City of Locust

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

Application for Conditional Zoning Change

Date: 09/19/23

Applicant Name: James Schad

Company Name (if applicable)

Address: 1109 East Ozark Ave, Gastonia, NC 28054

Phone Number: 704-608-4885

Address of Property Change: Corner of James Avenue & Brown Hill Road

Present Zoning District: HC

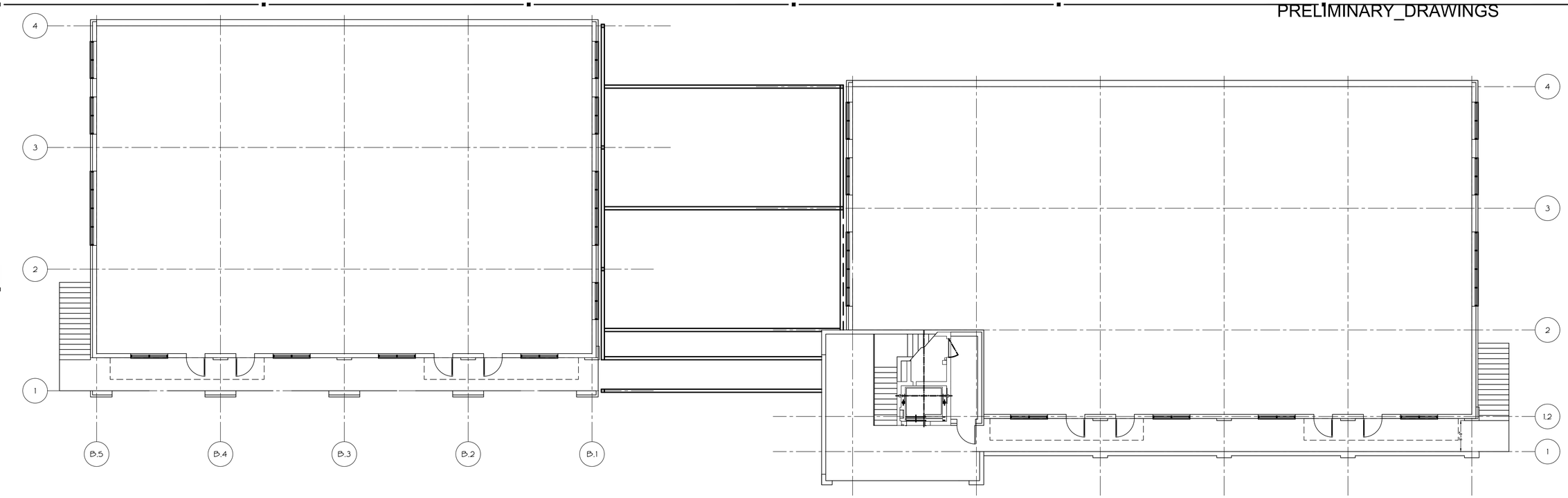
Requested Zoning District: HC- Conditional

Applicant Signature: (AGENT FOR OWNER)

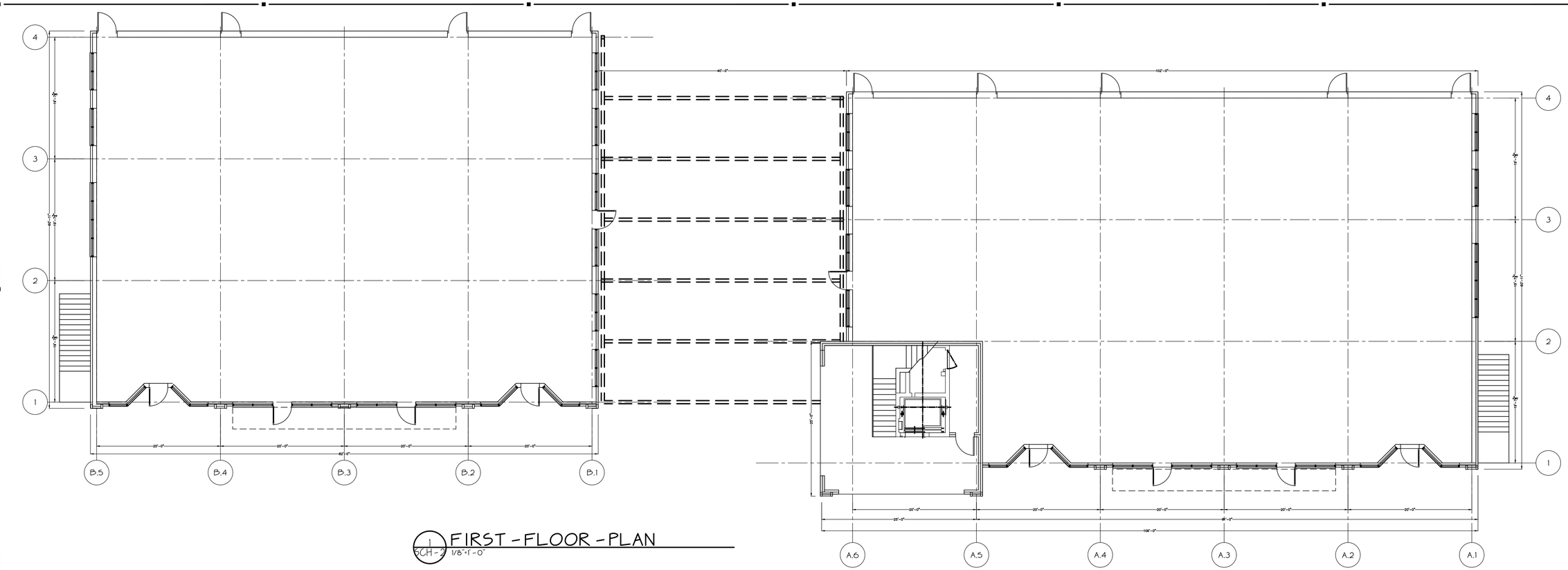
The following information is required with the application:

(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.

PRELIMINARY_DRAWINGS



2 SCH-2 SECOND - -FLOOR -PLAN
1/8"=1'-0"



1 SCH-2 FIRST -FLOOR -PLAN
1/8"=1'-0"

David Harmon Architecture
400 West Main Street Suite 141
Valdese, NC 28690
704-938-9704

SEAL:

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CONSULTANT:

TITLE:
SCHEMATIC FLOOR PLAN

PROJECT:
LOCUST FLEX BLDG
–
PROJECT ADDRESS
LOCUST / NC / –

PROJECT NUMBER: 22-1019

PROJECT MANAGER: DRH
DRAWN_BY: DRH
APPROVED_BY: DRH
FILE NAME: TITLE BLOCK
DRAWING SCALE: DWG. SCALE
PLOT DATE: 11x17 - 06/09/23

RELEASED FOR	DATE
APPROVALS	--/--/--
BIDDING	--/--/--
CONSTRUCTION	--/--/--
RECORD DWG.	--/--/--

REV. NO.	REVISIONS DESCRIPTION	DATE
1	---	--/--/--
---	---	--/--/--
---	---	--/--/--
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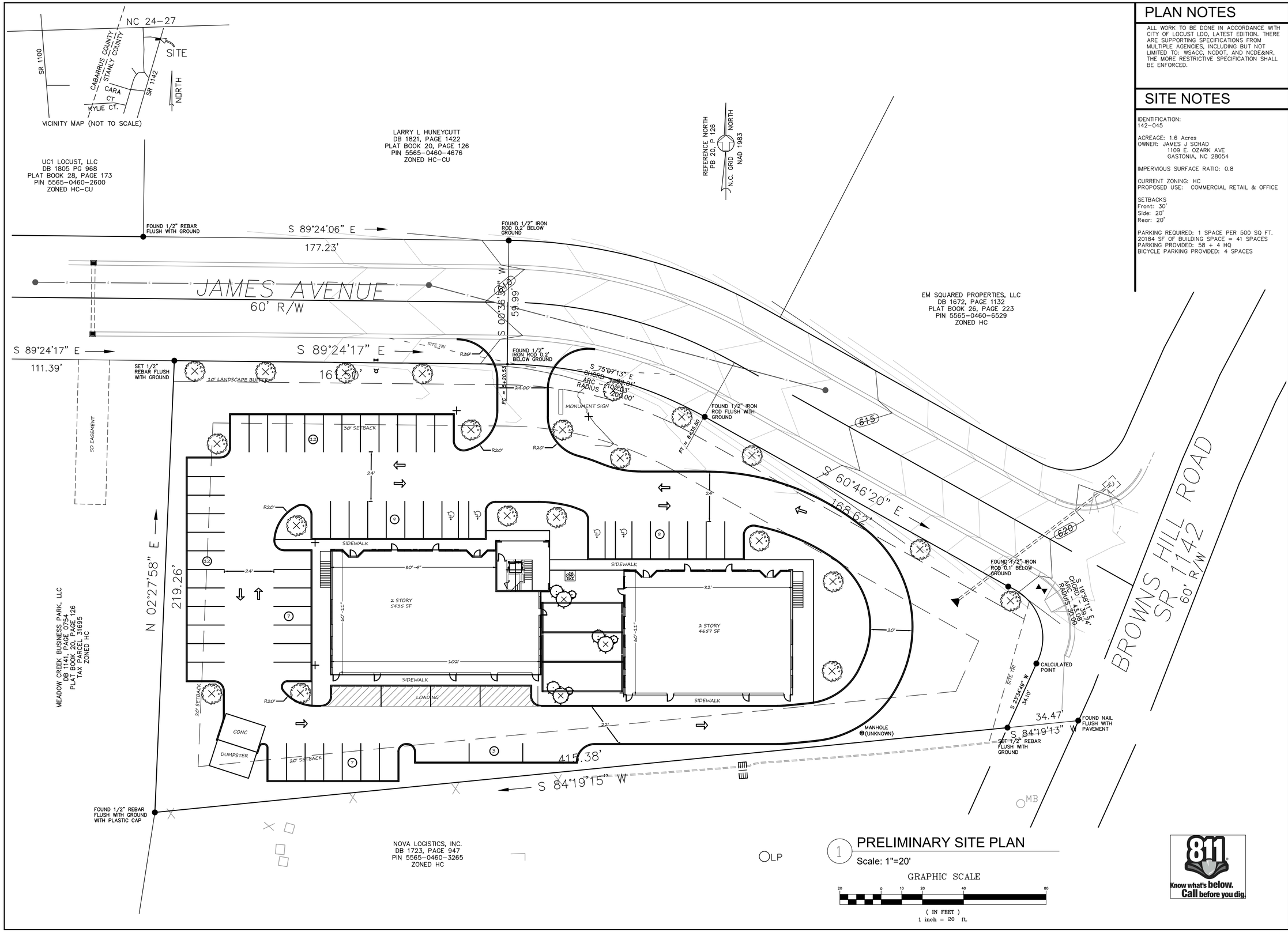
DRAWING NO. SCH3
SHEET –
OF –

TITLE: FLOOR PLANS



1 PRELIMINARY SITE PLAN
Scale: 1"=20'

PLAN NOTES

ALL WORK TO BE DONE IN ACCORDANCE WITH CITY OF LOCUST LDO, LATEST EDITION. THERE ARE SUPPORTING SPECIFICATIONS FROM MULTIPLE AGENCIES, INCLUDING BUT NOT LIMITED TO: WSACC, NCDOT, AND NCDE&NR, THE MORE RESTRICTIVE SPECIFICATION SHALL BE ENFORCED.

SITE NOTES

IDENTIFICATION:
142-045

ACREAGE: 1.6 Acres
OWNER: JAMES J SCHAD
1109 E. OZARK AVE
GASTONIA, NC 28054

IMPERVIOUS SURFACE RATIO: 0.8

CURRENT ZONING: HC
PROPOSED USE: COMMERCIAL RETAIL & OFFICE

SETBACKS
Front: 30'
Side: 20'
Rear: 20'

PARKING REQUIRED: 1 SPACE PER 500 SQ FT.
20184 SF OF BUILDING SPACE = 41 SPACES
PARKING PROVIDED: 58 + 4 HQ
BICYCLE PARKING PROVIDED: 4 SPACES

alley, willams, carmen & king, inc.
CONSULTING ENGINEERS, SURVEYING & INSPECTION
Firm License No. F-0203
120 S. MAIN STREET
PO BOX 1248
KANNAPOLIS, NC 28081
704.938.1515
www.awck.com

PRELIMINARY FOR REVIEW ONLY

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Prepared for:

DAVID HARMON
ARCHITECTURE
400 W. MAIN STREET,
SUITE 141
VALDESE, NC 28690
704-936-9704

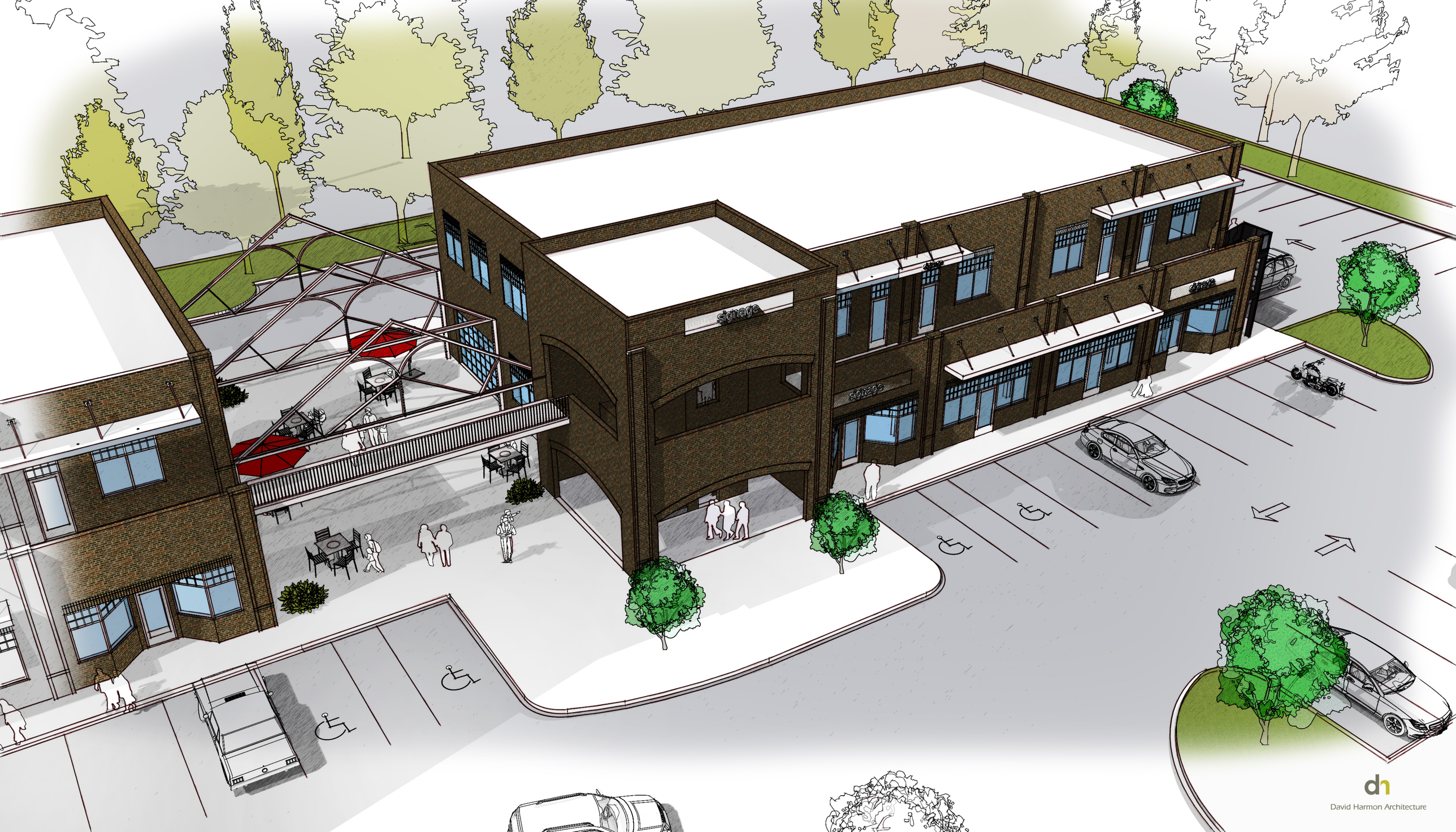
JAMES AVENUE
LOCUST, NORTH CAROLINA
PRELIMINARY SITE PLAN

#	DATE	REVISION	BY

SCALE: 1" = 20'
DATE: 9-22-23
JOB # 23535
C - 1.0

811 Know what's below. Call before you dig.

David Harmon Architecture



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