

City of Locust

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

MEMORANDUM

Date: February 13, 2023
From: Cesar Correa, City Administrator
To: Mayor & City Council
Subject: Zoning Amendment (Conditional) – Stanly County PIN#: 557504821726

BACKGROUND & PETITION INFORMATION

On February 8, 2023 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). This is a resubmission following an error in survey, which resulted in new property configuration and new changes to the site plan. The specifics of the rezoning application are as follows:

Applicant: Rebecca Thompson

Owner Information: Ranger Properties LLC

Existing Zoning: Highway Commercial - Conditional (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 *Pet Care Services – Kennels Only* is a conditional use in the Highway Commercial District.

Parcel ID Numbers: Stanly County PIN#: 557504821726

Area in Acres: The parcel is approximately 1.08 acres.

Site Description: This property is currently vacant.

Adjacent Land Use: Commercial uses to the north and south. Vacant commercial property to the west. Residential to the east.

Surrounding Zoning: The property is surrounded by Highway Commercial to the north, south and west. Property to the east is outside of Locust city limits, but within our ETJs and zoned Open Space.

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 - Conditional. The project was originally approved by Locust City Council on September 8, 2022. 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. Establishment to follow the proposed site plan, signage and elevations.
2. Establishment to use a fence for the dog play area.

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 February 23, 2023, 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, signage, and proposed elevations, to be consistent with the 2014 Land Use Plan.



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Application for Conditional Zoning Change

Date: 2-08-2023

Applicant Name: Rebecca Thompson

Company Name (if applicable) Bogle Firm Architecture- Pete Bogle

Address: 110 N. Main St. Salisbury NC 28144

Phone Number: 704-638-2015

Address of Property Change: 112 South Beverly Drive

Present Zoning District: Highway Commercial- Conditional District

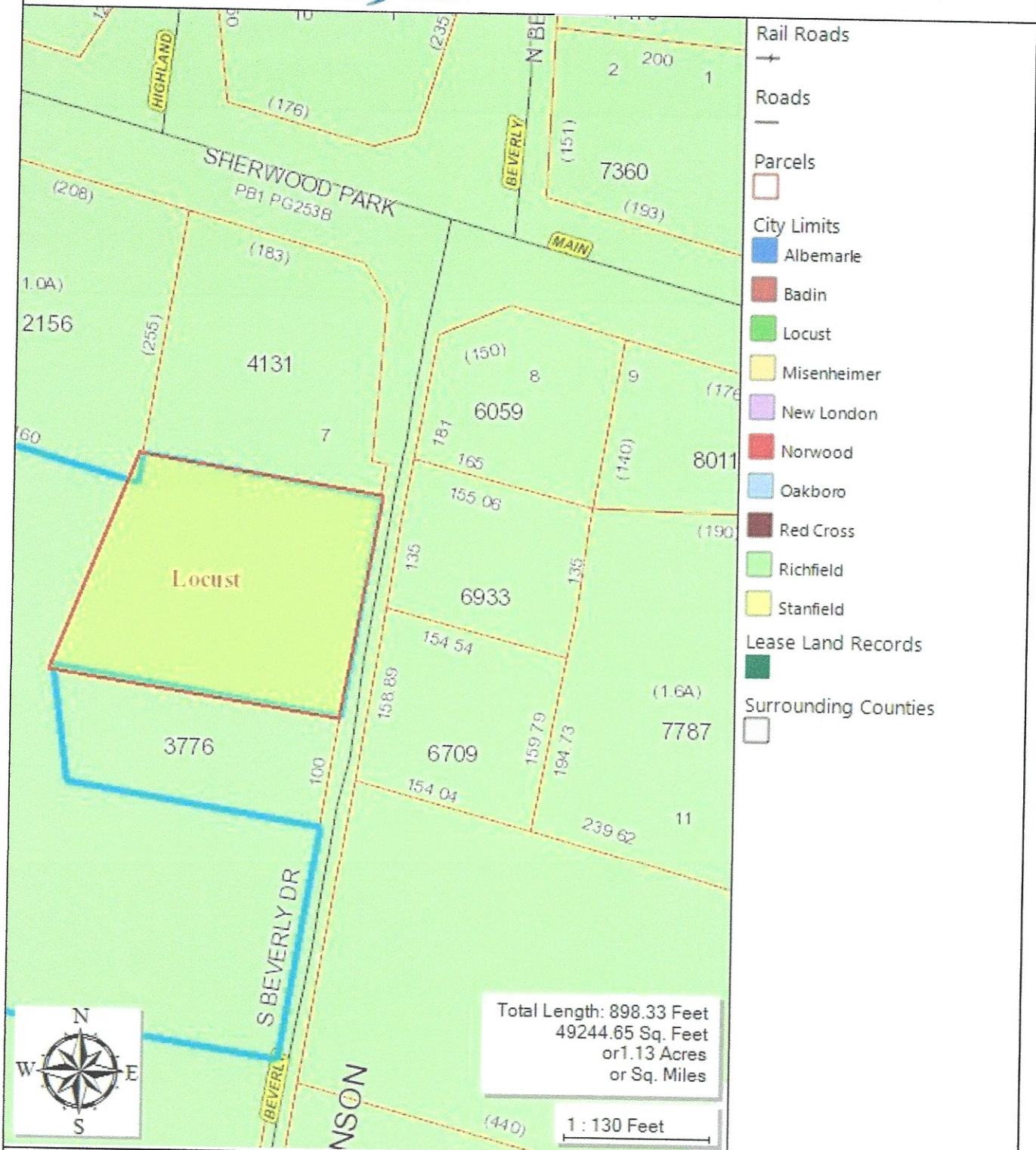
Requested Zoning District: No Change

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.
- (3) Color renderings of the exterior.
- (4) Comprehensive landscape plan
- (5) All proposed signage (monument and/or building mounted)
- (6) A fee of \$500 (non- refundable) must accompany this application.

Exhibit 2



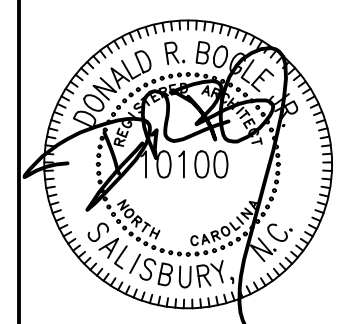
This map is prepared for the inventory of Real Property found within this jurisdiction, and is compiled from recorded deeds, plats and other public records and data. Users of the map are hereby notified that the aforementioned public primary information sources should be consulted for verification of 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.

SITE PLAN

1 REV. 04.11.2023

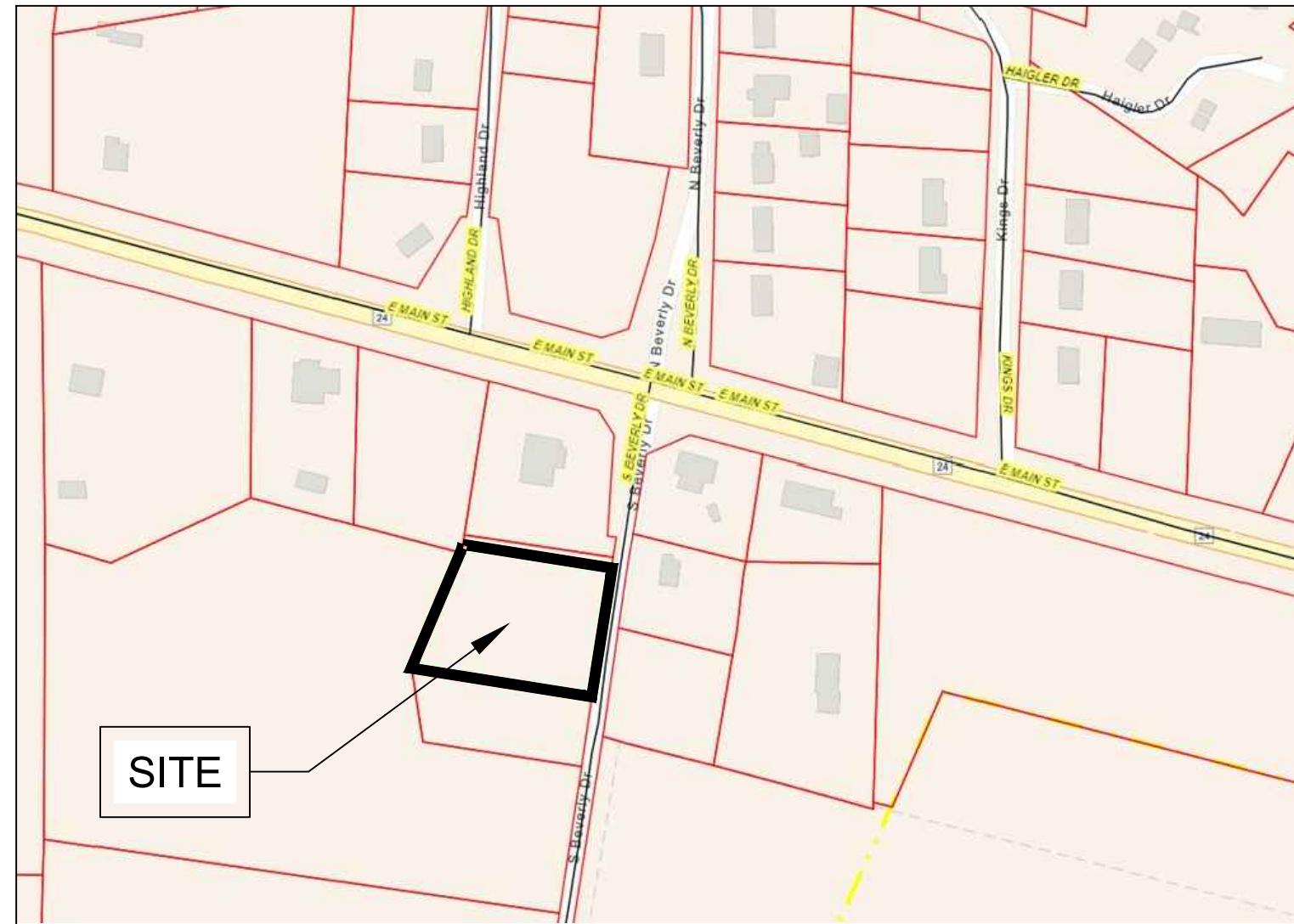
RILEY'S RETREAT DOG CARE

112 SOUTH BEVERLY DR.
LOCUST NC 28097



DRAWN BY: MNB
CHECKED BY: DRB
DATE: 03.23.2023
PROJECT #: 2302

SHEET NUMBER
A0.3
OF: 11



VICINITY MAP

SITE DATA

ZONING: HC (CD) HIGHWAY COMMERCIAL (CONDITIONAL DISTRICT)
PARCEL IDENTIFICATION NUMBER: 557504824900

TOTAL SITE AREA: 43,936 SF= 1.01 ACRES
IMPERVIOUS SURFACE AREA MAXIMUM %: N/A
IMPERVIOUS SURFACE AREA PROPOSED %: 14,894 SF=34%
PERVIOUS SURFACE AREA PROPOSED %: 29,042 SF = 66%

BUILDING SETBACKS: FRONT= 30 FT
SIDES= 20 FT
REAR= 20 FT

LANDSCAPING STRIP: FRONT= 10 FT
SIDES= 10 FT
REAR= 10 FT

BUILDING FLOOR AREA: 4,044 GSF
BUILDING HEIGHT: 1 STORY
BUILDING ACTUAL HEIGHT: 21'-5"

PARKING REQUIREMENTS
MINIMUM PARKING REQUIRED: 1 SPACE PER 500 SF
TOTAL PARKING PROVIDED: 22 SPACES
ACCESSIBLE PARKING REQUIRED: 2 SPACES
ACCESSIBLE PARKING PROVIDED: 2 SPACES
BICYCLE PARKING REQUIRED: 5% OF PARKING = 1.1 SPACES
BICYCLE PARKING PROVIDED: 2 BICYCLE SPACES

PLANTING LEGEND

SYMBOL	DESCRIPTION	QUANTITY	MIN. INSTALL HEIGHT SIZE	MAX. SPACING	PLANT TYPE
	LARGE MATURING CANOPY TREE	6	8' MIN HEIGHT, 3" CALIPER	40' MAX ON CENTER	PICKED BY OWNER
	ORNAMENTAL TREE	4	8' MIN HEIGHT	30' MAX ON CENTER	PICKED BY OWNER
	EVERGREEN SHRUB	32	3' MIN HEIGHT	12' MAX ON CENTER	PICKED BY OWNER
	GRASS	19,310SF			PICKED BY OWNER
	ARTIFICIAL TURF/GRASS	6,510 SF			PICKED BY OWNER
	MULCH	3,222 SF			PICKED BY OWNER

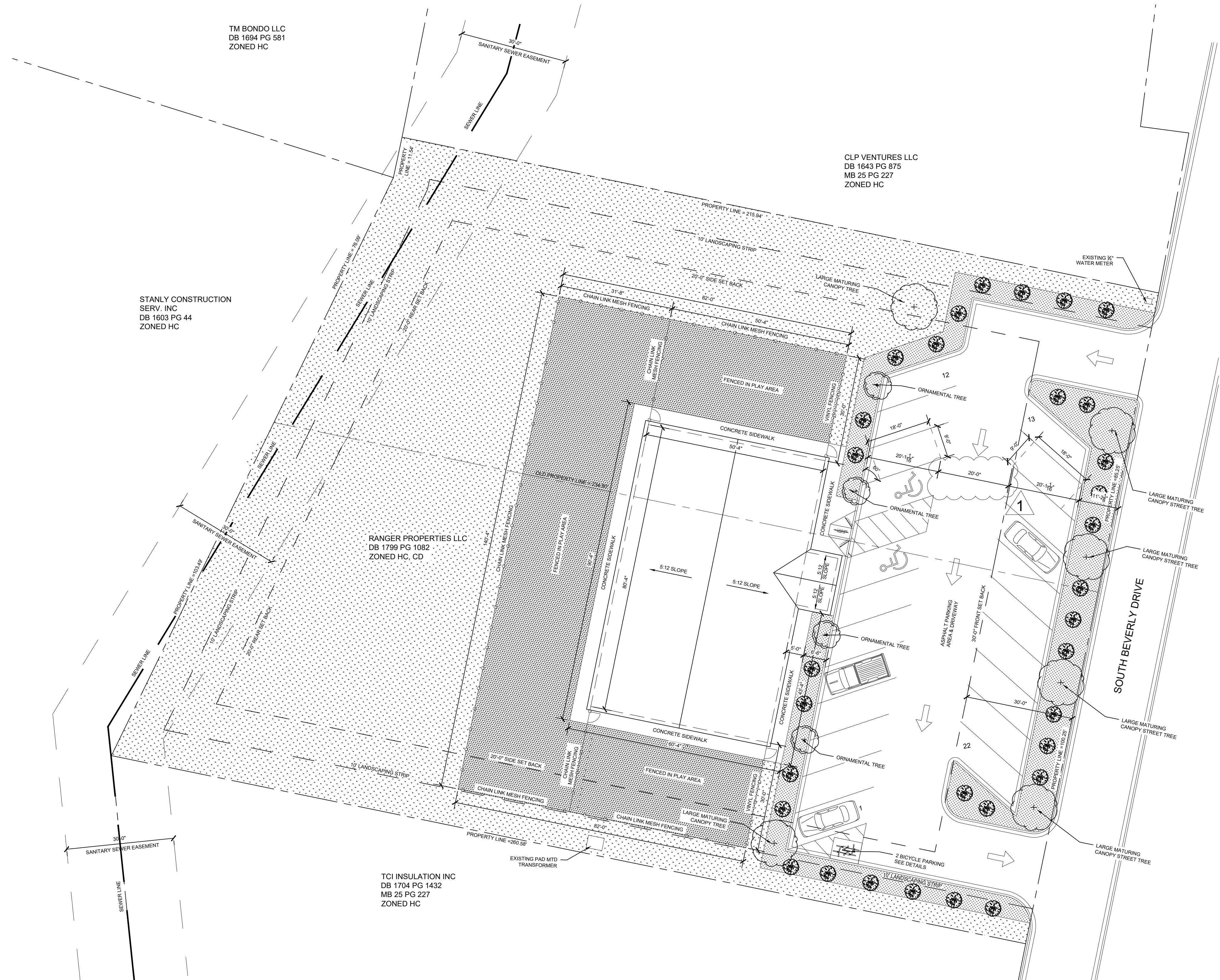


Exhibit 4

the

BOGLE

FIRM

ARCHITECTURE

110 N. MAIN ST
SUITE 200
SALISBURY, NC 28144

pete@boglefirm.com

www.boglefirm.com

704.638.2015

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY INCLUDED DETAILS MUST BE WITH THE WRITTEN CONSENT OF THE FIRM'S PRINCIPAL ARCHITECT.

A2.1-01

EAST ELEVATION

SCALE: 1/4" = 1'-0"

A2.1-02

WEST ELEVATION

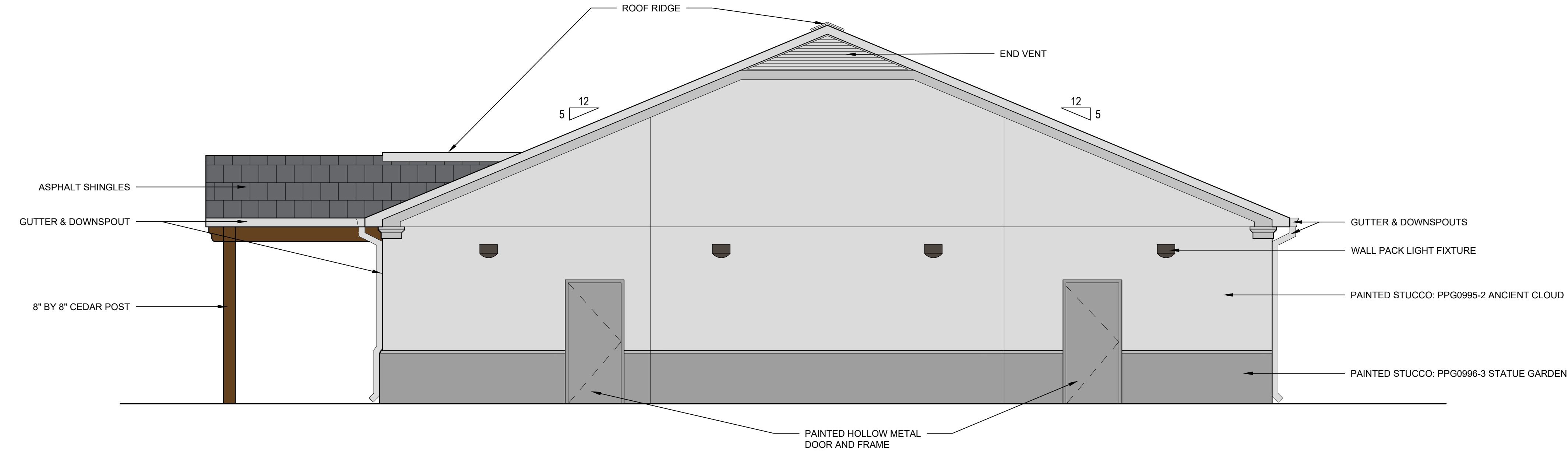
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS

RILEY'S RETREAT
DOG CARE
SOUTH BEVERLY DR.
LOCUST NC 28097

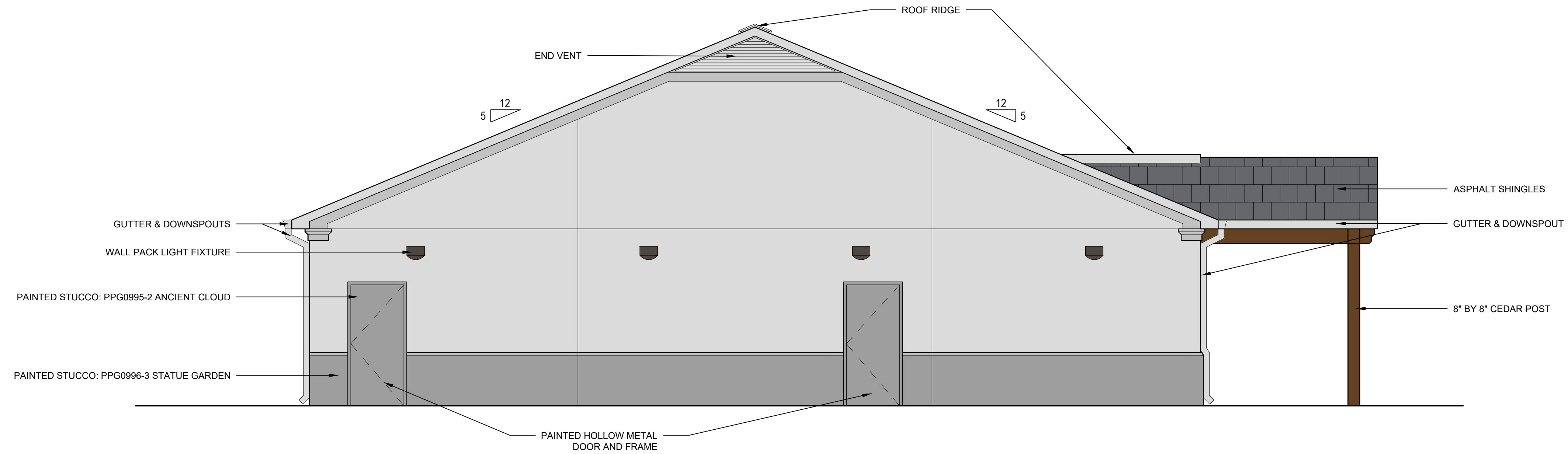
DRAWN BY: MNB CHECKED BY: DRB DATE: FEB. 2023 PROJECT #: 2302	SHEET NUMBER A2.1 OF: X
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EXTERIOR
ELEVATIONS



A2.2-01 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



A2.2-02 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

RILEY'S RETREAT
DOG CARE

SOUTH BEVERLY DR.
LOCUST NC 28097

DRAWN BY: MNB	SHEET NUMBER
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DATE: FEB. 2023	OF: X
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DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 28W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 28W and 38W series operates in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year warranty.

XTOR CROSSTOUR LED

APPLICATIONS:

WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS

12W, 18W, 28W
6-3/4" (171mm)
38W
8" (203mm)

12W, 18W, 28W
5-3/4" (146mm)
38W
6-5/8" (168mm)

12W, 18W, 28W
3-5/8" (92mm)
4" (102mm)

ESCUTCHEON PLATES

10" (254mm)

17-1/2" (445mm)

17-1/2" (445mm)

10" (254mm)

PRODUCT CODE 077363

PROJECT

TYPE

IP65

≤40°C

2-50°

WET

LISTED

ADA

RoHS

Part number

077363

Lampholder:

LED

Luminaire-
wattage [W]:

42W

Colour-
Finish:

BK-40 / Matt

IP degree-
of protection:

IP65

CRI:

80

Kelvin:

6000

Optic:

Symmetric Extra-Wide

Luminaire lumen output-
[lm]:

135 lm

Lifetime:

60000 h

cULus:

✓

Min. ambient temperature [°C]:

-40

Max. ambient temperature [°C]:

50

Description

Photometric data

Technical drawings

www.designlights.org

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A2.3-02

FENCE DETAIL

SCALE: 1/2" = 1'-0"

1.5"x5.5" TOP RAIL

6'-0" MAX.

VINYL PICKETS

5"x5" HEAVY DUTY POST

1.5"x5.5" BOTTOM RAIL

POST FOOTING
CONCRETE FILLED

6'-0"

3'-0"

1'-4"

NOTES:

1. GATES SHALL HAVE A LOCKING MECHANISM, DROP ROD AND TRUSS ROD.

A2.3-02

FENCE DETAIL

SCALE: 1/2" = 1'-0"

CHAIN LINK MESH

GALVANIZED COUPLING

10'-0" MAX.

TERMINAL POST TOP

STEEL STRETCHER BAR

TENSION BANDS

CORNER STRAINING
GATE POST

POST FOOTING
CONCRETE FILLED

6'-0"

3'-0"

1'-0"

NOTES:

1. GATES SHALL HAVE A LOCKING MECHANISM, DROP ROD AND TRUSS ROD.
2. ALL FENCE COMPONENT MATERIALS SHALL BE EITHER HOT DIPPED GALVANIZED STEEL OR IRON, FENCE FABRIC SHALL BE ALUMINUM COATED.
3. ALL FENCING SHALL BE PROVIDED WITH A BLACK VINYL COATED POLYESTER PRIVACY SCREEN ACROSS THE ENTIRE SURFACE AREA OF THE FENCE INCLUDING GATES.
4. ALL CHAIN LINK FENCING AND POSTS SHALL BE VINYL COATED WITH BLACK UV RESISTANT VINYL.

A2.3-01

FENCE DETAIL

SCALE: 1/2" = 1'-0"

PERFORMANCE
IN LIGHTING

ALU WALL/RB

IP65

≤40°C

2-50°

WET

LISTED

ADA

RoHS

Part number

077363

Lampholder:

LED

Luminaire-
wattage [W]:

42W

Colour-
Finish:

BK-40 / Matt

IP degree-
of protection:

IP65

CRI:

80

Kelvin:

6000

Optic:

Symmetric Extra-Wide

Luminaire lumen output-
[lm]:

135 lm

Lifetime:

60000 h

cULus:

✓

Min. ambient temperature [°C]:

-40

Max. ambient temperature [°C]:

50

Description

Photometric data

Technical drawings

PRODUCT CODE 077363

PROJECT

TYPE

www.designlights.org

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A2.3-03

BIKE RACK DETAIL

SCALE: 1" = 1'-0"

8'-0"

6'-0"

3'-0"

3'-0"

2'-0"

3'-0"

CONCRETE PAD

A2.3-04

BIKE RACK DETAIL

SCALE: 1/2" = 1'-0"

3'-0"

2'-6"

1'-0"

1'-0"

1'-0"

2'-6"

3'-0"

ASPHALT CONDITION

ASPHALT CONDITION

#4 BAR x CONT.

12" RAD. x 20" DEEP POST
FOOTINGS BELOW 4" SLAB

FOLLOW MANUF. RECOMMENDATIONS
FOR SURFACE MTD. RACKS

A2.3-03

BIKE RACK DETAIL

SCALE: 1" = 1'-0"

the
BOGLE
FIRM
ARCHITECTURE

110 N. MAIN ST
SUITE 200
SALISBURY, NC 28144

pete@boglefirm.com
www.boglefirm.com
704.638.2015

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EXTERIOR
DETAILS

RILEY'S RETREAT
DOG CARE

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