



RESOLUTION TITLE: ZONING MAP CHANGE: CONDITIONAL DISTRICT CD20-02, HORNET SOLAR, LLC (APPLICANT); PROPERTY PARCELS: 173020, 173410, 173466, 207155, 211893, 211896, 211897, AND 222964, LOCATED AT THE GASTON CO./LINCOLN CO. LINE (ALEXIS/LUCIA AREA), STANLEY, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY TO THE (CD/R-2) CONDITIONAL DISTRICT/SINGLE FAMILY MODERATE ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY, IN ORDER TO ALLOW ESSENTIAL SERVICES CLASS 3 (SOLAR FARM)

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a joint public hearing was held on July 28, 2020 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 173020, 173410, 173466, 207155, 211893, 211896, 211897, 22964
Applicant: Hornet Solar, LLC
Owner(s): Heirs of E.C. Beatty Jr., LTSM LLC, TMSMJ Properties LLC, N. W. Jones, Paul S. Abernathy
Property Location: Gaston Co./Lincoln Co. Line (Alexis/Lucia Area)
Request: Rezone Parcels 173020, 173410, 173466, 207155, 211893, 211896, 211897, and 222964, from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (CD/R-2) Conditional District/Single Family Moderate Zoning District with (US) Urban Standards Overlay, 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 as conditioned)** or **(disapproval)** of the map change for parcels: 173020, 173410, 173466, 207155, 211893, 211896, 211897, and 222964, located at the Gaston Co./Lincoln Co. Line (Alexis/Lucia Area), Stanley, NC, from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (CD/R-2) Conditional District/Single Family Moderate Zoning District with (US) Urban Standards Overlay, in order to allow Essential Services Class 3 (Solar Farm), on July 28, 2020 based on: the public hearing comment, staff recommendation, and the request is and the request is **(reasonable)** or **(not reasonable)** and in the public interest and is in **(accordance with)** or **(not in accordance with)** the County's Comprehensive Land Use Plan.

Motion:	Second:	Vote:
Aye:		
Nay:		
Absent:		
Abstain:		

DO NOT TYPE BELOW THIS LINE

Zoning Map Change: Conditional District CD20-02, Hornet Solar, LLC (Applicant); Property Parcels: 173020, 173410, 173466, 207155, 211893, 211896, 211897, and 222964, Located at the Gaston Co./Lincoln Co. Line (Alexis/Lucia Area), Stanley, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (CD/R-2) Conditional District/Single Family Moderate Zoning District with (US) Urban Standards Overlay, in Order to allow Essential Services Class 3 (Solar Farm)

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NOW, THEREFORE, BE IT RESOLVED by the County Commission that after consideration of the map change application, public hearing comment and Planning Board recommendation:

- 1) The map change request is **(consistent)** or **(not consistent)** with the County's approved Comprehensive Land Use Plan and the Commission considers this action to be **(reasonable)** or **(not reasonable)** and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Property parcels: 173020, 173410, 173466, 207155, 211893, 211896, 211897, and 222964, is hereby **(approved as conditioned)** or **(disapproved)**, effective with the passage of this Resolution.
- 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

Donna S. Buff, Clerk to the Board

Exhibit A
Conditions of Approval
CD20-02
"To be attached upon approval"