

City of Locust

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

MEMORANDUM

Date: March 30, 2023
From: Cesar Correa, City Administrator
To: Mayor & City Council
Subject: Zoning Amendment (Conditional) Cabarrus County PIN#: 556520627600

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). The specifics of the rezoning application are as follows:

Applicant: S. Heath Efird

Owner Information: S & S Esthetics

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 *Medical/health care offices* is a conditional use in the Highway Commercial District.

Parcel ID Numbers: Cabarrus County PIN#: 556520627600

Area in Acres: The parcel is approximately 6.06 acres

Site Description: This property is currently vacant.

Adjacent Land Use: Residential uses to the south, east, west and northwest. Commercial uses to the northeast.

Surrounding Zoning: The property is surrounded by Open Space Conditional to the south and west. Highway Commercial to the northeast. Unincorporated (AO Cabarrus County Zoning) to the northwest and west.

Utility Service Provider: The property will be served by private well and septic tanks. However, the developer intends to connect to public water through Stanly County

Utilities, and sewer provided by the City of Locust once available through the Smith Douglas subdivision.

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 on the commercial corridor. 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.

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 the 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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Application for Conditional Zoning Change

Exhibit 1

Date: 2-8-2023

Applicant Name: S. Heath Efind

Company Name (if applicable) S.S. Esthetics

Address: 29265 Sweet Home Ch Rd Albemarle N.C. 28001

Phone Number: 704-985-5151

Address of Property Change: 6560 N.C. Hwy 54-27 E midland N.C. 28107

Present Zoning District: HC

Requested Zoning District: HRC

Applicant Signature: S. Heath Efind

5570
\$ 500⁰⁰

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

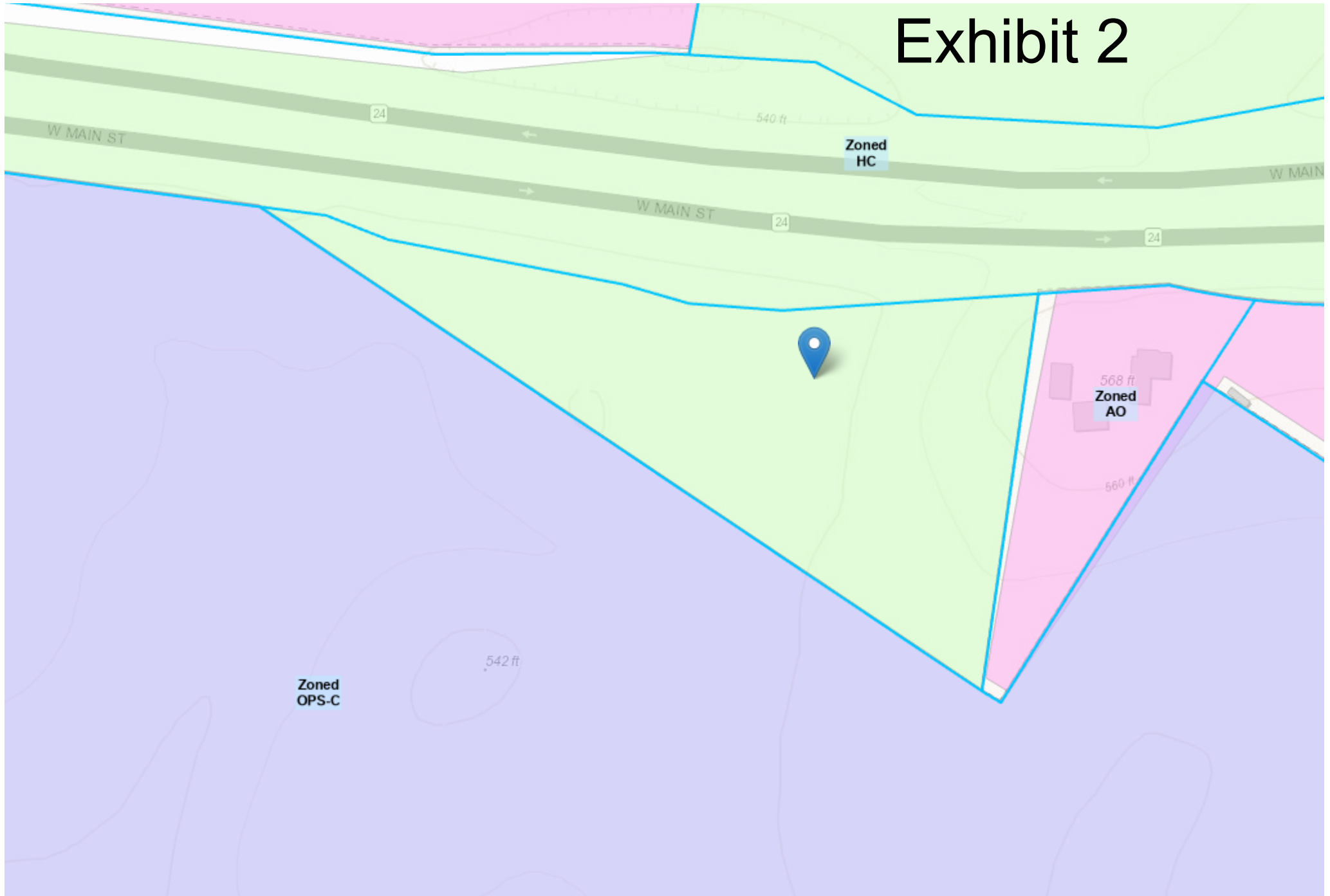
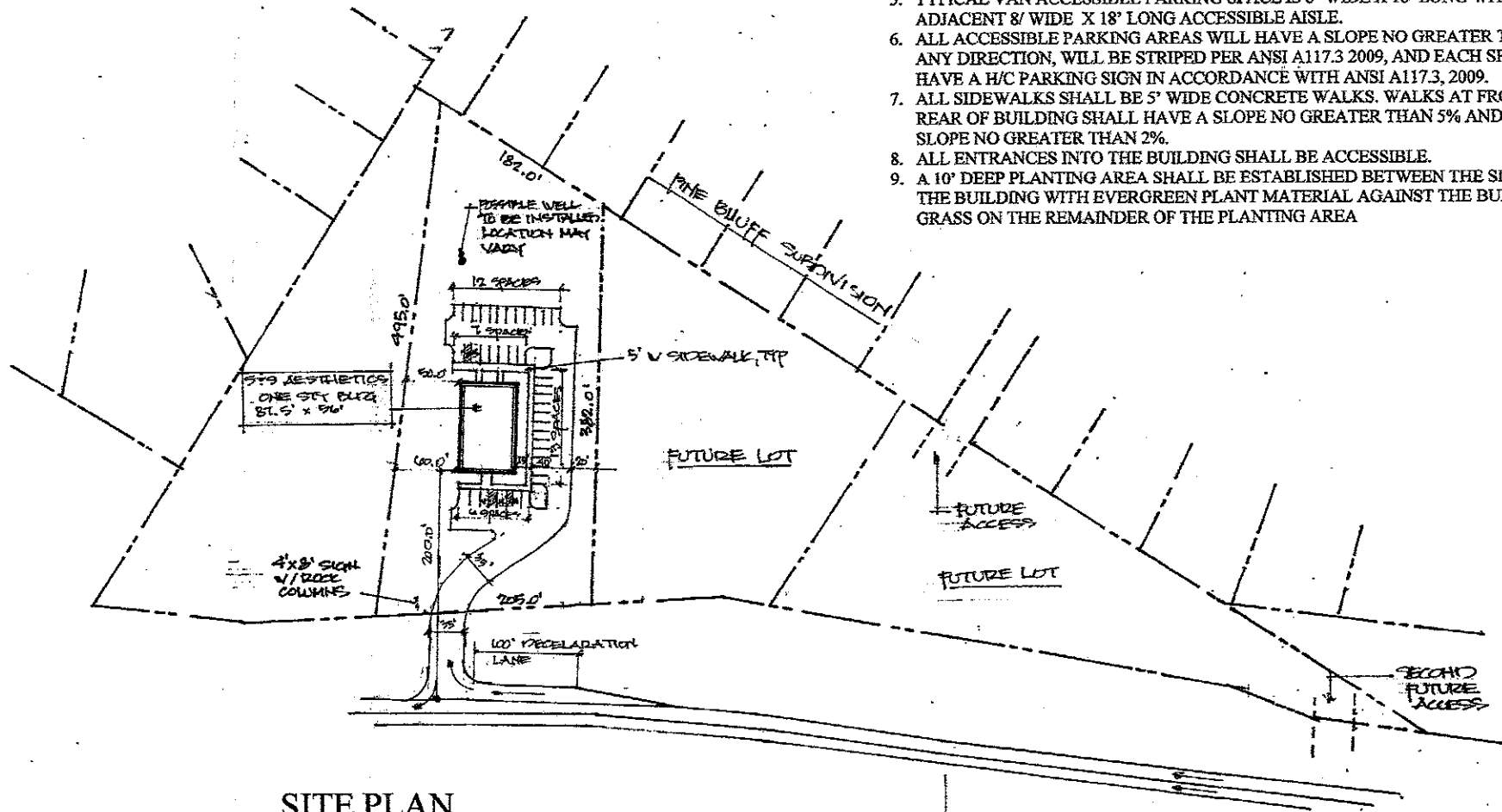


Exhibit 3

SITE NOTES:

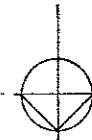
1. TWO-WAY ACCESS DRIVE IS 35' WIDE, ASPHALT PAVED
2. PARKING ACCESS DRIVE IS 22' WIDE, ASPHALT PAVED.
3. TYPICAL PARKING SPACE IS 9' WIDE X 18' LONG, ASPHALT PAVED.
4. TYPICAL ACCESSIBLE PARKING SPACE IS 9' WIDE X 18' LONG WITH AN ADJACENT ACCESSIBLE 5' WIDE X 18' LONG AISLE.
5. TYPICAL VAN ACCESSIBLE PARKING SPACE IS 8' WIDE X 18' LONG WITH AN ADJACENT 8' WIDE X 18' LONG ACCESSIBLE AISLE.
6. ALL ACCESSIBLE PARKING AREAS WILL HAVE A SLOPE NO GREATER THAN 2% IN ANY DIRECTION, WILL BE STRIPED PER ANSI A117.3 2009, AND EACH SPACE SHALL HAVE A H/C PARKING SIGN IN ACCORDANCE WITH ANSI A117.3, 2009.
7. ALL SIDEWALKS SHALL BE 5' WIDE CONCRETE WALKS. WALKS AT FRONT AND REAR OF BUILDING SHALL HAVE A SLOPE NO GREATER THAN 5% AND A CROSS SLOPE NO GREATER THAN 2%.
8. ALL ENTRANCES INTO THE BUILDING SHALL BE ACCESSIBLE.
9. A 10' DEEP PLANTING AREA SHALL BE ESTABLISHED BETWEEN THE SIDEWALK AND THE BUILDING WITH EVERGREEN PLANT MATERIAL AGAINST THE BUILDING AND GRASS ON THE REMAINDER OF THE PLANTING AREA

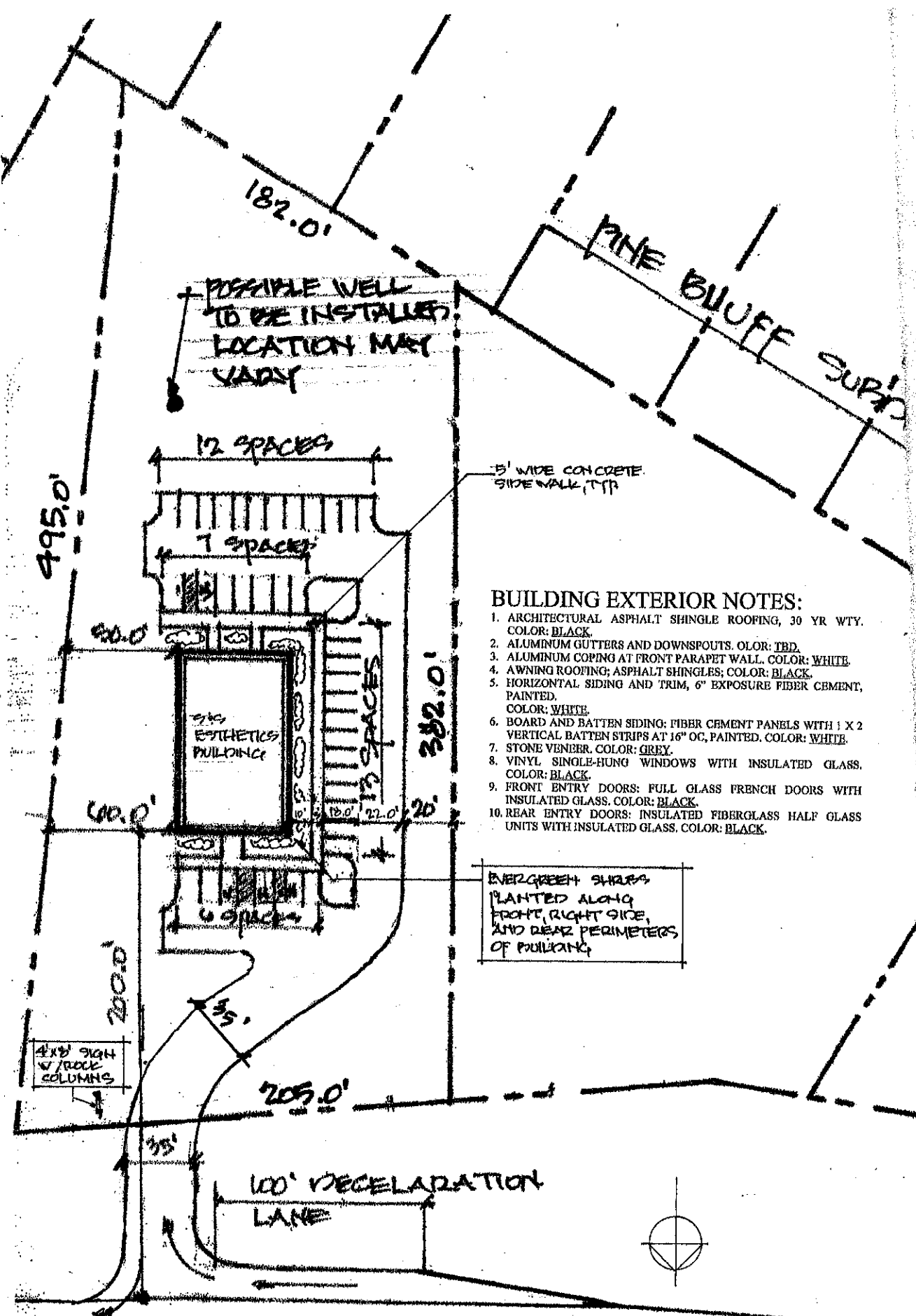


SITE PLAN

S & S ESTHETICS

SCALE 1"=100.0'





BUILDING EXTERIOR NOTES:

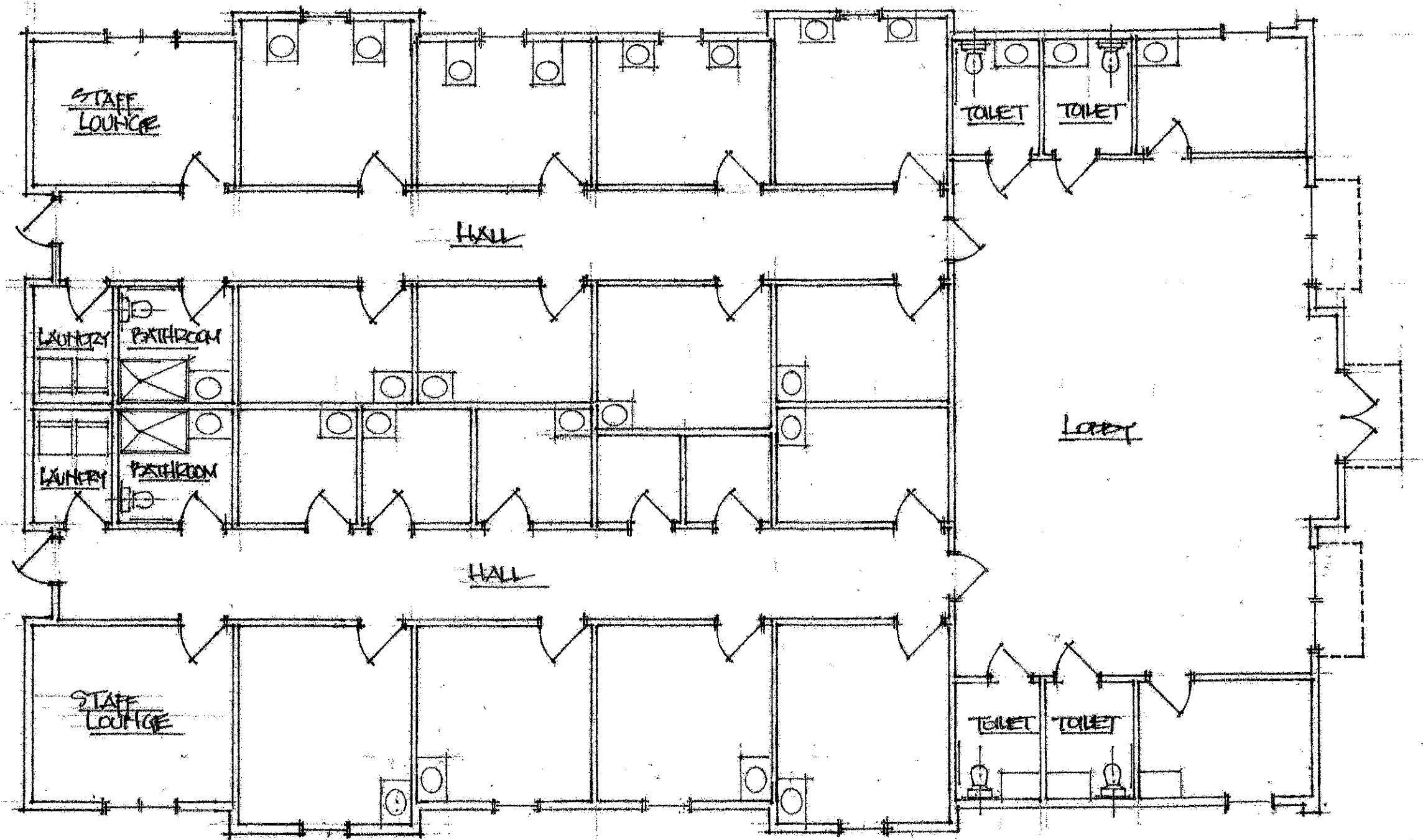
1. ARCHITECTURAL ASPHALT SHINGLE ROOFING, 30 YR WTY. COLOR: BLACK.
2. ALUMINUM GUTTERS AND DOWNSPOUTS. COLOR: TBD.
3. ALUMINUM COPING AT FRONT PARAPET WALL. COLOR: WHITE.
4. AWNING ROOFING; ASPHALT SHINGLES; COLOR: BLACK.
5. HORIZONTAL SIDING AND TRIM, 6" EXPOSURE FIBER CEMENT, PAINTED. COLOR: WHITE.
6. BOARD AND BATTEN SIDING; FIBER CEMENT PANELS WITH 1 X 2 VERTICAL BATTEN STRIPS AT 16" OC, PAINTED. COLOR: WHITE.
7. STONE VENEER. COLOR: GREY.
8. VINYL SINGLE-HUNG WINDOWS WITH INSULATED GLASS. COLOR: BLACK.
9. FRONT ENTRY DOORS: FULL GLASS FRENCH DOORS WITH INSULATED GLASS. COLOR: BLACK.
10. REAR ENTRY DOORS: INSULATED FIBERGLASS HALF GLASS UNITS WITH INSULATED GLASS. COLOR: BLACK.

EVERGREEN SHRUBS
PLANTED ALONG
FRONT, RIGHT SIDE,
AND REAR PERIMETERS
OF BUILDING.

ENLARGED SITE PLAN

S & S ESTHETICS

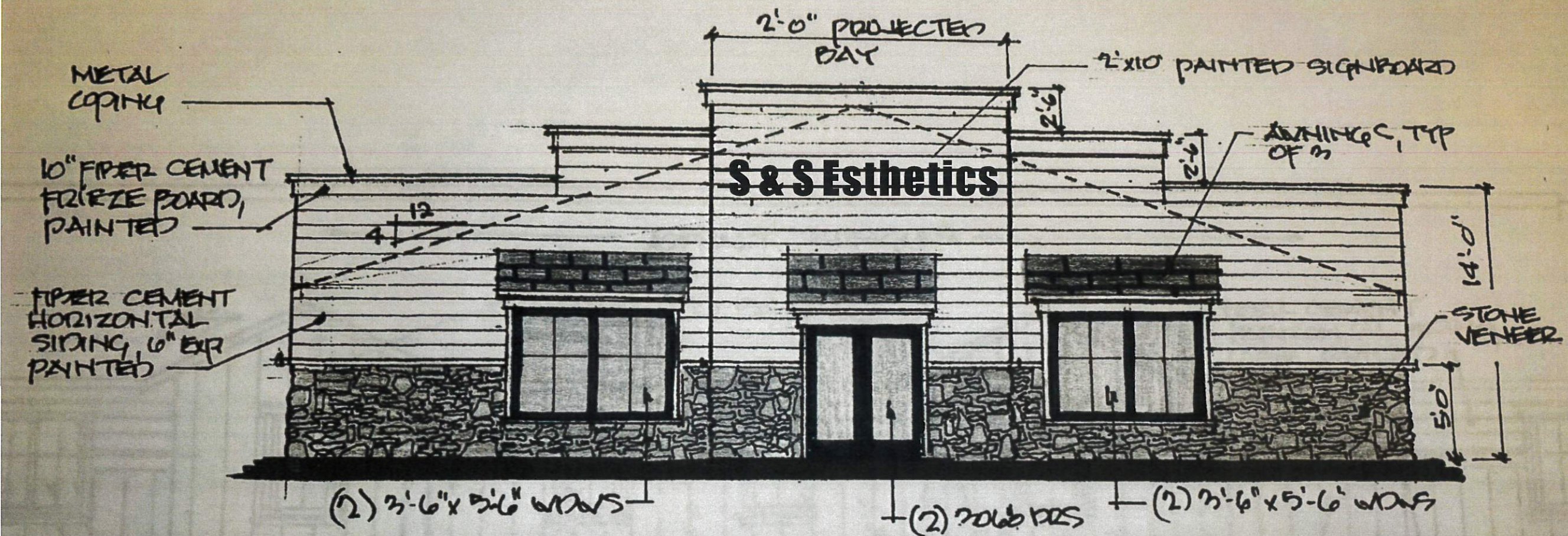
SCALE 1"=40.0'



BUILDING PLAN

S & S ESTHETICS

Exhibit 4



FRONT ELEVATION Facing Hwy 24/27

S & S ESTHETICS



LEFT SIDE ELEVATION

S & S ESTHETICS



RIGHT SIDE ELEVATION

S & S ESTHETICS



REAR ELEVATION

S & S ESTHETICS

48.00 in

96 in

S&S Esthetics
