

City of Locust

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

MEMORANDUM

Date: June 2, 2022
From: Cesar Correa, City Administrator
To: Mayor & City Council
Subject: Zoning Amendment (Conditional) – Stanly County PIN#: 556504713384

BACKGROUND & PETITION INFORMATION

On April 25, 2022 the City of Locust received an application for a Conditional Zoning Amendment (Exhibit #1) for a portion the property shown on the attached zoning map (Exhibit 2). The specifics of the rezoning application are as follows:

Applicant: Brandon Kublanow

Owner Information: Track West Partners

Existing Zoning: Highway Commercial (HC)

Proposed Zoning: Highway Commercial – Conditional (HC-C)

Permitted Uses: All uses permitted in the Highway Commercial zoning district as shown in Article 2 Section 5 Use Table of the City of Locust Land Development Ordinance, would be permitted on the subject property. The proposed use *Restaurants, Limited Service (delivery, carryout, drive-thru)* is a conditional use in the Highway Commercial District.

Parcel ID Numbers: Stanly County PIN#: 556504713384

Area in Acres: The entire parcel is 18.89 acres. But the developer intends to subdivide a commercial outparcel of approximately 0.94 acres.

Site Description: This property is currently vacant. The site is surrounded by other parcels similar in size and use.

Adjacent Land Use: Commercial (Taco Bell) and Vacant.

Surrounding Zoning: The property is surrounded by Highway Commercial on all sides

Utility Service Provider: The property will be served by public water through Stanly County Utilities, and sewer collection provided by the City of Locust.

EXHIBITS

1. Application for Zoning Change
2. Zoning Map
3. Site Plan
4. Proposed Elevations

LAND USE PLAN ANALYSIS

The property lies within the area designated on the adopted 2014 Land Use Plan for commercial uses.

The property is currently zoned Highway Commercial. This amendment is reasonable because the property is adjacent to existing commercial uses. The amendment allows for the growth and expansion of the City's commercial tax base and sales taxes, thus providing opportunities for local jobs for the community.

SITE SPECIFIC CONDITIONS

Applicant agrees to provide the following:

1. Development will conform to the site plan, materials, and elevations shown as part of the applicant's rezoning presentation.
2. Proposed site plan to adhere to supplemental conditions 8.12 as per the Locust Land Development Ordinance for the operation of a drive-thru lane, which includes an escape lane.
3. Traffic improvements on W. Main Street (shown in site plan) as determined by Marc Morgan, Division Engineer with NCDOT Division 10 in Albemarle NC.
4. Developer to construct a new service road, behind the proposed establishment, that will connect this project to the traffic light intersection at Browns Hill Rd & W. Main Street. Please see attached site plan.

FINDINGS AND CONCLUSIONS

The applicant submitted a Site Plan (Exhibit #3) and proposed elevations (Exhibit #4) for the overall development of the property that will be attached to the approval of the conditional rezoning should the City choose to support this request.

Staff has reviewed the Site Plan and finds that it meets the standards of the City of Locust Land Development Ordinance.

POLICY IMPLICATIONS

The City of Locust Land Development ordinance and the North Carolina General statutes require the Planning & Zoning Board to make a recommendation on the zoning amendment.

On April 26, 2022, the Locust Planning & Zoning Board reviewed the zoning amendment petition and voted unanimously to recommend ***approval*** of the proposed Highway Commercial – Conditional (HC-C) zoning designation.

Notice of the meeting and this agenda item have been publicized, letters have been mailed to all adjacent property owners within 500ft of the subject property, and a zoning hearing sign has been posted on the property.

The Council may vote to recommend approval, denial, or to modify the recommended classification in accordance with the adopted 2014 Land Use Plan.

SUGGESTED MOTION LANGUAGE

The following suggested motion language is provided as a guideline to assist City Council with references required for zoning amendments. The language may be altered as deemed appropriate by any member of the City Council in the making of a motion.

Suggested motion: “To approve the conditional rezoning request designating the subject property as Highway Commercial – Conditional (HC-C) with the associated site plan and proposed elevations, to be consistent with the 2014 Land Use Plan.



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Exhibit 1

Application for Zoning Change: Conditional zoning for drive thru restaurant

Date: APRIL 25, 2022

Applicant Name: Brandon Kublanow

Company Name: Track West Partners

Address: 445 Bishop St NW Atlanta, GA 30318

Phone Number: (770) 359-9636

Address of Property Change: PIN 556504713384 – West Main Street

Present Zoning District: Highway Commercial

Requested Zoning District: Conditional Zoning

Applicant Signature: Brandon Kublanow

The following information is required with the application:

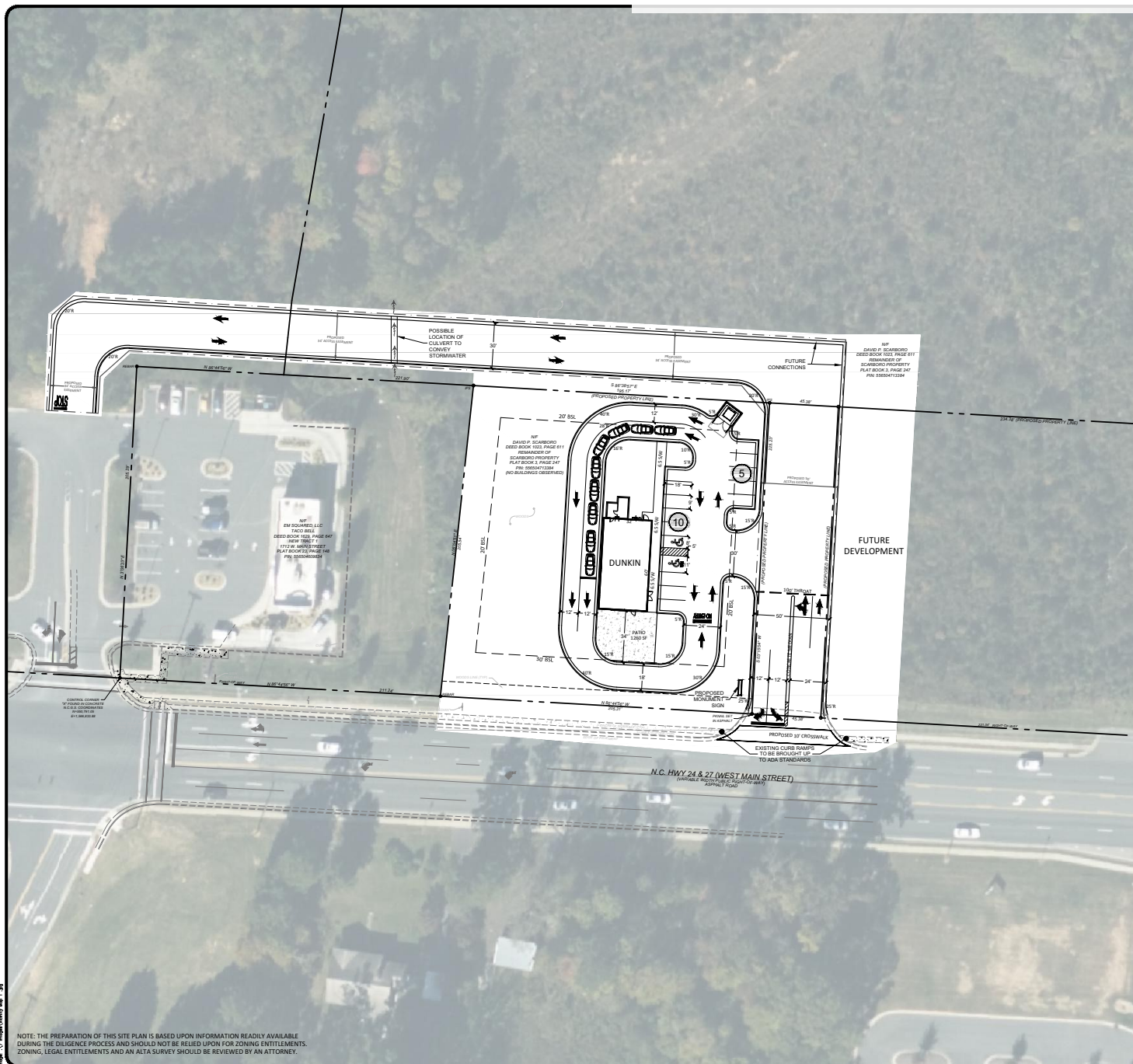
- (1) Map of the property to be rezoned, accurate description to show the following:
 - a. All property lines with dimensions, north arrow.
 - b. Names and addresses of adjoining landowners.
 - c. Location of all existing structures, use of all land.
 - d. Zoning classifications of all abutting zoning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

Exhibit 2



This map is prepared for the inventory of Real Property found within this jurisdiction, and is compiled from recorded deeds, plats and other public records and data. Users of the map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The Stanly County Geographic Information Systems Division of the Office of Information Technology assumes no legal responsibility for the information contained on this map. Also, when the deeds and or plats are viewed for a parcel, the Stanly County Register of Deeds Office makes no guarantees regarding the collection, accuracy, authenticity, or use of these records. The web site is for informational use and convenience only. The Register of Deeds shall in no way be held responsible for errors or omissions in these records nor for any actions resulting from their use. The official records are kept in the Stanly County Register of Deeds Office. To view deeds on this site you must install the AlternatIFF viewer. To install, please visit <http://www.alternatiff.com/install-ie/> Warning: City of Norwood: Within the city limits of Norwood any improvements such as boathouses or piers that have been built on land owned by Duke Energy are considered to be located on leased land and therefore will not be found using this program. These improvements are also not considered to be located within the city limits of Norwood and are taxed accordingly. These leased land records can be identified by going to StanlyTax.com. If a property is located on Lake Tillery in Norwood has a parcel number of 1234 then the tax bill for the waterfront improvements located on Duke Energy property could be found by placing an LL01 after the parcel number. On StanlyTax.com search by Parcel / Record number and enter 1234LL01 for this example.

Exhibit 3



VICINITY MAP

	Level 1	
	Existing/Req'	Proposed
Zoning	HC Commercial	HC Commercial
Use Allowed	Yes	Yes
Use Specific Req'	TBD	-
Flood Zone	No	No
National Wetlands Inventory	No	No
Overlay District	-	-
Tenant Name	-	DUNKIN
Total Bldg SF	-	1803 SF
Parcel A	-	0.94 AC
Total Site AC	-	Total Site AC
Building Setbacks	-	-
Major	30'	30'
Minor	30'	30'
Side	20'	20'
Rear	20'	20'
Landscape Strips	-	-
Major	10'	10'
Minor	10'	10'
Side	N/A	N/A
Land Use Buffers	-	-
Environmental Buffers	-	-
	Level 2	
	Existing/Req'	Proposed
Parking Ratio	-	-
Parking Spaces	-	-
Parking Size	9x18	9x18
Compact Parking %	-	-
Loading Space	-	-
LS - Open Space %	-	-
Minimum Lot Size	-	-
Minimum Frontage	-	-
Adjacent Zoning North	-	-
Adjacent Zoning South	-	-
Adjacent Zoning East	-	-
Adjacent Zoning West	-	-
Water Sewer Proximity	-	-
Overlay Requirements	-	-

SCALE: 1" = 30'



NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE DURING THE DUE DILIGENCE PROCESS AND SHOULD NOT BE RELIED UPON FOR ZONING ENTITLEMENTS. ZONING, LEGAL ENTITLEMENTS AND AN ALTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.

civilogistix

500 SUN VALLEY DRIVE, STE 43, ROSWELL, GA 30076
(404) 594-4403 - civilogistix.com

PRELIMINARY SITE PLAN
LOCUST DUNKIN
WEST MAIN ST
LOCUST, NC 28097

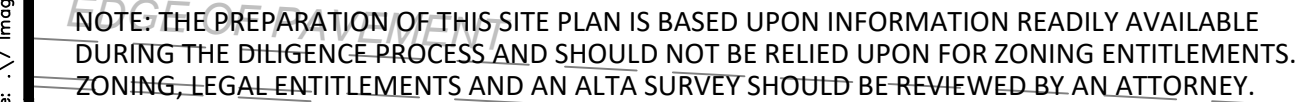
CP1

22153

MAY 26, 2022

REVISIONS

image: .\Images\vicinity map | .pg. .\Images\vicinity map | .jpg



SCALE: 1" = 10'

A horizontal graphic scale bar with alternating black and white segments. It is marked with the numbers 10, 0, 10, 20, and 30. The word "FEET" is at the right end. Above the bar, the text "SCALE: 1" = 10'" is written.

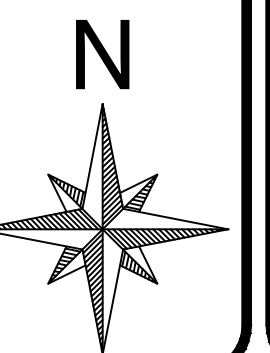
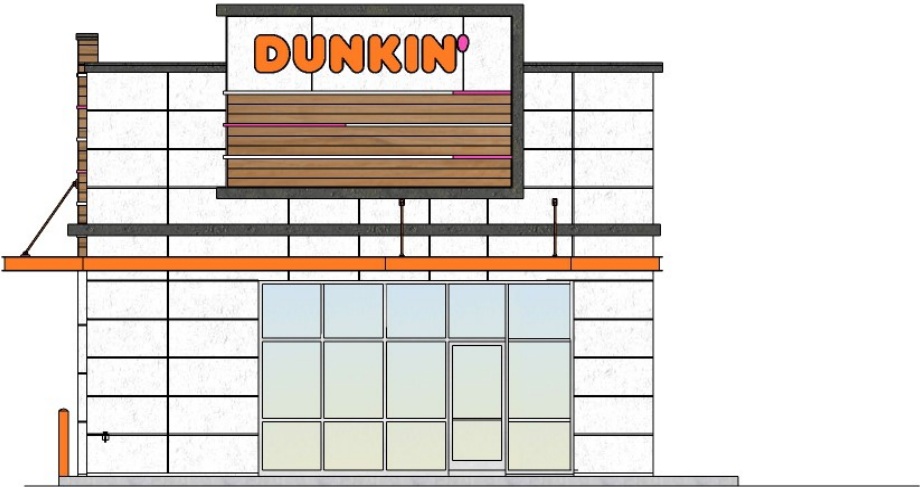


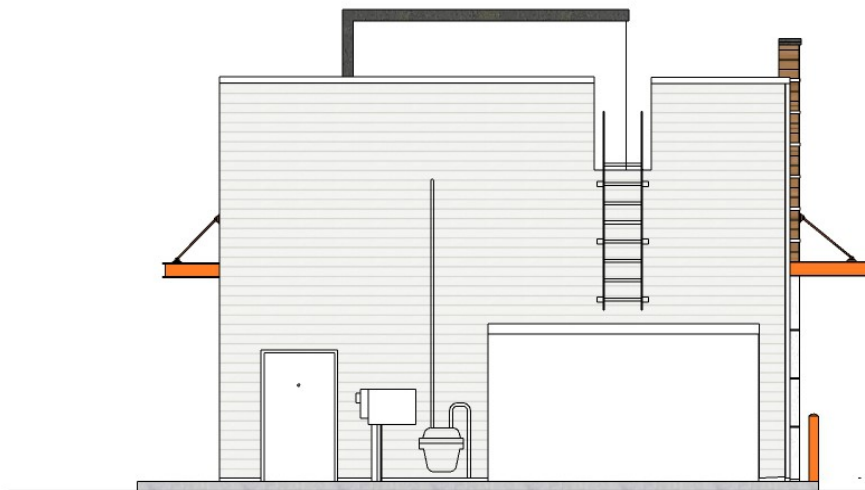
Exhibit 4




		DUNKIN DONUTS LOCUST, NC			EXTERIOR FACADE ::
		5.3.22	FRONT ELEVATION		EXTERIOR CONCEPT ::





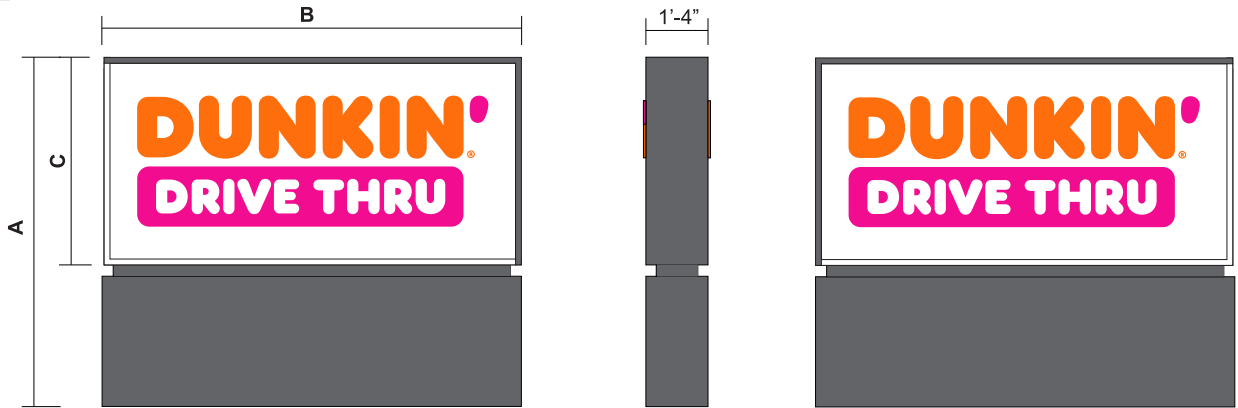


NRD national restaurant designers <small>ARCHITECTS & ENGINEERS A National REA Associate P.A. Copyright 2022 LMHT Associates</small>	NRD-22101		DUNKIN DONUTS LOCUST, NC			EXTERIOR FACADE :: 5.3.22 BACK ELEVATION		EXTERIOR CONCEPT ::
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Monument Sign

DD-NG-HMON

Qty. 1



FRONT VIEW

Scale: 3/8" = 1' (11x17 paper)

SIDE VIEW (TYPICAL)

Scale: 3/8" = 1' (11x17 paper)

REAR VIEW

Scale: 3/8" = 1' (11x17 paper)

PART #	A	B	C	SQ. FT. BOX
DD-NG-HMON-90	90"	108"	53.25"	39.94'
DD-NG-HMON-72	72"	86.5"	42.5"	25.56'
DD-NG-HMON-60	60"	72"	35.5"	17.75'

1. ALUMINUM ANGLE FRAME CONSTRUCTION
2. .08" ALUMINUM SKIN
3. ALUMINUM RETAINER ACCENT
4. SLOAN 7100K WHITE LED'S
5. INTERNAL POWER SUPPLY, AS REQUIRED
6. INTERNAL DISCONNECT SWITCH
7. SUPPORT TUBE
8. ALUMINUM C-CHANNEL REVEAL
9. FACES TO BE FLAT CLEAR SOLAR GRADE POLYCARBONATE
10. "DUNKIN" LETTERS TO BE EMBOSSED
11. REGISTERED "R" AND "DRIVE THRU" TO BE FLAT GRAPHIC
12. BACKGROUND COLOR 403 WHITE BACK-SPRAY
- 12A. OPTION : SIGN FACE 2ND SURFACE WHITE FACE / NIGHT FACE BACKGROUND COLOR 403 WHITE BACK-SPRAY, BACKED UP WITH OPAQUE SILVER FOR COMPLETE OPAQUE FINISH FOR NIGHT
13. 3M #3630-3123 DUNKIN' ORANGE TRANSLUCENT FILM 2ND SURFACE
14. 3M #3630-1379 DUNKIN' PINK TRANSLUCENT FILM 2ND SURFACE
15. 3M #3635-70 WHITE DIFFUSER 2ND SURFACE

ADDITIONAL NOTES:

ARTWORK FONT : DUNKIN SANS DISPLAY
EXTERIOR FINISH : PAINT PANTONE 7540C
INTERIOR FINISH : PAINTED REFLECTIVE WHITE
ACCENT FINISH / 1 1/2" CABINET W/ RETAINER : PAINT PANTONE 7540C
REVEAL AND POLE COVER FINISH : PAINT PANTONE 7540C
SKINS REMOVABLE FOR SERVICE ACCESS
SADDLE MOUNT INSTALLATION
ELECTRICAL : (1) 20-AMP / 120 VOLT CIRCUIT
PERIMETER ANGLE : 1 1/2" x 1 1/2" x 3/16" | U.L. LISTED

COLOR LEGEND		
PMS/PAINT	VINYL	
PMS 165 C	3M 3630-3123	R1 V1
PMS 219 C	3M 3630-1379	P2 V2
WHITE	N/A	P3 V3
PMS 7540 C	3M OPAQUE DK GRAY (GERBER 229-41)	P4 V4



HILTONDISPLAYS
125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

QID 22-59837

JOB NAME

Dunkin'

LOCATION

West Main St.
Locust, NC 28097

CUSTOMER CONTACT

SALESMAN / PM

Sabrina Smith

DESIGNER

Brady Taylor

DWG. DATE

3-4-22

REV. DATE / REVISION

SCALE

FILE

2022/Dunkin/Locations/
Locust NC/22-59837/
DD Locust NC 22-59837

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

