

# PCUP18-02 Ecoplexus Inc.

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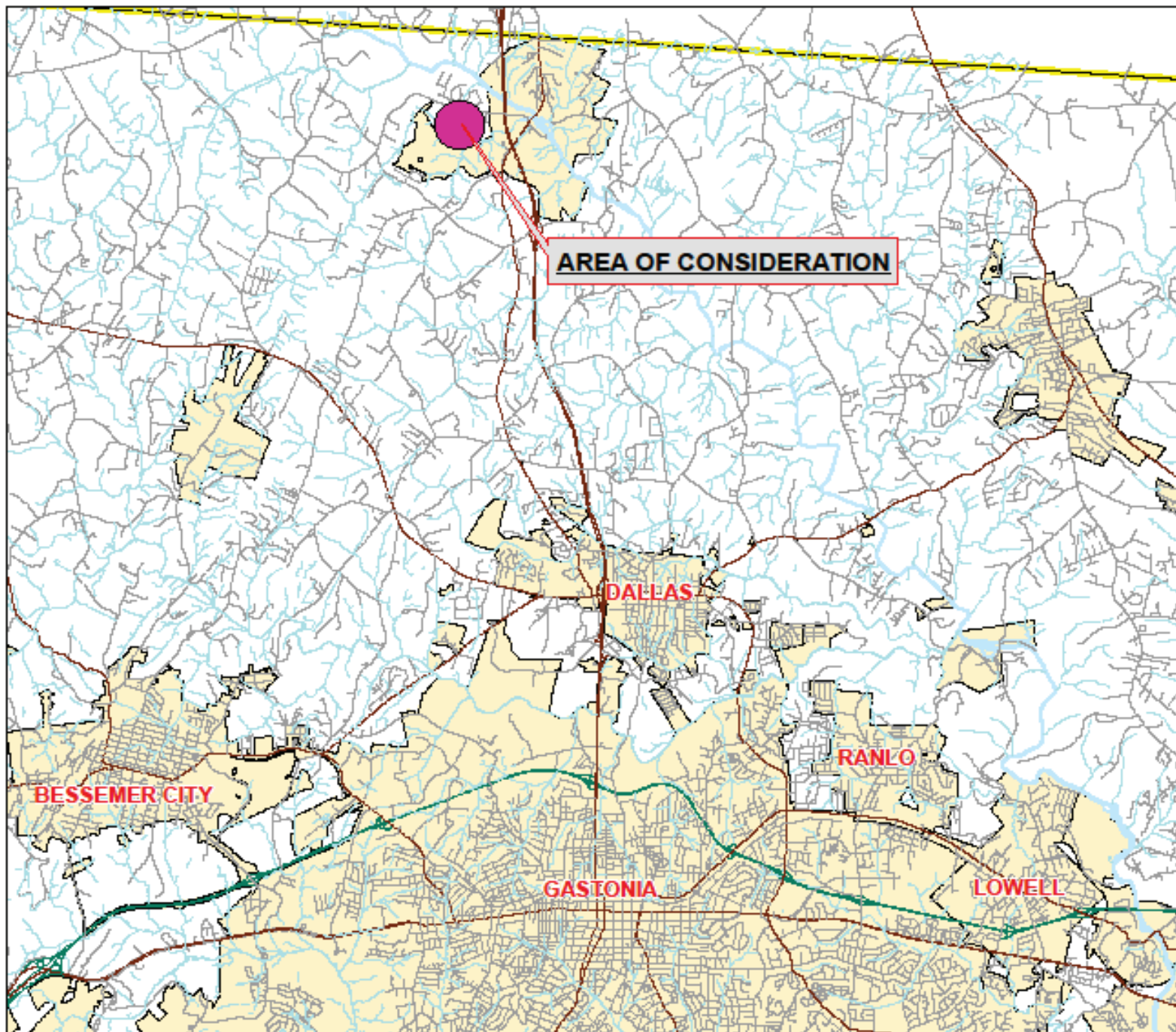
**601 High Shoals Rd., Lincolnton, NC**

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

**PCUP18-02**

#### **Legend**

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

Although every attempt has been made to ensure the accuracy of the map, the user should not rely on the map for legal purposes. The map is provided for informational purposes only.



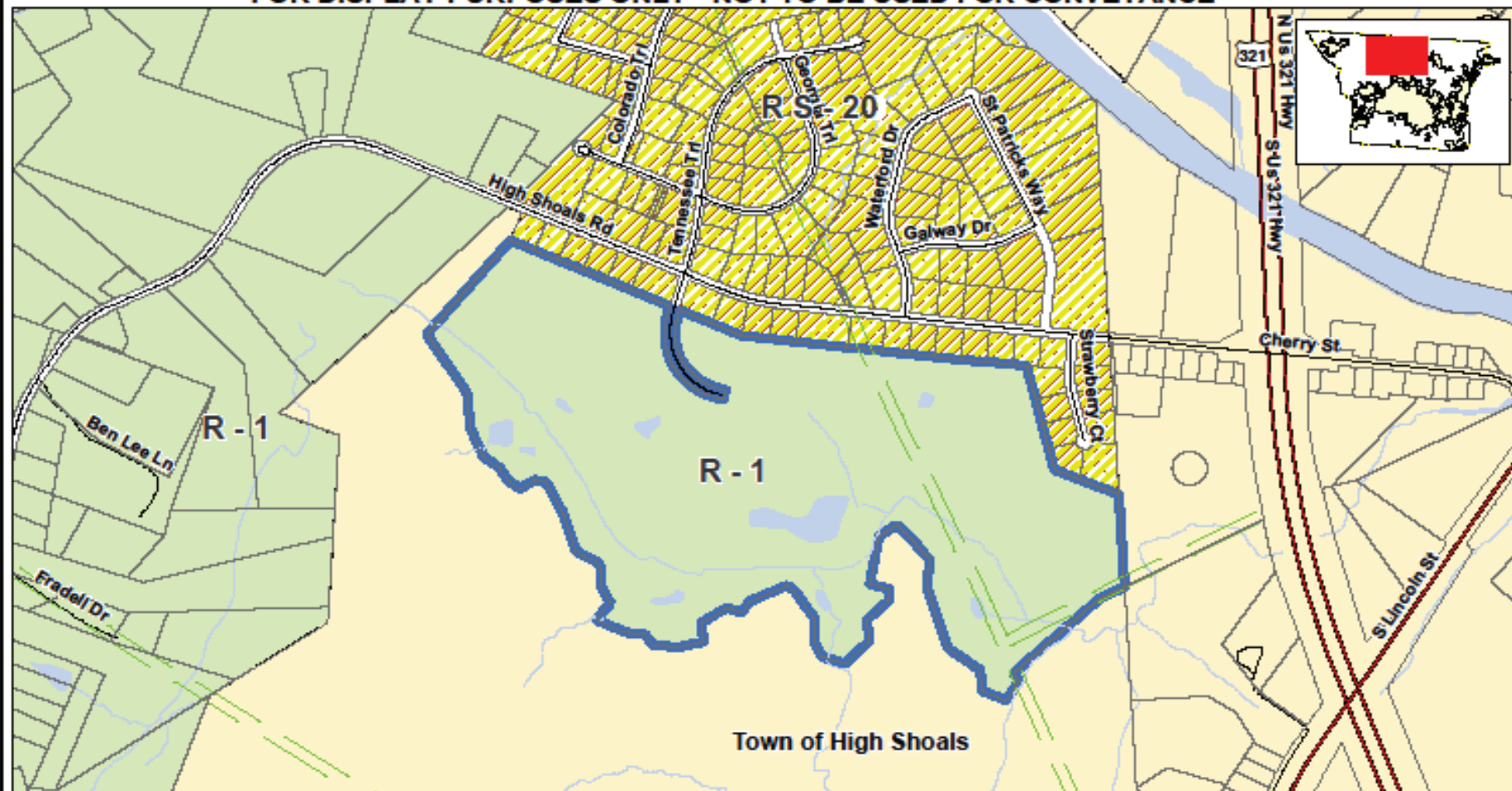
0 1  
Miles







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



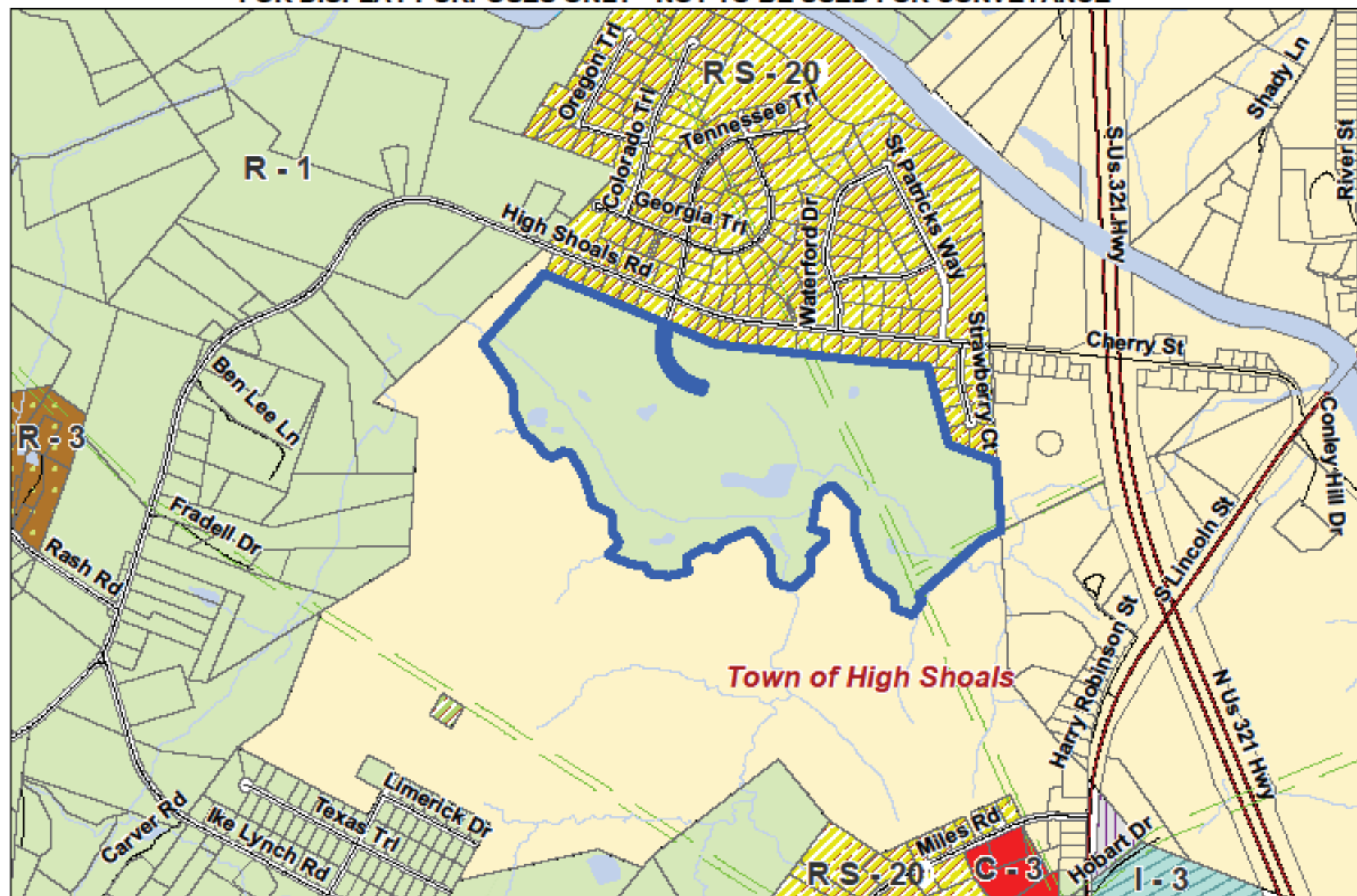
0 210 420 840 1,260 1,680 Feet

Applicant: PCUP18-02  
Parcel ID: 164778  
Request Re- Zoning

From: R-1  
Single Family Limited  
To: CU/R-2  
Conditional Use/  
Single Family Moderate


Map Date: 11/02/2018

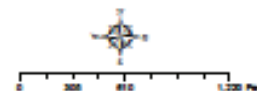
FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



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

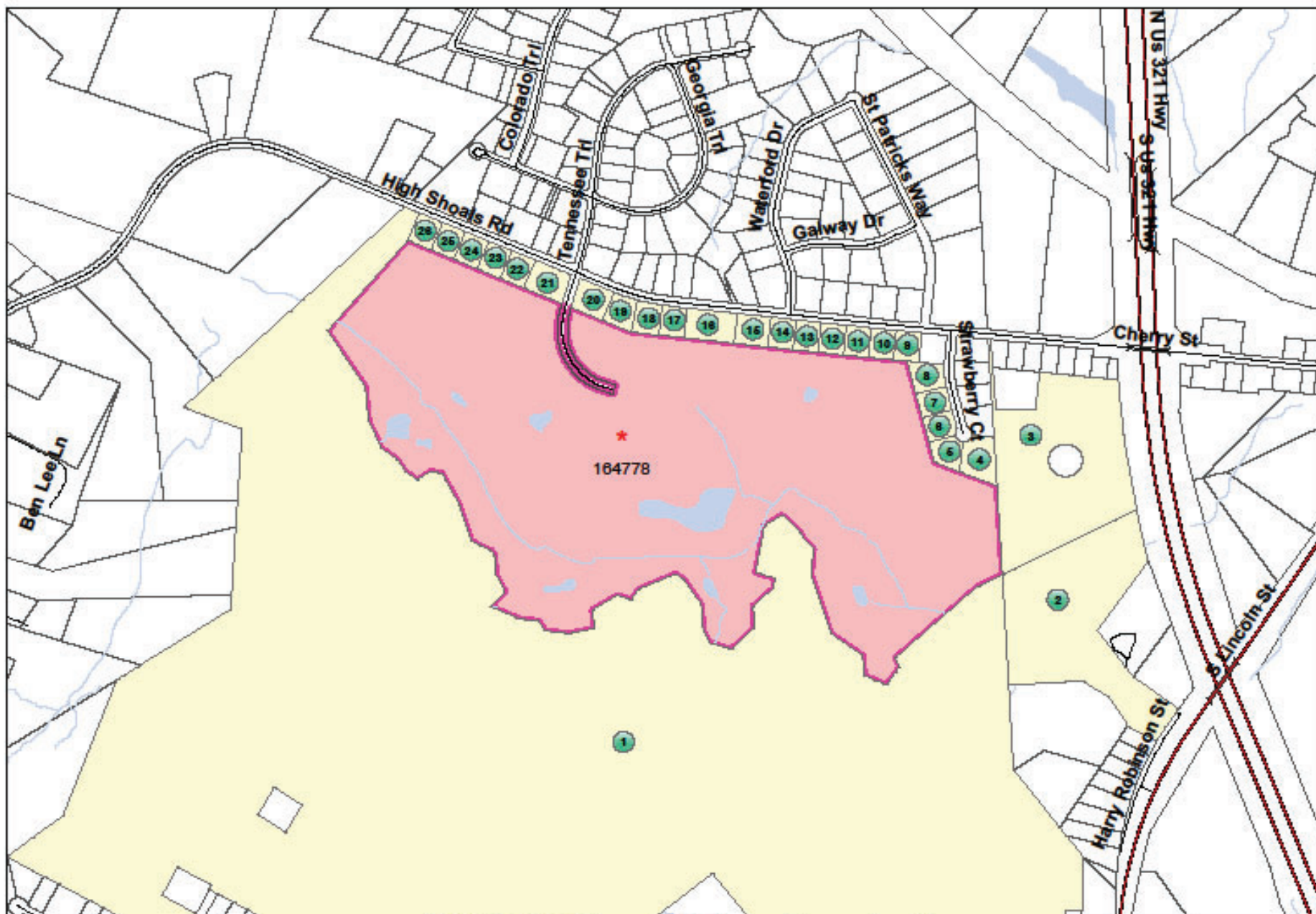
"Applicant: PCUP18-02"

 Subject Area



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





**PCUP18-02 Subject and Adjacent Properties Map**  
See reverse side for listing of property owners

★ Subject Property

# **PCUP 18-02 Owner and Adjacent Property Listing**

<b>NO.</b>	<b>PARCEL</b>	<b>OWNER NAME</b>	<b>OWNER NAME 2</b>	<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
*	164778	BOGC ASSOCIATES INC		PO BOX 7605	CHARLOTTE	NC	28241-7605
1	164779	HIGH SHOALS-HIGHWAY 321 LLC	C/O SOUTHEAST LAND MGT, LLC	2820 SELWYN AVE STE 500	CHARLOTTE	NC	28209-1791
2	217199	GREENE LINDA B HEIRS		110 HARRY ROBINSON ST	DALLAS	NC	28034-8516
3	197527	BRIDGES LORI DAWN		340 CHERRY ST	LINCOLNTON	NC	28092-2853
4	164781	PASOUR CHARLES BRIAN	PASOUR MYRA H	119 STRAWBERRY CT	LINCOLNTON	NC	28092-0000
5	164780	CLINE GEORGE O	CLINE AMANDA	118 STRAWBERRY CT	LINCOLNTON	NC	28092-0000
6	164725	EAKER GUY H SR		1036 COUNTRY CLUB DR	CHERRYVILLE	NC	28021
7	164724	PERRY HUFFSTETLER JR RV LIV TR		1819 SPENCER MTN RD	GASTONIA	NC	28054-0000
8	164723	SEBAST JAMES K	SEBAST MARJORIE L	110 STRAWBERRY CT	LINCOLNTON	NC	28092-0000
9	164744	CALL JAMES III		419 HIGH SHOALS RD	LINCOLNTON	NC	28092-0000
10	164743	BARNES ROLAND E & OTHERS		127 KISER DAIRY RD	DALLAS	NC	28034-9608
11	164742	HOVIS JOYCE W		PO BOX 285	HIGH SHOALS	NC	28077-0282
12	164741	WILLIAMS PAMELA DENISE		437 HIGH SHOALS RD	LINCOLNTON	NC	28092-6282
13	164740	GATES BISHOP JERRY	GATES ANN C	3119 IMPERIAL DR	GASTONIA	NC	28054-0000
14	164739	GATES BRENT PRESSLEY		4609 F HEDGEMORE DR	CHARLOTTE	NC	28209
15	164738	BREWINGTON WESLEY M	BREWINGTON KATIA S	507 HIGH SHOALS RD	LINCOLNTON	NC	28092-6283
16	164736	FORTENBERRY C STEVEN		517 HIGH SHOALS ROAD	LINCOLNTON	NC	28092
17	164734	FORTENBERRY PAUL SCOTT	FORTENBERRY CARLA B	527 HIGH SHOALS RD	LINCOLNTON	NC	28092-0000
18	164733	BOWLES BENNY RAY	BOWLES CHARLOTTE ELAINE	10805 PARTRIDGE CROSS LANE	CHARLOTTE	NC	28214-0000
19	164732	WHITE DAVID W	WHITE PATTI S	198 WHITE FARM RD	DALLAS	NC	28034-8531
20	164731	WHITE DAVID WAYNE		198 WHITE FARM RD	DALLAS	NC	28034-0000
21	164730	ROWE IRIS WILLIAMS		603 HIGH SHOALS RD	LINCOLNTON	NC	28092-6272
22	157666	ADDINGTON GARY M	ADDINGTON PAMELA R	611 HIGH SHOALS RD	LINCOLNTON	NC	28092-6272
23	157669	BOWLES BENNY R	BOWLES CHARLOTTE	10805 PARTRIDGE CROSS LN	CHARLOTTE	NC	28214-0000
24	219049	SHULLA ROBERT BRIAN		623 HIGH SHOALS RD	LINCOLNTON	NC	28092-6272
25	219050	MARTIN BRUCE GERALD		650 HIGH SHOALS RD	LINCOLNTON	NC	28092
26	157670	MARTIN BRUCE	MARTIN LISA L	650 HIGH SHOALS RD	LINCOLNTON	NC	28092-9218



GENERAL PROJECT INFORMATION	
PROJECT NAME:	HIGH SHOALS PV1
PROJECT ADDRESS:	LAT: 35.399°N, LONG: 81.218°W
DEVELOPER NAME:	ECOPLEXUS
DEVELOPER ADDRESS:	331 3RD ST., STE 1250, SAN FRANCISCO, CA 94105
GENERAL SYSTEM INFORMATION	
MODULE:	HANWHA Q PLUS L-04 7.340
QUANTITY:	52,312
INVERTER:	DUARTE SUN2000-45KTL-US-HV-000
QUANTITY:	305
MOUNTING SYSTEM:	750
MOUNTING SYSTEM TYPE:	SINGLE AXIS TRACKER, 80° TILT, 0° AZIMUTH, 42.4% GCR
SYSTEM SIZE (DC):	10.1 MW
SYSTEM SIZE (AC):	9.0 MW
UTILIZED FENCED AREA:	81.14 ACRES



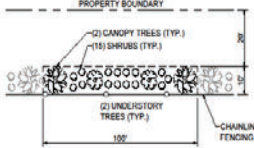
VICINITY MAP  
SCALE: 1" = 500'

#### NOTES

- THE PURPOSE OF THIS PLAN IS TO PROVIDE GASTON COUNTY WITH ADEQUATE INFORMATION TO GRANT A CONDITIONAL USE PERMIT FOR A SOLAR POWER PLANT.
- THE PROJECT EXTENTS REFLECT THE PROPOSED LOCATION OF THE SOLAR FACILITY. HOWEVER, PERMITTING (STATE AND FEDERAL) AND EQUIPMENT AVAILABILITY MAY REQUIRE MODIFICATIONS TO THE SOLAR ARRAY WITHIN THE UNCLE AREA. ANY CHANGES TO THE FENCE THAT ADJACENT THE AREA WITHIN THE FENCE WILL BE SUBMITTED FOR REVIEW. STAFF WILL DETERMINE WHETHER OR NOT THE PROPOSED CHANGES WILL REQUIRE ATTENTION FROM THE BOARD OF COMMISSIONERS.
- PROPERTY DATA:  
PARCEL NO. 194778  
OWNER: BOOC ASSOCIATES, INC.  
OWNER ADDRESS:  
PO BOX 7005  
CHARLOTTE, NC 28041  
SITE STREET ADDRESS:  
801 HIGH SHOALS ROAD  
LINCOLTON, NC 28062  
AREA TOTAL: 131.87 ACRES
- PARCEL CURRENT ZONING: R-1 (SINGLE FAMILY LIMITED DISTRICT)  
SETBACKS (FT.): FRONT 50, SIDE 25, REAR 50
- PARCEL PROPOSED ZONING: R-2 (SINGLE FAMILY MODERATE DISTRICT)  
SETBACKS (FT.): FRONT 50, SIDE 25, REAR 50
- PARCEL LINE DATA, TOPOGRAPHIC DATA, AND EXISTING CONDITIONS DATA HAS BEEN OBTAINED FROM A FIELD SURVEY PERFORMED BY PAUL J. TOTT ON MAY 14 AND 15, 2018.
- WETLAND INFORMATION HAS BEEN DELINEATED AND OBTAINED FROM LIME, ON APRIL 2, 2018. WETLAND DELINEATION HAS NOT BEEN VERIFIED BY THE U.S. ARMY CORPS OF ENGINEERS.
- SUBJECT PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA (COMMUNITY PANEL NUMBER: 2700000000 & 2700000000) EFFECTIVE DATE: SEPTEMBER 20, 2007.
- NO PERMANENT LIGHTING IS PROPOSED FOR THIS SITE.
- ON-SITE STRUCTURES WILL NOT EXCEED 15 FEET IN HEIGHT EXCLUDING UTILITY POLES.
- REGULAR OPERATION HOURS OF THE FACILITY ARE 24 HOURS PER DAY 365 DAYS PER YEAR. THE SITE WILL NOT REQUIRE THE DAILY PRESENCE OF ON-SITE PERSONNEL AND WILL BE CONSIDERED UNMANNED. THE PERFORMANCE DATA FROM THE UTIL. DATA HAS POWER PRODUCTION WILL BE PROVIDED TO ECOPLEXUS VIA WIRELESS CELLULAR COMMUNICATIONS THEREFORE THE SITE WILL BE REMOTELY MONITORED.
- DRIVEWAY PERMITS WILL BE OBTAINED FROM DOT PRIOR TO CONSTRUCTION.
- A SEGMENT AND EROSION CONTROL PLAN WILL BE OBTAINED FROM DOT PRIOR TO CONSTRUCTION.
- BUILDING AND ELECTRICAL PERMITS WILL BE OBTAINED BY THE DEVELOPER PRIOR TO LAND DISTURBANCE AND MODULE PLACEMENT, RESPECTIVELY.
- A TEMPORARY STAGING AREA WILL BE ESTABLISHED DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION THIS AREA WILL BE REMOVED. ANY SOIL OR GRAVEL PATHS MAY REMAIN FOR LONG-TERM SITE ACCESS.
- THE PROPOSED SOLAR ARRAY WILL BE ENCLOSED BY A 6-FOOT TALL CHAIN LINK FENCE WITH 3 STRANDS OF BARBED WIRE ALONG THE TOP. TOTAL FENCE LENGTH WILL BE 14,111 FT.
- GATE CODES WILL BE PROVIDED TO LOCAL EMERGENCY PERSONNEL.
- SIGNS WILL BE PLACED AT THE SOLAR POWER PLANT PER THE NATIONAL ELECTRIC SAFETY CODE (NEC) SECTION 110.1(A) AND THE NATIONAL ELECTRIC CODE (NEC) NFA TO SECTION 110.2(C).
- PERMITTING REQUIREMENTS WILL BE MET FOR ALL JURISDICTIONAL CITY (GASTONCOUNTY).
- PLANS SHALL BE IN COMPLIANCE WITH ANY FLOOD HAZARD REQUIREMENTS REQUIRED BY GASTON COUNTY. SITE IS WITHIN THE SOUTH FORK PROTECTED WATERSHED DISTRICT. THE PROPOSED PLAN WILL BE IN COMPLIANCE WITH GASTON COUNTY AND A WATERBOD PERMIT APPROVAL WILL BE OBTAINED.
- ZONING FOR ALL LISTED PROPERTIES IS R-20 FOR GASTON COUNTY JURISDICTION, AND LAND-USE TYPE OF CONTIGUOUS PROPERTIES IS RESIDENTIAL.
- IF THE PROJECT IS APPROVED, PERMITS WILL BE OBTAINED AND WILL BE SUBJECT TO LAND USE OFFICER INSPECTION FOR COMPLIANCE WITH THE APPROVED PLAN.

#### NOTES

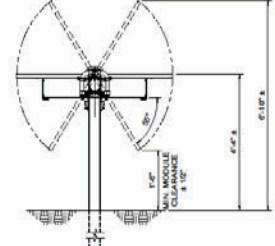
- A TYPE "A" BUFFER WILL BE ERRECTED BETWEEN ANY ADJACENT RESIDENTIAL PARCELS, PER SECTION 11.3 (BUFFER YARDS) OF THE UDO. ANY EXISTING VEGETATION THAT REMAINS WILL MEET OR EXCEED TYPE "A" OPTION 1.
- AT LEAST 50% OF REQUIRED SHRUBS MUST BE EVERGREEN SPECIES.
- NO CONSTRUCTION IS ALLOWED IN BUFFER, EXCEPT EQUIPMENT FOR PROVISION OF UTILITIES.
- BUFFERS SHALL BE LOCATED ALONG SIDE AND REAR PROPERTY LINES, OR BEHIND RIGHT-OF-WAY IF REQUIRED.



OPTION	WIDTH (FT)	FENCE OR BERM REQUIRED	MIN. NO. CANOPY TREES PER 100 L.F.	MIN. NO. SHRUBS PER 100 L.F.	MIN. NO. UNDERSTORY TREES PER 100 L.F.
1	10	NO	2	2	15

DETAIL - 1  
TYPE "A" OPTION 1 - BUFFER YARD

NOT TO SCALE  
REF. GASTON COUNTY SECTION 11.3 BUFFER YARD (ORD. NO. 2008-106, 4-24-2008)



TRACKER ELEVATION VIEW

NOT TO SCALE

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**ecoplexus**  
10100 S. 101st Ave.  
Suite 100  
Sand Springs, FL 32071  
Tel: 407-446-3465  
Fax: 407-446-3466

**PRELIMINARY**  
DO NOT USE  
FOR  
CONSTRUCTION

REV	DATE	DESCRIPTION
1	11/14/2018	RESPONSE TO COUNTY COMMENTS
2	11/14/2018	RESPONSE TO COUNTY COMMENTS

**HIGH SHOALS PV1**  
801 HIGH SHOALS ROAD  
LINCOLTON, NC 28062  
GASTON COUNTY

SHEET NO: 01  
DRAWN BY: TMS  
SCALE: 1" = 200'  
DATE: 07/15/2018  
DRAWING DESCRIPTION:

**ZONING  
SITE  
PLAN**

DRAWING NO:  
**PV1.1**



### **Parallel Conditional Use Application (PCUP 18-02) 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. A Buffer Yard Type C Option 3, modified with all of the shrubs being evergreen type plants; or Type D Option 3 with twenty (20) of the forty (40) shrubs being evergreen type plants. An opaque fencing design is required.
6. A minimum setback of seventy-five (75) feet or more, to exceed the standard requirement, for adjoining properties with existing dwellings.
7. 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.