



**RESOLUTION TITLE: PARALLEL CONDITIONAL USE PERMIT (PCUP): PCUP 18-03 SWIFT SOLAR, LLC. (APPLICANT), PROPERTY PARCELS 221303 (PART OF), 163155, 162844, 162856 (PART OF), 163318, AND 162858 (PART OF), LOCATED AT BESS RD./EAKER RD./TRYON COURTHOUSE RD., BESSEMER CITY, 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 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):** 221303 (part of), 163155, 162844, 162856 (part of), 163318, and 162858 (part of)  
**Applicant:** Swift Solar, LLC  
**Owner(s):** Marie Hovis Swift; Olin D. Carpenter, Jr. and Ann Carpenter; Robert Leslie Yarbro and Lisa C. Yarbro; Richard Steven Glover and Lisa Rudisill Glover  
**Property Location:** Bess Rd./Eaker Rd./Tryon Courthouse 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 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 parcels: 221303 (part of), 163155, 162844, 162856 (part of), 163318 and 162858 (part of), located at Bess Rd./Eaker Rd./Tryon Courthouse Rd., Bessemer City, 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 Farm), on December 11, 2018, based on: public hearing comment, 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. R-2 allows for essential services such as a

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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	BHovis	TKeigher	TRhilbeck	RWorley	Vote
FAILED	12/11/2018	BH	TK	AB	N	AB	A	N	N	N	14

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

