File - 100304 Aug Layout Legend1.Rpt

PCUP19-04 CONDITIONS

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 of any part thereof is held invalid or void then this permit shall be void and no effect.
3. Unless the Board of Commissioners issues a Conditional Use Permit which either is specifically exempt from any time constraints or has some other specified time period for implementation, the applicant must secure a valid building permit within a twenty-four (24) month period from the date of issuance of the Conditional Use Permit.
4. Development shall meet all local, state and federal requirements.