



Board Action Report

File #: 18-451, **Version:** 1

Commissioner Philbeck - Planning/Development Services - Parallel Conditional Use Permit (PCUP): PCUP 18-02 Ecoplexus Inc. (Applicant); Property Parcel 164778, Located at 601 High Shoals Rd., Lincolnton, 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 Generation Facility/Solar Farm)

STAFF CONTACT

David L. Williams - Planning/Development Services Director - 704-866-3473

BACKGROUND

Chapter 5 of the County Unified Development Ordinance provides for issuance of a Conditional Use Permit for parcels which have been zoned as a Conditional Use district. A quasi-judicial public hearing is required which allows for sworn testimony before the Board of County Commission and Planning Board prior to consideration of the Conditional Use Permit. Planning Board recommendation and Board of Commission approval or disapproval on Parallel Conditional Use district map amendments, with recommendation on same by the Planning Board and final approval or disapproval shall be based on four findings (outlined in the ordinance) made on factual evidence provided through the public hearing process. Ecoplexus Inc. (applicant), applied for a zoning map change 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). Said property consists of approximately 131.97 acres, located at 601 High Shoals Rd., Lincolnton, NC, in the Dallas Township. A joint public hearing was advertised for and held on December 11, 2018 to take sworn testimony relating to issuance of a Conditional Use Permit, with the public hearing comments being on file in the Commission Clerk's Office.

ATTACHMENTS

Resolution - PCUP 18-02; Maps - PCUP 18-02