

PCUP18-03 Swift Solar LLC

Bess Rd. / Eaker Rd. / Tryon Courthouse Rd., Bessemer City, NC

Current Zoning: R-1 Single Family Residential

Proposed Zoning: CU/R-2 Conditional Use / Single Family
Moderate



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



**Gaston County
North Carolina**

Vicinity Map
PCUP18-03

Legend

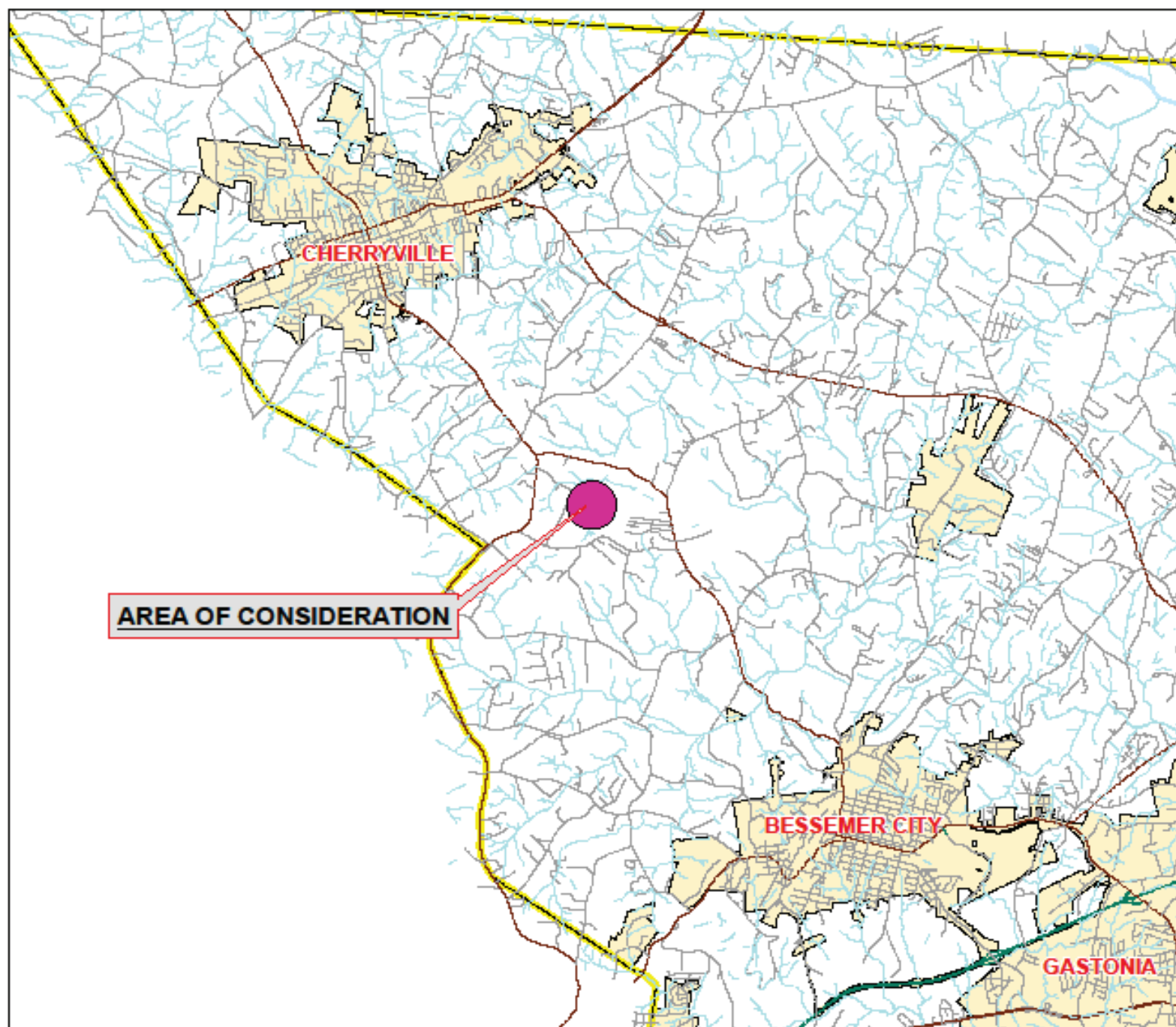
- Minor Roadways
- Major Roadways
- Area of Consideration
- Municipalities

Although every attempt has been made to ensure the accuracy of the data, Gaston County does not warrant the accuracy or completeness of the information presented on this map.

This map may not be used or reproduced for other purposes without the express written consent of Gaston County, or its officers, and may contain certain errors.



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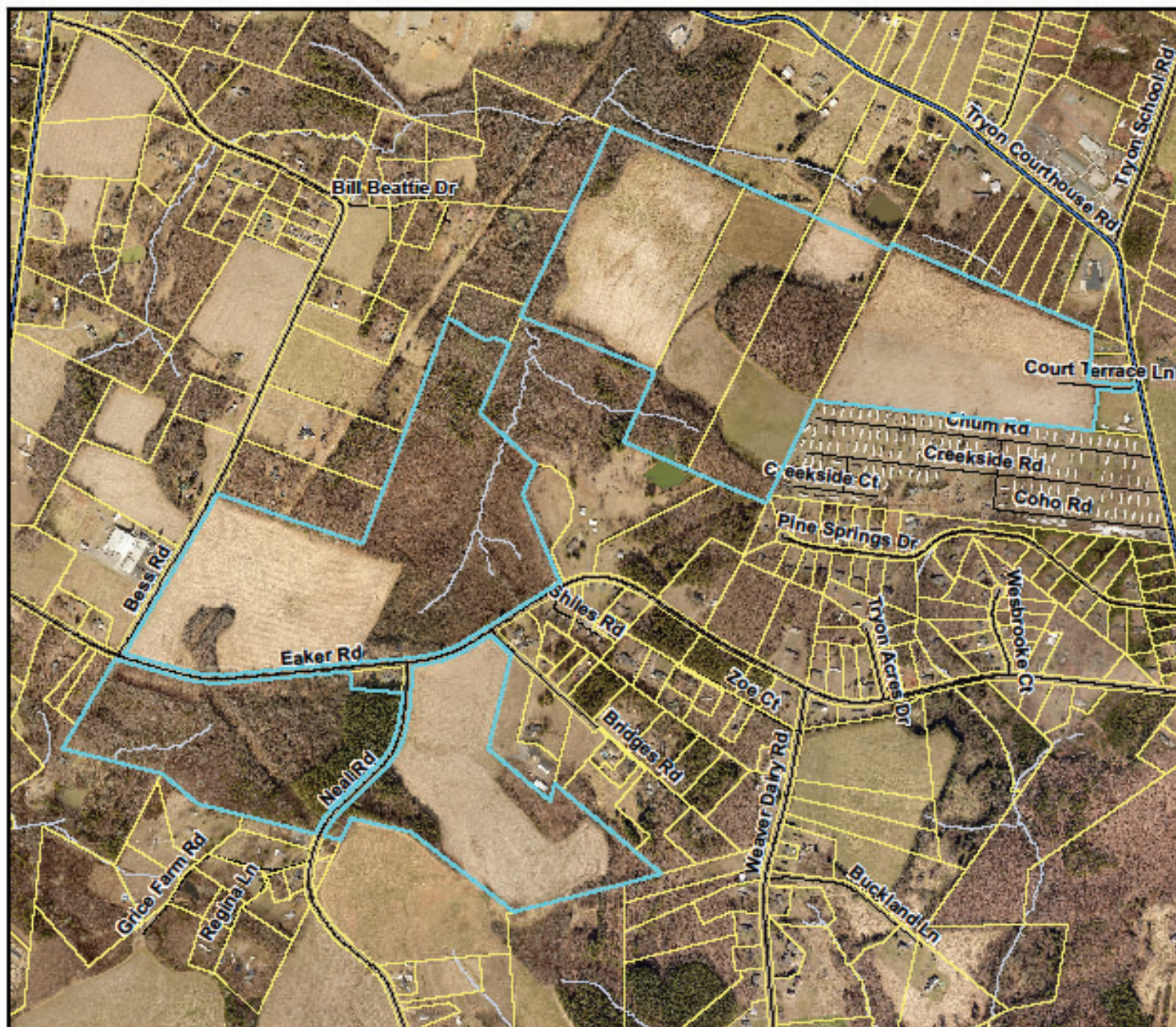


AREA OF CONSIDERATION

CHERRYVILLE

BESSEMER CITY

GASTONIA



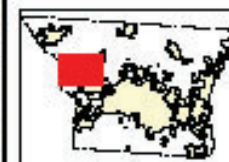
Gaston County Zoning Review Overview Map

2018 Pictometry

PCUP18-03

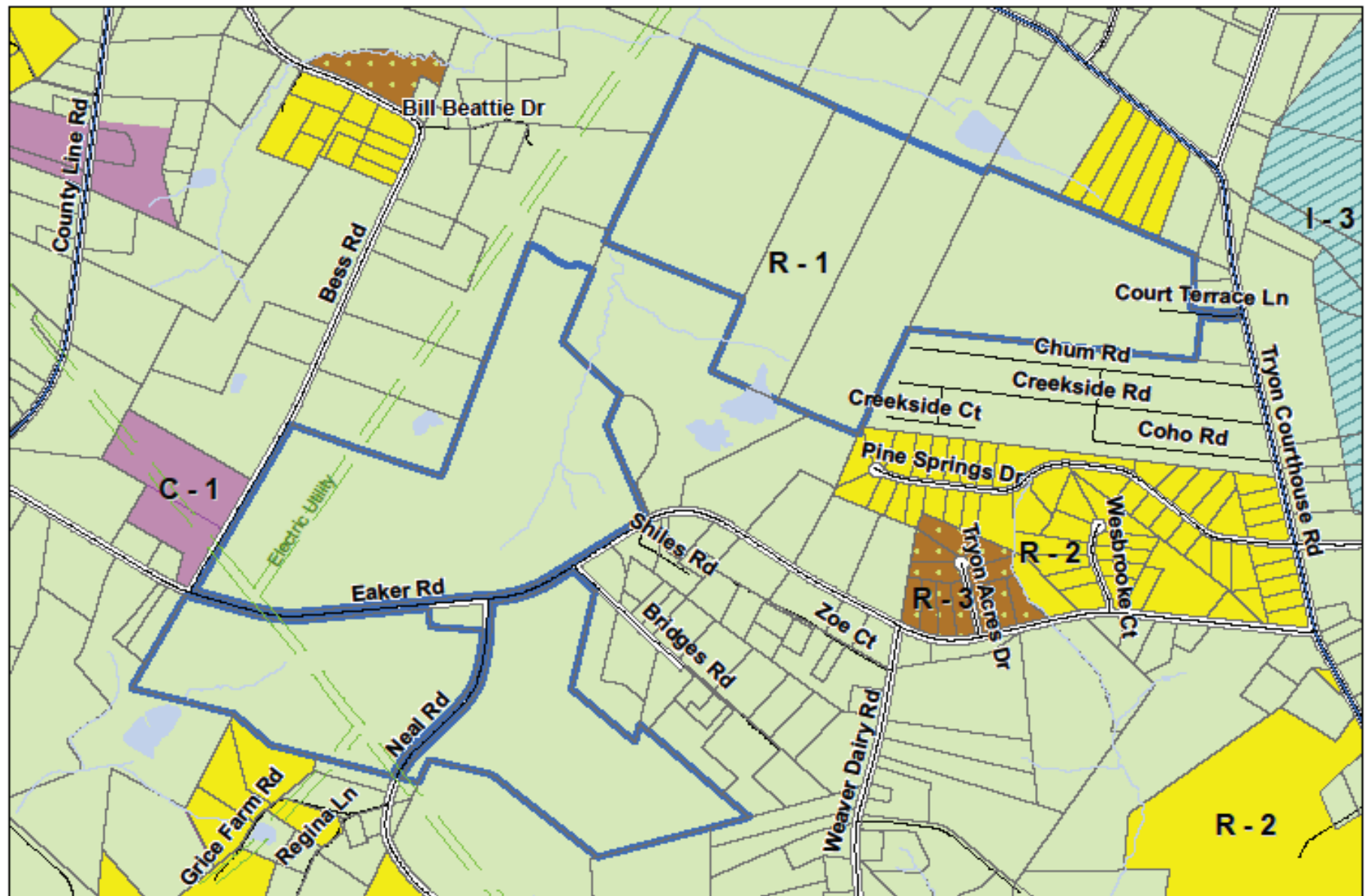
Legend

- Subject Area
- Property Parcels



This map is intended to be used by the County for informational purposes only. It is not to be used for legal purposes. The County is not responsible for any errors or omissions in this map. The County is not responsible for any damages or losses resulting from the use of this map. The County is not responsible for any claims or liabilities arising from the use of this map. The County is not responsible for any claims or liabilities arising from the use of this map.

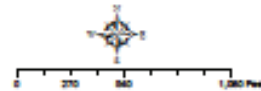




GASTON COUNTY **Zoning Map**

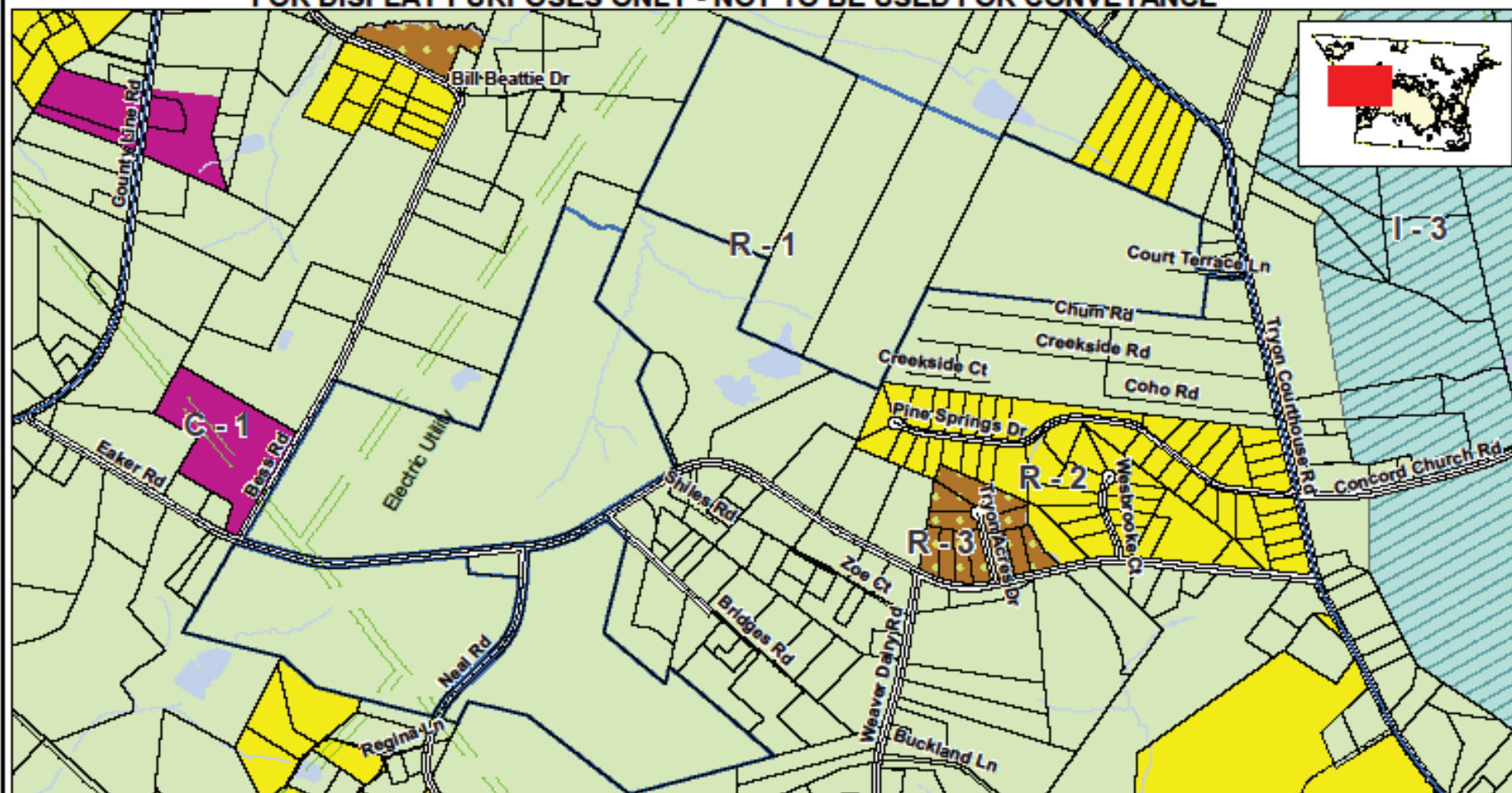
"Applicant: PCUP18-03"

 Subject Area



R-1 Single Family Limited
R-2 Single Family Moderate
R-3 Single Family General
C-1 Light Commercial
I-3 Exclusive Industrial

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.



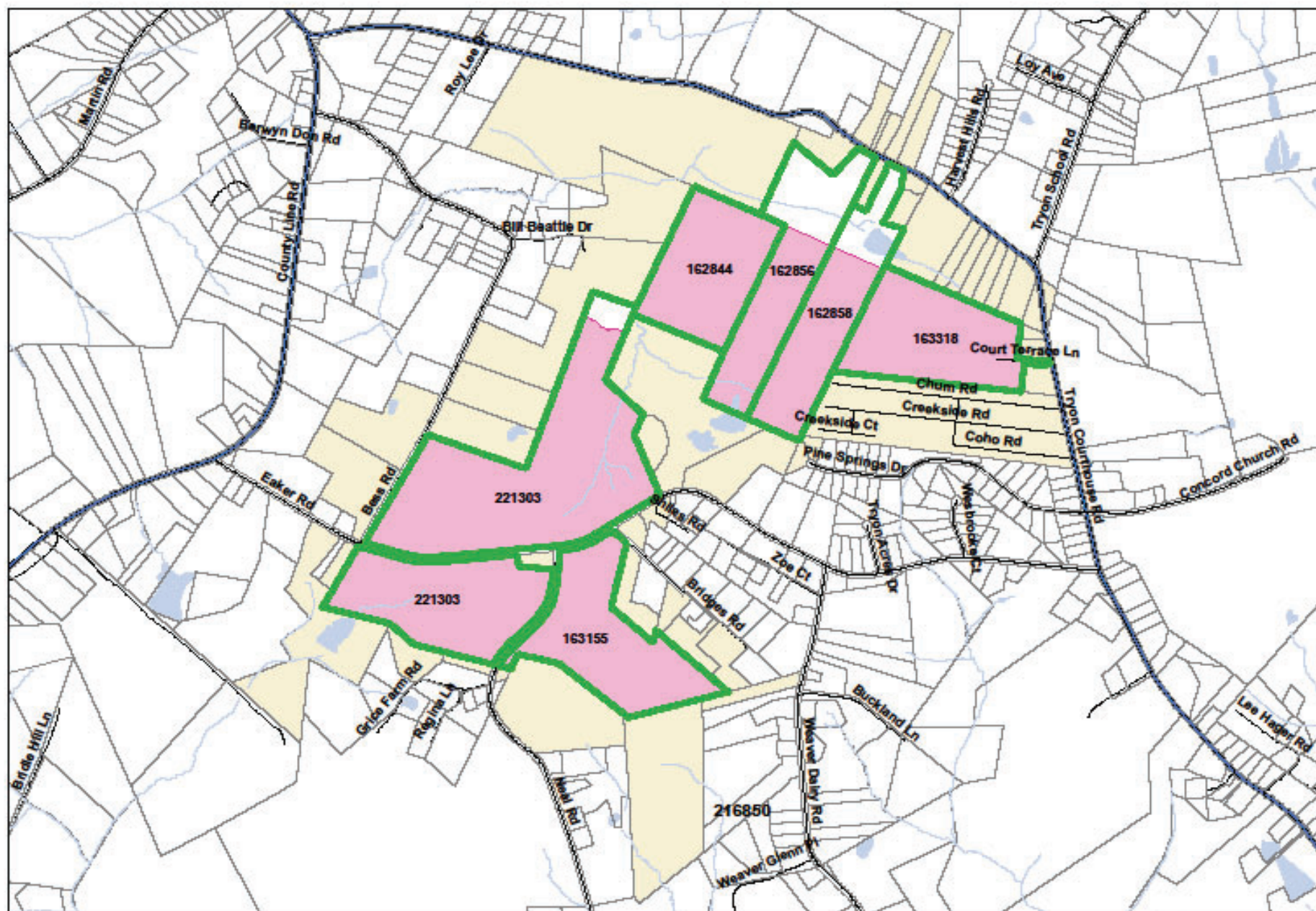
**GASTON COUNTY
ZONING REVIEW MAP**

- R-1 Single Family Limited
- R-2 Single Family Moderate
- R-3 Single Family General
- I-3 Exclusive Industrial
- C-1 Light Commercial
- Area of Consideration



Applicant: PCUP18-03
Tax Id: 221303 (part of), 163155, 162844, 162856 (part of), 163318, 162858 (part of)
Request Re-Zoning From:
R-1 Single Family Limited
To: CU/R-2 Conditional Use / Single Family Moderate

Map Date: 11/05/2018



PCUP18-03 Subject and Adjacent Properties Map

See reverse side for listing of property owners



PCUP 18-03 Owner and Adjacent Properties

PARCEL NO	OWNER NAME	OWNER NAME 2	ADDRESS	CITY	STATE	ZIP
221303	SWIFT MARIE HOVIS		255 SUNNYSIDE SHADY REST RD	BESSEMER CITY	NC	28016
163155	SWIFT MARIE HOVIS		255 SUNNYSIDE SHADY REST RD	BESSEMER CITY	NC	28016
162844	CARPENTER OLIN D JR		1773 BEAR CREEK RD	BAKERSVILLE	NC	28705
162836	CARPENTER OLIN D JR	CARPENTER ANN	1773 BEAR CREEK RD	BAKERSVILLE	NC	28705
162838	GLOVER RICHARD STEVEN	GLOVER LISA RUDISILL	2702 TRYON COURTHOUSE RD	BESSEMER CITY	NC	28016
163318	YARBRO ROBERT LESLIE	YARBRO LISA C	110 PLAINVIEW CHURCH RD	LAWDALE	NC	28090-7412
218667	ABSHER PATSY J LIFE ESTATE		218 BESS RD	KINGS MTN	NC	28086-9374
218668	ABSHER STEPHANIE ANN		226 BESS RD	KINGS MOUNTAIN	NC	28086-0000
162833	ALLEN GAIL G	ALLEN WILLIAM S	2668 TRYON COURTHOUSE RD	BESSEMER CITY	NC	28016-0000
162860	BARNES DENISE CARPENTER		2635 TRYON COURTHOUSE RD	BESSEMER CITY	NC	28016-7646
217667	BEATTIE DALE	BEATTIE ETHEL B	236 BESS RD	KINGS MOUNTAIN	NC	28086-0000
163018	BEATTIE PRESTON DALE LIFE EST		240 BESS RD	KINGS MOUNTAIN	NC	28086-0000
163319	BELL J K JR		2335 TRYON COURTHOUSE RD	BESSEMER CITY	NC	28016-0000
163770	BESS MARTIN C	BESS JACQUELINE B	3402 HWY 274	CHERRYVILLE	NC	28021-0000
163796	BESS MARTIN CHARLES		3402 HWY 274	CHERRYVILLE	NC	28021-0000
163160	BLAKE DEBORAH KATHRYN		PO BOX 1205	BESSEMER CITY	NC	28016-0000
223473	BRIDGES FAYE W		162 BRIDGES RD	BESSEMER CITY	NC	28016-7677
223474	BRIDGES WARREN K	BRIDGES LINDA L	186 BRIDGES RD	BESSEMER CITY	NC	28016-7677
162864	CARPENTER OLIN D JR	CARPENTER ANN	1773 BEAR CREEK RD	BAKERSVILLE	NC	28705-0000
209025	CARPENTER OLIN D JR	CARPENTER ANN	1773 BEAR CREEK RD	BAKERSVILLE	NC	28705-0000
162837	CARPENTER OLIN DAVID		2721 TRYON COURTHOUSE RD	BESSEMER CITY	NC	28016
163274	CLEAN AMERICA INC *		204 CHINOOK RD	BESSEMER CITY	NC	28016
209027	COOK JUDITH ANNE C		2662 TRYON COURTHOUSE RD	BESSEMER CITY	NC	28016-7646
163176	CRISWELL CYNTHIA ANN BRIDGES		106 CARMEL HILLS DR	GASTONIA	NC	28056-7100
215794	CRISWELL DOYLE ALLEN JR		1601 HERITAGE RIDGE CT	DALLAS	NC	28034-8206
162868	DOCKERY TIMOTHY LAKES JR	DOCKERY ASHLEY M	3302 CAMEO TRL	GASTONIA	NC	28056-9014
163230	FOSTER II MAURICE		5114 PINE SPRINGS DR	BESSEMER CITY	NC	28016-5602
162835	GASTON COUNTY		PO BOX 1578	GASTONIA	NC	28053-1578
162869	GASTON COUNTY HISTORIC PRESV	C/O GASTON COUNTY ADMIN OFFICE	P O BOX 1578	GASTONIA	NC	28053-0000
163143	GIBSON JACK C SR	GIBSON KATHLEEN J	615 EAKER RD	KINGS MOUNTAIN	NC	28086-8411
222790	GIBSON JACK C SR	GIBSON KATHLEEN J	615 EAKER RD	KINGS MOUNTAIN	NC	28086-8411
200636	GLOVER RICHARD S	GLOVER LISA R	2702 TRYON COURTHOUSE RD	BESSEMER CITY	NC	28016-0000
219899	GLOVER RICHARD S	GLOVER LISA R	2702 TRYON COURTHOUSE RD	BESSEMER CITY	NC	28016-0000
162851	GLOVER RICHARD S	GLOVER LISA R	2702 TRYON COURTHOUSE RD	BESSEMER CITY	NC	28016-0000
162849	GLOVER RICHARD S	GLOVER LISA R	2702 TRYON COURTHOUSE RD	BESSEMER CITY	NC	28016-0000
207229	GREENE MARK SHON	BASS JODI LYNN	375 EAKER RD	BESSEMER CITY	NC	28016-7680
221302	JORDAN ADRIAN ALLEN	JORDAN DAVID A	441 EAKER RD	BESSEMER CITY	NC	28016-7681
163767	KELLEY CHRISTOPHER M		475 WEAVER DAIRY RD	BESSEMER CITY	NC	28016-6608
162865	KELLEY JOHN M	KELLEY REBA G	134 DOBBINS RD	BELTON	SC	29627-0000
162862	PARKER BRYAN MICHAEL	PARKER NANCY STROUPE	PO BOX 1368	BESSEMER CITY	NC	28016-1368
220957	QUEEN ALICE	QUEEN MAX RANDALL	522 GRICE FARM RD	BESSEMER CITY	NC	28016-6674
163320	QUINTANILLA JOSE	QUINTANILLA GUADALUPE	2345 TRYON COURTHOUSE RD	BESSEMER CITY	NC	28016-0000
163321	QUINTANILLA JOSE	QUINTANILLA GUADALUPE	2345 TRYON COURTHOUSE RD	BESSEMER CITY	NC	28016-0000
226818	RIDDLEYS PROPERTIES LLC		119 BESS RD	KINGS MTN	NC	28086-8106
163157	RUTHERFORD ELECTRIC MEM CORP	ATTN: GAYE HIGGINS	PO BOX 1569	FOREST CITY	NC	28043-1569
203165	SHADY GROVE BAP CH CHERRYVILLE		3240 TRYON COURTHOUSE RD	CHERRYVILLE	NC	28021
207228	SHILES RONALD E SR		111 SHILES RD	BESSEMER CITY	NC	28016-9400
163162	SMALL GERALD EUGENE JR		PO BOX 822	CHERRYVILLE	NC	28021
163161	SMITH THOMAS O	SMITH DOLLY	1703 FERN FOREST DR	GASTONIA	NC	28054
163252	TOURTELLOTTE RONALD G		5150 PINE SPRINGS DR	BESSEMER CITY	NC	28016-0000
162861	TRYONOTA VOL FIRE DEPT INC		2577 TRYON COURTHOUSE RD	BESSEMER CITY	NC	28016-0000
162867	WHITAKER JOHNNY DEAN		2623 TRYON COURTHOUSE RD	BESSEMER CITY	NC	28016-7646
162866	WHITAKER JOHNNY DEAN		2623 TRYON COURTHOUSE RD	BESSEMER CITY	NC	28016-7646
163151	WILSON JAMES F		221 BESS RD	KINGS MOUNTAIN	NC	28086-0000

Parallel Conditional Use Application (PCUP 18-03) 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 Commission.
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 Commission 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 Condition Use Permit.
4. Development shall meet all local, state and federal requirements.
5. Setbacks and screening will not apply to the interior lot lines of the project as it appears these parcels will not be recombined into one parcel. The screening and setbacks will apply along all exterior parcel lines and the road right-of-ways.
6. The submitted Buffer Detail sheet dated 11-16-2018 be the applicable screening along the exterior parcel lines and the road right-of-ways. All notes on other plan sheets to be modified to reference this detail sheet only for screening/buffering. This is a modified buffer from any options in the UDO.
7. A minimum setback of seventy-five (75) feet or more, to exceed the standard requirement, for adjoining properties with existing dwellings.
8. A copy of the removal bond in the amount agreed upon by the property owner which is commercially reasonable for the removal of the equipment should the site be abandoned.