

# City of Locust

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

## MEMORANDUM

Date: August 5, 2022  
From: Cesar Correa, City Administrator  
To: Mayor & City Council  
Subject: Zoning Amendment (Conditional) – Stanly County PIN#: 556504713384

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### **BACKGROUND & PETITION INFORMATION**

On June 6, 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 *Automobile Parts, Tires, and Accessories* 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 1.05 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), recently approved Dunkin Donuts 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. Traffic improvements on W. Main Street (shown in site plan) as determined by Marc Morgan, Division Engineer with NCDOT Division 10 in Albemarle NC.
3. 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 June 23, 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.

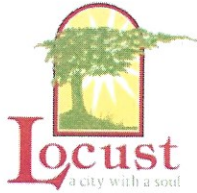
The Council may vote to recommend approval, denial, or to modify the recommended classification in accordance with the adopted 2014 Land Use Plan.

### **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.

# Exhibit 1



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

Application for Zoning Change: Conditional district for Strickland Brother's

Date: 06-06-22

Applicant Name: Brandon Kublanow \_\_\_\_\_

Company Name (if applicable): Track West Partners

Address: 445 Bishop St NW Atlanta, GA 30318

Phone Number: (770) 359-9636 \_\_\_\_\_

Address of Property Change: XXXX West Main Street Locust, NC 28097

Present Zoning District: HC (CD) \_\_\_\_\_

Requested Zoning District: HC (CD)

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.

✓# 6-8-2022  
5045  
500.00



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.

Wed 7/13/2022 9:38 AM

Morgan, Marc P <mmorgan@ncdot.gov>

RE: [External] RE: CUP Submittal

Michael Corcoran - civilogistix

You replied to this message on 7/13/2022 1:16 PM.

Sorry for the delay, I was out of the office yesterday when you sent the update. Yes this looks acceptable from the planning stage. We will get into the weeds of the design when permits are applied for.

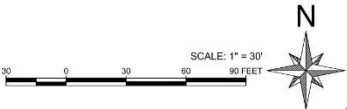
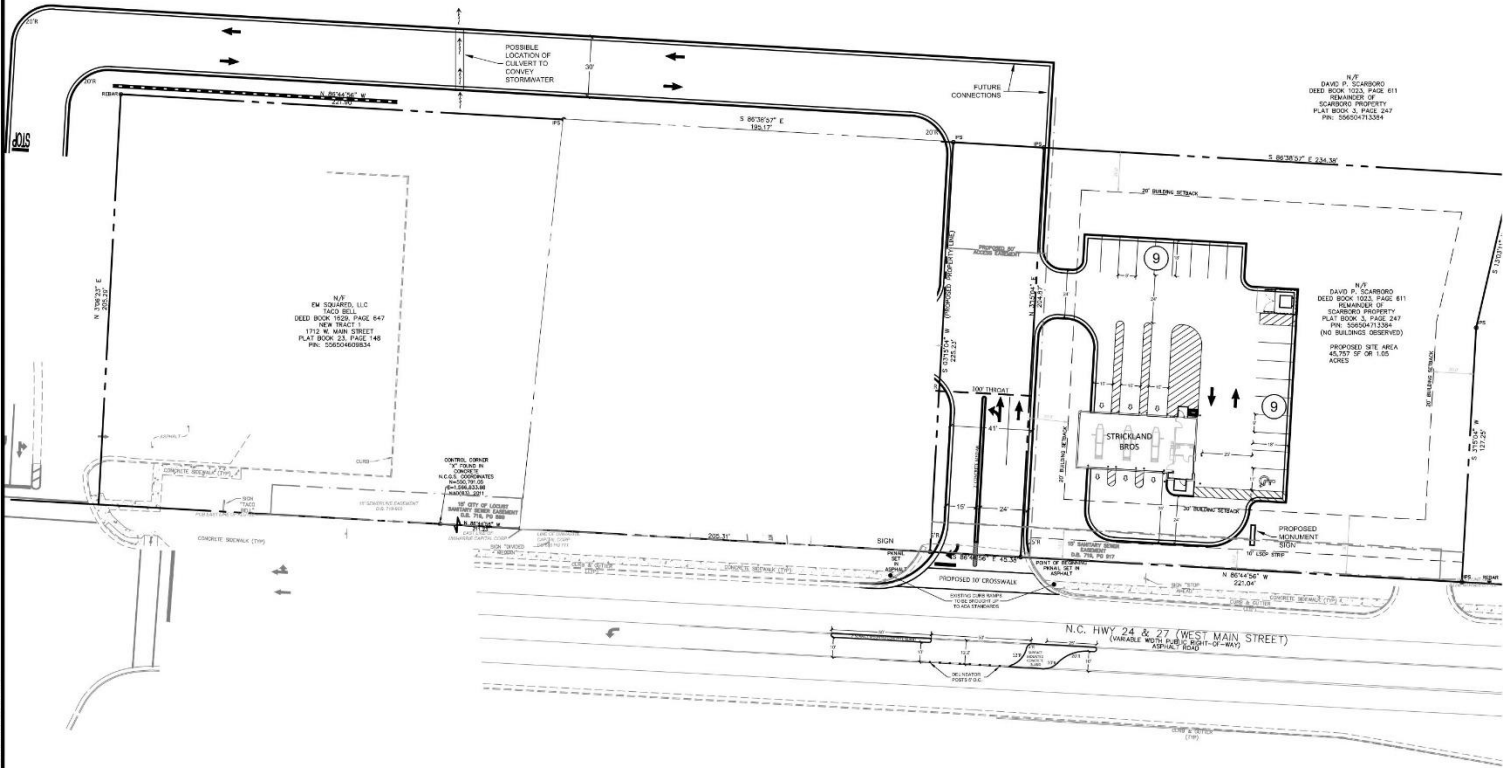
Thank You

Michael

Exhibit 3



VICINITY MAP



civilogistix

500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076  
(404) 594-4403 - civilogistix.com

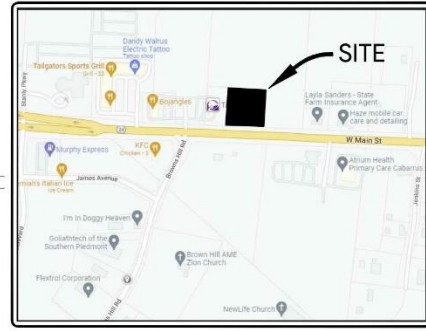
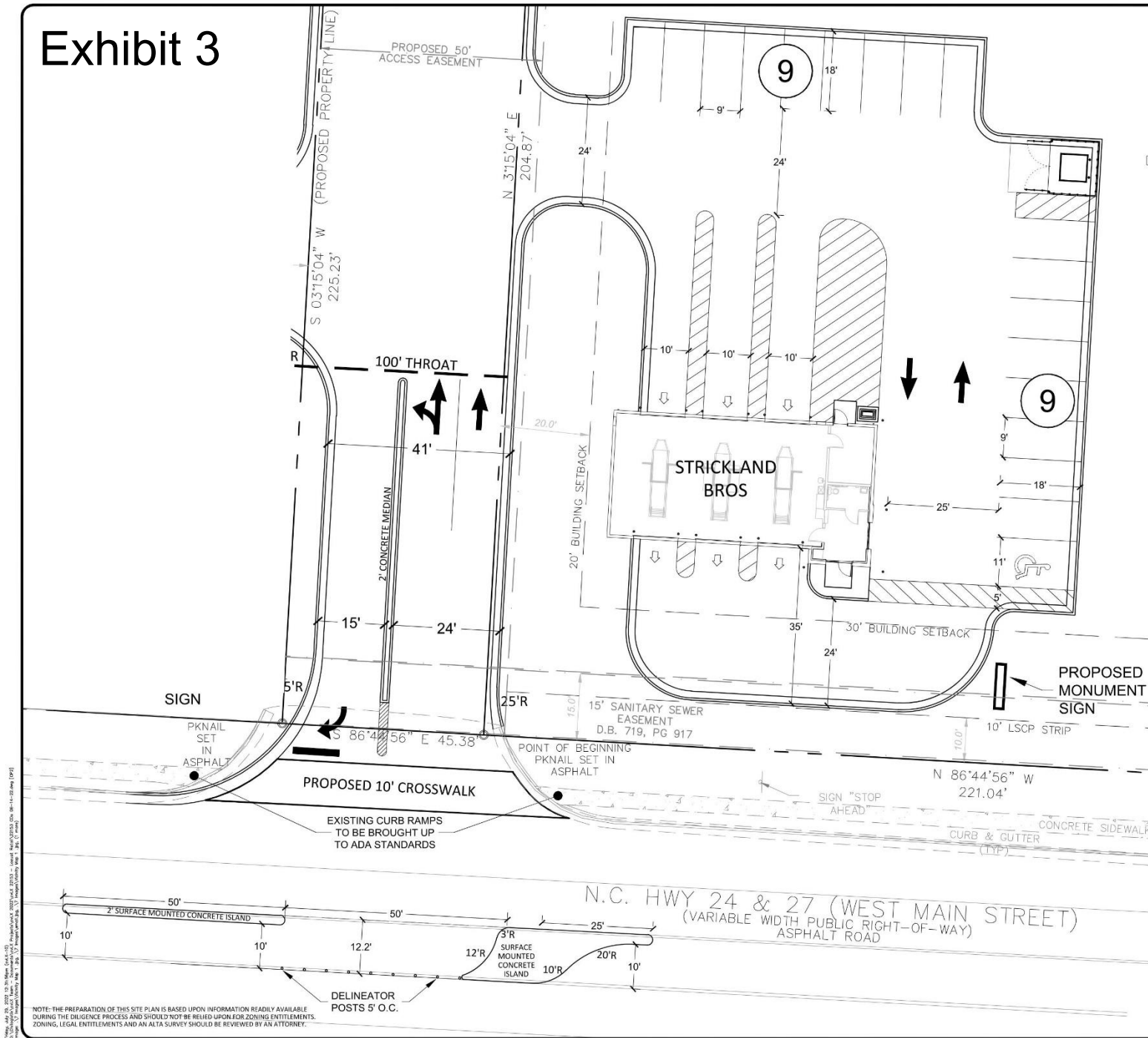
PRELIMINARY SITE PLAN  
LOCUST STRICKLAND BROS  
WEST MAIN ST  
LOCUST, NC 28097

CP2  
22153  
AUGUST 11, 2022  
REVISIONS

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



# Exhibit 3



VICINITY MAP



**civilogistix**  
500 SUN VALLEY DRIVE, STE H3, ROCKWELL, GA 30076  
(404) 594-4403 - civilogistix.com

PRELIMINARY SITE PLAN  
LOCUST STRICKLAND BROS  
WEST MAIN ST  
LOCUST, NC 28097

CP2

22153

AUGUST 11, 2022

REVISIONS

EXTERIOR MATERIALS SCHEDULE AND IMAGES



BLUE COLOR



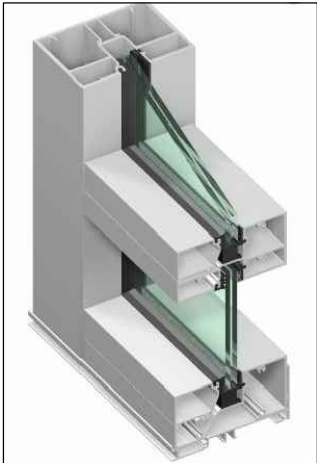
LIGHT GRAY COLOR



MEDIUM GRAY COLOR



CORRUGATED METAL ROOFING

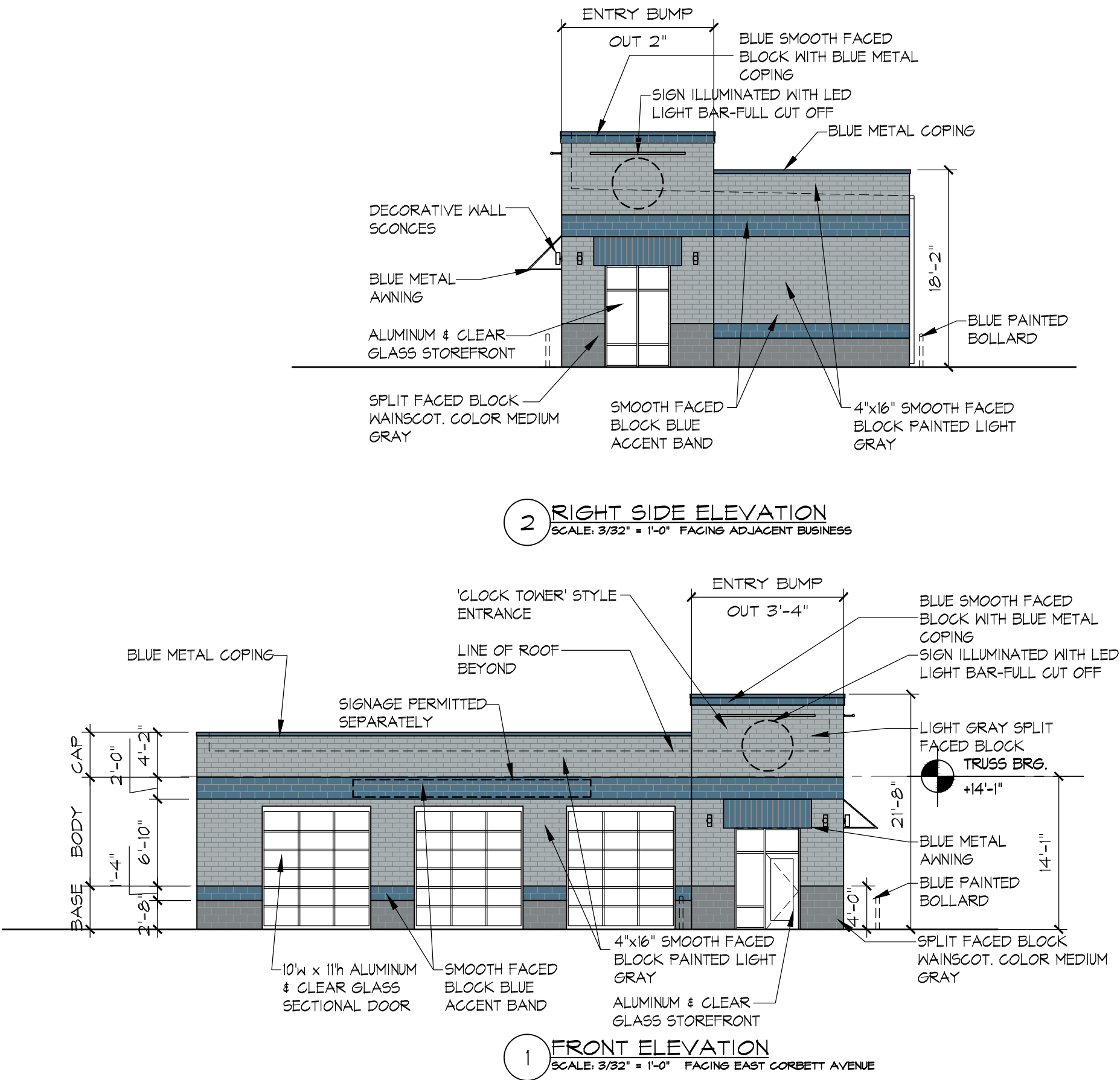


CLEAR ANODIZED ALUMINUM



SECTIONAL DOOR

Exhibit 4



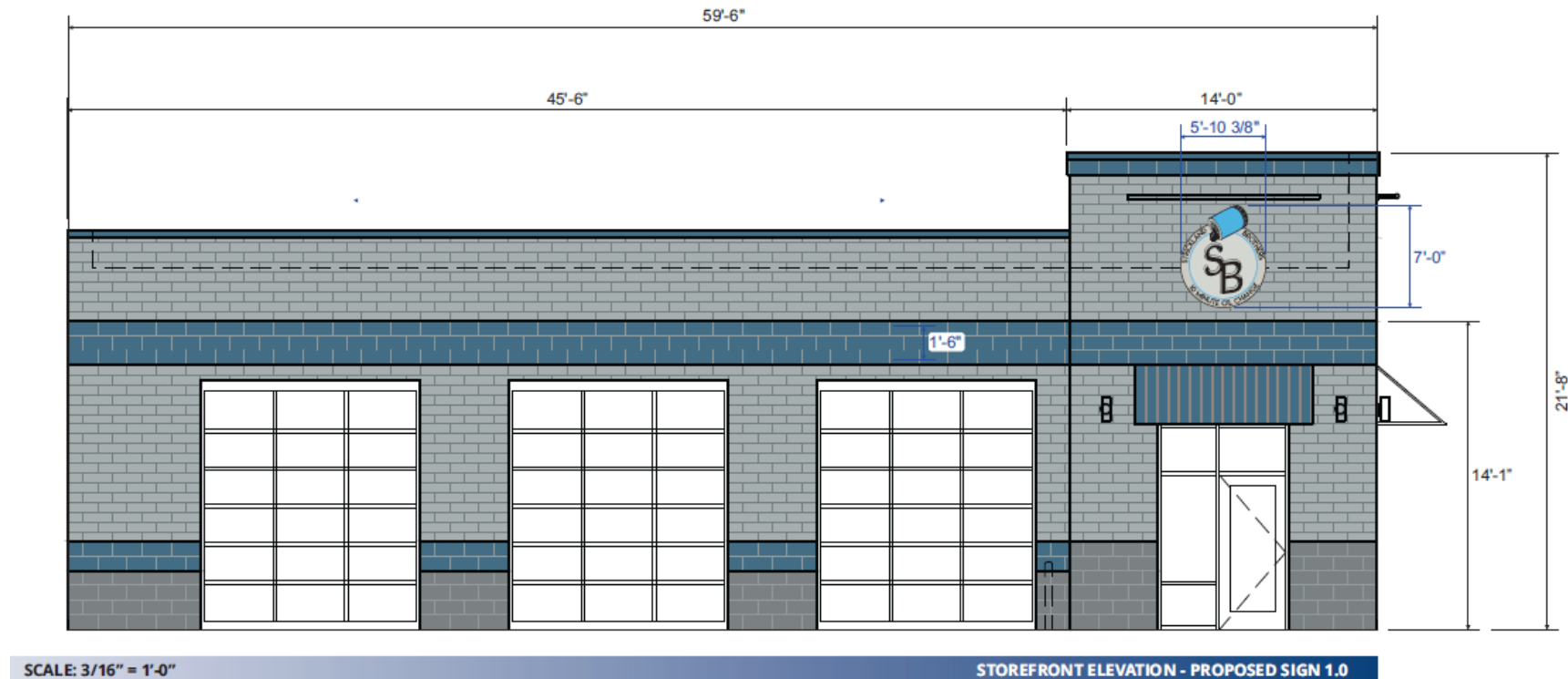


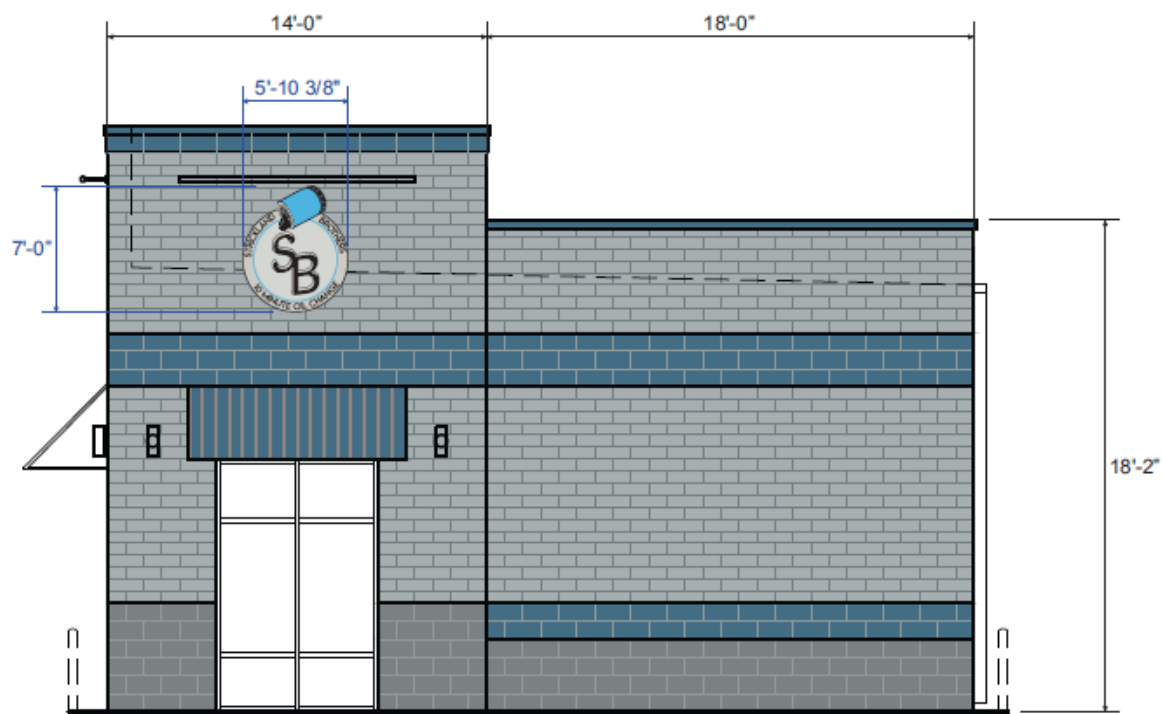
# The Locust location

1,740 sq/ft in size

Max height of 22 ft

Three service bays inside

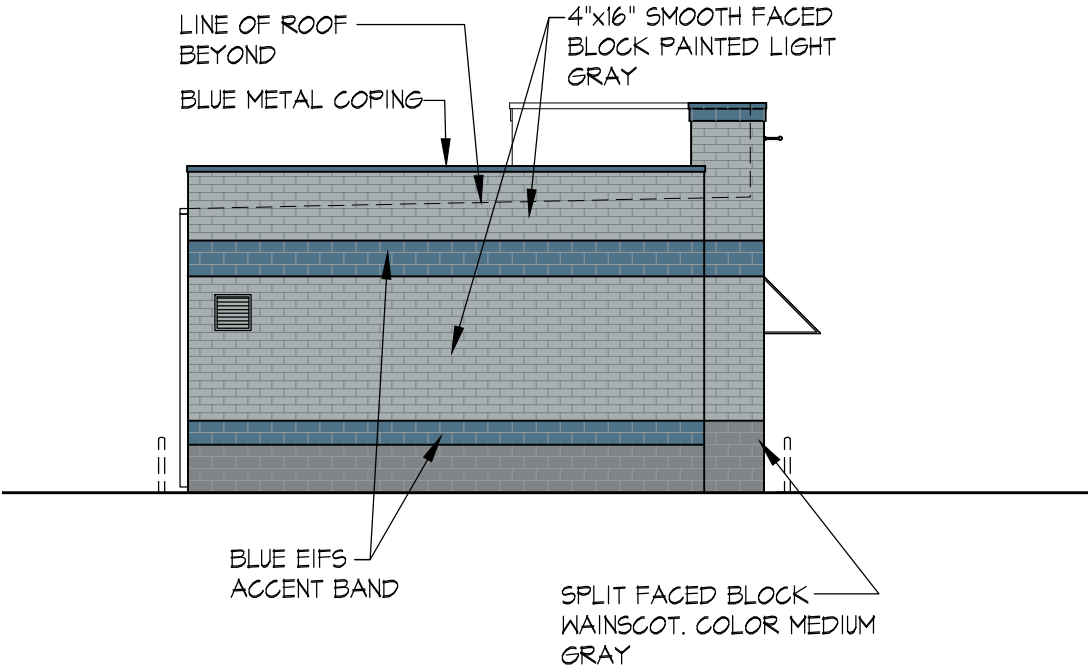




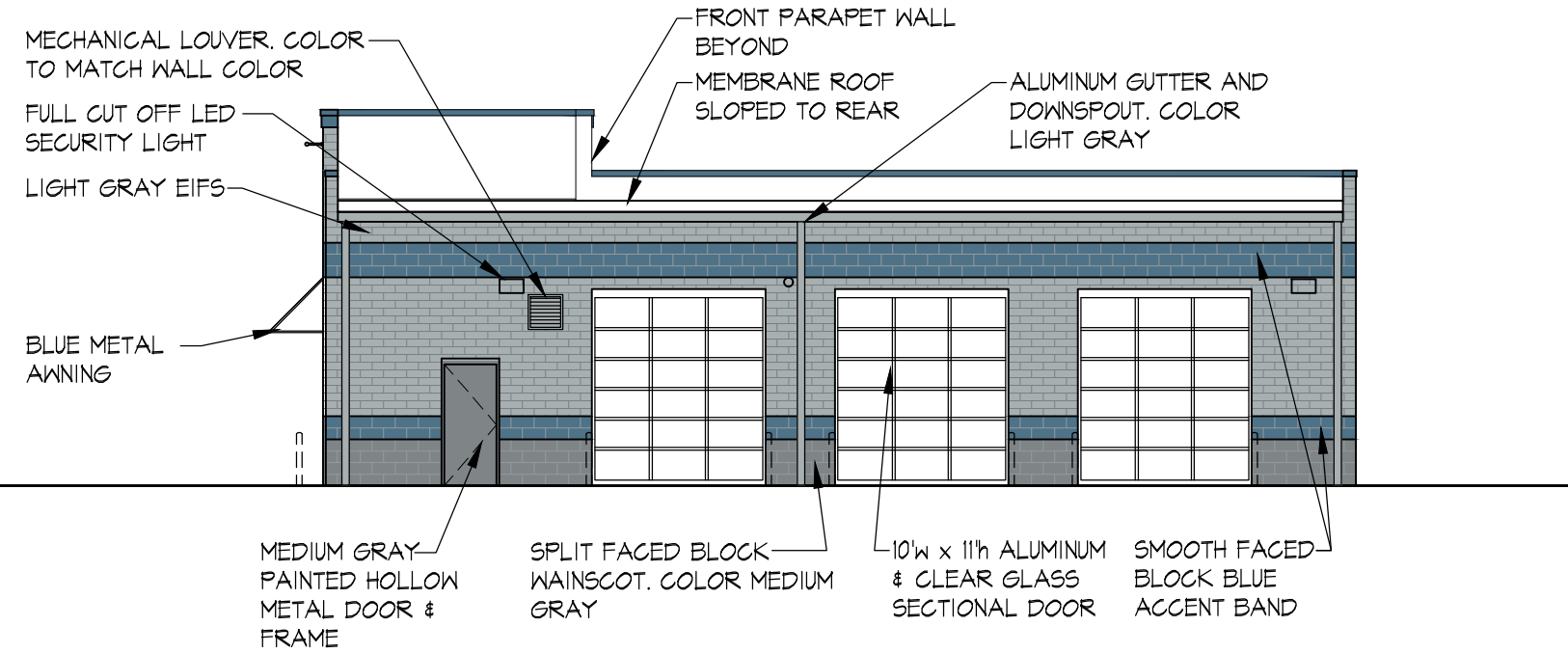
SCALE: 3/16" = 1'-0"

RIGHT ELEVATION - PROPOSED SIGN 2.0

EXTERIOR MATERIALS SCHEDULE AND IMAGES ON PAGE 1






2 LEFT SIDE ELEVATION  
SCALE: 3/32" = 1'-0" FACING CATALINA COURT



1 REAR ELEVATION  
SCALE: 3/32" = 1'-0" FACING ADJACENT RESIDENTIAL



# SUMMARY OF SIGNAGE

SIGN	GRAPHIC	DESCRIPTION	SQ FT
1.0		- NON-ILLUMINATED CABINET - (1) ONE REQUIRED FOR FRONT ELEVATION - 2" DEEP	41.06
2.0		- NON-ILLUMINATED CABINET - (1) ONE REQUIRED FOR RIGHT ELEVATION - 2" DEEP	41.06
3.0		- FABRICATED DOUBLE SIDED MONUMENT - ILLUMINATED CABINET - (1) ONE REQUIRED FOR ROADSIDE LOCATION	32.00

## CODE INFO

### WALL

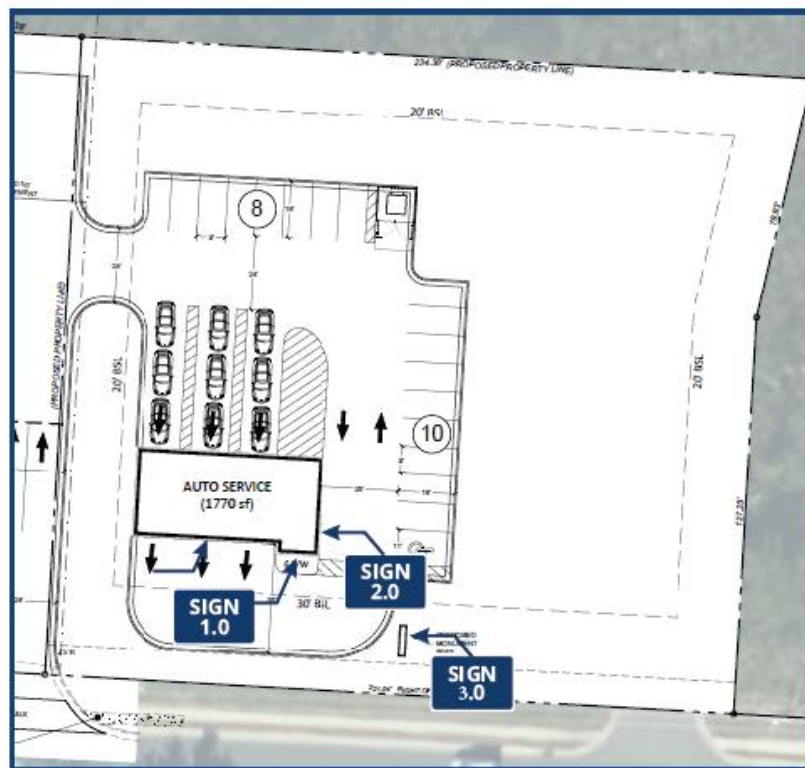
10% OF WALL AREA FOR ANY WALL FRONTING A STREET, UP TO A MAXIMUM OF 128SF

### GROUND SIGNS

MAX 1 PER STREET FRONT

MAX AREA 32SF

MAX HEIGHT 8FT



SITE MAP

NOT TO SCALE



TBD W MAIN ST  
LOCUST, MO 28097

DRAWING NO.  
E043257

DATE OF  
LAST CHANGE:  
08/04/22

SITE/  
SUM

REVISION NO.  
=

**APPROVALS** THIS DRAWING SUPERCEDES ALL OTHER DOCUMENTS PROVIDED CONCERNING THE FABRICATION AND INSTALLATION OF THIS DESIGN. A SIGNATURE ANYWHERE ON THE DRAWING WILL BE TAKEN AS APPROVAL OF THE DESIGN AND SPECIFICATIONS AS NOTED.

CLIENT APPROVED SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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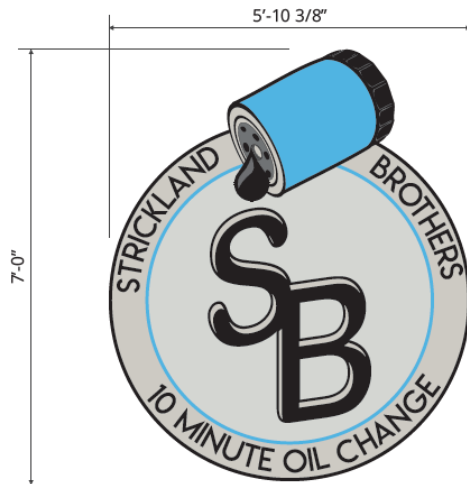
CONSULTANT:  
ANDY WASSERSTROM  
PROJECT MANAGER:  
J. CINDRIC  
DESIGNER:  
G. SEE

FILE LOC:  
CURRENT PROJECTS\BOLAND -  
Franklin\LOCUST.NE\11 Production Files

**ASG**  
ADVANCE SIGN GROUP

800.861.8006  
ADVANCESIGNGROUP.COM





#### NON-ILLUMINATED FABRICATED CABINET

(2) TWO REQUIRED FOR FRONT AND RIGHT ELEVATION TOWER

SCALE 1/2" = 1'-0"

41.06 SQUARE FEET

#### SIGN DETAILS

- 1 .090 ALUMINUM FACE, PAINTED SATIN WHITE
- 2 .063 ALUMINUM RETURNS, 2" DEEP, WELDED TO FACE, PAINTED SATIN WHITE
- 3 SELF-TAPPING SCREWS, PAINTED SATIN WHITE
- 4 1" ALUMINUM WALL CLIP WITH WALL ANCHOR (MOUNTED WITH TAPCONS)
- 5 FIRST SURFACE DIGITAL PRINT WITH UV OVERLAMINATE, APPLIED TO FACE
- 6 WALL CONSTRUCTION IS CONCRETE BLOCK



PMS 298 C  
EXACT VINYL 3630-057 OLYMPIC BLUE



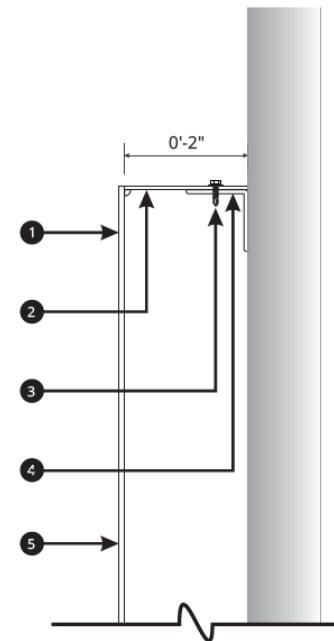
PMS 427 C  
EXACT VINYL COLOR TBD



PMS 420 C  
EXACT VINYL COLOR TBD



PMS COOL GRAY 10 C  
EXACT VINYL COLOR TBD



#### SIGN SECTION DETAIL

SCALE: 6" = 1'-0"



TBD W MAIN ST  
LOCUST, MO 28097

DRAWING NO.  
**E043257**

DATE OF  
LAST CHANGE:  
**08/04/22**

SIGN NO.  
**1.0\2.0**

REVISION NO.  
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DATE: \_\_\_\_\_

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CONSULTANT:  
ANDY WASSERSTROM  
PROJECT MANAGER:  
J. CINDRIC  
DESIGNER:  
G. SEE

FILE LOC:  
CURRENT PROJECTS\STRICKLAND -  
Franchise\LOCUST NC\11 Production Files\

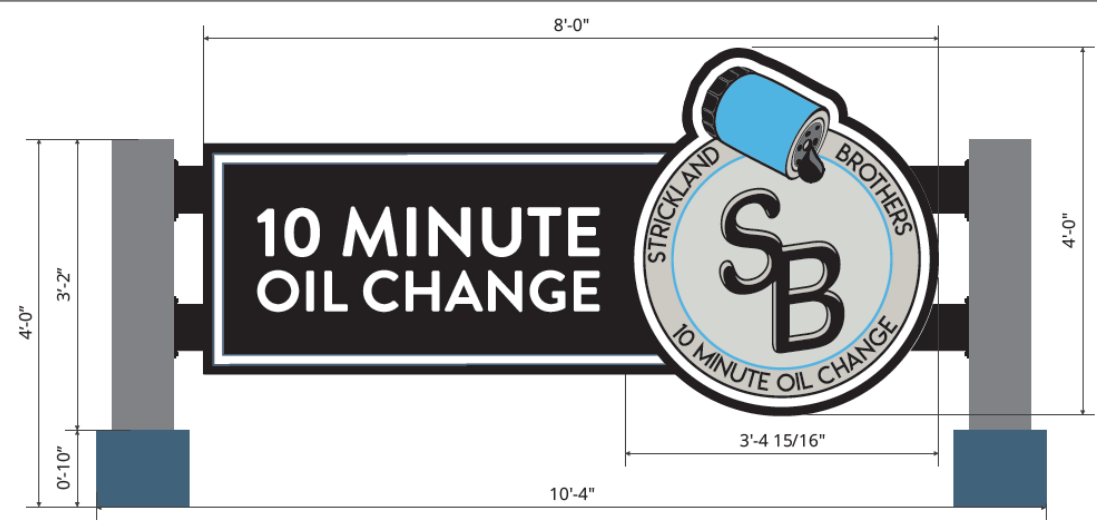
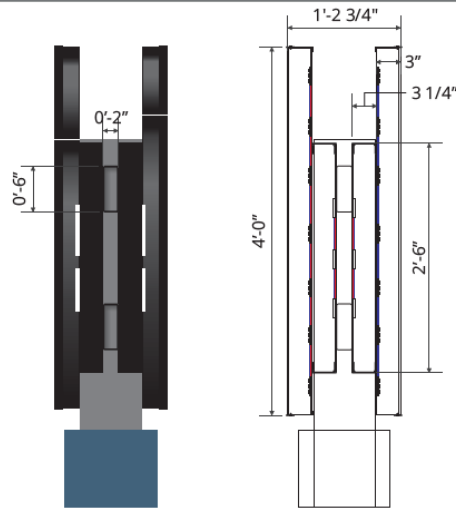


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- PMS 298 C  
EXACT VINYL COLOR TBD
- PMS 427 C  
EXACT VINYL COLOR TBD
- PMS 420 C  
EXACT VINYL COLOR TBD
- PMS COOL GRAY 10 C  
EXACT VINYL COLOR TBD
- SW 9149 INKY BLUE  
PMS 5405 C  
SHADOW BLUE 7725-177



**ILLUMINATED MONUMENT SIGN**  
(1) ONE REQUIRED FOR ROADSIDE LOCATION

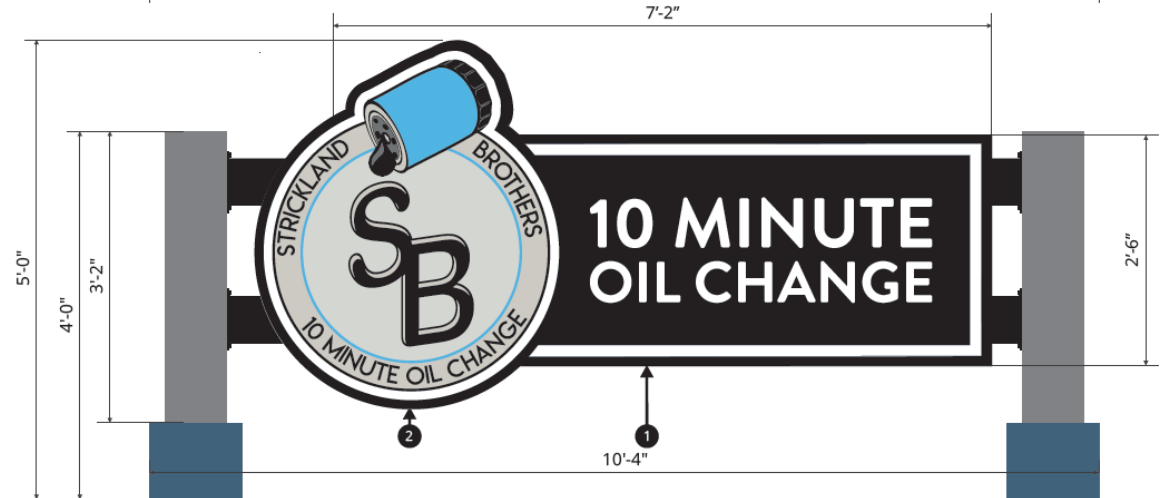
**SCALE 3/4" = 1'-0"**  
32.00 SQUARE FEET

#### SIGN DETAILS

- (2) TWO INTERNALLY ILLUMINATED SINGLE-SIDED FABRICATED CABINETS, PAINTED BLACK WITH COPEDED LETTERING "10 MINUTE OIL CHANGE" W/ 3/16" POLYCARB BACKER PANEL.
- (2) TWO INTERNALLY ILLUMINATED SINGLE-SIDED CHANNEL CABINET LOGOS, RETURNS AND RETAINERS PANTED BLACK, FLAT POLY CARBONATE FACE WITH PRINTED GRAPHICS
- MOUNTED TO SQUARE TUBE UPRIGHTS, PAINTED GRAY, HORIZONTAL ARMS OF 2" X 6" RECTANGULAR ALUMINUM TUBE, PAINTED BLACK
- DIRECT BURIAL FOUNDATION

#### FIELD SURVEY REQUIRED

All dimensions are estimated and subject to change upon confirmation of field conditions.



**INSTALLATION NOTES 1:** USE NON-CORROSIVE HARDWARE AND SEAL ALL EXTERIOR FACADE PENETRATIONS WATERTIGHT.

**INSTALLATION NOTES 2:** GC TO PROVIDE ADEQUATE WOOD OR METAL BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.

**INSTALLATION NOTES 3:** ONE DEDICATED (1) 120VAC CIRCUIT BY OTHERS REQUIRED WITHIN 5' OF CENTER OF SIGN. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE CODES. THIS INCLUDES PROPER GROUNDING AND BONDING.



TBD W MAIN ST  
LOCUST, MO 28097

**DRAWING NO.**  
E043257

**DATE OF LAST CHANGE:**  
08/04/22

**SIGN NO.**  
3.0

**REVISION NO.**  
-

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**CONSULTANT:**  
ANDY WASSERSTROM  
**PROJECT MANAGER:**  
J. CINDRIC  
**DESIGNER:**  
G. SEE

**FILE LOC:**  
CURRENT PROJECTS\STRICKLAND - Franchise\LOCUST MO\11 Production Files\

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