



City of Locust

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

MEMORANDUM

Date: March 6, 2024
From: Cesar Correa, City Manager
To: Mayor & City Council
Subject: Zoning Amendment (Conditional) – Brentwood Farms

BACKGROUND & PETITION INFORMATION

On November 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).

Locust City Council held a public hearing for the rezoning during the February 8, 2024 City Council meeting. Following public input and Council discussion, Council voted to postpone the conditional rezoning vote to review and consider the information provided by the neighbors. This revised rezoning report includes a revised “Site Specific Conditions” section that outlines new and revised conditions. The revised site specific conditions are derived from individual meetings the Carpenter family held with concerned neighbors.

The specifics of the rezoning application are as follows:

Applicant: Scott Carpenter

Owner Information: Brentwood Farms

Existing Zoning: Open Space (OPS)

Proposed Zoning: Campus Business & Institutional – Conditional (CBI-C)

Permitted Uses: The proposed use *Reception Facilities* is a permitted use in the Campus Business & Institutional District. The owner is committing to a conditional rezoning to assure the facility will look and operate as presented.

Parcel ID Numbers: Stanly County PIN#: 5564-0288-8929

Area in Acres: 1.04 acres

Site Description: This property is located within Bona Fide Farm #8595, just off Brentwood Farms Dr., a private driveway leading to the Carpenter Family property. The private driveway is off Brentwood Drive.

Adjacent Land Use: Residential, Bona Fide Farm, and Institutional (Carolina Presbyterian Church)

Surrounding Zoning: The property is surrounded by Open Space on all sides, except for northeast where it's adjacent to Campus Business & Institutional.

Utility Service Provider: The property will be served by a private water well and septic tank.

EXHIBITS

1. Application for Zoning Change
2. Zoning Map
3. Site Plan
4. Venue Presentation

LAND USE PLAN ANALYSIS

The property lies within the area designated on the adopted 2014 Land Use Plan for Medium Density Residential uses.

The 2014 Land Use Plan defines Medium Density Residential as follows:

- Medium Density Residential: Residential neighborhoods and areas that feature lots sized from ½ acre up to ¾ acre. These areas often feature traditional neighborhood development and can contain scattered multi-family residential complexes or units. These areas require more infrastructure.

The proposed development is inconsistent with the 2014 Land Use Plan. However, the amendment is reasonable because the property is adjacent to an existing Campus Business & Institutional use.

Should Locust City Council approve this conditional rezoning, the Land Use Plan will also have to be amended to reflect Institutional/Public Use or Commercial Corridor for the parcel seeking conditional rezoning.

FINDINGS AND CONCLUSIONS

The applicant submitted a Site Plan (Exhibit #3) and venue presentation (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.

SITE SPECIFIC CONDITIONS

Applicant agrees to the following site-specific conditions:

1. No permanent signage on/off premises advertising or marketing the venue.
2. Venue elevations, colors and architectural materials to remain as shown in venue presentation (Exhibit 4).

3. Gathering types include, but are not limited to wedding receptions, bridal showers, parties, family reunions, graduation parties, proms/dance type events, political rallies and fundraisers, ministry partnership with local churches, and seasonal celebrations (hayrides, pumpkin patches).
4. Gatherings, whether they incur a venue rental fee or not, may occur during the spring and fall seasons and shall be limited to 16 gatherings per calendar year. Provided, however, that in the event of an unforeseen circumstance – including examples but not limited to, the customer’s family having a health issue or other family emergency, or a severe weather event (including a forecast of severe weather) – a gathering initially scheduled for those months may be rescheduled to a date outside of those months.
5. Carpenter Family gatherings and ministry partnerships with local churches shall be excluded from limitation of occurrence(s) and excluded from site-specific condition number 6.
6. Gatherings will include, as part of the venue rental agreement and at the discretion of the Locust Chief of Police, a commitment to hire off-duty Locust Police Officer(s) (or other approved law enforcement agency at the discretion of the Locust Chief of Police). The police officer(s) will remain on-site throughout the duration of the event and will assist in traffic control to prevent guests from driving past Brentwood Farms Drive.
 - a. The number of scheduled police officers will be determined at the discretion of the Chief of Police based on anticipated number of guests per event.
 - b. Brentwood Farms will compensate the scheduled police officers directly, at the City of Locust Police Department approved rate for off-duty details.
7. Catering vendors may serve beer and wine. Liquor not permitted as per applicant.
8. Applicant commits to gatherings ending at 10:00pm as part of the venue rental agreement.
9. Applicant will identify and plant new vegetation along Brentwood Farms Drive to shade vehicle headlights.
10. Applicant agrees that the venue, as currently erected, will not be altered to include weather enclosures.

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 December 28, 2023 the Locust Planning & Zoning Board reviewed the zoning amendment petition and voted to recommend ***approval*** of the proposed Campus Business & Institutional – Conditional (CBI-C) zoning designation.

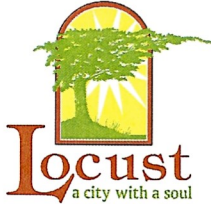
Notice of the meeting and this agenda item have been publicized, letters have been mailed to all adjacent property owners within 500ft of the subject property, and a zoning hearing sign has been posted on the property.

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/deny the conditional rezoning request designating the subject property as Campus Business & Institutional – Conditional (CBI-C) with the associated site plan and proposed elevations, to be inconsistent with the 2014 Land Use Plan; and to amend the 2014 Land Use Plan to reflect this parcel as Institutional/Public Use.



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Post Office Box 190
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Application for Conditional Zoning Change

Date: November 28, 2023

Applicant Name: Scott Carpenter

Company Name (if applicable)

Address: 514 Brentwood Farms

Phone Number: 704-984-0242

Address of Property Change: Brentwood Farms Drive, Locust, NC 28097

Present Zoning District: RA-Earm # ~~8595~~

Requested Zoning District: CBI-C (Reception Facility)

Applicant Signature:

P+Z 12-28-23

P+Z Passed
6-0

The following information is required with the application:

Will Cancel to set
Pit

(1) Map of the property to be rezoned, accurate description to show the following:

- All property lines with dimensions, north arrow.
- Names and addresses of adjoining landowners.
- Location of all existing structures, use of all land.
- Zoning classifications of all abutting zoning districts.

Pit set Feb 8

(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.

Letters sent 2-17-24
Posted 2-18-24

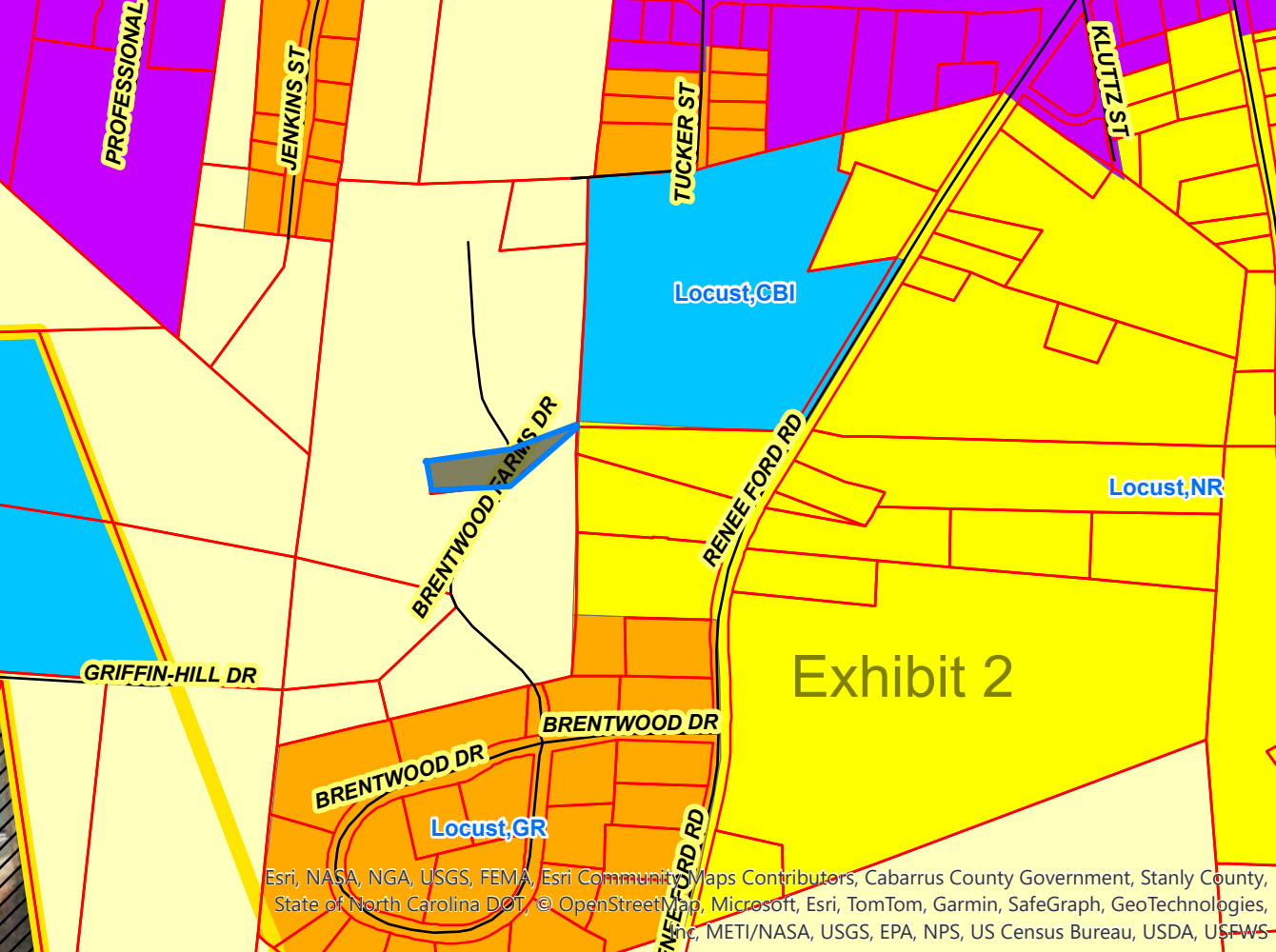
142515

TBD Brentwood Farm Dr

5564 0288 6837

CBI C

DPS



Locust,CBI

Locust,NR

Exhibit 2

Locust,GR

Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Cabarrus County Government, Stanly County, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

N C GRID NORTH
NAD83(2011)

AREA = 1.04 Ac PRELIMINARY; FOR REVIEW ONLY

Notes

This survey is subject to any facts that may be disclosed by a full and accurate title search.

Area computed by the coordinate method and subject to Brentwoods Farm Drive and Duke Power Right of Way.

This lot is located in the zoning jurisdiction of the City of Locust and zoned OPS.

All distances shown are horizontal ground US Survey Feet.

CALL TABLE

LINE	BEARING	DISTANCE
L16	N 34°43'41" E	106.84'
L17	N 35°10'07" E	31.44'
L18	N 32°53'12" E	32.04'
L19	N 25°43'08" E	37.86'
L20	N 13°09'28" E	29.14'
L21	N 06°08'38" E	27.15'
L22	N 02°03'41" W	27.26'
L23	N 09°58'33" W	26.50'
L24	N 18°01'09" W	31.66'
L25	N 28°58'31" W	49.46'
L26	N 39°59'26" W	29.55'
L27	N 31°23'10" W	37.42'
L28	N 22°28'13" W	47.37'
L29	N 12°47'18" W	44.98'
L30	N 06°42'14" W	84.29'
L31	N 04°08'06" W	92.87'
L32	N 02°27'13" W	58.98'

State of North Carolina
County of Stanly

I, _____, Review Officer
for Stanly County, certify that the map or plat to which
this certification is affixed meets all statutory requirements
for recording.

Review Officer _____ Date _____

Subdivision Administrator's Certificate
State of North Carolina
City of Locust

I, _____, Subdivision Administrator for the City of Locust,
Certify that the map or plat to which this certificate is affixed meets all statutory
requirements for recording.

PRELIMINARY; FOR REVIEW ONLY
Subdivision Administrator _____ Date _____

I, Dent H. Turner, Jr., certify to the following :

That this plat was drawn under my supervision from an actual survey made under my supervision from references as noted on this plat; that the Positional Accuracy is 0.05'; that the boundaries not surveyed are indicated as drawn from information as noted on plat; that this Map was prepared in accordance with GS 47-30 as amended. Witness my original signature, registration number, and seal this _____ day of _____ 2023.

That this survey as shown was determined by an actual GNSS Survey made under my supervision and the following information was used to perform the survey:

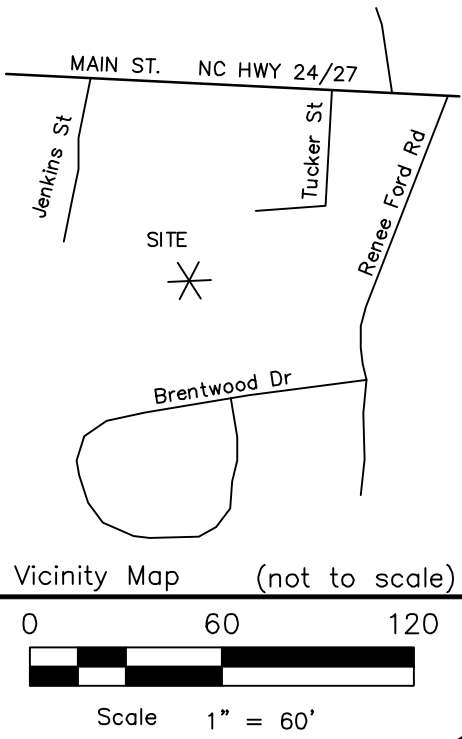
Type of Survey: Class A
Positional Accuracy: 0.05'
Type of GNSS: RTK Network & RTK Base/Rover
Date of Survey: 9/13/2019, 8/10/2020, and 11/16/2023
Datum/Epoch: NAD83(2011)
Combined Factor: 0.99984350
Units: US Survey Feet
Geoid: Geoid 18

That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

PRELIMINARY; FOR REVIEW ONLY

Professional Land Surveyor L-3017

MINOR SUBDIVISION FOR:
**SCOTT A. CARPENTER and wife
LYNN M. CARPENTER**
CITY OF LOCUST
FURR TOWNSHIP — STANLY COUNTY — NORTH CAROLINA



DENT H. TURNER, JR.
PROFESSIONAL LAND SURVEYOR
122 South Second Street ** P.O. Box 998
Albemarle, NC 28002 ** Tel. 704.982.7112

Current Owner:
Scott A. Carpenter
Lynn M. Carpenter
514 Brentwood Dr
Locust, NC 28097

References:
Deed Book 1683, Page 301
Deed Book 1683, Page 305
Tax Record: 36095
PIN: 556402886837

Job No. 231116A

Dates 9/19/2019
8/18/2020
11/16/2023

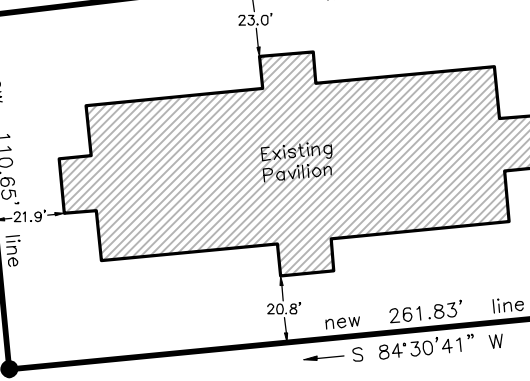
Scott A. Carpenter
Deed Book 1683, Page 305
Tax Record: 36905
PIN: 556402886837

1/2" Rebar Found
2" below ground
267.79'
N 83°26'49" E
360.44'(total)

Scott A. Carpenter
Deed Book 1683, Page 301
Tax Record: 36905
PIN: 556402886837

Scott A. Carpenter
Deed Book 1683, Page 301
Tax Record: 36905
PIN: 556402886837

5/8" Rebar
Set flush
with ground



5/8" Rebar
Set flush
with ground

BRENTWOOD FARMS DRIVE
30' Private Easement
Plat Book 27, Page 206

Duke Energy 68" R/W
overhead utility wires

Shane Utman
Deed Book 1682, Page 1412

Carolina Presbyterian Church of Locust, Inc.
Deed Book 286, Page 718

Fannie H. Haddock Heirs
Deed Book 260, Page 734

PRELIMINARY; FOR REVIEW ONLY

Exhibit 4

| BRENTWOOD FARMS | | Pavilion in the Pines |

Owned, Operated, and Cherished by the Carpenter Family

Objective:

Brentwood Farms (Farm #8595) is seeking a change in zoning designation from OPS to CBI-C (Reception Facility). Pavilion in the Pines Application, fee and survey completed.



Purpose:

To provide the community with reception options and conduct seasonal events.

To compliment and enhance the City of Locust.



About Brentwood Farms

Owned, Operated, and Cherished by the Carpenter Family

- Brentwood Farms is a 30-acre generational property beautifully nestled in the heart of Locust, North Carolina. The farm has many unique features in a blended open/wooded landscape enhanced by a three acre neatly landscaped flowing fountain pond upon entrance.
- The Carpenter family has worked together to create a specialized property and venue for weddings, events, and banquets that utilizes a natural landscape as a backdrop with a state-of-the-art event center...the *Pavilion in the Pines*.
- The natural setting has multiple choices for the wedding ceremony with a "wedding in the pines," a waterfront ceremony, or lawn area for that special day.



Venue Features

- Brentwood Farms has a newly constructed, fully sheltered venue aptly titled the "Pavilion in the Pines" that unifies the classic/modern farm feeling and timeless romantic enchantment.
- We host a 7,200 square-foot center that has an open pavilion setting easily accommodating 200+ guests.
- The pavilion also features a kitchen, bridal suite, make-up/hair vanity access, and a studio loft apartment. Multiple restrooms serve our important guests with extra features such as lighted fire-pits, corn hole area, sunset patio, and an area specific to a pre-event/celebratory champagne social.
- Multi-purpose climate-controlled rooms with many features for families, bridal preparations, event showers, and other gathering options.
- Ample parking, golf cart transportation rentals, and an available bar for bartending service.



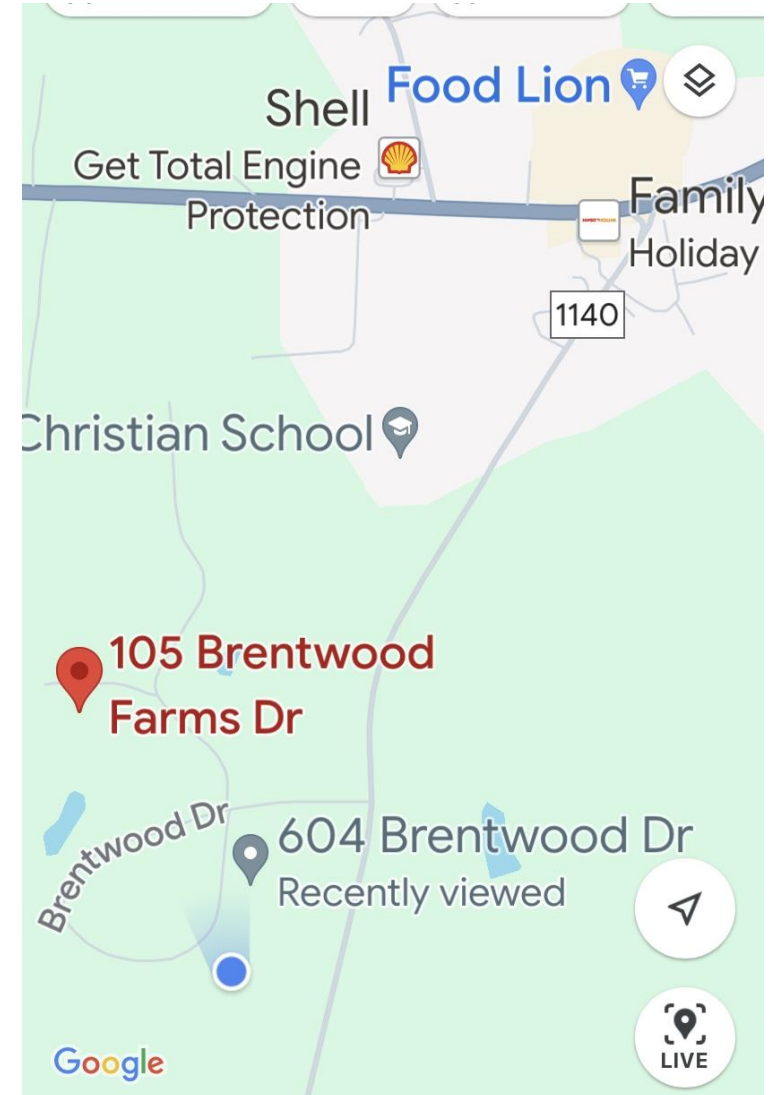
Venue Features

- The Pavilion in the Pines at Brentwood Farms can be used for many type events, such as...
- Weddings
- Bridal showers
- Family Reunions
- Proms/Dance type events
- Political rallies and fundraisers
- Ministry partnerships with local churches
- Seasonal celebrations (hayrides, pumpkin patches)
- Contracts, approved vendor list and venue regulations are available for review
- Must have rules... alignment of expectations



Location, Location, Location!

- Brentwood Farms is located in the heart of Locust and is the only venue/reception area of its kind.
- Short distance to all shopping, grocery, restaurants, and other important conveniences.
- Secluded location ensures privacy and allowance of large space for parking and activities.
- Private Drive and Golf cart accessible.
- With the Carolina Presbyterian Church relationship and the adjoining property line (with walking trails between the two properties) allows us many ministry opportunities.




Why It's Important

- Initial reaction to venue and reception opportunities have been overwhelming.
- Tremendous response from neighboring geographical areas including three out of state commitments... all looking for travel and hotel options for our growing area.
- Locust continues to grow in many wonderful ways. With growth, we will need reception platforms to support the many social gatherings in our community.
- “If you build it, they will come....”



Application and recorded survey attached to existing CBI



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Phone Number: 704-984-0242

Address of Property Change: Brentwood Farms Drive, Locust, NC 28097

Present Zoning District: RA Farm# 8595

Requested Zoning District: CBI-C (Reception Facility)

Applicant Signature:

The following information is required with the application:

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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.

MAJOR SUBDIVISION FOR:
**SCOTT A. CARPENTER
and wife
LYNN M. CARPENTER**
CITY OF LOCUST
PLUR TOWNSHIP - STANLY COUNTY - NORTH CAROLINA

Notes

This survey is subject to any facts that may be disclosed by a full and accurate site search.

Area computed by the coordinate method and subject to Brentwood Farm Drive and Duke Power Right of Way.

This lot is located in the zoning jurisdiction of the City of Locust and zoned CBI-C.

All distances shown are horizontal ground US Survey Feet.

BOOK 31 PAGE 200(1) 464089

Filed: 12/18/2023 11:04:12 AM
Jennifer Holmes, Register of Deeds
Stanly County, NC
John Holcomb

State of North Carolina
County of Stanly
I, **Paul Reynolds**, Review Officer
for Stanly County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Paul A. Reynolds 12-18-23
Review Officer

Subdivision Administrator's Certificate
State of North Carolina
I, **Terry Scott Ebel**, Subdivision Administrator for the City of Locust,
certify that the map or plat to which this certificate is affixed meets all statutory requirements for recording.
Terry Scott Ebel 12-15-2023
Subdivision Administrator

I, **Dent H. Turner, Jr.**, certify to the following:
That this plat was drawn under my supervision from an actual survey made under my supervision from references as noted on this plat; that the Positional Accuracy is 0.02'; that the boundaries not surveyed are indicated as drawn from information as noted on this plat; that this map was prepared in accordance with US 47-32 as amended, unless my original signature, registration number, and seal this 12/15/2023 at 12:00:00 PM, 2023.
That this survey as shown was determined by an actual GNSS Survey made under my supervision and the following information was used to perform the survey:
Type of Survey: Class A
Positional Accuracy: 0.02'
Type of GNSS: RTK Network & RTK Base/ Rover
Date of Survey: 9/15/2019, 8/10/2020, and 11/18/2023
Return/Epoch: NAD83(2011)
Computed Position: 0.00004500
Units: US Survey Feet
Geoid: Geoid 16
That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that requires platting of lots.

AREA = 1.04 Ac

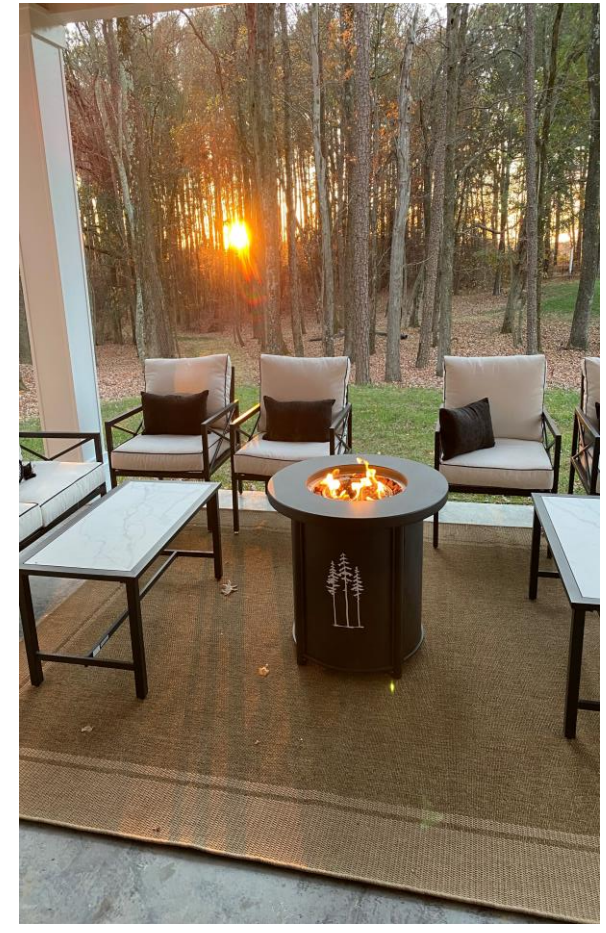
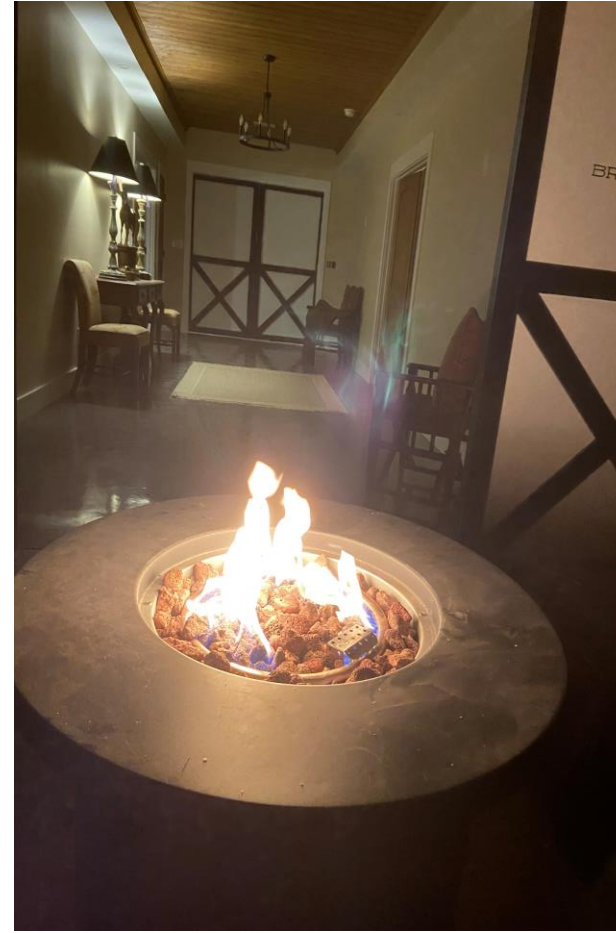
CALL TABLE

LINE	FROM	TO	BEARING	DIST.	REMARKS
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2	Point	3	N 89°52'28" E	283.11'	Point
3	Point	4	N 89°52'28" E	283.11'	Point
4	Point	5	N 89°52'28" E	283.11'	Point
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7	Point	8	N 89°52'28" E	283.11'	Point
8	Point	9	N 89°52'28" E	283.11'	Point
9	Point	10	N 89°52'28" E	283.11'	Point
10	Point	11	N 89°52'28" E	283.11'	Point
11	Point	12	N 89°52'28" E	283.11'	Point
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24	Point	25	N 89°52'28" E	283.11'	Point
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87	Point	88	N 89°52'28" E	283.11'	Point
88	Point	89	N 89°52'28" E	283.11'	Point
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191	Point	192	N 89°52'28" E	283.11'	

About Us... The Carpenter Family

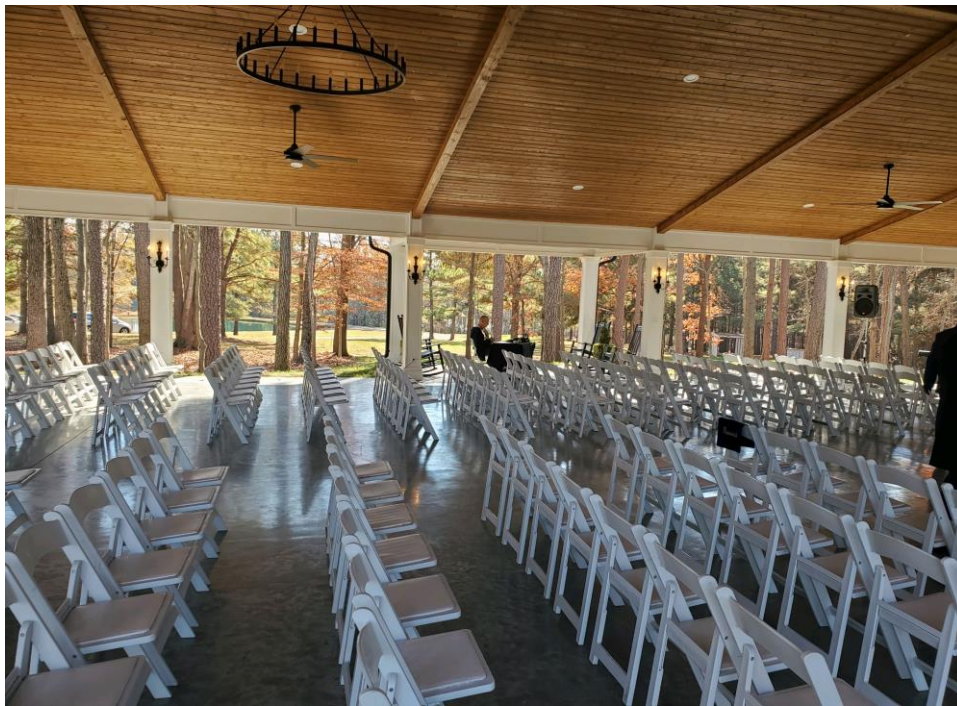


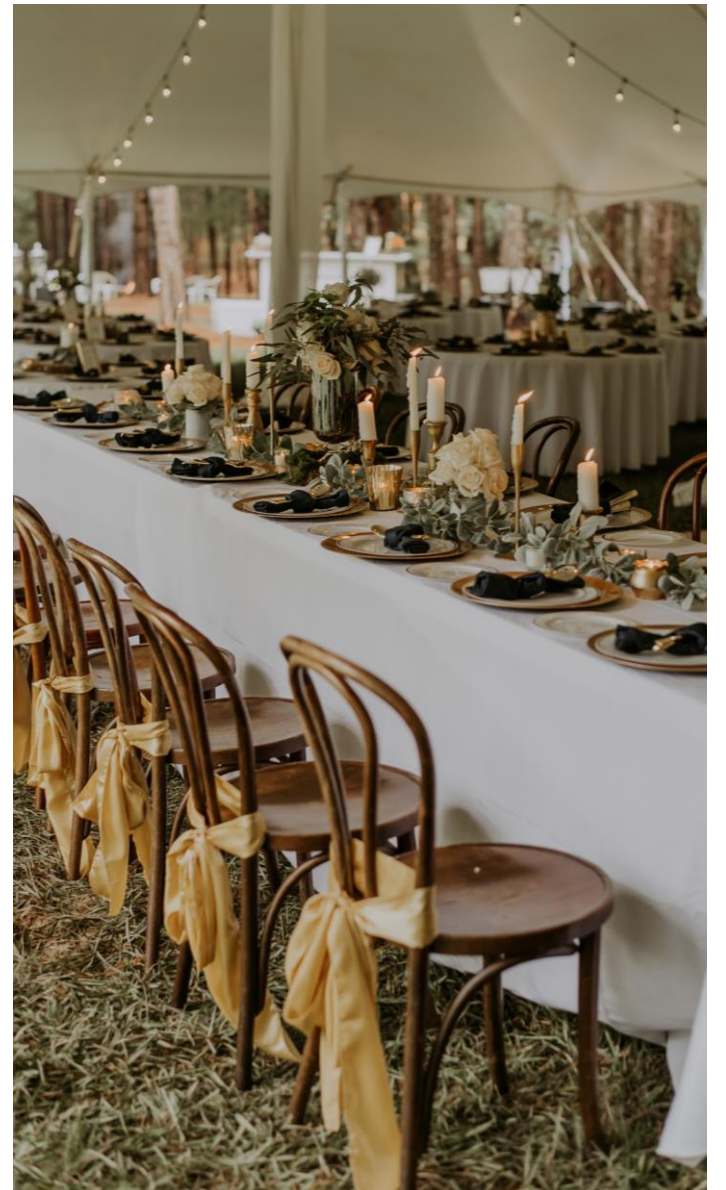
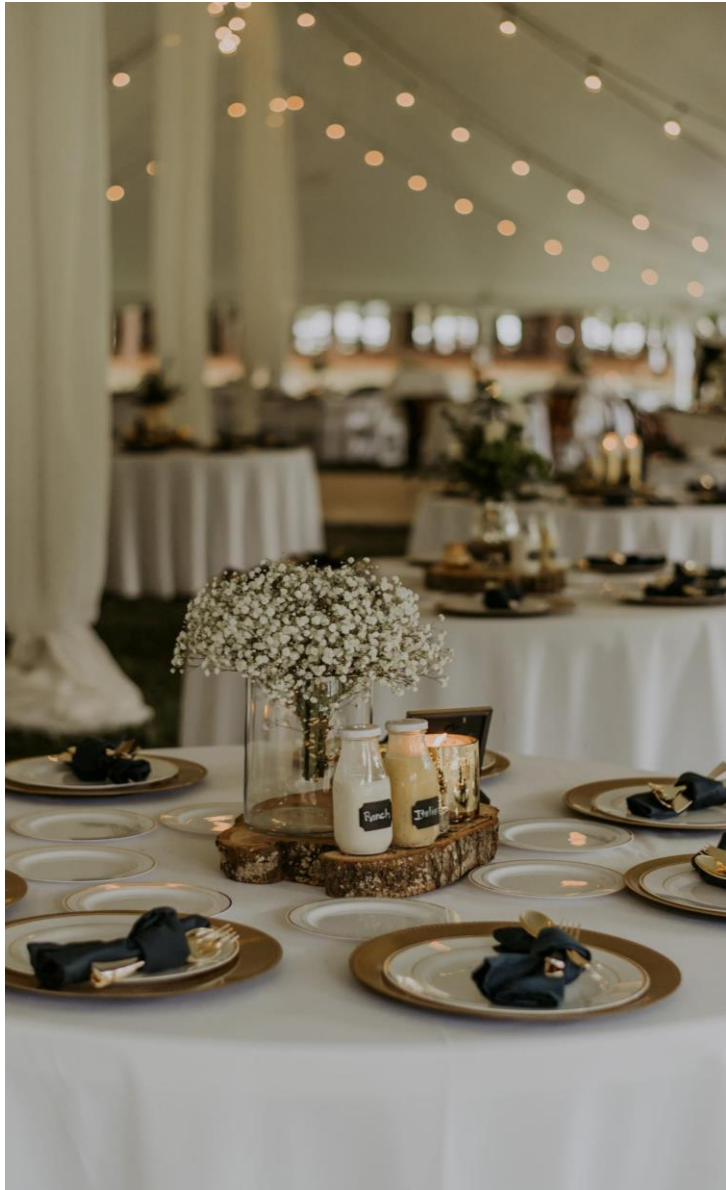
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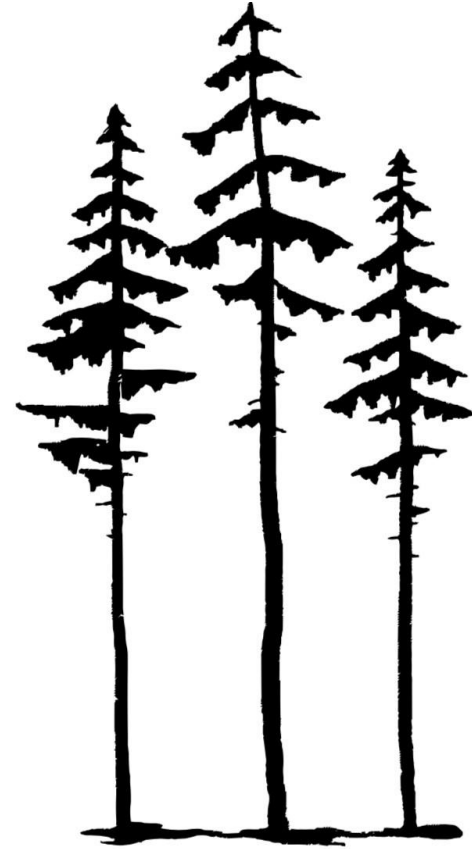






Website Information & Details about Brentwood Farms

- Website- www.brentwood-farms.com
- Google Analytics
- SEOs
- Partnerships with local businesses
- Backlinks connected to Locust
- Social media platforms
- Word of mouth
- Site visit- Would love to give you a tour
- The secret is out on our little town
- Embrace the opportunities



BRENTWOOD
FARMS



Questions?