

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

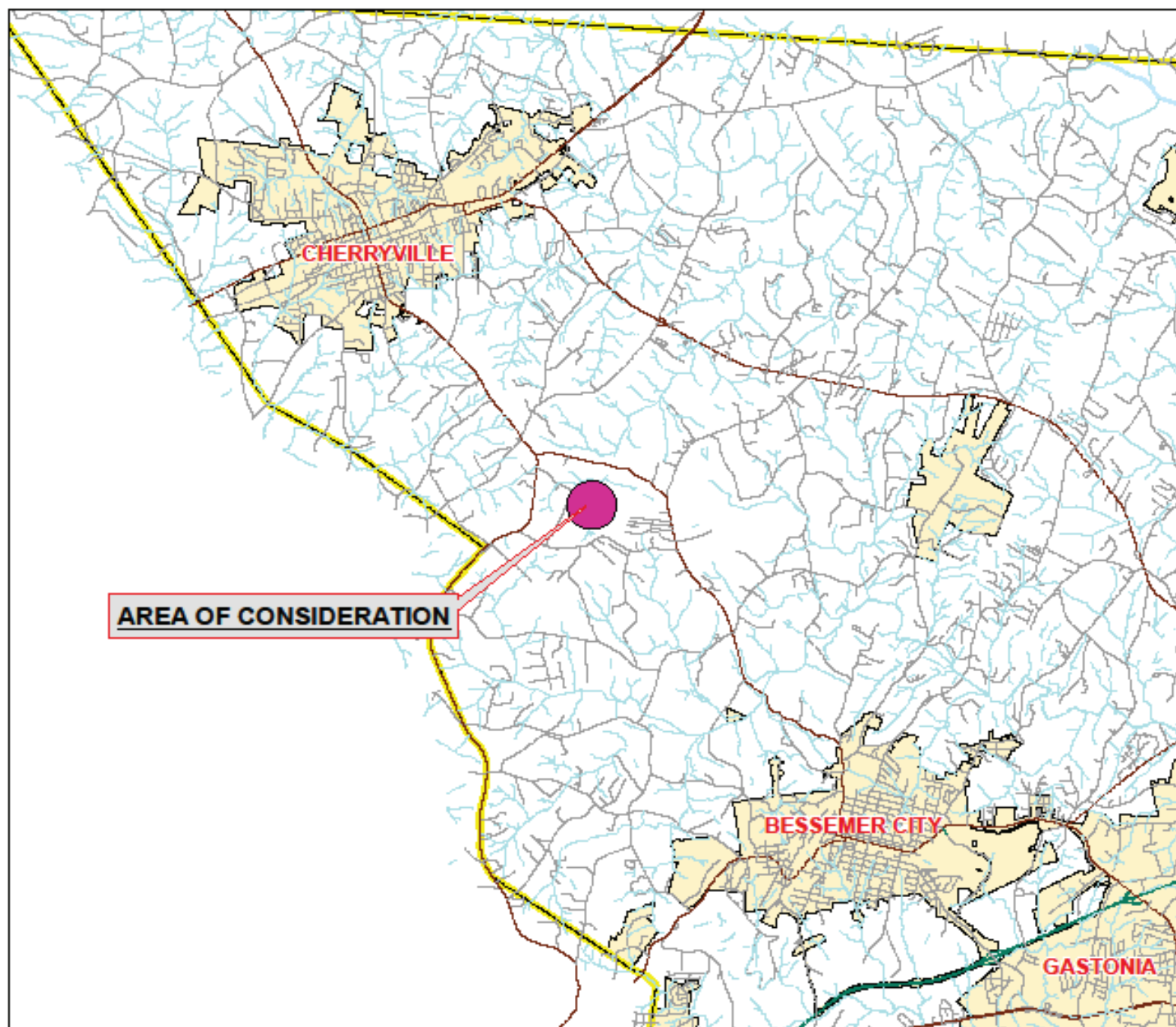
- Minor Roadways
- Major Roadways
- Area of Consideration
- Municipalities

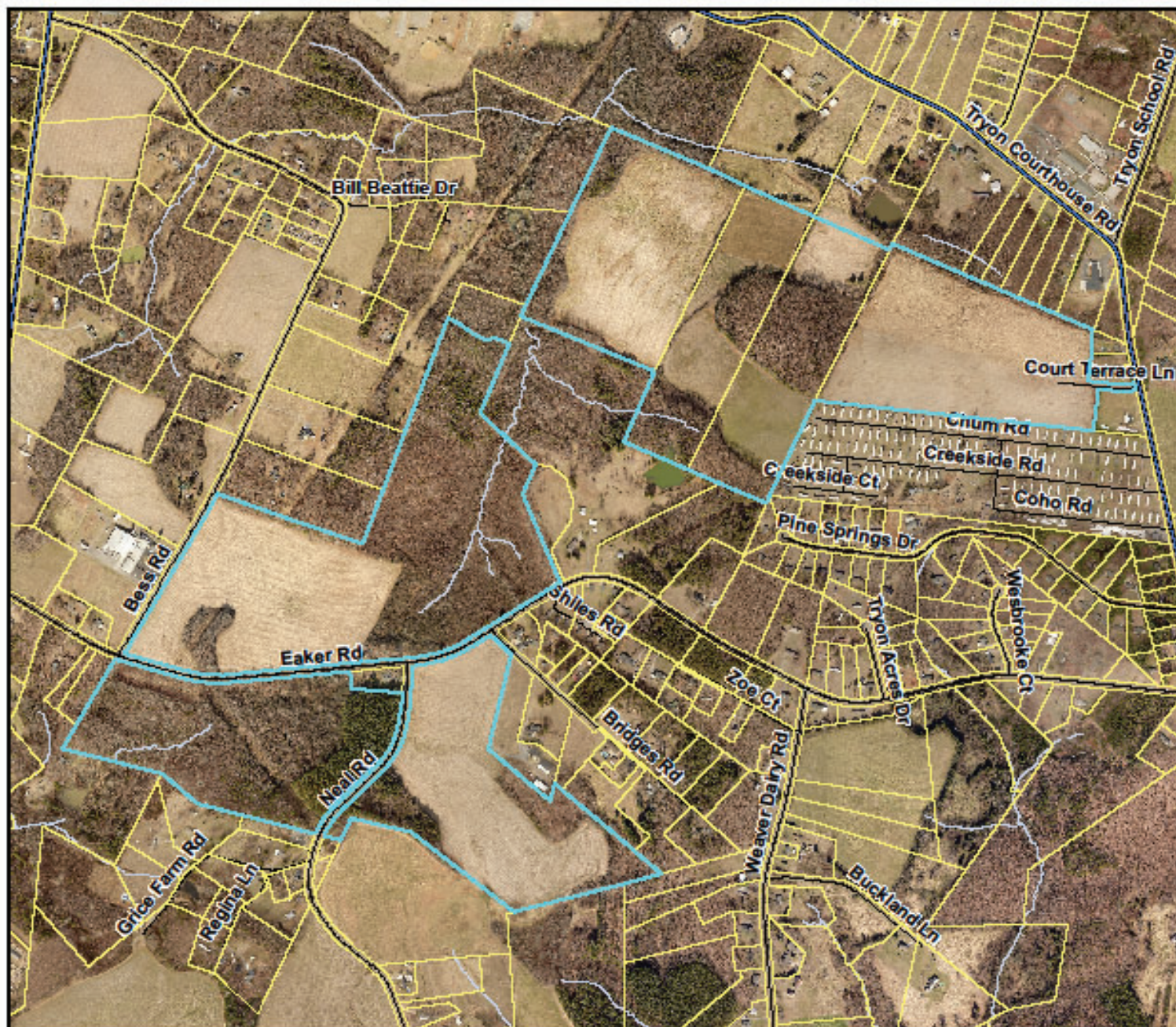
Although every attempt has been made to ensure the accuracy of the data, Gaston County does not warrant the accuracy or completeness of the information presented on this map.

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0 1
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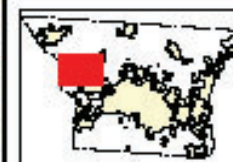
Gaston County Zoning Review Overview Map

2018 Pictometry

PCUP18-03

Legend

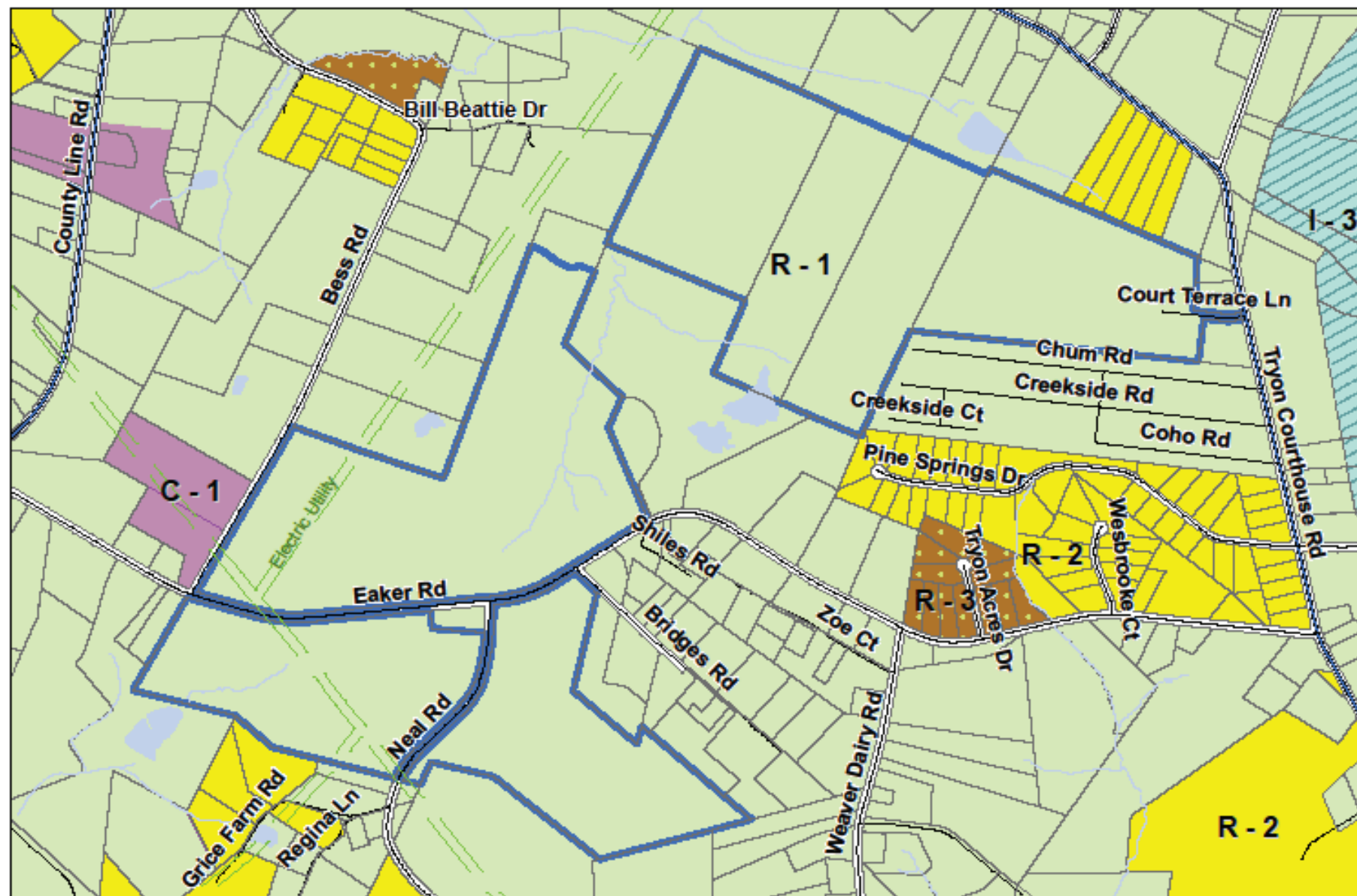
- Subject Area
- Property Parcels



This map is intended to be used by the County Board of Commissioners, in the review of this application for a zoning change, zoning map amendment and other matters that may be submitted for review by the Board. This map is not a legal document and should not be used for any other purpose. The Board of Commissioners is not responsible for any errors or omissions in this map. The Board of Commissioners is not responsible for any damages or losses resulting from the use of this map. The Board of Commissioners is not responsible for any damages or losses resulting from the use of this map.



0 500 1,000 Feet

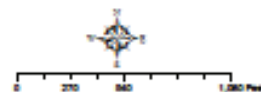


GASTON COUNTY **Zoning Map**

"Applicant: PCUP18-03"

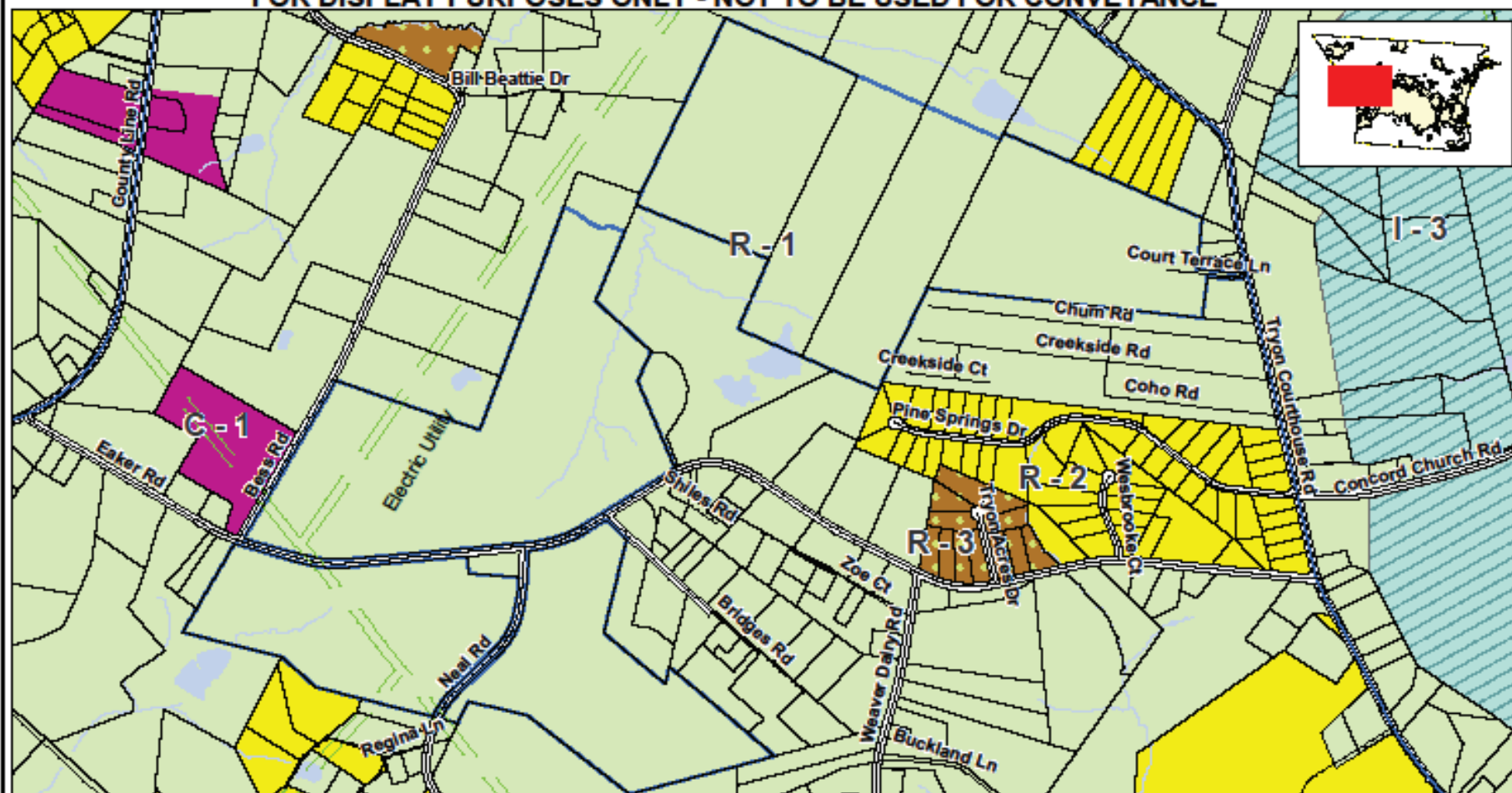


Subject Area



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**

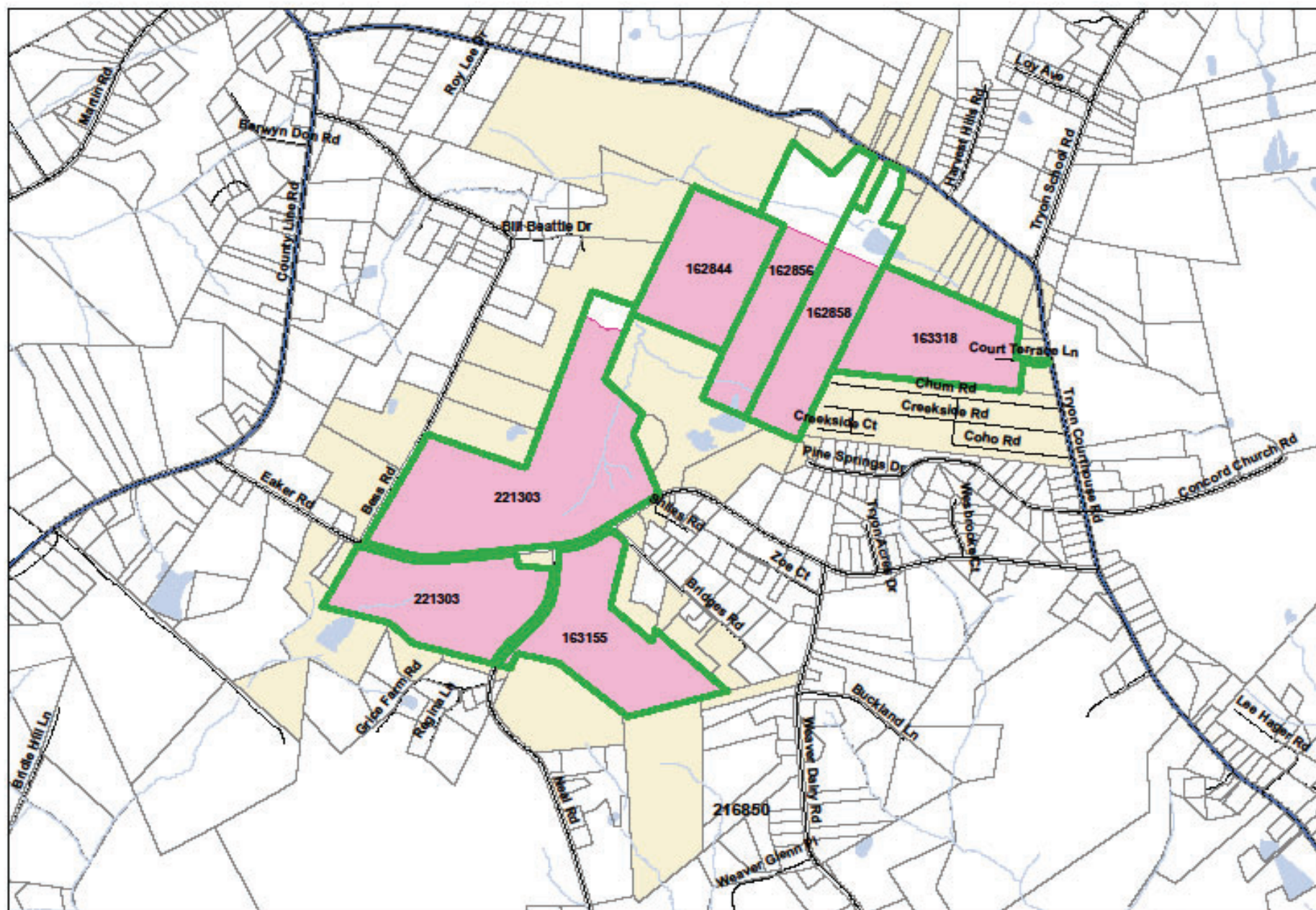
- R-1 Single Family Limited
- R-2 Single Family Moderate
- R-3 Single Family General
- I-3 Exclusive Industrial
- C-1 Light Commercial
- Area of Consideration



0 250 500 1,000 1,500 2,000 feet

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 LESUE | 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.