



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

MEMORANDUM

Date: September 30, 2025  
From: Cesar Correa, City Manager  
To: Mayor & City Council  
Subject: Zoning Amendment (Conditional) – Stanly County PIN#: 556504604676

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**BACKGROUND & PETITION INFORMATION**

On August 7, 2025 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 Name:** William Hodge

**Company Name:** Ray Ray’s Chicken Shack

**Existing Zoning:** Highway Commercial – Conditional (HC-C) (currently approved establishment through previous conditional rezoning: Hwy 55 Burgers and Shakes)

**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 *Restaurants, Limited Service* is a conditional use in the Highway Commercial District.

**Parcel ID Numbers:** Stanly County PIN#: 5565-0460-4676

**Area in Acres:** 1.29 acres

**Site Description:** This property is part of the Meadow Creek Business Park development. The site is surrounded by other parcels similar in size and use.

**Adjacent Land Use:** Commercial (Murphy’s Oil, Urgent Care and KFC on same strip) and Vacant

**Surrounding Zoning:** The property is surrounded by Highway Commercial 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. Proposed Elevations
4. Proposed Sign

## **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 - Conditional. This amendment is reasonable because it would allow for the repurposing of a vacant building. The property is adjacent to existing commercial uses, which are components of the overall Meadow Creek Business Park development. 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 is not proposing changes to the existing site plan. The applicant submitted proposed elevations (Exhibit #3) and proposed sign (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 reviewed the proposed elevations and signage, 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 28, 2025 the Locust Planning & Zoning Board reviewed the zoning amendment petition and voted unanimously 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 proposed elevations and sign, to be consistent with the 2014 Land Use Plan.



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# Exhibit A

## Application for Conditional Zoning Change

Date: 8/7/25  
Applicant Name: William Hodge  
Company Name (if applicable) Ray Ray's Chicken Shack  
Address: PO Box 180 Seagrove, NC 27341  
Phone Number: 336-653-6747  
Address of Property Change: 124 James Ave Locust, NC 28097  
Present Zoning District: HCC  
Requested Zoning District: HCC

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.

W MAIN ST

W MAIN ST

# Exhibit B



JAMES AVE

BROWNS HILL RD

Exhibit C - Proposed Elevations  
Based on another location that repurposed  
another Hwy 55







# Exhibit D - Monument Sign

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**RAY RAY'S CHICKEN SHACK**

**ACRYLIC FACES**

**SIGN SPECIFICATIONS:**

- QUANTITY: 2
- SIZE: SEE DETAIL
- MATERIAL: EMBOSSED BACK-SPRAYED ACRYLIC PAN FACES
- COLOR: WHITE, PMS 1665 C, PMS 173 C, PMS 296 C, PMS 435 C, PMS 4043 C, PMS 186 C, PMS 187 C, PMS 7579 C, PMS 7405 C, PMS 102 C, PMS 7406 C, PMS 152 C

48"



**\* MEASUREMENTS REFLECT ESTIMATED SIZE OF EXISTING CABINET**



**DESIGNER: JG**

**DATE: 7/21/25**

**ALL MEASUREMENTS ARE APPROXIMATE, SURVEY REQUIRED PRIOR TO MANUFACTURE**

