

CD20-02 Hornet Solar, LLC

Current Zoning District: (R-1) Single Family Limited with (US) Urban Standards Overlay

Proposed Zoning District: (CD/R-2) Conditional District/Single Family Moderate with (US) Urban Standards Overlay, in order to allow Essential Services Class 3 (Solar Farm)

Parcels: 173020, 173410, 173466, 207155, 211893, 211896, 211897, 222964

Location: Gaston Co./Lincoln Co. Line (Alexis/Lucia Area)(Stanley)

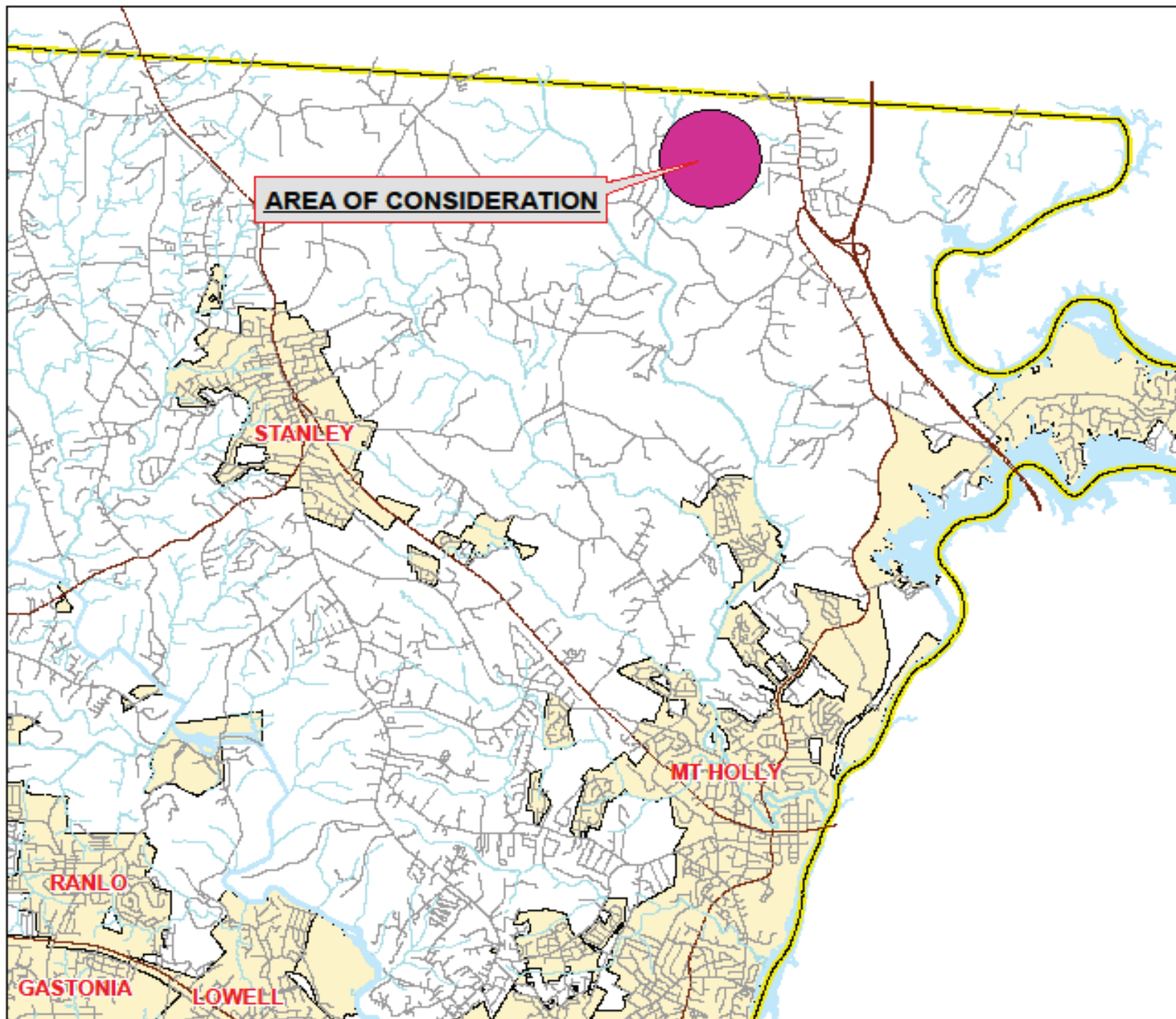
Property Owner: Thomas Beatty, Randall Beatty, N.W. Jones, LTSM LLC, TMSMJ Properties LLC, Paul Abernathy

Total Property Acreage: 543.71 ac

Acreage for Map Change: 543.71 ac



*Gaston County Department of Planning & Development Services
128 West Main Avenue, Gastonia, NC 28053 (704)866-3195*



Gaston County
North Carolina

Vicinity Map
CD20-02

Legend

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

Although every accuracy system has been employed in the preparation of this map, the County does not warrant the accuracy, completeness, or timeliness of the information contained herein. The map may not be used for purposes other than those intended by the County. The County is not responsible for any errors or omissions in this map.





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Miles

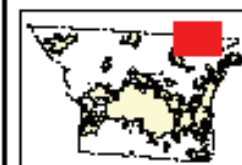


Gaston County Overview Map

2019 Orthophoto
CD20-02

Legend

-  Subject Area
-  Property Parcels



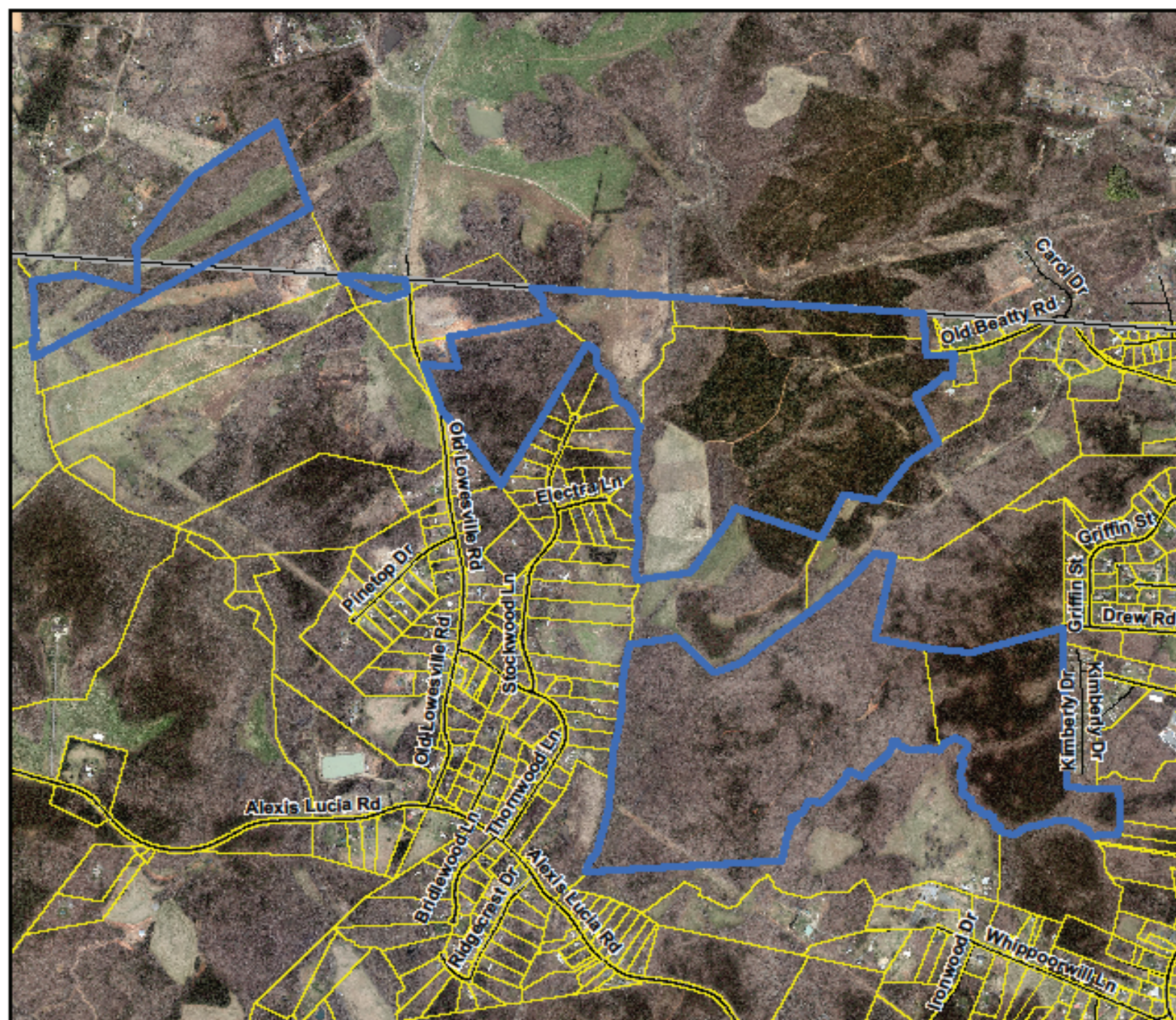
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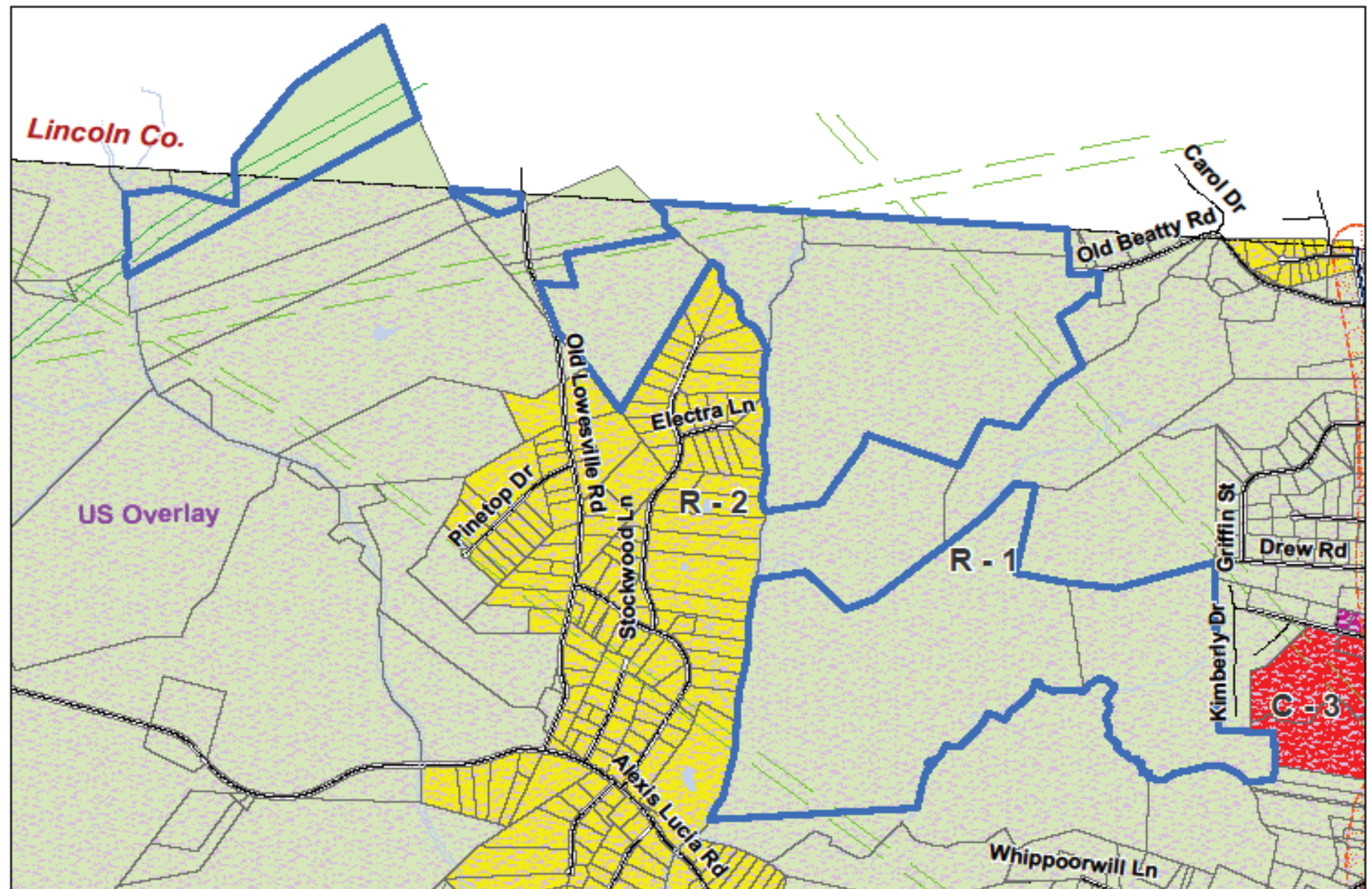
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0 875 1,750 Feet




FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



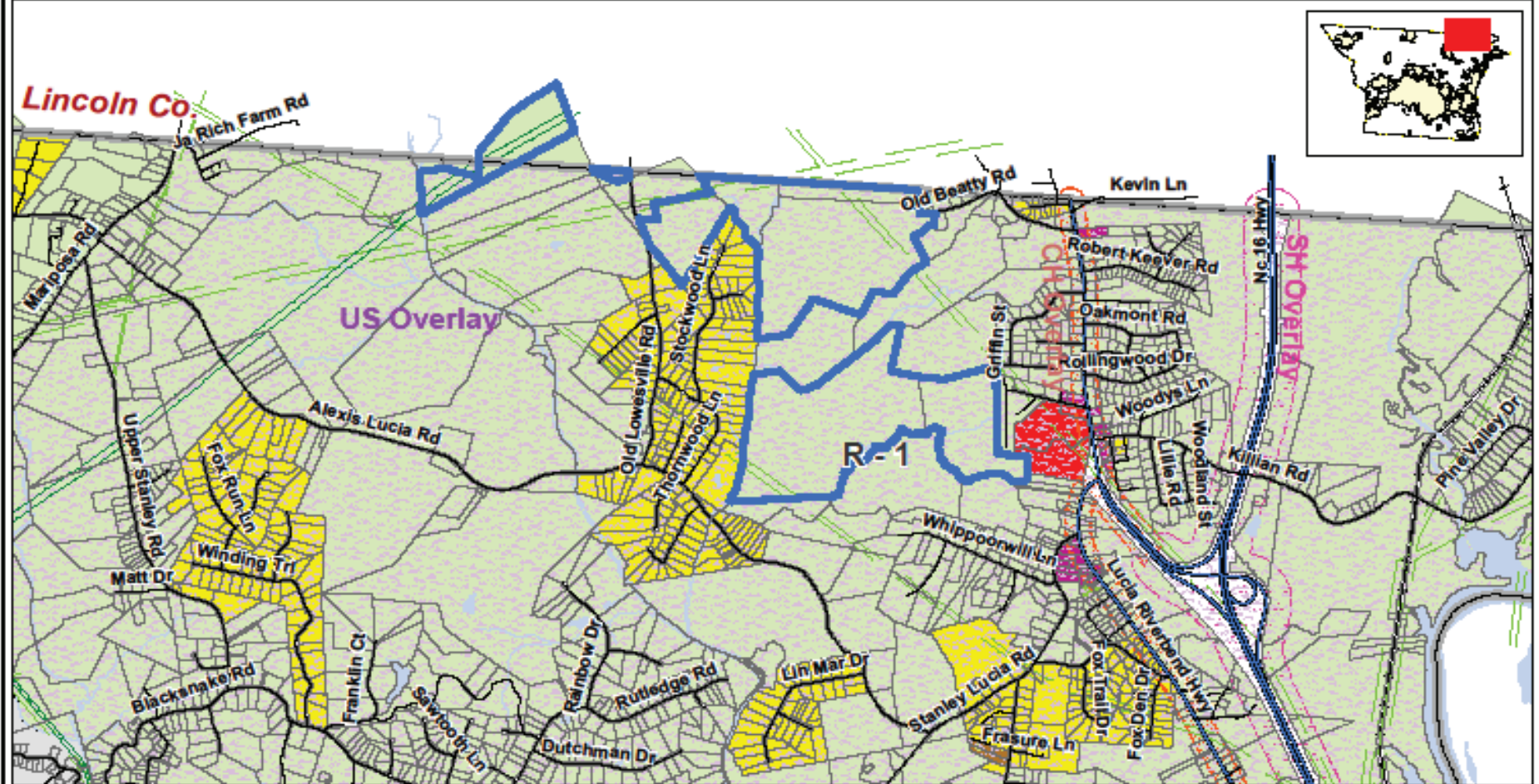
GASTON COUNTY
Zoning Map

Applicant: CD20-02

 Subject Area

(R-1) Single Family Limited
(R-2) Single Family Moderate
(C-3) General Commercial
(US) Urban Standards Overlay

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
- C-1 Light Commercial
- C-3 General Commercial
- US Urban Standards Overlay

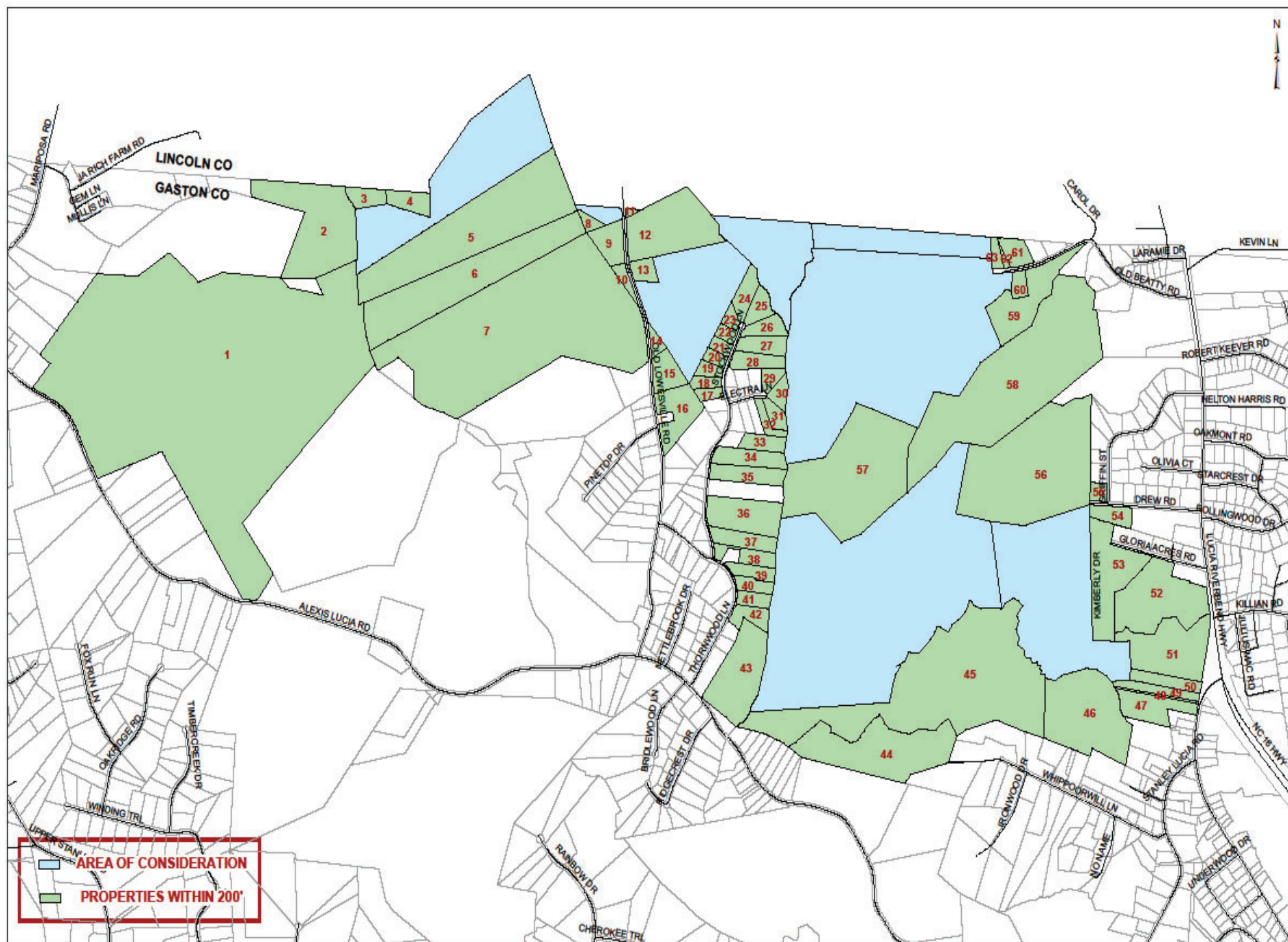
Area of Consideration



0 750 1,500 2,250 3,000 3,750 4,500 5,250 Feet

Applicant: CD20-02
Tax ID(s): 173020, 173410, 173466, 207155, 211893, 211896, 211897, 222964
Request Re-Zoning From:
(R-1) Single Family Limited w/
(US) Urban Standards Overlay
To: (CD/R-2) Conditional District/
Single Family Moderate w/ (US)
Urban Standards Overlay, in order
to allow Essential Services Class
3 (Solar Farm)

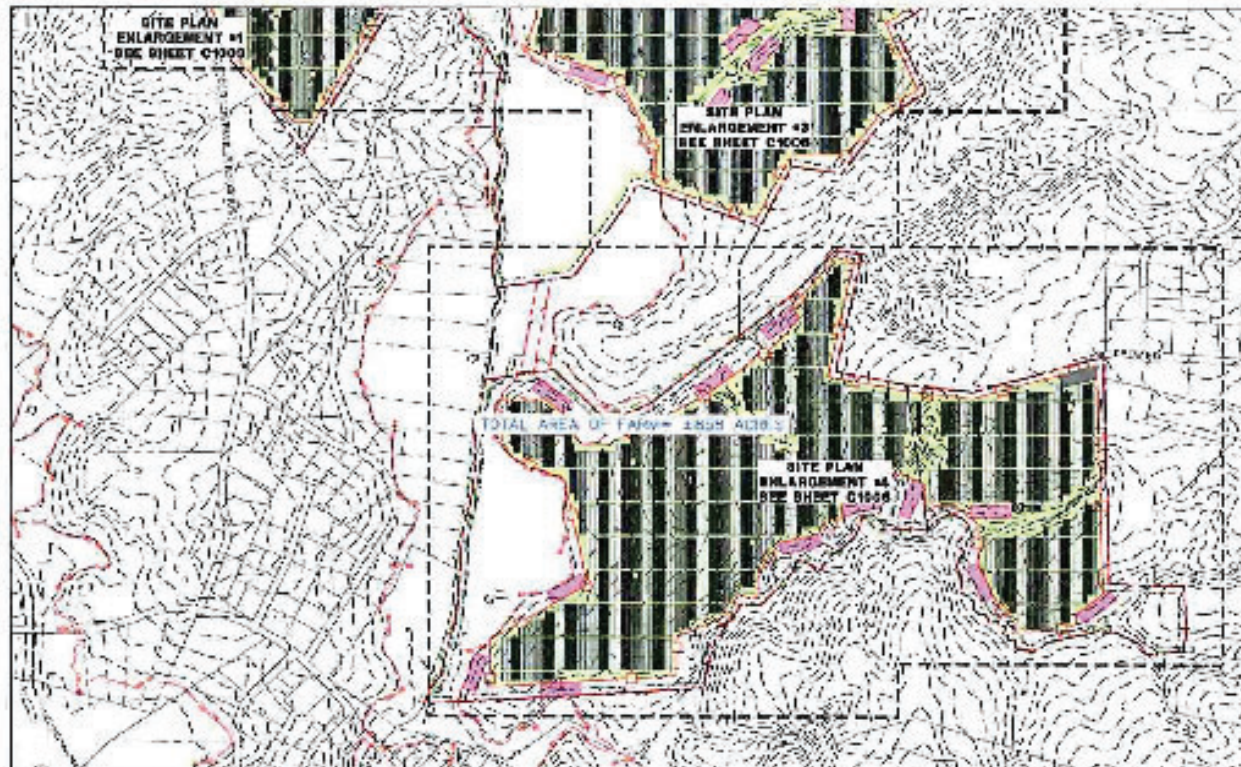
Map Date: 03/09/2020



CD20-02 ADJACENT PROPERTIES BUFFER (200')

<u>NO:</u>	<u>PARCEL</u>	<u>OWNER NAME</u>	<u>OWNER NAME 2</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
1	173066	CLONINGER RUTH L		738 MARIPOSA RD	STANLEY	NC	28164
2	221565	CLONINGER ELIZABETH F	CLONINGER LARRY A	710 MARIPOSA RD	STANLEY	NC	28164
3	221891	WOOTEN DONALD LEE		2496 FAIRLAWN LN	STANLEY	NC	28164
4	211892	VAN DYKE FRED THOMAS JR		1131 W CHARLOTTE AVE	MT HOLLY	NC	28120
5	207157	MARTIN RHONDA K		14103 LUCIA RIVERBEND HWY	MT HOLLY	NC	28120
6	207154	KILLIAN C M JR		114 KIMMSWICK RD	CHARLOTTE	NC	28214
7	173023	KILLIAN C M JR		114 KIMMSWICK RD	CHARLOTTE	NC	28214
8	211894	MARTIN RHONDA K		14103 LUCIA RIVERBEND HWY	MT HOLLY	NC	28120
9	172644	MARTIN MICHAEL MCCOY	MARTIN RHONDA K	14103 LUCIA RIVERBEND HWY	MT HOLLY	NC	28120
10	172643	KILLIAN CHARLIE M JR		114 KIMMSWICK RD	CHARLOTTE	NC	28214
11	211895	JONES N W		438 S HWY 16	STANLEY	NC	28164
12	172642	MARTIN MICHAEL D	MARTIN RHONDA K	14103 LUCIA RIVERBEND HWY	MT HOLLY	NC	28120
13	222965	EDWARDS JASON A	EDWARDS KELLY T	400 OLD LOWESVILLE RD	STANLEY	NC	28164
14	173023	KILLIAN C M JR		114 KIMMSWICK RD	CHARLOTTE	NC	28214
15	302163	COX OBIDEAN S		323 OLD LOWESVILLE RD	STANLEY	NC	28164
16	172935	MURPHY BRENDA PETTUS		2098 BOST ST	LINCOLNTON	NC	28092
17	173002	DAVENPORT RICE APRIL	RICE GARRY	207 STOCKWOOD DR	STANLEY	NC	28164
18	173001	DAVENPORT RICE APRIL	RICE GARRY H III	207 STOCKWOOD DR	STANLEY	NC	28164
19	173000	GARRETT LARRY EUGENE JR		219 STOCKWOOD DR	STANLEY	NC	28164
20	172999	JENNINGS EVERETTE SR		223 STOCKWOOD DR	STANLEY	NC	28164
21	172998	THOMAS KEITH E		231 STOCKWOOD DRIVE	STANLEY	NC	28164
22	172997	SCULL HARRY P		237 STOCKWOOD DR	STANLEY	NC	28164
23	172996	MURPHY KENNETH R		3748 RENE LN	MAIDEN	NC	28650
24	172995	C/O HEATHER C MCMANUS	FULLER HEATHER S	247 STOCKWOOD DR	STANLEY	NC	28164
25	172994	FULLERTON DAWN E	FULLERTON ROBERT JEFFREY	242 STOCKWOOD DR	STANLEY	NC	28164
26	172993	FULLERTON DAWN E	FULLERTON ROBERT JEFFREY	242 STOCKWOOD DR	STANLEY	NC	28164
27	172992	BRIGGS RUTHIE		701 W MAPLE	LIBERTYVILLE	IA	52567
28	172991	DEAN ANGELA MARIE	DEAN CARL ALBERT	5045 STETSON LN	CLAREMONT	NC	28610
29	172985	DOSS BUFORD A		323 ELECTRA LANE	STANLEY	NC	28164
30	172983	NEW SAMUEL E HEIRS		312 ELECTRA LN	STANLEY	NC	28164
31	172982	WHEELER CAROLYN ALICE		322 ELECTRA LN	STANLEY	NC	28164
32	172981	HUDSON JOY S	HUDSON ROBERT L SR	316 ELECTRA LN	STANLEY	NC	28164

33	173018	FERRELL TERRY WAYNE		158 STOCKWOOD DR	STANLEY	NC	28164
34	172975	FERRELL CYNTHIA G	FERRELL TERRY W	158 STOCKWOOD DR	STANLEY	NC	28164
35	172974	RASH AMY		146 STOCKWOOD DR	STANLEY	NC	28164
36	172972	THAYER WENDY S		130 STOCKWOOD DR	STANLEY	NC	28164
37	172970	KEZIAH ELLIS O LIFE ESTATE		PO BOX 68	LIBERTY HILL	SC	29074
38	172968	ALEXANDER DEBORAH E	ALEXANDER CLYDE D	3470 GASTON HILLSIDE DR	LINCOLNTON	NC	28092
39	173438	ELLIS MICHAEL P		170 THORNWOOD LANE	STANLEY	NC	28164
40	173437	WILLIAMS JAMES HARLEY	WILLIAMS BETTY B	162 THORNWOOD LANE	STANLEY	NC	28164
41	173436	GODWIN ROGER D	GODWIN SHELIA W	154 THORNWOOD LANE	STANLEY	NC	28164
42	173407	KEISTLER DOROTHY R	KEISTLER W H JR	302 DAKOTA ST	CHARLOTTE	NC	28214
43	173408	PRESSLEY BARBARA KING		1915 ALEXIS LUCIA RD	STANLEY	NC	28164
44	173450	HOLT CHRISTINA N	HOLT WESLEY LEE	11802 JESSAMINE LN	CHARLOTTE	NC	28214
45	173448	CLONINGER ROY L		601 MORNINGSIDE DR	GASTONIA	NC	28052
46	201633	ROZZELLE WALTER ALLAN		200 GAGEWAY LN	MT HOLLY	NC	28120
47	173518	KAYLOR ROBERT NIXON	KAYLOR SANDRA BIRDSOING	14629 LUCIA RIVERBEND HWY	STANLEY	NC	28164
48	173517	EVERHART TOMMY LEE		14635 LUCIA RIVERBEND HWY	STANLEY	NC	28164
49	173515	EVERHART TOMMY LEE		14635 LUCIA RIVERBEND HWY	STANLEY	NC	28164
50	173514	EVERHART TOMMY LEE		14635 LUCIA RIVERBEND HWY	STANLEY	NC	28164
51	222609	CLAY WALLACE RENTALS LLC		14663 LUCIA RIVERBEND HWY	STANLEY	NC	28164
52	221132	NORMAN PLANTATION INC		14735 LUCIA RIVERBEND HWY	STANLEY	NC	28164
53	172871	WOODRIDGE INVESTORS INC		1100 CIVIC CENTER BLVD BLD #102	YUBA CITY	CA	95993
54	172859	CASTANEA PRESBYTERIAN CHURCH		14815 LUCIA RIVERBEND HWY	STANLEY	NC	28164
55	172855	HOLDEN CANDY C	HOLDEN MARK H	190 GRIFFIN ST	STANLEY	NC	28164
56	172756	B V HEDRICK GRAVEL & SAND CO		PO BOX 1040	SALISBURY	NC	28144
57	173021	HARRIS JANE R	HARRIS WAYNE E	6405 OLD BEATTY RD	STANLEY	NC	28164
58	217960	HARRIS JANE R	HARRIS WAYNE E	6405 OLD BEATTY RD	STANLEY	NC	28164
59	172666	WHITLEY CHARLES R	WHITLEY ROBIN R	6406 OLD BEATTY RD	STANLEY	NC	28164
60	172665	WHITLEY CHARLES R	WHITLEY ROBIN R	6406 OLD BEATTY RD	STANLEY	NC	28164
61	211901	HARRIS JANE R	HARRIS WAYNE E	6405 OLD BEATTY RD	STANLEY	NC	28164
62	211899	HARRIS JANE R	HARRIS WAYNE E	6405 OLD BEATTY RD	STANLEY	NC	28164
63	211898	BEATTY CONNIE HOLDER	BEATTY RANDALL GRIFFIN	6373 OLD BEATTY RD	STANLEY	NC	28164



DRAWING LEGEND

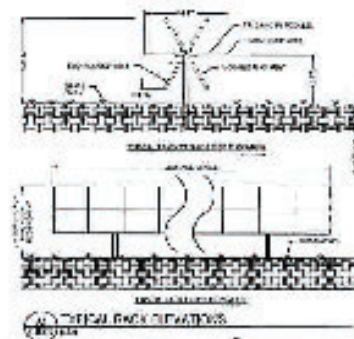
SYMBOL / LINE STYLE	DESCRIPTION
---	PROPERTY BOUNDARY
---	EXISTING ROADWAY
---	PROPOSED ROADWAY
---	EXISTING UTILITY
---	PROPOSED UTILITY
---	EXISTING EROSION CONTROL
---	PROPOSED EROSION CONTROL
---	EXISTING FENCE
---	PROPOSED FENCE
---	EXISTING DRAINAGE
---	PROPOSED DRAINAGE
---	EXISTING WATERWAY
---	PROPOSED WATERWAY
---	EXISTING WETLAND
---	PROPOSED WETLAND
---	EXISTING WOODLAND
---	PROPOSED WOODLAND
---	EXISTING CROPLAND
---	PROPOSED CROPLAND
---	EXISTING PASTURE
---	PROPOSED PASTURE
---	EXISTING FOREST
---	PROPOSED FOREST
---	EXISTING BARE GROUND
---	PROPOSED BARE GROUND

SITE PANEL DATA

NO.	DESCRIPTION	AREA (AC)	PERCENT	TOTAL (AC)
1	RESIDENTIAL	1,200.00	64.7%	1,855.00
2	COMMERCIAL	150.00	8.1%	1,855.00
3	INDUSTRIAL	100.00	5.4%	1,855.00
4	AGRICULTURAL	200.00	10.8%	1,855.00
5	WATERWAY	100.00	5.4%	1,855.00
6	WETLAND	100.00	5.4%	1,855.00
7	WOODLAND	100.00	5.4%	1,855.00
8	CROPLAND	100.00	5.4%	1,855.00
9	PASTURE	100.00	5.4%	1,855.00
10	FOREST	100.00	5.4%	1,855.00
11	BARE GROUND	100.00	5.4%	1,855.00

NOTES

1. SEE EXISTING SITE MAP, SHEET 100 FOR TOTAL AREA.



SITE PLAN OVERVIEW - SOUTH
 SCALE: 1" = 100' (AS SHOWN)
 NORTH ARROW
 DRAWING NOT FOR CONSTRUCTION

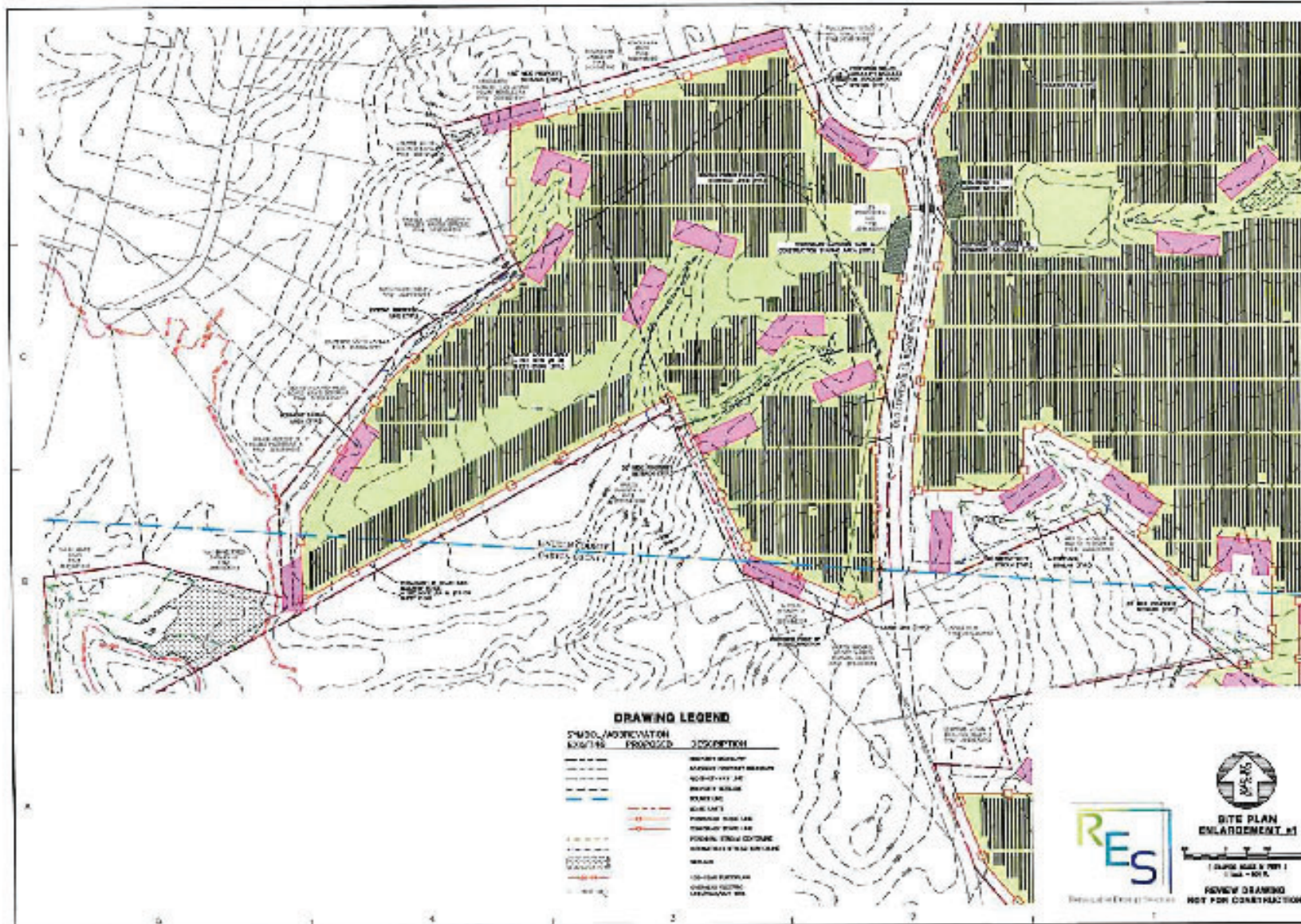
BALLENTINE ASSOCIATES, INC.
 10000 N. 100TH AVE., SUITE 100
 EDEN PRAIRIE, MN 55324
 (952) 935-1000
 www.ballentine.com

HORNET SOLAR, LLC
 SOLAR ENERGY SYSTEM
 HARTMAN COUNTY, NORTH DAKOTA

SITE PLAN DRAWINGS

OF 10 SHEETS
 SHEET 10000
 SHEET 10000
 SHEET 10000

10000



**BALLENTINE
ASSOCIATES, P.A.**
ATTORNEYS AT LAW
1000 15th St., N.W.
Washington, D.C. 20004
(202) 462-1000



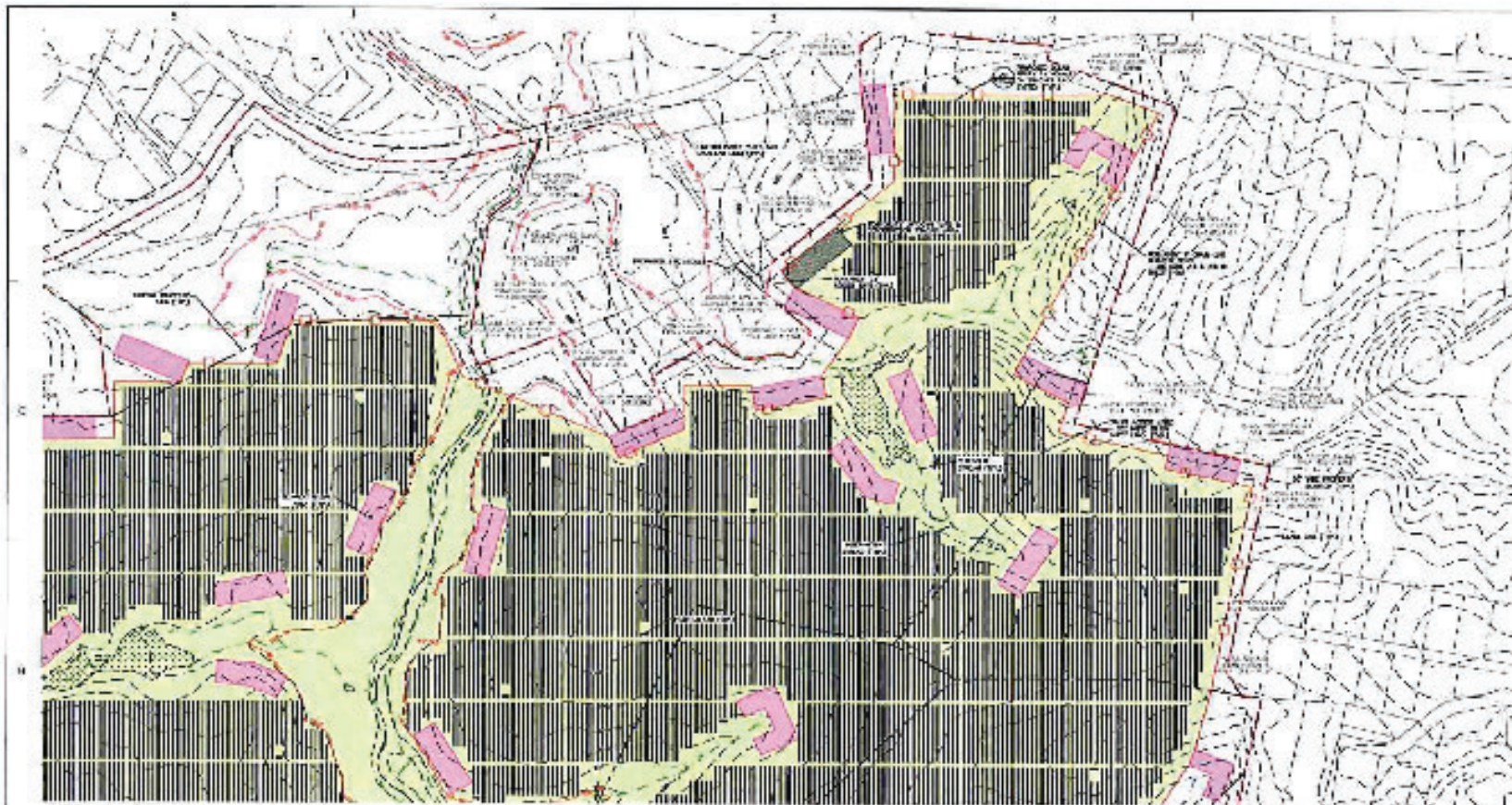
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RADIO	
INTERNET	
OTHER	

[illegible]

HORNET SOLAR, LLC
LAR ENERGY SYSTEM
LAWSON COUNTY, NORTH CAROLINA

JCB HARDEN T SCRAP
 DATE 14 DEC 20
 NAME JCB HARDEN
 COUNTY NY 444
 OFFICE NY 444
 SHEET
C1003

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DRAWING LEGEND

SYMBOL	DESCRIPTION
[Symbol]	EXISTING ROAD
[Symbol]	PROPOSED ROAD
[Symbol]	EXISTING STRUCTURE
[Symbol]	PROPOSED STRUCTURE
[Symbol]	EXISTING UTILITY
[Symbol]	PROPOSED UTILITY
[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED FENCE
[Symbol]	EXISTING EROSION CONTROL
[Symbol]	PROPOSED EROSION CONTROL
[Symbol]	EXISTING VEGETATION
[Symbol]	PROPOSED VEGETATION



SITE PLAN ENLARGEMENT 1:2
 (AS SHOWN ON THE 1:2 SCALE)
 1" = 200' (APPROX.)

NOT FOR CONSTRUCTION

MULLIN INC.
 ASSOCIATES P.A.
 10000 N. 100TH AVE., SUITE 100
 EDEN PRAIRIE, MN 55424
 (952) 935-1000
 FAX (952) 935-1001
 WWW.MULLININC.COM



PROJECT INFORMATION

DATE	10/1/2010
DESCRIPTION	PROPOSED SOLAR ENERGY SYSTEM
CLIENT	HORNET SOLAR, LLC
LOCATION	EDEN PRAIRIE, MN

REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/2010	ISSUED FOR PERMIT

PROJECT INFORMATION

HORNET SOLAR, LLC
SOLAR ENERGY SYSTEM
 EDEN PRAIRIE, MN

SITE PLAN ENLARGEMENT 1:2
NOT FOR CONSTRUCTION
10000

(CD20-02) HORNET SOLAR LLC
CONDITIONS FOR APPROVAL

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved (and/or modified) by the Board of Commissioners.
2. If any of the conditions affixed hereto or any part thereof is held invalid or void, then this zoning district shall be void and no effect.
3. Development shall meet all local, state, and federal requirements.
4. Canopy trees placed in the designated buffer shall be ten (10) feet at the time of planting. Understory trees placed in the designated buffer shall be five (5) feet at the time of planting. All plantings are required to be a Type D buffer, as found in the Gaston County Unified Development Ordinance (UDO), and be an evergreen species. Any existing or natural areas on site meeting this criteria are allowed to be factored as part of the buffer requirements. Required fencing must be opaque.
5. Owner/applicant is required to conduct on site visits monthly to ensure buffers are maintained and thriving; to make repairs, as needed, to equipment; and, to otherwise provide that the property is being maintained in such a manner that it deters calls for nuisance complaints (i.e. tall grass, pest control, etc).
6. The applicant shall commit to decommissioning the facility after expiration of the lease agreements or at the end of the project's operational life, whichever happens sooner, and provide decommissioning security in an amount as determined by either: (a) three (3) cents per total wattage of project site, or (b) one half (1/2) the certified engineer total cost to remove/repair as stated in the decommission report (to be provided by the applicant), whichever of the two is greater; and, shall remain in full force and effect throughout the lifespan of the project. The cost of decommissioning shall be reviewed and updated every five (5) years, and the decommissioning security shall be updated, if applicable. Decommissioning security may be in the form of a removal bond, irrevocable letter of credit, or irrevocable parent guarantee.