



Locust City Council Meeting

Agenda

Joel Huneycutt Community Room

7:00 PM

July 13, 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: Conditional Rezoning for Zaxby's

- | | | |
|---------------------|--|----------------|
| Call to Order: | 1. Call to Order | Mayor Huber |
| | 2. Presentation of Colors, Prayer | Mayor Huber |
| | 3. Adopt Agenda | |
| | 4. Minutes - adopt June 8, 2023 | Amy Furr |
| | • June 8, 2023 | |
| Reports: | 5. Financial Reports | |
| | • Financial Summary - June 30, 2023 | |
| | 6. Mayor's Report | Mayor Huber |
| Department Reports: | 7. Manager's Report | Cesar Correa |
| | • System Development Fee - Capital Reserve Resolution | |
| | • Purchase Orders | |
| | • Budget Amendments | |
| | 8. Administration/HR | Harry Fletcher |
| | 9. Parks | Mandy Watson |
| | 10. Facilities | Barry Sims |
| | • Powell Map Certification | |
| | 11. Public Works | Larry Baucom |
| | • Wastewater Flow Tracking | |
| | 12. ABC, Economic Development & Small Business Support | Rusty Efird |
| | 13. Public Safety | Roger Hypes |
| | • Public Safety Report - June 2023 | |
| | • LPD Stats for June 2023 | |
| | • Officer of the Month | |

14. Planning & Zoning

Mike Haigler

- Monthly Report - June 2023
- Conditional Rezoning: Zaxby's

15. Public Comment Period:

16. Board Closing Comments

17. Adjourn

Next Scheduled Council Meeting August 10, 2023.



Locust City Council Meeting Minutes Joel Huneycutt Community Room

7:00 PM

June 8, 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 - 2023-2024 Budget - No one spoke for or against

Public Hearing - System Development Fee - No one spoke for or against

Mayor Huber called the meeting to order at 7:01 pm

2. Presentation of Colors, Prayer

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

3. Adopt Agenda

M/S/A Council Members Harry Fletcher and Larry Baucom (7-0)

Motion to adopt agenda as presented

4. Minutes - adopt May 11, 2023

M/S/A Council Members Harry Fletcher and Larry Baucom (7-0)

Motion to approve May 11, 2023 minutes

May 11, 2023

5. Financial Reports

New auditors will be in the upcoming months and look to present the audit in November. The City is in the last month of the fiscal year, and we are pleased with how it is turning out. Revenues in the General Fund surpassed our expectations. We always take a very conservative approach, but revenue sources such as sales tax, ABC sales, and investments performed exceptionally well. As of May 31, 2023: revenues exceed expenditures in the general fund by \$2,072,716.94 and in the waste water fund by \$1,775,656.04.

Financial Summary - May 11, 2023.

6. Mayor's Report

An ordinance to formally change the City of Locust's form of government was presented. This process began during the budget retreat when Council agreed to pursue the change in our city charter. The change in our form of government was presented to the public via resolution of intent during the April 2023 meeting. Council held a public hearing during the May 2023 meeting but did not receive input from the public. The council is now able to vote on the ordinance to change our form of government. The change will go into effect July 1, 2023.

M/S/A Council Members Larry Baucom and Rusty Efird (7-0)

Motion to adopt the ordinance to amend the City Charter and change the City of Locust form of government from mayor-council to council-manager with an effective date of July 1, 2023.

An Ordinance Amending The City Charter of Locust To Adopt The Council-Manager Form Of Government

7. Administrator's Report

Purchase orders and budget amendments were reviewed. Council heard from The Wooten Co. during the April 2023 meeting, who presented the results of our new system development fee study. Following that meeting, we enacted a 45-day public comment period as required by law to adopt the new fee. The deadline for comment submission has ended, and we did not receive any public comment. Our new study justified upwards of \$5,790 per connection. Given the pending legislation, it is my recommendation that we pursue a fee per connection, as opposed to per gallon. In discussions with PW Director Tim Flieger and P&Z Director Scott Efird, we are recommending the following: Increase our system development fee from \$2,500 to \$5,000 per connection. And at the same time, eliminate the \$2,500 tap fee. The \$5,000 per connection fee is justified by our new system development study. Additionally, with the number of permits we issue annually, it would make it easier for staff to maintain records more efficiently. Council received a printed copy of our Fiscal Year 2023-2024 Budget, which will be submitted to the GFOA (Government Finance Officer Association) for the Distinguished Budget Presentation Award.

M/S/A Council Members Michael Haigler and Harry Fletcher (7-0)

Motion to adopt \$5700 system development fee per connection

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

Motion to adopt 2023-2024 FY budget

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 Michael Haigler (7-0)

Motion to approve budget amendments

System Development Fee Adoption

FY 2023-2024 Budget Adoption

Purchase Orders

Budget Amendments

8. Administration/HR

The City received an application for a Special Event in the backyard of City Hall. This event requires Council approval due to the sale of beer. The event is hosted by Sunny Days Market “Sizzlin’ Summer Market” and will be held on July 8, 2023 from 9am to 5:30pm. Buzzed Viking and Brew Room are invited as beer vendors. Application shows detailed lay out of the event set up. Thank you to the entire staff for all their hard work.

M/S/A Council Members Harry Fletcher and Rusty Efir (7-0)
Motion to approve special event permit for Sunny Days Market

Special Event Application: Sunny Day Markets

9. Parks

Spring sports have grown exponentially. Master plan is almost complete. New RecDesk software to launch in July for sports and reservations. Jessica Hineycutt is the new full-time Program Coordinator. Lots of summer events and camps planned. Sprinkler event planned for this Saturday. Top Gun Maverick planned for Saturday evening. Ballfield campout scheduled for the end of June and the farmers market is going great on Tuesday and Thursday's. Rentable campsites will be ready to rent in July.

10. Facilities

Two resolutions were presented for the acceptance of streets for public ownership and maintenance. This is for the following subdivisions: Whispering Hills and Crossroads phase 1. Please know that all of these streets have been inspected by our staff and built to our standards. They will be added to the Powell Map in order to start receiving funding from NCDOT.

M/S/A Council Members Michael Haigler and Harry Fletcher (7-0)
Motion to adopt roads Prosperous Path, Comfort Way, Gentle Bend Cove, Contentment Dr, and Babbling Brook Ln.

M/S/A Council Members Michael Haigler and Harry Fletcher (7-0)
Motion to adopt roads Saddlebred Ln, and Sweetfern Ln

Resolution to Accept Streets for Public Ownership and Maintenance: Whispering Hills Subdivision

Resolution to Accept Streets for Public Ownership and Maintenance: Crossroads Subdivision

11. Public Works

Flow is good. Public Works department continue to do a great job keeping the City beautiful.

Wastewater Flow Report

12. ABC, Economic Development & Small Business Support

Two new businesses opened last month. Carolina Hemp company and The Consignment Barn. Two events this past month with the Stanly Chamber for local businesses to mingle.

13. Public Safety

Kyle Fairfield resigned this past month as a reserve officer. We wish him well in his future endeavors. May Officer of the Month was SRO Daniel Longtin. His rapport with the students and residents and employees alike is commendable. He also won the walk challenge where he stepped about 188 miles. He goes above and beyond. Police Department was active this month on business and residence checks. Mutual aid request by Oakboro for the week of the fourth of July.

M/S/A Council Members Roger Hypes and Michael Haigler (7-0)

Motion to approve mutual aid to the Town of Oakboro for their 4th of July celebrations

14. Planning & Zoning

81 new home permits as of May. A public hearing needs to be scheduled for the July 13th meeting to consider a conditional rezoning for Zaxby's. Council will receive a full rezoning packet leading to the next Council meeting.

M/S/A Council Members Michael Haigler and Larry Baucom (7-0)

Motion to set a public hearing for the conditional rezoning request submitted by Zaxby's for July 13, 2023

Schedule Public Hearing: Conditional Rezoning for Zaxby's

Monthly Report - May 2023

15. Public Comment Period:

Maria Sarris introduced herself and her business, Charlotte Black Car Service. Full service car service. License and insured.

16. Board Closing Comments

Nice to see those who have come out to the meeting. Finishing up this year very well and looking forward to the next fiscal year. Amazing to see the City completely debt free. Looking forward to the events and business in the next few months. Congrats to SRO Longtin on being May's Officer of the month, he truly deserves it. Invite your friends to the meetings to find out what's happening in Locust.

17. Executive Session

M/S/A Council Members Harry Fletcher and Larry Baucom (7-0)

Motion to enter into executive session at 8:31pm

Out of executive session at 8:49pm

M/S/A Council Members Harry Fletcher and Michael Haigler (7-0)
Motion to adopt a policy to no longer issue proclamations in the City of Locust

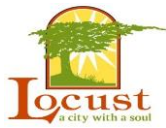
M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)
Motion to approve the the updated employment contract for City Manager Cesar Correa

18. Adjourn

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)
Motion to adjourn at 8:51pm

Amy Furr, City Clerk

Stephen Huber, Mayor

**CITY OF LOCUST****FINANCIAL SUMMARY REPORT - June 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	\$ 2,398,694	128.27%
VEHICLE TAXES/DMV VEHICLE FEES	\$ 43,216	\$ 35,000	\$ 43,324	123.78%
FRANCHISE TAXES	\$ 215,075	\$ 185,000	\$ 230,459	124.57%
SALES TAXES	\$ 1,477,529	\$ 1,000,000	\$ 1,462,399	146.24%
CABLE VISION FRANCHISE	\$ 22,236	\$ 17,500	\$ 20,915	119.52%
SOLID WASTE	\$ 260,669	\$ 250,000	\$ 277,516	111.01%
BUSINESS REGISTRATION/PERMITS	\$ 100,864	\$ 10,000	\$ 91,170	911.70%
POWELL FUND	\$ 144,341	\$ 105,100	\$ 145,838	138.76%
ALL OTHER REVENUES	\$ 578,113	\$ 372,325	\$ 1,065,331	286.13%
	\$ 5,089,729	\$ 3,844,925	\$ 5,735,646	149.17%

	ACTUAL FY '21/'22	CURRENT BUDGET	ACTUAL 6/30/2023	Y-T-D % SPENT
EXPENDITURES				
GENERAL ADMINISTRATION GOV'T	\$ 598,245	\$ 656,322	\$ 622,228	94.81%
CENTRAL SERVICES	\$ 81,683	\$ 79,250	\$ 73,751	93.06%
PUBLIC SAFETY	\$ 1,513,229	\$ 1,471,559	\$ 1,422,546	96.67%
PUBLIC WORKS	\$ 357,497	\$ 475,069	\$ 684,291	144.04%
POWELL FUND/STREETS	\$ 207,446	\$ 206,820	\$ 142,311	68.81%
SANITATION	\$ 250,231	\$ 460,000	\$ 512,840	111.49%
PARKS & RECREATION	\$ 376,279	\$ 494,905	\$ 451,575	91.24%
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	\$ 3,909,542	101.68%
Y-T-D FUND BALANCE INCREASE	\$ 95,598	\$ -	\$ 1,826,104	

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
Mar 2023	\$ 98,900.29	rec. 5/15/2023
April 2023	\$ 145,407.29	rec. 6/15/2023

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	\$ 25,814.08	incl - LEO qtr dist. 5/1/23
June 2023	\$ 45,197.66	for May & June Dist.

Updated 7/6/2023

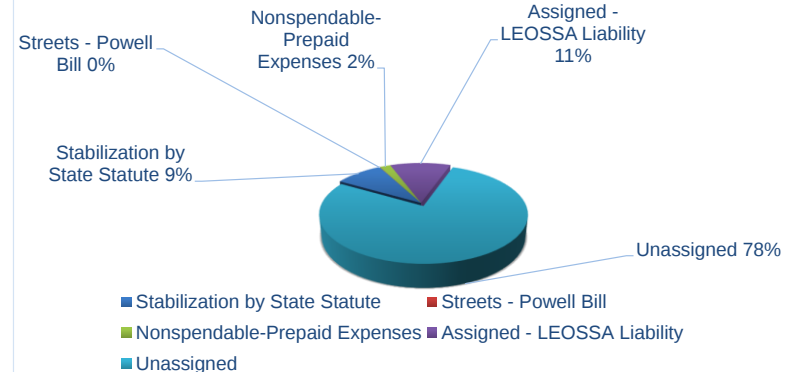
WASTE WATER FUND

	ACTUAL FY '21/'22	CURRENT BUDGET	ACTUAL 6/30/2023	Y-T-D % COLLECTED
REVENUES				
MISC INCOME	\$ 7,692	\$ 600	\$ 330	55.00%
INTEREST INCOME	\$ 1,694	\$ 2,948	\$ 75,741	2569.23%
NEW DEV SEWER TAP FEES	\$ 565,000	\$ 100,000	\$ 532,500	0.00%
AVAILABILITY FEES	\$ 132,821	\$ 115,000	\$ 128,387	532.50%
USER FEES	\$ 1,343,641	\$ 1,000,000	\$ 1,526,591	152.66%
SYSTEM DEVELOPMENT FEE	\$ 612,308	\$ 100,000	\$ 535,000	111.64%
FUND BALANCE RESERVES	\$ -	\$ -	\$ -	0.00%
WASTEWATER RESERVES	\$ -	\$ -	\$ -	0.00%
OTHER FEE INCOME	\$ 210	\$ -	\$ 200	0.00%
	\$ 2,663,366	\$ 1,318,548	\$ 2,798,748	212.26%

	ACTUAL FY '21/'22	CURRENT BUDGET	ACTUAL 6/30/2023	Y-T-D % SPENT
EXPENDITURES				
ADMINISTRATION	\$ 284,877	\$ 314,448	\$ 300,021	95.41%
WASTE COLLECTION & TREATMENT	\$ 943,942	\$ 878,033	\$ 216,941	24.71%
CAPITAL PROJ - REDAH/N BASIN PS	\$ 6,384	\$ 26,067	\$ 26,067	0.00%
TRANSFER CAPITAL RESERVE	\$ -	\$ 100,000	\$ -	0.00%
DEBT SERVICE	\$ -	\$ -	\$ -	0.00%
	\$ 1,235,203	\$ 1,318,548	\$ 543,029	41.18%
Y-T-D FUND BALANCE INCREASE	\$ 1,428,163	\$ -	\$ 2,255,720	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

**System Development Fee
Capital Reserve Fund Resolution**

WHEREAS, there is a need in the City of Locust to provide funds for future capital projects related to its wastewater system, and

WHEREAS, NCGS 159-18 authorizes the creation of a capital reserve fund; and

WHEREAS, NCGS 162A, Art. 8 requires that all system development fee proceeds be accounted for in a capital reserve fund,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Locust that:

Section 1. The City Council established a Capital Reserve Fund for the purposes of funding the following capital projects related to the City's wastewater system:

North Basin Improvements: The North Basin Improvements target the up fitting of 3 (three) different sewer lift stations: 200 North Station, Elm Street Station and Creekview Station. An upgrade is required to meet current and projected future requirements. This project is engineered and prepared for public bid with an anticipated start date in summer 2023. The estimated cost is \$5,212,055. The City anticipates funding this project with ARPA funds, system development fee proceeds and fund balance reserves.

Section 2. The City Council allocated a total of \$605,923.22 in unused System Development Fees from FY 2021-2022 to the Capital Reserve Fund on July 14, 2022, for the purpose of funding the project referenced above.

Section 3. The City Council hereby allocates an additional \$508,933.40 for unused System Development Fees from FY 2022-2023 to the Capital Reserve Fund for the purpose of funding the project referenced above.

Section 4. The City Council hereby approves the use of \$26,066.60 for costs related to the North Basin Improvements incurred in FY 2022-2023.

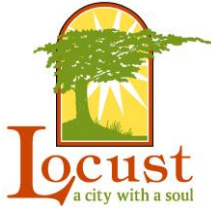
Section 5. The Capital Reserve Fund for System Development Fees carries a balance onto FY 2023-2024 of \$1,114,856.62 for the purpose of funding the project referenced above.

Duly adopted this 13th day of July 2023.

Mayor Stephen Huber

Attest:

Amy Furr, City Clerk



City of Locust
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FY 2023-2024
Purchase Order Requests – 7/13/2023

Purchase Request # 5001

LexiPol LLC

For: Police Academy Online Training

Amount: \$1,363.35

Charge Code: 011-005-04300-53501 Police – Training

Remaining Budget: \$4,636.65

Purchase Request # 5002

Benchmark Tool & Supply

For: Fleet Equipment – Field Groomer - ABI Force Z23 with Attachments

Amount: \$60,723.74

Charge Code: 011-005-06000-55500 Park – Capital Outlay

Remaining Budget: \$14,276.26

Purchase Request # 5003

Smith Turf & Irrigation

For: Fleet Equipment Addition – Turbo Vac

Amount: \$34,761.00

Charge Code: 011-005-04400-55500 Public Works – Capital Outlay

Remaining budget amount will be updated next council meeting.

Purchase Request # 5004

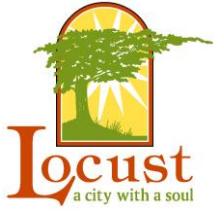
Bondo Innovations LLC

For: Streets – MCVSD Sidewalk Project - Handrail

Amount: \$ 4,500.00

Charge Code: 011-005-04500-56109 Streets – Capital Project – Sidewalks

Remaining Budget: \$5,500.00



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FY 2023-2024
Purchase Order Requests – 7/13/2023

Purchase Request # 5005

Lucas Home Concrete

For: MCVSD Sidewalk Project

Amount: \$ 12,657.00

Charge Code: 011-005-04500-56109 Streets – Capital Project – Sidewalks

Remaining budget amount will be updated next council meeting.

Purchase Request # 5006

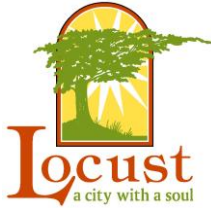
City Electric Supply

For: City Beautification – Lighting Improvement Project

Amount: \$ 5,490.00

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

Remaining Budget: \$94,510.00



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Requested Budget Amendments for June 2023
7/13/2023

General Fund

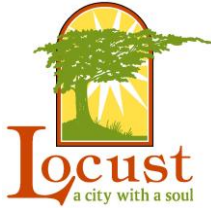
Revenues:

\$279,657.00	011-004-03100-03110 Property Taxes
<u>\$23,700.00</u>	011-004-03830-07008 Restricted State Grant – Police

\$303,357.00 **Total Revenue Increase**

Expenditures:

\$1,790.00	011-005-04100-51252 Admin – Other Insurance
\$450.00	011-005-04100-53105 Admin – Fleet Maintenance
\$1,863.00	011-005-04100-53107 Admin – Office Expense
\$408.00	011-005-04100-53506 Admin – Advertising
(\$4,511.00)	011-005-04100-53112 Admin – Office IT Expense
(\$13,851.00)	011-005-04300-51100 Police – Salaries & Wages
\$510.00	011-005-04300-51240 Police – Workers Comp
\$235.00	011-005-04300-53102 Police – Office Supplies
\$560.00	011-005-04300-53103 Police – Hiring Expense
\$110.00	011-005-04300-53104 Police – Uniforms
\$34,211.00	011-005-04300-53108 Police – Equipment
\$432.00	011-005-04300-53501 Police – Training
\$1,493.00	011-005-04300-53517 Police – Communications



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Requested Budget Amendments for June 2023
7/13/2023

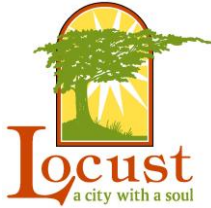
General Fund

Expenditures (cont.):

\$2,130.00	011-005-04400-51100 Public Works – Salaries & Wages
\$411.00	011-005-04400-51220 Public Works – Retirement
\$125.00	011-005-04400-53100 Public Works – Supplies
\$384.00	011-005-04400-53103 Public Works – Street Signs
\$22.00	011-005-04400-53107 Public Works – Office Expense
\$440.00	011-005-04400-53504 Public Works – Telephone
\$7,342.00	011-005-04400-53516 Public Works – Street Beautification/Lights
\$74.00	011-005-04400-55200 Public Works – Facility Expense
\$4,600.00	011-005-04400-55500 Public Works – Capital Outlay
\$294,860.00	011-005-04400-55501 Public Works – Capital Street Paving
(\$83,571.00)	011-005-04400-55503 Public Works – Capital – Post Office
\$37.00	011-005-04500-51220 Streets – Retirement
\$293.00	011-005-04500-53105 Streets – Fleet Maintenance
\$120.00	011-005-04500-53111 Streets – Equipment Expense
(9,950.00)	011-005-04500-54103 Streets – Paving and Repairs
\$9,500.00	011-005-04500-55500 Streets – Capital Outlay
\$52,840.00	011-005-04700-56112 Sanitation
(\$9,543.00)	011-005-06000-51100 Parks – Salaries & Wages
\$600.00	011-005-06000-53102 Parks – Office Supplies
\$4,800.00	011-005-06000-53107 Parks – Office Expense
\$145.00	011-005-06000-53112 Parks – Office – IT Expense
\$938.00	011-005-06000-53115 Parks – Concession Supplies
\$1,050.00	011-005-06000-53502 Parks – Continuing Education
<u>\$2,010.00</u>	011-005-06000-53507 Parks – Utilities

\$303,357.00

Total Expenditure Increase



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Requested Budget Amendments for June 2023

7/13/2023

Wastewater Fund

Line-Item Transfers

Expenditures:

\$58.00	061-005-07100-51100 WW – Salaries & Wages
\$18.00	061-005-07100-53100 WW – Supplies
(\$93.00)	061-005-07100-53502 WW – Continuing Education
\$17.00	061-005-07100-53505 WW – Postage
(\$3,371.00)	061-005-07400-52104 WW – Treatment Stanly
\$639.00	061-005-07400-53100 WW – Supplies
\$141.00	061-005-07400-53105 WW – Fleet Maintenance
\$2,418.00	061-005-07400-53509 WW – Electric PS2 Meadow Creek
\$48.00	061-005-07400-53514 WW – Town Center
<u>\$125.00</u>	061-005-07400-53515 WW – Water Stanly County

\$ 00.00

Total Expenditure Increase

Locust Wastewater
Monthly Metering

Monthly Wastewater Flow Recordings

<u>Date</u>	<u>Time</u>	<u>Meter</u>	<u>Daily Total</u>	<u>Recorded Rain</u> Fall(")
Wednesday, June 1, 2022	11:59:59 PM	282978.4	282978.4	
Thursday, June 2, 2022	11:59:59 PM	566412.5	283434.1	0.07
Friday, June 3, 2022	11:59:59 PM	850922.8	284510.3	0.15
Saturday, June 4, 2022	11:59:59 PM	1149735.0	298812.2	0.01
Sunday, June 5, 2022	11:59:59 PM	1430547.2	280812.2	
Monday, June 6, 2022	11:59:59 PM	1709470.3	278923.1	
Tuesday, June 7, 2022	11:59:59 PM	1984608.5	275138.1	0.09
Wednesday, June 8, 2022	11:59:59 PM	2254418.8	269810.3	0.01
Thursday, June 9, 2022	11:59:59 PM	2526867.5	272448.8	
Friday, June 10, 2022	11:59:59 PM	2806312.2	279444.7	
Saturday, June 11, 2022	11:59:59 PM	3093887.5	287575.3	0.29
Sunday, June 12, 2022	11:59:59 PM	3379809.4	285921.9	0.22
Monday, June 13, 2022	11:59:59 PM	3665874.4	286065.0	
Tuesday, June 14, 2022	11:59:59 PM	3942406.9	276532.5	
Wednesday, June 15, 2022	11:59:59 PM	4218081.9	275675.0	
Thursday, June 16, 2022	11:59:59 PM	4496885.3	278803.4	0.06
Friday, June 17, 2022	11:59:59 PM	4776301.0	279415.6	0.04
Saturday, June 18, 2022	11:59:59 PM	5053806.6	277505.6	
Sunday, June 19, 2022	11:59:59 PM	5388479.1	334672.5	0.74
Monday, June 20, 2022	11:59:59 PM	5690934.4	302455.3	0.18
Tuesday, June 21, 2022	11:59:59 PM	6128855.6	437921.3	0.92
Wednesday, June 22, 2022	11:59:59 PM	6595128.8	466273.1	1.80
Thursday, June 23, 2022	11:59:59 PM	7159210.7	564081.9	0.21
Friday, June 24, 2022	11:59:59 PM	7506243.8	347033.1	0.07
Saturday, June 25, 2022	11:59:59 PM	7821058.2	314814.4	
Sunday, June 26, 2022	11:59:59 PM	8108534.1	287475.9	0.01
Monday, June 27, 2022	11:59:59 PM	8390875.1	282340.9	
Tuesday, June 28, 2022	11:59:59 PM	8676350.1	285475.0	0.07
Wednesday, June 29, 2022	11:59:59 PM	8959262.3	282912.2	
Thursday, June 30, 2022	11:59:59 PM	9237978.5	278716.3	0.04
Monthly Total			9237978.5	4.98
Daily Average		307932.62		



Locust Police Department
Locust, NC

Jeff B. Shew
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jbshe@locustnc.com

Kevin R. O'Connor
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Department Clearance Statistics THROUGH June 2023

*Statistics are based on department produced incident reports only

Agency

Total reported incidents – 905

Total open incidents – 40

Total closed incidents (Excluding leads exhausted) – 829

Leads exhausted/inactive incidents – 36

Other circumstance incidents – 651

(Incidents that are non-criminal, or criminal allegations but disposed as unfounded, victim refused, etc.)

Total closed percentage (Excludes leads exhausted incidents) – 91.6% (No Change From Previous Month)

Total criminal incidents (Resulting in arrest, leads exhausted, or inactive) – 212

Total criminal incidents cleared by arrest – 175

Total cleared by arrest percentage – 82.6% (+2.1% From Previous Month)

Total property crime/fraud incidents – 183

Total open property crime/fraud incidents – 33

Total leads exhausted property crime/fraud incidents – 31

Cleared property crime/fraud incidents (Arrest or other satisfactory disposition) – 119

Total cleared property crime/fraud percentage – 65.0% (-0.1% From Previous Month)

YEAR TO YEAR COMPARISON (Through June Of Given Year)

Category	June 2018	June 2019	June 2020	June 2021	June 2022	June 2023
Reported Incidents	820	834	931	865	918	905
Confirmed Criminal Incidents	185	164	179	180	158	212
Property Crime/Fraud Incidents	114	135	158	134	123	183
Total Closed %	93%	93.3%	92.8%	93.4%	94.4%	91.6%
Cleared By Arrest %	71.4%	77.4%	81.6%	78.3%	84.8%	82.6%
Cleared Property Crime/Fraud %	65%	65.2%	65.8%	64.2%	61.8%	65.0%

Corporal DA Dietz

Total reported incidents – 75
Total open incidents – 5
Total closed incidents – 67
Total closed percentage – **89.3%**
Total criminal incidents – 32
Total criminal incidents cleared by arrest – 29
Total cleared by arrest percentage – **90.6%**
Leads exhausted/inactive incidents – 3
Other circumstance incidents – 37
Total property crime/fraud incidents – 27
Total open property crime/fraud incidents – 3
Total leads exh. prop. crime/fraud incidents – 3
Cleared property crime/fraud incidents – 21
Total cleared prop. crime/fraud % – **77.8%**

Officer KJ Fairfield

Total reported incidents – 3
Total open incidents – 0
Total closed incidents – 3
Total closed percentage – **100%**
Total criminal incidents – 0
Total criminal incidents cleared by arrest – 0
Total cleared by arrest percentage – ---%
Leads exhausted/inactive incidents – 0
Other circumstance incidents – 3
Total property crime/fraud incidents – 0
Total open property crime/fraud incidents – 0
Total leads exh. prop. crime/fraud incidents – 0
Cleared property crime/fraud incidents – 0
Total cleared prop. crime/fraud % – ---%

PO2 JD Gardner

Total reported incidents – 128
Total open incidents – 2
Total closed incidents – 122
Total closed percentage – **95.3%**
Total criminal incidents – 36
Total criminal incidents cleared by arrest – 32
Total cleared by arrest percentage – **88.9%**
Leads exhausted/inactive incidents – 4
Other circumstance incidents – 90
Total property crime/fraud incidents – 32
Total open property crime/fraud incidents – 2
Total leads exh. prop. crime/fraud incidents – 4
Cleared property crime/fraud incidents – 26
Total cleared prop. crime/fraud % – **81.3%**

PO2 RS Godek

Total reported incidents – 123
Total open incidents – 3
Total closed incidents – 117
Total closed percentage – **95.1%**
Total criminal incidents – 22
Total criminal incidents cleared by arrest – 19
Total cleared by arrest percentage – **86.4%**
Leads exhausted/inactive incidents – 3
Other circumstance incidents – 98
Total property crime/fraud incidents – 14
Total open property crime/fraud incidents – 2
Total leads exh. prop. crime/fraud incidents – 2
Cleared property crime/fraud incidents – 10
Total cleared prop. crime/fraud % – **71.4%**

Officer HJ Griffith

Total reported incidents – 2
Total open incidents – 0
Total closed incidents – 2
Total closed percentage – **100%**
Total criminal incidents – 0
Total criminal incidents cleared by arrest – 0
Total cleared by arrest percentage – ---%
Leads exhausted/inactive incidents – 0
Other circumstance incidents – 2
Total property crime/fraud incidents – 0
Total open property crime/fraud incidents – 0
Total leads exh. prop. crime/fraud incidents – 0
Cleared property crime/fraud incidents – 0
Total cleared prop. crime/fraud % – ---%

Officer AL Hartsell

Total reported incidents – 122
Total open incidents – 6
Total closed incidents – 115
Total closed percentage – **94.3%**
Total criminal incidents – 29
Total criminal incidents cleared by arrest – 28
Total cleared by arrest percentage – **96.6%**
Leads exhausted/inactive incidents – 1
Other circumstance incidents – 86
Total property crime/fraud incidents – 19
Total open property crime/fraud incidents – 5
Total leads exh. prop. crime/fraud incidents – 1
Cleared property crime/fraud incidents – 13
Total cleared prop. crime/fraud % – **68.4%**

Officer TJ Hartsell

Total reported incidents – 66
Total open incidents – 1
Total closed incidents – 61
Total closed percentage – **92.4%**
Total criminal incidents – 17
Total criminal incidents cleared by arrest – 13
Total cleared by arrest percentage – **76.5%**
Leads exhausted/inactive incidents – 4
Other circumstance incidents – 48
Total property crime/fraud incidents – 5
Total open property crime/fraud incidents – 1
Total leads exh. prop. crime/fraud incidents – 2
Cleared property crime/fraud incidents – 2
Total cleared prop. crime/fraud % – **40%**

Assistant Chief KR O'Connor

Total reported incidents – 8
Total open incidents – 1
Total closed incidents – 7
Total closed percentage – **87.5%**
Total criminal incidents – 0
Total criminal incidents cleared by arrest – 0
Total cleared by arrest percentage – ---%
Leads exhausted/inactive incidents – 0
Other circumstance incidents – 7
Total property crime/fraud incidents – 1
Total open property crime/fraud incidents – 1
Total leads exh. prop. crime/fraud incidents – 0
Cleared property crime/fraud incidents – 0
Total cleared prop. crime/fraud % – **0%**

Chief JB Shew

Total reported incidents – 2
Total open incidents – 0
Total closed incidents – 2
Total closed percentage – **100%**
Total criminal incidents – 0
Total criminal incidents cleared by arrest – 0
Total cleared by arrest percentage – ---%
Leads exhausted/inactive incidents – 0
Other circumstance incidents – 2
Total property crime/fraud incidents – 0
Total open property crime/fraud incidents – 0
Total leads exh. prop. crime/fraud incidents – 0
Cleared property crime/fraud incidents – 0
Total cleared prop. crime/fraud % – ---%

Detective JM Smith

Total reported incidents – 31
Total open incidents – 1
Total closed incidents – 27
Total closed percentage – **87.1%**
Total criminal incidents – 9
Total criminal incidents cleared by arrest – 6
Total cleared by arrest percentage – **66.7%**
Leads exhausted/inactive incidents – 3
Other circumstance incidents – 21
Total property crime/fraud incidents – 11
Total open property crime/fraud incidents – 1
Total leads exh. prop. crime/fraud incidents – 3
Cleared property crime/fraud incidents – 7
Total cleared prop. crime/fraud % – **63.6%**

Sergeant BA Stancil

Total reported incidents – 118
Total open incidents – 3
Total closed incidents – 111
Total closed percentage – **94.1%**
Total criminal incidents – 20
Total criminal incidents cleared by arrest – 16
Total cleared by arrest percentage – **80%**
Leads exhausted/inactive incidents – 4
Other circumstance incidents – 94
Total property crime/fraud incidents – 6
Total open property crime/fraud incidents – 0
Total leads exh. prop. crime/fraud incidents – 3
Cleared property crime/fraud incidents – 3
Total cleared prop. crime/fraud % – **50%**

Officer RM Tran-Thompson

Total reported incidents – 130
Total open incidents – 16
Total closed incidents – 105
Total closed percentage – **80.8%**
Total criminal incidents – 39
Total criminal incidents cleared by arrest – 29
Total cleared by arrest percentage – **74.4%**
Leads exhausted/inactive incidents – 9
Other circumstance incidents – 75
Total property crime/fraud incidents – 52
Total open property crime/fraud incidents – 16
Total leads exh. prop. crime/fraud incidents – 8
Cleared property crime/fraud incidents – 28
Total cleared prop. crime/fraud % – **53.9%**

Detective Sergeant BH Tucker

Total reported incidents – 14
Total open incidents – 0
Total closed incidents – 12
Total closed percentage – **85.7%**
Total criminal incidents – 2
Total criminal incidents cleared by arrest – 0
Total cleared by arrest percentage – **0%**
Leads exhausted/inactive incidents – 2
Other circumstance incidents – 13
Total property crime/fraud incidents – 6
Total open property crime/fraud incidents – 0
Total leads exh. prop. crime/fraud incidents – 2
Cleared property crime/fraud incidents – 4
Total cleared prop. crime/fraud % – **66.7%**

Officer DK Longtin

Total reported incidents – 11
Total open incidents – 1
Total closed incidents – 10
Total closed percentage – **90.9%**
Total criminal incidents – 0
Total criminal incidents cleared by arrest – 0
Total cleared by arrest percentage – **---**%
Leads exhausted/inactive incidents – 0
Other circumstance incidents – 10
Total property crime/fraud incidents – 1
Total open property crime/fraud incidents – 1
Total leads exh. prop. crime/fraud incidents – 0
Cleared property crime/fraud incidents – 0
Total cleared prop. crime/fraud % – **0%**

Sergeant CA Whitley

Total reported incidents – 72
Total open incidents – 1
Total closed incidents – 68
Total closed percentage – **94.4%**
Total criminal incidents – 6
Total criminal incidents cleared by arrest – 3
Total cleared by arrest percentage – **50%**
Leads exhausted/inactive incidents – 3
Other circumstance incidents – 65
Total property crime/fraud incidents – 9
Total open property crime/fraud incidents – 1
Total leads exh. prop. crime/fraud incidents – 3
Cleared property crime/fraud incidents – 5
Total cleared prop. crime/fraud % – **55.6%**



Locust Police Department
Locust, NC

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Kevin R. O'Connor
Assistant Chief of Police
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Officer Field Contact, Citation Charges, Warnings, Arrest Charges For June 2023

June 2023

Officer	Field Contacts*	Citation Charges	Warnings	Arrest Charges
DA Dietz	158 (11.3)	0	1	3
JD Gardner	158 (11.3)	51	16	12
RS Godek	447 (31.9)	10	10	3
AL Hartsell	186 (13.3)	37	23	46
TJ Hartsell	337 (24.1)	44	34	3
DK Longtin			0	0
KR O'Connor			2	0
JM Smith			1	10
BA Stancil	157 (11.2)	42	12	5
R Tran-Thompson	262 (18.7)	5	3	2
BH Tucker			0	0
CA Whitley			1	0

*Field Contact number in parenthesis is average per 14 monthly shifts.

Officer	Traffic Stops	Incident Reports	Warrants Obt.
DA Dietz	3	7	1
JD Gardner	44	42	7
RS Godek	14	27	0
AL Hartsell	70	20	1
TJ Hartsell	90	11	0
BA Stancil	40	24	7
R Tran-Thompson	6	41	2
CA Whitley	2	9	0

2023 Cumulative Total Final

Officer	Field Contacts*	Citation Charges	Warnings	Arrest Charges
DA Dietz	1,466 (17.5)	24	50	49
JD Gardner	1,444 (17.2)	219	83	40
RS Godek	2,343 (27.9)	51	86	7
AL Hartsell	1,115 (13.3)	224	113	77
TJ Hartsell	2,124 (25.3)	433	188	10
BA Stancil	1,136 (13.5)	190	97	22
R Tran-Thompson	2,036 (24.2)	36	58	16
CA Whitley	1,218 (14.5)	22	15	0

*Field Contact average based on total months completed times 14 shifts per month (84)

2023 STATS OTHER FINAL

Officer	Traffic Stops	Incident Reports	Warrants Obtained
DA Dietz	87	82	10
JD Gardner	276	177	14
RS Godek	137	135	2
AL Hartsell	349	157	5
TJ Hartsell	470	89	4
BA Stancil	252	127	14
R Tran-Thompson	84	163	9
CA Whitley	34	84	0

2023 1/2 Year Rankings

Officer	Field Contacts
RS Godek	2,343
TJ Hartsell	2,124
R Thompson	2,036
DA Dietz	1,466
JD Gardner	1,444
CA Whitley	1,218
BA Stancil	1,136
AL Hartsell	1,115

Officer	Citation Charges
TJ Hartsell	433
AL Hartsell	224
JD Gardner	219
BA Stancil	190
RS Godek	51
R Thompson	36
DA Dietz	24
CA Whitley	22

Officer	Warnings
TJ Hartsell	188
AL Hartsell	113
BA Stancil	97
RS Godek	86
JD Gardner	83
R Thompson	58
DA Dietz	50
CA Whitley	15

Officer	Arrest Charges
AL Hartsell	77
DA Dietz	49
JD Gardner	40
BA Stancil	22
R Thompson	16
TJ Hartsell	10
RS Godek	7
CA Whitley	0

Officer	Incident Rep.
JD Gardner	177
R Thompson	163
AL Hartsell	157
RS Godek	135
BA Stancil	127
TJ Hartsell	89
CA Whitley	84
DA Dietz	82

Officer	Traffic Stops
TJ Hartsell	470
AL Hartsell	349
JD Gardner	276
BA Stancil	252
RS Godek	137
DA Dietz	87
R Thompson	84
CA Whitley	34

2023 1/2 Year Overall Officer (Lowest Total Of Points Based On Category Rank)

Officer	Field Cont.	Citation Ch.	Warnings	Arrest Ch.	Traff. Stops	IR	Total	Pvs.
1) TJ Hartsell	2	1	1	6	1	6	17	2
2) AL Hartsell	8	2	2	1	2	3	18	1
3) JD Gardner	5	3	5	3	3	1	20	2
4) BA Stancil	7	4	3	4	4	5	27	4
5) RS Godek	1	5	5	7	6	4	28	5
6) R Thompson	3	6	6	5	7	2	29	5
7) DA Dietz	4	7	7	2	6	8	34	7
8) CA Whitley	6	8	8	8	8	7	45	8

2023 2nd Quarter Overall Officer (Lowest Total Of Points Based On Category Rank)

Officer	Field Cont.	Citation Ch.	Warnings	Arrest Ch.	Traff. Stops	IR	Total	Pvs.
1) TJ Hartsell	1,037 (2)	209(1)	109 (1)	8 (5)	262 (1)	42 (6)	17	3
2) AL Hartsell	516 (7)	109 (3)	56 (2)	63 (1)	151 (2)	80 (3)	18	1
2) JD Gardner	689 (4)	113 (2)	42 (5)	31 (2)	109 (4)	98 (1)	18	2
4) RS Godek	1,474 (1)	19 (5)	47 (3)	5 (7)	65 (5)	79 (4)	25	5
5) BA Stancil	503 (8)	104 (4)	43 (4)	12 (3)	112 (3)	60 (5)	27	4
6) R Thompson	954 (3)	18 (6)	18 (7)	7 (6)	27 (7)	95 (2)	31	6
7) DA Dietz	682 (5)	8 (8)	27 (6)	11 (4)	45 (6)	33 (8)	37	7
8) CA Whitley	614 (6)	14 (7)	11 (8)	0 (8)	17 (8)	35 (7)	44	8



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OFFICER OF THE MONTH

2023

January – PO2 Robert S. Godek,
Officer Timmy J. Hartsell

February – Officer Timmy J. Hartsell
Officer Ryan M. Tran-Thompson

March – Detective Sergeant Brittany H. Tucker
SRO Daniel K. Longtin

April – Officer Ryan M. Tran-Thompson

May – SRO Daniel K. Longtin

June – Officer Adam L. Hartsell

July –

August –

September –

October –

November –

December –



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OFFICER OF THE MONTH

JUNE 2023



Officer
Adam L. Hartsell

For the month of June 2023, Officer Adam Hartsell completed 186 business and neighborhood patrols, and conducted 70 traffic stops that resulted in 37 citation charges and 23 warnings. He also led the department in his first month as a certified speed RADAR operator with 21 speeding citation charges and 8 speed warnings issued. Officer Hartsell's month of June in arrest charges made is what was most noteworthy. Hartsell made 46 arrest charges for the month which included multiple felony charges related to drug possession and/or distribution, 2 driving while impaired arrests, and multiple felony larceny charges. Officer Hartsell's 46 arrest charges amounted to 54.8% of the total department arrest charges made during June.

Planning and Zoning

June 2023

85 New House permits

Adams, Hucks, Horton, MHC

1 Rooftop Solar

1 Pool

1 Communications Tower

3 Remodels

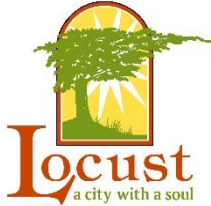
2 Fence

1 Mobile Home

1 Commercial permit

Code enforcement public nuisance

165 New House permits as of June 30th 2023



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

MEMORANDUM

Date: June 10, 2023
From: Cesar Correa, City Manager
To: Mayor & City Council
Subject: Zoning Amendment (Conditional) – Stanly County PIN#: 556504504174

BACKGROUND & PETITION INFORMATION

On May 18, 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: Jeff Carter, P.E.

Owner Information: Carter Engineering Consultants, Inc.

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 *Restaurants, Limited Service (delivery, carryout, drive-thru)* 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 (Mavis Tire & Brake, 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 May 25, 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.

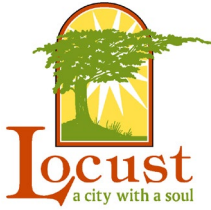
Notice of the meeting and this agenda item have been publicized, letters have been mailed to all adjacent property owners within 500ft of the subject property, and a zoning hearing sign has been posted on the property.

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

Exhibit 1

Application for Conditional Zoning Change

Date: 05/18/2023

Applicant Name: Jeff Carter, P.E.

Company Name (if applicable) Carter Engineering Consultants, Inc.

Address: 3651 Mars Hill Road, Suite 2000, Watkinsville, GA 30677

Phone Number: 770-725-1200

Address of Property Change: Portion of PIN 556504504174 1881 West Main Street

Present Zoning District: HC

Requested Zoning District: HC Conditional

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.

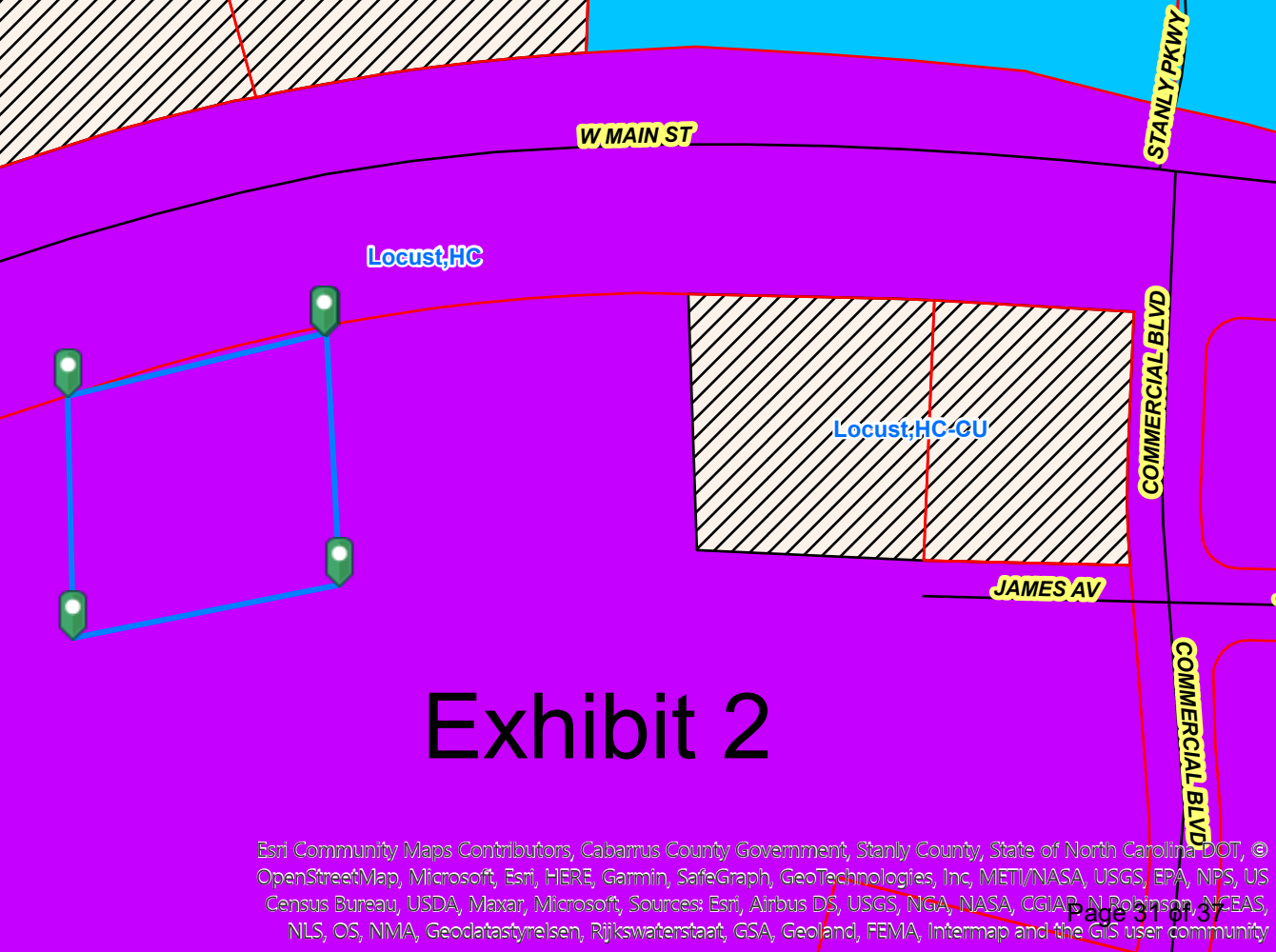
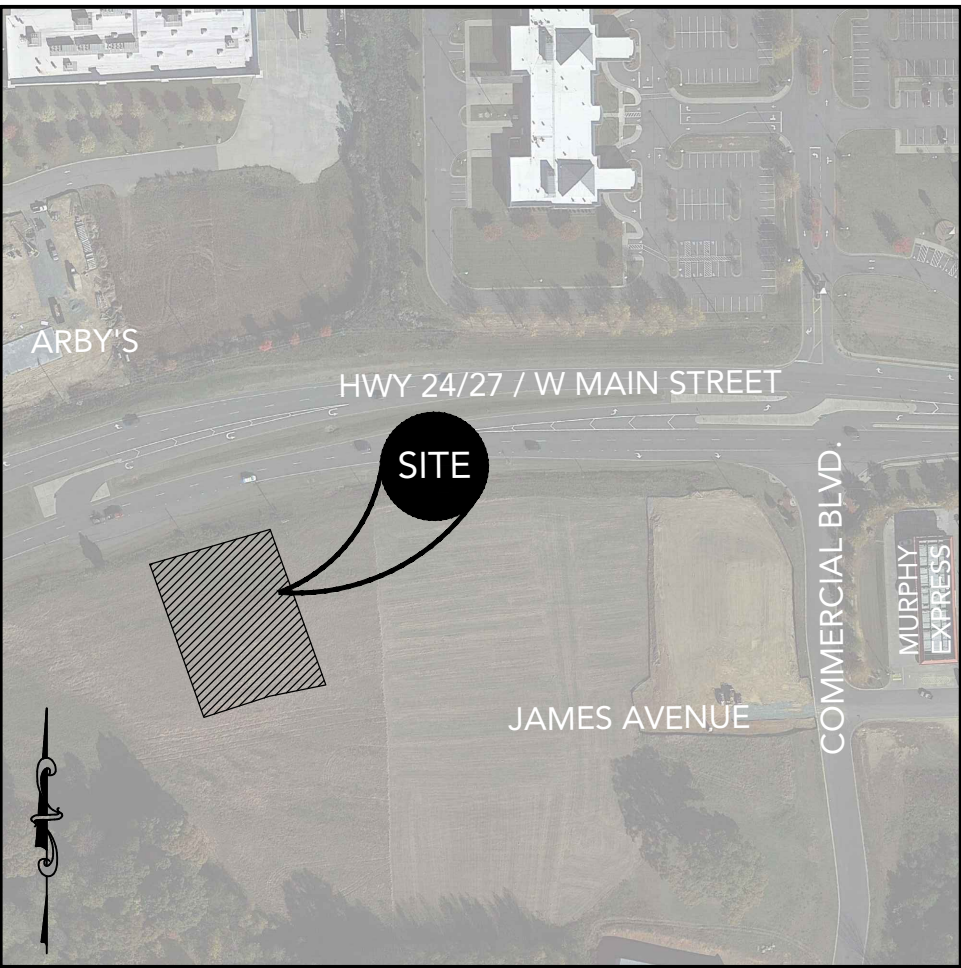


Exhibit 2

COPYRIGHT CARTER ENGINEERING CONSULTANTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR FASHION OR BY ANY MEANS WITHOUT PRIOR CONSENT, AGREEMENT AND WRITTEN PERMISSION FROM CARTER ENGINEERING CONSULTANTS, INC.

Exhibit 3

NC HWY 24/27 / W MAIN STREET
VARIABLE R/W



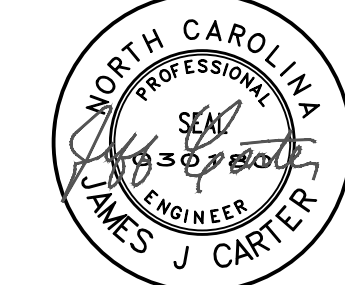
LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION	
DRAWING SET PREPARED BY: CARTER ENGINEERING CONSULTANTS, INC. 3651 MARS HILL ROAD, STE 2000 WATKINSVILLE, GA 30677 CONTACT: JEFF CARTER, P.E. PHONE: 770.725.1200 JEFF@CARTERENGINEERING.NET	OWNER/DEVELOPER: ZAXBY'S 1881 WEST MAIN STREET LOCUST, NC 28097 CONTACT: JAMES SCHAD 704/608.4885
SITE INFORMATION	
JURISDICTION	CITY OF LOCUST
PROPERTY LOCATION	JAMES AVENUE LOCUST, NC, 28097
PARCEL NUMBER	556504504174
CURRENT ZONING	COMMERCIAL CORRIDOR
PROPOSED ZONING	HC (HIGHWAY COMMERCIAL DISTRICT)
OVERLAY DISTRICT	NA
EXISTING USE	VACANT LOT
PROPOSED USE	COMMERCIAL RESTAURANT
BUFFERS REQUIRED	NA
REQUIRED BUILDING SETBACKS	FRONT: 30- FEET SIDE: 20- FEET REAR: 20- FEET
MAXIMUM LOT COVERAGE	*10%
MINIMUM LANDSCAPE	*10%
MAXIMUM BUILDING HEIGHT	45- FEET
SANITARY SEWER SERVICE	CITY OF LOCUST
WATER SERVICE	STANLY COUNTY
FEMA FLOOD INSURANCE RATE MAP NO.	3710556500L
FEMA FIRM DATE	11/16/2018
FEMA SFHA ZONE	'X'
UNDERGROUND UTILITY DISCLAIMER: THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.	

LANDSCAPE DATA:
REQUIRED LANDSCAPE:
STREET TREES SHALL BE PLANTS A MAXIMUM OF 40' ON CENTER AND SHALL BE A MINIMUM OF 3' IN CALIPER.
PARKING LOT LANDSCAPE SHALL BE IN COMPLIANCE WITH SECTION 'S.1.6 LANDSCAPING FOR PARKING LOT'

PLANT SCHEDULE

TOTAL QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	CAL./GAL.	SPACING	TYPE	HT./SPR. MINIMUM	REMARKS
CANOPY TREES								
8	T.TL	<i>Tulipifera liliiflora</i> 'Little Volunteer'	'Little Volunteer' Tulip Poplar	3" Cal.	As Shown	B & B	16' / 8'	Straight Central Leader to Min. 6' Ht., Well Spaced Branches, Symmetrical Crown
6	T.SO	<i>Quercus shumardii</i>	Shumard Oak	3" Cal.	As Shown	B & B	16' / 8'	Straight Central Leader to Min. 6' Ht., Well Spaced Branches, Symmetrical Crown
EVERGREEN/FLOWERING TREES								
1	T.CM	<i>Lagerstroemia indica</i> 'Majesty'	Naxos® Grape Myrtle	3.5" Cal. Multi.	As Shown	B & B	8' / 4'	Multi. (Min. 3 - 1.5" ea.) Clear to 6' Ht., Heavy Canopy, Well Spaced Branches, Symmetrical Crown
EVERGREEN SHRUBS								
4	S.KC	<i>Camellia sasanqua</i> 'Kanjira'	Kanjira® Camellia	7 Gal.	As Shown	Container	36" / 36"	Full Pot, Well Shaped
36	S.DBH	<i>Ilex cornuta</i> 'Burfordii Nana'	'Stoke's Dwarf' Burford Holly	7 Gal.	As Shown	Container	36" / 36"	Full Pot, Well Shaped
26	S.DYH	<i>Ilex vomitoria</i> 'Stoke's Dwarf'	'Stoke's Dwarf' Yaupon Holly	7 Gal.	As Shown	Container	36" / 36"	Full Pot, Well Shaped
DECIDUOUS SHRUBS								
6	S.MG	<i>Muhlenbergia capillaris</i>	Muhly Grass	3 Gal.	As Shown	Container	18" / 18"	Full Pot, Well Shaped
GROUND COVERS								
	COLOR	Seasonal Color (in square feet)	Seasonal Color	---	---	Container	---	---
	Mulch	Mulch (to match overall development)	Mulch	---	---	Mulch	---	3" layer of pine mulch or pine bark
TURF GRASS (in square feet)								
2,617	SOD	Sod (as directed by owner)	Sod (as directed by owner)	---	---	SOD	Certified	---



CARTER
ENGINEERING

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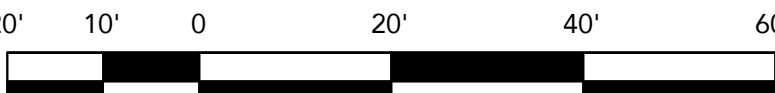
SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTAURANT
JAMES AVENUE - LOCUST, NC, 28097

SHEET TITLE:
LANDSCAPE PLAN

PROJECT NAME:
ZAXBY'S

SHEET NUMBER:
L 1.0

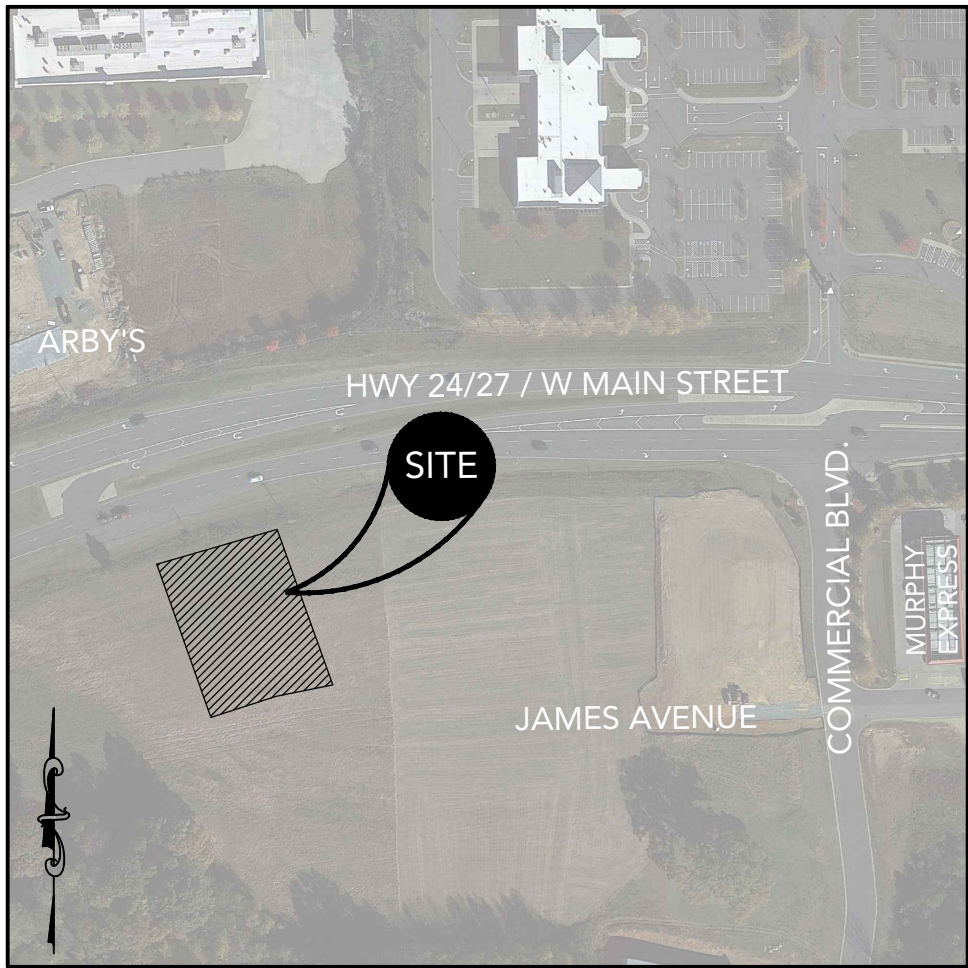
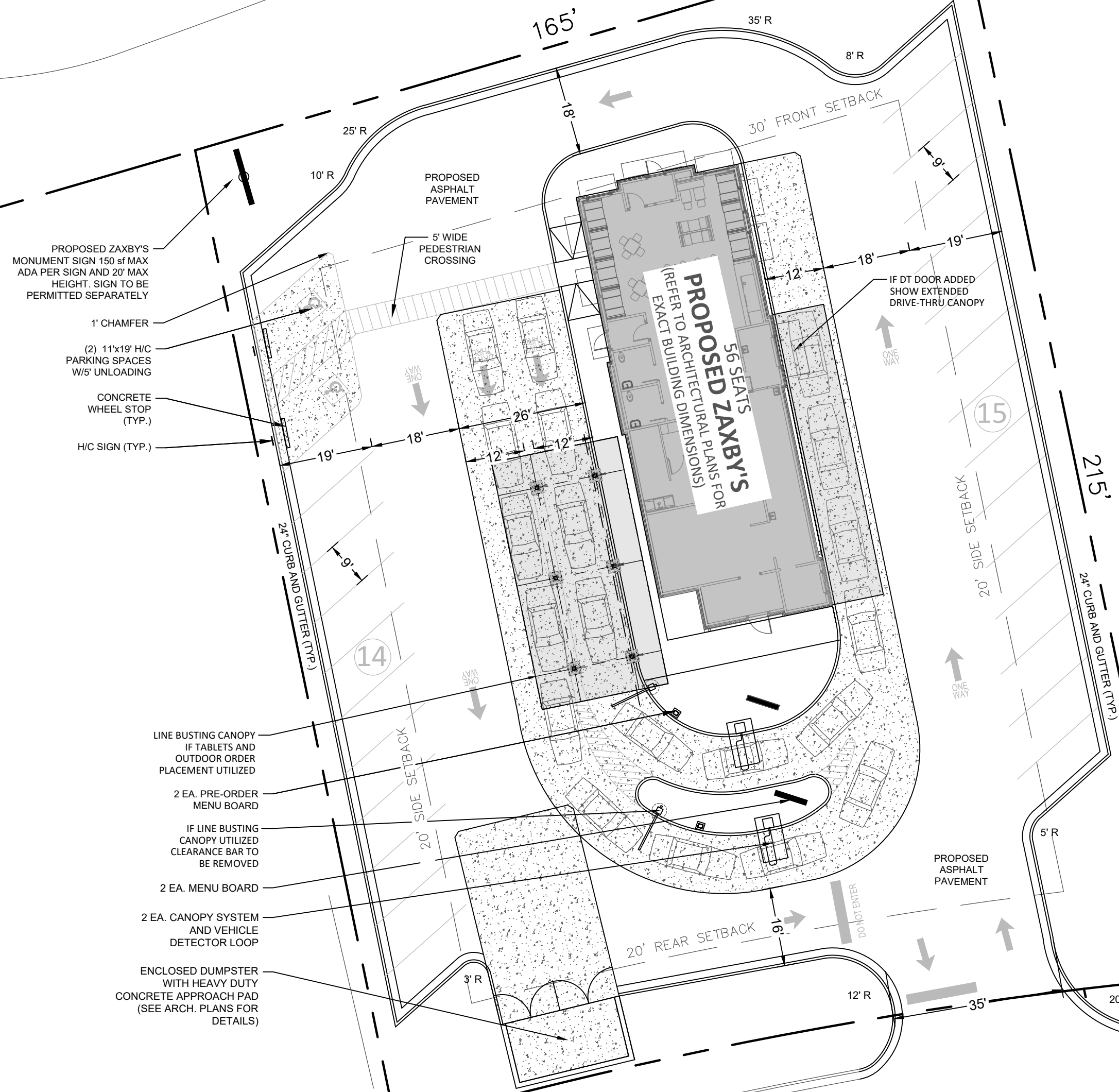
PROJECT NUMBER:
23787ZAX
DATE:
05/18/2023



GRAPHIC SCALE
SCALE: 1" = 20'

ENGINEER/DESIGNER NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLANS SETS LABELED "ISSUE FOR BID". BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION".

NC HWY 24/27 / W MAIN STREET
VARIABLE R/W



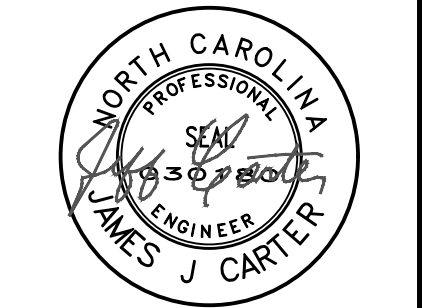
LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION	
DRAWING SET PREPARED BY: CARTER ENGINEERING CONSULTANTS, INC. 3651 MARS HILL ROAD, STE 2000 WATKINSVILLE, GA 30677 CONTACT: JEFF CARTER, P.E. PHONE: 770.725.1200 JEFF@CARTERENGINEERING.NET	OWNER/DEVELOPER: ZAXBY'S 1881 WEST MAIN STREET LOCUST, NC 28097 CONTACT: JAMES SCHAD 704/608.4885
SITE INFORMATION	
JURISDICTION	CITY OF LOCUST
PROPERTY LOCATION	JAMES AVENUE LOCUST, NC, 28097
PARCEL NUMBER	556504504174
CURRENT ZONING	COMMERCIAL CORRIDOR
PROPOSED ZONING	HC (HIGHWAY COMMERCIAL DISTRICT)
OVERLAY DISTRICT	NA
EXISTING USE	VACANT LOT
PROPOSED USE	COMMERCIAL RESTAURANT
BUFFERS REQUIRED	NA
REQUIRED BUILDING SETBACKS	FRONT: 30- FEET SIDE: 20- FEET REAR: 20- FEET
MAXIMUM LOT COVERAGE	*10%
MINIMUM LANDSCAPE	*10%
MAXIMUM BUILDING HEIGHT	45- FEET
SANITARY SEWER SERVICE	CITY OF LOCUST
WATER SERVICE	STANLY COUNTY
FEMA FLOOD INSURANCE RATE MAP NO.	3710556500L
FEMA FIRM DATE	11/16/2018
FEMA SFHA ZONE	'X'
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PARKING DATA:	
REQUIRED PARKING	
ONE (1) SPACE FOR EACH (3) SEATING ACCOMMODATIONS, PLUS ONE (1) SPACE FOR EACH TWO (2) EMPLOYEES ON THE SHIFT OF LARGEST EMPLOYMENT.	
REQUIRED PARKING	= 27 SPACES
PROVIDED PARKING	= 29 SPACES
ADA PARKING	= 2 SPACES PROVIDED (2 REQUIRED)

GRAPHIC SCALE
SCALE: 1" = 20'

REVISION BLOCK	REVISION DATE & DESCRIPTION
ISSUE	5-18-2023/CONDITIONAL ZONING CHANGE
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...



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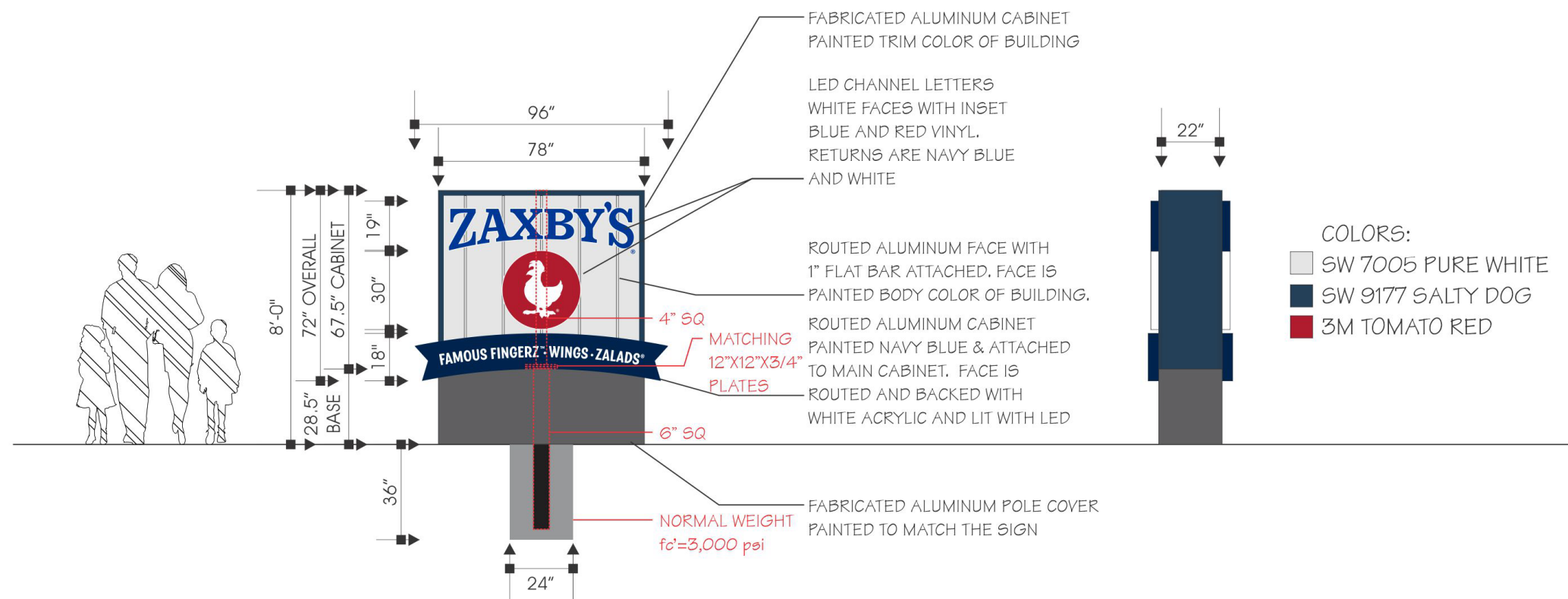
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Exhibit 4









MONUMENT SIGN