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) – 820 N. Central Avenue

BACKGROUND & PETITION INFORMATION

On June 18, 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: Rita Faye Huneycutt

Company Name: Rita's Little Babies LLC

Existing Zoning: Highway Commercial (HC)

Proposed Zoning: Regional Commercial - Conditional (RC-C)

Permitted Uses: The proposed use: *Pet Care Services (excl. Kennels & Veterinary Serv.)* would be the only permitted use under this conditional rezoning as identified in Article 2 Section 5 – Use Table of the City of Locust Land Development Ordinance.

Parcel ID Numbers: Stanly County PIN#: 5576-0342-3058

Area in Acres: +/- 0.62 acres.

Site Description: This property is located at the southeast corner of N. Central Bethel Church Rd.

Adjacent Land Use: Residential, religious institution, commercial, and vacant.

Surrounding Zoning: The property is mostly surrounded by Highway Commercial and Highway Commercial – Conditional on all sides.

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 Signage

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 proposed development is consistent with the 2025 Land Use Plan. The amendment is reasonable because the proposed development repurposes an existing building.

SITE SPECIFIC CONDITIONS

Applicant agrees to provide the following:

1. No alterations or modifications to the building's elevations.

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 Regional Commercial – Conditional (RC-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 Regional Commercial – Conditional (RC-C). The rezoning request is reasonable, and in the best interest of the public, because the proposed development repurposes an existing building; and it's consistent with the 2025 Land Use Plan.

Exhibit 1

City of Locust

Post Office Box 190
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Application for Conditional Zoning Change

Date: 06/18/2026

Applicant Name: Rita Faye Huneycutt

Company Name (if applicable) Rita's Little Babies LLC 33-2940299

Address: 62543 Oscar Road Locust NC 28097

Phone Number: 704-699-8214

Address of Property Change: 820 n Central

Present Zoning District: HC Highway Commercial

Requested Zoning District: RCC Regional Commercial Conditional

Applicant Signature: Rita Faye Huneycutt

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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.

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Exhibit 2

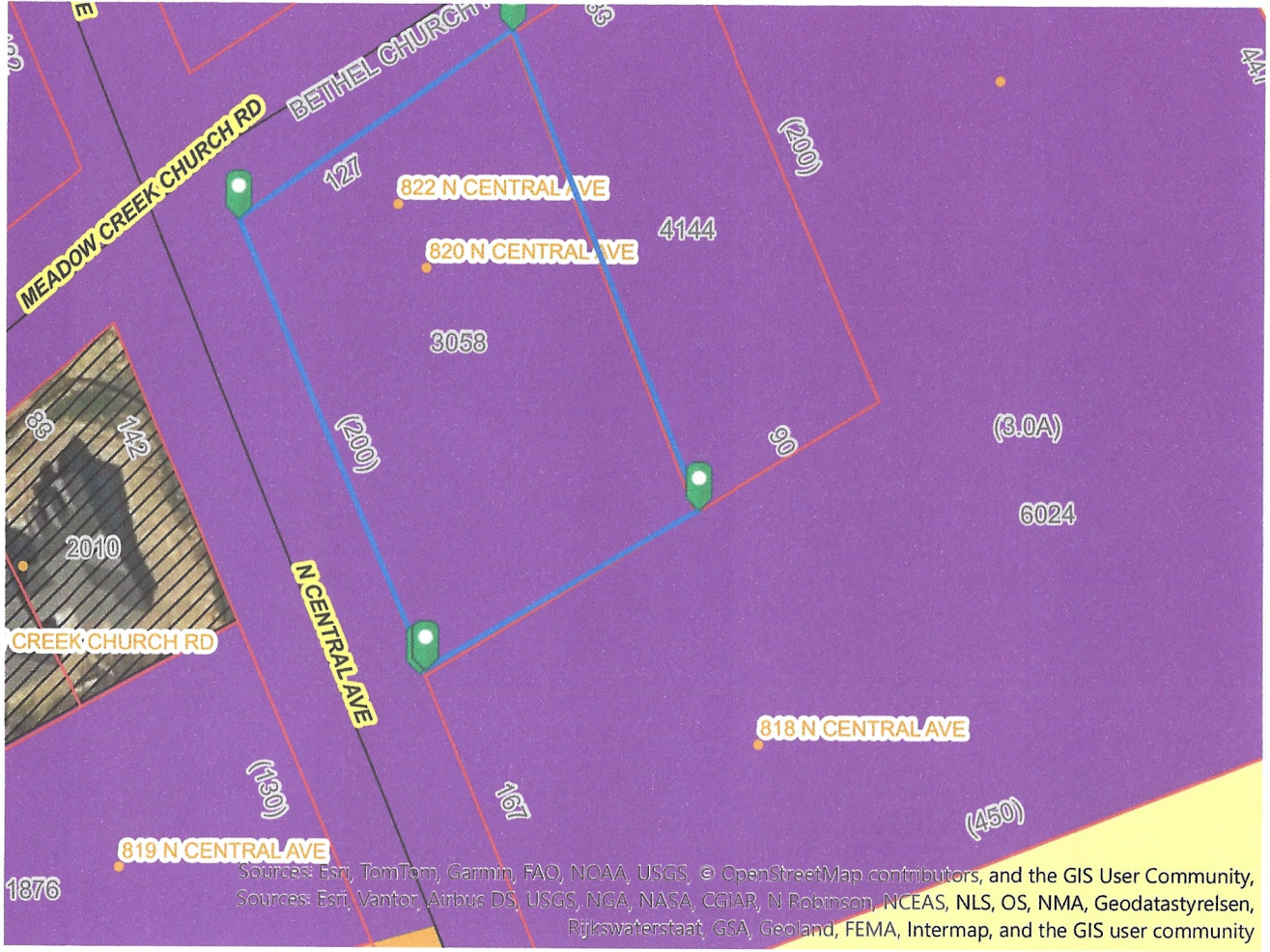

MEADOW CREEK CHURCH RD
BETHEL CHURCH
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820 N CENTRAL AVE
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142
2010
CREEK CHURCH RD
N CENTRAL AVE
818 N CENTRAL AVE
(130)
167
(450)
819 N CENTRAL AVE
1876
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community,
Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen,
Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Exhibit 3


N CENTRAL AVE
156
132
BETHEL CHURCH RD
MEADOW CREEK CHURCH RD
N CENTRAL AVE
83
200
(200)
127
822 N CENTRAL AVE
820 N CENTRAL AVE
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Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Exhibit 4

