



City of Locust

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

MEMORANDUM

Date: October 6, 2023
From: Cesar Correa, City Manager
To: Mayor & City Council
Subject: Zoning Amendment (Conditional) – Stanly County PIN#: 557503322009

BACKGROUND & PETITION INFORMATION

On July 26, 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: Sherman Green

Owner Information: 24 West Market Place

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 *Furniture & Home Furnishings* is a conditional use in the Highway Commercial District.

Parcel ID Numbers: Stanly County PIN#: 557503322009 and 557503322230

Area in Acres: 0.85 acres combined.

Site Description: This property is the former PVG Trucking and O’Riley’s building. Sits across the street from Locust Town Center.

Adjacent Land Use: Commercial (O’Riley’s, Deeter Realty, Blended Café), Neighborhood Residential, and Vacant.

Surrounding Zoning: The property is surrounded by Highway Commercial on all sides, except south where it’s surrounded by Neighborhood Residential.

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

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.

FINDINGS AND CONCLUSIONS

The applicant submitted a Site Plan (Exhibit #3), but no proposed changes to the current building elevations, 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 August 24, 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.

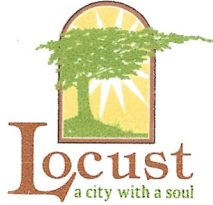
Notice of the meeting and this agenda item have been publicized, letters have been mailed to all adjacent property owners within 500ft of the subject property, and a zoning hearing sign has been posted on the property.

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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Application for Conditional Zoning Change

Date: 7/26/2023

Applicant Name: Sherman Green

Company Name (if applicable) Twentyfour West Marketplace

Address: 403 West Main Street, Locust, NC 28097

Phone Number: 330-421-7616

Address of Property Change: 403 West Main Street, Locust, NC 28097

Present Zoning District:

Requested Zoning District:

Applicant Signature: *Shm C Green*

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.

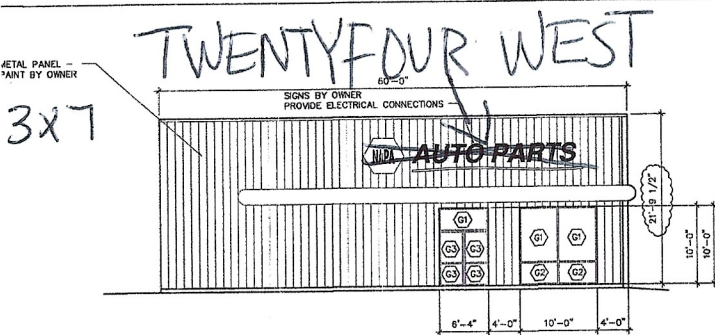
(3) Color renderings of the exterior.

(4) Comprehensive landscape plan

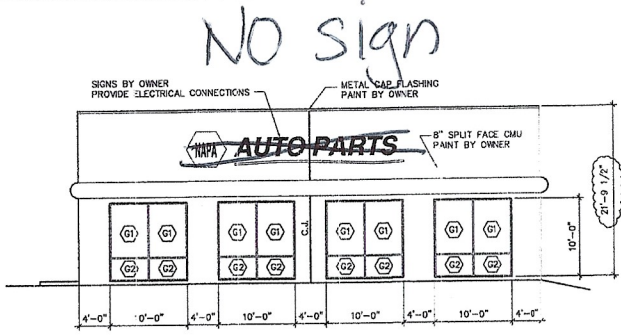
(5) All proposed signage (monument and/or building mounted)

(6) A fee of \$500 (non-refundable) must accompany this application.

*No color change.
No change to landscaping.*



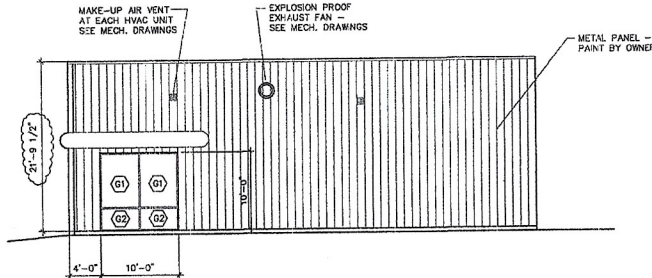
4 Entry Side Elevation
A2 SCALE: 1/8" = 1'-0"



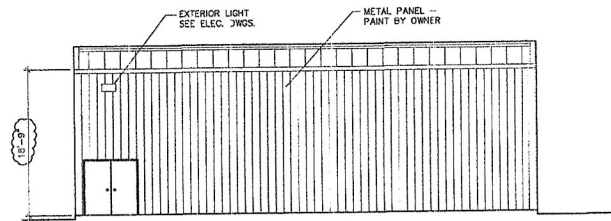
2 Front Elevation
A2 SCALE: 1/8" = 1'-0"

GLAZING LEGEND:

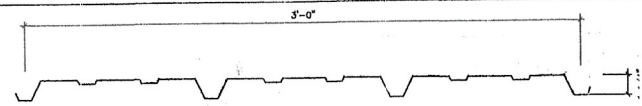
- G1 1" INSULATED GLASS - ALUMINUM FRAME
- G2 1" TEMPERED INSULATED GLASS - ALUMINUM FRAME
- G3 1/4" TEMPERED GLASS - ALUMINUM FRAME



1 Side Elevation
A2 SCALE: 1/8" = 1'-0"

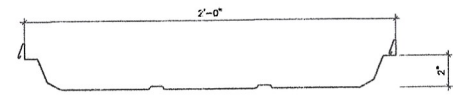


2 Rear Elevation
A2 SCALE: 1/8" = 1'-0"



5 WALL PANEL DETAIL
A2 SCALE: 3" = 1'-0"

NCI BUILDING COMPONENT "A" PANEL - 26 GAUGE GALVALUME FINISH - PAINT NAPA BLUE BY OWNER



6 ROOF PANEL DETAIL
A2 SCALE: 3" = 1'-0"

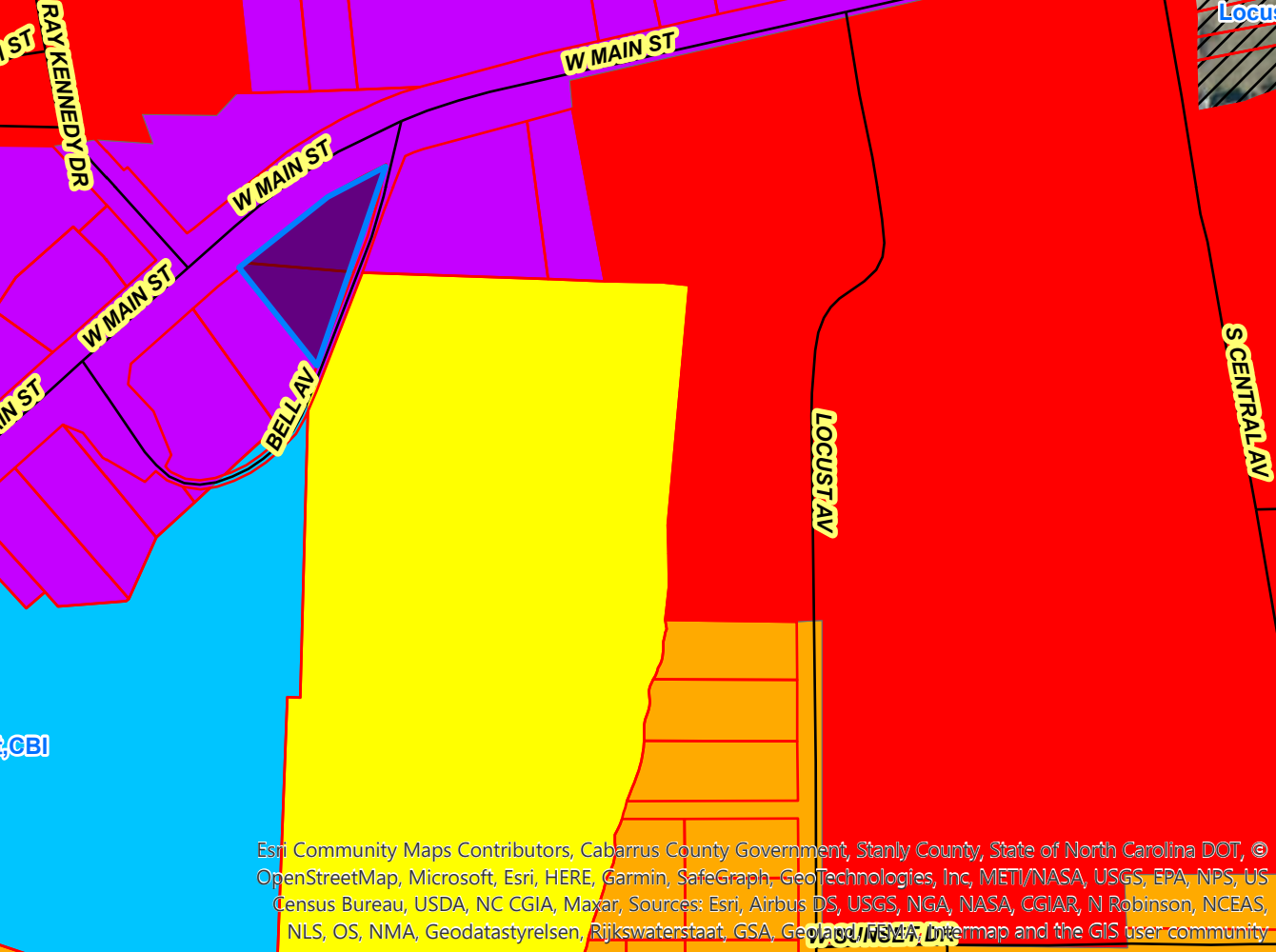
NCI BUILDING COMPONENT STANDING SEAM TYPE "ULTRA DEK" 24 GAUGE GALVALUME FINISH



Philip F. Ritchie, P.E.
3233 Markers Ave. Charlotte, NC 28210
(704) 581 7425

NAPA Auto Parts
Ritchie Hardware Company
403 WEST MAIN STREET
Locust, NC

OWNER	DATE	REVISION
Ritchie Hardware Company P O Box 1190 Concord, NC 28026	11/9/01	
	01/14/02	REV 1



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TWENTYFOUR WEST
Marketplace

City of Locust

Post Office Box 190 Locust, NC 28097-0190 (704) 888-5260 Fax (704) 888-1566
Planning and Zoning Department

APPLICATION FOR SIGN PERMIT

Company Name: Twentyfour West Marketplace

Manager/President Colin Green / Tricia Green

Location Address 403 West Main Street
Locust, NC 28097

Tax ID # _____ Pin # _____

Mailing Address 403 West Main Street
Locust, NC 28097

Property Owner Ritchie Hardware Company
(If different from applicant)

Owner Address: 1714 Landfall Drive
Wilmington, NC 28405

Phone Number: Mitchell 704-785-5081

Zone: _____

Inside City Limits: _____ In Extraterritorial Jurisdiction: _____

Signature: _____

Date: _____

A site plat plan is required showing accurate placement of the proposed sign, written Description or sketch photo, with dimensions and content. For wall signs, dimensions of the building wall on which the sign is to be affixed and the location and size of existing wall signs shall also be included.

96 Inches

**TWENTYFOUR WEST
MARKETPLACE**

36 Inches