



# 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#: 557501486574

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### **BACKGROUND & PETITION INFORMATION**

On July 28, 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:** Bryant and Julie Lloyd

**Owner Information:** All Phase Auto

**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 *Automobile Repair* is a conditional use in the Highway Commercial District.

**Parcel ID Numbers:** Stanly County PIN#: 557501486574

**Area in Acres:** 2.7 acres.

**Site Description:** This property has 2 (two) businesses on-site. The top business will be utilized for automobile repair. The bottom business will keep their current use.

**Adjacent Land Use:** Commercial (Power Stream Industries), Open Space residential, and Vacant.

**Surrounding Zoning:** The property is surrounded by Open Space Residential 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

## **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 building 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: 7/28/23

Applicant Name: Bryant Lloyd & Julie Lloyd

Company Name (if applicable) All Phase LLC

Address: 607 North Central Ave, Locust, NC 28097

Phone Number: (704) 781-5143

Address of Property Change: 607 N. Central Ave. Locust NC 28097

Present Zoning District: HC

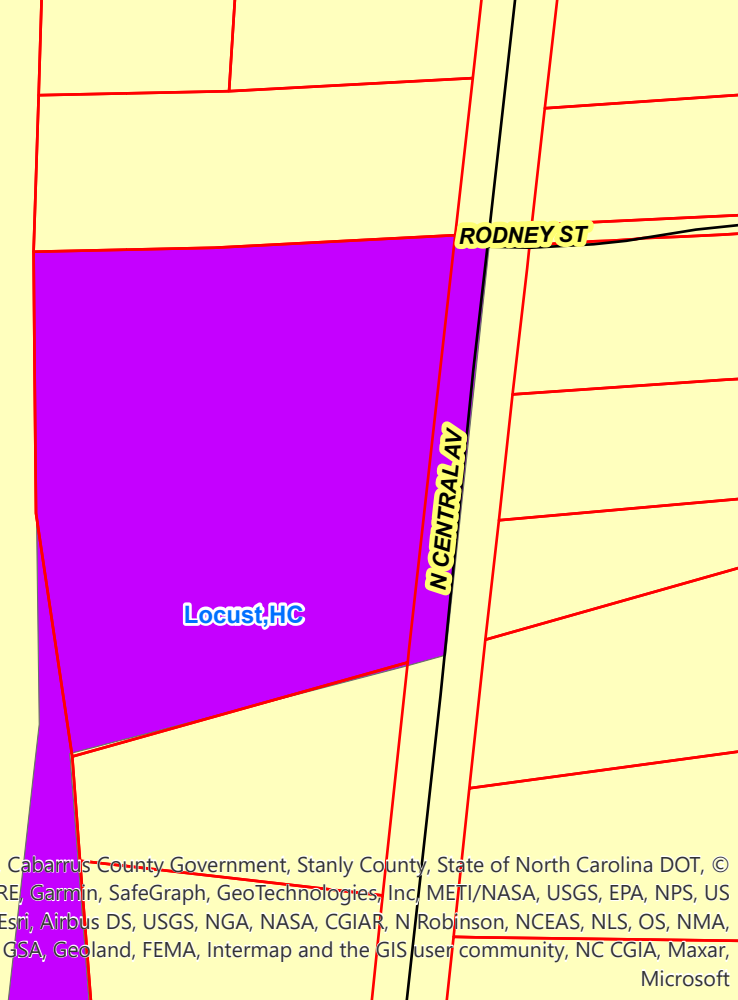
Requested Zoning District: HC (DC)

Applicant Signature:

Bryant Lloyd & Julie Lloyd

The following information is required with the application:

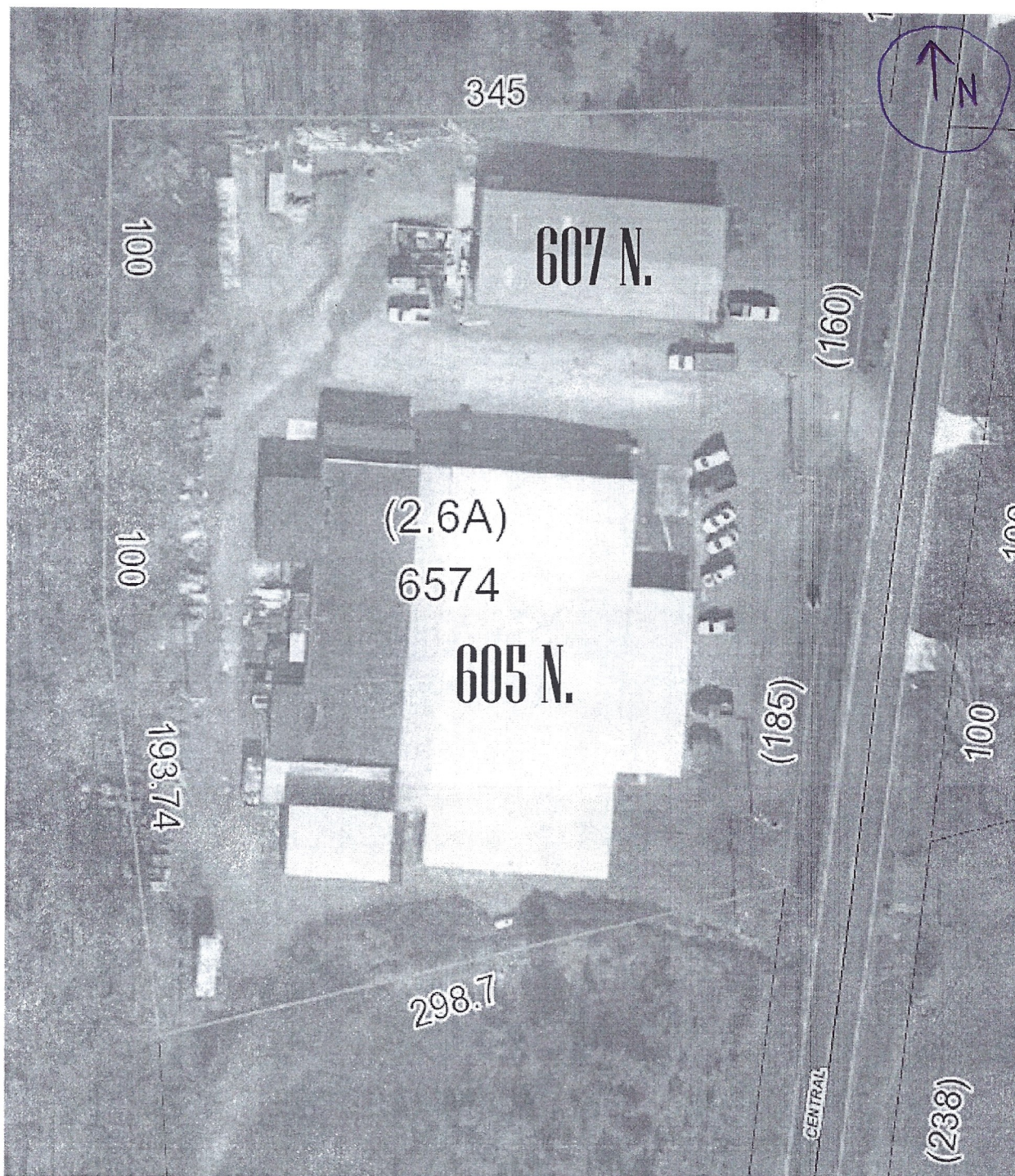
- (1) Map of the property to be rezoned, accurate description to show the following:
  - a. All property lines with dimensions, north arrow.
  - b. Names and addresses of adjoining landowners.
  - c. Location of all existing structures, use of all land.
  - d. Zoning classifications of all abutting zoning 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.

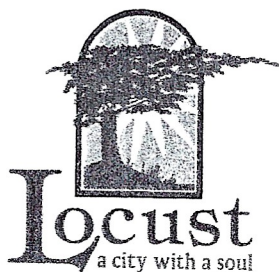


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Microsoft

# 605 & 607 North Central Ave. Locust, NC





## City of Locust

PO Box 190

Locust, NC 28097

PH: 704-888-5260

### Planning and Zoning Department

Application for a Sign Permit

Date: 7/24/23

Company Name: All Phase everything auto

Manager/President: Bryant Lloyd / Julie Lloyd

Location Address: 607 North Central Ave  
Locust, NC 28097

Tax # 87-1649730 Pin # \_\_\_\_\_

Mailing Address: 3907 Melissa Drive  
Harrisburg, NC 28075

Property Owner (if different from applicant) Roger Cullen

Owner Address: 605 North Central Ave.  
Locust, NC 28097

Phone Number: 980-734-9103

Zone: \_\_\_\_\_

Inside City Limits:    **Y**    **N**                      In Extraterritorial Jurisdiction:    **Y**    **N**

Applicant Signature: Bryant Lloyd / Julie Lloyd

A site 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.

Service All Makes  
And Models

Tire Repair & Balace

Brakes

**All Phase**

Vehicle  
Diagnostics

Restorations

Inspections: Coming Soor

**704-781-5143**

 **Call Now**

**607 N. Central Ave.  
Locust, NC 28097**

**SUPPORT  
SMALL  
Business**