



RESOLUTION TITLE: PARALLEL CONDITIONAL USE PERMIT (PCUP): PCUP 18-02 ECOPLEXUS INC. (APPLICANT), PROPERTY PARCEL 164778, LOCATED AT 601 HIGH SHOALS RD., LINCOLNTON, NC, REQUEST FOR A PCUP ZONING DISTRICT FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT TO THE (CU/R-2) CONDITIONAL USE / SINGLE FAMILY MODERATE ZONING DISTRICT (PCUP), IN ORDER TO ALLOW ESSENTIAL SERVICES CLASS 3 (SOLAR GENERATION FACILITY/SOLAR FARM)

WHEREAS, Chapter 5 of the County Unified Development Ordinance set forth guidelines for consideration of a Parallel Conditional Use Permit zoned as a Conditional Use district, and a quasi-judicial joint public hearing by the County Commission and the Planning Board, was held on December 11, 2018, to take sworn testimony for a zoning map change (parallel conditional use district), as follows:

Tax Parcel Number(s): 164778
Applicant: Ecoplexus Inc.
Owner(s): BCGC Associates Inc.
Property Location: 601 High Shoals Rd.
PCUP Request: Request for a PCUP Zoning District from the (R-1) Single Family Limited Zoning District to the (CU/R-2) Conditional Use / Single Family Moderate Zoning District (PCUP), in order to allow Essential Services Class 3 (Solar Generation Facility/Solar Farm)

public hearing comments are on file in the Commission Clerk's Office as a part of the minutes of the meeting; and,

WHEREAS, the Planning Board recommended approval of the map change for parcel: 164778, located at 601 High Shoals Rd., Lincolnton, NC, from the (R-1) Single Family Limited Zoning District to the (CU/R-2) Conditional Use / Single Family Moderate Zoning District (PCUP), in order to allow Essential Services Class 3 (Solar Generation Facility/Solar Farm), on December 11, 2018, based on: public hearing comment and staff recommendation; and the request is in accordance with the County's Comprehensive Plan. The property is in a future land use designation of rural. Rural land use designations generally consist of large parcels with either residential or agrarian uses. The proposed rezoning and CUP is from R-1 to CU/R-2, another residential use category.

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	CBrown	JBrown	AFrale	BHoyis	TKeigher	TPHibeck	RWarner	Vote
FAILED	12/11/2018	BH	RW	AB	N	AB	A	N	N	A	2-3

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A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

Parallel Conditional Use Permit (PCUP): PCUP 18-02 Ecoplexus Inc. (Applicant), Property Parcel 164778, Located at 601 High Shoals Rd., Lincolnton, NC, Request for a PCUP Zoning District from the (R-1) Single Family Limited Zoning District to the (CU/R-2) Conditional Use / Single Family Moderate Zoning District (PCUP), in order to allow Essential Services Class 3 (Solar Generation Facility/Solar Farm)

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R-2 allows for essential services such as a Solar Farm as a use, and the CUP will require that the property be developed as a Solar Farm with various conditions. The conditions, designed to protect the community from the proposed development, will enable the community to retain its current character, and is therefore consistent with the future land use plan.

Motion: Houchard Second: Barber Vote: Unanimous
Aye: Attaway, Barber, Harris, Holler, Houchard, Vinson
Nay: None
Absent: Ally, Horne
Abstain: Hurst, Sain

NOW, THEREFORE, BE IT RESOLVED by the County Commission that after consideration of the Parallel Conditional Use Permit application, sworn testimony provided at the public hearing and Planning Board recommendation:

- 1) The proposed map change for parcel 164778, from the (R-1) Single Family Limited Zoning District to the (CU/R-2) Conditional Use / Single Family Moderate Zoning District (PCUP), in order to allow Essential Services Class 3 (Solar Generation Facility/Solar Farm), is disapproved as follows:

Motion: Hovis Second: Worley Vote: 2-3
Aye: Hovis, Worley
Nay: J.Brown, Philbeck, Keigher
Absent: C.Brown, Fraley
Abstain: None

****BEING THE MAP CHANGE WAS DISAPPROVED, THE MATTER WAS CONCLUDED.***

- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.



Tracy L. Philbeck, Chairman
Gaston County Board of Commissioners

Attest:



Donna S. Buff, Clerk to the Board