



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

Application for Conditional Zoning Change

Date: 09-19-2024

Applicant Name: New Life Baptist Church of Stanly County

Company Name (if applicable) c/o Cooper Legal Firm PC


Address: 5620 Concord Parkway #103, Concord, NC 28027

Phone Number: 704-888-5431

Address of Property Change: 157 Browns Hill Road, Locust, NC 28097

Present Zoning District: OS

Requested Zoning District: CBI

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.



FROM THE DESK OF STEPHANIE DEMAIORIBUS (COOPER), ESQ.

September 19th, 2024

City of Locust
PO Box 190
Locust, NC 28097

RE: 556402791712 New Life Baptist Church of Stanly County

City Administrator, Honorable Mayor and Respected Council Members:

We are pleased to present this application on behalf of New Life Baptist Church of Stanly County for rezoning for the above-referenced property from Open Space (OS) to Campus Business & Institutional District (CBI). The property at issue is owned by New Life Baptist Church of Stanly County and is currently a strong church presence in the community. The church property which sits on 9 acres off Browns Hill Road is flanked on the west side by the Brown Hill AME Zion Church, the southern sides by Carolyn and Mark Corriher and to the northwest/northeast by SXCW Properties II LLC (Please see attached GIS map). The parcel number of the affected property for the rezoning is 556402791712. The Applicant is currently in contract with SXCW Properties II LLC for a land swap which would result in an exchange of certain pieces of the properties that would provide an additional opportunity for Applicant to add parking or other facilities consistent with the CBI zoning for use as religious and community buildings. A copy of the land swap is attached hereto.

CONCORD OFFICE:
5620 Concord Parkway S., Suite 103
Concord, NC 28027

(704) 940-3236 Telephone
(704) 366-6363 Facsimile
www.cooperlegalfirm.com

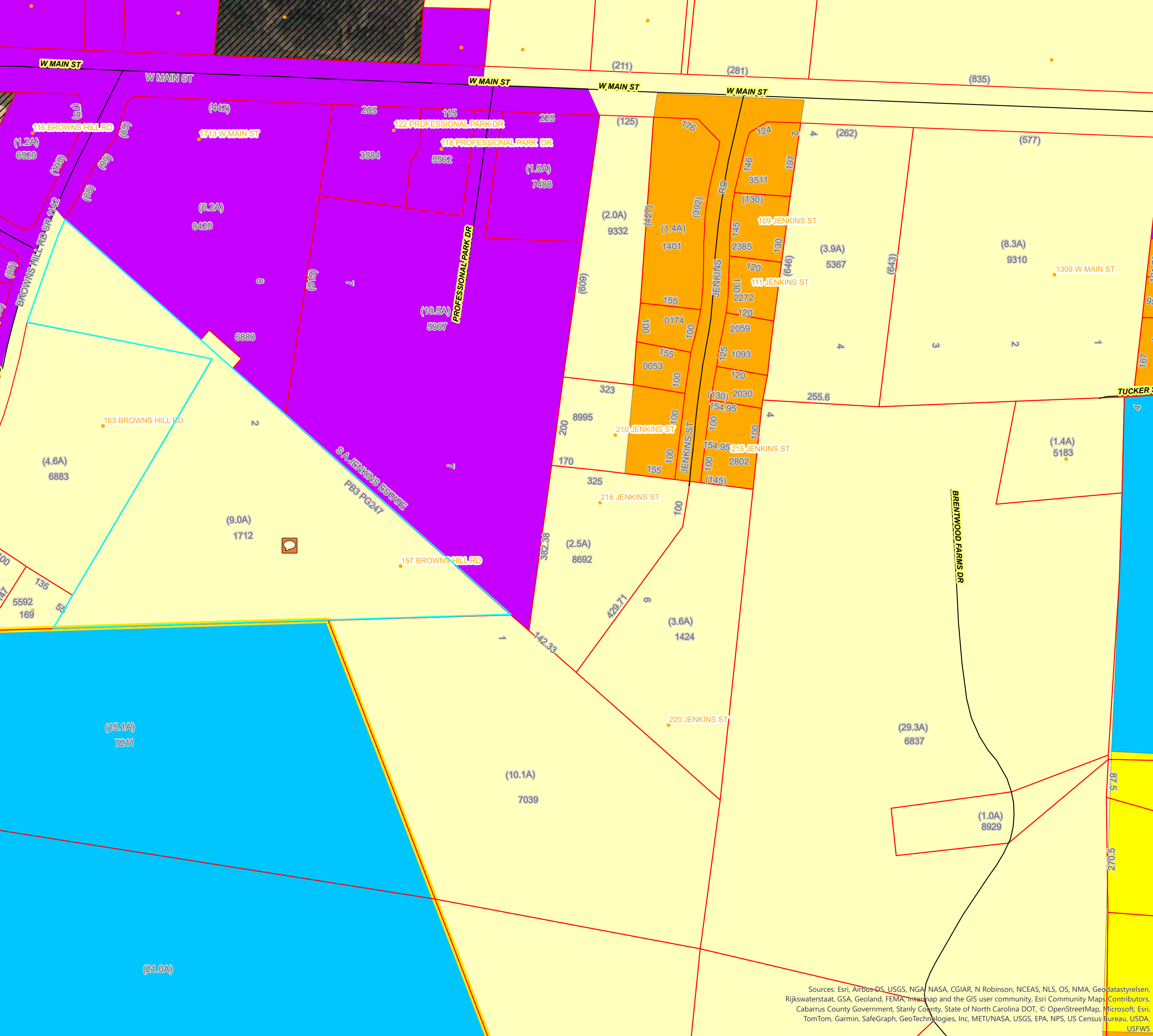
STANLY COUNTY OFFICE:
622 W. Church St.
Richfield, NC 28137

CBI zoning would be beneficial to the church by allowing it to build more expediently to serve its growing membership and to increase opportunities for the community to worship and to gather. CBI zoning is consistent with other church zoning in the City of Locust such as the Locust Presbyterian Church and Providence Church of God.

Accordingly, the Applicant humbly asks that the City Administrator, Honorable Mayor, and City Council allow the rezoning of the Applicant.

Very Truly Yours,

Stephanie DeMaioribus, Esq
Stephanie L. DeMaioribus (Cooper), Esq.



W MAIN ST

W MAIN ST

W MAIN ST

W MAIN ST

W MAIN ST

(835)

116 BROWNS HILL RD

1713 W MAIN ST

122 PROFESSIONAL PARK DR

118 PROFESSIONAL PARK DR

(1.2A)
6529

(6.2A)
0420

3584

(10.5A)
5367

(1.5A)
7488

(2.0A)
9332

(1.4A)
1401

109 JENKINS ST

111 JENKINS ST

(3.9A)
5367

(8.3A)
9310

1309 W MAIN ST

163 BROWNS HILL RD

(4.6A)
6883

(9.0A)
1712

SA JENKINS ESTATE
PB3 PG247

157 BROWNS HILL RD

170

216 JENKINS ST

(2.5A)
8692

(3.6A)
1424

220 JENKINS ST

(29.3A)
6837

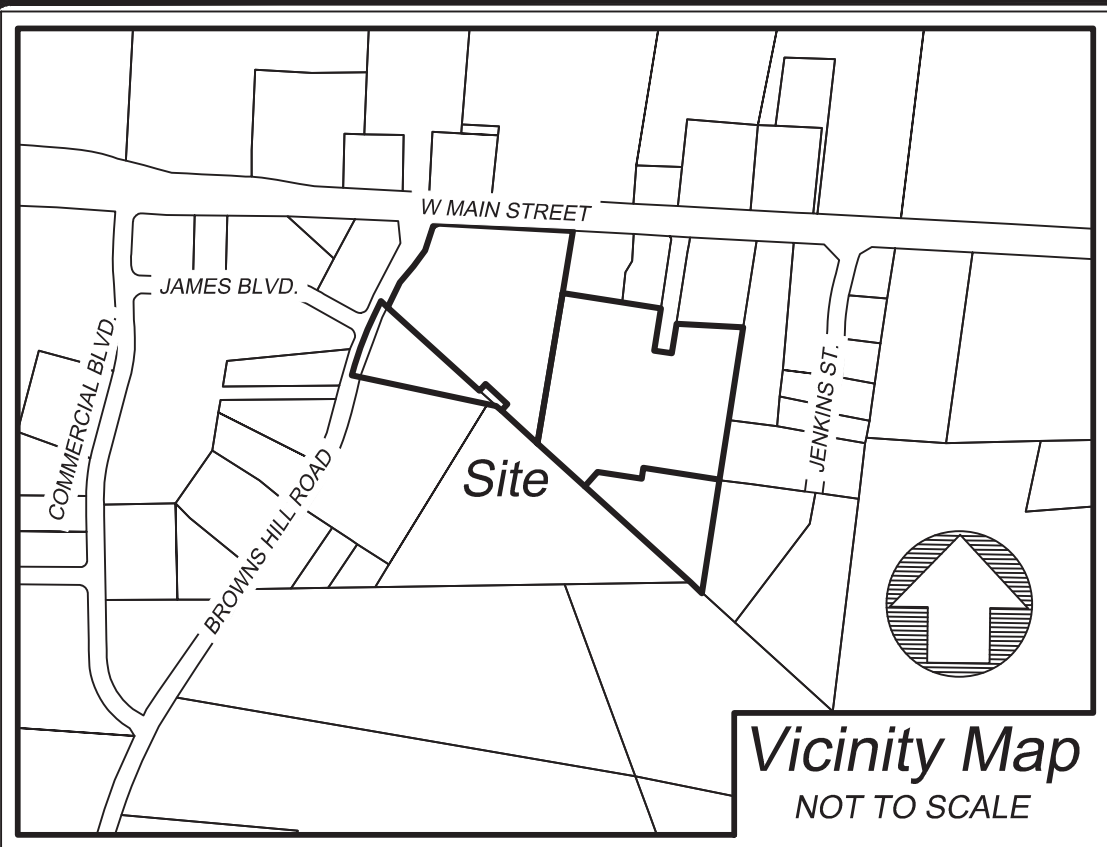
BRENTWOOD FARMS DR

(15.1A)
7211

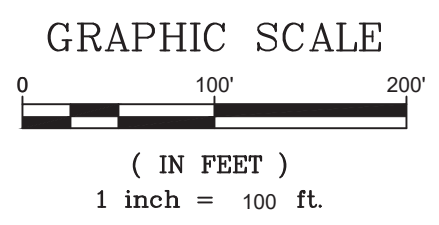
(10.1A)
7039

(1.0A)
8929

(21.0A)



Vicinity Map
NOT TO SCALE



ZONING INFORMATION

ACCORDING TO THE STANLY COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS), THE SUBJECT PROPERTY IS ZONED "HC(LOCUST)" BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE CITY OF LOCUST PLANNING DEPARTMENT AND STANLY COUNTY PLANNING DEPARTMENT FOR ADDITIONAL INFORMATION.

HARRY PROPERTIES LLC
PID #556504707488
DB 1786 PG 593
LOT 1 MB 22 PG 296
ZONED: HC(LOCUST)

CHA PROPERTY HOLDINGS LLC
PID #556504705562
DB 1554 PG 173
LOT 2A-2 MB 24 PG 203
ZONED: HC(LOCUST)

LOCUST PROPERTY HOLDINGS LLC
PID #556504703584
DB 1554 PG 157
LOT 2A-1 MB 24 PG 203
ZONED: HC(LOCUST)

TRACT 1
SXCW PROPERTIES II LLC
PID #556504700420
DB 1799 PG 1639
ZONED: HC(LOCUST)
ORIGINAL AREA
271,374 SQ. FT
6.230 ACRES

TRACT 1
NEW TOTAL AREA:
341,368.69 SQ FT
7.837 ACRES

TRACT 2
SXCW PROPERTIES II LLC
PID #556504705367
DB 1799 PG 1639
ZONED: HC(LOCUST)
NEW TOTAL AREA
333,486 SQ. FT
7.655 ACRES

TRACT 2
ORIGINAL TOTAL AREA:
431,768 SQ FT
9.912 ACRES

GLENDIA LOVE
PID #556504709332
DB 968 PG 771
ZONED: OPS(LOCUST)

STEPHEN & MELISSA KIRK
PID #556402798995
DB 721 PG 792
ZONED: OPS(LOCUST)

DOUGLAS & VICKIE BARBEE
PID #556402798692
DB 1688 PG 981
ZONED: OPS(LOCUST)

PARCEL CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	120.48'	441.00'	S58° 49' 18"E	120.11'
C2	114.35'	419.00'	N58° 49' 47"W	114.00'

PARCEL LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N40° 26' 47"E	71.26'
L2	N36° 12' 53"E	66.37'
L3	N17° 47' 32"E	85.00'
L4	N63° 11' 15"E	20.73'
L5	S81° 13' 55"E	60.02'
L6	N46° 21' 25"W	53.39'
L7	N42° 07' 02"E	30.05'
L8	S42° 13' 55"W	29.84'
L9	N14° 46' 41"E	35.34'
L10	N18° 35' 05"E	62.83'
L11	N21° 43' 38"E	64.99'
L12	N23° 55' 54"E	48.71'
L13	N25° 41' 49"E	56.50'
L14	S55° 04' 14"E	71.47'
L15	N30° 29' 36"W	31.22'
L16	N55° 04' 14"W	49.46'

MISCELLANEOUS NOTES

ALL COORDINATES AND BEARING SHOWN ARE BASED ON NAD 83/2011.
AREAS COMPUTED USING COORDINATE GEOMETRY.
IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
DEED REFERENCE: AS SHOWN.
ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".
RAW ERROR OF CLOSURE: 1:10,000+. BOUNDARY TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.
OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.
ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
COMBINED GRID FACTOR = 0.99984231

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP 3710556500L, COMMUNITY 370508, EFFECTIVE DATE NOVEMBER 16, 2018.

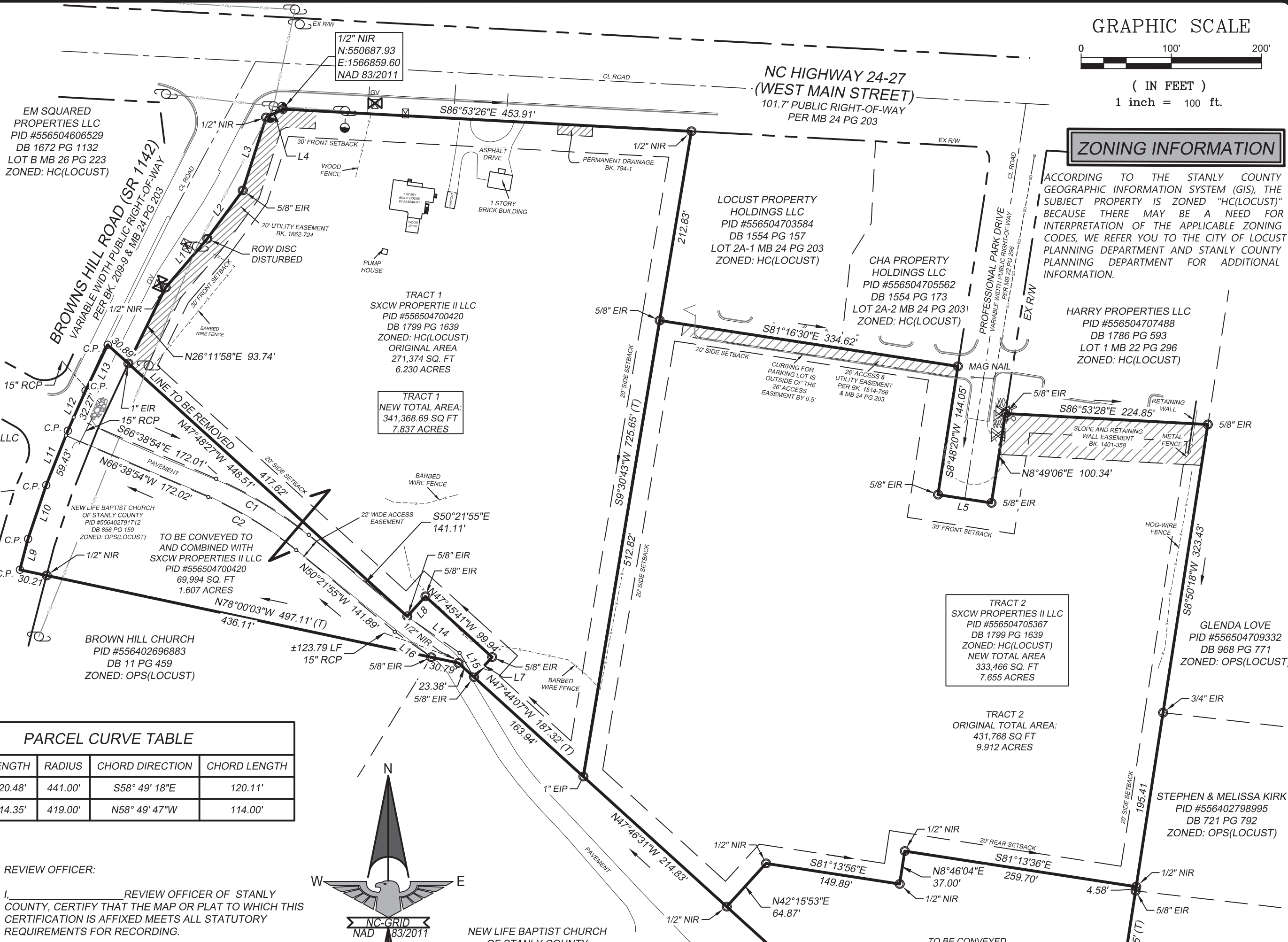
SETBACKS SHOWN HEREON ARE PER THE CITY OF LOCUST UDO FOR HC ZONING.

LEGEND OF SYMBOLS & ABBREVIATIONS

- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON REBAR
- NIR - NEW IRON REBAR
- M.B.S. - MINIMUM BUILDING SETBACK
- S.S.E. - SANITARY SEWER EASEMENT
- SSMH - SANITARY SEWER MANHOLE
- R/W - RIGHT OF WAY
- C.P. - COMPUTED POINT
- ECM - EXISTING CONCRETE MONUMENT
- E.P.K. - EXISTING P.K. NAIL
- - UTILITY POLE
- - UNDERGROUND GASLINE
- - OVERHEAD UTILITY LINE
- - SANITARY SEWER LINE
- ⊙ - SANITARY SEWER MANHOLE
- ⊕ - FIRE HYDRANT
- ⊕ - WATER VALVE
- ⊕ - WATER WELL
- - YARD INLET / AREA DRAIN
- ⊞ - ELECTRIC BOX/TRANSFORMER
- ⊞ - CURB INLET
- - STORM DRAIN
- - WATER LINE
- - FENCE LINE

UTILITY NOTES

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THERE IS NO CERTAINTY OF THE ACCURACY OF THE INFORMATION AND IT SHALL BE CONSIDERED IN THE LIGHT BY THOSE USING THIS SURVEY. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



REVIEW OFFICER: _____
I, _____ REVIEW OFFICER OF STANLY COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

NOTARY CERTIFICATE
I, _____ A NOTARY PUBLIC OF _____ COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL
THIS ___ DAY OF _____, 2023

NOTARY _____ MY COMMISSION EXPIRES _____

OWNERS CERTIFICATE
THE UNDERSIGNED PROPERTY OWNER HEREBY CERTIFIES TO HOLDING LEGAL OWNERSHIP OF THE PROPERTY SHOWN ON THIS PLAT AND TO THE AUTHORITY TO MAKE DECISIONS CONCERNING THE SUBJECT PROPERTY. THE UNDERSIGNED FURTHERMORE CERTIFIES TO REVIEWING THIS PLAT AND TO AGREEING WITH THE PLACEMENT OF BOUNDARY LINES AS SHOWN HEREON.

OWNER(S) _____ DATE _____

NOTARY CERTIFICATE
I, _____ A NOTARY PUBLIC OF _____ COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL
THIS ___ DAY OF _____, 2023

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OWNER(S) _____ DATE _____

SURVEYORS CERTIFICATION

STATE OF NORTH CAROLINA
STANLY COUNTY

I, RUSSELL L. WHITEHURST, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION OF A TRACT OF LAND WHOSE TITLE REFERENCES ARE SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THE MAXIMUM FIELD ERROR OF ANGULAR CLOSURE IS 7.5 SECONDS; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BK. (SEE NOTES) PG.(SEE NOTES); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; AND THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 10TH DAY OF APRIL, 2023.

RUSSELL L. WHITEHURST
PROFESSIONAL LAND SURVEYOR
NO. L-3661



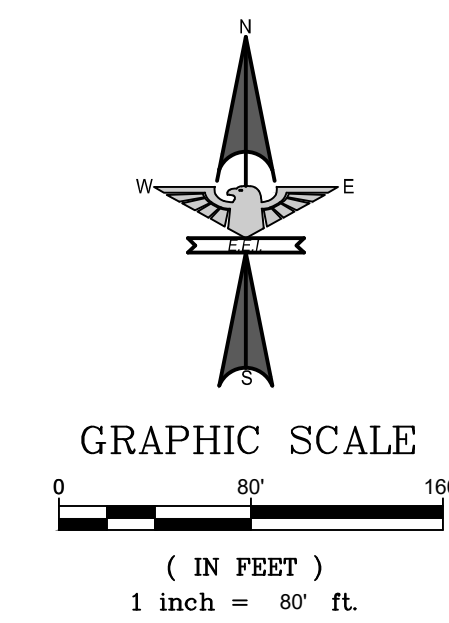
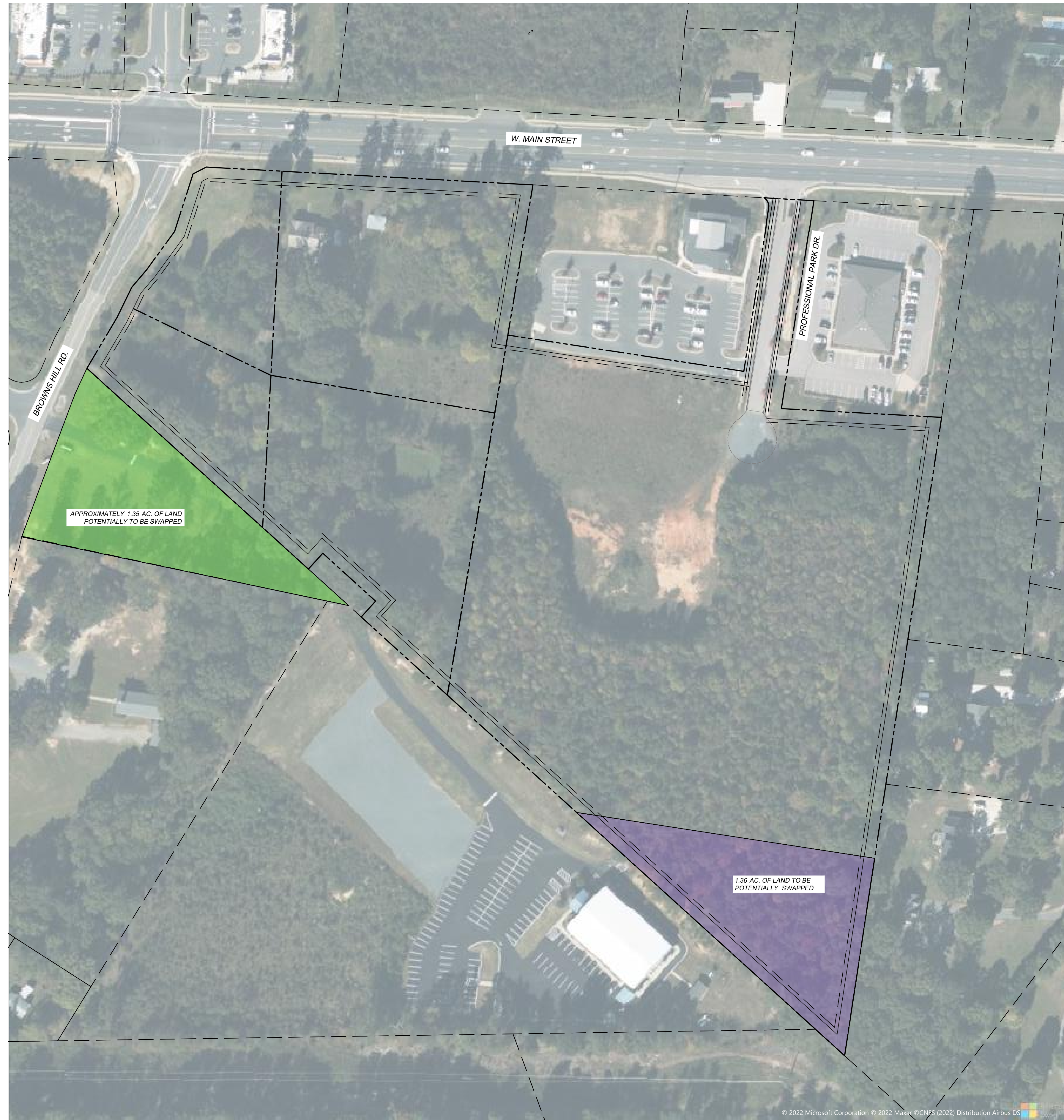
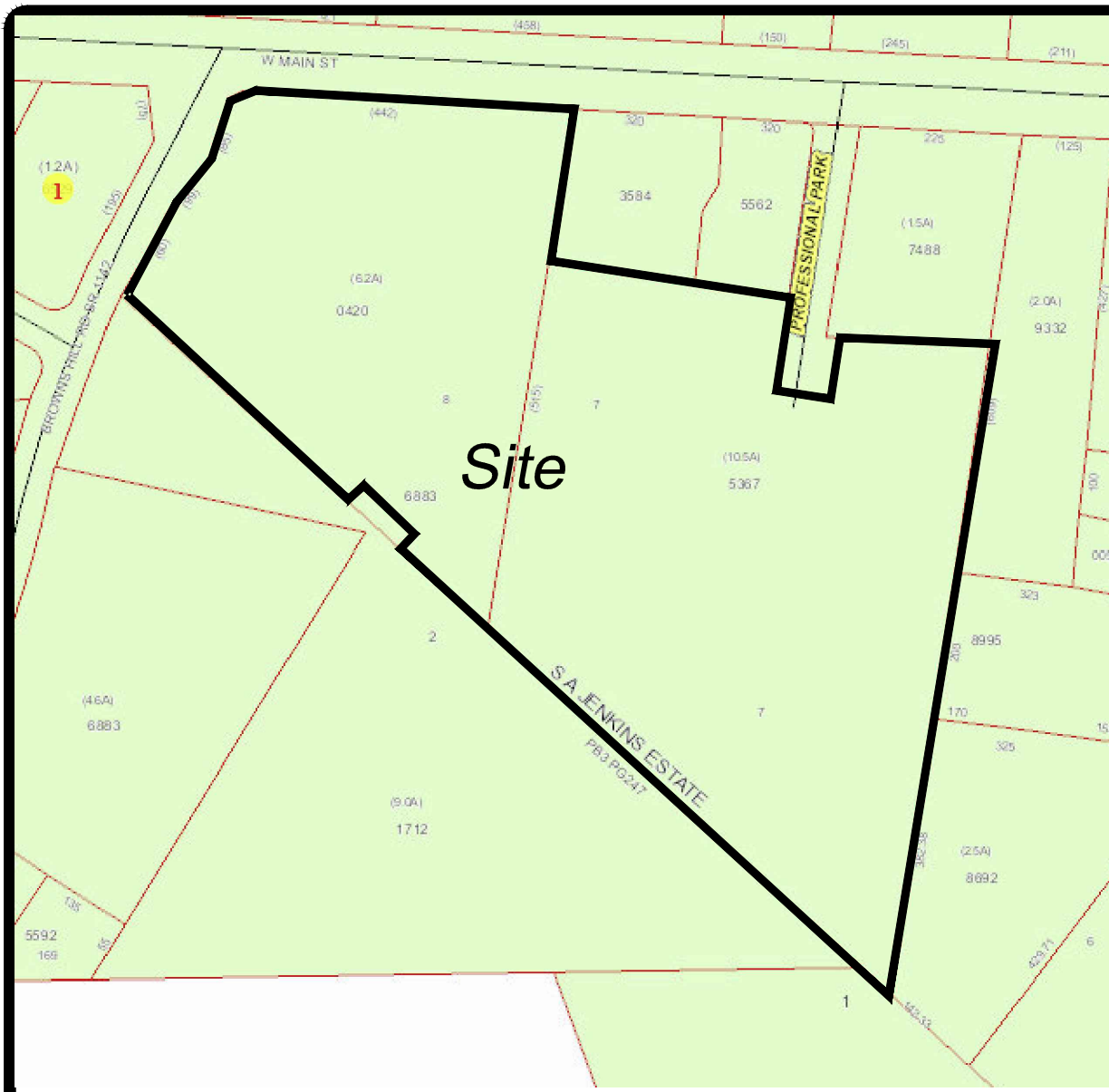
NO.	DATE	ISSUE

PROPERTY OF SXCW PROPERTIES II LLC
(PARCELS: 556504700420 & 556504705367) &
NEW LIFE BAPTIST CHURCH OF STANLY COUNTY
(PARCEL: 556402791712)
CITY OF LOCUST, FURR TOWNSHIP
STANLY COUNTY, NORTH CAROLINA

RECOMBINATION PLAT

Drawn By: ASD Approved By: RLW Date: 4/10/2023
Location: XLAND PROJECTS 707771 EEL Project: 7771
Scale: 1" = 100'





EAGLE ENGINEERING

FIRM LICENSE # C-0873
 2013A Van Buren Avenue
 Indian Trail, NC 28079
 (704) 882-4222
 www.eagleinc.net

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

NO.	DATE	BY	ISSUE

SAM'S HIGHWAY 24/27
 1713 WEST MAIN STREET
 LOCUST, NC 28097

SAM'S XPRESS CARWASH
 7935 COUNCIL PLACE, SUITE 102
 MATTHEWS, NC 28105

LAND SWAP EXHIBIT

DESIGNED BY	DRAWN BY	CHECKED BY
KAP	KAP	SAP

DATE	JOB NUMBER
09/14/2022	7771

Scale AS SHOWN

Sheet
EX-1

ADJOINING PROPERTY OWNERS

BROWN HILL AME ZION CHURCH
PO BOX 172
LOCUST NC, 28097

CAROLYN AND MARK
CORRIHER
9722 BLACKBIRD HILL LN
MINT HILL, NC 28227

SXCW PROPERTIES, LLC
7935 COUNCIL PLACE STE 200
MATTHEWS, NC 28105