



Planning and Zoning Board Agenda
October 23, 2025
6:00 P.M.
Joel Huneycutt Community Room

Chairman: Tim Fesperman

Board Members: James Baucom, Amanda Pasquarello, Jeff Claiborne, Chuck Cowherd, Joseph Abbatiello, Sharell Salzedo, and Matthew Sanford

Alternates: Jarvis Williams

Call to Order:

1. Call to Order
2. Presentation of Colors
3. Prayer
4. Adopt Agenda
5. Approval of Minutes
6. Public Comment Period: 30 minutes set aside

Old Business:

New Business:

7. LDO Text Change – Zoning Districts Use Table
8. 6719 NC Hwy 24/27 – Conditional Rezoning
9. Chairman’s Report
10. Board Closing Comments
11. Adjourn



Locust Planning & Zoning Board Meeting Minutes Joel Huneycutt Community Room

6:00 PM

September 25, 2025

Board Chair: Tim Fesperman
Board Members: James Baucom, Matthew Sanford, Chuck Cowherd, Amanda Pasquarello, Joe Abbatiello, Sharell Salzedo, and Jeff Claiborne
Alternate: Jarvis Williams

1. Call to Order

Board Chair Tim Fesperman called the meeting to order at 6:01pm

2. Presentation of Colors, Prayer

Board Chair Tim Fesperman led in the Pledge of Allegiance and P&Z Director Scott Efird gave the invocation.

M/S/A Board Members Joe Abbatiello and Jarvis Williams (7-0)
Motion to excuse board members James Baucom and Sharell Salzedo

3. Adopt Agenda

M/S/A Board Members Joe Abbatiello and Jeff Claiborne (7-0)
Motion to adopt the agenda as presented

4. Minutes - adopt August 28, 2025

M/S/A Board Members Jeff Claiborne and Joe Abbatiello (7-0)
Motion to approve the August 28, 2025 minutes

August 25, 2025

5. Public Comment Period

No one signed up to speak

6. Old Business

City Manager Cesar Correa gave an update on the Two Buck Saloon that submitted a conditional rezoning application. They are working closely with the City on making adjustments to their proposed site plan. The owners are eager to be part of the City of Locust.

7. New Business

City Manager Cesar Correa presented the base district rezoning for 504 N Central Ave from Light Highway Commercial (LHC) to General Residential (GR). The board gave some feedback on the driveway access.

M/S/A Board Members Joe Abbatiello and Matthew Sanford (7-0)

Motion to send favorable recommendation to Council for base district rezoning from LHC to GR for 504 N Central Ave.

City Manager Cesar Correa presented the base district rezoning of 6780 NC24/27 HWY E from Cabarrus A-O to Locust Highway Commercial.

M/S/A Board Members Chuck Cowherd and Matthew Sanford (7-0)

Motion to send favorable recommendation to Council for base district rezoning from Cabarrus A-O to Locust HC

City Manager Cesar Correa then presented and reviewed the LDO stormwater text change.

M/S/A Board Members Jeff Claiborne and Matthew Sanford (7-0)

Motion to send favorable recommendation to Council for the LDO stormwater text change

Finally, City Manager Cesar Correa, introduced Lela James and Lynne Hair from Centrolina Regional Planning to review and present the City of Locust 2024 Land Use Plan update.

M/S/A Board Members Joe Abbatiello and Jarvis Williams (7-0)

Motion to send favorable recommendation to Council to accept the 2024 Land Use Plan update

504 N Central Ave - Base District Rezoning

6780 NC 24/27 Hwy E - Base District Rezoning

LDO Text Change - Drainage and Stormwater

2024 Land Use Plan Update

8. Chairman's Report

Board Chair Tim Fesperman brought up the need for additional cell towers in the City of Locust.

9. Board Closing Comments

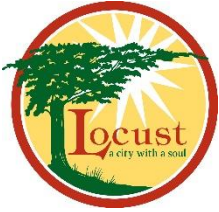
No one had any additional comments at this time.

10. Adjourn

M/S/A Board Members Joe Abbatiello and Jeff Claiborne (7-0)
Motion to adjourn at 7:59pm

Amy Furr, City Clerk

Tim Fesperman, Board Chair



City of Locust

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

**ORDINANCE NO. 2025-04: AN ORDINANCE AMENDING
ARTICLE 2 – ZONING DISTRICTS, SECTION 2.5: USE TABLE
OF THE CITY OF LOCUST LAND DEVELOPMENT ORDINANCE**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOCUST, NORTH CAROLINA:

Section 1: Article 2 – Zoning Districts, General Provisions, Section 2.5 “Use Table” is amended to read as shown in the attached Exhibit A, which is incorporated and made a part of this ordinance.

Section 2: This ordinance shall become effective as of December 11, 2025.

Adopted this 11th day of December 2025.

Mayor, Steve Huber

ATTEST:

Amy Furr, City Clerk

Exhibit A:

ARTICLE 2 – ZONING DISTRICTS, , SECTION 2.5 “USE TABLE”

P - Permitted Use	S - Permitted Use with Supplemental Regulations	C - Conditional Zoning				(-) Prohibited Use				
		Zoning Districts								
Use		OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O
RESIDENTIAL										
Accessory Dwellings (8.1)		S	S	S	-	-	-	-	-	S
Duplex (2 dwellings units per lot) (8.13)		S	S	S	S	S	-	-	-	S
Group Home (See Article 12 for definition)		P	P	P	P	P	-	-	-	P
Home Occupations (8.19)		S	S	S	S	S	-	S	S	S
Multi-family Dwellings - 3 or more dwelling units		C	-	-	C	C	-	-	-	C
Single family, attached		P	P	P	C	-	-	-	P	P
Single family, detached		P	P	P	C	-	-	-	-	P
Single family, manufactured home (3.2.7(a))		-	-	-	-	-	-	-	S	-
Single family, modular home		-	P	P	-	-	-	-	P	-
INSTITUTIONAL & CIVIC										
Animal Shelter		-	-	-	-	-	-	P	-	-
Auditorium/Indoor Public Assembly, up to 350 seats		-	-	-	C	C	-	P	-	-
Auditorium/Indoor Public Assembly, more than 350 seats		-	-	-	-	C	-	P	-	-
Botanical Gardens/Nature Preserves		P	-	-	-	-	-	-	-	-
Campgrounds, private		C	-	-	-	-	-	-	-	-
Cemeteries & Mausoleums (8.7)		C	C	C	C	-	-	C	-	-
Child Care Center & Small Day Care Homes (8.11)		S	S	S	S	C/S	C/S	S	S	S
Civic, Social and Fraternal Organizations (11.2.1)		C	C	C	C	C	C	C	-	C
Correctional Institutions		-	-	-	-	-	-	C	-	-
Country Club/Recreational Sports Clubs (excl. shooting ranges)		P	-	-	-	-	-	P	-	-
Convention Center/Visitors Bureau		-	-	-	P	C	P	P	-	-
Golf Course, public or private		P	-	-	-	-	-	-	-	-
Government Buildings (excl. correctional institutions) and Facilities		P	-	-	P	P	P	P	-	-
Hospital		-	-	-	-	C	-	P	-	-
Museums and Art Galleries		-	-	-	P	P	-	P	-	-
Park - Public, neighborhood		P	P	P	P	-	-	-	P	P
Park - Public, other than neighborhood.		P	P	P	P	-	-	P	P	P
Postal Service Facilities		-	-	-	C	C	C	-	-	-
Religious Institutions, up to 350 seats		-	-	-	C	C	-	C	-	-

P - Permitted Use	S - Permitted Use with Supplemental Regulations	C - Conditional Zoning					(-) Prohibited Use			
		Zoning Districts								
Use	OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O	
Religious Institutions, more than 350 seats	P	-	-	-	C	-	C	-	-	
School - Boarding	-	-	-	-	P	-	P	-	-	
School - Business, Computer and Management	-	-	-	P	P	P	P	-	-	
School - Charter, Private & Parochial	C	-	-	-	P	-	P	-	-	
School - Public, Elementary & Secondary (8.35)	S	S	S	S	-	-	S	-	S	
School - Technical & Trade	-	-	-	-	P	-	P	-	-	
School - University or College	-	-	-	-	-	-	P	-	-	
Social Assistance (excluding childcare centers)	-	-	-	-	C	-	C	-	-	
Zoo, public or private	C	-	-	-	-	-	-	-	-	
PROFESSIONAL OFFICE/BUSINESS SERVICES										
Accounting & Tax Services	-	-	-	P	P	C	-	-	-	
Advertising & Related Services (excl. Sign Lettering/Painting)	-	-	-	P	P	C	-	-	-	
Architectural, Engineering & Related Services	-	-	-	P	P	C	-	-	-	
Automobile Repair	-	-	-	C	C	-	P	-	-	
Banks, Finance an Insurance Offices	-	-	-	P	C	C	P	-	-	
Broadcasting & Telecommunications (excl. Towers)	-	-	-	C	C	-	P	-	-	
Building, Chimney, Pool Cleaning Services	-	-	-	P	P	-	P	-	-	
Carpet & Upholstery Cleaning Services	-	-	-	P	P	-	P	-	-	
Catering Services	-	-	-	P	C	-	P	-	-	
Clothing Alterations/Repair, Footwear Repair	-	-	-	P	P	-	P	-	-	
Collection Agencies	-	-	-	P	P	-	P	-	-	
Computer System Design & Related Services	-	-	-	P	P	P	P	-	-	
Credit Bureaus	-	-	-	P	P	P	P	-	-	
Data Processing and News Services	-	-	-	P	P	P	P	-	-	
Delivery/Courier Service, Local	-	-	-	P	C	-	P	-	-	
Dry Cleaning and Laundry Services	-	-	-	P	C	-	P	-	-	
Electronics and Appliance Repair	-	-	-	P	C	-	P	-	-	
Employment/Personnel Services/Agencies	-	-	-	P	P	P	P	-	-	
Environmental Consulting Services	-	-	-	P	P	P	P	-	-	
Fortune Telling/Palm Reading Services (8.14)	-	-	-	-	C	-	-	-	-	
Funeral Home & Services	-	-	-	-	C	-	-	-	-	
Graphic Design Services	-	-	-	P	P	P	P	-	-	
Hair, Nail & Skin Care Services	-	-	-	P	P	-	P	-	-	
Indoor Recreational Facilities	-	-	-	-	C	-	P	-	-	
Industrial Design Facilities	-	-	-	P	P	P	P	-	-	
Interior Design Services	-	-	-	P	P	P	P	-	-	
Investigation & Security Services, Locksmiths	-	-	-	P	P	P	P	-	-	
Janitorial Services	-	-	-	P	P	P	P	-	-	

P - Permitted Use	S - Permitted Use with Supplemental Regulations	C - Conditional Zoning					(-) Prohibited Use			
		Zoning Districts								
Use		OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O
Legal Services		-	-	-	P	P	P	P	-	-
Management/Holding Company Offices		-	-	-	P	P	P	P	-	-
Management & Marketing Consultants		-	-	-	P	P	P	P	-	-
Medical/Health Care Offices		-	-	-	P	C	C	P	-	-
Motion Picture & Sound Recording (excl. Theaters)		-	-	-	P	P	-	P	-	-
Office Administrative Services		-	-	-	P	P	P	P	-	-
Other Business Support Services		-	-	-	P	P	P	P	-	-
Personal and Household Goods Repair		-	-	-	-	P	-	P	-	-
Pest Control Services		-	-	-	-	P	-	P	-	-
Pet Care Services (excl. Kennels & Veterinary Serv.)		-	-	-	P	C	-	P	-	-
Pet Care Services - Kennels only		-	-	-	-	C	-	P	-	-
Photocopy Services (excl. studios)		-	-	-	P	P	P	P	-	-
Publishing Industries		-	-	-	-	C	-	P	-	-
Real Estate & Leasing Offices (excl. mini-warehousing)		-	-	-	P	P	P	P	-	-
Scientific Research & Development Services		-	-	-	P	P	-	P	-	-
Sports and Recreation Instruction/Camps		P	-	-	P	C	-	P	-	P
Telemarketing/Telephone Call Centers		-	-	-	-	C	-	C	-	-
Travel Services/Agents		-	-	-	P	P	P	P	-	-
Veterinarian Offices/Animal Hospitals		-	-	-	P	C	-	P	-	-
Weight Reducing centers, non-medical		-	-	-	P	P	-	P	-	-
RETAIL TRADE										
Amusement Park		-	-	-	-	-	-	C	-	-
Amusement Arcade (indoor only)		-	-	-	C	C	-	C	-	-
Art Dealers		-	-	-	P	C	-	P	-	-
Art Supply Stores		-	-	-	P	C	-	P	-	-
Auction House (General Merchandise)		-	-	-	P	C	-	P	-	-
Automotive Parts, Tires, and Accessories		-	-	-	C	C	-	P	-	-
Automobile Rental & Leasing		-	-	-	C	C	-	P	-	-
Automobile Sales, New & Used		-	-	-	C	C	-	C	-	-
Baked Goods/Snack Shops (excl. drive-thru)		-	-	-	P	C	-	P	-	-
<u>Bar, Tavern</u>		-	-	-	-	C	-	-	-	-
Bed & Breakfast Inns		C	-	-	P	C	-	P	-	-
Book, Periodical & Music Stores		-	-	-	P	P	-	P	-	-
Bowling Centers		-	-	-	P	C	-	P	-	-
Building Material Supply (with outdoor storage)		-	-	-	-	C	-	P	-	-
Building Material Supply (with no outdoor storage)		-	-	-	C	C	-	P	-	-
Brewpubs/Brewery - Micro		-	-	-	P	C	-	P	-	-
Brewery - Large		-	-	-	-	C	-	P	-	-
Car Wash (as a principal use)		-	-	-	-	C	-	P	-	-

P - Permitted Use	S - Permitted Use with Supplemental Regulations	C - Conditional Zoning					(-) Prohibited Use			
		Zoning Districts								
Use	OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O	
Cemetery Monument Dealers	-	-	-	-	C	-	P	-	-	
Clothing & Clothing Accessories	-	-	-	P	C	-	P	-	-	
Consignment/Used Merchandise Stores	-	-	-	C	C	-	P	-	-	
Convenience Store (with or without gas sales)	-	-	-	C	C	-	P	-	-	
Distillery	-	-	-	P	C	-	P	-	-	
Equestrian Boarding & Riding Arenas, Commercial	C	-	-	-	-	-	-	-	-	
Equipment Rental & Leasing (with indoor storage)	-	-	-	C	C	-	P	-	-	
Equipment Rental & Leasing (with outdoor storage)	-	-	-	-	C	-	P	-	-	
Electronics & Appliance Rental	-	-	-	C	P	-	P	-	-	
Electronics, Camera & Appliance Stores	-	-	-	P	C	-	P	-	-	
Electronic Gaming Establishments (8.14)	-	-	-	-	C/S	-	S	-	-	
Farmer's Market, Fruit & Vegetable Stand (8.37)	S	-	-	S	S	-	S	-	-	
Florist	-	-	-	P	P	-	P	-	-	
Formal Wear & Costume Rental	-	-	-	P	P	-	P	-	-	
Furniture & Home Furnishings	-	-	-	C	C	-	P	-	-	
Furniture/Party Supply/Sporting goods Rental	-	-	-	C	C	-	P	-	-	
Game Preserves	C	-	-	-	-	-	-	-	-	
General Merchandise Stores (less than 25,000 sq. ft.)	-	-	-	P	C	-	P	-	-	
Gift, Novelty & Souvenir Stores	-	-	-	P	P	-	P	-	-	
Grocery/Food Stores (excl. convenience stores)	-	-	-	P	C	-	P	-	-	
Health Clubs & Fitness Centers	-	-	-	P	C	-	P	-	-	
Hobby, Toy & Game Stores	-	-	-	P	C	-	P	-	-	
Hotel, Motels & Extended Stay Lodging Facilities	-	-	-	C	C	-	C	-	-	
Jewelry, Luggage and Leather Goods	-	-	-	P	P	-	P	-	-	
Lawn & Garden Supply (with outdoor storage or display)	-	-	-	-	C	-	P	-	-	
Lawn & Garden Supply (with no outdoor storage or display)	-	-	-	C	C	-	P	-	-	
Liquor Sales (ABC Stores)	-	-	-	P	P	-	P	-	-	
LP Gas & Heating Oil Dealers	-	-	-	-	C	-	P	-	-	
Manufactured Home Sales	-	-	-	-	C	-	C	-	-	
Miniature Golf Course	-	-	-	C	C	-	P	-	-	
Mini-warehousing/Self-storage Leasing	-	-	-	-	C	-	P	-	-	
Motion Picture Theaters (excl. drive-in)	-	-	-	P	C	-	P	-	-	
Motion Picture Theaters (drive-in)	-	-	-	-	C	-	P	-	-	
Motorcycle, Boat & RV Dealers, New & Used	-	-	-	-	C	-	P	-	-	
Musical Instrument & Supplies	-	-	-	P	P	-	P	-	-	

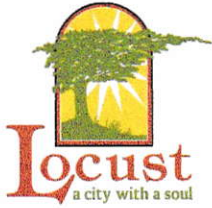
P - Permitted Use	S - Permitted Use with Supplemental Regulations	C - Conditional Zoning					(-) Prohibited Use			
		Zoning Districts								
Use	OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O	
Nurseries	C	-	-	-	C	-	P	-	-	
Office Supplies & Stationery Stores	-	-	-	C	C	-	P	-	-	
Parking Lots & Structures, Commercial	-	-	-	-	-	-	P	-	-	
Pawnshops (subject to NCGS, Chapter 91A)	-	-	-	-	C	-	-	-	-	
Pet & Pet Supply Stores	-	-	-	C	C	-	P	-	-	
Pharmacies, Health & Personal Care Stores	-	-	-	P	C	-	P	-	-	
Photography Studios	-	-	-	P	P	-	P	-	-	
Private Clubs	-	-	-	P	C	-	P	-	-	
Racetracks/Spectator Sports (includes racing test tracks) (8.32)	-	-	-	-	-	-	S	-	-	
Reception Facilities	-	-	-	P	C	-	P	-	-	
Restaurant, Full Service (dine-in only)	-	-	-	P	C	-	P	-	-	
Restaurant, Limited Service (delivery, carryout, drive-thru) (8.12)	-	-	-	C	C	-	S	-	-	
Sewing, Needlework & Piece Goods Stores	-	-	-	P	P	-	P	-	-	
Sewer/Septic Cleaning Services	-	-	-	-	P	-	P	-	-	
Sexually-Oriented Businesses (8.2)	-	-	-	-	C	-	-	-	-	
Shoe Stores	-	-	-	P	C	-	P	-	-	
Shopping Centers, less than 25,000 gross sq. ft.	-	-	-	C	C	-	P	-	-	
Shopping Centers/Superstore, 25-80,000 gross sqft.	-	-	-	-	C	-	P	-	-	
Shopping Centers/Superstore, 80,000+ gross sqft.	-	-	-	-	C	-	C	-	-	
Shooting Ranges/Archery Ranges	-	-	-	-	-	-	P	-	-	
Sign Lettering & Painting	-	-	-	-	P	-	P	-	-	
Sporting Goods Stores	-	-	-	C	C	-	P	-	-	
Swimming Pool, Hot Tub Supply Stores	-	-	-	-	C	-	C	-	-	
Tanning Salons, Ear Piercing, Permanent Make-up Salons	-	-	-	C	C	-	P	-	-	
Tattoo Parlors, Body Piercing	-	-	-	C	C	-	P	-	-	
Tobacco Stores and Vapor Shops	-	-	-	C	C	-	P	-	-	
Trophy Shops	-	-	-	P	P	-	P	-	-	
Truck Stop, Travel Plaza	-	-	-	C	C	-	C	-	-	
Video Tape & Disk Rental	-	-	-	C	C	-	C	-	-	
Winery-Cidery	-	-	-	C	C	-	P	-	-	
Vineyard-Orchard	C	-	-	-	-	-	-	-	-	
WHOLE TRADE (No outside storage unless specified)										
Alcohol Beverage Supply	-	-	-	C	C	-	P	-	-	
Book, Periodical & Newspaper Sales	-	-	-	P	C	-	P	-	-	

P - Permitted Use	S - Permitted Use with Supplemental Regulations	C - Conditional Zoning					(-) Prohibited Use			
		Zoning Districts								
Use		OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O
Chemical, Plastics & Allied Products		-	-	-	-	-	-	P	-	-
Clothing, Piece Goods & Shoe Supply		-	-	-	-	-	-	P	-	-
Coal & Ore Supply (with outdoor storage)		-	-	-	-	-	-	C	-	-
Electronic Equipment and Parts Supply		-	-	-	-	-	-	P	-	-
Farm Products (Raw Materials) Sales		-	-	-	-	-	-	P	-	-
Farm Supply Products Sales (with indoor storage)		-	-	-	-	C	-	P	-	-
Farm Supply Products Sales (with outdoor storage)		-	-	-	-	C	-	C	-	-
Florist & Nursery Supply (with indoor storage)		-	-	-	-	C	-	P	-	-
Florist & Nursery Supply (with outdoor storage)		-	-	-	-	C	-	C	-	-
Furniture & Home Furnishings Sales		-	-	-	-	C	-	P	-	-
Grocery/Food Sales		-	-	-	-	C	-	P	-	-
Hardware, Plumbing & Heating Supply		-	-	-	-	C	-	P	-	-
Jewelry Supply		-	-	-	-	C	-	P	-	-
Lumber & Construction Materials (with indoor storage)		-	-	-	-	C	-	P	-	-
Lumber & Construction Materials (with outdoor storage)		-	-	-	-	C	-	C	-	-
Metal & Pipe Supply (with indoor storage)		-	-	-	-	C	-	P	-	-
Metal & Pipe Supply (with outdoor storage)		-	-	-	-	C	-	C	-	-
Motor Vehicle - New Parts Supply		-	-	-	-	C	-	P	-	-
Motor Vehicle - Used/Salvaged Parts (indoor storage)		-	-	-	-	-	-	P	-	-
Motor Vehicle - Used/Salvaged Parts (outdoor storage)		-	-	-	-	-	-	C	-	-
Music & Musical Instrument Supply		-	-	-	-	C	-	P	-	-
Paint, Varnish & Paint Supplies		-	-	-	-	C	-	P	-	-
Paper/Paper Product Supply		-	-	-	-	C	-	P	-	-
Petroleum/Petro. Products (excl. Bulk Terminals)		-	-	-	-	-	-	P	-	-
Petroleum/Petro. Products (Bulk Terminals)		-	-	-	-	-	-	P	-	-
Pharmaceutical and Drug Supply		-	-	-	-	-	-	P	-	-
Professional & Commercial Equipment Supply		-	-	-	-	-	-	P	-	-
Tobacco/Tobacco Product Sales		-	-	-	-	-	-	P	-	-
AGRICULTURAL USES							-			
Animal Production & Support (excl. Swing & Feed Lots) (8.3)		S	-	-	-	-	-	-	-	-
Auction Sales - Livestock only (8.3)		S	-	-	-	-	-	-	-	-
Crop Production (9.3)		S	-	-	-	-	-	-	-	-
Crop Production Support Activities (8.3)		S	-	-	-	-	-	-	-	-
Feed Lots (8.3)		S	-	-	-	-	-	-	-	-

P - Permitted Use	S - Permitted Use with Supplemental Regulations	C - Conditional Zoning					(-) Prohibited Use			
		Zoning Districts								
Use	OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O	
Forestry and Logging (8.3)	S	-	-	-	-	-	-	-	-	
Hunting, Fishing and Game Preserves (commercial) (8.3)	S	-	-	-	-	-	-	-	-	
Swine Farms (8.3)	S	-	-	-	-	-	-	-	-	
MANUFACTURING AND INDUSTRIAL USES										
Abrasive Products Manufacturing	-	-	-	-	-	-	P	-	-	
Automotive Race Cars and Parts Manufacturing	-	-	-	-	-	-	P	-	-	
Beverage & Tobacco Manufacturing	-	-	-	-	-	-	P	-	-	
Broom, Brush & Mop Manufacturing	-	-	-	-	-	-	P	-	-	
Burial Casket Manufacturing	-	-	-	-	-	-	P	-	-	
Candle & Potpourri Manufacturing	-	-	-	-	-	-	P	-	-	
Cement/Concrete (ready-mix) and Concrete Produce Manufacturing	-	-	-	-	-	-	P	-	-	
Chemical Manufacturing	-	-	-	-	-	-	P	-	-	
Clay & Brick Product Manufacturing	-	-	-	-	-	-	C	-	-	
Computer, Electronics & Appliance Manufacturing	-	-	-	-	-	-	P	-	-	
Concrete (dry mix), Synthetic Stone, Stucco Manufacturing	-	-	-	-	-	-	P	-	-	
Contractors Office/Shop (with outdoor storage)	-	-	-	-	-	-	C	-	-	
Contractors Office/Shop (with indoor storage)	-	-	-	-	-	-	P	-	-	
Cut Stone & Stone Product Manufacturing (excl. quarrying)	-	-	-	-	-	-	P	-	-	
Dental Laboratories (5,000 sq. ft or less gross floor area)	-	-	-	-	-	-	P	-	-	
Dental Laboratories (exceeding 5,000 sq. ft of gross floor area)	-	-	-	-	-	-	P	-	-	
Electronic Shopping & Mail-Order Houses	-	-	-	-	-	-	P	-	-	
Equipment Manufacturing (all types)	-	-	-	-	-	-	P	-	-	
Fabricated Metal Product Manufacturing	-	-	-	-	-	-	P	-	-	
Fastener, Button, Needle & Pin Manufacturing	-	-	-	-	-	-	P	-	-	
Food Manufacturing (excl. Animal Slaughtering & Processing)	-	-	-	-	-	-	P	-	-	
Food Manufacturing - Animal Slaughtering & Processing)	-	-	-	-	-	-	P	-	-	
Furniture & Related Products Manufacturing	-	-	-	-	-	-	P	-	-	
Gasket, Packing & Sealing Device Manufacturing	-	-	-	-	-	-	P	-	-	
Glass/Glass Product Manufacturing	-	-	-	-	-	-	P	-	-	
Industrial Launderers	-	-	-	-	-	-	P	-	-	
Jewelry & Silverware Manufacturing	-	-	-	-	-	-	P	-	-	
Landfill - Demolition & Inert Debris	-	-	-	-	-	-	P	-	-	

P - Permitted Use	S - Permitted Use with Supplemental Regulations	C - Conditional Zoning					(-) Prohibited Use			
		Zoning Districts								
Use		OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O
Lime & Gypsum Product Manufacturing (excl. quarrying)		-	-	-	-	-	-	P	-	-
Mineral Wool/Fiberglass Insulation Manufacturing		-	-	-	-	-	-	P	-	-
Mining/Extraction Industries		-	-	-	-	-	-	P	-	-
Musical Instrument Manufacturing		-	-	-	-	-	-	P	-	-
Office Supply (excl. Paper) Manufacturing		-	-	-	-	-	-	P	-	-
Paper/Paper Product Manufacturing		-	-	-	-	-	-	P	-	-
Petroleum, Asphalt & Coal Manufacturing		-	-	-	-	-	-	P	-	-
Plastics & Rubber Manufacturing		-	-	-	-	-	-	P	-	-
Primary Metal Processing/Manufacturing		-	-	-	-	-	-	P	-	-
Printing and Related Support Activities		-	-	-	-	-	-	P	-	-
Retail (on premise secondary use) with Outdoor Storage		-	-	-	-	-	-	C	-	-
Retail (on premise secondary use) with Indoor Storage		-	-	-	-	-	-	P	-	-
Sign Manufacturing (with indoor storage)		-	-	-	-	-	-	P	-	-
Sign Manufacturing (with outdoor storage)		-	-	-	-	-	-	C	-	-
Solid Waste Collection and/or Disposal (non-hazardous)		-	-	-	-	-	-	P	-	-
Solid Waste Collection and/or Disposal (hazardous)		-	-	-	-	-	-	C	-	-
Sporting & Athletic Goods Manufacturing		-	-	-	-	-	-	P	-	-
Textile Mills & Apparel Manufacturing		-	-	-	-	-	-	P	-	-
Toy, Doll & Game Manufacturing		-	-	-	-	-	-	P	-	-
Transportation Equipment Manufacturing		-	-	-	-	-	-	C	-	-
Waste Remediation/Recovery Services (incl. salvage/junk yard)		-	-	-	-	-	-	C	-	-
Wood Products Manufacturing (excl. sawmills, manufactured homes)		-	-	-	-	-	-	P	-	-
Wood Products Manufacturing (manufactured homes)		-	-	-	-	-	-	P	-	-
Wood Products Manufacturing (sawmills,)		-	-	-	-	-	-	P	-	-
Vending Machine Operators		-	-	-	-	-	-	P	-	-
TRANSPORTATION, WAREHOUSING & UTILITIES USES										
Air Transportation & Support Facilities (8.4)		-	-	-	-	-	-	S	-	-
Charter/Limousine Services (8.26)		-	-	-	-	C/S	-	-	-	-
Electric Power Generation		-	-	-	-	-	-	P	-	-
Electric Power Transmission and Distribution		P	P	P	P	P	-	P	P	P
Lumber - Bulk Storage		-	-	-	-	P	-	P	-	-
Natural Gas Distribution Facilities/Equipment		P	P	P	P	P	-	P	P	P

P - Permitted Use	S - Permitted Use with Supplemental Regulations	C - Conditional Zoning					(-) Prohibited Use			
		Zoning Districts								
Use	OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O	
Petroleum - Bulk Storage (refer to Fire Marshal)	-	-	-	-	-	-	S	-	-	
Pipeline Transportation of Petroleum & Natural gas						-	P			
Public Urban, Interurban and Rural Transit Systems	P	P	P	P	P	-	P	P	P	
Sewage Treatment Facility, public	P	-	-	-	-	-	-	-	-	
Taxi Service/Stand	-	-	-	-	C	-	-	-	-	
Truck Transportation, Terminal & Support Facilities (8.40)	-	-	-	-	-	-	S	-	-	
Warehousing and Storage, Farm Products (8.26)	S	-	-	-	-	-	S	-	-	
Warehousing and Storage, General & Refrigerated (8.26)	-	-	-	-	-	-	S	-	-	
Water Distribution Facilities/Equipment (excl. Water Treatment)	P	P	P	P	P	-	P	P	P	
Water Transportation & Support Facilities	-	-	-	-	-	-	P	-	-	
Water Treatment Facility	C	-	-	-	-	-	-	-	-	
Wireless Telecommunications (WTS Tower) (8.9)	S	S	S	S	S	-	S	S	S	
WTS Co-location of equipment on existing tower	S	S	S	S	S	-	S	S	S	
SOLAR ENERGY FACILITIES						-				
Roof Mounted, Parking lot cover, or building integrated (not facing public street) (Level 1)	P	P	P	P	P	P	P	P	P	
Ground Mounted: ≤ 1/2 acre (level 2)	-	-	-	-	-	-	C	-	-	
Ground Mounted: < 10 acres (level 2 or 3)	-	-	-	-	-	-	C	-	-	
Ground Mounted: > 10 acres (level 3)	-	-	-	-	-	-	C	-	-	
TECHNOLOGY & INFRASTRUCTURE										
Data Center/Data Processing Facility	=	=	=	=	=	=	C	=	=	
Telecommunications Hub	=	=	=	=	=	=	C	=	=	
EV Charging Station (non-residential)	=	=	=	P	P	=	P	=	=	



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

Application for Conditional Zoning Change

Date: October 10, 2025

Applicant Name: BPD Elkin, LLC

Company Name (if applicable) _____

Address: 5707 Peachtree Parkway, Suite 450, Peachtree Corners, GA 30092

Phone Number: 706-521-6250

Address of Property Change: 6719 NC Hwy 24-27, Locust, NC 28097

Present Zoning District: HC

Requested Zoning District: HC

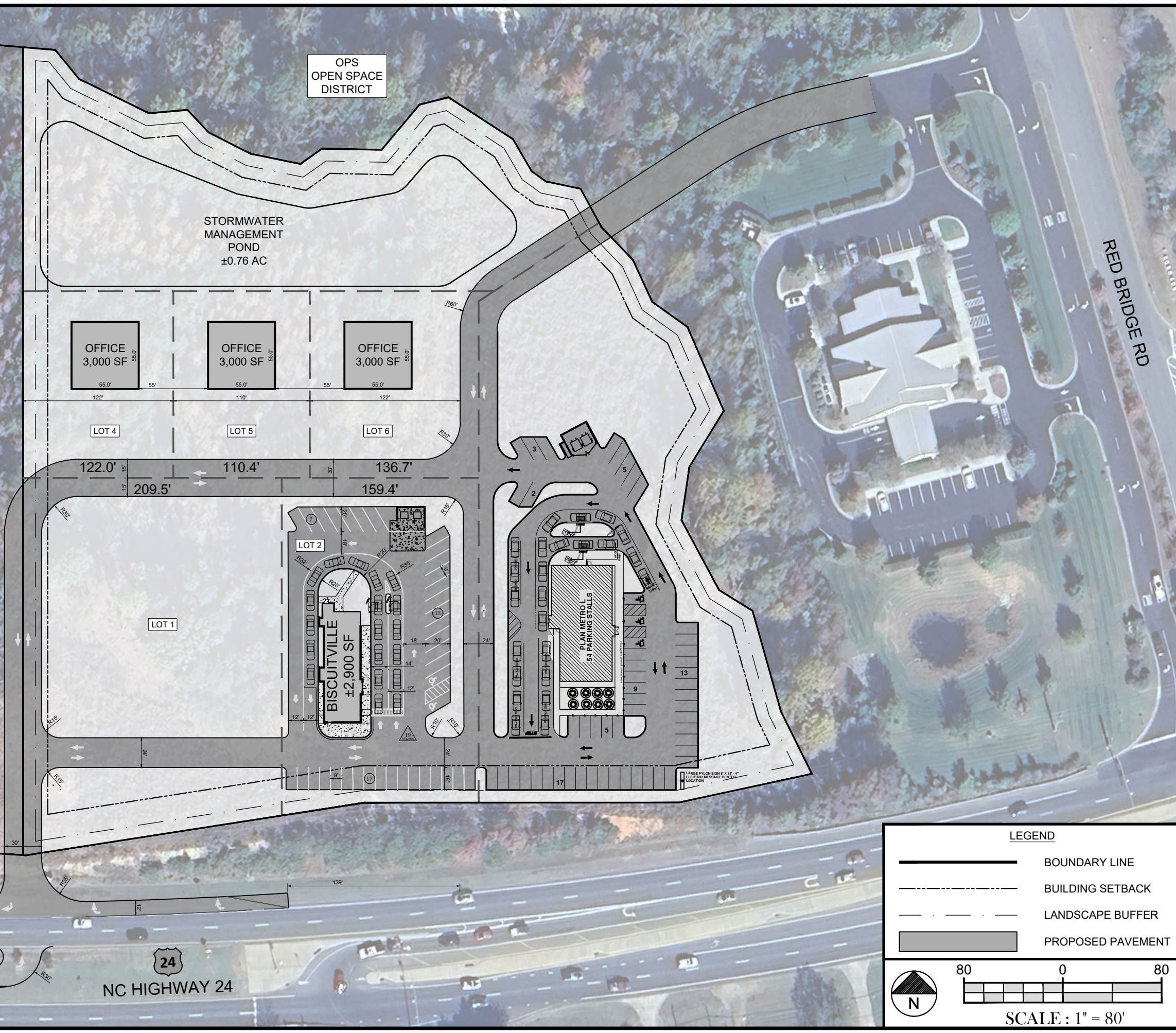
Applicant Signature: 

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.

PROPERTY BOUNDARY GENERATED
REFERENCING PROVIDED DWG FILE.

LOT AREA & PARKING TABLE	
LOT 1	
AREA:	1.39 AC
PARKING REQ'D:	TBD
PARKING PROV'D:	TBD
LOT 2 (BISCUITVILLE)	
AREA:	0.97 AC
PARKING REQ'D:	6 STALLS
PARKING PROV'D:	37 STALLS
LOT 3 (CULVER'S)	
AREA:	1.99 AC
PARKING REQ'D:	9 STALLS
PARKING PROV'D:	54 STALLS
LOT 4 (PROF. OFFICE)	
AREA:	0.42 AC
PARKING REQ'D:	6 STALLS
PARKING PROV'D:	TBD STALLS
LOT 5 (PROF. OFFICE)	
AREA:	0.38 AC
PARKING REQ'D:	6 STALLS
PARKING PROV'D:	TBD STALLS
LOT 6 (PROF. OFFICE)	
AREA:	0.48 AC
PARKING REQ'D:	6 STALLS
PARKING PROV'D:	TBD STALLS



QUICK CONCEPTS GROUP



VISIT OUR WEBSITE AT
WWW.QUICKCONCEPTSGROUP.COM
SEND YOUR CONCEPT REQUESTS TO
REQUESTS@QUICKCONCEPTSGROUP.COM

PROJECT NAME:
MULTIUSE
IN LOCUST, NC

ADDRESS: 6719 NC-24
MIDLAND, NC 28107

JURISDICTION:
CITY OF LOCUST

PARCEL ID #:
55653028560000

PARCEL AREA:
±7.00 AC OUT OF ±15.00 AC

ZONE: HC
HIGHWAY COMMERCIAL

EXISTING USE:
VACANT

PROPOSED USE:
PROFESSIONAL OFFICES,
AUTOMOBILE REPAIR,
GENERAL MERCHANDISE STORE,
RESTAURANT LIMITED SERVICE
(CONDITIONAL USES)

PARKING CALCULATION:
1 PER 500 SF GFA

DRIVE AISLE:
24' TWO-WAY (MIN.)*

SETBACKS
FRONT: 30'
SIDE: 20'
REAR: 20'
BUFFERS: 10' ROW L.S.
10' VUA L.S.

FLOOD ZONE: X
FEMA MAP: 3710556500L
DATED: 11/16/2018

SITE SPECIFIC NOTES:
* PARKING STALL AND DRIVE AISLE
DIMENSIONS ARE ASSUMED AND TO
BE DETERMINED BY THE
JURISDICTION.

PROPOSED CURB CUTS AND ROW
IMPROVEMENTS ARE SUBJECT TO
JURISDICTIONAL REVIEW AND
APPROVAL.

DRAWING DATA
DATE: 10/8/2025
PROJECT NO.: 25.1117 / CONCEPT 7

DISCLAIMER: THE CONCEPT REPRESENTED
HEREIN IS FOR CONCEPTUAL PURPOSES ONLY.
INFORMATION SHOWN HEREIN WAS BASED ON
PROVIDED INFORMATION BY THE CLIENT AND
PRELIMINARY CODE RESEARCH WITH THE
SUBJECT JURISDICTION. INFORMATION SHOWN
HEREIN SHALL BE CONFIRMED BY SUBJECT
JURISDICTION AND MAY BE SUBJECT TO
CHANGE. A SURVEY IS RECOMMENDED TO
DETERMINE THE PROPERTY BOUNDARIES AND
RESTRICTIONS.

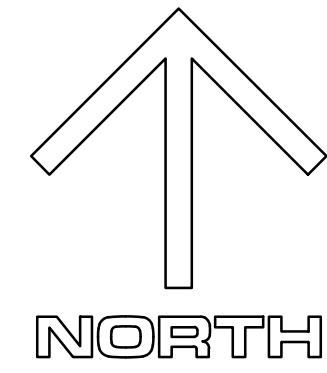
LEGEND

- BOUNDARY LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED PAVEMENT

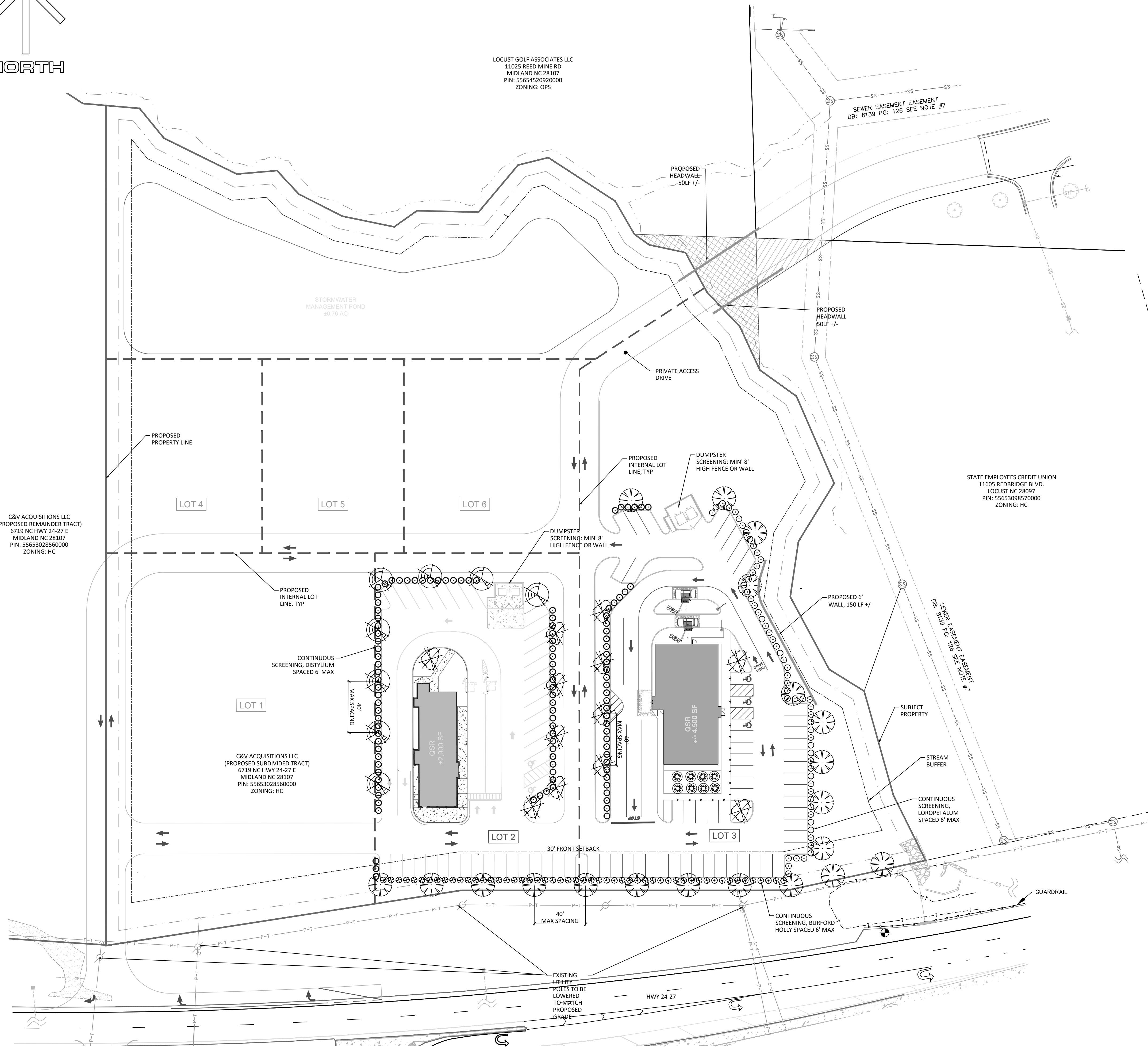
N

80 0 80

SCALE : 1" = 80'



NORTH



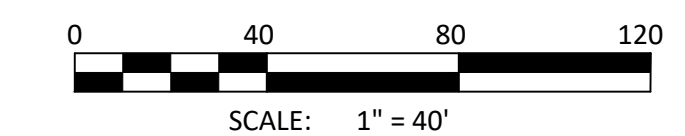
SITE DATA

GENERAL LATITUDE	00°00'00" N
LONGITUDE	00°00'00" W
SUBJECT PROPERTY	7.0 AC. +/- (PORTION OF 15.0 AC. +/- TRACT)
ZONING	HC (CITY OF LOCUST)
PROPOSED USE	LOT 2 2,900 SF +/- QSR WITH DRIVE-THRU
	LOT 3 4,500 SF +/- QSR WITH DRIVE-THRU
PARKING: REQUIRED	LOT 2 6 SPACES (1 SPACE PER 500 SF)
	LOT 3 9 SPACES (1 SPACE PER 500 SF)
PROVIDED	LOT 2 40 SPACES
	LOT 3 54 SPACES
	BICYCLE RACKS TO BE PROVIDED AT EACH BUILDING
SETBACKS	
FRONT	30'
SIDE	20'
REAR	20'
LANDSCAPE BUFFERS	
VUA (PERIMETER)	10'
STREET	10'

LANDSCAPING REQUIREMENTS

PARKING LOT LANDSCAPING (5.1.6)	
PERIMETER SCREENING	EVERGREEN SHRUBS 6' MAX SPACING
PERIMETER TREES	
LOT 2	
REQUIRED	13 TREES (1 PER 40 LF @ 510 LF)
PROVIDED	13 TREES
LOT 3	
REQUIRED	19 TREES (1 PER 40 LF @ 750 LF)
PROVIDED	19 TREES
DUMPSTER SCREENING	WALL OR FENCE, MIN 8' HT.
STREET TREES (6.2)	
REQUIRED	11 TREES (1 PER 40 LF @ 432 LF)
PROVIDED	11 (RED MAPLE)

PLANTING LIST			
SYM.	QTY	NAME	SIZE AT PLANTING
	8	FLOWERING DOGWOOD Cornus Florida	8' MIN. HEIGHT 3' MIN. CALIPER
	20	RED MAPLE 'OCTOBER GLORY' Acer Rubrum 'october glory'	8' MIN. HEIGHT 3' MIN. CALIPER
	12	EASTERN REDBUD cercis canadensis	8' MIN. HEIGHT 3' MIN. CALIPER
	111	DISTYLIUM VINTAGE JADE 'vintage jade' distylium	3 GALLON
	60	CRIMSON FIRE LOROPETALUM 'crimson fire' loropetalum	3 GALLON
	53	BURFORD HOLLY Ilex cornuta 'Burfordii'	3 GALLON



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DRAWN BY: WIH
PROJECT #: 25004
ORIGINAL ISSUE DATE: 10/10/2025
REVISIONS:

FOR REZONING
NOT FOR CONSTRUCTION

Blue Ridge Engineering PLLC
924 Main Street - Suite 200
North Wilkesboro, NC 28659
336.838.2500
www.ridge.blue
Firm #P-0205

BUTLER
PROPERTIES & DEVELOPMENT, LLC
ATTN: Travis Butler
4275 Peachtree Corners Circle/Suite 240
Peachtree Corners, GA 30092
(706) 521-6250

Prepared for:

Rezoning Landscaping Plan
Proposed Multi-Use Development
TBD Red Bridge Road
Locust, NC

SHEET



L-1.0

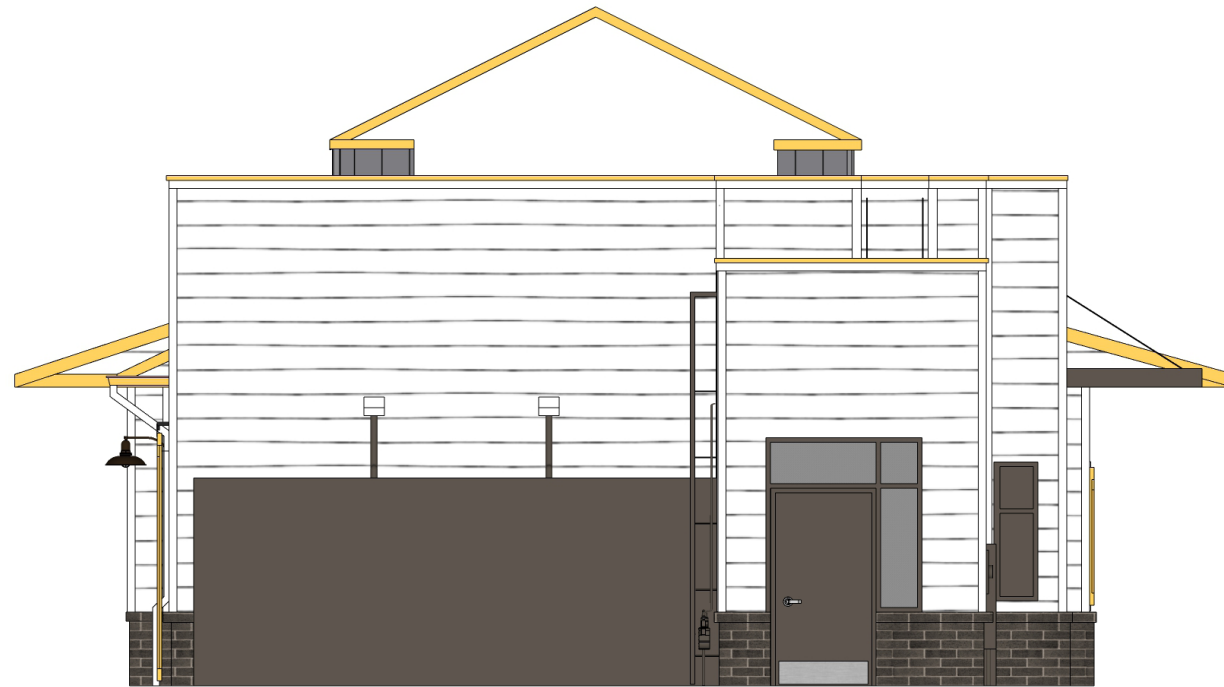
FOR REZONING- NOT FOR CONSTRUCTION



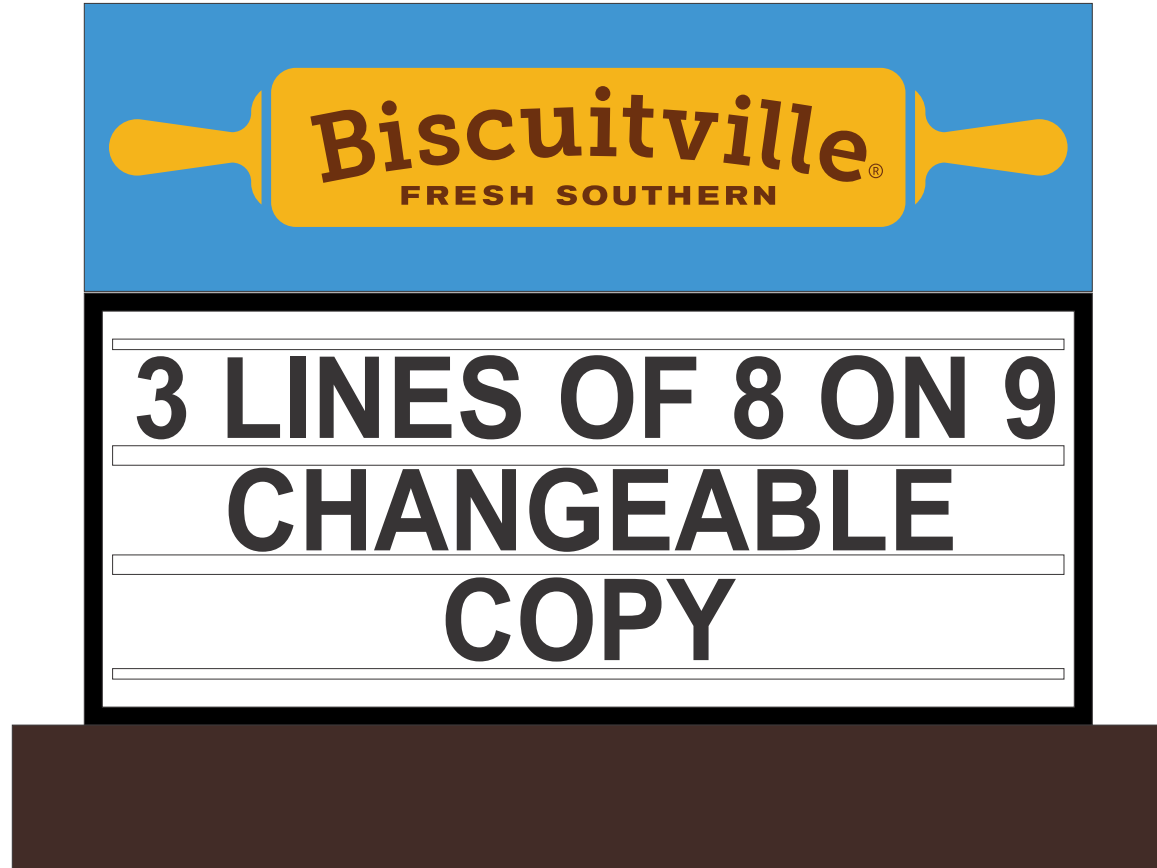




				RIGHT VIEW	EXTERIOR FACADE ::
		1/11/21	GARNER, NC	EXTERIOR CONCEPT ::	



PROPOSED SIGNAGE
NEW SIGN WITH NEW FOUNDATION
ENGINEERING REQUIRED







GRADE

SPECIFICATIONS

DIGITALLY PRINTED (FRONT & BACK) FLEX FACE - MIRATEC PURECOLOR SPECIFICATIONS DP-1
 J-CLIPS AND WEDGE CLAMPS
 INTERNALLY LIT W/ WHITE OSRAM BACK PLUS DS LEDs
 LED POWER SUPPLY - BASED ON 120V

COLORS/FINISHES

-  DP-1 MIRATEC/BISCUITVILLE'S CUSTOM BLUE
-  PMS 168C BROWN
-  PMS 7408C SUNFLOWER
-  P-1 SW 7020 BLACK FOX

NOTES:

1. EXPOSED FASTENERS PAINTED TO MATCH CABINET



Sign Clinic
 LIGHTED SIGN COMPANY
 DESIGN • MANUFACTURING • INSTALLATION • SERVICE
 Sign Clinic • P.O. Box 702 • Mooresville, NC 28115
 704-664-4389 • Fax: 704-664-7936
www.thesignclinic.com

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CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE



WELCOME TO DELICIOUS 84 WISCONSIN LOVE

Culver's

MONUMENT SERIES

D/F Illuminated Monument Sign with EMC



ME-70

D/F Illuminated Monument Sign with EMC

SIGN DETAILS:

Culver's sign cabinet of aluminum construction and internally illuminated with LED's

Thermoformed polycarbonate faces, embossed Culver's, 3M[®] HP vinyl decoration

Watchfire[®] 48x160 RGB full color 19mm Electronic Message Center (EMC) with RF wireless communication

Amber EMC option available

Broadband communication option available

UL marked product

SIGN & MENU BOARD BRAND STANDARDS
WITH TECHNICAL SPECIFICATIONS

SCALE: 3/8" = 1"

ME-70-L-48X160-19-RGB-PBC





Culver's

W01 F59

