

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

MEMORANDUM

Date: September 4, 2025
From: Cesar Correa, City Manager
To: Mayor & City Council
Subject: Site Plan Amendment – Greater Life Church

BACKGROUND & PETITION INFORMATION

On March 15, 2025 Locust City Council approved a conditional rezoning to allow a *Religious Institution, more than 350 seats*. The applicant is requesting a site plan amendment (Exhibit 3) to include an above ground storm water retention pond. The site plan amendment received a unanimous favorable recommendation from the Locust Planning & Zoning Board during their monthly meeting on July 24, 2025.

The specifics of the rezoning application are as follows:

Applicant: Greater Life Church Locust Inc.

Owner Information: N/A

Existing Zoning: Center City – Conditional (CC-C)

Proposed Zoning: Center City – Conditional (CC-C) – **no change**

Permitted Uses: All uses permitted in the Center City 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 *Religious Institutions, more than 350 seats* is a conditional use in the Center City District.

Parcel ID Numbers: Stanly County PIN#: 5575-0342-2061

Area in Acres: +/- 6.14 acres

Site Description: This property is currently owned by Greater Life Church and is actively working with QT to develop the southwest corner of W. Main Street and S. Central Ave.

Adjacent Land Use: Commercial, Industrial, Institutional, and Vacant.

Surrounding Zoning: The property is surrounded by Center City to 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. Amended 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 Center City - Conditional (CC-C). This amendment is reasonable because the property is adjacent to existing CC uses and according to the 2014 Land Use Plan. The City Center District “provides for revitalization, reuse, and infill development in Locust’s traditional City Center area. A broad array of uses is encouraged: shops, restaurants, services, work places, civic, educational, and **religious facilities**, and higher density housing.”

FINDINGS AND CONCLUSIONS

The applicant submitted an Amended Site Plan (Exhibit #3) depicting the proposed improvements to the property to include an above ground stormwater retention pond.

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 July 24, 2025 the Locust Planning & Zoning Board reviewed the site plan amendment petition and voted unanimously to recommend **approval** of the proposed amended site plan.

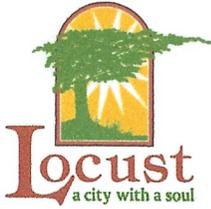
Notice of the meeting and this agenda item have been publicized, letters have been mailed to all adjacent property owners within 500ft of the subject property, and a zoning hearing sign has been posted on the property.

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 site plan amendment request with the associated site plan, to be consistent with the 2014 Land Use Plan.



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Exhibit 1

Application for Conditional Zoning Change

Date: 7-11-2025 #2

Applicant Name: Greater Life Church Locust, INC.

Company Name (if applicable) Greater Life Church Locust, INC

Address: 103 Locust Ave, Locust, NC 28097

Phone Number: 704-781-5119

Address of Property Change: 103 Locust Ave, Locust NC 28097

Present Zoning District: Town Center Conditional

Requested Zoning District: ~~Town Center~~ site plan amendment

Applicant Signature: [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 proposed signage (monument and/or building mounted)
- (6) A fee of \$500 (non- refundable) must accompany this application.

P+Z 7-24-25
 Passed 7-0
 PH set 9-11-25
 letter mailed
 8-26-25
 Posted 8-28-25

Locust,HC

W MAIN ST

W MAIN ST

CENTRAL AV

Locust,CC-CU

Exhibit 2

LOCUST AV

(1 of 2) ▶ □ ✕

Parcels: GREATER LIFE CHURCH LOCUST INC

[View Property Card](#)
[View Deed](#)
[View Plat](#)

TAXRECORD	143024
Name1	GREATER LIFE CHURCH LOCUST INC
Name2	
Name3	
TaxPayerAddr1	103 LOCUST AVE
TaxPayerAddr2	
TaxPayerCity	LOCUST
State	NC
Zip	28097
PIN	557503422061
OLDPIN	
PARENTPIN	557503425446
PINDATE	October 31 2024

[Zoom to](#) ⋮

ELM ST

S CENTRAL AV

