Gaston County

Board Action Report

File #: 20-140, **Version:** 1

Public Hearing - 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)
1. Receive Citizen Comment
2. Resolution to be addressed under Non-Consent (Zoning Matters)

STAFF CONTACT

David L. Williams - Planning Director - 704-866-3473

BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Planning Board and Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission. Hornet Solar, LLC (Applicant), applied for a zoning map change 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). Said property consists of approximately 543.71 +/- acres to be rezoned with this request, located at the Gaston Co./Lincoln Co. Line (Alexis/Lucia Area), Stanley, NC in the Riverbend Township. A joint public hearing was advertised for and held on July 28, 2020, with Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on the same date, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information; then (approve), (disapprove) or (modify) the map change.

ATTACHMENTS

Resolution - CD20-02; Maps - CD20-02