Planning Board Item III – GENERAL PUBLIC HEARING INFORMATION (PCUP18-02)
Board of Commissioners / Planning Board Public Hearing Date December 11, 2018

Parallel Conditional Use Permit (PCUP18-02)

Request:	To rezone parcels 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)
Applicant(s):	Exoplexus Inc.
Property Owner(s):	BCGC Associates Inc.
Mailing Address of Applicant:	807 E. Main St., Suite 6-050, Durham, N.C. 27701

Site Information and Description of Area

General Location:	601 High Shoals Rd.
Parcel ID:	164778
Total Property Acreage:	131.97 ac
Acreage for Map Change:	131.97 ac
Current Zoning District(s):	(R-1) Single Family Limited
General Area Zoning District(s):	(R-1) Single Family Limited, (RS-20) Residential 20,000 sq ft, (R-3) Single Family General, (C-3) General Commercial, (I-3) Exclusive Industrial

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.

Proposed Zoning District: (Parallel Conditional Use Permit)
(CU/R-2) Conditional Use / 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.

2035 Comprehensive Land Use Plan (Small Area District):
Area 2: North 321 Gaston / North Central Gaston (High Shoals, Dallas, and surrounding area)
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: Rural

It Is staff's opinion that the request is consistent with the Comprehensive Land Use Plan.

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 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
November 20, 2018

Information Attached
Rezoning application; vicinity map, aerial map, zoning/subject area maps, adjacent property map with property owner list; and site plan.

Transportation Planning Information
Provided by Gaston Cleveland Lincoln Metropolitan Planning Organization (GCLMPO)

Staff Contact
Sarah Carpenter Penley, Development Services Planner, (704)866-3530 or sarah.penley@gastongov.com

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.

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

PARALLEL CONDITIONAL USE APPLICATION

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

Application Number: PCUP 18-02

A. * APPLICANT INFORMATION

Name of Applicant: **Ecoplexus Inc. c/o Pete Parkinson**
(Print Full Name)

Mailing Address: **807 E Main St. Suite 6-050, Durham NC 27701**
(Include City, State and Zip Code)

Telephone Numbers: **303-503-1753 *primary** (Area Code) Business; **919-440-8149 *secondary** (Area Code) Home

** If the applicant and property owner are not the same individual or group, the Gaston County Zoning Ordinance requires written consent from the property owner or legal representative authorizing the Rezoning Application. An Authorization/Consent Form is a separate form, and shall be notarized. In addition, if there are additional property owners, please provide a list of those names with a complete mailing address including city, state and zip code along with a telephone number including area code.*

B. OWNER INFORMATION

Name of Owner: **BCGC Associates Inc**
(Print Full Name)

Mailing Address: **PO Box 1423, Belmont, NC 28012**
(Include City, State and Zip Code)

Telephone Numbers: **704-804-3282** (Area Code) Business; _____ (Area Code) Home

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: **601 High Shoals Rd, Lincolnton, NC 28092**

Property Identification Number (PIN): **Parcel #164778 (3630867246)**

Acreage of Parcel: **131.97** +/- Acreage to be Rezoned: **131.97** +/-

Current Zoning: **R-1** Proposed Zoning: **CU/R-2**

Current Use: **Golf Course (abandoned)** Proposed Use(s): **Solar Generation Facility (Solar Farm)**

See Reverse Side For Completion of Required Additional Sections

D. BURDEN OF PROOF

Section 5.16

Section 5.16.4 - F.2 Parallel Conditional Use District Burden of Proof

a. The applicant has the burden of producing competent, material and substantial evidence tending to establish the facts and conditions that Subsections b(ii) and b(iv) below require. If any person submits competent, material, and substantial evidence allegedly contrary to any of the facts or conditions listed in Subsections i and iii below, the burden of proof for overcoming such evidence shall rest with the applicant.

b. The Board of Commissioners may only issue a conditional use permit if it has evaluated an application and found each of the following findings of fact in the affirmative:

i. The use will not materially endanger the public health or safety if located where proposed and developed according to plan; See Exhibit A

ii. The use meets all required conditions and specifications; See Exhibit B

iii. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity; See Exhibit C ; and

iv. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the adopted Land Use Plan and other plans for the physical development of the County as adopted by the Board of Commissioners. See Exhibit D

E. CONDITIONS SETFORTH BY APPLICANT

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.

Gene A Miller by John C Miller POA
Signature of property owner or authorized representative

10/18/18
Date

GAM by JCM POA *Please initial that you understand a recording fee for the Gaston County Register of Deeds will be required upon approval.*

FOR OFFICIAL USE ONLY

Date Received: 10/18/18 Application Number: PCUP: 18-02 Fee: $5820.00

Received by Member of Staff: SCP (Initials) Date of Payment: 10/18/18 Receipt Number: 000283-0003

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

EXHIBIT A

1. *The use will not materially endanger the public health or safety if located where proposed and developed according to plan.*

The proposed solar farm will not materially endanger the public health or safety, if located as proposed herein in this application, as the use will generate minimal-to-no traffic. Primary traffic to the site will be for site maintenance and routine property upkeep. The solar panels and array do not contain dangerous, toxic, or otherwise noxious materials and do not emit particles, liquids, or any other detrimental particulates or emissions.

Additionally, utilities, site access, drainage, sanitation, and other facilities and services will be provided and the site will be maintained accordingly. Access is sufficient for all projected traffic to and from the site, including emergency services, if ever necessary. The site will satisfy North Carolina State Building Code and additional building requirements established by Gaston County. Moreover, the subject property and development will be enclosed by fencing and all buffering and setback requirements, as required by county ordinance, will be strictly adhered to and followed.

EXHIBIT B

2. *The use meets all required conditions and specifications.*

The proposed solar farm use meets all required conditions and specifications outlined in the applicable Gaston County ordinances. As provided in the attached site plan, the development will meet all setback and buffering requirements, including adequate vegetative buffering and screening. The site will use existing vegetation where possible and supplement where necessary to comply with development standards. The proposed use will comply with all building and electrical codes and shall not exceed height restrictions imposed by the R-2 district.

EXHIBIT C

3. *The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.*

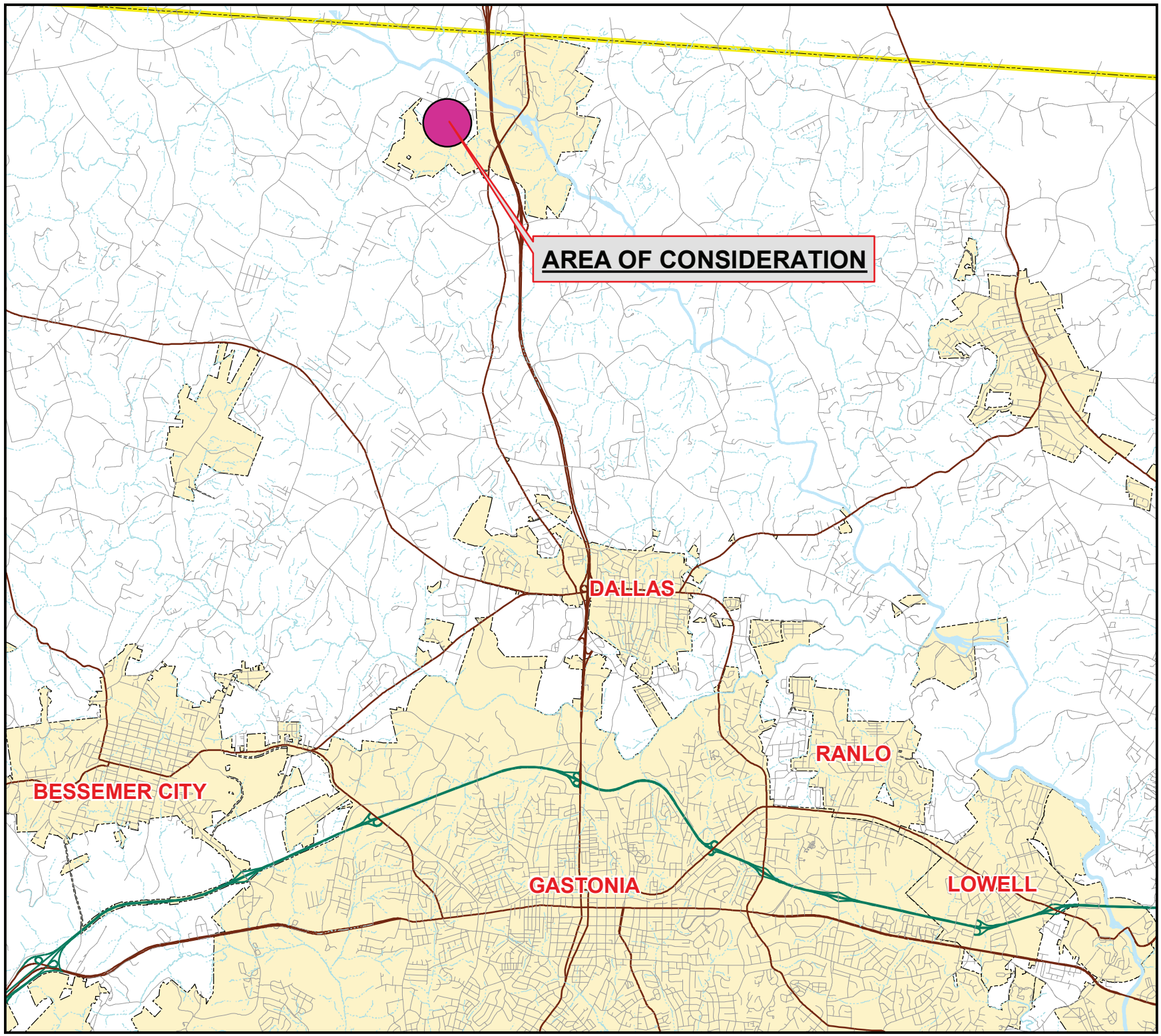
The proposed solar farm use will not substantially injure the value of adjoining or abutting property insofar as the use is quiet, does not generate appreciable noise, and emits no toxic or noxious emissions that would otherwise impact nearby properties. The solar panels absorb light and do not reflect it, minimizing glare concerns and/or lighting issues at the site.

Solar energy is a public necessity and its prevalence has increased significantly as societal demands for electricity have increased in recent years. While society currently depends upon coal, gas, nuclear, and other traditional power sources for electricity generation, those source are costly, unsustainable, finite, and come with significant environmental impacts and potential public safety issues. In comparison, solar energy is clean and sustainable with minimal environmental impacts. Approving this request and allowing this property to be developed to promote such an energy source would provide a substantial public benefit to the community.

EXHIBIT D

4. *The location and character use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the adopted Land Use Plan and other plans for the physical development of the County as adopted by the Board of Commissioners.*

The proposed use will be in harmony with area in which it will be located and will conform to the adopted Unified Development Ordinance and other plans for the physical development of Gaston County. The proposed location is in a rural area and the use is consistent with surrounding rural uses and use classifications. The site will generate minimal traffic and will not require daily staffing, but rather periodic maintenance visits. Solar farms do not generate appreciable noise, are passive uses, emit no noxious or harmful emissions and/or odors, and the site will be screened and buffered pursuant to all county development standards. The proposed solar farm also maintains the rural characteristics that are anticipated for in the Gaston County 2035 Comprehensive Land Use Plan.



Gaston County
North Carolina

Vicinity Map

PCUP18-02

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 warrantees or assume any responsibility for the information presented on this map or its use.

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

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Miles

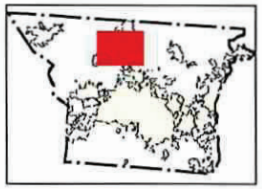
Gaston County Zoning Review Overview Map

2018 Pictometry

PCUP18-02

Legend

- Subject Area
- Property Parcels



This map is intended for use by the Gaston County Board of Commissioners, in the review of map expansion 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 and warranties or assume any responsibility for the information presented on this map. This map was prepared by the Department Planning and Development Services.

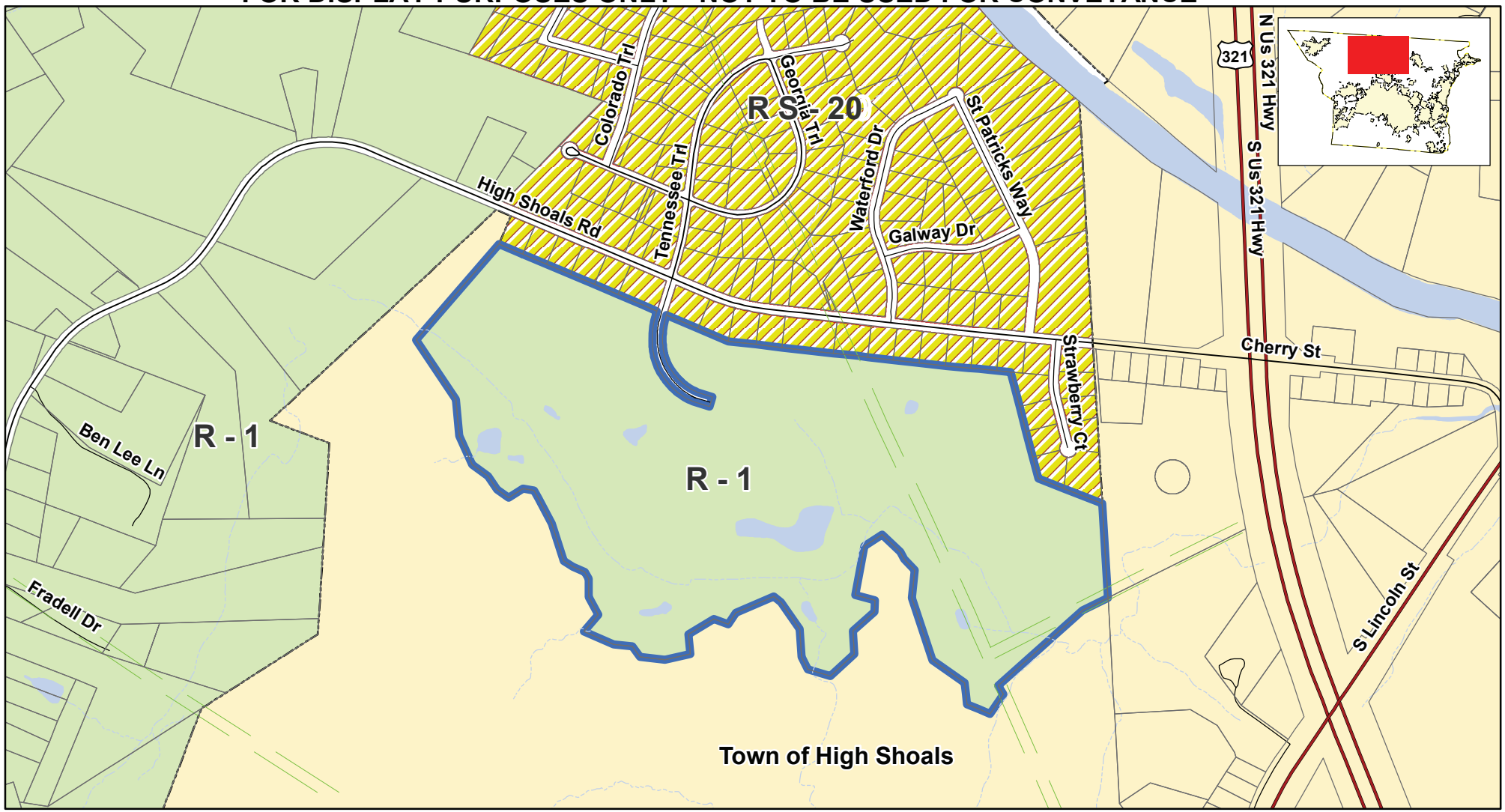
This map is for zoning purposes only - Not to be used for conveyance.

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.

N W E S

0 300 600 Feet

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



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GASTON COUNTY ZONING REVIEW MAP

- R-1 Single Family Limited
- RS-20 Residential 20,000 sqft
- Town of High Shoals

Area of Consideration

N
W E
S

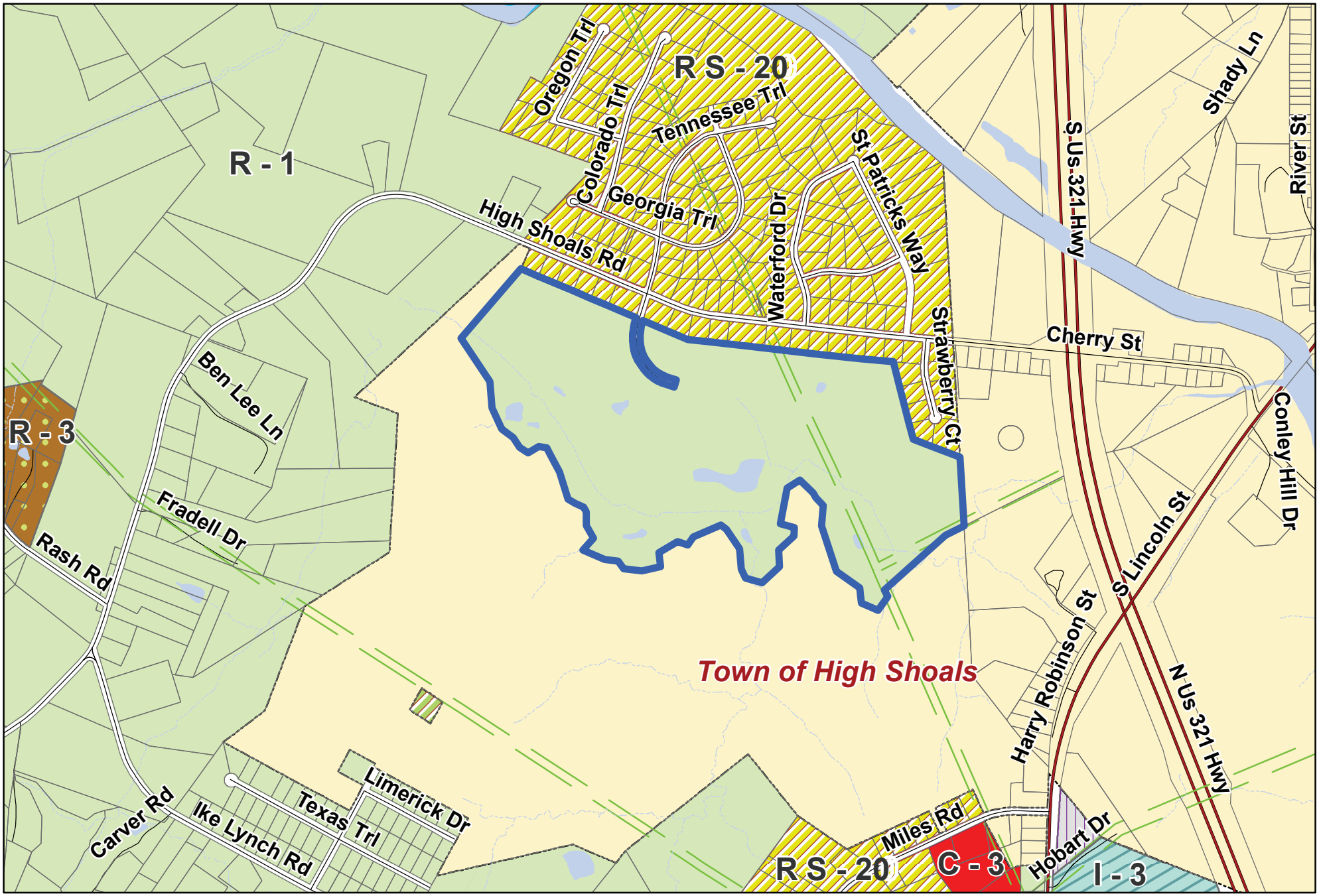
0 210 420 840 1,260 1,680 Feet

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



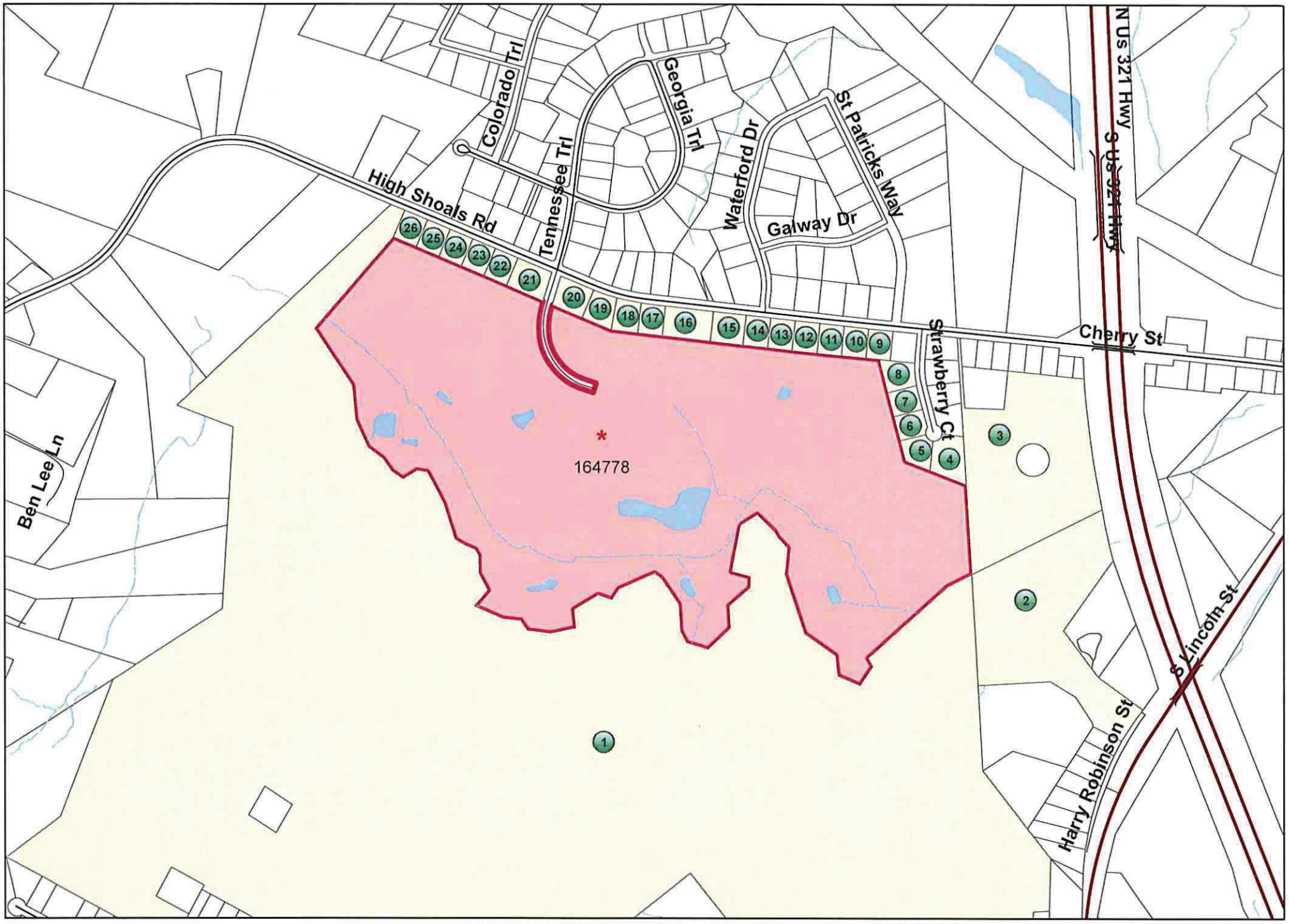
GASTON COUNTY
Zoning Map

"Applicant: PCUP18-02"

Subject Area

0 305 610 1,220 Feet

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



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

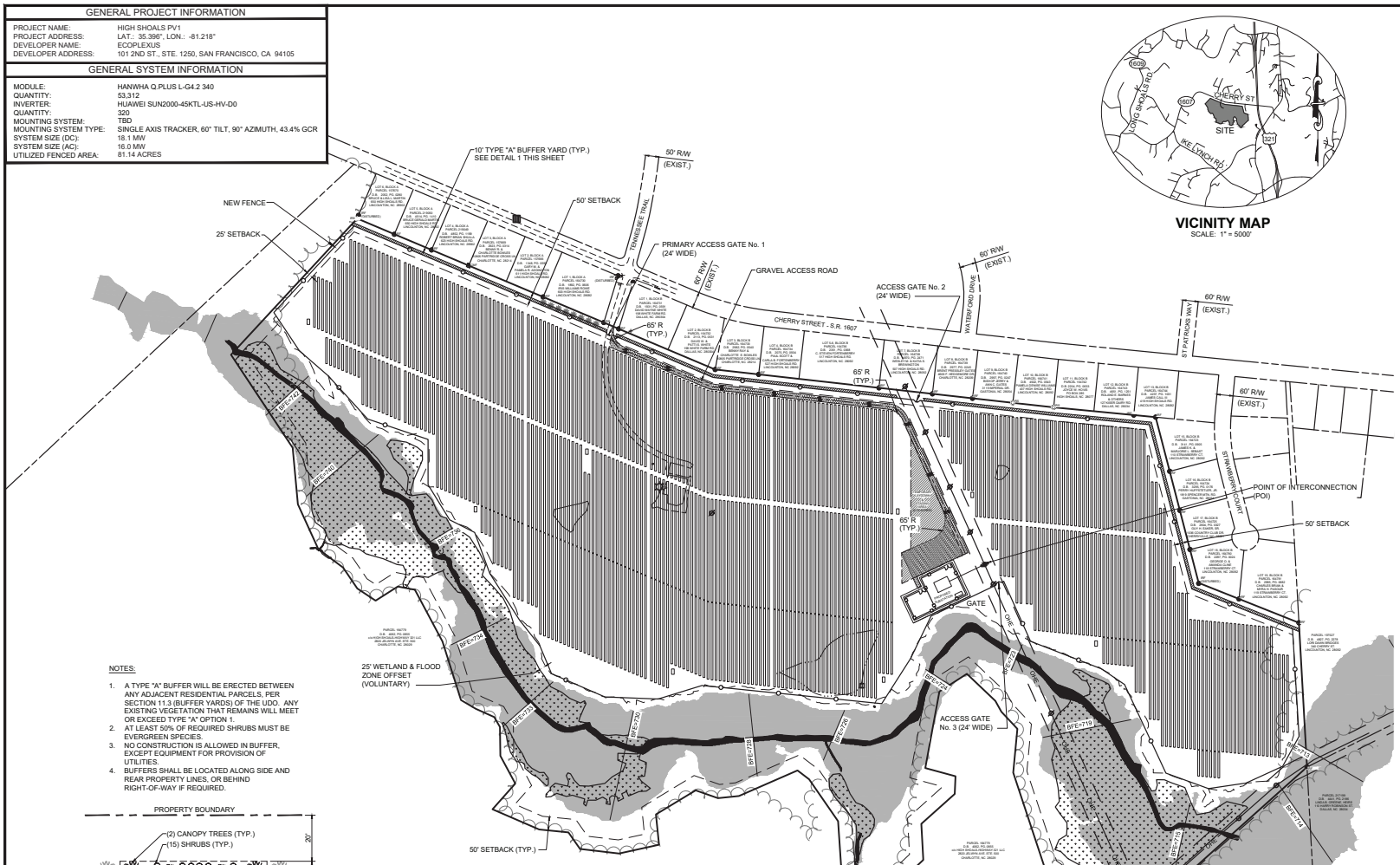
NO:	PARCEL	OWNER NAME	OWNER NAME 2	ADDRESS	CITY	STATE	ZIP
*	164778	BCGC ASSOCIATES INC		PO BOX 7605	CHARLOTTE	NC	28241-7605
1	164779	HIGH SHOALS-HIGHWAY 321 LLC	C/O SOUTHEAST LAND MGT, LLC	2820 SELWYN AVE STE 500	CHARLOTTE	NC	28209-1791
2	217199	GREENE LINDA B HEIRS		110 HARRY ROBINSON ST	DALLAS	NC	28034-8516
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.: 35.396°, LON.: -81.218°
DEVELOPER NAME:	ECOPLEXUS
DEVELOPER ADDRESS:	101 2ND ST., STE. 1250, SAN FRANCISCO, CA 94105

GENERAL SYSTEM INFORMATION

MODULE:	HANWHA Q.PLUS L-G4.2 340
QUANTITY:	53,312
INVERTER:	HUAWEI SUN2000-45KTL-US-HV-D0
QUANTITY:	320
MOUNTING SYSTEM:	TBD
MOUNTING SYSTEM TYPE:	SINGLE AXIS TRACKER, 60° TILT, 90° AZIMUTH, 43.4% GCR
SYSTEM SIZE (DC):	18.1 MW
SYSTEM SIZE (AC):	16.0 MW
UTILIZED FENCED AREA:	81.14 ACRES



VICINITY MAP

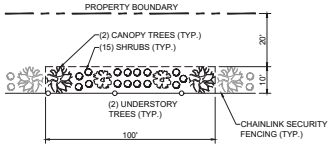
SCALE: 1" = 5000'

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO PROVIDE GASTON COUNTY WITH ADEQUATE INFORMATION TO GRANT A CONDITIONAL USE PERMIT FOR A SOLAR POWER PLANT.
2. 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 FENCED AREA. ANY CHANGES TO THE FENCE THAT INCREASE THE AREA WITHIN THE FENCE WILL BE SUBMITTED FOR REVIEW. STAFF WILL DETERMINE WHETHER OR NOT THE PROPOSED CHANGES WILL REQUIRE APPROVAL FROM THE BOARD OF COMMISSIONERS.
3. PROPERTY DATA:
   PARCEL No. 164778
   OWNER: BCGC ASSOCIATES, INC.
   OWNER ADDRESS:
   PO BOX 7605
   CHARLOTTE, NC 28241
   SITE STREET ADDRESS:
   601 HIGH SHOALS ROAD
   LINCOLNTON, NC 28902
   AREA TOTAL: 131.97 ACRES
4. PARCEL CURRENT ZONING: R-1 (SINGLE FAMILY LIMITED DISTRICT)
   SETBACKS (FT.): FRONT 50 SIDE 25 REAR 50
5. PARCEL PROPOSED ZONING: R-2 (SINGLE FAMILY MODERATE DISTRICT)
   SETBACKS (FT.): FRONT 50 SIDE 25 REAR 50
6. PARCEL LINE DATA, TOPOGRAPHIC DATA, AND EXISTING CONDITIONS DATA HAS BEEN OBTAINED FROM A FIELD SURVEY PERFORMED BY PAUL J. TOTI ON MAY 14 AND 15, 2018.
7. WETLAND INFORMATION HAS BEEN DELINEATED AND OBTAINED FROM S&ME ON APRIL 2, 2018. WETLAND DELINEATION HAS NOT BEEN VERIFIED BY THE U.S. ARMY CORPS OF ENGINEERS.
8. SUBJECT PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA (COMMUNITY PANEL NUMBER 3710363000J & 3710364000J, EFFECTIVE DATE: SEPTEMBER 28, 2007).
9. NO PERMANENT LIGHTING IS PROPOSED FOR THIS SITE.
10. ON-SITE STRUCTURES WILL NOT EXCEED 15-FEET IN HEIGHT EXCLUDING UTILITY POLES.
11. 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 SITE, SUCH AS POWER PRODUCTION, WILL BE PROVIDED TO ECOPLEXUS VIA WIRELESS CELLULAR COMMUNICATIONS THEREFORE THE SITE WILL BE REMOTELY MONITORED.
12. DRIVEWAY PERMIT(S) WILL BE OBTAINED FROM DOT PRIOR TO CONSTRUCTION.
13. A SEDIMENT AND EROSION CONTROL PLAN WILL BE OBTAINED FROM DEQ PRIOR TO CONSTRUCTION.
14. BUILDING AND ELECTRICAL PERMITS WILL BE OBTAINED BY THE DEVELOPER PRIOR TO LAND DISTURBANCE AND MODULE PLACEMENT, RESPECTIVELY.
15. 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.
16. 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 HEIGHT WILL BE 7-FEET.
17. GATE CODES WILL BE PROVIDED TO LOCAL EMERGENCY PERSONNEL.
18. SIGNS WILL BE PLACED AT THE SOLAR POWER PLANT PER THE NATIONAL ELECTRIC SAFETY CODE (NESC) SECTION 110.A.1 AND THE NATIONAL ELECTRIC CODE (NEC) NFPA 70 SECTION 110.34(C).
19. PERMITTING REQUIREMENTS WILL BE MET FOR ALL JURISDICTIONAL DITCH CROSSING(S).
20. PLANS SHALL BE IN COMPLIANCE WITH ANY FLOOD HAZARD REVIEWS REQUIRED BY GASTON COUNTY. SITE IS WITHIN THE SOUTH FORK PROTECTED IV WATERSHED DISTRICT. THE PROPOSED PLAN WILL BE IN COMPLIANCE WITH GASTON COUNTY AND A WATERSHED PERMIT APPROVAL WILL BE OBTAINED.
21. ZONING FOR ALL LISTED PROPERTIES IS RS-20 FOR GASTON COUNTY JURISDICTION, AND LAND-USE TYPE OF CONTIGUOUS PROPERTIES IS RESIDENTIAL.
22. 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:

1. A TYPE "A" BUFFER WILL BE ERECTED 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.
2. AT LEAST 50% OF REQUIRED SHRUBS MUST BE EVERGREEN SPECIES.
3. NO CONSTRUCTION IS ALLOWED IN BUFFER, EXCEPT EQUIPMENT FOR PROVISION OF UTILITIES.
4. BUFFERS SHALL BE LOCATED ALONG SIDE AND REAR PROPERTY LINES, OR BEHIND RIGHT-OF-WAY IF REQUIRED.

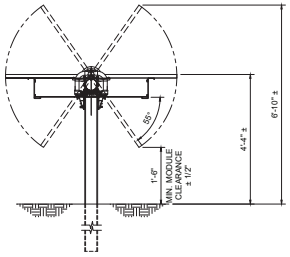


OPTION	WIDTH (FT)	FENCE OR BERM REQUIRED	MIN. No. CANOPY TREES PER 100 L.F.	MIN. No. UNDERSTORY TREES PER 100 L.F.	MIN. No. SHRUBS TREES PER 100 L.F.
1	10	NO	2	2	15

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

NOT TO SCALE

REF. GASTON COUNTY SECTION 11.3 BUFFER YARD (ORD. No. 2008-155, 4-24-2008)



TRACKER ELEVATION VIEW

NOT TO SCALE

200 100 0 200'

1" = 200'

LEGEND

- EDGE OF PAVEMENT
- PROPERTY LINE
- ADJOINER PROPERTY LINE (NOT SURVEYED)
- SWALE / DITCH LINE / WATER EDGE
- OHE — OVERHEAD ELECTRIC
- CREEK / STREAM
- TREE LINE
- WETLANDS
- FLOOD ZONE "AE (EL 713-744)"
- IRF — IRON REBAR FOUND
- RS — #5 IRON REBAR SET
- CMF — CONCRETE MONUMENT FOUND
- CALCULATED POINT (NO MONUMENT SET)
- CURB DRAIN INLET (CDI) / DRAIN INLET (DI)
- TRACKER COLUMN

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PRELIMINARY
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REV	DATE	DESCRIPTION
A	11/09/2018	RESPONSE TO COUNTY COMMENTS
B	11/14/2018	RESPONSE TO COUNTY COMMENTS

HIGH SHOALS PV1
601 HIGH SHOALS ROAD
LINCOLNTON, NC 28902
GASTON COUNTY

DESIGNED BY: CL
DRAWN BY: TMB
SCALE: 1" = 200'
DATE: 07/16/2018
DRAWING DESCRIPTION:

ZONING SITE PLAN

DRAWING No:
PV1.1