



**City of Locust**  
Post Office Box 190  
Locust, North Carolina 28097-0190  
(704) 888-5260

Application for Zoning Change: Site Plan and elevation modification from previously approved conditional zoning plan

Date: January 20 2022 \_\_\_\_\_

Applicant Name: Alex Brennan \_\_\_\_\_

Company Name (if applicable) East Mountain Development Group LLC \_\_\_\_\_

Address: 5390 Silver Hill Trail Stone Mountain GA 30087

Phone Number: 404-375-9604 \_\_\_\_\_

Address of Property Change: 130 James Avenue, Locust NC \_\_\_\_\_

Present Zoning District: Highway Commercial (Conditional) \_\_\_\_\_

Requested Zoning District: Highway Commercial (Conditional) \_\_\_\_\_

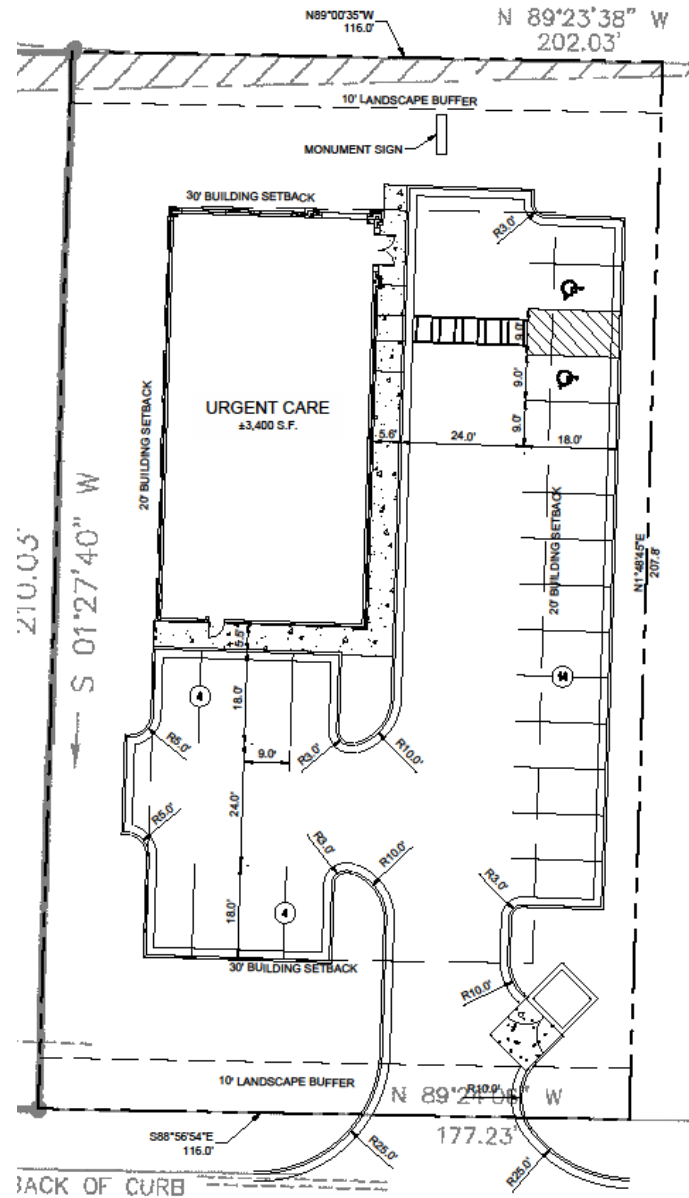
Applicant Signature: Alex Brennan \_\_\_\_\_

The following information is required with the application:

- (1) Map of the property to be rezoned, accurate description to show the following:
  - a. All property lines with dimensions, north arrow.
  - b. Names and addresses of adjoining landowners.
  - c. Location of all existing structures, use of all land.
  - d. Zoning classifications of all abutting zoning districts.
- (2) Comprehensive site plan, if commercial or multi-family.
- (3) A fee of \$500 (non- refundable) must accompany this application.

# Original Site Plan approved in July 2021

## Proposed Site Plan – Locust NC

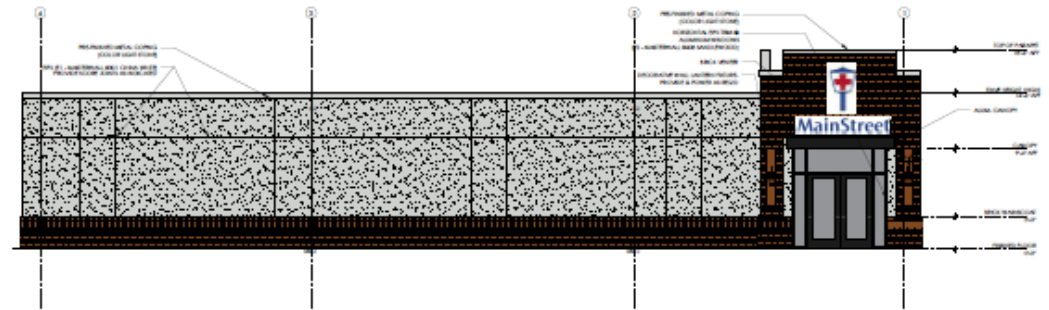


# Original Elevations approved July 2021

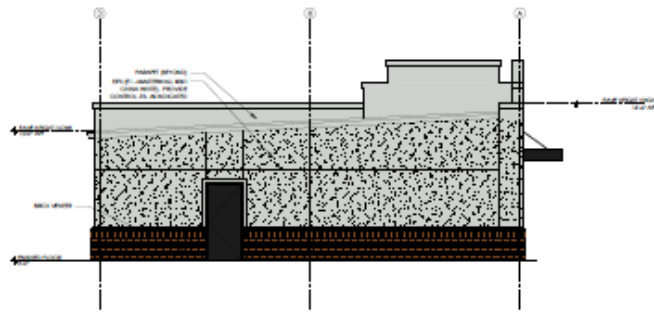
## Proposed Elevations – Locust NC



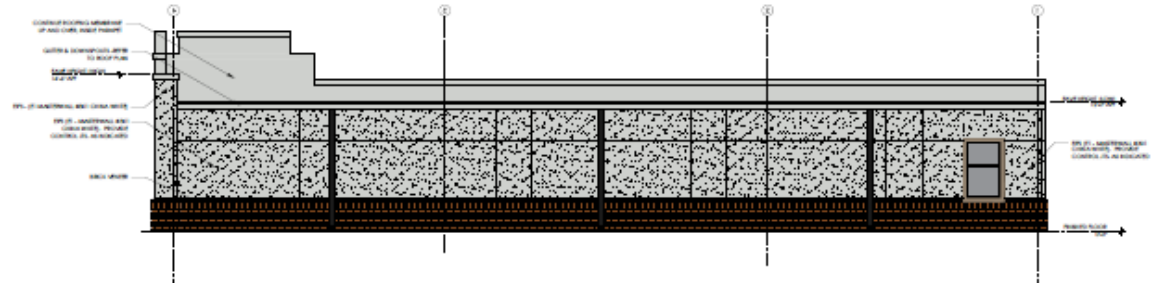
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

- Proposed Elevations reflect additional enhancements to prototype layout
- Brick water table and exterior stucco included on all 4 sides of the building (prototype used 2 sides metal paneling)
- Additional architectural brick added to clad the entire “tower feature”

# Original rendering approved July 2021

Proposed Rendering— Locust NC





# New signage requested on front elevation of the building



"LAMP POST" 51" x 28.25" 10.00 Sq Ft  
"MAIN STREET" 15.5" x 101.0" 10.87 Sq Ft

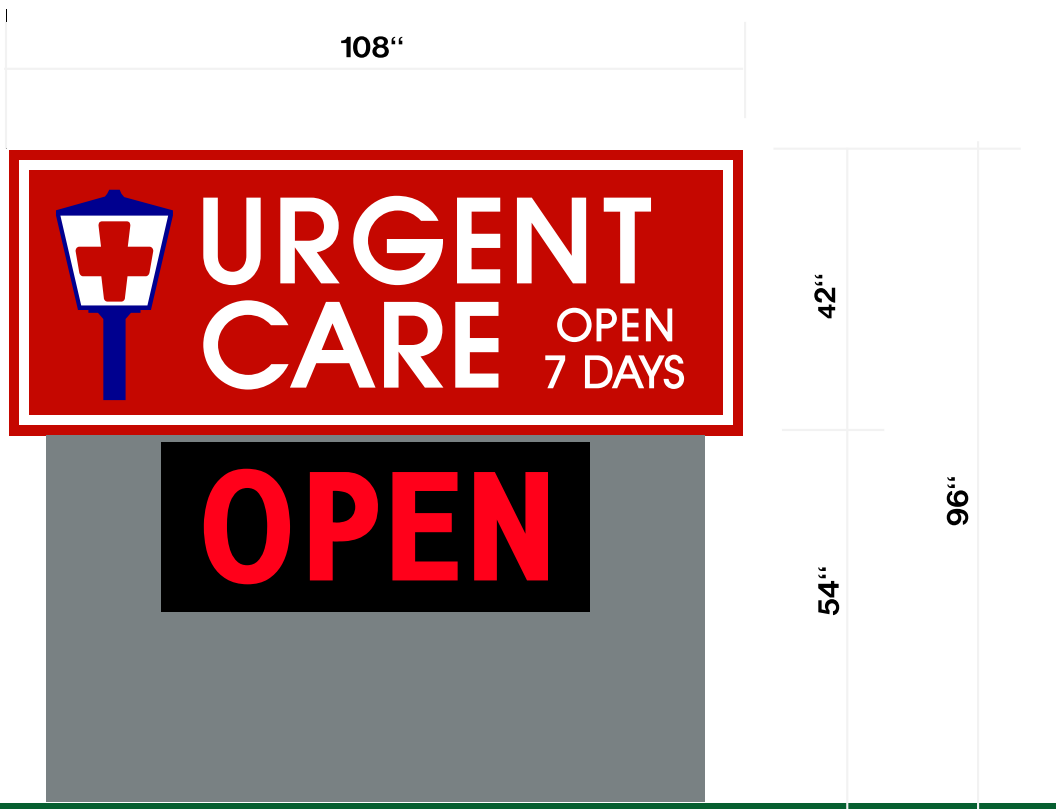
"URGENT" 19.50" x 96.0" 13.00 Sq Ft  
"CARE" 19.50" x 65.0" 8.80 Sq Ft

**SIGNS SHOWN TO SCALE WITH BUILDING**

**FRONT ELEVATION  
02-17-22**

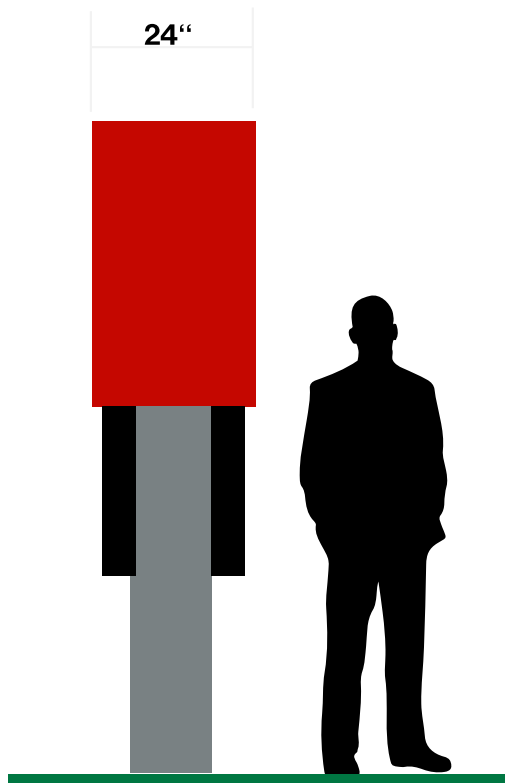
**MAIN STREET URGENT CARE  
130 JAMES ST.  
LOCUST, NC 28097**

**General**  
SIGN COMPANY



DOUBLE FACED, INTERNALLY LIGHTED SIGN.  
 THE FACES EMBOSSED PANS.  
 28" X 60 1/4" WATCHFIRE MESSAGE CENTER

**ELEVATION**



5" 12" 5"

**END VIEW**

12-28-21

MAIN STREET URGENT CARE  
 130 JAMES ST.  
 LOCUST, NC. 28097





New direction sign  
request

**20" x 54" , DOUBLE FACED, INTERNALLY LIGHTED.  
FLAT ACRYLIC FACES WITH PREMIUM VINYL.  
THE LAMP POST - 12" TALL  
MAIN STREET - 6" TALL  
FAMILY CARE - 2 1/2" TALL  
7 1/2 SQ FT. OVER-ALL HEIGHT 42"**

MAIN STREET URGENT CARE  
130 JAMES ST.  
LOCUST, NC. 28097

**General**  
SIGN COMPANY