



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

MEMORANDUM

Date: March 5, 2026
From: Cesar Correa, City Manager
To: Mayor & City Council
Subject: Zoning Amendment (Conditional) – Ross Furr

BACKGROUND & PETITION INFORMATION

On December 29, 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: Ross Furr Homes, LLC

Existing Zoning: Open Space (OPS)

Proposed Zoning: General Residential – Conditional (GR-C)

Permitted Uses: All uses permitted in the General Residential 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 lot dimensions are not consistent with General Residential zoning district minimum standards.

Parcel ID Numbers: Stanly County PINs#: 5576-0333-5911

Area in Acres: The parcels total +/- 5.37 acres.

Site Description: This property is located at the corner of N. Central and Mission Church Rd. and is currently vacant.

Adjacent Land Use: Residential (Whispering Hills) and vacant.

Surrounding Zoning: The property is mostly surrounded by other residential districts/uses. To the north and northeast, the property is surrounded by the Whispering Hills community. The developer is actively completing infill development in the southeast corner of N. Central and Mission Church. Properties to the east are zoned Open Space (OPS) and are either vacant or serve as residences.

Utility Service Provider: The property will be served by public water through Stanly County Utilities, and sewer collection provided by the City of Locust.

EXHIBITS

1. Application for Zoning Change
2. Zoning Map
3. Site Plan
4. Proposed Elevations

LAND USE PLAN ANALYSIS

The property lies within the area designated on the adopted 2025 Land Use Plan for Mixed Use Corridor.

The 2025 Land Use Plan defines Mixed Use Corridor as follows:

- Mixed Use Corridor: The NC Highway 200 Mixed-Use Corridor features a mixture of uses, such as less intensive retail, office, institutional, light industrial, **and residential**, carefully designed and located to ensure compatibility and harmony within the landscape.

The property is currently zoned Open Space (OPS) and currently unincorporated in Locust city limits. City Council scheduled a public hearing and vote during the March 12, 2026 meeting to consider a voluntary annexation request from the property owner.

The proposed development is consistent with the 2025 Land Use Plan. The amendment is reasonable because the proposed development is expected to generate sustainable residential development.

SITE SPECIFIC CONDITIONS

Applicant agrees to provide the following:

1. Site plan, proposed elevations, lot dimensions, building materials and road improvements as outlined in Memorandum of Agreement.

FINDINGS AND CONCLUSIONS

The applicant submitted a Site Plan (Exhibit #3) and proposed elevations (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.

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 January 22, 2026 the Locust Planning & Zoning Board reviewed the zoning amendment petition and voted to recommend ***approval*** of the proposed General Residential – Conditional (GR-C) zoning designation.

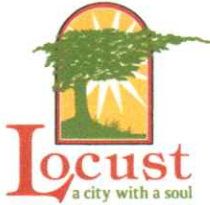
Notice of the meeting and this agenda item have been publicized, letters have been mailed to all adjacent property owners within 500ft of the subject property, and a zoning hearing sign has been posted on the property.

The Council may vote to recommend approval, denial, or to modify the recommended classification in accordance with the adopted 2025 Land Use Plan.

SUGGESTED MOTION LANGUAGE

The following suggested motion language is provided as a guideline to assist City 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 General Residential – Conditional (GR-C). The rezoning request is reasonable, and in the best interest of the public, because the proposed development is expected to generate sustainable residential development; and it's consistent with the 2025 Land Use Plan.



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

Application for Conditional Zoning Change

Date: December 29, 2025

Applicant Name: Ross Furr Homes, LLC

Company Name (if applicable) _____

Address: 5615 Shoreview Drive Concord, NC 28025

Phone Number: 704-791-3699

Address of Property Change: 2016 N. Central Avenue Locust, NC 28097

Present Zoning District: OPS

Requested Zoning District: General Residential, Conditional Use

Applicant Signature: _____


The following information is required with the application:

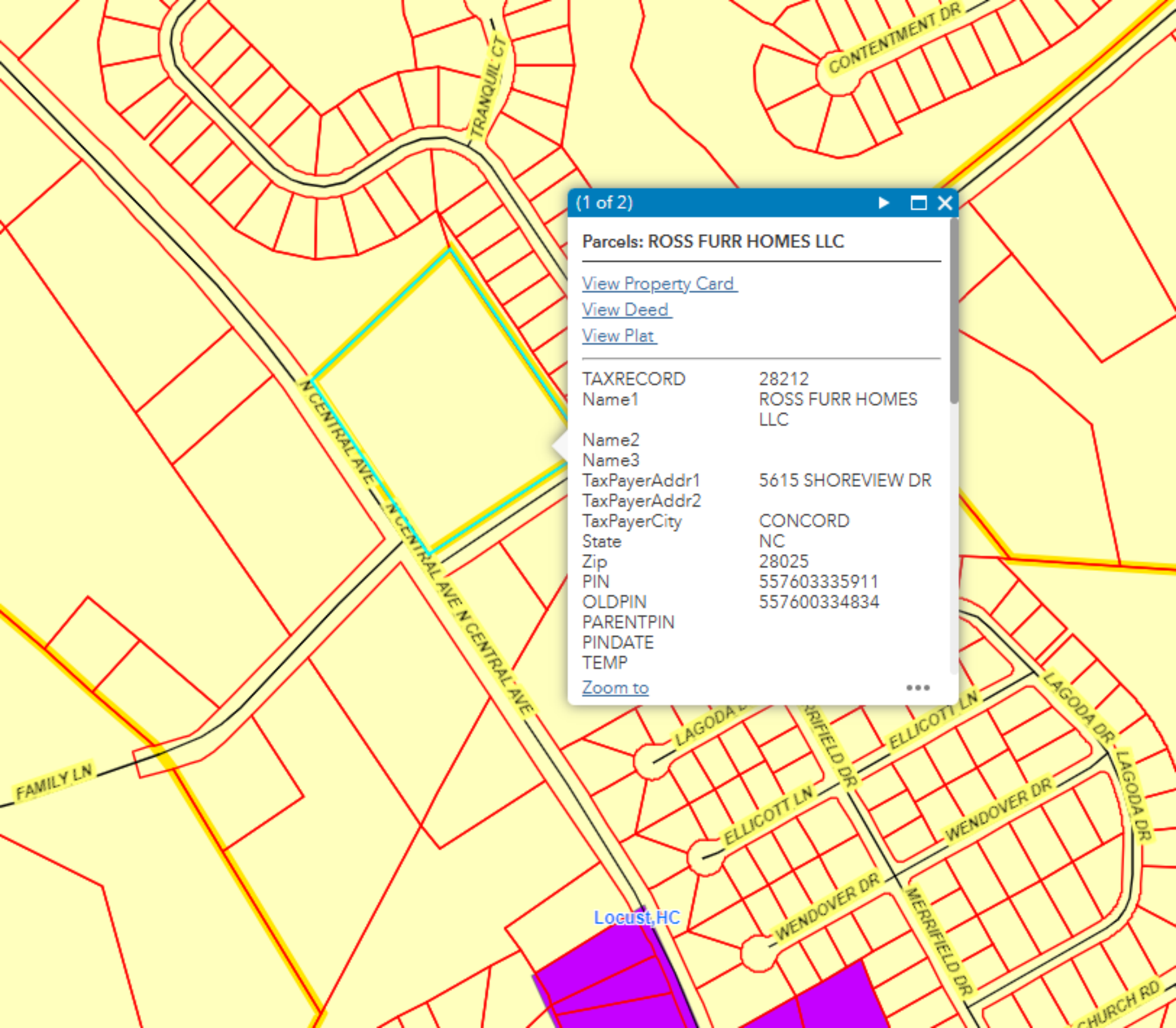
- (1) Map of the property to be rezoned, accurate description to show the following:
 - a. All property lines with dimensions, north arrow.
 - b. Names and addresses of adjoining landowners.
 - c. Location of all existing structures, use of all land.
 - d. Zoning classifications of all abutting zoning districts.
- (2) Comprehensive site plan.
- (3) Color renderings of the exterior.
- (4) Comprehensive landscape plan
- (5) All proposed signage (monument and/or building mounted)
- (6) A fee of \$500 (non- refundable) must accompany this application.

Parcels: ROSS FURR HOMES LLC

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

TAXRECORD	28212
Name1	ROSS FURR HOMES LLC
Name2	
Name3	
TaxPayerAddr1	5615 SHOREVIEW DR
TaxPayerAddr2	
TaxPayerCity	CONCORD
State	NC
Zip	28025
PIN	557603335911
OLDPIN	557600334834
PARENTPIN	
PINDATE	
TEMP	

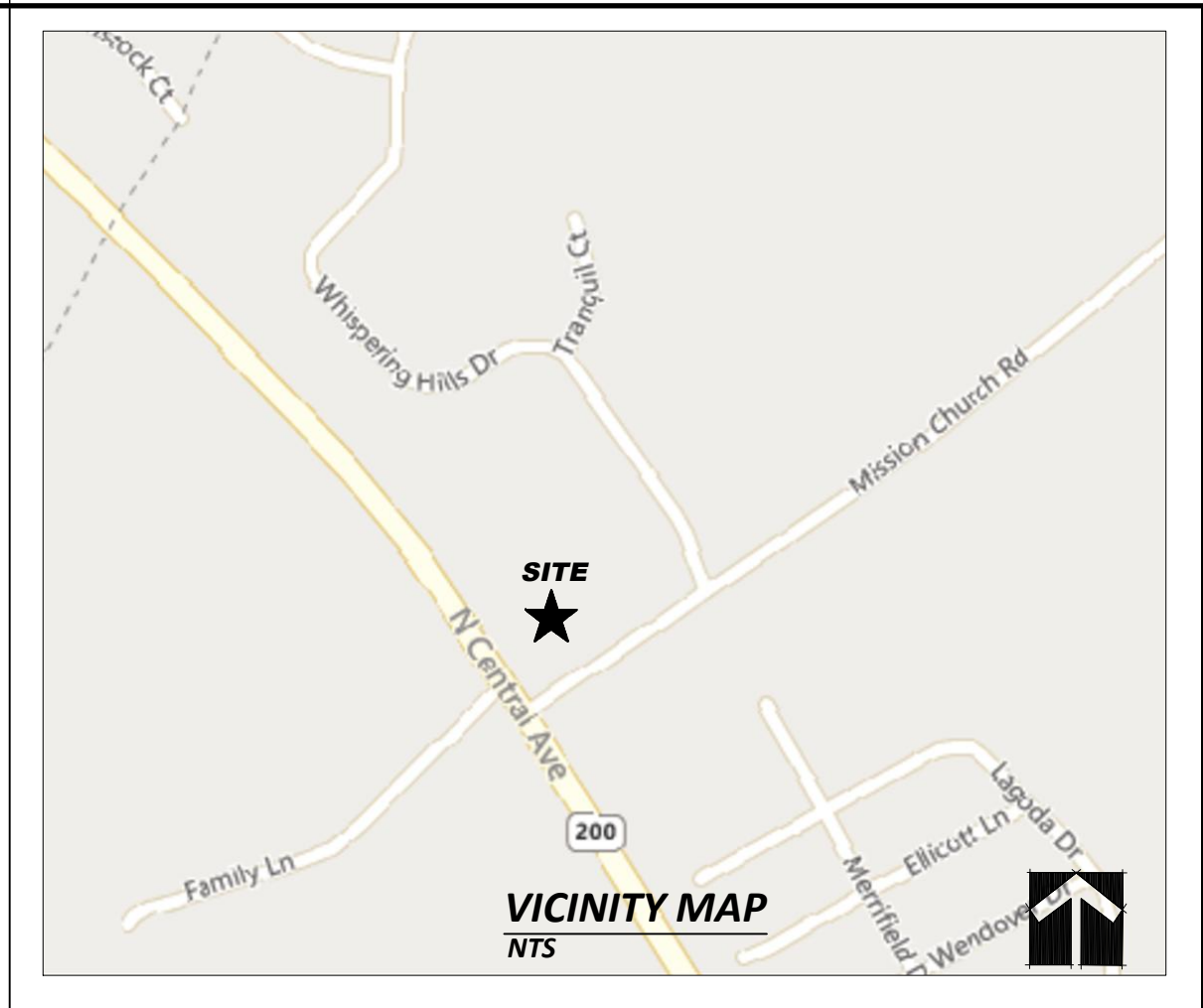
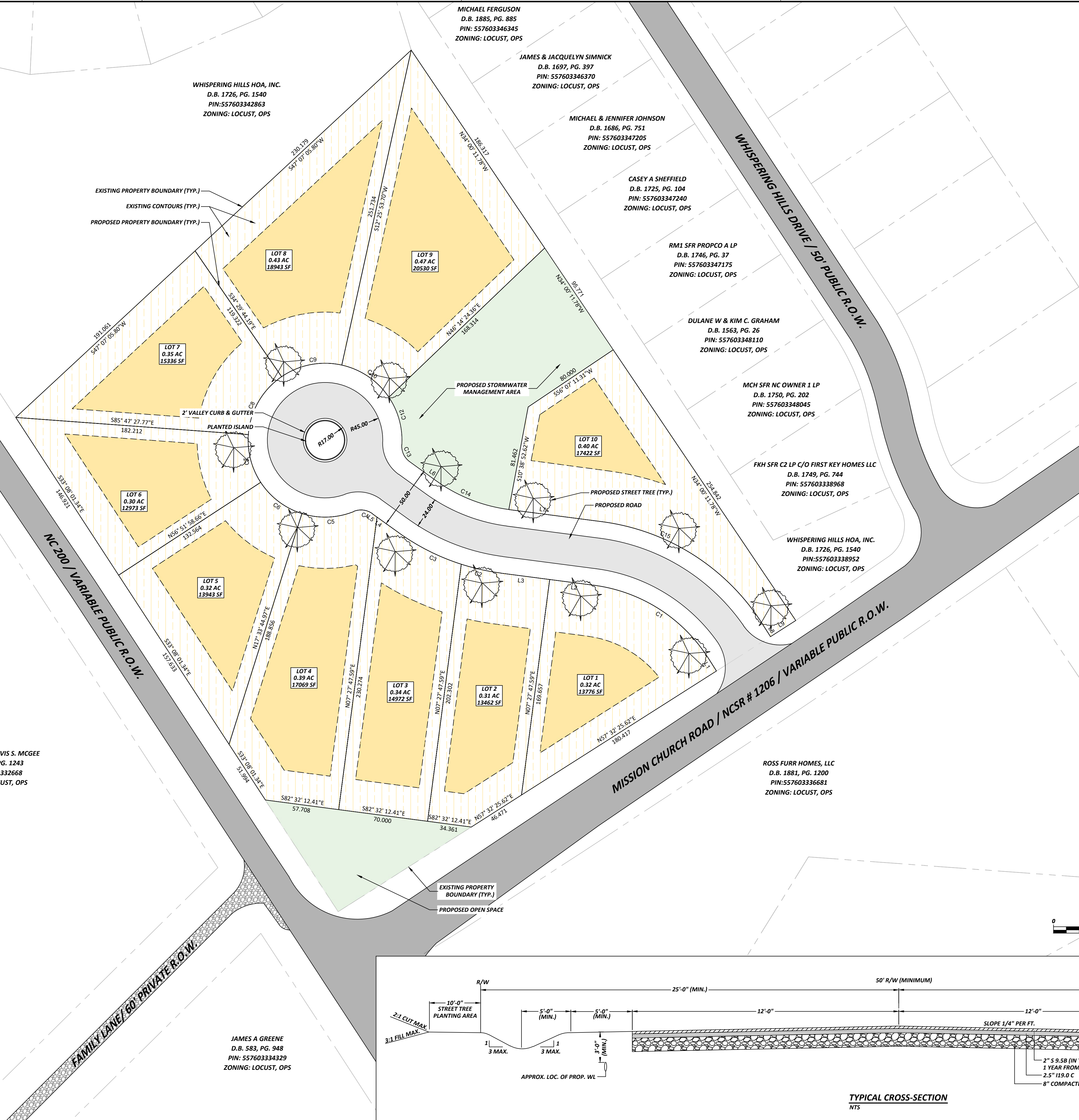
[Zoom to](#) [More options icon]



Locust, HC

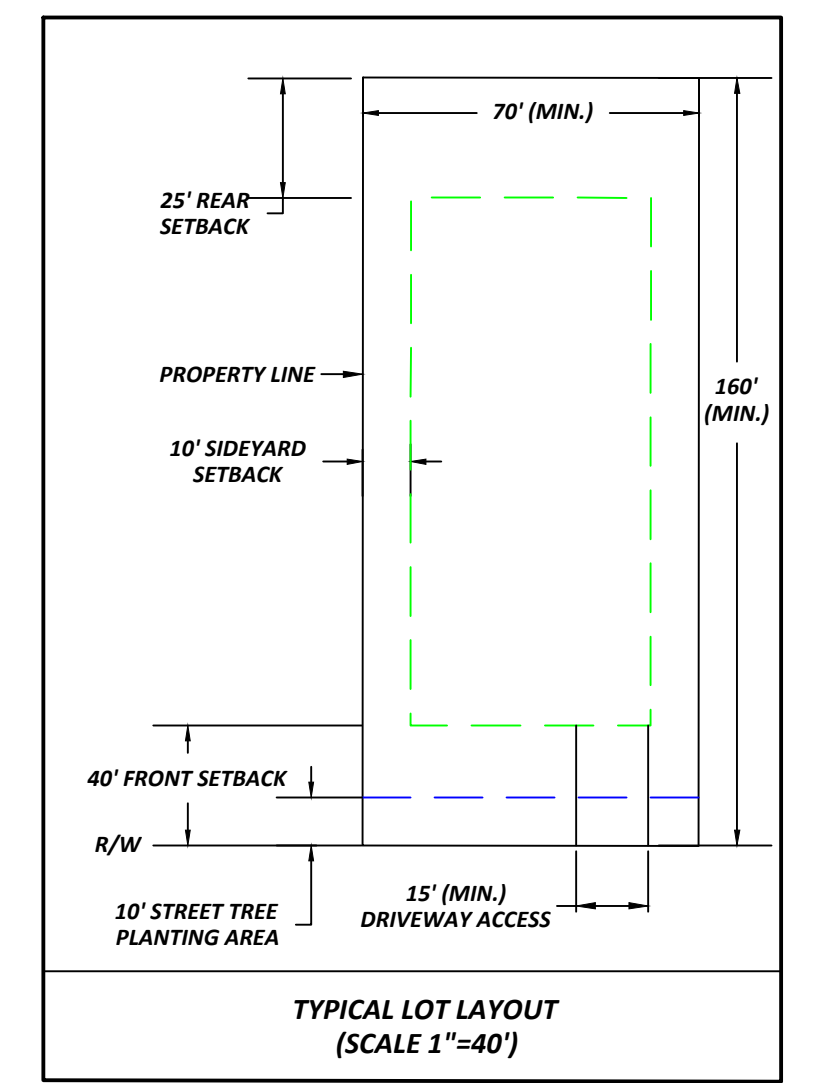
Curve #	Length	Radius	Delta
C12	39.321	60.000	037.5491
C13	15.124	15.000	057.7690
C14	61.776	124.459	028.4393
C1	108.797	125.000	049.8689
C2	31.470	175.000	010.3033
C3	55.009	175.000	018.0102
C4	15.124	15.000	057.7690
C5	41.422	60.000	039.5548
C6	41.159	60.000	039.3038
C7	39.105	60.000	037.3427
C8	53.716	60.000	051.2954
C9	49.142	60.000	046.9272
C10	45.621	60.000	043.5651
C15	152.316	175.000	049.8689

Line #	Length	Direction
L6	25.225	S54°13'23.76"E
L1	12.348	N32°40'04.32"W
L2	34.834	N82°32'12.41"W
L3	38.700	N82°32'12.41"W
L4	20.785	N54°13'23.76"W
L5	4.440	N54°13'23.76"W
L7	73.534	S82°32'12.41"E
L8	12.529	S32°40'04.32"E
L9	23.378	N57°32'25.62"E

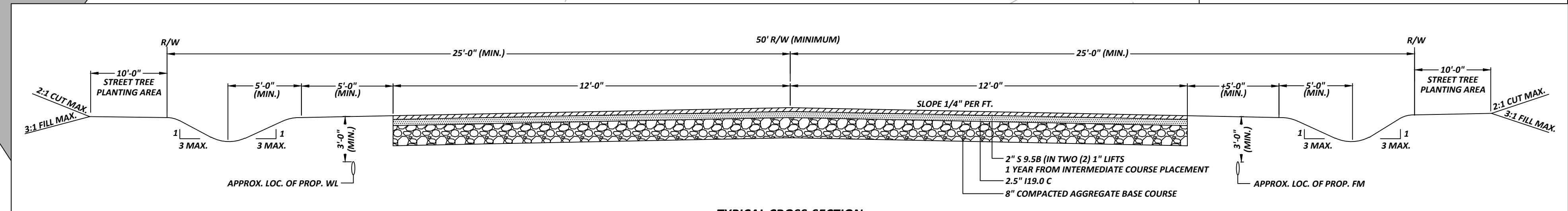


SITE DATA

ZONING:	CURRENT, OPS
PIN:	PROPOSED, GR-C
TOTAL ANNEXATION ACREAGE:	5.37 ACRES
OPEN SPACE REQ'D:	233,917.2 SF
OPEN SPACE PROVIDED:	23,398.03 SF
NUMBER OF SINGLE FAMILY PARCELS PROVIDED:	10
AVERAGE LOT ACREAGE:	0.3
AVERAGE LOT SQUARE FEET:	15,843
LINEAR FEET OF STREET:	435
ROW WIDTH:	50'
PAVEMENT WIDTH:	24'
STREET TREES PROVIDED:	14
BUILDING SETBACK	
FRONT:	40'
SIDE (CORNER):	10'
REAR:	20'
STREET NAMES:	
TBD	
WATER PROVIDER	
STANLEY COUNTY PUBLIC UTILITIES	
SEWER PROVIDER	
CITY OF LOCUST PUBLIC WORKS	
PHYSICAL CONDITIONS AFFECTING SITE	
SITE IS OPEN FIELDS, A RESIDENTIAL HOME EXISTS ON SITE IN ADDITION TO 5 FARMING STRUCTURES. TOPOGRAPHY IS MILD AND GENTLY SLOPES TO THE NORTH EAST PROPERTY LINE.	



PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR SALES, RECORDATION
OR CONVEYANCES



ROSS FURR HOMES, LLC
5615 SHOREVIEW DRIVE
CONCORD, NC 28025

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		

DESIGNED BY: **chambers engineering, pa**
 DATE: 11-Dec-25
 SOLICITATION NO.:
 CONTRACT NO.:
 PROJECT NO.:
 PROJECT NUMBER:
 FILE NAME:
 ARCH D: 11564-PRELIM_PLAT_recovery.dwg

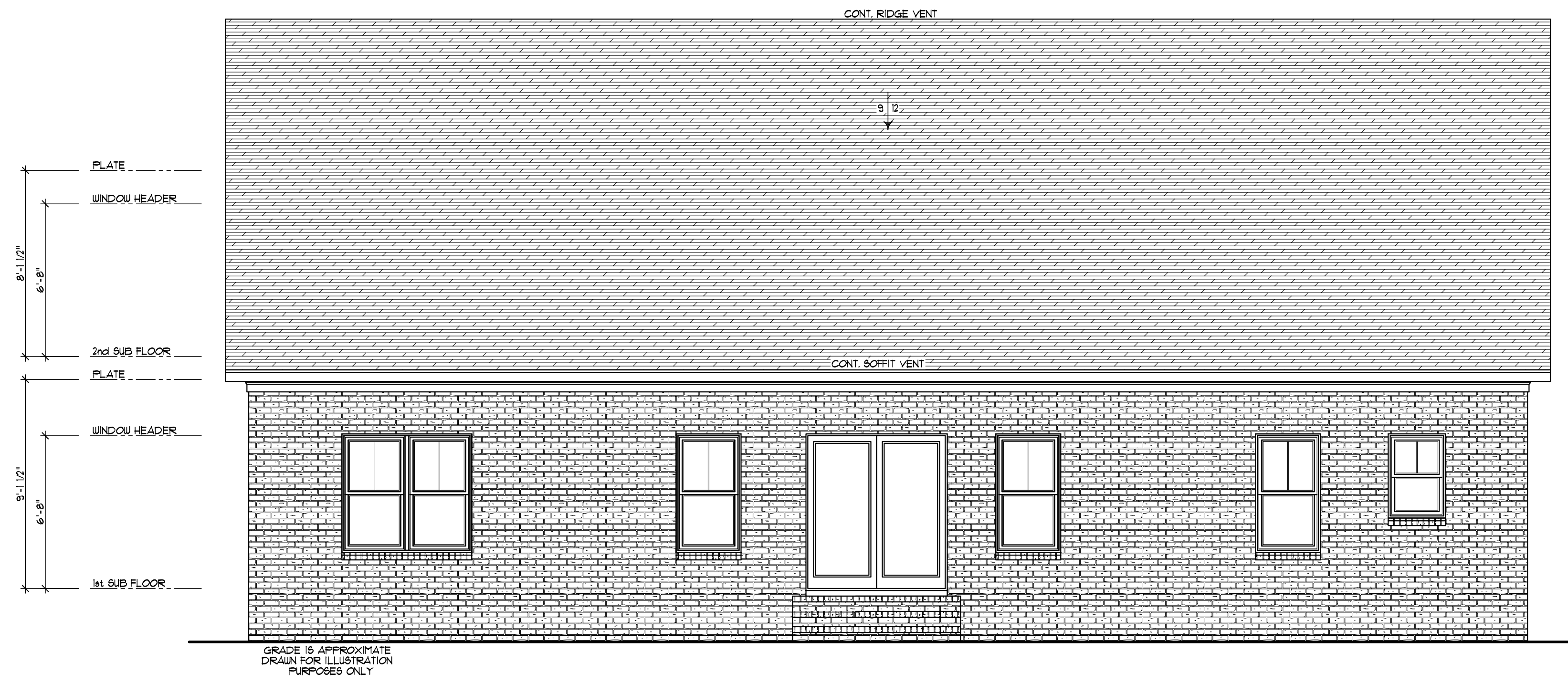
PRELIMINARY

MISSION CHURCH ROAD SUBDIVISION
MISSION CHURCH ROAD
LOCUST, NC 28097
SITE PLAN

SHEET NUMBER
1 OF 1

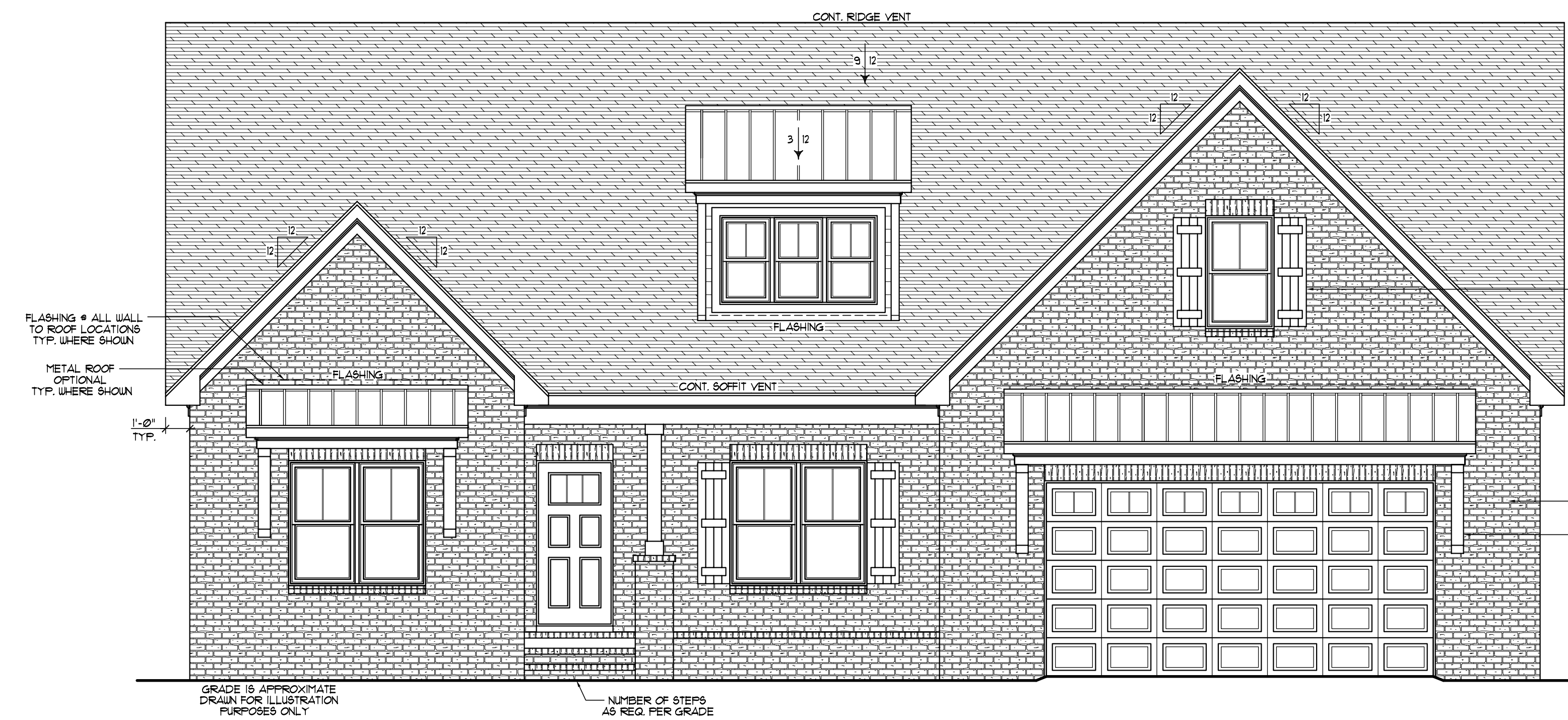
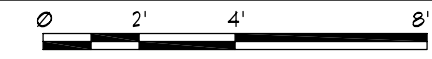
Z:\Ross Furr Homes LLC\Mission Church Road Subdivision 20251564\Cadd\Civil\Sheet Files\1564_PRELIM_PLAT_recovery.dwg

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF CHAMBERS ENGINEERING, PA. RETURNING ALL COPIES OF THIS DRAWING AND OTHER DOCUMENTS TO CHAMBERS ENGINEERING, PA. WITHOUT WRITING IS PROHIBITED. ANY REPRODUCTION OF THIS DRAWING OR ANY PART THEREOF WITHOUT THE WRITING OF CHAMBERS ENGINEERING, PA. IS PROHIBITED.



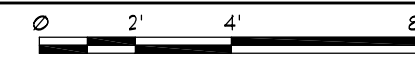
REAR ELEVATION

SCALE: 1/4" = 1'-0"

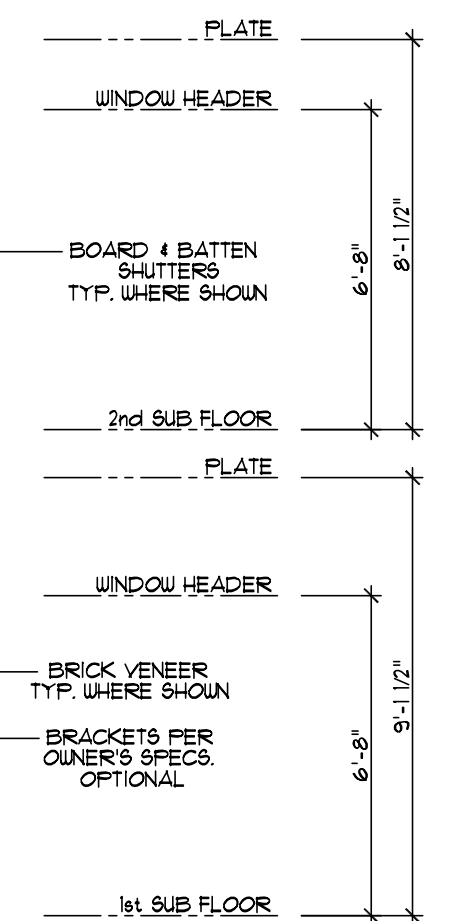


FRONT ELEVATION

SCALE: 1/4" = 1'-0"



TYPICAL TRUSS ROOF:
ARCHITECTURAL ASPHALT SHINGLES
OVER 1/2" FELT PAPER
1/8" OSB ROOF SHEATHING @ 1' - 1" CLIPS
PRE-ENGINEERED TRUSSES @ 24" O.C.
2 x 4 TRUSS BRACING, 6" MIN POLY V.B.
R-30 BATT INSULATION



Custom Residential Design & Cad Services
TRAVIS HARTSELL DESIGN CONCEPTS
 www.tb-designconcepts.com
 Phone: 704 - 467 - 1899
 Fax: 704 - 788 - 2634
 Email: thd@tb-designconcepts.com

ROSS FURR

REVISION NO.	
JOB NO.	
DRAWN BY:	T.A.H.
CHECKED BY:	T.A.H.
SCALE:	1/4" = 1'-0" (U.N.O.)
DATE ISSUED:	7-13-20

All design and plans contained in these documents are the original work, and property of Travis Hartsell Design Concepts. Any reuse or reproduction of these documents in part or whole is strictly prohibited by law without prior written consent from Travis Hartsell Design Concepts. Notes and Dimensions are subject to change according to local building codes and the requirements.

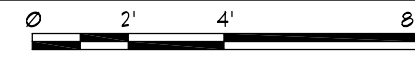
FRONT & REAR ELEVATIONS

A1



REAR ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



Custom Residential Design & Cad Services
TRAVIS HARTSELL DESIGN CONCEPTS
 www.tb-designconcepts.com
 Phone: 704-467-1899
 Fax: 704-788-2624
 Email: thd@tb-designconcepts.com

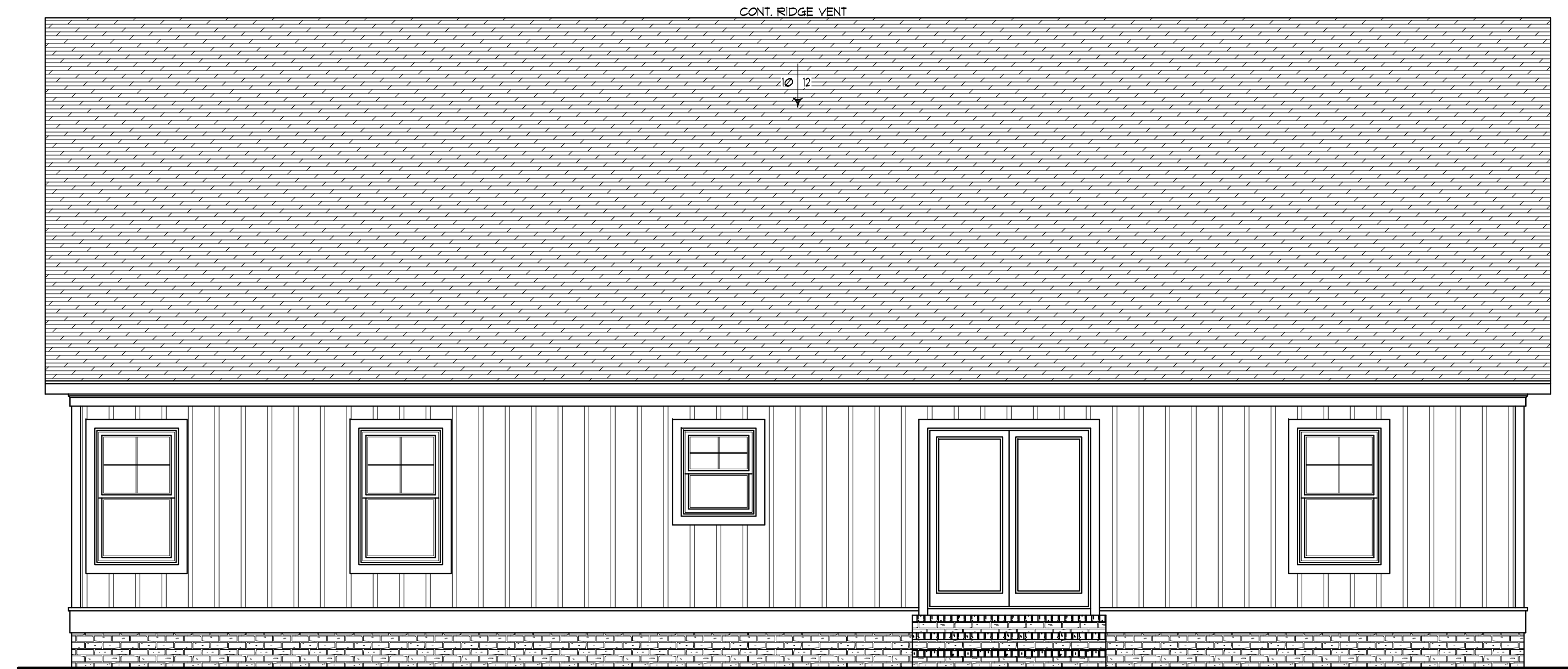
ROSS FURR

REVISION NO.	
JOB NO.	
DRAWN BY:	T.A.H.
CHECKED BY:	T.A.H.
SCALE:	1/4" = 1'-0" (U.N.O.)
DATE ISSUED:	7-13-20

All design and plans contained in these documents are the original work, email and property of Travis Hartsell Design Concepts. Any reuse or reproduction of these documents in part or whole is strictly prohibited by law without prior written consent from Travis Hartsell Design Concepts. Notes and Dimensions are subject to change according to local building codes and the requirements.

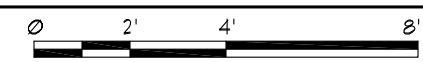
FRONT & REAR ELEVATIONS

A1



REAR ELEVATION

SCALE: 1/4" = 1'-0"



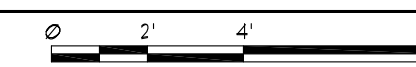
TYPICAL TRUSS ROOF:
 ARCHITECTURAL ASPHALT SHINGLES
 OVER 1/2" FELT PAPER
 1/16" OSB ROOF SHEATHING @ 16" CLIPS
 PRE-ENGINEERED TRUSSES @ 24" O.C.
 2 x 4 TRUSS BRACING @ 6" INT. PLY. V.B.
 R-30 BATT INSULATION

FLATE
 WINDOW HEADER
 8" x 11/2"
 6" x 8"
 2 x 4 SIDING
 TYP. WHERE SHOWN
 1st. SUB FLOOR



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



Custom Residential Design & Cad Services
TRAVIS HARTSELL DESIGN CONCEPTS
 www.tb-designconcepts.com
 Phone: 704 - 467 - 1899
 Fax: 704 - 788 - 2634
 Email: thd@tb-designconcepts.com

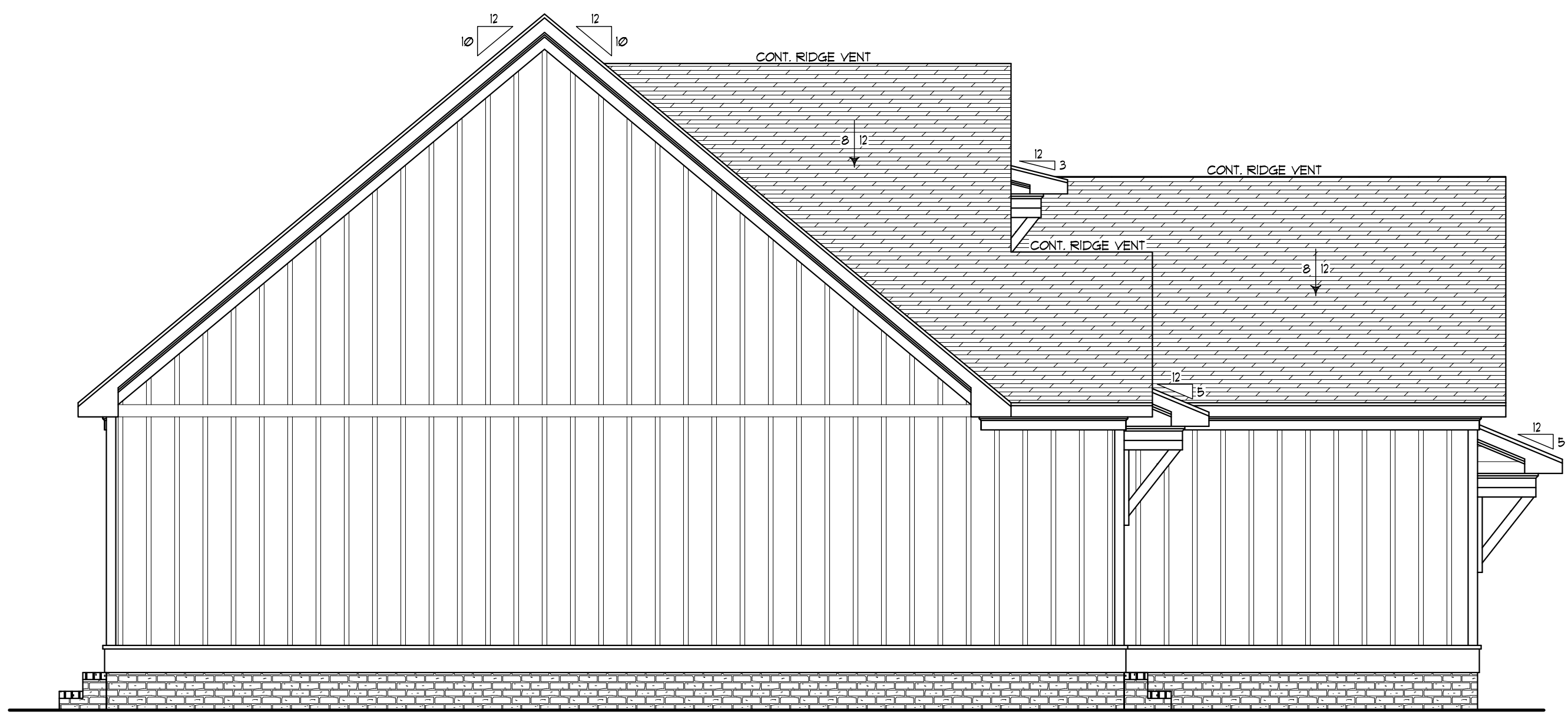
ROSS FURR
THE ASHTON

REVISION NO.	
JOB NO.	
DRAWN BY:	T.A.H.
CHECKED BY:	T.A.H.
SCALE:	1/4" = 1'-0"
DATE ISSUED:	

All design and plans contained in these documents are the original work, owned and property of Travis Hartsell Design Concepts. Any reuse or reproduction of these documents in part or whole is strictly prohibited by law without prior written consent from Travis Hartsell Design Concepts. Notes and Dimensions are subject to change according to local building codes and the requirements.

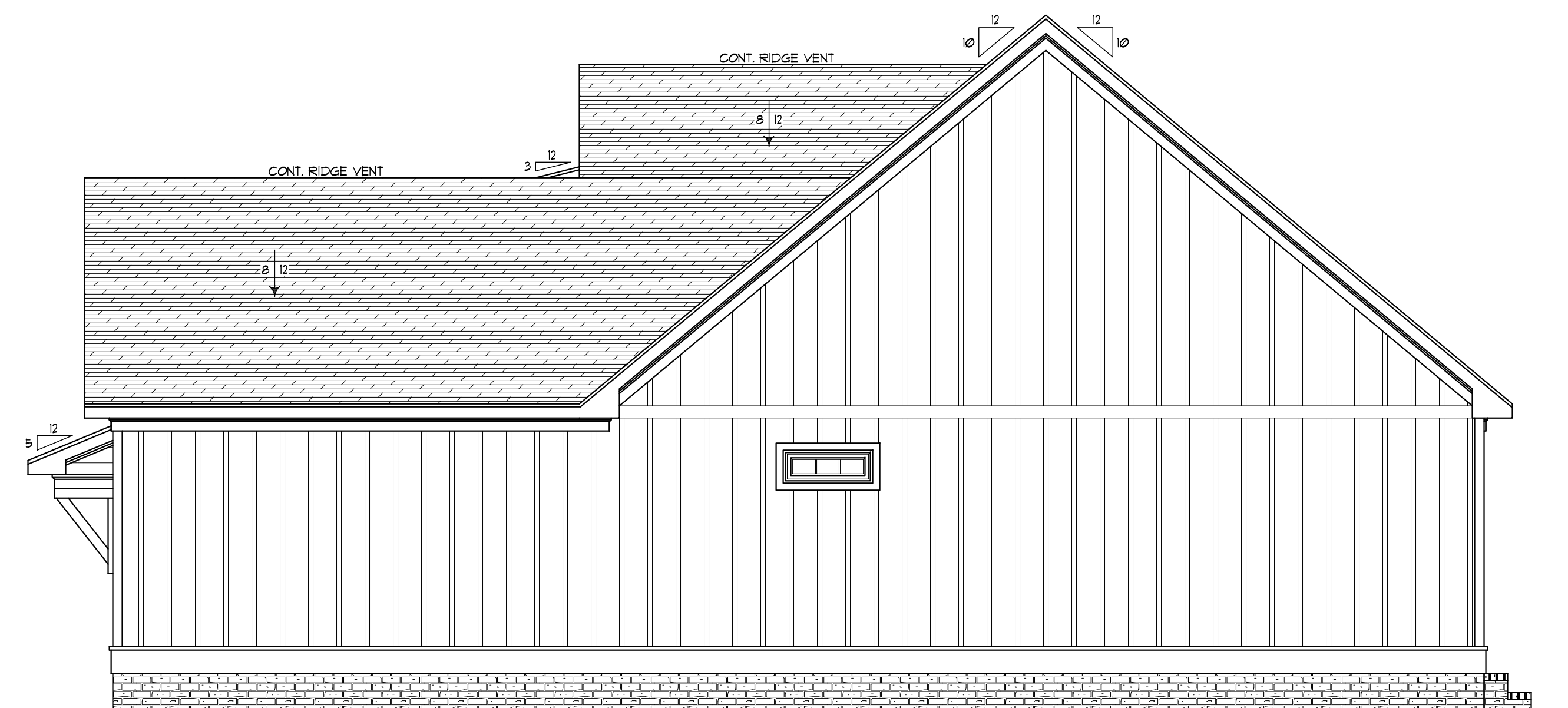
**FRONT
 & REAR
 ELEVATIONS**

A1



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

Custom Residential Design & Cad Services

TRANSWORLD DESIGN CONCEPTS

www.tb-designconcepts.com
 Phone: 704 - 467 - 1899
 Fax: 704 - 788 - 2634
 Email: thb@tb-designconcepts.com

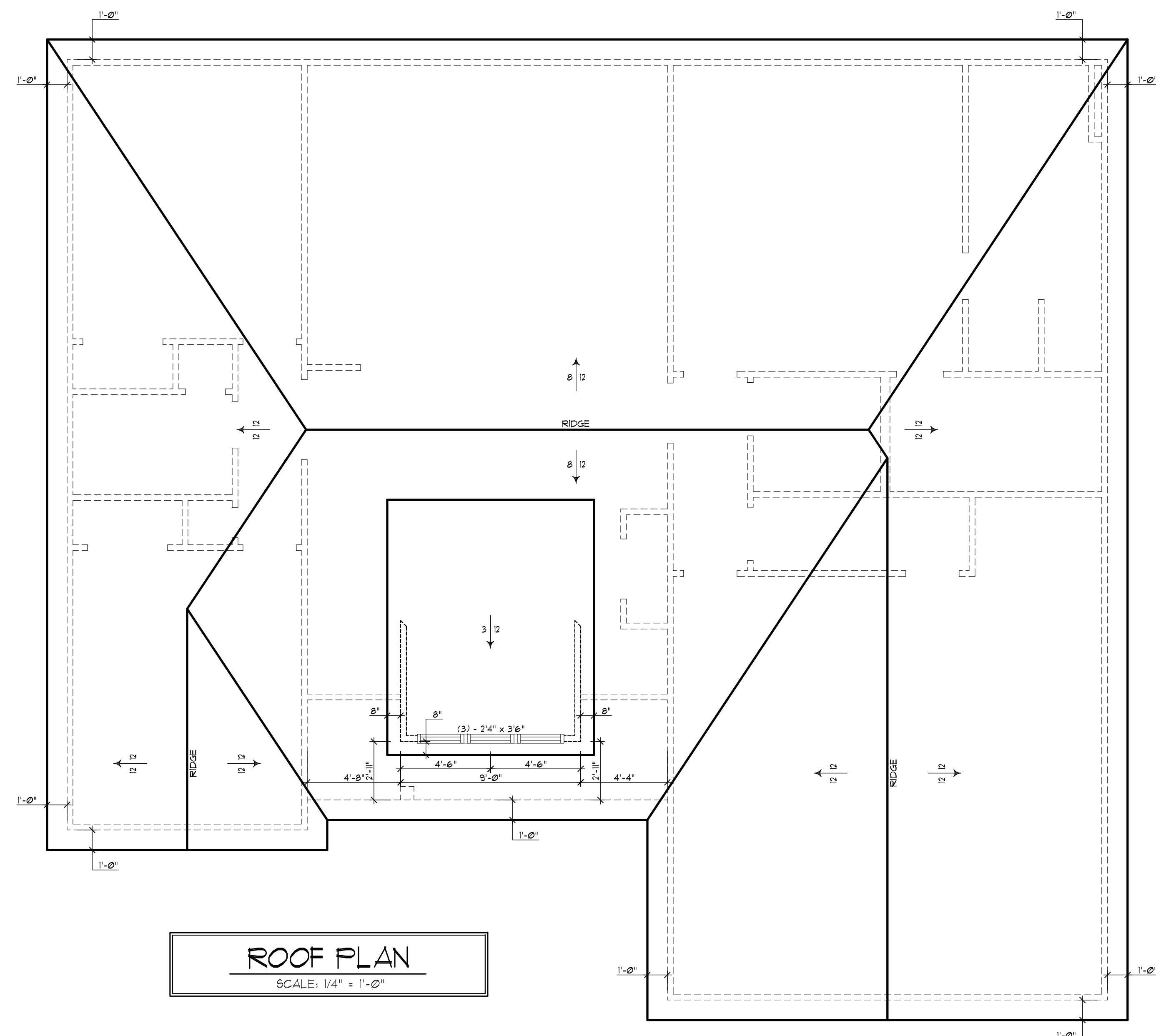
ROSS FURR
THE ASHTON

REVISION NO.	
JOB NO.	
DRAWN BY:	T.A.H.
CHECKED BY:	T.A.H.
SCALE:	1/4" = 1'-0"
DATE ISSUED:	

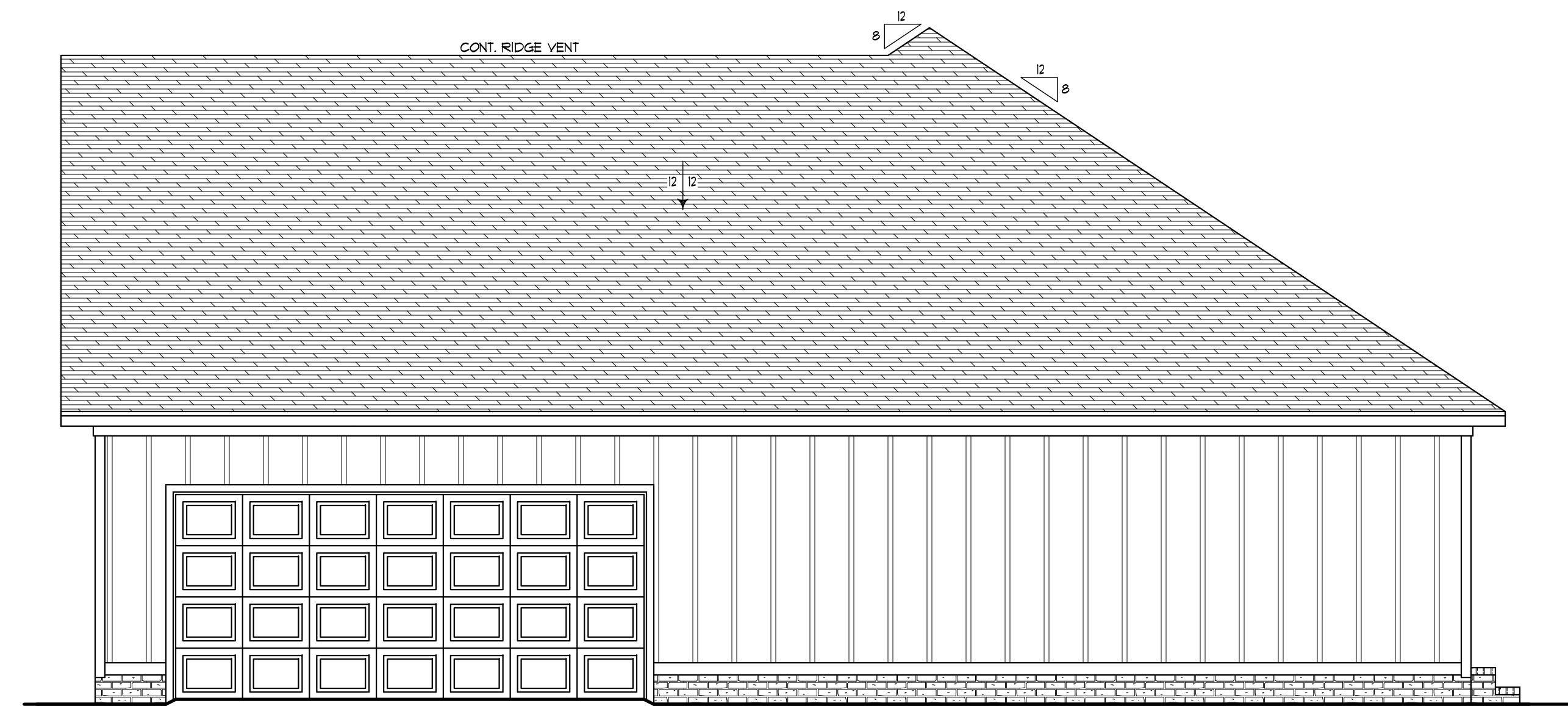
All design and plans contained in these documents are the original work, owned and property of Travis Hartwell Design Concepts. Any reuse or reproduction of these documents in part or whole is strictly prohibited by law without prior written consent from Travis Hartwell Design Concepts. Notes and Dimensions are subject to change according to local building codes and the requirements.

RIGHT & LEFT ELEVATIONS

A2

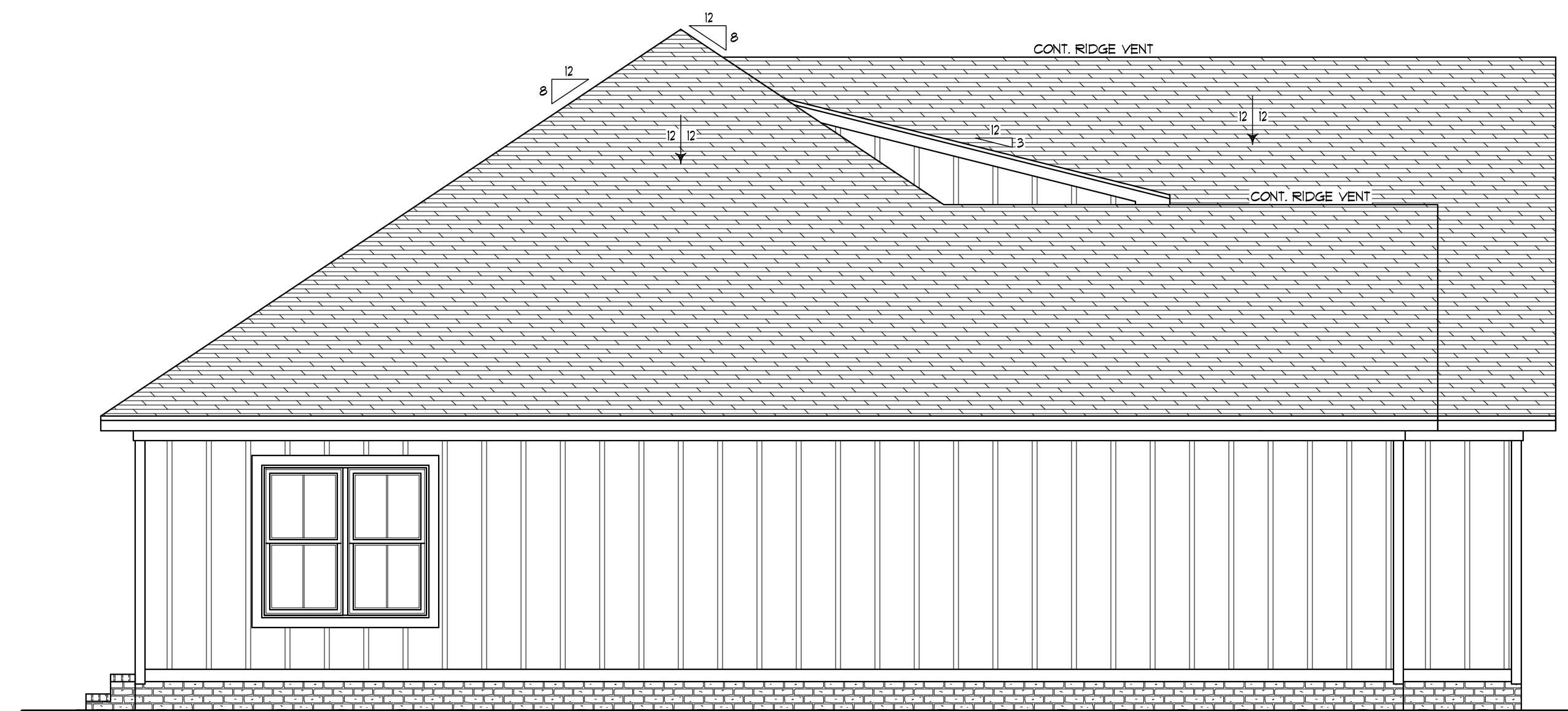


ROOF PLAN
SCALE: 1/4" = 1'-0"



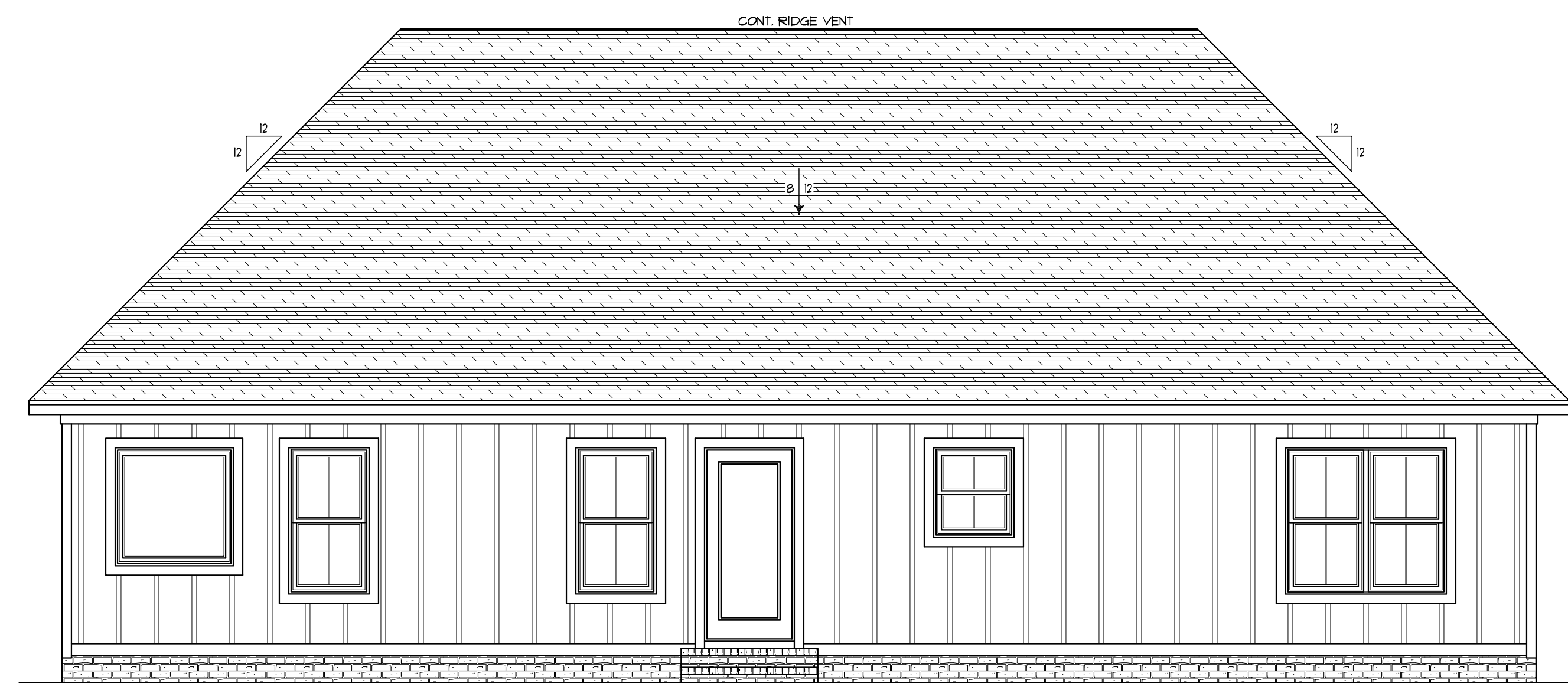
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

GRADE IS APPROXIMATE
DRAIN FOR ILLUSTRATION
PURPOSES ONLY



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

GRADE IS APPROXIMATE
DRAIN FOR ILLUSTRATION
PURPOSES ONLY



REAR ELEVATION
SCALE: 1/4" = 1'-0"

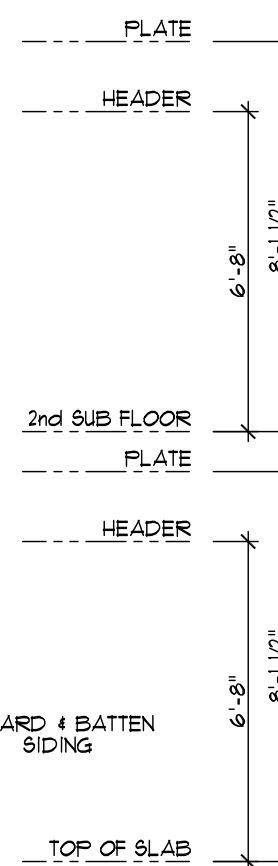
GRADE IS APPROXIMATE
DRAIN FOR ILLUSTRATION
PURPOSES ONLY



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

GRADE IS APPROXIMATE
DRAIN FOR ILLUSTRATION
PURPOSES ONLY

TYPICAL TRUSS ROOF:
ARCHITECTURAL ASPHALT SHINGLES
OVER 5 LB. FELT PAPER
1/8" OSB ROOF SHEATHING @ 12" CLIPS
PRE-ENGINEERED TRUSSES @ 24" O.C.



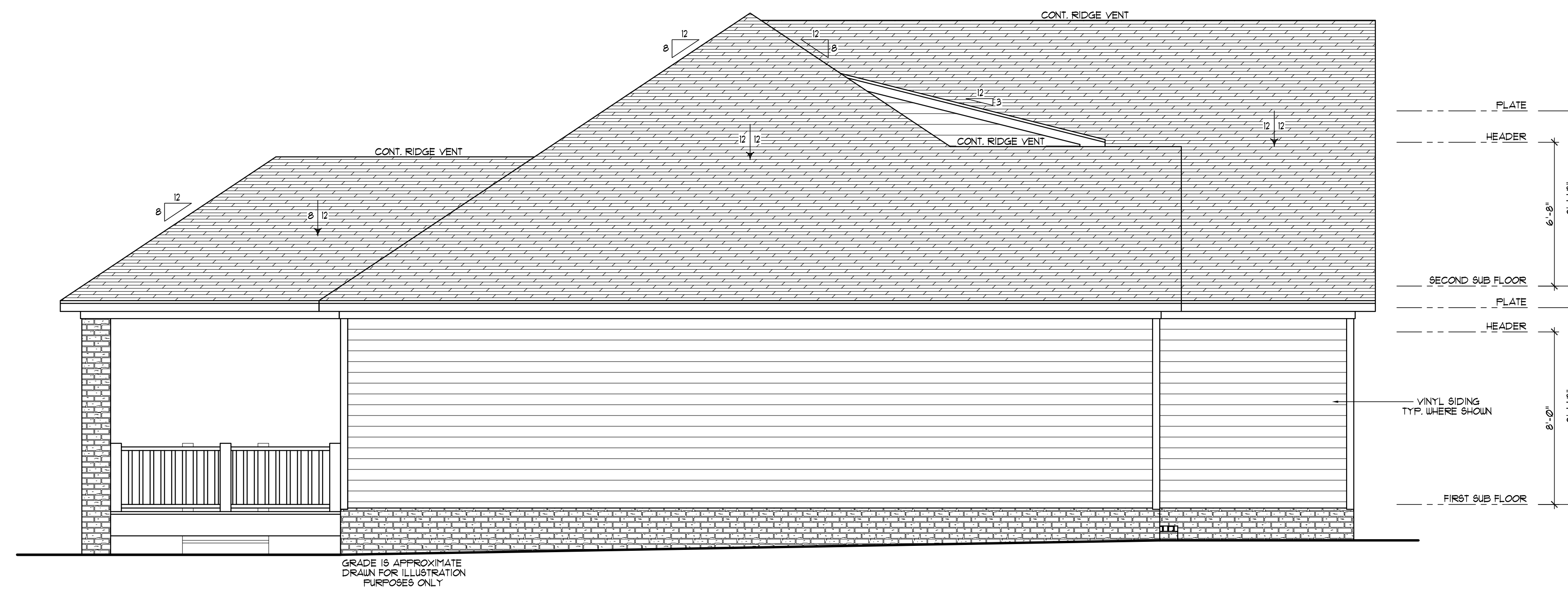
Custom Residential Design & Call Services
TRANSWAINSELL DESIGN CONCEPTS
 www.tb-designconcepts.com
 Phone: 704-467-1899
 Fax: 704-788-2634
 Email: thb@tb-designconcepts.com

ROSS FURR

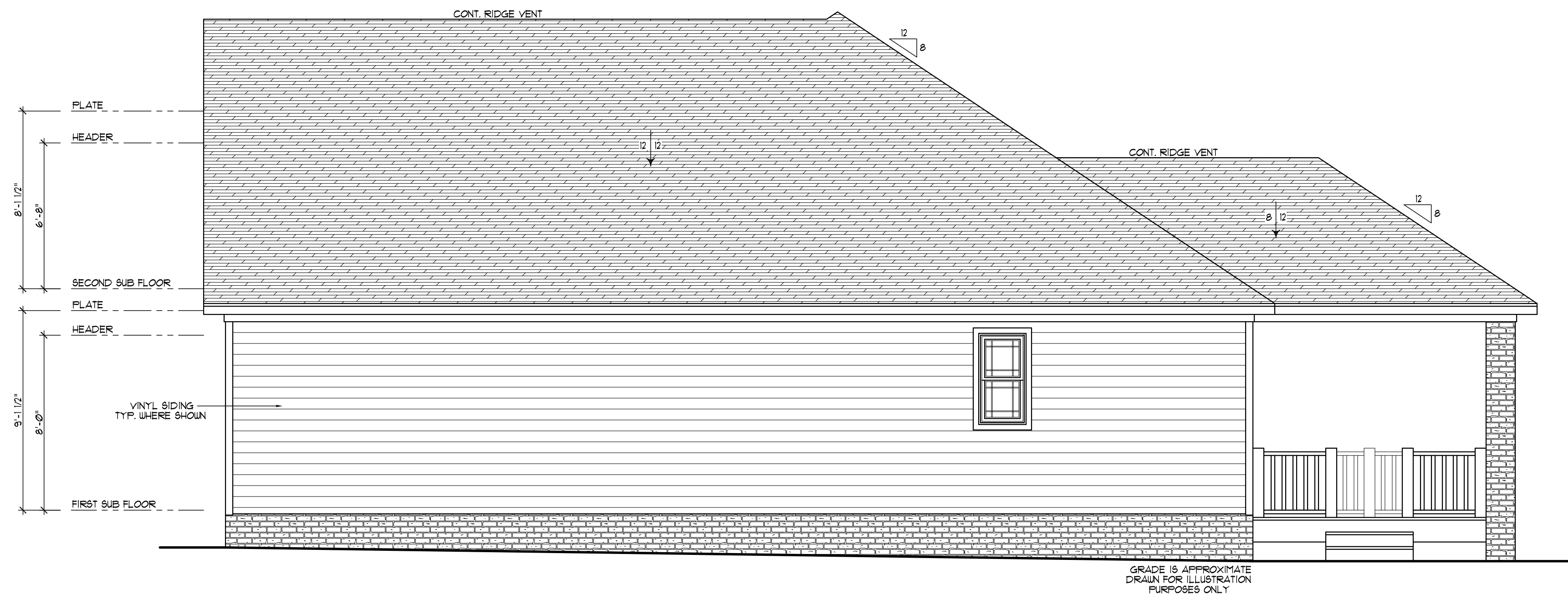
REVISION NO.	
JOB NO.	
DRAWN BY:	T.A.H.
CHECKED BY:	T.A.H.
SCALE:	1/4" = 1'-0"
DATE ISSUED:	9-27-2021

All design and plans contained in these documents are the original work, owned and property of Transwain Sell Design Concepts. Any reuse or reproduction of these documents in part or whole is strictly prohibited by law without prior written consent from Transwain Sell Design Concepts. Notes and Dimensions are subject to change according to local building codes and the requirements.

ELEVATIONS & ROOF PLAN



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

- EXTERIOR ELEVATION NOTES**
- CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES WITH OWNER BEFORE CONSTRUCTION BEGINS.
 - GRADE IS DRAIN FOR ILLUSTRATION PURPOSES ONLY AND VARIES PER SITE CONDITIONS.
 - ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER BEFORE CONSTRUCTION BEGINS.
 - REFER TO TYPICAL WALL DETAILS FOR FRAMING INFORMATION.
 - PROVIDE STEPS AND GAIRD RAILS AS REQ. PER CODE BASED ON SITE CONDITIONS.
 - CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQUIRED PER CURRENT CODES.

ALL WALL SHEATHING TO COMPLY WITH METHOD USP (WOOD STRUCTURAL PANELING) AS PER R602.10 11/8" OSB SHEATHING SECURED PER TABLE R602.3(1) OR R602.3(3)

Custom Residential Design & Cad Services

TRAVIS HARTSELL DESIGN CONCEPTS

www.th-dc-designconcepts.com
Phone: 704-467-1899
Fax: 704-788-2634
Email: thdc@th-dc-designconcepts.com

ROSS FURR
THE HILL PLAN

REVISION NO.	
JOB NO.	
DRAWN BY:	T.A.H.
CHECKED BY:	T.A.H.
SCALE:	1/4" = 1'-0"
DATE ISSUED:	12-19-2024

All design and plans contained in these documents are the original work, created and property of Travis Hartsell Design Concepts. Any reuse or reproduction of these documents in part or whole is strictly prohibited by law without prior written consent from Travis Hartsell Design Concepts. Notes and Disclaimers are subject to change according to local building codes and the requirements.

RIGHT & LEFT ELEVATIONS

