

# City of Locust

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

## MEMORANDUM

Date: May 5, 2023  
From: Cesar Correa, City Administrator  
To: Mayor & City Council  
Subject: Zoning Amendment (Conditional) – Stanly County PIN#: 556504703584

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### **BACKGROUND & PETITION INFORMATION**

On March 14, 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:** Dr. Jason Martin

**Owner Information:** Locust Property Holdings, LLC

**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:** Stanly County PIN#: 556504703584

**Area in Acres:** 1.05 acres.

**Site Description:** This property is part of Dr. Martin's commercial complex, and it will be serviced through Professional Park Drive.

**Adjacent Land Use:** Commercial (Cabarrus Family Medical, All-State Insurance, proposed 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 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, which are components of the overall Locust Property Holdings, LLC development. 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 March 23, 2023 the Locust Planning & Zoning Board reviewed the zoning amendment petition and voted 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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# Exhibit 1

## Application for Conditional Zoning Change

Date: March 14, 2023

Applicant Name: Dr. Jason Martin

Company Name (if applicable): Locust Property Holdings, LLC

Address: 212 Vanderbilt Boulevard, Locust, NC 28097

Phone Number: 910.723.1623

Address of Property Change: W MAIN ST (access off of Professional Park Drive)

Present Zoning District: Highway Commercial (HC)

Requested Zoning District: Highway Commercial - Conditional (HC-C)

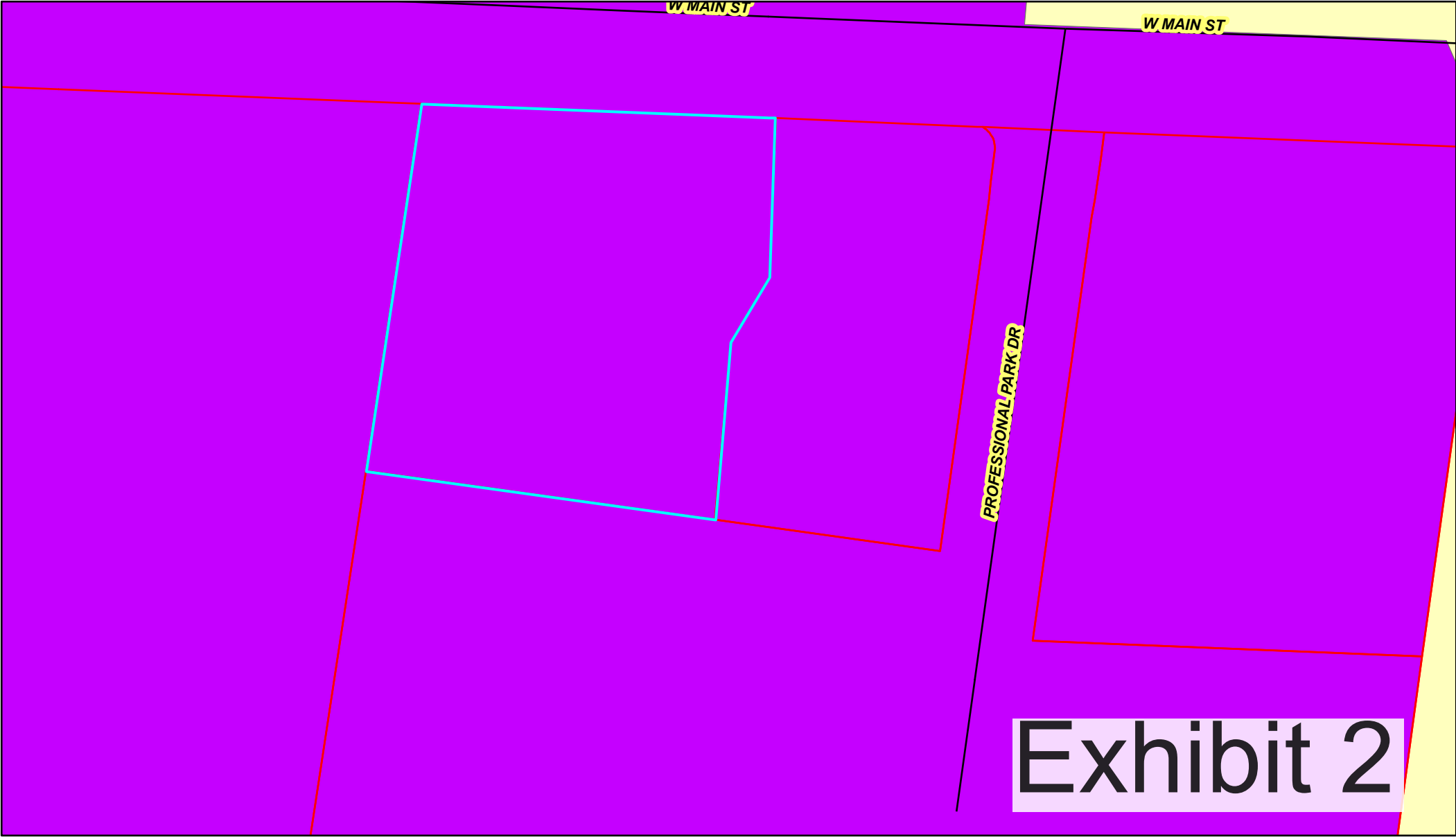
Applicant Signature: 

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 signage "monument and building"
- (6) A fee of \$500 (non-refundable) must accompany this application.

*was over \$250*

ArcGIS Web Map



5/5/2023, 1:37:47 PM

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

30cm Resolution Metadata

— Roads

▭ Parcels



City Limit Boundary

Zoning

▭ Locust, HC

▭ Locust, OPS

1:1,128

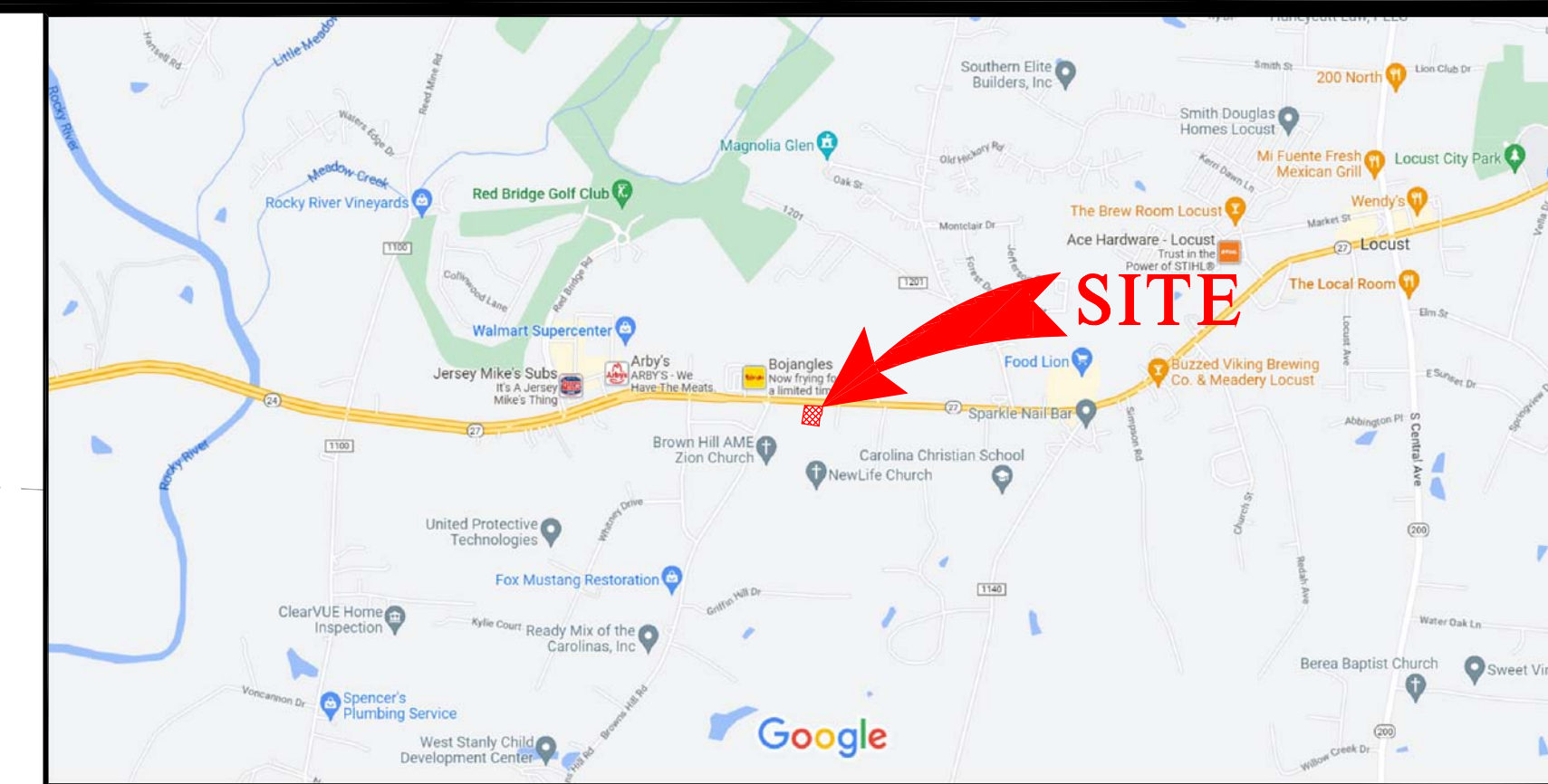
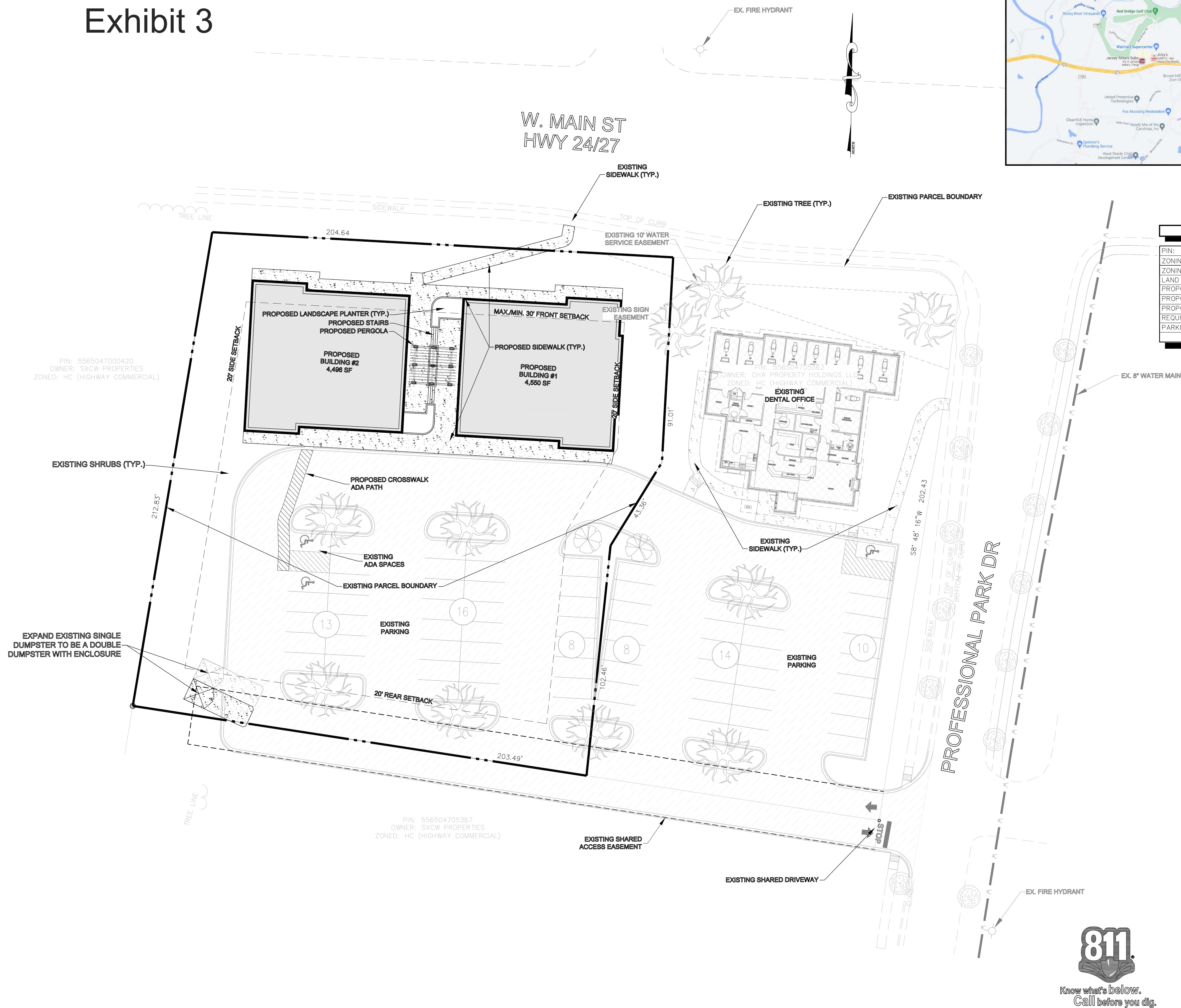
0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Esri Community Maps Contributors, Cabarrus County Government, Stanly County, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR,

ArcGIS Web AppBuilder

## Exhibit 3



SITE ANALYSIS	
PIN:	556504703584
ZONING EXISTING	HC
ZONING PROPOSED	HC-C (CONDITIONAL)
LAND AREA	1.05 ACRES
PROPOSED BUILDING A (COMMERCIAL USE)	4,550 SF
PROPOSED BUILDING B (COMMERCIAL USE)	4,496 SF
PROPOSED BUILDING TOTAL AREA	9,046 SF
REQUIRED PARKING REQUIRED (1 PER 500 SF)	19 SPACES
PARKING PROVIDED	37 SPACES

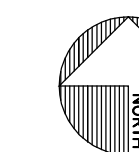
PROJECT:  
PROFESSIONAL  
PARK DRIVE  
COMMERCIAL  
BUILDINGS  
? PROFESSIONAL PARK DR  
STANLEY COUNTY  
LOCUST, NC 28097

**FOR:**  
**LOCUST PROPERTY  
HOLDINGS, LLC**  
212 VANDERBILT BLVD.  
LOCUST, NC 28097  
PH: 910.723.1623  
CONTACT NAME:  
Dr. Jason Martin, D.M.D.

[illegible]

JOB NO.: 2021-106  
DRAWN BY: MDN  
DATE: 03.16.23  
SCALE: 1"=20'

**CONDITIONAL  
REZONING  
SITE PLAN  
RZ.1**



NOT TO SCALE



PROJECT:  
PROFESSIONAL  
PARK DRIVE  
COMMERCIAL  
BUILDINGS

FOR:  
**LOCUST PROPERTY  
HOLDINGS, LLC**  
212 VANDERBILT BLVD.  
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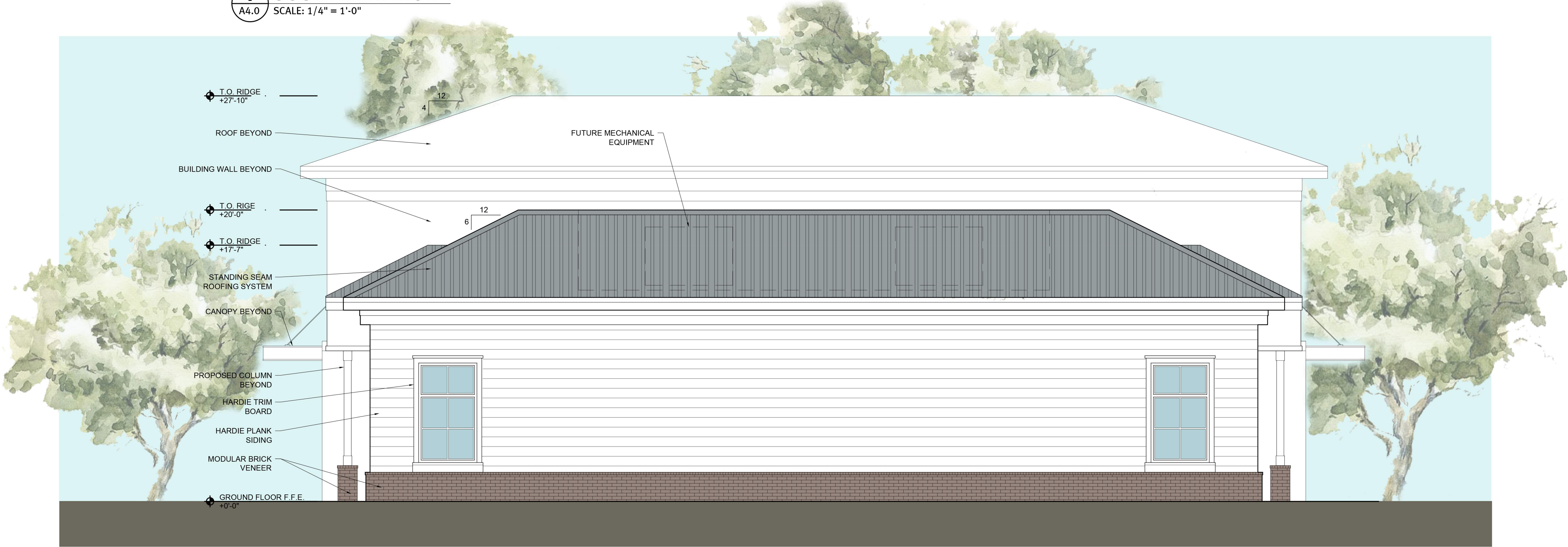
JOB NO.: 2021-106  
DRAWN BY: MDN  
DATE: 03.16.23  
SCALE: 1"=20'

**CONDITIONAL  
REZONING  
LANDSCAPE PLAN**

**RZ.2**



1 SOUTH ELEVATION  
A4.0 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION  
A4.0 SCALE: 1/4" = 1'-0"

MARTIN RETAIL - BUILDING #1

PROPOSED ELEVATIONS - RJa Project #2246 - 03.15.23



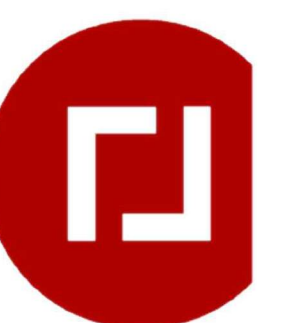
1  
A4.1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



2  
A4.1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

# MARTIN RETAIL - BUILDING #1

PROPOSED ELEVATIONS - RJa Project #2246 - 03.15.23

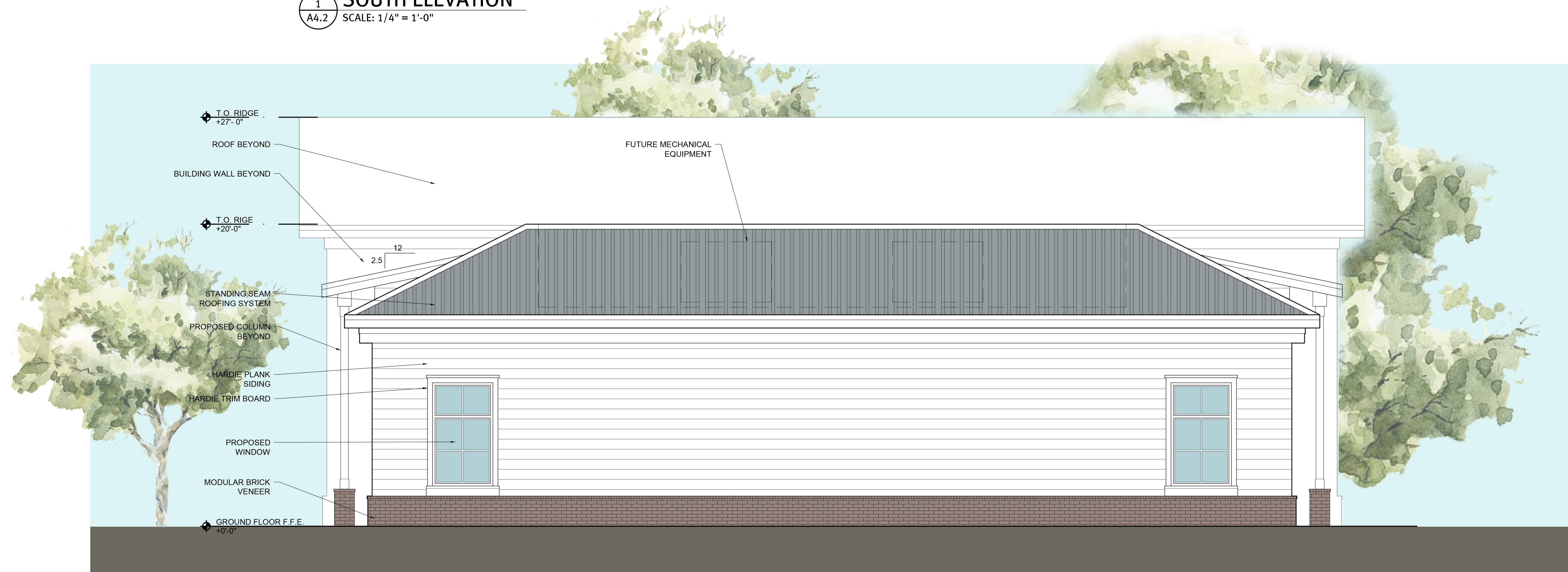


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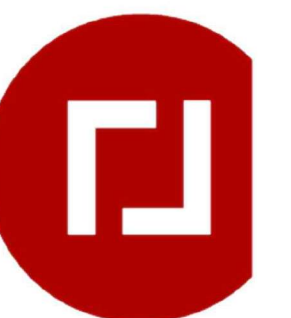
1 SOUTH ELEVATION  
A4.2 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION  
A4.2 SCALE: 1/4" = 1'-0"

# MARTIN RETAIL - BUILDING #2

PROPOSED ELEVATIONS - RJa Project #2246 - 03.15.23

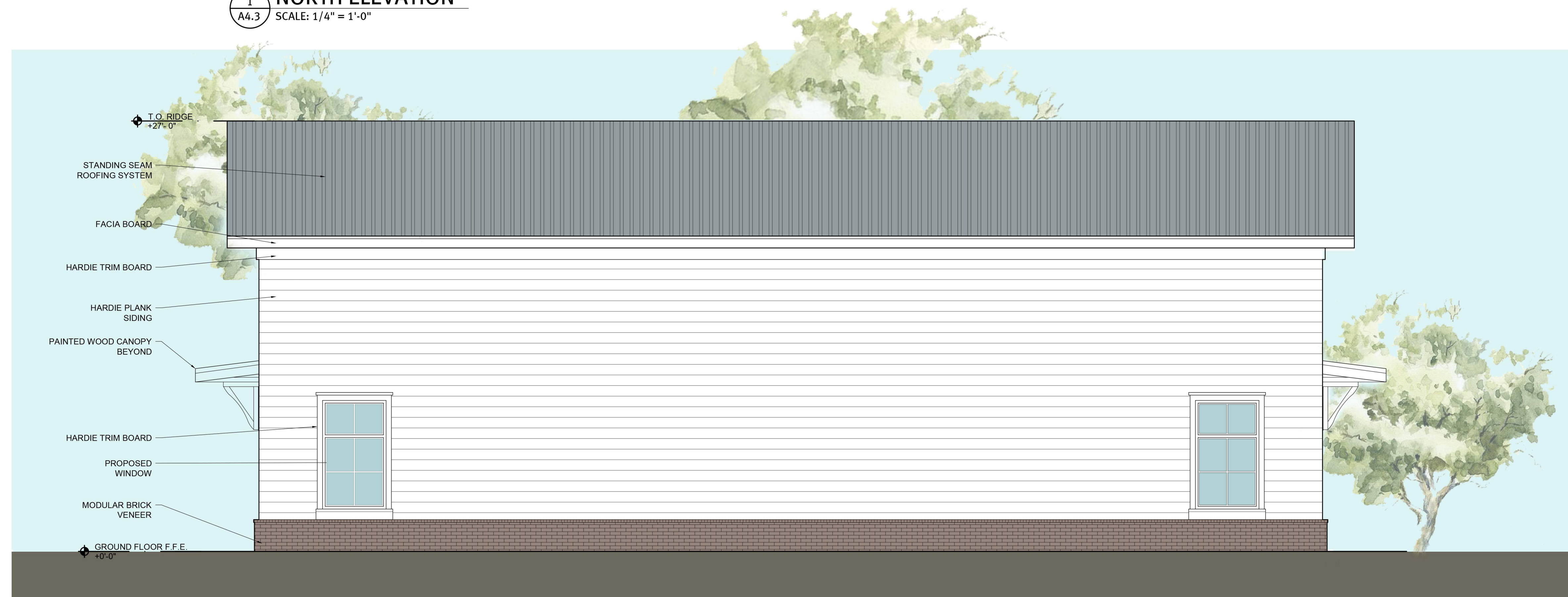


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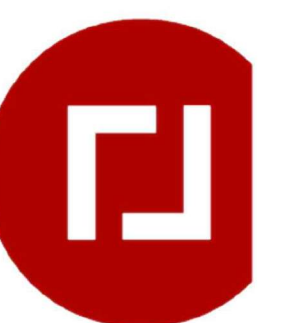
1 NORTH ELEVATION  
A4.3 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION  
A4.3 SCALE: 1/4" = 1'-0"

# MARTIN RETAIL - BUILDING #2

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