



Locust City Council Meeting

Agenda

Joel Huneycutt Community Room

7:00 PM
May 11, 2023

Mayor

Mayor Steve Huber

Council Members

Mayor Pro-Tem Larry Baucom, Mandy Watson, Roger Hypes, Harry Fletcher, Mike Haigler, Barry Sims, and Rusty Efird

Public Hearing: Amending the City Charter to Adopt the Council-Manager Form of Government.

Public Hearing: Conditional Rezoning for Mavis Tire & Brake

Public Hearing: Conditional Rezoning for Locust Property Holdings, LLC

- | | | |
|---------------------|--|----------------|
| Call to Order: | 1. Call to Order | Mayor Huber |
| | 2. Presentation of Colors, Prayer | Mayor Huber |
| | 3. Adopt Agenda | |
| | 4. Minutes - adopt April 13th | Amy Furr |
| | • April 13 Minutes | |
| Reports: | 5. Financial Reports | |
| | • Financial Summary - April 30, 2023 | |
| | 6. Mayor's Report | Mayor Huber |
| Department Reports: | 7. Administrator's Report | Cesar Correa |
| | • Purchase Orders | |
| | • Budget Amendments | |
| | • FY 23-24 Budget Introduction | |
| | • Schedule Public Hearing for FY 23-24 Budget Adoption | |
| | • MOU for New Senior Center | |
| | 8. Administration/HR | Harry Fletcher |
| | 9. Parks | Mandy Watson |
| | • Master Plan Update by Benesch | |
| | 10. Facilities | Barry Sims |
| | 11. Public Works | Larry Baucom |
| | • Wastewater Flow Report | |
| | 12. ABC, Economic Development & Small Business Support | Rusty Efird |

13. Public Safety

Roger Hypes

- Monthly Summary - April 2023

14. Planning & Zoning

Mike Haigler

- Monthly Report
- Conditional Rezoning: Mavis Tire & Brake
- Conditional Rezoning: Locust Property Holdings, LLC

15. Public Comment Period:

16. Board Closing Comments

17. Adjourn

Next Scheduled Council Meeting June 8, 2023



Locust City Council Meeting Minutes Joel Huneycutt Community Room

7:00 PM

April 13, 2023

Mayor
Council Members

Mayor Steve Huber
Mayor Pro-Tem Larry Baucom, Mandy
Watson, Roger Hypes, Harry Fletcher, Mike
Haigler, Barry Sims, and Rusty Efird

1. Call to Order

Public Hearing for the conditional rezoning request for Riley's Dog Retreat opened at 7:00pm and closed at 7:01pm

No one spoke for or against.

Public Hearing for the conditional rezoning request for S&S Esthetics opened at 7:01pm and closed at 7:01pm
No one spoke for or against.

Meeting was called to order at 7:01pm

2. Presentation of Colors, Prayer

Mayor Huber led the Pledge of Allegiance and Council Member Rusty Efird gave the invocation.

3. Adopt Agenda

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)

Motion to adopt the agenda as presented

4. Minutes - adopt March 9th and 11th minutes

M/S/A Council Members Harry Fletcher and Rusty Efird (7-0)

Motion to approve the March 9, 2023 minutes

M/S/A Council Members Harry Fletcher and Rusty Efird (7-0)

Motion to approve the March 11, 2023 minutes

March 9, 2023

March 11, 2023

5. Financial Reports

The revenues for the general fund and the waste water funds continue to exceed the expenditures. The various other investments that the City participates in are performing extremely well. The City received another record breaking sales tax distribution for the month of March, coming in at \$154,458.87. The City will not receive a sales tax distribution in the month of April due to an internal issue with the Department of Revenue but the NOR assured municipalities that we would receive April and May distributions in May.

Financial Summary - March 31, 2023

6. Mayor's Report

Mayor Huber read both the proclamation for National Day of Prayer and National Infertility Awareness Week.

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)
Motion to adopt National Day of Prayer Proclamation

M/S/A Council Members Michael Haigler and Rusty Efird (7-0)
Motion to adopt National Infertility Week Proclamation

Proclamation: National Day of Prayer

Proclamation: National Infertility Awareness Week

7. Administrator's Report

Purchase orders and budget amendments were reviewed. City Administrator Cesar Correa spoke on several topics:

The Interlocal Agreement with Stanly County regarding DEQ ARPA Grant: This agreement is for the additional \$500,000 in ARPA funds we received with the help of Rep. Wayne Sasser. Stanly County is the fiduciary agency, and this agreement is required for us to receive the funds. These funds are committed for the North Basin Sewer Improvements. NCDEQ has approved our project, and we are currently waiting for bid package approval.

The City's System Development Fee Study: I'm pleased to report that our work with The Wooten Company is wrapping up for a new system development fee study. As a reminder, we needed to complete this study again since our original study from 2018 is set to expire at the end of the fiscal year. We risk losing the ability to collect system development fees without this study in place. I'm also happy to report that Wooten can justify our SDF collection of \$2,500 per sewer connection. In fact, we can collect much more, but our recommendation is to consider approving the existing \$2,500 per connection fee. Ms. Genevieve Versteeg with The Wooten Co. attended the meeting to present the results of the study, and answer any questions Council may have. **Next steps:** We will need to begin a 45-day public comment period. The plan is for Council to adopt the new fee by resolution during the June 8th meeting. The fee schedule will reflect the new fee, and it will go into effect July 1, 2023.

Audit Contract for FY 2022-2023 Audit: We learned earlier this week that Wil Hunnecutt CPA's firm will no longer perform financial audits for municipalities. All of Mr. Hunnecutt's audit clients were referred to a new firm in Lexington called Strickland Hardee PLLC. Stephania and I had a good conversation with Travis Hardee, and we are prepared to present a recommendation to retain their services for our upcoming audit. Given the short notice, we are unable to issue a new RFQ to select a firm. The amount of this contract is permissible without an RFQ under NC Purchasing Laws. Punctual audits are on the radar of the NC General Assembly. The NCGA is considering a new bill that would penalize municipalities (by withholding sales tax revenue) for late audits. Mr. Hardee was present and introduced himself.

Powell Bill Update & Paving Repairs: Locust recently accepted new public roads (and will accept more in the upcoming months) that need to be added to our Powell Bill map. For the streets to be added to our Powell Bill map, they need to be measured and certified by a licensed surveyor. The City of Locust had always worked with Mr. Terry Dennis. Regrettably, Mr. Dennis passed away unexpectedly last October 2022. Since then, we have attempted to access his files for our Powell Bill map. Unfortunately, we have exhausted all efforts. This requires for us to retain a new consultant to certify and measure our roads. Thanks to Tim Flieger, we were able to secure a proposal from AWCK out of Kannapolis; this is the same firm that conducted our pavement condition study and street standards in 2019. We would like to contract with them to recertify our map, which is due July 20, 2023. Please know that without a certified map we risk losing approximately \$140,000 in Powell Bill distributions. These funds are allocated every year for paving repairs.

Paving repairs: Due to a healthy anticipated surplus in the General Fund, I asked Public Works Director Tim Flieger to explore the possibility of advancing our paving repairs schedule. Our contractor can provide a competitive price for a very comprehensive paving project. The idea is to pave all of Maple Street to complete Western Hills paving repairs, as well as Smith Street. **In total, we would be resurfacing approximately 7,200 linear feet of roads for a total of \$205,530.00** You may recall we followed a similar practice in 2021 when we resurfaced all Redah Avenue for \$116,453.11

Approval of 22-23 Capital Equipment: This is a separate list of Purchase Orders for Council's consideration. The list includes a number of projects that were pre-approved by Council during the March 11th budget retreat meeting. The goal is to purchase this equipment with current FY funds, and free up funds for the upcoming fiscal year. This is a practice we've followed over the last 4 or 5 years, and it's proven to be advantageous for our financials. **There are 3 (three) POs that were not discussed during our budget retreat.** POs 4898 and 4899 total \$14,907 and it's for sidewalk improvements/repairs in Meadow Creek Village. There is a section of sidewalk that needs to be replaced, and a gap between sidewalks that we intend to close. The new section of sidewalk, which crosses a stream, will also have a safety handrail. PO 4910 in the amount of \$4,485.00 is to replace our desk phones. Our current phones are close to 15 years old, and we are starting to experience issues and buttons not working properly.

M/S/A Council Members Larry Baucom and Michael Haigler (7-0)
Motion to approve budget amendments

M/S/A Council Members Harry Fletcher and Larry Baucom (7-0)
Motion to approve purchase orders

M/S/A Council Members Harry Fletcher and Mandy Watson (7-0)
Motion to approve purchase orders

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)
Motion to approve audit contract with Strickland Hardee PLLC

M/S/A Council Members Larry Baucom and Harry Fletcher (7-0)
Motion to adopt interlocal agreement with Stanly County regarding DEQ ARPA Grant funds

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)
Motion to set public hearing for system development fee for June 8th meeting

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)
Motion to approve memorandum of understanding with AWCK for Powell Map

M/S/A Council Members Michael Haigler and Barry Sims (7-0)
Motion to approve paving of Smith Street and Maple Street

Interlocal Agreement - DEQ ARPA Grant Funds

System Development Fee Study

Audit Contract for FY 2022-2023 Audit

Powell Bill Update & Paving Repairs

Approval of 2023-2024 Capital Equipment

Purchase Orders

Budget Amendments

8. Administration/HR

Following up on the discussion the Council had during the budget retreat in regards to changing the City of Locust's form of government from Mayor-Council to Council-Manager, we are presenting the first step in the process by requesting adoption of the resolution of Intent that specifies the change to our city charter. We will also request Council to schedule a public hearing for the May 11th meeting regarding the change to the charter and then Council will have the opportunity to approve the amendment during the June 8th meeting.

M/S/A Council Members Harry Fletcher and Larry Baucom (7-0)
Motion to adopt resolution of intent to amend the city charter to change the form of government from Mayor-Council to Council-Manager

M/S/A Council Members Harry Fletcher and Larry Baucom (7-0)
Motion to set a public hearing for the May 11, 2023

Resolution of Intent - City Charter Amendment to Adopt Council-Manager Form of Government

9. Parks

Movie nights for the next two weekends. Both will have a preshow event and performance. Update on the master plan for the park and have received community surveys back and are looking to do public input sessions at the park. Things are moving forward smoothly.

10. Facilities

The Public Works Building currently has phone and internet services through AT&T with the bill running about \$233 per month. AT&T will no longer be servicing the area and we have decided to go with T-Mobile. This will warrant improvements to the building, including an antenna, router and wiring. The new bill will cost around \$30 per month. This project will improve the quality, reliability, speed of service as well as extend to both the shop and administrative buildings. SimpleCom will be completing the installation.

M/S/A Council Members Barry Sims and Michael Haigler (7-0)

Motion to approve the purchase order for the antenna and the routers and wiring and installation

Public Works - Internet & Network Improvements

11. Public Works

Flow report was reviewed. Thank you to the entire department for all they do to keep the streets clean.

Wastewater Flow Report

12. ABC, Economic Development & Small Business Support

West Stanly Business Network sponsored an event at the Brew Room with local business owners. New restaurant in the old Hardees building hopefully May 1st.

13. Public Safety

Officers of the month were Detective Brittany Tucker and SRO Daniel Longtin. Thank you to the entire department.

March 2023 Summary

14. Planning & Zoning

P&Z Report was read. An ethical awareness and conflict of interest statement was read by Mayor Huber to Council prior to hearing any conditional rezoning cases and no conflict was made known. Riley's Dog Retreat gave an overview of the changes regarding the parking lot and the addition of a couple of windows. S&S Esthetics gave a presentation on the proposed building. Own 6 acres on HWY 24/27 near Locust welcome sign. It includes a deceleration lane. 1.2 million investment. Council was asked to schedule 2 public hearings for the May 11th meeting for conditional rezoning requests made by Mavis Brothers Tire and Locust Property Holding (Jason Martin DDS).

M/A Council Member Michael Haigler (no second needed) (7-0)

Motion to approve the conditional rezoning request by Riley's Dog Retreat designating the subject property as Highway Commercial – Conditional (HC-C) parcel pin# 557504821726, yet to be subdivided, with the associated site plan, signage, and proposed elevations, to be consistent with the 2014 Land Use Plan

M/A Council Member Michael Haigler (no second needed) (7-0)

Motion to approve the conditional rezoning request by S&S Esthetics designating the subject property as Highway Commercial – Conditional (HC-C) parcel pin# 55652062760000 with the associated site plan, signage, and proposed elevations, to be consistent with the 2014 Land Use Plan

M/S/A Council Members Michael Haigler and Harry Fletcher (7-0)
Motion to set a public hearing for conditional rezoning request for Mavis Tire for May 11th meeting

M/S/A Council Members Michael Haigler and Harry Fletcher (7-0)
Motion to set a public hearing for conditional rezoning request for Locust Property Holdings (Jason Martin, DDS) for May 11th meeting

Monthly Report

Conflict of Interest Statement

Conditional Rezoning: Riley's Dog Retreat

Conditional Rezoning: S&S Esthetics

Schedule Public Hearings for Conditional Rezoning

15. Public Comment Period:

16. Board Closing Comments

Good to see Locust growing and thank you to the staff. Great working with the Council. Thank you to all who came out to the meeting. Welcome to Rebecca with Riley's Dog Retreat and Heath, Skylar and Summer with S&S Esthetics and thank you for investing in Locust. Thank you to the Council for being progressive and seeing and hearing what is best for the community. Great to see new faces.

17. Executive Session: Personnel

M/S/A Council Members Larry Baucom and Harry Fletcher (7-0)
Motion to enter into executive session GS 143-318.11 Personnel at 8: 48pm

Out of executive session at 9:35pm

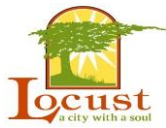
M/S/A Council Members Harry Fletcher and Mandy Watson (7-0)
Motion to write a letter of reprimand to member of an appointed board

18. Adjourn

M/S/A Council Members Harry Fletcher and Larry Baucom (7-0)
Motion to adjourn at 9:37pm

Amy Furr, City Clerk

Stephen Huber, Mayor



CITY OF LOCUST
FINANCIAL SUMMARY REPORT - April 30, 2023
FISCAL YEAR ENDING 6/30/2023

GENERAL FUND

	ACTUAL FY '21/'22	CURRENT BUDGET	ACTUAL 6/30/2023	Y-T-D % COLLECTED
REVENUES				
PROPERTY TAXES	\$ 2,247,687	\$ 1,870,000	\$ 2,337,579	125.00%
VEHICLE TAXES/DMV VEHICLE FEES	\$ 43,216	\$ 35,000	\$ 35,134	100.38%
FRANCHISE TAXES	\$ 215,075	\$ 185,000	\$ 161,213	87.14%
SALES TAXES	\$ 1,477,529	\$ 1,000,000	\$ 1,218,091	121.81%
CABLE VISION FRANCHISE	\$ 22,236	\$ 17,500	\$ 15,757	90.04%
SOLID WASTE	\$ 260,669	\$ 250,000	\$ 274,587	109.83%
BUSINESS REGISTRATION/PERMITS	\$ 100,864	\$ 10,000	\$ 52,525	525.25%
POWELL FUND	\$ 144,341	\$ 105,100	\$ 145,731	138.66%
ALL OTHER REVENUES	\$ 578,113	\$ 372,325	\$ 869,916	233.64%
	\$ 5,089,729	\$ 3,844,925	\$ 5,110,532	132.92%

	ACTUAL FY '21/'22	CURRENT BUDGET	ACTUAL 6/30/2023	Y-T-D % SPENT
EXPENDITURES				
GENERAL ADMINISTRATION GOV'T	\$ 598,245	\$ 656,322	\$ 523,241	79.72%
CENTRAL SERVICES	\$ 81,683	\$ 79,250	\$ 59,302	74.83%
PUBLIC SAFETY	\$ 1,513,229	\$ 1,471,559	\$ 1,180,038	80.19%
PUBLIC WORKS	\$ 357,497	\$ 475,069	\$ 306,424	64.50%
POWELL FUND/STREETS	\$ 207,446	\$ 206,820	\$ 184,477	89.20%
SANITATION	\$ 250,231	\$ 460,000	\$ 390,401	84.87%
PARKS & RECREATION	\$ 376,279	\$ 494,905	\$ 329,440	66.57%
CONTRIBUTION TO WASTE WATER FUND	\$ -	\$ -	\$ -	0.00%
CAPITAL PROJECT FUND	\$ -	\$ -	\$ -	0.00%
ECONOMIC DEVELOPMENT	\$ 2,103	\$ 1,000	\$ -	0.00%
TRANSFER TO WASTE WATER	\$ -	\$ -	\$ -	0.00%
DEBT SERVICE	\$ 1,607,417	\$ -	\$ -	0.00%
GENERAL FUND RESERVE	\$ -	\$ -	\$ -	0.00%
	\$ 4,994,131	\$ 3,844,925	\$ 2,973,323	77.33%
Y-T-D FUND BALANCE INCREASE	\$ 95,598	\$ -	\$ 2,137,208	

Sales Tax Revenue Summary

June 2022	\$ 129,641.75	rec. 8/15/2022
July 2022	\$ 136,418.34	rec. 9/15/2022
Aug 2022	\$ 130,471.24	rec. 10/15/2022
Sept 2022	\$ 139,026.71	rec. 11/15/2022
Oct 2022	\$ 138,255.26	rec. 12/15/2022
Nov 2022	\$ 128,271.33	rec. 1/17/2023
Dec 2022	\$ 133,876.52	rec. 2/15/2023
Jan 2023	\$ 154,458.87	rec. 3/15/2023
Feb 2023	\$ 127,670.95	rec. 4/17/2023

ABC Income Summary

July 2022	\$ 26,426.33	
Aug 2022	\$ 29,570.83	incl - LEO 4qtr
Sept 2022	\$ 158,803.44	incl - FYE Dist 10/3
FYE 2022/Oct	\$ 152,716.01	rec'd 10/17/2022
Oct 2022	\$ 2,259.93	rec'd 11/16/2022
Nov 2022	\$ 30,127.04	incl - LEO 12/6/2022
Dec 2022	\$ 22,598.83	rec'd 1/3/2023
Dec 2022	\$ 3,215.25	LEO qtr dist. 1/18/2023
Jan 2023	\$ 22,598.83	rec'd 2/2/2023
Feb 2023	\$ 22,598.83	rec'd 3/1/2023
March 2023	\$ 22,598.83	rec'd 3/30/2023
April 2023	\$ 3,215.25	LEO qtr dist.

Updated 5/4/2023

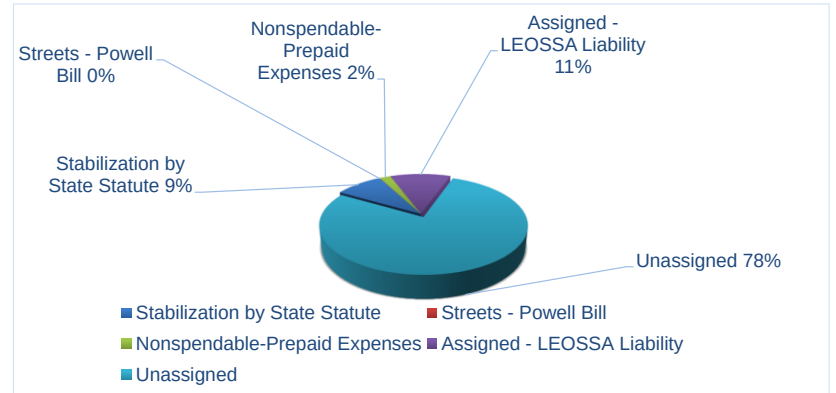
WASTE WATER FUND

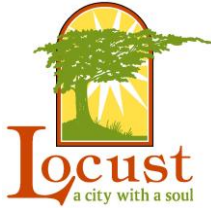
	ACTUAL FY '21/'22	CURRENT BUDGET	ACTUAL 6/30/2023	Y-T-D % COLLECTED
REVENUES				
MISC INCOME	\$ 7,692	\$ 600	\$ 270	45.00%
INTEREST INCOME	\$ 1,694	\$ 2,948	\$ 58,246	1975.78%
NEW DEV SEWER TAP FEES	\$ 565,000	\$ 100,000	\$ 250,000	0.00%
AVAILABILITY FEES	\$ 132,821	\$ 115,000	\$ 107,918	250.00%
USER FEES	\$ 1,343,641	\$ 1,000,000	\$ 1,259,505	125.95%
SYSTEM DEVELOPMENT FEE	\$ 612,308	\$ 100,000	\$ 252,500	93.84%
FUND BALANCE RESERVES	\$ -	\$ -	\$ -	0.00%
WASTEWATER RESERVES	\$ -	\$ -	\$ -	0.00%
OTHER FEE INCOME	\$ 210	\$ -	\$ 200	0.00%
	\$ 2,663,366	\$ 1,318,548	\$ 1,928,639	146.27%

	ACTUAL FY '21/'22	CURRENT BUDGET	ACTUAL 6/30/2023	Y-T-D % SPENT
EXPENDITURES				
ADMINISTRATION	\$ 284,877	\$ 314,448	\$ 252,029	80.15%
WASTE COLLECTION & TREATMENT	\$ 943,942	\$ 880,332	\$ 176,785	20.08%
CAPITAL PROJ - REDAH/N BASIN PS	\$ 6,384	\$ 23,768	\$ 26,067	0.00%
TRANSFER CAPITAL RESERVE	\$ -	\$ 100,000	\$ -	0.00%
DEBT SERVICE	\$ -	\$ -	\$ -	0.00%
	\$ 1,235,203	\$ 1,318,548	\$ 454,881	34.50%
Y-T-D FUND BALANCE INCREASE	\$ 1,428,163	\$ -	\$ 1,473,759	0.00%

GENERAL FUND INVESTMENT POSITIONS

	6/30/2022
Total Fund Balance	
Stabilization by State Statute	\$ 360,686
Streets - Powell Bill	\$ 2,266
Nonspendable-Prepaid Expenses	\$ 82,021
Assigned - LEOSA Liability	\$ 453,822
Unassigned	\$ 3,165,874
Subtotal	\$ 4,064,669





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

Purchase Order Requests – 5/11/2023

Purchase Request # 4918

Lawmen's

For: Outer Vest Carriers for Patrol Officers

Amount: \$2,054.95

Charge Code: 011-005-04300-53104 Police – Uniforms

Remaining Budget: \$824.52

Purchase Request # 4919

Coastal Sales Company Inc.

For: Emergency – WW System Maint. – ARV Maintenance

Amount: \$2,778.00

Charge Code: 061-005-07400-54103 WW – Emergency Expense

Remaining Budget: \$45,195.92

Purchase Request # 4922

Randall Supply Inc.

For: Budgeted – WW Station Maint. BHVS #1-SP #1 Main

Amount: \$1,276.00

Charge Code: 061-005-07400-53100 WW – Supplies

Remaining Budget: \$2,411.40

Purchase Request # 4926

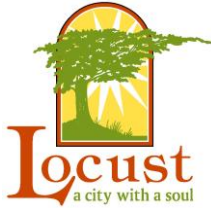
Deeck Mechanical

For: Replace Heat Pump Locust Library

Amount: \$5,600.00

Charge Code: 011-005-04200-54260 Government Center

Remaining Budget: \$12,577.52



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Purchase Order Requests – 5/11/2023

Purchase Request # 4932

Flovac Inc.

For: WW – Budgeted System Main. – Vac Pit Main/Components

Amount: \$1,137.10

Charge Code: 061-005-07400-53100 WW – Supplies

Remaining Budget: \$1,274.30

Purchase Request # 4933

City Electric Supply

For: PW – City Beautification / Town Center Lighting

Amount: \$1,830.00

Charge Code: 011-005-04400-53516 PW – Street Beautification/Lights

Remaining Budget: \$6,387.68

Purchase Request # 4934

Duke Energy

For: PW – Pedestrian Lighting Extension – MC Village SD

Amount: \$3,953.21

Charge Code: 011-005-04400-53516 PW – Street Beautification/Lights

Remaining Budget: \$2,434.47

Purchase Request # 4935

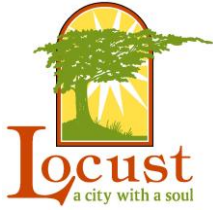
Howard Fertilizer & Chemical Co. Inc.

For: Weed Control for Athletic Fields

Amount: \$1,486.20

Charge Code: 011-005-06000-53113 Park – Turfgrass Maintenance

Remaining Budget: \$1,406.13



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Purchase Order Requests – 5/11/2023

Purchase Request # 4936

Axon Enterprises, Inc.

For: Police Taser Cartridges

Amount: \$2,801.60

Charge Code: 011-005-04300-53108 Police – Equipment

Note: remaining balance will be updated when we receive the State Grant

Purchase Request # 4939

4S Sign & Supply Inc.

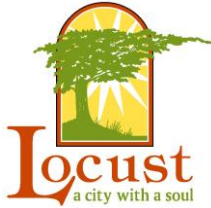
For: Street Signs

Amount: \$1,746.60

Charge Code: 011-005-04400-53103 Public Works – Street Signs - Blade

Remaining Budget: \$0.69

Note: remaining balance is after budget amendment is approved



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Requested Budget Amendments 5/11/2023

General Fund

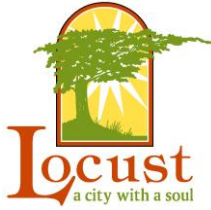
Line-Item Transfers

Expenditures:

(\$50.00)	011-005-04100-51240 Admin – Worker’s Comp
\$50.00	011-005-04100-53106 Admin – Dues
(\$902.00)	011-005-04300-51100 Police – Salaries & Wages
\$169.00	011-005-04300-51240 Police – Worker’s Comp
\$199.00	011-005-04300-53102 Police – Office Supplies
\$44.00	011-005-04300-53501 Police – Training
\$490.00	011-005-04300-53517 Police - Communications
\$90.00	011-005-04400-53100 PW – Supplies
\$1,746.00	011-005-04400-53103 PW – Street Signs
\$1,280.00	011-005-04400-53507 PW - Utilities
\$5,733.00	011-005-04400-55200 PW – Facility Expense
(\$8,849.00)	011-005-04400-55503 PW – Capital Outlay – Post Office
\$100.00	011-005-06000-53111 Parks – Equipment Expense
\$71.00	011-005-06000-53115 Parks – Concession Supplies
\$194.00	011-005-06000-53502 Parks – Cont. Education
\$2,800.00	011-005-06000-53507 Parks – Utilities
\$5,093.00	011-005-06000-53520 Parks – Facility Maintenance
<u>(\$8,258.00)</u>	011-005-06000-55500 Parks – Capital Outlay

\$ 00.00

Total Expenditure Increase



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Requested Budget Amendments 5/11/2023

Wastewater Fund

Line-Item Transfers

Expenditures:

(\$80.00)	061-005-07100-51230 WW – 401K Retirement
\$80.00	061-005-07100-53102 WW – Office Supplies
(\$2,299.00)	061-005-07400-52104 WW – Treatment - Stanly
<u>\$2,299.00</u>	061-005-07500-55508 WW – Capital Project – N Basin

\$ 00.00

Total Expenditure Increase

NORTH CAROLINA
STANLY COUNTY

MEMORANDUM OF UNDERSTANDING
between
CITY OF LOCUST and COUNTY OF STANLY

This Memorandum of Understanding ("MOU") is made and is effective as of _____, 2023, by and between the CITY OF LOCUST, a North Carolina municipal corporation ("City") and COUNTY OF STANLY, a body politic and corporate of the State of North Carolina ("County") (collectively, "the Parties").

Purpose

The purpose of this MOU is to memorialize and outline a collaborative agreement between the Parties for the construction of a multi-purpose facility (hereinafter referred to as "Facility") in Locust Town Center immediately adjacent to the City's current library facility on Ray Kennedy Drive. The Facility will be constructed on a pay-as-you-go basis by the City.

Background

The County currently operates a senior center via a contract with the Stanly County Family YMCA at 213 Towne Center Drive, Locust. The County leases this current location and the owner is seeking a new tenant for the space.

Agreement

The Parties embrace the shared goal of providing the most cost effective facility space for senior services programming, and the Parties agree the Facility is in the best interests of the City, County, and Stanly County residents.

The Parties agree as follows:

1. The County will contribute 50% of the funding required to design and construct 3,500 square feet of multi-use space in the proposed Facility. The amount to be paid by the County shall not exceed \$750,000.
2. The County's funding will be in the form of a grant to the City.
3. The City will enter into a contract for an architect to design and bid the Facility via the traditional design-bid-build construction method or enter into a contract with a General Contractor to design and build the Facility via a design-build construction method.
4. City shall collaborate with County regarding the finalization and approval of the design of the Facility.

5. If the City elects to use the traditional design-bid-build construction method, then it will contract with the lowest, responsive bidder for construction of the facility. If the City elects to use a design-build construction method, then the City will enter into a guaranteed maximum price agreement with a General Contractor.
6. City shall obtain the balance of the funding necessary for the design and construction of 3,500 square feet for the aforementioned Facility in an amount to be determined.
7. If City elects to construct a Facility larger than 3,500 square feet then the City will cover 100% of the cost to design and construct this additional square footage.
8. Upon completion of construction of Facility, via a formal lease agreement, City agrees to lease 3,500 square feet of the Facility to County and County agrees to so lease from City for senior services and/or other County related programming for a period of at least twenty-five (25) years ("Initial Term") with an option to renew the lease for a term to be determined by both parties upon their written mutual agreement.
9. The County will pay all of the costs associated with the senior services programming provided at the Facility for the term of the lease.
10. City will lease Facility for \$1 per year to County for the aforementioned Initial Term and for an amount to be determined by both parties upon their written mutual agreement for any renewal terms.
11. City will pay all utility and janitorial related expenses of the Facility (e.g., water, sewer, electricity, janitorial)
12. County will pay all data/telecom expenses associated with operating its programs and services.
13. City will secure insurance for the Facility and all of its contents in the Facility. County will secure insurance for all of its contents in the Facility.
14. County agrees to comply with any and all inspection, care and use, insurance, risk of loss, damage, and removal requirements and any other terms and conditions of use as reasonably determined by City.

Term of Agreement

This MOU will be effective from the date of signature of all Parties, shall renew annually, and shall continue in effect until such time as the County operates senior services and/or other programming in the Facility.

Severability

If any clause, provision, or paragraph of this MOU is held to be invalid by any court, the invalidity of such clause, provision, or paragraph shall not affect any remaining clauses, provisions, or paragraphs hereof, and this MOU shall be construed and enforced as if such invalid clause, provision, or paragraph had not been contained herein.

Counterparts

This MOU may be executed in several counterparts, all of which shall be regarded for all purposes and intents as original and shall constitute and be but one and the same instrument.

Revisions

Any revisions to this MOU may be made upon the approval of both parties hereto and shall become effective upon the date of a signed agreement memorializing such revisions.

Statements of Authority / Representations

This MOU does not and shall not be considered to create a partnership or joint venture between City and County. Neither party shall have the power to bind or obligate the other except as expressly provided herein.

This MOU shall be governed and construed in accordance with the laws of the State of North Carolina applicable to agreements made and to be performed entirely within North Carolina.

This MOU shall be binding upon and shall inure to the benefit of the Parties and their respective permitted successors in interest.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURE PAGE FOR THE MEMORANDUM OF UNDERSTANDING BETWEEN
THE CITY OF LOCUST AND COUNTY OF STANLY DATED _____, 2023

Steven Huber, Mayor
City of Locust

Date

ATTEST:

Amy Furr, Clerk to the Board
City of Locust

Date

Mike Barbee

Mike Barbee, Vice Chair
Commissioners, Stanly County

5/10/2023
Date



Tyler Brummitt

Tyler Brummitt, Clerk to the Board
Stanly County

5/10/2023
Date

Locust Wastewater
Monthly Metering

Monthly Wastewater Flow Recordings

<u>Date</u>	<u>Time</u>	<u>Meter</u>	<u>Daily Total</u>	<u>Recorded Rain Fall(")</u>
Saturday, April 1, 2023	11:59:59 PM	307872.2	307872.2	0.16
Sunday, April 2, 2023	11:59:59 PM	622486.3	314614.1	
Monday, April 3, 2023	11:59:59 PM	913531.9	291045.6	0.01
Tuesday, April 4, 2023	11:59:59 PM	1197927.2	284395.3	
Wednesday, April 5, 2023	11:59:59 PM	1487913.4	289986.3	
Thursday, April 6, 2023	11:59:59 PM	1812493.1	324579.7	0.83
Friday, April 7, 2023	11:59:59 PM	2296651.9	484158.8	0.95
Saturday, April 8, 2023	11:59:59 PM	3080586.6	783934.7	1.44
Sunday, April 9, 2023	11:59:59 PM	3715738.5	635151.9	0.01
Monday, April 10, 2023	11:59:59 PM	4092801.3	377062.8	
Tuesday, April 11, 2023	11:59:59 PM	4417323.8	324522.5	
Wednesday, April 12, 2023	11:59:59 PM	4723032.9	305709.1	
Thursday, April 13, 2023	11:59:59 PM	5017350.7	294317.8	
Friday, April 14, 2023	11:59:59 PM	5319369.7	302019.1	0.12
Saturday, April 15, 2023	11:59:59 PM	5624428.5	305058.8	
Sunday, April 16, 2023	11:59:59 PM	5944121.9	319693.4	
Monday, April 17, 2023	11:59:59 PM	6244766.0	300644.1	
Tuesday, April 18, 2023	11:59:59 PM	6539452.2	294686.3	
Wednesday, April 19, 2023	11:59:59 PM	6826390.7	286938.4	
Thursday, April 20, 2023	11:59:59 PM	7126706.9	300316.3	
Friday, April 21, 2023	11:59:59 PM	7431974.1	305267.2	
Saturday, April 22, 2023	11:59:59 PM	7743939.1	311965.0	0.04
Sunday, April 23, 2023	11:59:59 PM	8056421.6	312482.5	
Monday, April 24, 2023	11:59:59 PM	8340872.2	284450.6	
Tuesday, April 25, 2023	11:59:59 PM	8624929.7	284057.5	0.04
Wednesday, April 26, 2023	11:59:59 PM	8903958.2	279028.4	0.12
Thursday, April 27, 2023	11:59:59 PM	9220791.3	316833.1	0.68
Friday, April 28, 2023	11:59:59 PM	9675995.7	455204.4	0.71
Saturday, April 29, 2023	11:59:59 PM	10003295.1	327299.4	
Sunday, April 30, 2023	11:59:59 PM	10524853.5	521558.4	0.74
Monthly Total				10524853.5
Daily Average				350828.45



APRIL 2023 SUMMARY

APRIL 2023

CATEGORY	AMOUNT
Total Offenses Reported	159
Incident Reports Taken	135
Business And Neighborhood Patrols	2,255
Arrest Charges	38
Citation Charges	185
Warnings Issued	118
Traffic Crashes Reported	15

April 2023 Officer of the Month



Officer Ryan Tran-Thompson made arrests or assisted in the arrests in four incidents in March that required substantial investigation including two felony incidents. He was also second in the department in business and neighborhood patrols with 361 completed and he successfully obtained four arrest warrants for suspects after investigation. Detective Sergeant Tucker remarked, "I wanted to point out that Ryan has done an excellent job this month with investigations. He went above and beyond following leads on three cases that resulted in successful closures of arrests/warrants. He could have easily passed the information along for me to follow up on, but he took the initiative and did an excellent job. Officer Tran-Thompson is a great asset to the Locust Police Department!"

Planning and Zoning

April 2023

4 New House permits

Horton, MHC, Hucks, Armstrong

1 Remodel

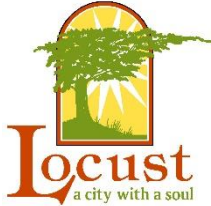
2 Fence

1 Deck

1 New Commercial

S&S

53 New housing permits as of April 30, 2023



City of Locust

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

MEMORANDUM

Date: May 5, 2023
From: Cesar Correa, City Administrator
To: Mayor & City Council
Subject: Zoning Amendment (Conditional) – Stanly County PIN#: 556504504174

BACKGROUND & PETITION INFORMATION

On February 28, 2023 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: Michael Kelly

Owner Information: MT Locust CGP, LLC

Existing Zoning: Highway Commercial (HC)

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 of *Automobile Parts, Tires, and Accessories* is a conditional use in the Highway Commercial District.

Parcel ID Numbers: Stanly County PIN#: 556504504174

Area in Acres: The PIN#: 556504504174 will be subdivided to accommodate this development.

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 (Burger King, Walmart, McDonalds, Villages at Red Bridge) 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. Site Plan
4. Proposed Elevations

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. This amendment is reasonable because 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 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 March 23, 2023 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.

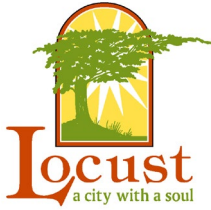
Notice of the meeting and this agenda item have been publicized, letters have been mailed to all adjacent property owners within 500ft of the subject property, and a zoning hearing sign has been posted on the property.

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 site plan and proposed elevations, to be consistent with the 2014 Land Use Plan.



City of Locust **Exhibit 1**

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

Application for Conditional Zoning Change

Date: 2/28/2023

Applicant Name: Michael Kelly

Company Name (if applicable) MT Locust CGP, LLC

Address: 361 Summit Blvd. Suite 110 Birmingham, AL 35243

Phone Number: 205-263-4578

Address of Property Change: 198 Browns Hill Rd with Tax ID # (37500) and Pin # (556504504174)

Present Zoning District: Highway Commercial

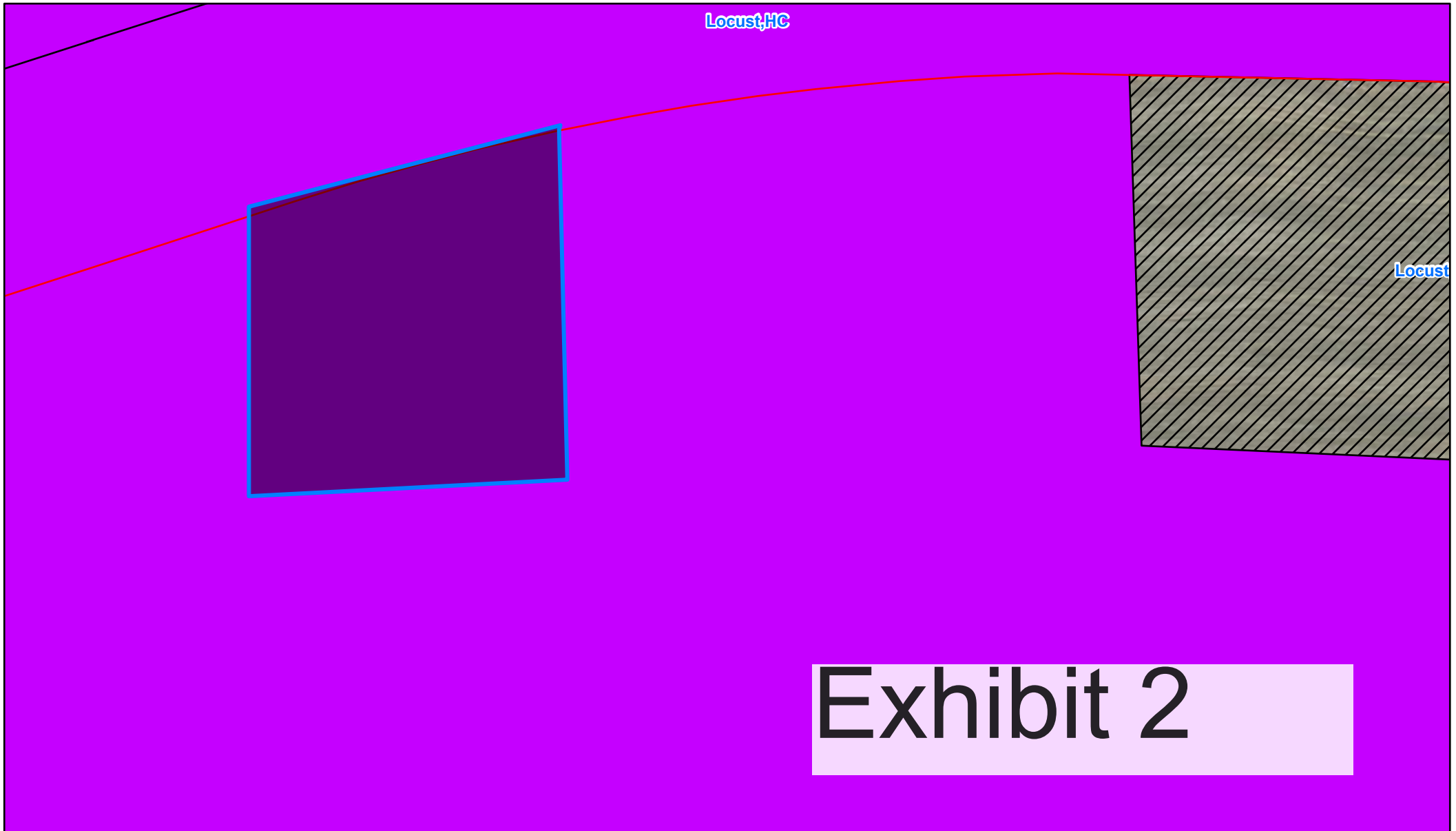
Requested Zoning District: Highway Commercial

Applicant Signature: Michael Kelly

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.

ArcGIS Web Map



5/5/2023, 2:03:54 PM

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

30cm Resolution Metadata

Roads

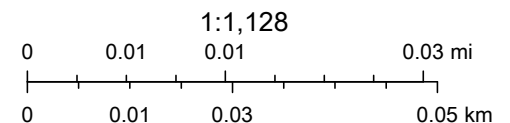
Parcels

City Limit Boundary

Zoning

Locust, HC

Locust, HC-CU



Esri Community Maps Contributors, Cabarrus County Government, Stanly County, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR,

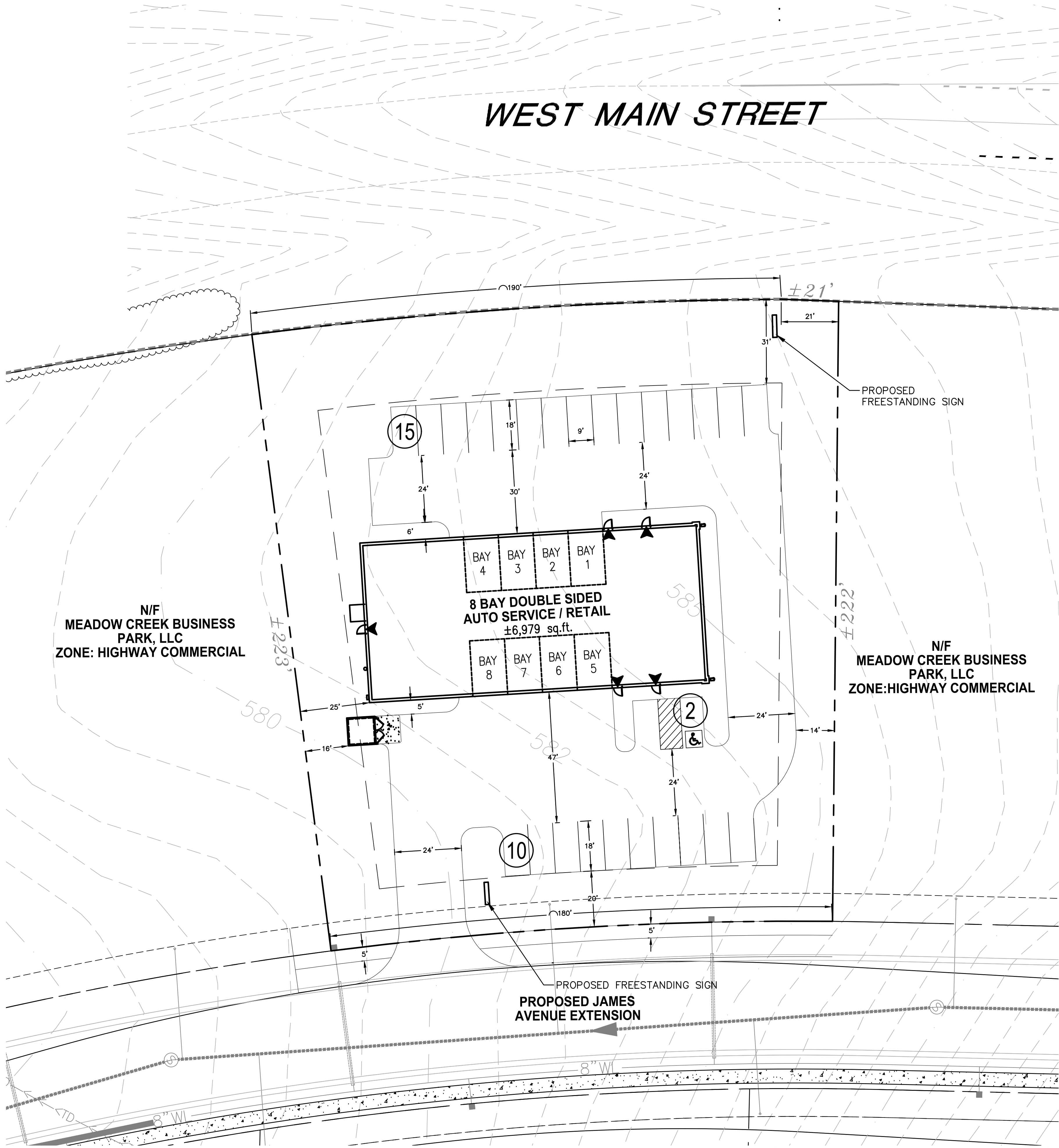
ZONING INFORMATION

LOCATION: LOCUST, STANLY COUNTY, NC				
ZONE: HC (HIGHWAY COMMERCIAL)				
USE: AUTOMOBILE REPAIR, PARTS, TIRES AND ACCESSORIES				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	N/A	±43,543 S.F. (±1.0 AC.)	NO
2	MINIMUM LOT WIDTH	50 FEET	±180 FEET	NO
3	MINIMUM LOT DEPTH	100 FEET	±222 FEET	NO
4	MINIMUM FRONT SETBACK	30 FEET/ 80 FEET MAX	79 FEET	NO
5	MINIMUM SIDE SETBACK	20 FEET	25 FEET	NO
6	MINIMUM REAR SETBACK	20 FEET	85 FEET	NO
7	MAXIMUM BUILDING HEIGHT	36 FEET	<36 FEET	NO
8	MAXIMUM IMPERVIOUS COVERAGE	NONE REQUIRED	±56.5 PERCENT	NO

PARKING INFORMATION

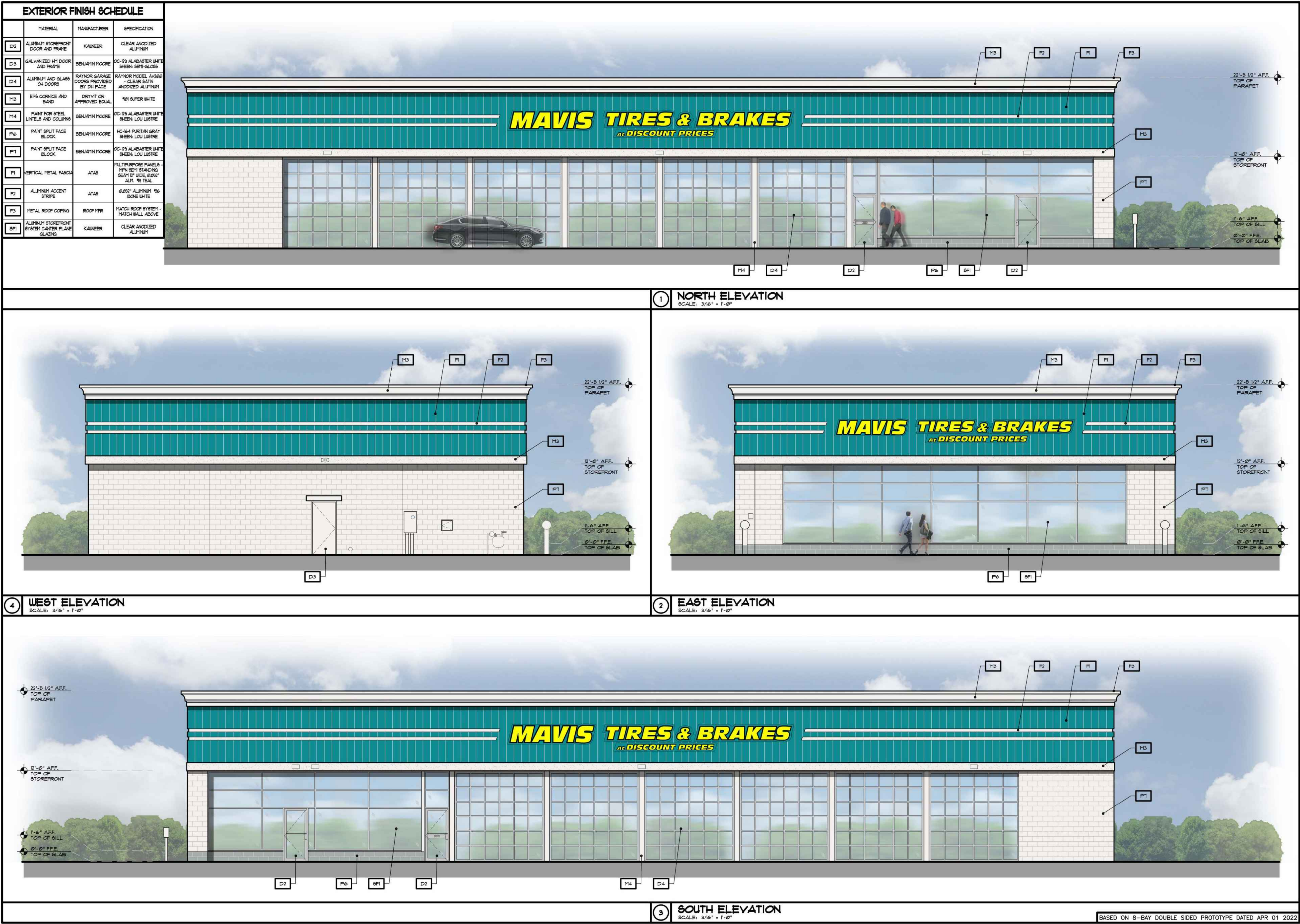
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	6,979 S.F.	NO
2	PARKING REQUIRED	COMMERCIAL: 1 SPACE PER EVERY 500 S.F. OF GROSS FLOOR AREA TOTAL REQUIRED = 14	27 SPACES	NO
3	BICYCLE REQUIRED PARKING	BIKE RACK WITH LOCKING AREA	BIKE RACK WITH LOCKING AREA	NO
4	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	2 SPACES	2 SPACES	NO
5	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
6	MMAXIMUM DRIVE WIDTH	24 FEET – 2-WAY	24 FEET – 2-WAY	NO
7	MINIMUM FRONT SETBACK	30 FEET	31 FEET	NO
8	MINIMUM SIDE SETBACK	N/A	14 FEET	NO
9	MINIMUM REAR SETBACK	20 FEET (ABUTS STREET)	20 FEET	NO
10	MINIMUM INTERIOR LANDSCAPING	SEE LANDSCAPE PLAN (LL-1)	SEE LANDSCAPE PLAN (LL-1)	NO

Exhibit 3



FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

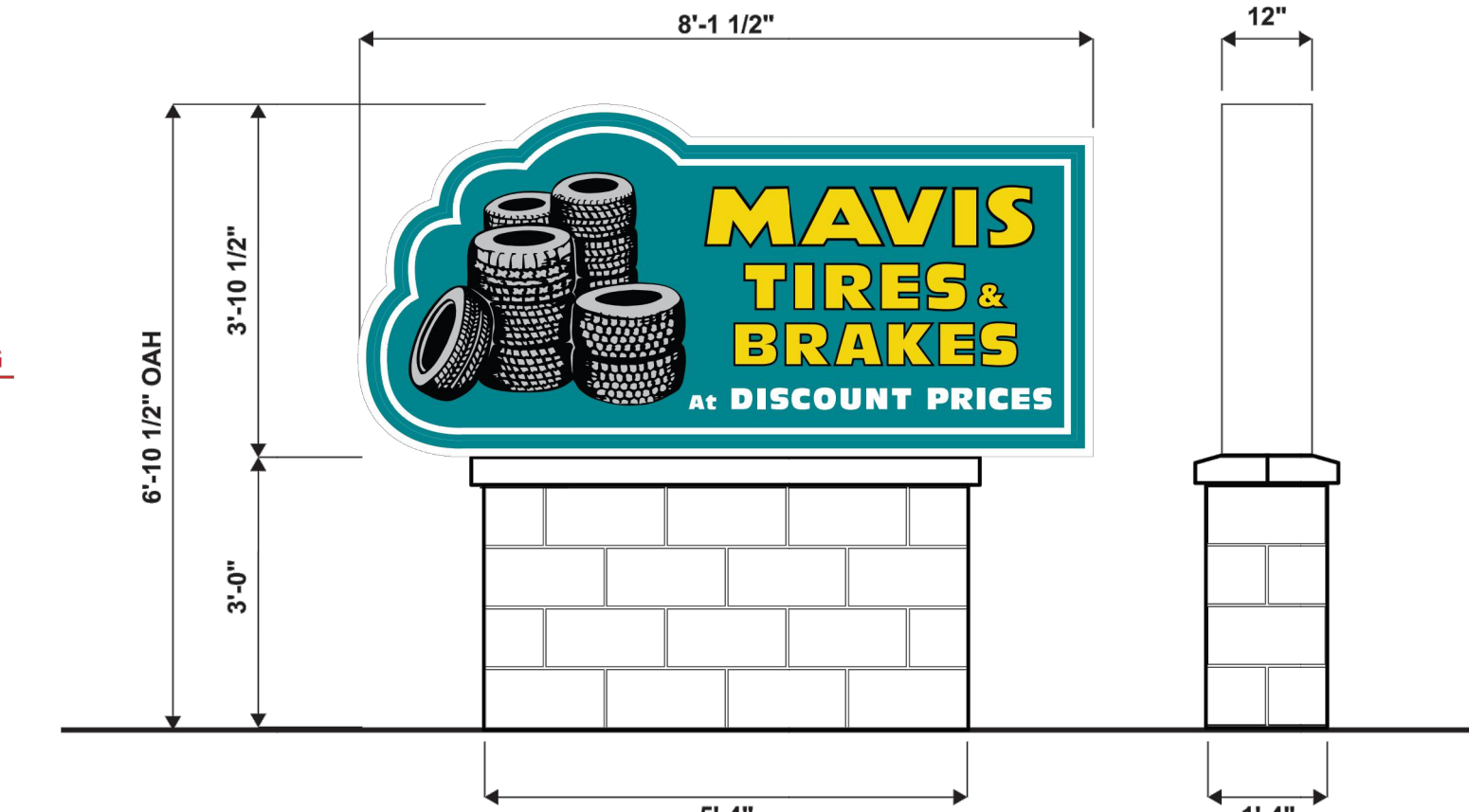
Exhibit 4



FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION



BUILDING SIDE



Scale: 1/2" = 1'

Recommended



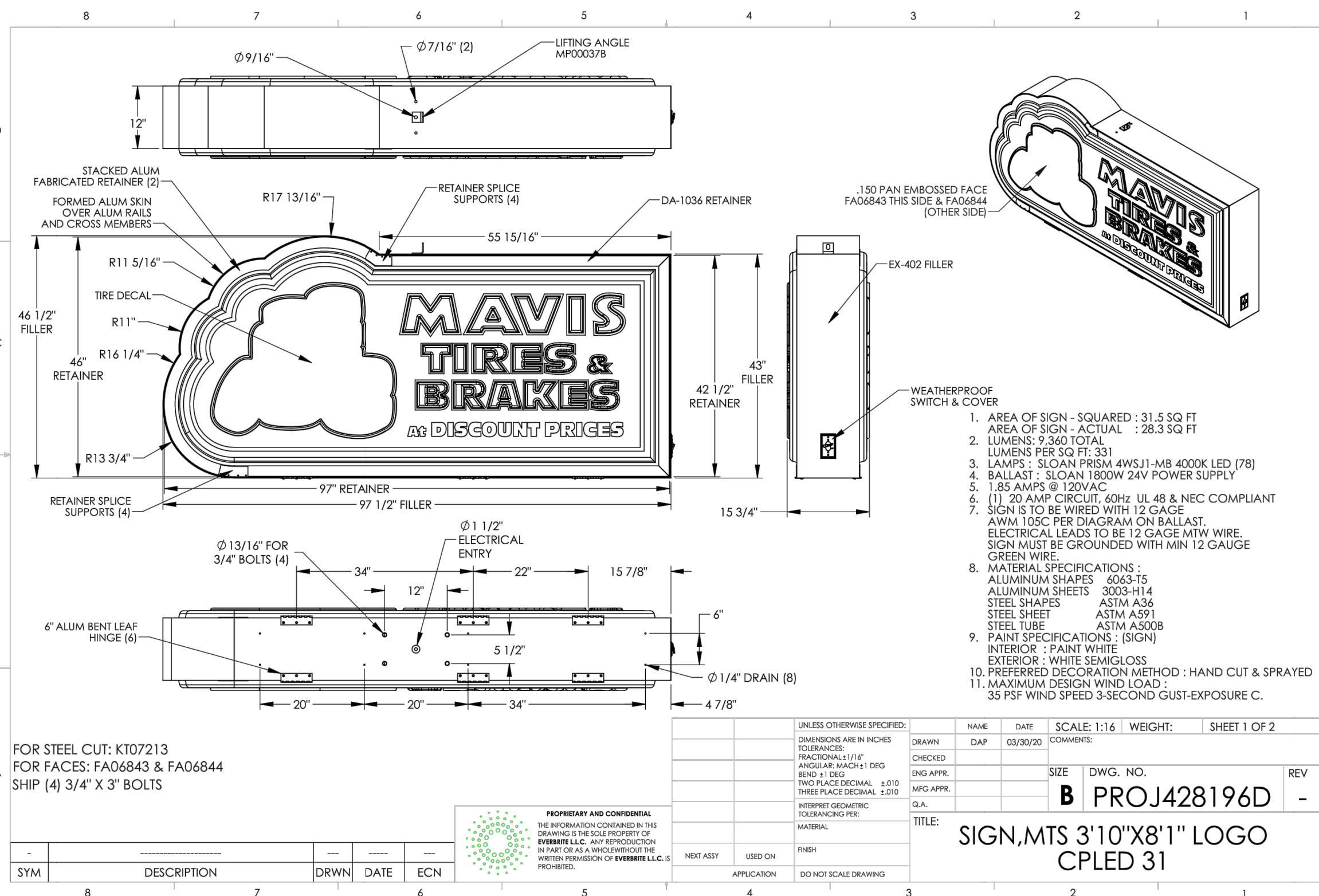
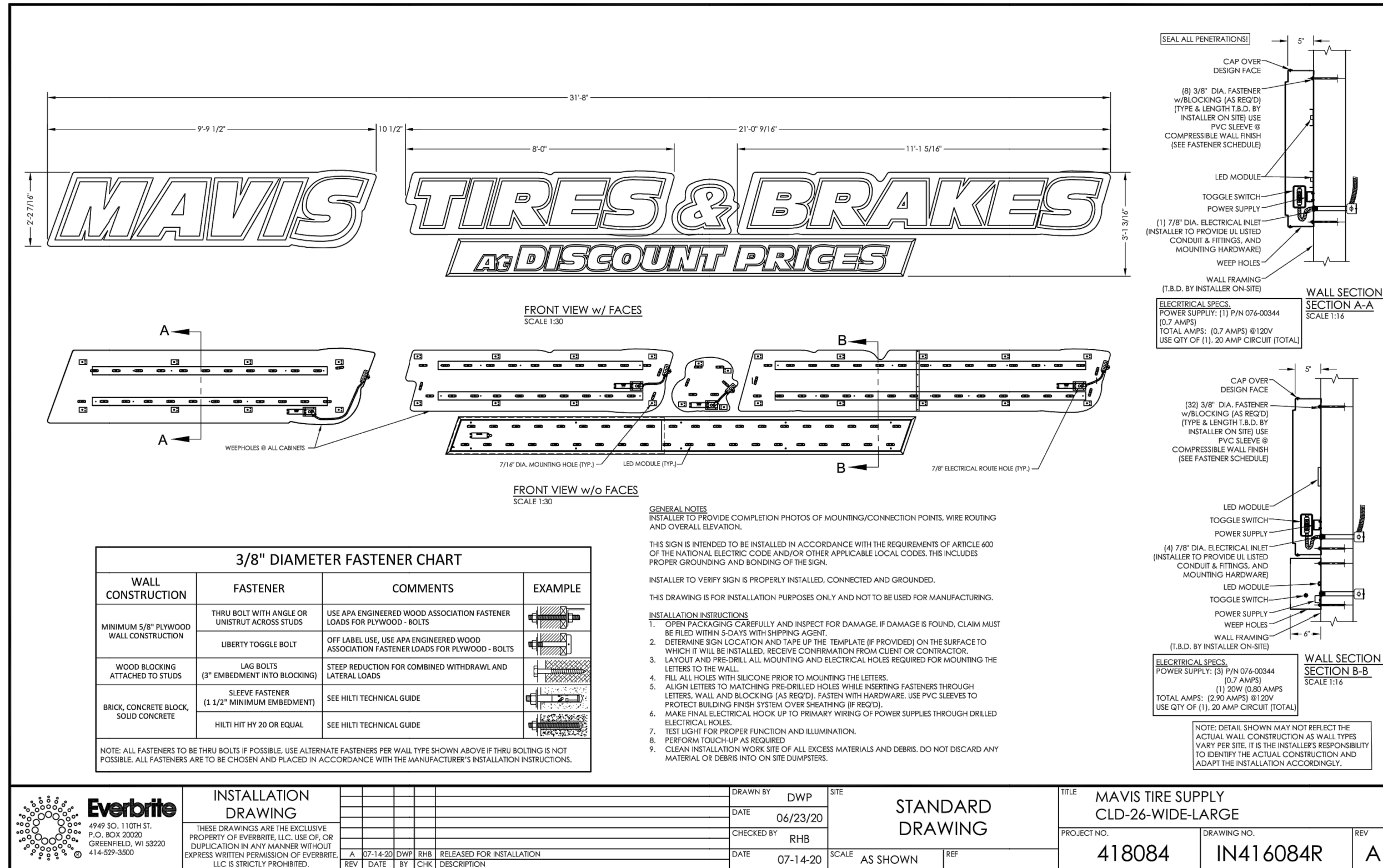
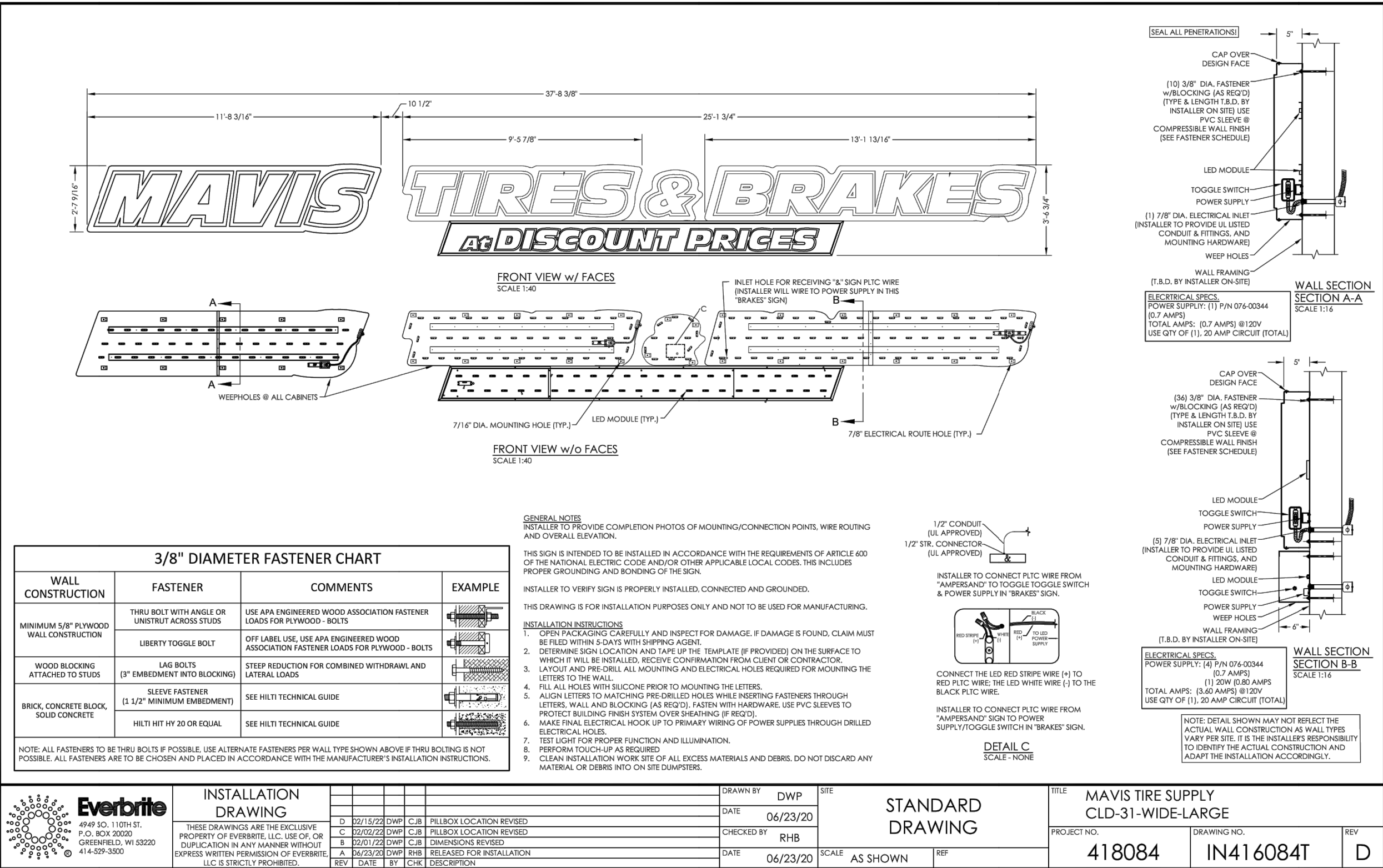
Recommended

Rec Action: New Sign Type: Cabinet
Rec SF: 27.49 Rec Dimensions: 3'-10 1/2" x 8'-1 1/2"

Wall Repair / Additional Comments:
CODE CHECK PROVIDED BY OTHERS

Code Info

Sign Type: GS
SF Comments:
Sign 31.5 SF Monument Sign
Measurement Method: Perimeter
Existing SF: 0 SF
Proposed SF: 27.49 SF
Allowed SF: 32 SF
Code: NTE 32 SF or 8' OAH



FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

Desc:

REVISIONS
No. Date

Designed T.A.M.

Drawn T.A.M.

Reviewed

Scale N.T.S.

Project No. 2202044

Date 03/09/23

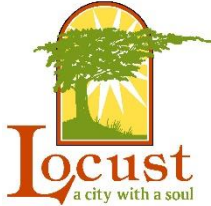
CAD File: SP220204401

Title

DETAIL SHEET

Sheet No.

DN-1



City of Locust

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

MEMORANDUM

Date: May 5, 2023
From: Cesar Correa, City Administrator
To: Mayor & City Council
Subject: Zoning Amendment (Conditional) – Stanly County PIN#: 556504703584

BACKGROUND & PETITION INFORMATION

On March 14, 2023 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: Dr. Jason Martin

Owner Information: Locust Property Holdings, LLC

Existing Zoning: Highway Commercial (HC)

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 *Medical/Health Care Offices* is a conditional use in the Highway Commercial District.

Parcel ID Numbers: Stanly County PIN#: 556504703584

Area in Acres: 1.05 acres.

Site Description: This property is part of Dr. Martin's commercial complex, and it will be serviced through Professional Park Drive.

Adjacent Land Use: Commercial (Cabarrus Family Medical, All-State Insurance, proposed Dunkin Donuts) 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. Site Plan
4. Proposed Elevations

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. This amendment is reasonable because the property is adjacent to existing commercial uses, which are components of the overall Locust Property Holdings, LLC 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 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 March 23, 2023 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 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 site plan and proposed elevations, to be consistent with the 2014 Land Use Plan.



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

Exhibit 1

Application for Conditional Zoning Change

Date: March 14, 2023

Applicant Name: Dr. Jason Martin

Company Name (if applicable): Locust Property Holdings, LLC

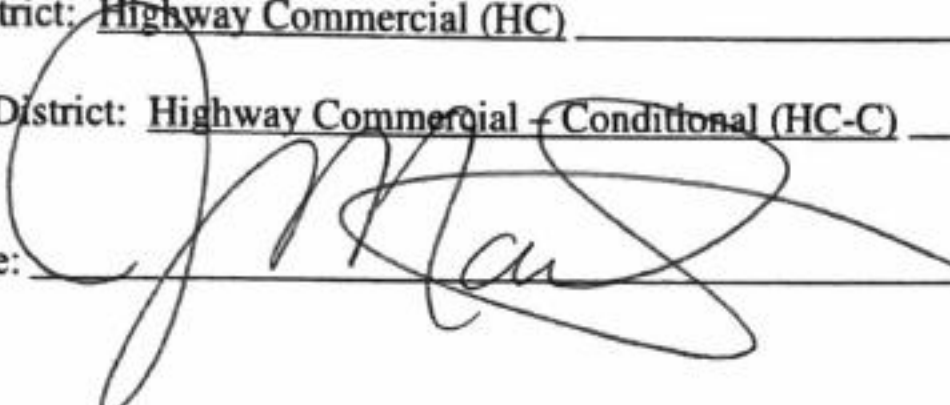
Address: 212 Vanderbilt Boulevard, Locust, NC 28097

Phone Number: 910.723.1623

Address of Property Change: W MAIN ST (access off of Professional Park Drive)

Present Zoning District: Highway Commercial (HC)

Requested Zoning District: Highway Commercial - Conditional (HC-C)

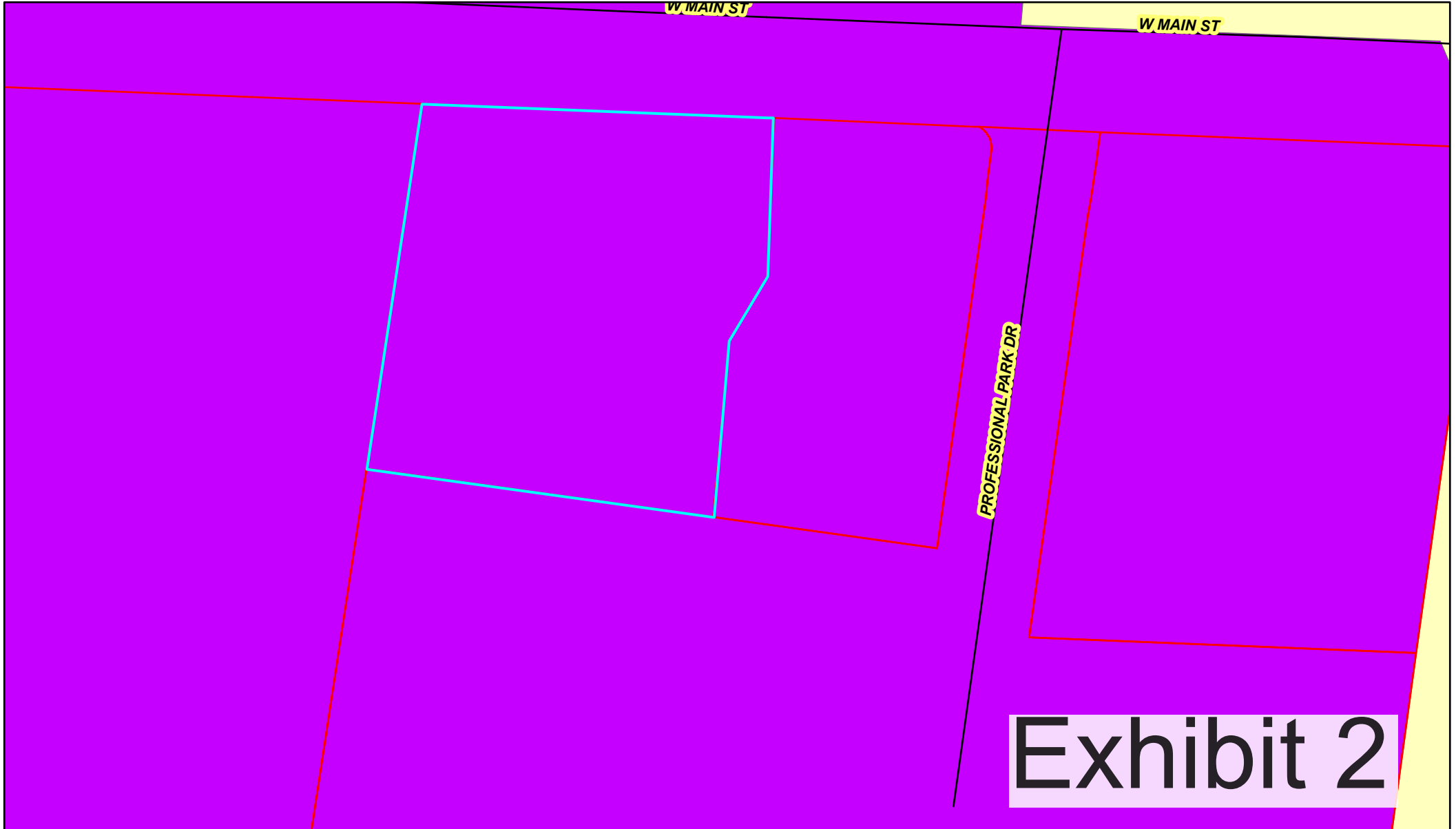
Applicant Signature: 

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.

was over \$250

ArcGIS Web Map



5/5/2023, 1:37:47 PM

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

30cm Resolution Metadata

— Roads

▭ Parcels

▭ City Limit Boundary

Zoning

▭ Locust, HC

▭ Locust, OPS

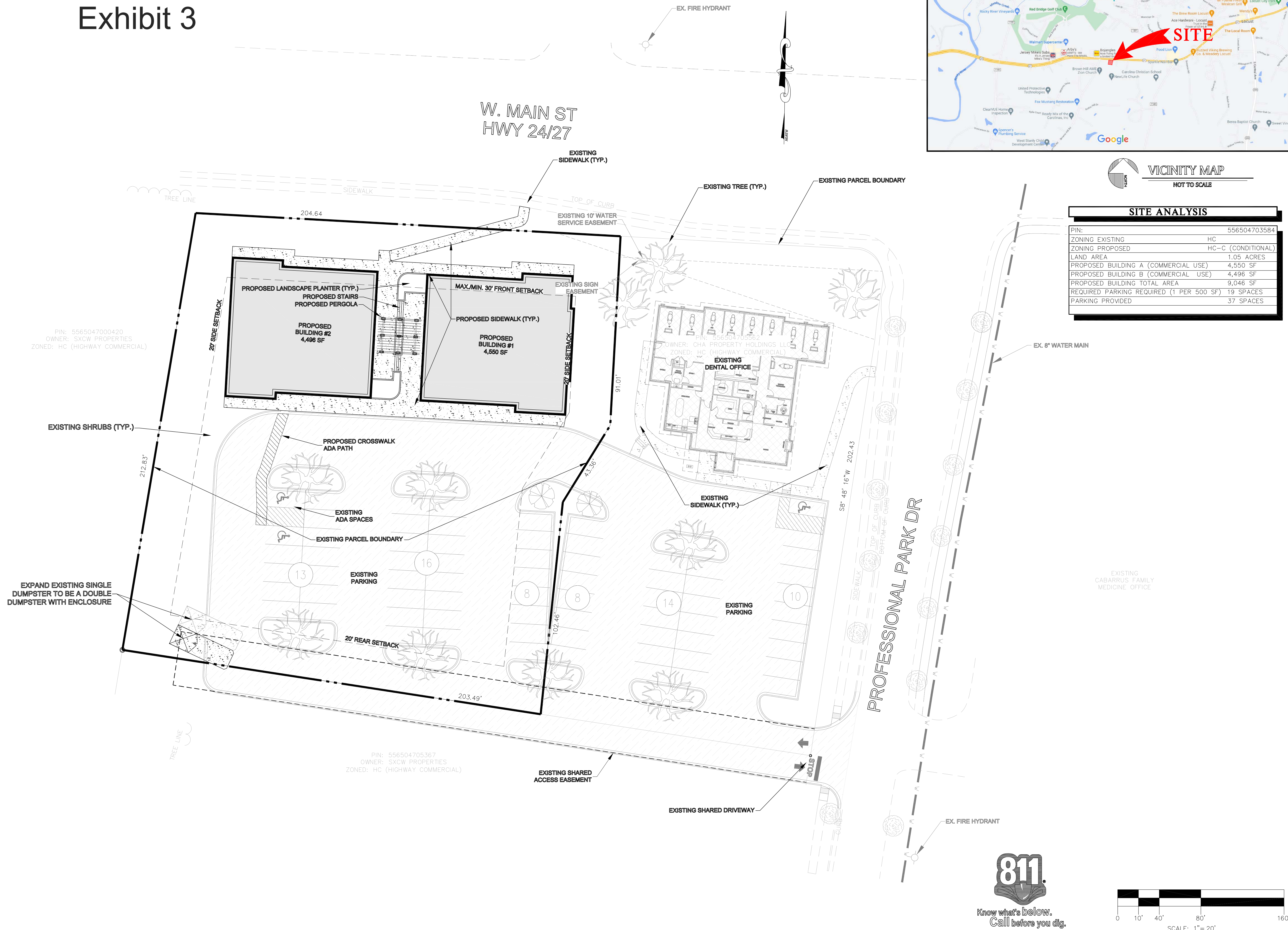
1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Esri Community Maps Contributors, Cabarrus County Government, Stanly County, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR,

Exhibit 3



PROJECT:
PROFESSIONAL
PARK DRIVE
COMMERCIAL
BUILDINGS
? PROFESSIONAL PARK DR
STANLEY COUNTY
LOCUST, NC 28097

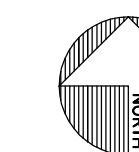
FOR:
LOCUST PROPERTY
HOLDINGS, LLC
212 VANDERBILT BLVD.
LOCUST, NC 28097
PH: 910.723.1623
CONTACT NAME:
Dr. Jason Martin, D.M.D.

[illegible]

JOB NO.: 2021-106
DRAWN BY: MDN
DATE: 03.16.23
SCALE: 1"=20'

**CONDITIONAL
REZONING
SITE PLAN**

RZ.1



NOT TO SCALE



PROJECT:
PROFESSIONAL
PARK DRIVE
COMMERCIAL
BUILDINGS

FOR:
**LOCUST PROPERTY
HOLDINGS, LLC**
212 VANDERBILT BLVD.
LOCUST, NC 28097
PH: 910.723.1623
CONTACT NAME:
Dr. Jason Martin, D.M.D.

JOB NO.: 2021-106
DRAWN BY: MDN
DATE: 03.16.23
SCALE: 1"=20'

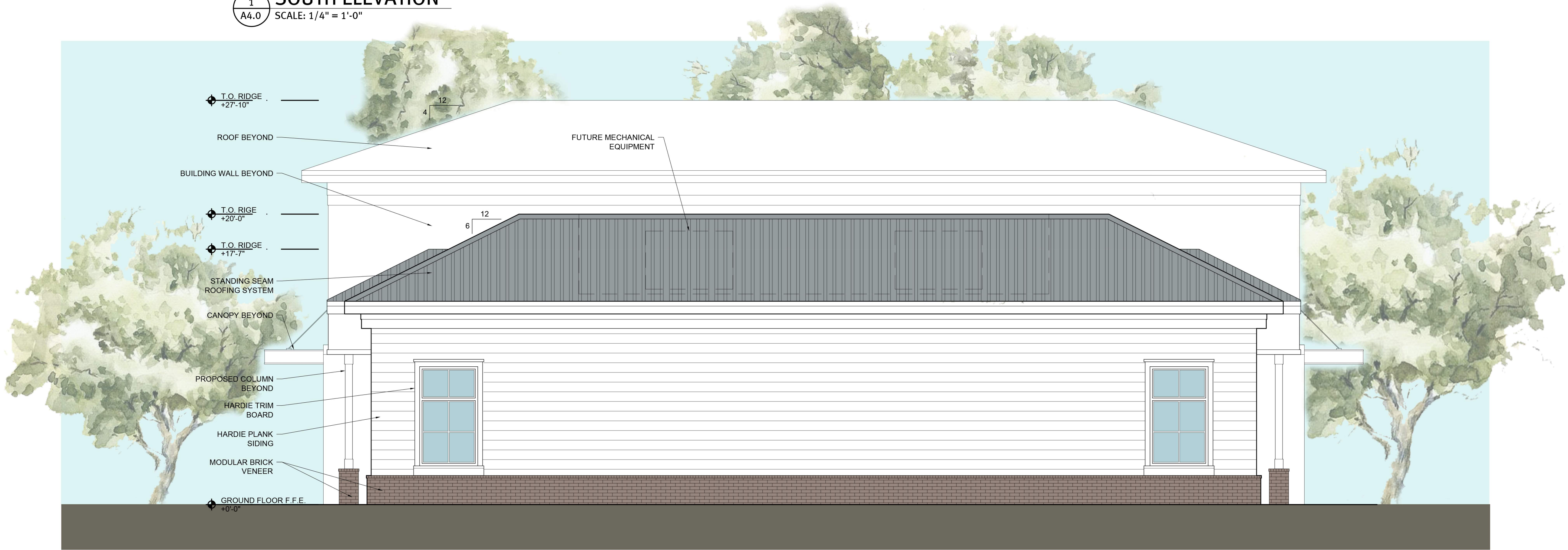
**CONDITIONAL
REZONING
LANDSCAPE PLAN**

RZ.2

Exhibit 4



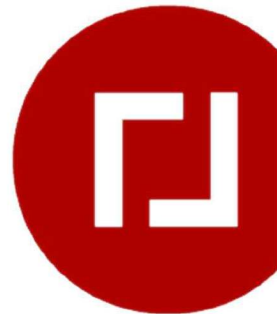
1 SOUTH ELEVATION
A4.0 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
A4.0 SCALE: 1/4" = 1'-0"

MARTIN RETAIL - BUILDING #1

PROPOSED ELEVATIONS - RJa Project #2246 - 03.15.23



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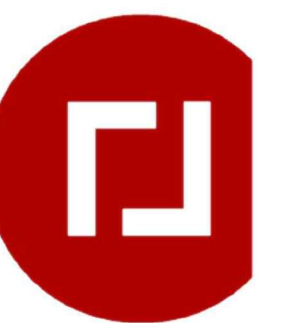
1 NORTH ELEVATION
A4.1 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
A4.1 SCALE: 1/4" = 1'-0"

MARTIN RETAIL - BUILDING #1

PROPOSED ELEVATIONS - RJa Project #2246 - 03.15.23

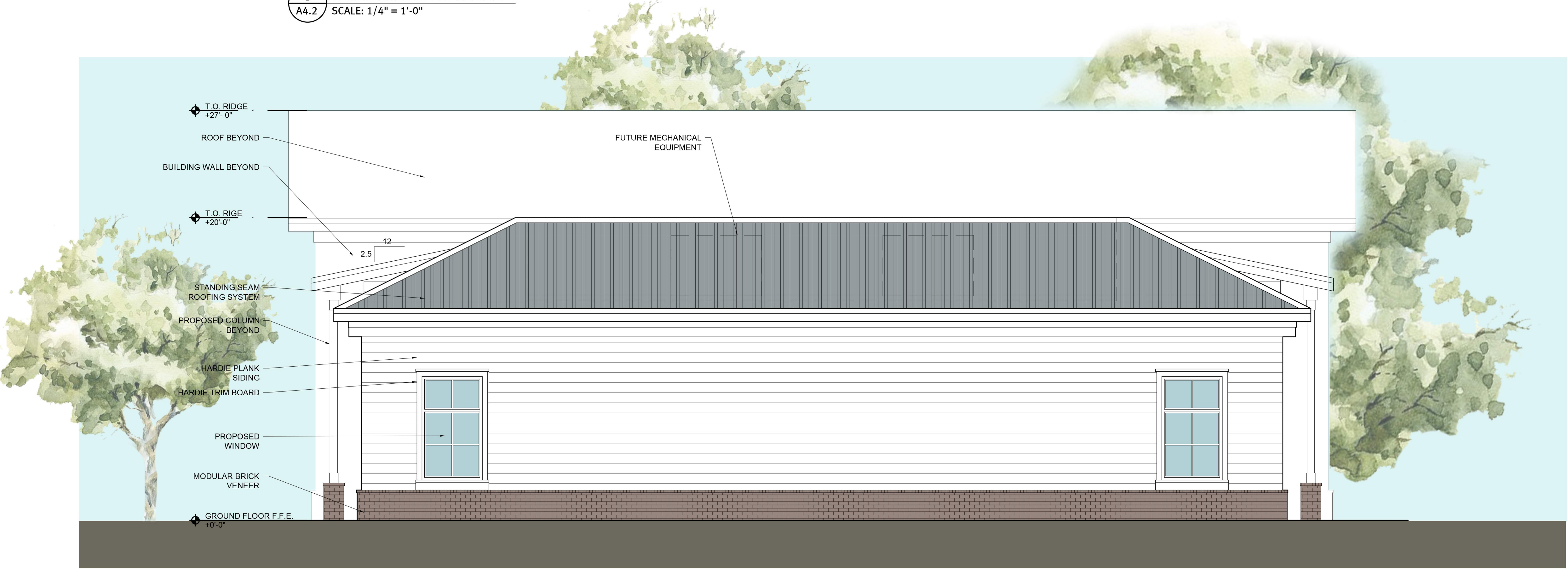


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1 SOUTH ELEVATION
A4.2 SCALE: 1/4" = 1'-0"



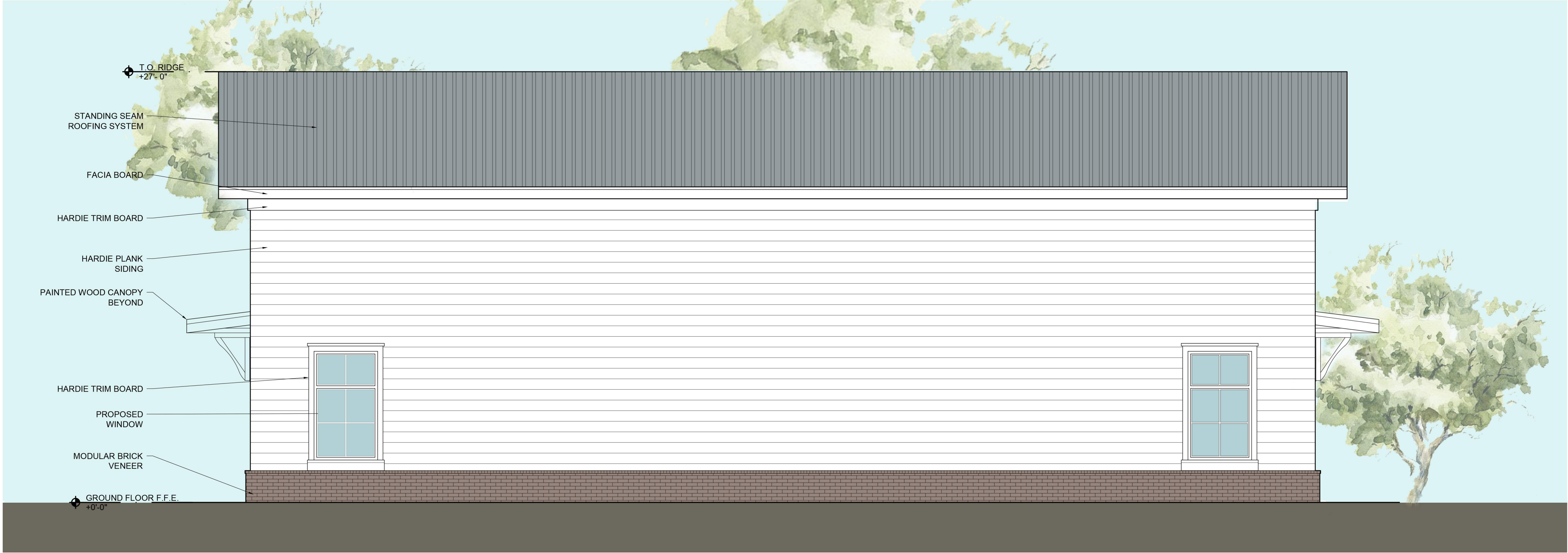
2 WEST ELEVATION
A4.2 SCALE: 1/4" = 1'-0"

MARTIN RETAIL - BUILDING #2

PROPOSED ELEVATIONS - RJa Project #2246 - 03.15.23



1
A4.3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2
A4.3 EAST ELEVATION
SCALE: 1/4" = 1'-0"

MARTIN RETAIL - BUILDING #2

PROPOSED ELEVATIONS - RJa Project #2246 - 03.15.23