

City of Locust

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

MEMORANDUM

Date: June 6, 2022
From: Cesar Correa, City Administrator
To: Mayor & City Council
Subject: Zoning Amendment (Conditional) – Stanly County PIN#: 557603411947

BACKGROUND & PETITION INFORMATION

On April 18, 2022 the City of Locust received an application for a Conditional Zoning Amendment (Exhibit #1) for the property shown on the attached zoning map (Exhibit 2). The specifics of the rezoning application are as follows:

Applicant: Jerry Robusto

Owner Information: Tuscano Homes, Inc.

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 *Multi-family Dwellings – 3 or more dwelling units* is a conditional use in the Highway Commercial District.

Parcel ID Numbers: Stanly County PIN#: 557603411947

Area in Acres: The parcel is 0.66 acres.

Site Description: This property is located on the southwest corner of the intersection of N. Central and Bethel Church Rd.

Adjacent Land Use: Commercial and General Residential.

Surrounding Zoning: The property is surrounded by Highway Commercial to the north (Sunoco gas station), east and south. And residential to the west.

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 residential uses.

SITE SPECIFIC CONDITIONS

Applicant agrees to provide the following:

1. All units to share 1 (one) driveway located off Meadow Creek Church Rd.

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.

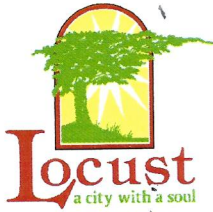
Notice of the meeting and this agenda item have been publicized, letters have been mailed to all adjacent property owners within 500ft of the subject property, and a zoning hearing sign has been posted on the property.

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: _____

Date: April 18, 2022

Applicant Name: Jerry Robusto

Company Name (if applicable) Tuscano Homes, Inc

Address: 171 Abbington Place, Locust NC 28097

Phone Number: 980-721-7507

Address of Property Change: 821 North Central Avenue, Locust NC 28097

Present Zoning District: Highway Commercial

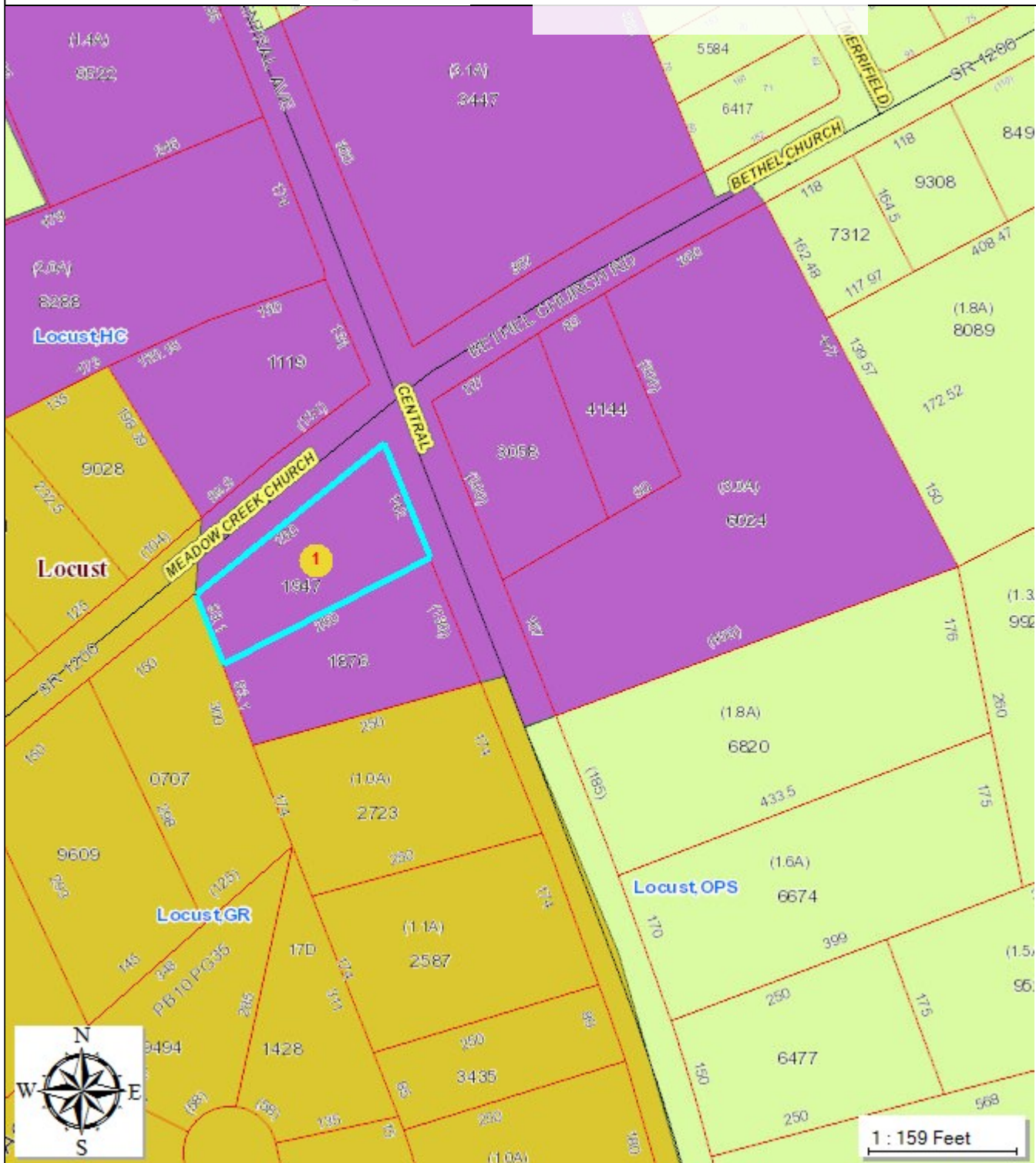
Requested Zoning District: Highway Commercial Conditional

Applicant Signature: _____

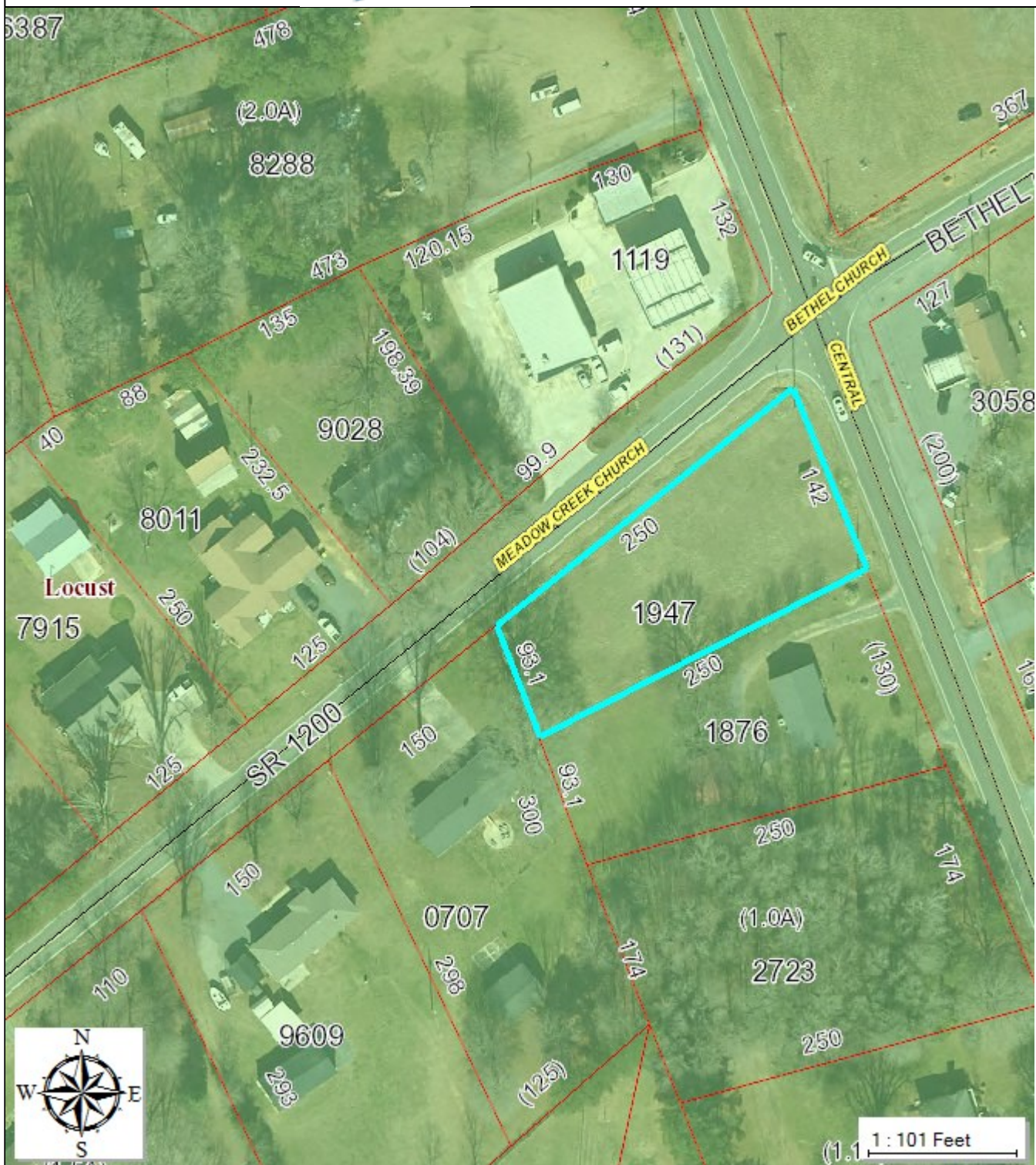
The following information is required with the application:

- (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.



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Exhibit 3

Location Map
(Not To Scale)

Surveyed by: Flowe and Son Land Surveying;
11316 Brief Road
Charlotte, N.C.
28227
(704) 309-6130
Email: gsflowe@gmail.com

Sarah Davis Huneycutt
D.B. 797 / 185
960 Hilltop Road
Oakboro, N.C. 28129
Locust HC Zoning
(Residential Use)

Carolina Oil Co.
D.B. 299 / 630
PO Box 5010
Concord, N.C. 28027
Locust HC Zoning
(Commercial Use)

B & M Lee Oil Co. Inc.
D.B. 1110 / 1
PO Box 67
Ansonville, N.C. 28007
Locust HC Zoning
(Gas Station)

(Commercial Use)

U.S. Hwy. 200
(North Central Avenue)

821 N. Central Avenue

Stanly County
Locust, N.C.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

Town of Locust Comments addressed: June 20, 2022
NCDOT Comments addressed: May 20, 2022
April 15, 2022

Marty Robert Carroll
and wife,
Marilyn G. Hobson
D.B. 1681 / 528
819 N. Central Avenue
Locust, N.C. 28097
Locust HC Zoning
(Residential USe)

Tax Parcel: 5576-0341-1947

E.C. = 1' : 10,000' +

Deed Ref: 1620 / 440

Site Plan
For

Ronnie V. Barbee
D.B. 380 / 874
1670 Meadow Creek Church Road
Locust, N.C. 28097
Locust GR Zoning
(Residential Use)

N 561871.067
E 1574045.729
N.C. Grid Coord
NAD 83/2011

Owners: Edwin T. Shimpock
and wife, Sharon Lynn Shimpock
441 Lindsey Lane
Oakboro, N.C. 28129

Drawing No. 124-22

Category	Number of Occurrences
none	20
small	10
medium	10
big	10
very big	40

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1 inch = 20 ft.

Location Map
(Not To Scale)



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960 Hilltop Road
Oakboro, N.C. 28129
Locust HC Zoning
(Residential Use)



N.C. Grid North
by GPS observation
of the N.C. VRS

B & M Lee Oil Co. Inc.
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PO Box 67
Ansonville, N.C. 28007
Locust HC Zoning
(Gas Station)

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PO Box 5010
Concord, N.C. 28027
Locust HC Zoning
(Commercial Use)




Meadow Creek Church Road
Public R/W
SR # 1200

N.C. Hwy 200
(North Central Avenue)
60' Public R/W

Culvert to be added
and sized to meet
drainage specs.

Trash Can Pad

0.663 Acres
Locust HC Zoning
(Vacant Property)

Bashes 
Bashes 
Trees 

Ronnie V. Barbee
D.B. 380 / 874
1670 Meadow Creek Church Road
Locust, N.C. 28097
Locust GR Zoning
(Residential Use)

N 56.1871 06.7
E 157.4045 72.9
N.C. Grid Coordinates
NAD 83/2011

Marty Robert Carroll
and wife,
Marilyn G. Hobson
D.B. 1681 / 528
819 N. Central Avenue
Locust, N.C. 28097
Locust HC Zoning
(Residential Use)

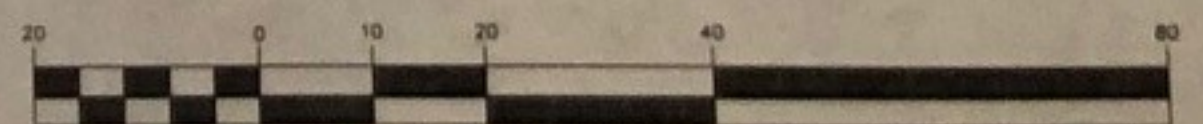
Tax Parcel: 5576-0341-1947
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Deed Ref: 1620 / 440

Site Plan
For

821 N. Central Avenue

Stanly County
Locust, N.C.

GRAPHIC SCALE

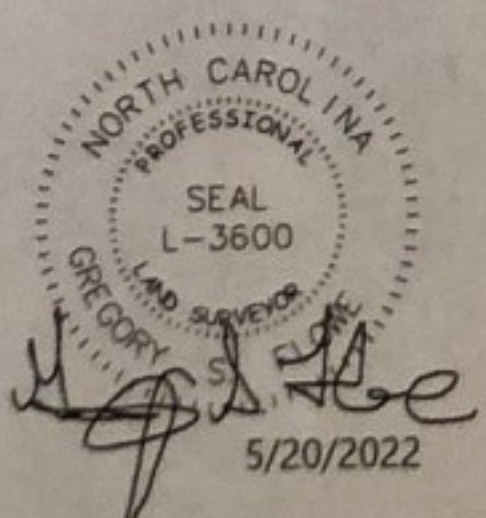


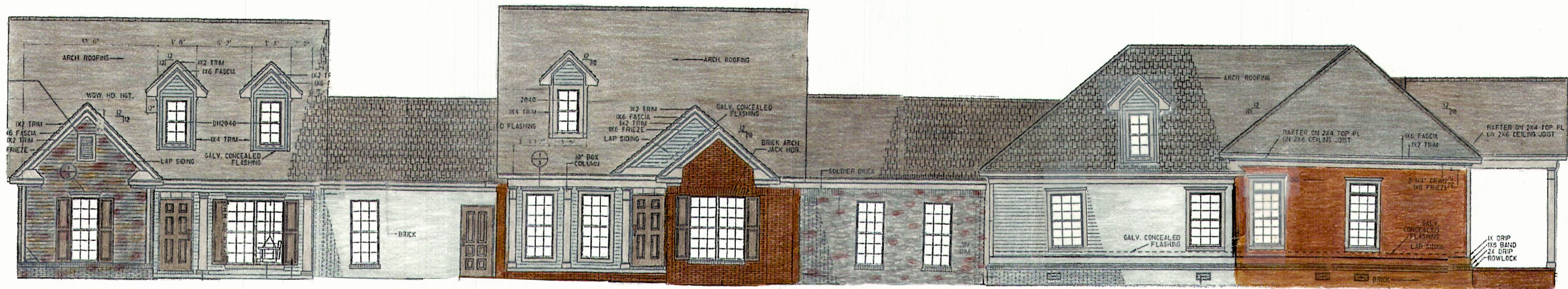
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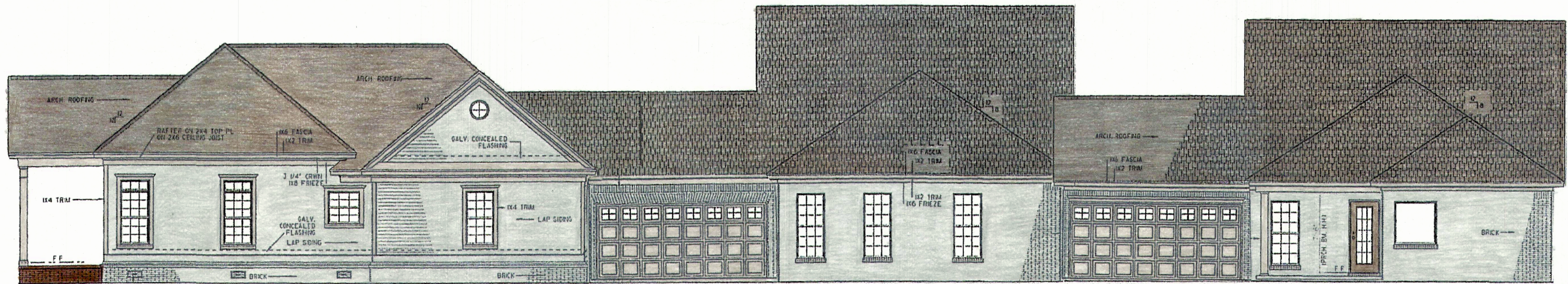
Drawing No. 124-22

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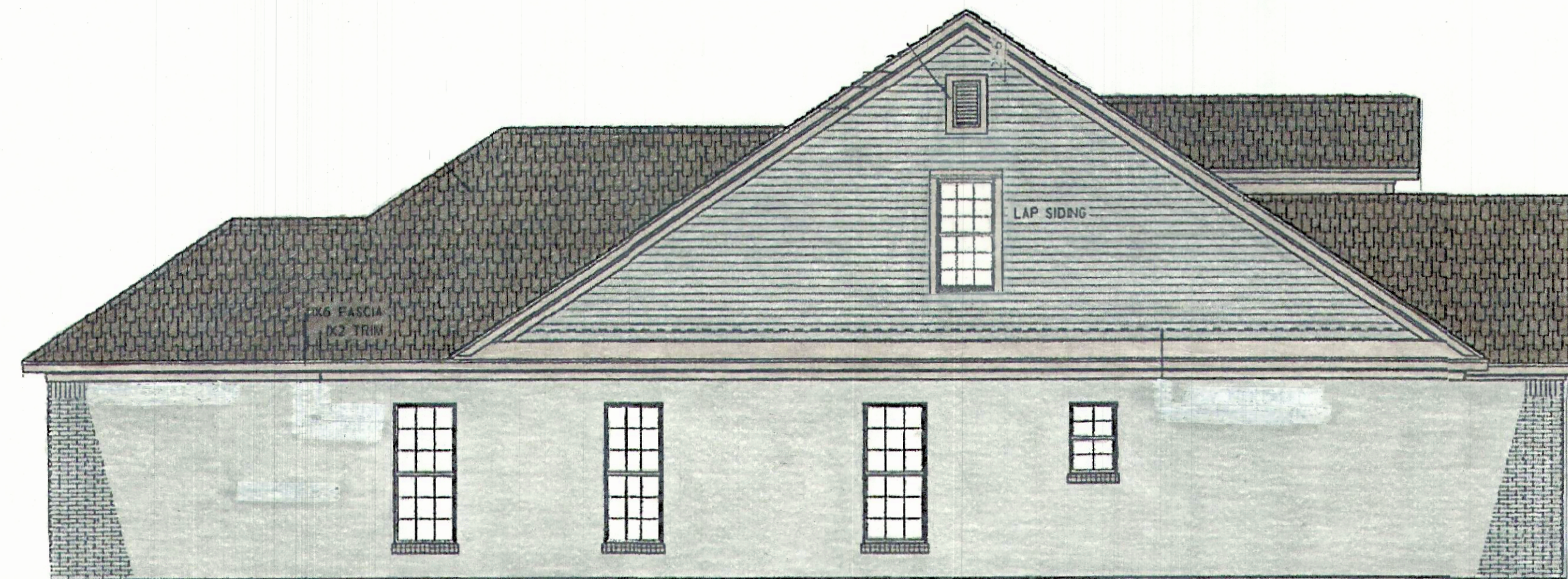


Front Elevation

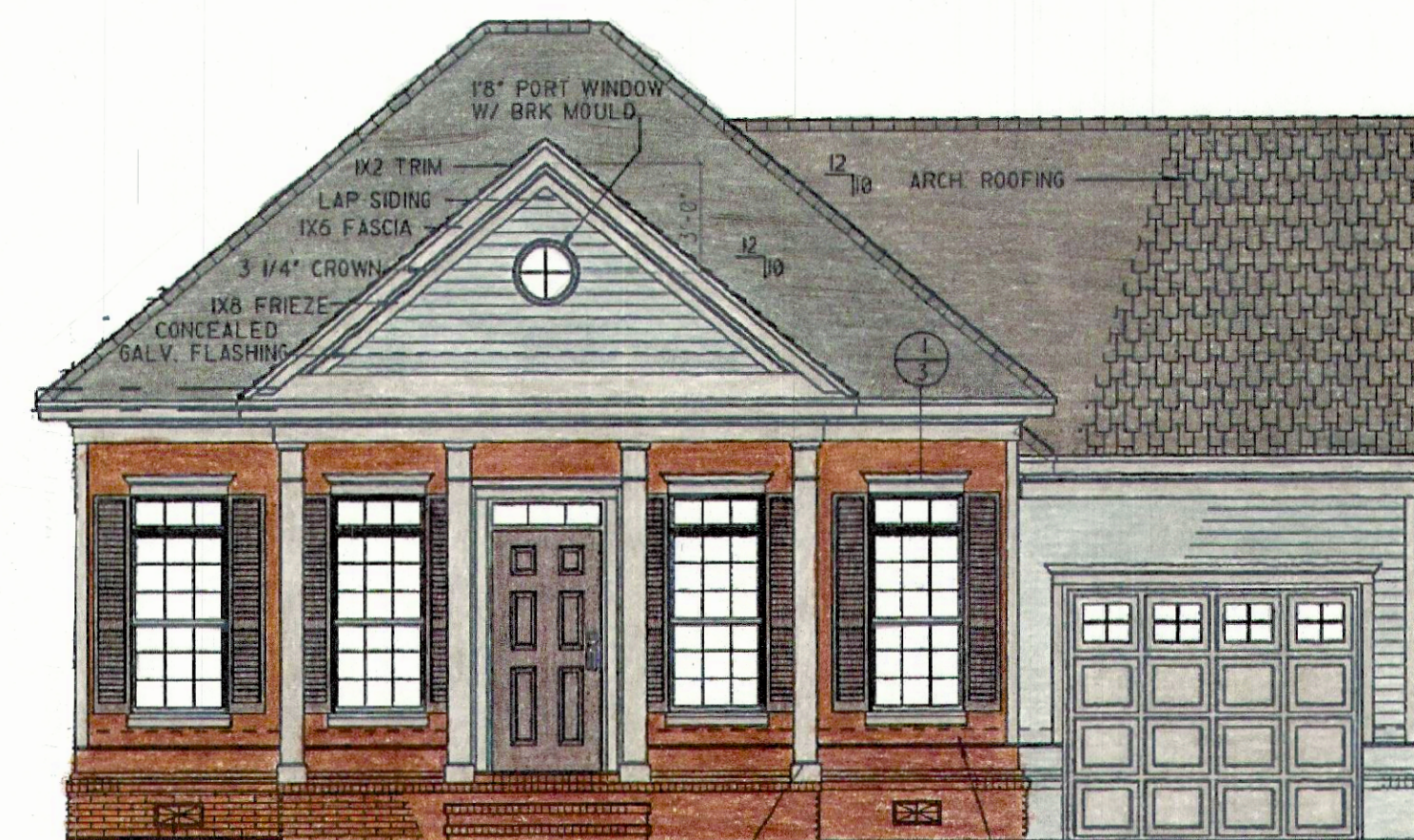


Rear Elevation

Tuscano Homes Villas



Left Elevation



Right Elevation

Tuscano Homes Villas