City of Locust

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

MEMORANDUM

Date: October 1, 2026
From: Cesar Correa, City Manager
To: Mayor & City Council
Subject: Zoning Amendment (Conditional) – 714 East Main Street

BACKGROUND & PETITION INFORMATION

On August 13, 2026, 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: Travis Alley

Company Name: SCS

Existing Zoning: Highway Commercial (HC)

Proposed Zoning: Highway Commercial - Conditional (HC-C)

Permitted Uses: The proposed use: *Indoor Recreational Facilities* is not a permitted use under Highway Commercial as identified in Article 2 Section 5 – Use Table of the City of Locust Land Development Ordinance. Approval of this rezoning amendment will also require an amendment to Article 2 Section 5 – Use Table of the City of Locust Land Development Ordinance to include *Indoor Recreational Facilities* as a conditional use in the Highway Commercial (HC) district.

Parcel ID Numbers: Stanly County PINs#: 5575-0473-7260 and 5575-0482-1726

Area in Acres: +/- 9.4 acres.

Site Description: This property is located along E. Main Street, near the intersection of E. Main Street and South Beverly Drive.

Adjacent Land Use: Residential, commercial, and vacant.

Surrounding Zoning: The property is surrounded by Highway Commercial to the north and northwest, Neighborhood Residential to the south and southwest, and Open Space to the east.

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 Commercial Corridor.

The 2025 Land Use Plan defines Commercial Corridor as follows:

- Commercial Corridor: The NC Highway 24/27 Commercial Corridor encompasses an area of intensive retail use primarily accessible via automobile. Residential uses should be discouraged. To ease traffic, the number of new curb cuts should be minimized and shared driveways encouraged. Landscaping of large parking lots should be emphasized.

The proposed development is consistent with the 2025 Land Use Plan. The amendment is reasonable because the proposed development would provide access to new (indoor) recreational opportunities for the community.

SITE SPECIFIC CONDITIONS

Applicant agrees to provide the following:

1. Site plan and elevations as presented.

FINDINGS AND CONCLUSIONS

The applicant submitted a Site Plan (Exhibit #3) and proposed signage (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 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 August 27, 2026 the Locust Planning & Zoning Board reviewed the zoning amendment petition and voted 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 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 Highway Commercial – Conditional (RC-C) with the associated site plan and proposed elevations, and to amend Article 2, Section 5 of the Locust Land Development Ordinance to include *Indoor Recreational Facilities* as a conditional use in the Highway Commercial district. The rezoning request is reasonable, and in the interest of the public, because the proposed development would provide access to new indoor recreational opportunities for the community; and it's consistent with the 2025 Land Use Plan.

Exhibit 1

City of Locust

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

Application for Conditional Zoning Change

Date: August 13, 2026

Applicant Name: Travis Alley

Company Name (if applicable) SCS

Address: 28081 Austin Rd, Albemarle, NC 28001

Phone Number: (704) 244-1239

Address of Property Change: 714 East Main Street

Present Zoning District: HC

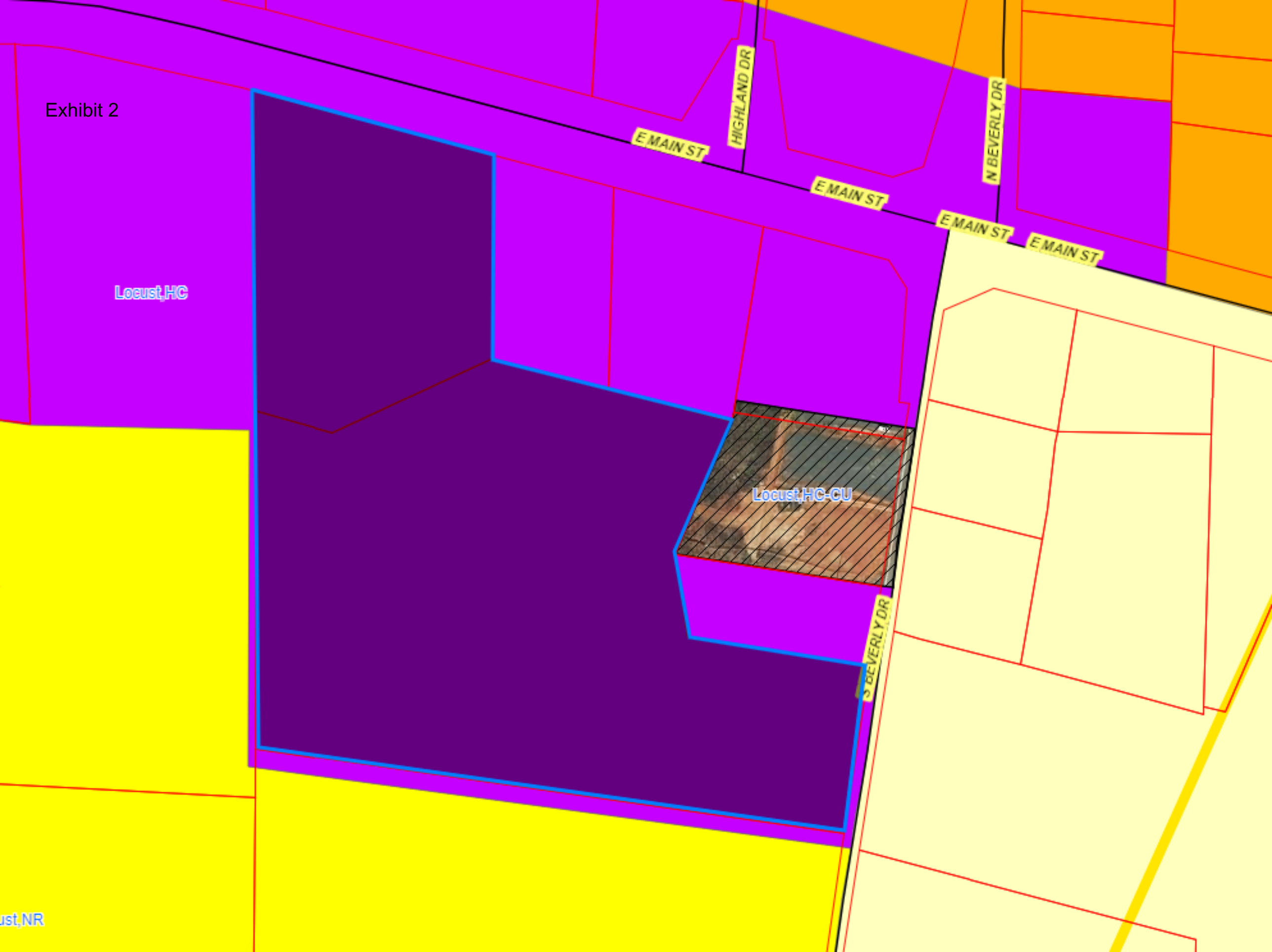
Requested Zoning District: HCC

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.

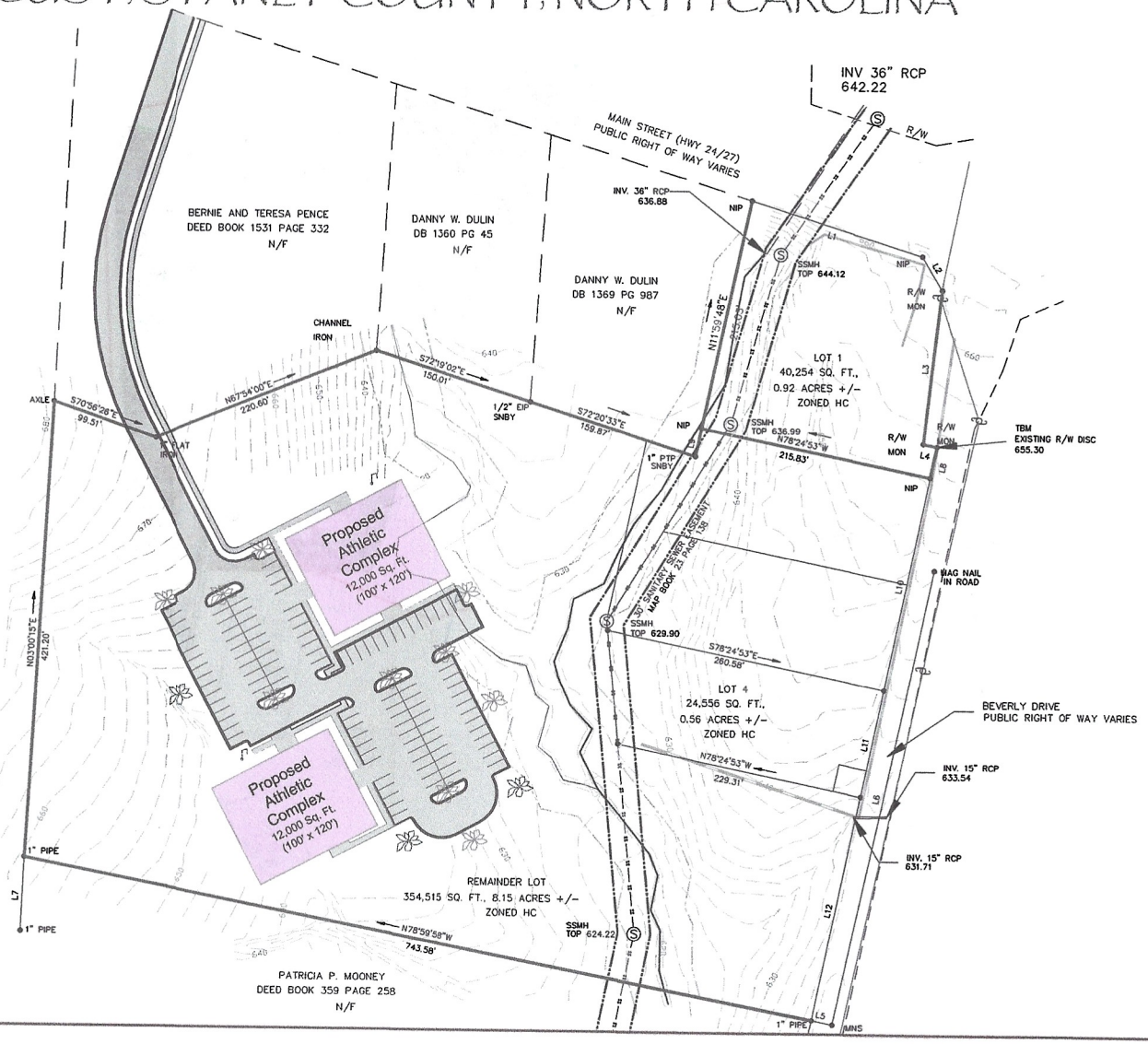
Exhibit 2


E MAIN ST
HIGHLAND DR
E MAIN ST
N BEVERLY DR
E MAIN ST
E MAIN ST
Locust,HC
Locust,HC-CU
S BEVERLY DR
ust,NR

PROPOSED MIXED-USED DEVELOPMENT AT 714 EAST MAIN STREET - SKETCH PLAN

LOCUST, STANLY COUNTY, NORTH CAROLINA

Exhibit 3



BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 811. IT'S THE LAW. STOP

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Amicus Partners, PLLC
Firm License # P-1191
2925 Senna Drive
Suite 202
Matthews, NC 28105
Civil Site Design
Low Impact Development
Small-Scale Building Design
Telephone: 704.573.1621
Facsimile: 704.248.7951

Seals:

PRELIMINARY
NOT FOR
CONSTRUCTION

PROPOSED MIXED-USED DEVELOPMENT
AT 714 EAST MAIN STREET - SKETCH PLAN
LOCUST, STANLY COUNTY, NORTH CAROLINA

FOR:
GREEN STREET DEVELOPMENT GROUP LLC
2925 SENNA DRIVE, SUITE 202
MATTHEWS, NC 28105

Project Number:	17-05-016
Date:	07-16-2026
Drawn By:	JLM
Checked By:	NRP

Revisions:

07-16-2026	Original Submittal

Sheet Title:

Overall Sketch Plan

Sheet No:

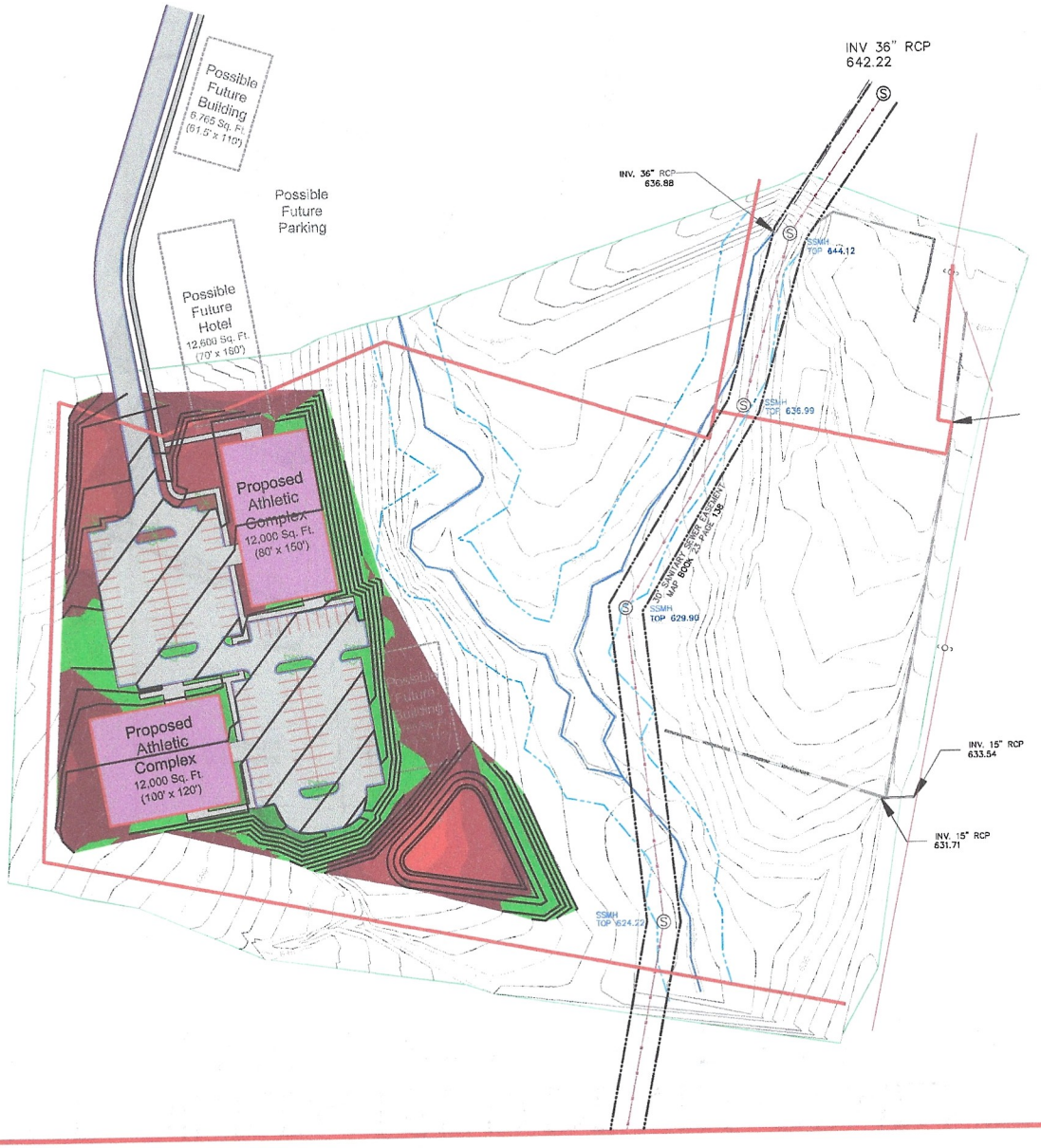
C-0.0

CUT/FILL ANALYSIS		
CUT (CUBIC YARDS)	FILL (CUBIC YARDS)	NET (CUBIC YARDS)
7,737	9,384	1,647 (FILL)

LEGEND:

AREAS OF CUT

AREAS OF FILL



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GRAPHIC SCALE
1" = 50'
50 0 25 50 100

LEGEND:

SUBJECT BOUNDARY
PROPOSED EDGE OF PAVEMENT
ADJACENT PARCEL
PROPOSED PUBLIC R/W
640 EXISTING GRADE
640 PROPOSED GRADE

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Small-Scale Building Design
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Seals:

PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED MIXED-USED DEVELOPMENT
AT 714 EAST MAIN STREET - SKETCH PLAN
LOCATED IN ANY COUNTY, NORTH CAROLINA

FOR:
GREEN STREET DEVELOPMENT GROUP LLC
2925 SENNA DRIVE, SUITE 202
MATTHEWS, NC 28105

Project Number:	17-26-016
Date:	07-27-2026
Drawn By:	JLM
Checked By:	MP

Revisions:

07-27-2026	Original Submittal

Sheet Title:

Cut/Fill Analysis

Sheet No:

C-0.1

LANDSCAPING NOTES:

1. AS A GENERAL RULE, THE CALIPER OR DIAMETER OF TREES SHALL BE MEASURED 6 INCHES FROM THE GROUND LEVEL UP TO A 3-INCH CALIPER DIAMETER.

A. SHADE TREES SHALL MEASURE A MINIMUM 3-INCHES IN CALIPER, AND 10 TO 12 FEET IN HEIGHT AT THE TIME OF PLANTING.

B. ORNAMENTAL TREES SHALL MEASURE A MINIMUM OF 1.5-INCHES TO 2-INCHES IN CALIPER FOR SINGLE STEM TREES OR 1-INCH TO 1.5-INCHES IN CALIPER FOR MULTI-STEM TREES, AND 6 TO 8 FEET IN HEIGHT AT THE TIME OF PLANTING.

C. LARGE SHRUBS, NORMALLY PLANTED FOR SCREENING, SHALL MEASURE A MINIMUM OF 3-FEET TO 3.5-FEET IN HEIGHT AT THE TIME OF PLANTING. SHRUBS PLANTED FOR SCREENING PURPOSES SHALL FORM THE REQUIRED DENSITY TO BLOCK VISIBILITY WITHIN THREE (3) YEARS FROM THE DATE OF INSTALLATION.

D. MEDIUM SHRUBS, NORMALLY PLANTED FOR SCREENING, SHALL MEASURE A MINIMUM OF 2-FEET TO 4-FEET IN HEIGHT AT THE TIME OF PLANTING. SHRUBS PLANTED FOR SCREENING PURPOSES SHALL FORM THE REQUIRED DENSITY TO BLOCK VISIBILITY WITHIN THREE (3) YEARS FROM THE DATE OF INSTALLATION.

E. SMALL SHRUBS SHALL MEASURE A MINIMUM OF 18-INCHES TO 24-INCHES IN SPREAD AND/OR HEIGHT AT THE TIME OF PLANTING. A MIX OF DECIDUOUS AND EVERGREEN SHRUBS IS ENCOURAGED IN ORDER TO OBTAIN A VARIETY OF COLOR AND TEXTURE THROUGHOUT THE YEAR.

2. GROUND COVER MAY BE ORGANIC AND INORGANIC. ORGANIC GROUND COVERS SHALL PROVIDE 100 PERCENT COVERAGE ON THE GROUND WITHIN (3) YEARS OF INSTALLATION. EXCEPT FOR SEEDING, GRASS OR TURF SHALL PROVIDE 100 PERCENT COVERAGE UPON INSTALLATION. ORGANIC MULCH MAY BE USED AROUND PLANTING TO MAINTAIN SOIL MOISUTRE AND PREVENT THE GROWTH OF WEEDS. INORGANIC GROUND COVERS CONSISTING OF RIVER ROCK OR SIMILAR MATERIALS MAY BE USED PROVIDED THEY DO NOT EXCEED 20 PERCENT COVERAGE OR THE REQUIRED LANDSCAPE PLANTING AREA.

3. EQUIPMENT, WOOD AND SIMILAR OBJECTS SHALL NOT BE STORED OR LAID UPON THE CRITICAL ROOT ZONE AREA DURING OR AFTER CONSTRUCTION. CHEMICALS AND LIQUID CONSTRUCTION WASTES SHALL NOT BE DUMPED, POURED, OR SPILLED IN THE AREA OF ANY PLANT MATERIALS. WASHING OF CONCRETE MIXERS SHALL NOT BE DONE NEAR THE SITE.

4. EXCAVATE PITS WITH VERTICAL SIDES APPROXIMATELY THE DEPTH OF THE ROOTBALL AND WITH A CIRCULAR OUTLINE WHICH SHALL BE APPROXIMATELY 2 TO 3 TIMES WIDER THAT THE ROOTBALL. FOR PLANTING PITS, BEDS OR TRENCHES WHICH ARE TO BE DEVELOPED WHEN PAVING EXISTED PREVIOUSLY, ALL PAVING AND BASE STONE SHALL BE REMOVED AS PART OF THE EXCAVATION.

5. REMOVE ROCK, DEBRIS, INORGANIC COMPOSITIONS, AND CHEMICAL RESIDUES FROM SOIL IN PLANTING PITS.

6. CULTIVATE SHRUB PLANTING PITS TO MINIMUM DEPTH OF 18-INCHES GROUND COVER AND VINE PLANTING PITS SHALL BE CULTIVATED TO A MINIMUM DEPTH OF 12-INCHES.

7. INSTALL ROOT BALL ON A FLAT, COMPACTED SURFACE OR UNDISTURBED SOIL AND REMOVE ANY INORGANIC TIES ON TOP OF ROOTBALL. REMOVE THE TOP 1/3 OF WIRE BASKETS. LEAVE THE TOP OF THE ROOT BALL EXPOSED, TO BE COVERED BY MULCH ONLY.

8. FINISH THE PLANTING WITH A MINIMUM 3-INCH LAYER OF MULCH OF PINE NEEDLES, TREE BARK, OR SIMILAR MATERIALS DISTRIBUTED AROUND THE TREE TRUNK.

9. PREPARE SOIL, PLANT, FERTILIZE, MULCH, AND CONTROL INSECTS AND DISEASE IN CONFORMANCE WITH THE NORTH CAROLINA COOPERATIVE EXTENSION SERVICE, LANDSCAPE MANAGEMENT CALENDAR.

10. RE-ESTABLISH NATIVE PLANTS SALVAGED FROM THE SITE OR RELOCATE AS A RESULT OF GRADING IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE NORTH CAROLINA COOPERATIVE EXTENSION SERVICE.

11. SUPPORT TREES AND SHRUBS ADEQUATELY WHEN PLANTED IN ORDER TO AVOID INTERFERENCE WITH THEIR TYPICAL GROWTH PATTERNS. GUYING AND STAKING SHALL BE 2X2 INCH HARDWOOD STAKES AND SHALL BE REMOVED AFTER ONE YEAR.

12. REFER TO THIS SHEET FOR TREE PLANTING DETAIL, ROOT CROWN DEPTHS DETAIL, AND SHRUB PLANTING DETAIL.

13. LANDSCAPING WILL NOT BE PERMITTED WITHIN PUBLIC UTILITY EASEMENT.

TREE PRESERVATION:

DURING DEVELOPMENT AND CONSTRUCTION, ADEQUATE PROTECTIVE MEASURES SHALL BE PROVIDED TO MINIMIZE DAMAGE TO EXISTING TREES OR OTHER VEGETATION TO BE RETAINED. THE DEVELOPER SHALL MAKE EVERY REASONABLE EFFORT TO PROTECT AND RETAIN EXISTING TREES AND SHRUBBERY NOT ACTUALLY LYING IN PUBLIC ROADWAYS, DRAINAGE WAYS, BUILDING FOUNDATION SITES AND A CONSTRUCTION ACTIVITY AREA EQUAL TO 20-FT AROUND. PLEASE REFER TO SECTION 6.3 OF ARTICLE 6 OF THE LOCUST LAND DEVELOPMENT ORDINANCE FOR ADDITIONAL DETAILS.

PLANT LEGEND

80' FT SHADE RADIUS

SHADE TREE (SAWTOOTH OAK, LAUREL OAK, SHUMARD OAK, WINGED ELM)

ORNAMENTAL TREE (AMERICAN HORNBEAM, FLOWERING DOGWOOD, AMERICAN HOLLY)

EVERGREEN SHRUBS

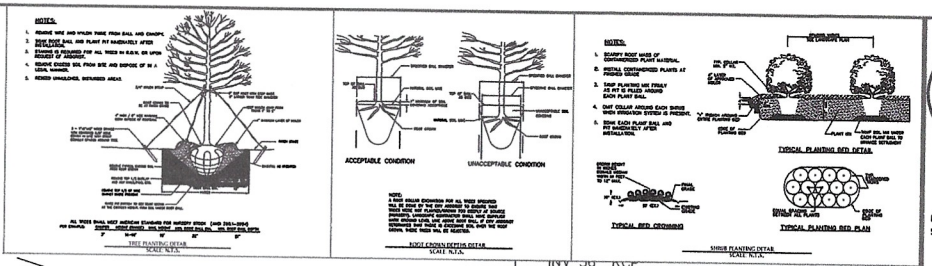
CAMELLIA

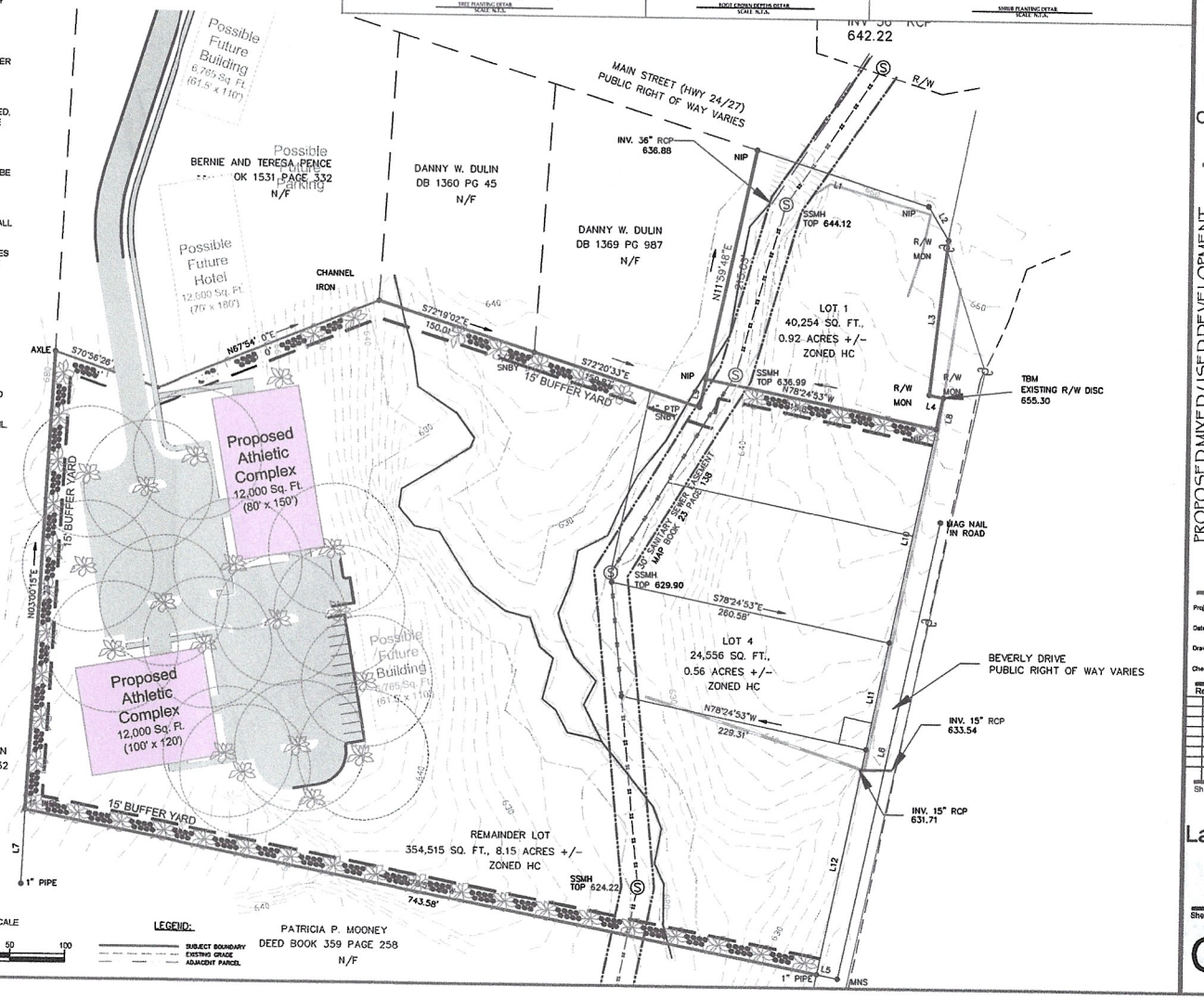
WITCH HAZEL

SMALL SHRUB (JAPANESE AUCUBA, WITCH-HAZEL, COMMON JAPANESE HOLLY, WINGED ELM) HETZI JAPANESE HOLLY, YAUPON HOLLY)

Note:
See Sheets C-3.0a, C-3.0b, & C-3.0c for detailed plantings around each multi-family building and clubhouse.

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GRAPHIC SCALE
1" = 50'
50 0 25 50 100

LEGEND:
SUBJECT BOUNDARY
EXISTING GRADE
ADJACENT PARCEL

REFERENCE: ALL PARCEL INFORMATION, PROPERTY DIMENSIONS, COORDINATES, AND TOPOGRAPHIC INFORMATION FOR THIS PROPERTY AND ADJACENT PROPERTIES REFERENCED FROM STANLY COUNTY GIS.

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Seals:

PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED MIXED-USED DEVELOPMENT
AT 714 EAST MAIN STREET - SKETCH PLAN
LOCUST, STANLY COUNTY, NORTH CAROLINA

FOR
GREEN STREET DEVELOPMENT GROUP LLC
2925 SENNA DRIVE, SUITE 202
MATTHEWS, NC 28105

Project Number: 17-20-016
Date: 07-16-2026
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Revisions:

07-16-2026	Original Submittal

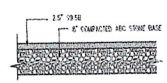
Sheet Title:

Landscaping Plan

Sheet No:

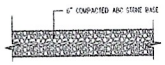
C-2.0

SITE PLAN / SURVEY



ASPHALT PAVING SECTION

NOT TO SCALE



GRAVEL PAVING SECTION

GRAVEL PAVING SECTION

STANDARD ASPHALT PAVING SECTION

SHEET NOTES:

VICINITY MAP

SCALE: NOT TO SCALE



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LEGEND OF SYMBOLS AND ABBREVIATIONS

TEXT

CB - CATCH BASIN
CMP - CORRUGATED METAL PIPE
CO - CLEAN OUT
DB - DEED BOOK
DI - DROP INLET
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
EOG - EDGE OF GRAVEL
EOP - EDGE OF PAVEMENT
FH - FIRE HYDRANT
FI - FLAG FALE
FV - FIRE VALVE
GM - GAS METER
GV - GAS VALVE
GW - GUY WIRE
HDPE - HIGH DENSITY POLYETHYLENE PIPE
HVAC - HEATING/COOLING UNIT
LP/LF - LAMP POST
MEAS - MEASURED
NCGS - NORTH CAROLINA GEODETIC SURVEY
PB - POWER BOX
PM - POWER METER
POB - POINT OF BEGINNING
PP - POWER POLE
REC - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
SQ.FT. - SQUARE FEET
WV - WATER VALVE

LINE:

	EXISTING	PROPOSED
PROPERTY LINE		
PROPERTY LINE (NOT SURVEYED)		
EASEMENT		
SETBACK		
WATER LINE	W W W	W W W
SANITARY SEWER PIPE	SS SS SS	SS SS SS
STORM PIPE	SD SD SD	SD SD SD
OVERHEAD POWER	E E E	E E E
OVERHEAD COMMUNICATIONS	C C C	C C C
UNDERGROUND POWER	E E E	E E E
UNDERGROUND COMMUNICATIONS	C C C	C C C
FENCE		
TREE LINE		
SIGN	SIGN	SIGN
FIRE HYDRANT	FH PP	FH PP
UTILITY POLE		
SANITARY SEWER CLEANOUT		
SANITARY SEWER MANHOLE	S	S

20 0 10 20 40 80

INV. 36" RCP 642.22

DIV. 15" RCP 633.54

50' SANITARY SEWER EASEMENT MAP BOOK 21, PAGE 179

ATHLETICS COMPLEX

ATHLETICS COMPLEX

100'-0"

100'-0"

100'-0"

20' WIDE ACCESS EASEMENT

INTEC

INTEC Group, Inc.
2459 WILKINSON BLVD
SUITE 120-C
CHARLOTTE, NC 28208
P: 704.372.7910
www.intecgroup.net

FITNESS 7 FLEX BUILDINGS
Locust, NC 28097

Issue for Permit application:	
Issue for Customer Approval:	
Issue for CONSTRUCTION:	

A PROPOSED FACILITY FOR:

STANLY CONSTRUCTION SERVICES, INC ⚠
STANLY COUNTY
NORTH CAROLINA

CROSSROAD CONCEPTS PLLC
LAND SURVEYING CIVIL ENGINEERING

388 INGRAM ROAD
STATESVILLE, NC
28625
P-0728

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REV	DATE	DESCRIPTION	APP
			PSB

COMM NO:	1212017
ISSUE DATE:	April 2022
DESIGNED BY:	PSB
DRAWN BY:	PSB
CHECKED BY:	PSB
SUBMITTED BY:	PSB
FILE NO:	1212017

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CIVIL

PROPOSED SKETCH PLAN

C1.0

Exhibit 4

ELEVATION RENDERINGS - ALL FACADES REPRESENTED

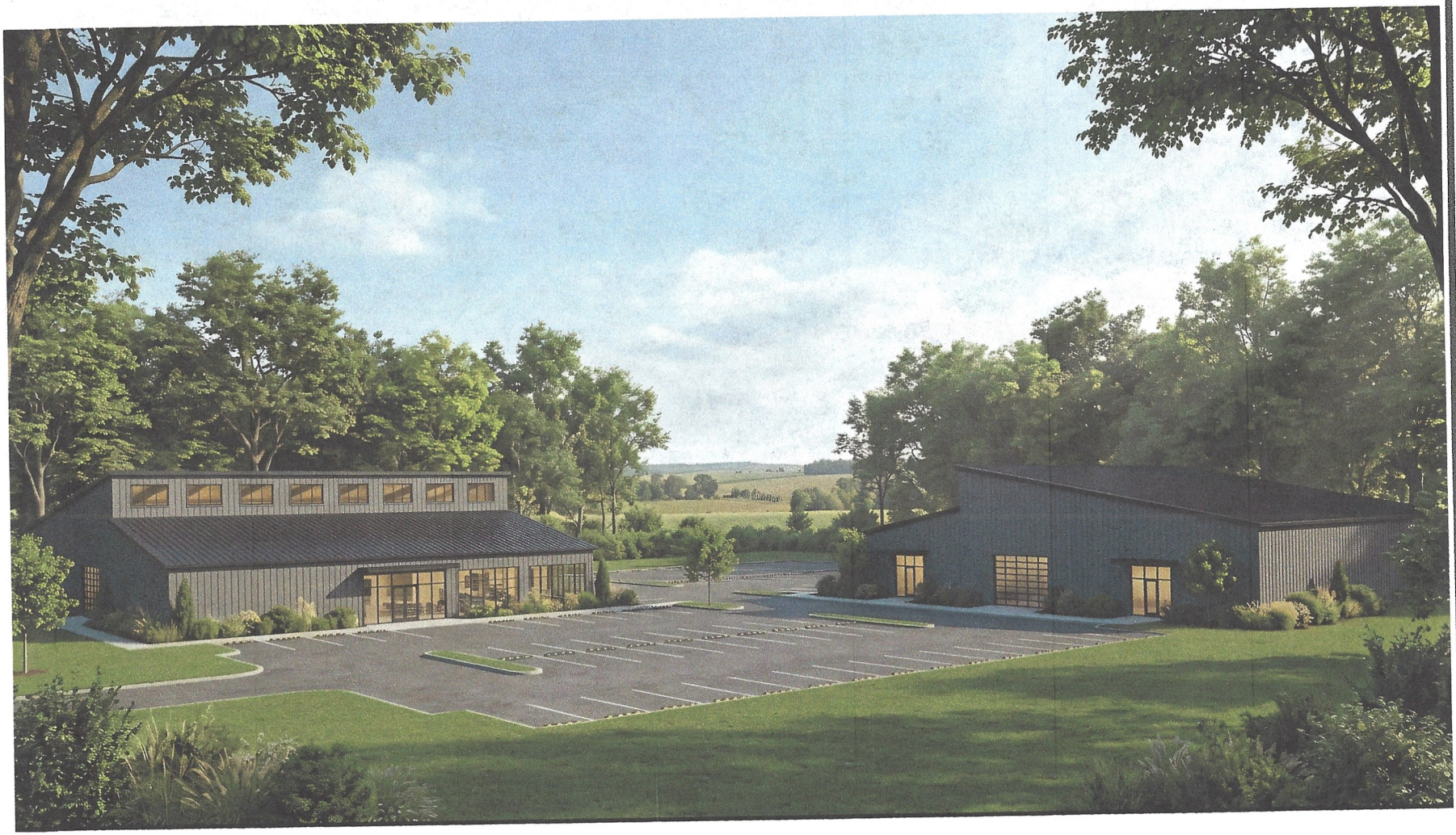


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FITNESS ? FLEX BUILDINGS
Locust, NC 28097

ELEVATION RENDERINGS - ALL FACADES REPRESENTED



MATERIALS:

BOARD AND BATON FIBER CEMENT SIDING
STANDING SEAM METAL ROOFING
BREAK METAL TRIM
ALUMINUM WINDOWS AND CANOPYS

INTEC

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FITNESS 7 FLEX BUILDINGS
Locust, NC 28097

IRON FLAME ATHLETICS

Proposed signage | Council review | October 5, 2026

A | MONUMENT SIGN



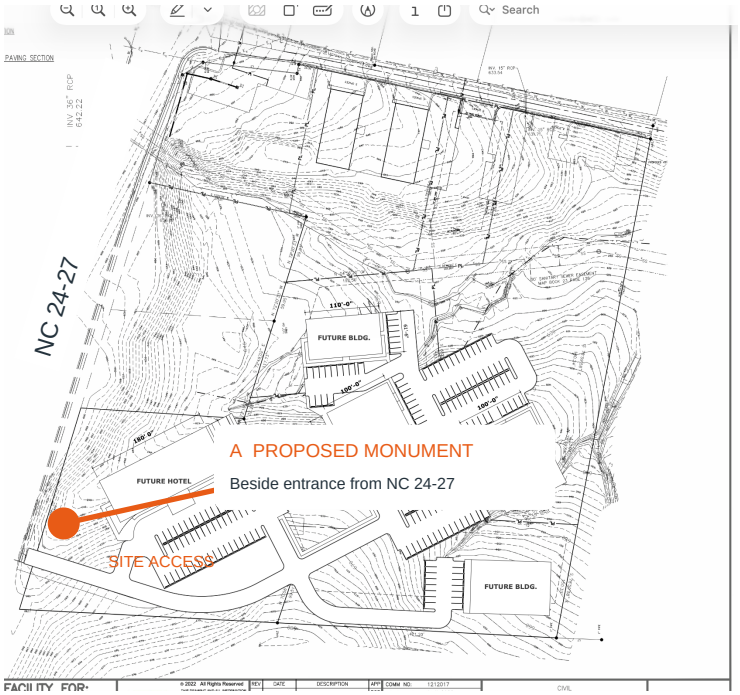
B | BUILDING SIGN



Each sign face: 8 ft wide x 4 ft high | 32 sq ft

SIGN FACE DIMENSIONS: 8 FT WIDE x 4 FT HIGH (32 SQ FT EACH)

A: Double-sided monument between brick columns. B: Wall-mounted above front entrance.



PROPOSED LOCATION

Along NC 24-27, beside the lower-left site entrance shown on the supplied plan.

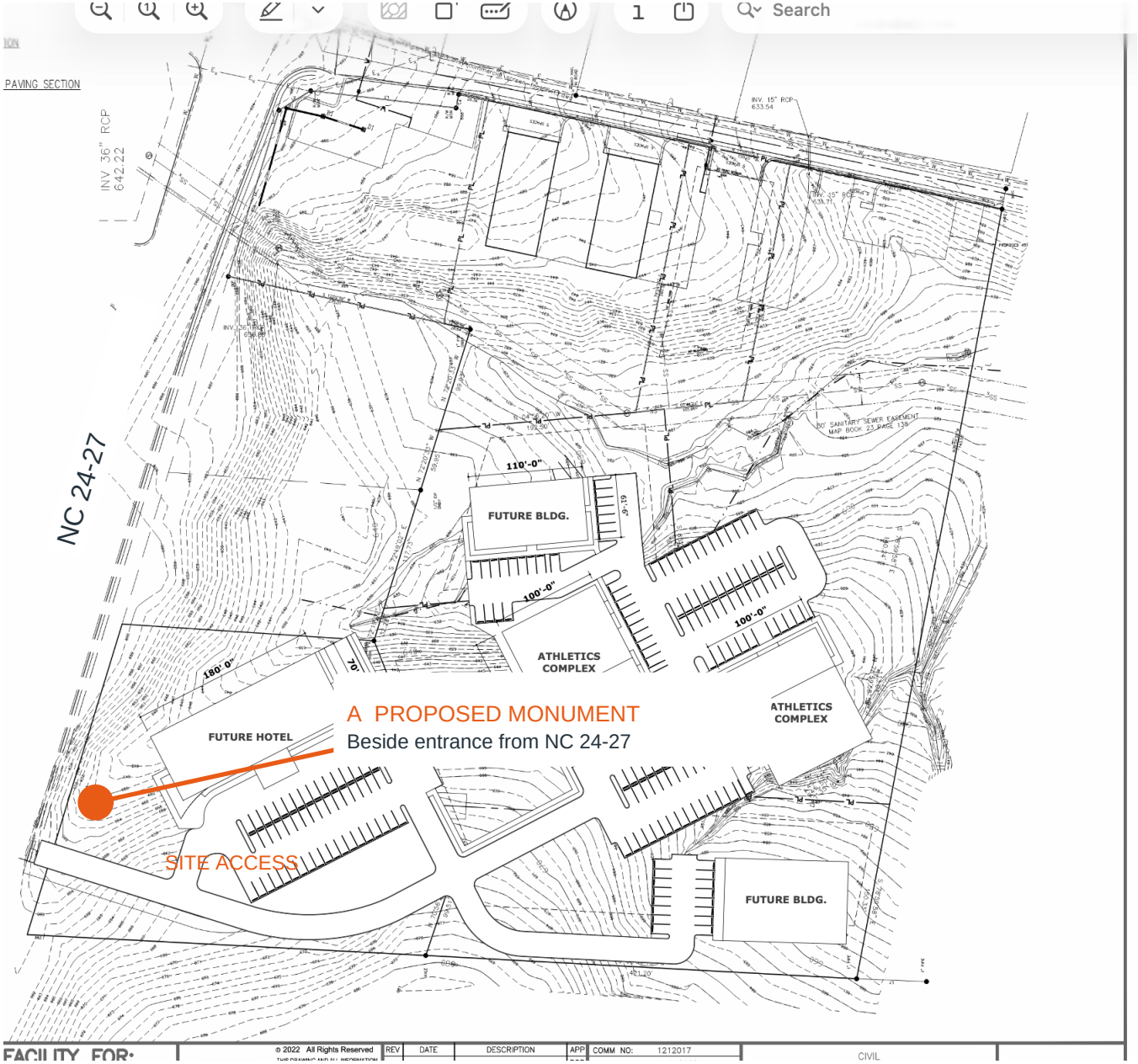
DOUBLE-SIDED MONUMENT
Two 8 ft wide x 4 ft high faces.
Same colored logo on both sides.
Mockup shows one of two faces.
Orient for traffic approaching from either highway direction.

Brick columns outside face size.
Final setback, orientation and structure size: city/builder review.

Building facade is illustrative. See enlarged site-plan exhibit for the proposed location.

IRON FLAME ATHLETICS | PROPOSED SIGN LOCATION

A: Double-sided monument at highway entrance | Proposed signage | October 5, 2026



Double-sided: two 8 ft x 4 ft faces with matching colored logos; orient for both directions of highway traffic.

Marker shows the proposed location, not a surveyed installation point. Sign symbol is not to scale.

Final setback, right-of-way, visibility clearance, easements and overall structure size to be confirmed by city/builder.