



Locust City Council Meeting

Agenda

Joel Huneycutt Community Room

7:00 PM

December 14, 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

- | | | |
|---------------------|---|----------------|
| Call to Order: | 1. Call to Order | Mayor Huber |
| | 2. Presentation of Colors, Prayer | Mayor Huber |
| | 3. Adopt Agenda | |
| | 4. Minutes - adopt November 9, 2023. | Amy Furr |
| | • November 9, 2023 | |
| Reports: | 5. Financial Reports | |
| | 6. Mayor's Report | Mayor Huber |
| | • Introduction of new LPD Officer - Officer Paul Dover | |
| | • Eagle Scout Project - John Owen Tucker | |
| Department Reports: | 7. Manager's Report | Cesar Correa |
| | • Change Order - North Basin Sewer Improvements, Contract 4 | |
| | • 2024 Council Meeting Dates | |
| | • 2024 Holiday Schedule | |
| | • Purchase Orders | |
| | • Budget Amendments | |
| | 8. Administration/HR | Harry Fletcher |
| | 9. Parks | Mandy Watson |
| | 10. Facilities | Barry Sims |
| | 11. Public Works | Larry Baucom |
| | • Wastewater Flow Tracking - November 2023 | |
| | 12. ABC, Economic Development & Small Business Support | Rusty Efird |
| | 13. Public Safety | Roger Hypes |
| | • LPD November 2023 Summary | |

14. Planning & Zoning

Mike Haigler

- Monthly Report - November 2023
- Planning & Zoning Board Appointments
- Conditional Rezoning - QT
- Conditional Rezoning - Taylor Morrison at Belle Ave.
- Schedule Public Hearing - Kolter Homes, Cresswind at Rocky River
- Petitions for Voluntary Annexation
- Dabb's House Preservation

15. Public Comment Period:

16. Board Closing Comments

17. Executive Session

18. Adjourn

Next Scheduled Council Meeting - January 11, 2024.



Locust City Council Meeting Minutes Joel Huneycutt Community Room

7:00 PM

November 9, 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

Mayor Huber called the meeting to order at 7:00pm

2. Presentation of Colors, Prayer

Mayor Huber led in the Pledge of Alligence and Scott 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 (October 12th and October 24th Special Meeting)

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)
Motion to adopt minutes from October 12th and Special Meeting October 24th

October 12, 2023

October 24, 2023 - Special Meeting

5. Financial Reports

We expect our new auditors to present the 6/30/2023 audit during the December 14th meeting. General Fund revenues exceed expenditures by \$1,134,012.54. Wastewater fund revenues exceed expenditures by \$558,361.22. Our latest sales tax distribution that we received was \$141,641.90.

Financial Summary - October 31, 2023.

Purchase Orders

Budget Amendments

6. Mayor's Report

City Hall is lit up green in honor of the veterans and Veteran's Day. Mayor Huber recognized Representative Wayne Sasser and Cody Huneycutt who presented Mayor Huber, the Council, and the City of Locust with a check for 10 million dollars for water and sewer. Christmas Tree lighting is next Thursday at 6:00pm. Parade is December 2nd.

7. Manager's Report

Thank you Rep. Wayne Sasser and Cody Huneycutt for their hard work and dedication to Stanly County and all that they have done. Purchase orders and budget amendments were reviewed. The North Carolina League of Municipalities received \$25M from American Rescue Plan funds that they are using to assist communities in the State. Locust qualifies for several of their services, and in order to proceed we need to adopt an interlocal agreement. All these services will not cost Locust anything. Here is a summary of the services we'll be pursuing. Thanks to the entire staff, it has been a busy month. Thank you to all of the veterans for their service.

- **Cybersecurity:** The League will provide a comprehensive cybersecurity assessment of our infrastructure.
- **MAS:** Municipal Accounting Services. If we decide to pursue this service, the League will pay for the transfer of our accounting software and 3 years of the licensing fee. Our staff is exploring this platform to see if it's advantageous to our operations.
- **Planning & Engineering Services:** This group provides assistance, of up to \$50,000, for planning and engineering services. I spoke to them last week, and it appears our update to the 2014 Land Use Plan will qualify for this benefit.
- **Grant Writing:** This group will seek, write, and apply for grants that can benefit Locust. This call is yet to be scheduled to determine if we can take advantage of this service.

The public works department finished removing the existing trees from Locust Town Center today. You may recall we decided to remove them in order to repair the damaged sidewalks, and to replant trees later on. City Manager, Cesar Correa recommended that we do not replace the trees. The public works department will have a tree stump removal company out in the next few weeks to clean it up, and sidewalks will be replaced sometime in December.

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

Motion to adopt a resolution for a Memorandum of Understanding with the NC League of Municipalities for use of their services and assistance

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 Larry Baucom (7-0)
Motion to approve budget amendments

M/S/A Council Members Larry Baucom and Roger Hypes (7-0)
Motion to not to replant trees in Town Center

North Carolina League of Municipalities - MOU

Town Center Street Trees

8. Administration/HR

Nothing to report at this time

9. Parks

Gratitude graffiti is going on now in Town Center. Take the time to stop by a business and write on a window with your thankfulness. Christmas Tree Lighting next Thursday, 6:00pm there will be vendors and the Grinch. The parade will be December 2nd.

10. Facilities

City Manager Cesar Correa attended a kickoff meeting with CPL, the selected architects for the project. We also met yesterday with the stakeholders (Stanly Senior Services, YMCA, West Stanly Senior Foundation, Stanly Library) to discuss needs/wants for the space. We will then drop off materials to the seniors on November 27th and allow them to participate in a public input session on Wednesday, December 6th. We are actively working on transferring the green space behind City Hall to Locust, and you'll see surveying and geotech taking place over the next few days/weeks. Rep. Sasser stated that he will be back to the City to present \$500,000 for the senior center

Senior Center Update

11. Public Works

Flow report is great. Thanks to the department for all their hard work taking the trees down in Town Center and putting up the new Christmas decorations.

Wastewater Flow Report - October 31, 2023.

12. ABC, Economic Development & Small Business Support

Following the resignation of ABC Board Chairperson Joe Bishop, the City advertised and received 4 applications to fill his vacancy. One of the applications was turned away, because the individual did not live within our city limits. Council appointed Margaret Peacock to replace Joe Bishop as chairperson given her tenure and experience, and then appointed Mr. Rex Barbee to fill the vacant seat. He has been very active at the council meetings and applied to serve on the ABC Board before and reaffirmed his interest.

M/S/A Council Members Rusty Efird and Harry Fletcher (7-0)
Motion to appoint Margaret Peacock as chairperson of the ABC Board for the remainder of the term until

12/2024

M/S/A Council Members Rusty Efird and Michael Haigler (7-0)
Motion to appoint Rex Barbee to the ABC Board for a 3 year term to expire 12/2026

ABC Appointments

13. Public Safety

Monthly report was reviewed by Council Member Roger Hypes. Thank you to the police department for their participation at the fall festival. The departments dedication to the safety of Locust is top notch and does not go unappreciated or unnoticed.

Public Safety Report - October 2023.

14. Planning & Zoning

Planning and zoning report was reviewed by Council Member Michael Haigler. Presentation was given for proposed conditional rezoning request project on James Ave by James Schad for a new 2 story shopping plaza with a connected atrium. Retail space on the bottom floor and office space on the top floor.
Public Hearing was opened for comments on the conditional rezoning - no one spoke for or against

Council was asked to please schedule public hearings for QT and Taylor Morrison during the December 14th Council meeting.

M/A Council Member Michael Haigler (no second needed) (7-0)
Motion to approve the conditional rezoning request designating the subject property as Highway Commercial – Conditional (HC-C) for James Schad with the associated site plan 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 schedule public hearings for QuikTrip and Taylor Morrison for the December 14, 2023 Meeting

Planning & Zoning Report - October 31, 2023.

Conditional Rezoning - James Schad

Schedule Public Hearings

15. Public Comment Period:

Ms. Judy Godwin signed up to speak about all of the growth that Locust has seen and that she loves to see it all.

16. Board Closing Comments

Glad to see all of those who came out to the meeting tonight. Thank you to Ms. Godwin for her comments. Thank you to Rep. Sasser and Mr. Huneycutt for all their hard work at the state level. Thank you to Mr. Rex

Barbee for your willingness to serve on the ABC Board. Thank you to Mr. James Schad for continuing to invest in the City of Locust. Thank you to the veterans.

17. Adjourn

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

Motion to adjourn at 8:10pm

Amy Furr, City Clerk

Stephen Huber, Mayor



John Owen Tucker

BSA Eagle Scout Proposal Presentation



BSA Eagle Scout Proposal Overview

- This proposal is to construct an Orienteering (map & compass) course at the Locust City Park.
- Completion of a 1 mile orienteering course is a requirement to advance from the scout rank of Second Class to First Class.
- BSA Troop 202 retired Scoutmaster, Mr. Richard Sides, used to host this one mile course at his house. Our troop is now in need of a location to host this advancement event.
- The course will consist of a starting location with marker sign, course map, and 10 point locations.





BSA Eagle Scout Proposal Materials

- There are two types of markers that can be used for the point locations.
- 3-¼ inch Flat Top Aluminum Marker
 - These are installed on the top of a 0.75" steel dowel that are driven into the ground approximately 18 inches deep.
 - These are typically used by the NCDOT in urban areas to limit maintenance.





BSA Eagle Scout Proposal Materials

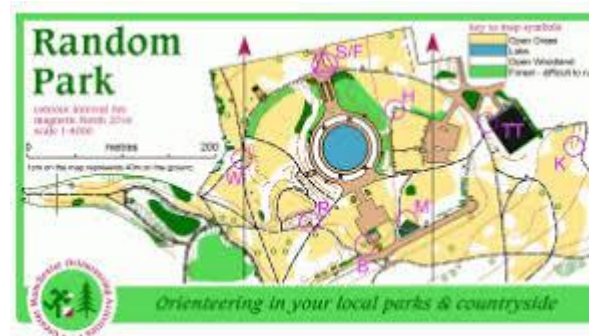
- There are two types of markers that can be used for the point locations.
- Concrete Marker with Cap 4"x4"x24"
 - 24" holes will be dug in the ground and these markers will be installed vertically and backfilled around and usually have an aluminum cap on top.
 - These are widely used in all NCDOT applications. They are easier to find and have a long useful life.



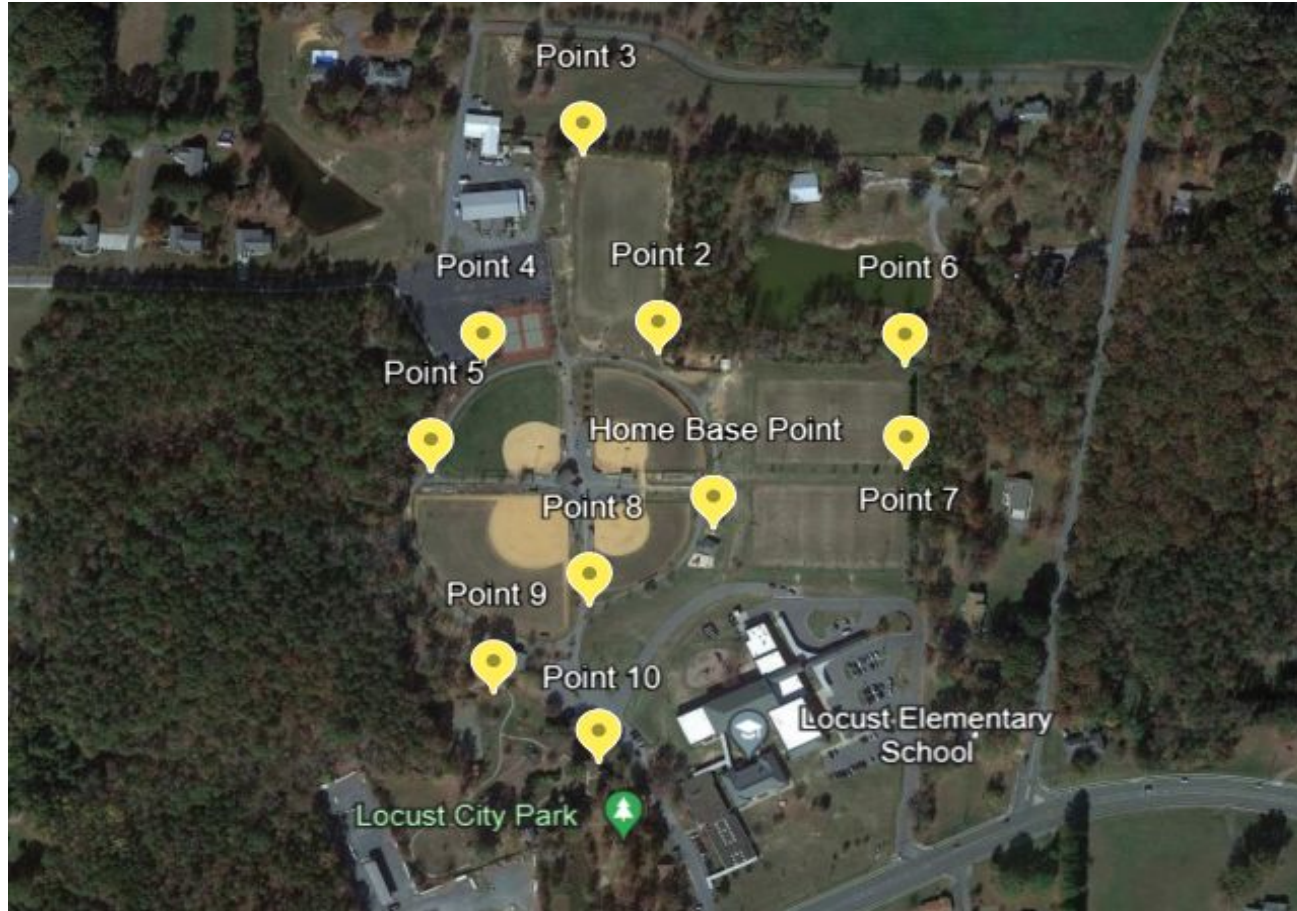


BSA Eagle Scout Proposal Materials

- There are will be a course starting point and sign to show the course map.
- This signage will match the current style used at the park.
- The sign will reference the Troop 202 web page to find the map location to help all orienteering participants follow an existing map or create their own.
- This course can be used by any scout troop, orienteering club and the general public.



BSA Eagle Scout Course Map Overview





BSA Eagle Scout Proposal

- Thank you for your time.
- Please let me know if you have any questions regarding the proposed project!
- You are welcome to email me at johnowentucker@gmail.com.



Date of Issuance: 11/30/2023	Effective Date:
Owner: City of Locust	Owner's Contract No.:
Contractor: BRS INC	Contractor's Project No.:
Engineer: Chambers Engineering, PA	Engineer's Project No.: 20181151
Project: Sanitary Sewer Improvements	Contract Name: C4 Gravity Sewer

The Contract is modified as follows upon execution of this Change Order:

Description: Upsize of gravity sewer pipe from 12" diameter to 15" diameter, additional manhole installation, and associated appurtenances

Attachments: Revised plan sheets PP4, PP4.1, CO1 Detail

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price: \$ <u>960,848.75</u>	Original Contract Times: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
[Increase] [Decrease] from previously approved Change Orders No. ____ to No. ____: \$ <u>N/A</u>	[Increase] [Decrease] from previously approved Change Orders No. ____ to No. ____: Substantial Completion: _____ Ready for Final Payment: _____ days
Contract Price prior to this Change Order: \$ <u>960,848.75</u>	Contract Times prior to this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
[Increase] [Decrease] of this Change Order: \$ <u>84,475.00</u>	[Increase] [Decrease] of this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
Contract Price incorporating this Change Order: \$ <u>1,045,323.75</u>	Contract Times with all approved Change Orders: Substantial Completion: _____ Ready for Final Payment: _____ days or dates

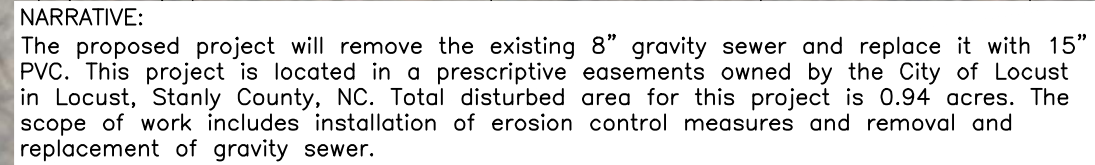
RECOMMENDED:		ACCEPTED:		ACCEPTED:	
By: Rachel C Carter	By: _____	By: _____	By: _____	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)	Owner (Authorized Signature)	Contractor (Authorized Signature)	Contractor (Authorized Signature)	Contractor (Authorized Signature)
Title: Project Manager	Title: _____	Title: _____	Title: _____	Title: _____	Title: _____
Date: 11/30/2023	Date: _____	Date: _____	Date: _____	Date: _____	Date: _____



Project Name: Sanitary Sewer Improvements: Contract 4 Gravity Sewer

No.	Item Description	Unit	Est. Qty.	Unit Price	Total Line Price
1.0	Mobilization (3% Bid Max.)	Lump Sum	1	\$ 28,500.00	\$ 28,500.00
1.1	Clearing & Grubbing	Acre	1	\$ 53,500.00	\$ 53,500.00
1.2	15" SDR 35 PVC Grav. Sewer, Replace in Place 0-6'	Plan Linear Feet	1,140	\$ 363.00	\$ 413,820.00
1.3	15" SDR 35 PVC Grav. Sewer, Replace in Place, 6-10'	Plan Linear Feet	810	\$ 413.00	\$ 334,530.00
1.4	16" CL350 DIP Grav. Sewer	Plan Linear Feet	120	\$ 310.00	\$ 37,200.00
1.5	4' Diameter Precast Conc. Manhole, 0-6'	Plan Linear Feet	0	\$ 9,000.00	\$ -
1.6	4' Diameter Precast Conc. Manhole, 6-10'	Each	0	\$ 10,000.00	\$ -
1.7	30" SCP Bore & Jack	Each	120	\$ 665.00	\$ 79,800.00
1.8	Erosion Control - Sediment Fence	Each	2,045	\$ 3.75	\$ 7,668.75
1.9	Seeding & Mulching	Each	2	\$ 2,500.00	\$ 5,000.00
2.0	Gravity Sewer Testing	Each	2,090	\$ 7.00	\$ 14,630.00
2.1	Cleanup & Certification	Each	2,090	\$ 5.00	\$ 10,450.00
2.2	Trench Rock Excavation	Square Feet	150	\$ 150.00	\$ 22,500.00
2.3	Replace Existing 4' Diameter Precast Conc. Manhole	Each	15	\$ 2,515.00	\$ 37,725.00

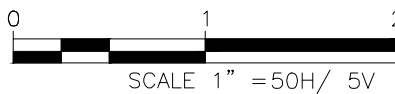
Original Contract Price	\$ 960,848.75
Change from Previously Approved Change Orders	\$ -
Contract Price Prior to this Change Order	\$ 960,848.75
Change of this Change Order	\$ 84,475.00
Contract Price Incorporating this Change Order	\$ 1,045,323.75



- CONSTRUCTION SEQUENCE:**
1. Obtain all applicable permits and plan approvals.
 2. Field stake work areas and limits.
 3. Conduct pre-construction conference.
 4. Install temporary bridge crossings.
 5. Install check dams, sediment fence, and all other controls necessary for the phase of work contemplated.
 6. Plug downstream manhole and provide bypass pumping in accordance with NCEQ rules.
 7. Remove 8" sewer pipe upstream of plugged manhole. Install new 12" sewer pipe and manhole boots. Install coffer dam and pump around at creek crossings.
 8. Install temporary seeding as work allows.
 9. Maintain all erosion control measures.
 10. Perform sewer testing.
 11. Install Permanent seeding.
 12. Remove erosion control devices upon satisfactory stabilization of work areas.

NOTE: Pursuant to G.S. 113A-57(2), the angle for graded slopes and fill shall be no greater than the angle that can be retained by vegetative cover or other adequate erosion-control devices or structures. In any event, slopes left exposed shall, within 14 calendar days of completion of any phase of grading, be planted or otherwise provided with temporary or permanent ground cover, devices, or structures sufficient to restrain erosion.

CONSTRUCTION SEQUENCE



MARK	7	DESCRIPTION	DATE	MARK	DESCRIPTION	DATE
	6			14.		
	5					
	4					
	3					
	2					
	1					
	-					

DESIGNED BY: SC	DATE: 30-Oct-23
DWN BY: SC	SOLICITATION NO.:
ISSUED FOR: REVIEW	CONTRACT NO.:
PLOT SCALE: 1:2,5849	PROJECT NUMBER: 2018-1151
SIZE: ARCH D	FILE NAME: 1151_PDS_GRAY.dwg

 **chambers**
engineering, pa

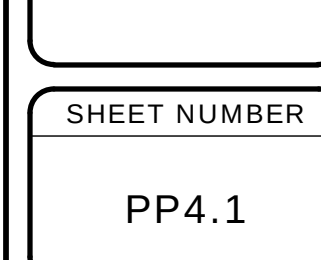
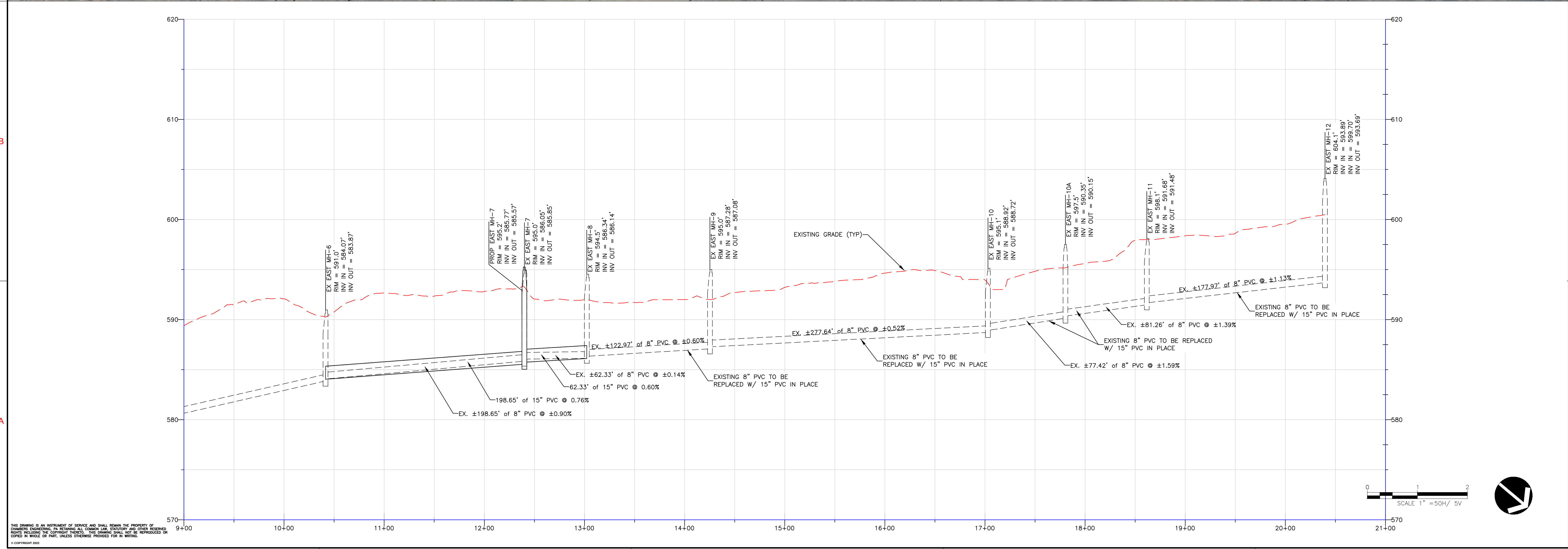
129 North First Street | 704.984.6427 ph
Albemarle, NC 28001 | www.ce-pa.com



SANITARY SEWER IMPROVEMENTS
City of Locust
186 Ray Kennedy Drive
Locust, NC 28097

GRAVITY SEWER REPLACEMENT

SHEET NUMBER
PP4





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

**2024 Council Meeting List, all meetings begin at 7:00pm
2nd Thursday of every month**

January 11, 2024
February 8, 2024
March 14, 2024
April 11, 2024
May 9, 2024
June 13, 2024
July 11, 2024
August 8, 2024
September 12, 2024
October 10, 2024
November 14, 2024
December 12, 2024



City of Locust
Post Office Box 190
Locust, North Carolina 28097-0190
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2024 Holiday Schedule

- | | |
|------------------------------|---|
| • New Years Day | Monday, January 1, 2024 |
| • Martin Luther King Jr, Day | Monday, January 15, 2024 |
| • Good Friday | Friday, March 29, 2024 |
| • Memorial Day | Monday, May 27, 2024 |
| • Independence Day | Thursday, July 4, 2024 |
| • Labor Day | Monday, September 2, 2024 |
| • Veteran's Day | Monday, November 11, 2024 |
| • Thanksgiving | Thursday, November 28, 2024
Friday, November 29, 2024 |
| • Christmas | Tuesday, December 24, 2024
Wednesday, December 25, 2024
Thursday, December 26, 2024 |

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>
Wednesday, November 1, 2023	11:59:59 PM	298433.4	298433.4	
Thursday, November 2, 2023	11:59:59 PM	596405.3	297971.9	
Friday, November 3, 2023	11:59:59 PM	888817.2	292411.9	
Saturday, November 4, 2023	11:59:59 PM	1194416.6	305599.4	
Sunday, November 5, 2023	11:59:59 PM	1502095.4	307678.8	
Monday, November 6, 2023	11:59:59 PM	1802243.8	300148.4	
Tuesday, November 7, 2023	11:59:59 PM	2098075.1	295831.3	
Wednesday, November 8, 2023	11:59:59 PM	2392849.8	294774.7	
Thursday, November 9, 2023	11:59:59 PM	2671553.2	278703.4	
Friday, November 10, 2023	11:59:59 PM	2963336.6	291783.4	0.01
Saturday, November 11, 2023	11:59:59 PM	3252168.2	288831.6	0.09
Sunday, November 12, 2023	11:59:59 PM	3567363.8	315195.6	
Monday, November 13, 2023	11:59:59 PM	3864019.4	296655.6	
Tuesday, November 14, 2023	11:59:59 PM	4156031.0	292011.6	
Wednesday, November 15, 2023	11:59:59 PM	4453834.8	297803.8	
Thursday, November 16, 2023	11:59:59 PM	4743831.7	289996.9	
Friday, November 17, 2023	11:59:59 PM	5035686.7	291855.0	
Saturday, November 18, 2023	11:59:59 PM	5343220.8	307534.1	
Sunday, November 19, 2023	11:59:59 PM	5653865.2	310644.4	
Monday, November 20, 2023	11:59:59 PM	5948207.7	294342.5	
Tuesday, November 21, 2023	11:59:59 PM	6350449.6	402241.9	1.74
Wednesday, November 22, 2023	11:59:59 PM	6784122.7	433673.1	0.28
Thursday, November 23, 2023	11:59:59 PM	7106847.7	322725.0	
Friday, November 24, 2023	11:59:59 PM	7411058.3	304210.6	
Saturday, November 25, 2023	11:59:59 PM	7728284.6	317226.3	
Sunday, November 26, 2023	11:59:59 PM	8051788.7	323504.1	
Monday, November 27, 2023	11:59:59 PM	8348960.3	297171.6	0.02
Tuesday, November 28, 2023	11:59:59 PM	8640231.9	291271.6	
Wednesday, November 29, 2023	11:59:59 PM	8939174.4	298942.5	
Thursday, November 30, 2023	11:59:59 PM	9236943.8	297769.4	
Monthly Total				9236943.8
Daily Average				307898.13



NOVEMBER 2023 SUMMARY



NOVEMBER 2023

CATEGORY	AMOUNT
Total Offenses Reported	205
Incident Reports Taken	157
Business And Neighborhood Patrols	1,584
Arrest Charges	64
Citation Charges	180
Warnings Issued	110
Traffic Crashes Reported	38*

***10 Parking Lot Fender Benders,**
10 Single Vehicle (9 With Deer)

November 2023 Officer of the Month



Officer Adam L. Hartsell

*44 Citation Charges And 23 Warnings Issued

*Department Leading 32 Arrest Charges Including 2 DWI Arrests

Planning and Zoning

November 2023

2 Sign Permits

Pine Bluff

3 Fence

2 Commercial remodel

Locust SS

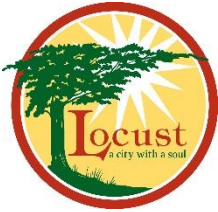
1 Deck

3 Remodel

1 Storage

Working with Developers on multiple projects

172 New house permits as of 11/30/2023



City of Locust

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

MEMORANDUM

Date: December 7, 2023
From: Cesar Correa, City Manager
To: Mayor & City Council
Subject: Zoning Amendment (Conditional) – QT

BACKGROUND & PETITION INFORMATION

On October 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: JD Dudley

Owner Information: QuickTrip Corporation

Existing Zoning: City Center (CC)

Proposed Zoning: City Center – Conditional (CC-C)

Permitted Uses: All uses permitted in the City Center 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 *Convenience Store (with or without gas sales)* is a conditional use in the City Center District.

The applicant seeks to develop the property into a QT service station and convenience store.

Parcel ID Numbers: Stanly County PINs#: 5575-0342-3426, 5575-0342-4513, 5575-0342-4527, 5575-0342-4595, 5575-0342-5446, 5575-0342-5225, 5575-0342-5154, and 5575-0342-5071.

Area in Acres: 4.3 acres

Site Description: This property is located on the southwest corner of the intersection of Hwy 24/27 and Hwy 200. The developer is recombining eight (8) parcels for this project.

Adjacent Land Use: Commercial (Sunoco service station, What-A-Burger, Excite Bikes, and Greater Grounds Coffee), Institutional (Greater Life Church), residential and vacant.

Surrounding Zoning: The property is surrounded by City Center 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 City Center. This amendment is reasonable because the property is adjacent to existing commercial uses. 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.

The applicant is required to complete a Traffic Impact Analysis (TIA) in cooperation with NC Department of Transportation. NCDOT representatives dictated the scope of the work to be completed. Approval of this rezoning is contingent upon successful completion of mandated NCDOT improvements.

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 October 26, 2023 the Locust Planning & Zoning Board reviewed the zoning amendment petition and voted to recommend **approval** of the proposed City Center – Conditional (CC-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/deny the conditional rezoning request designating the subject property as City Center – Conditional (CC-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: 10/18/2023 _____

Applicant Name: JD Dudley _____

Company Name (if applicable) QuikTrip Corporation _____

Address: 3701 Arco Corporate Dr. Ste 150, Charlotte, NC 28273 _____

Phone Number: 830.500.9323 _____

Address of Property Change: Multi-property (See attached) _____

Present Zoning District: Commercial Corridor (CC) _____

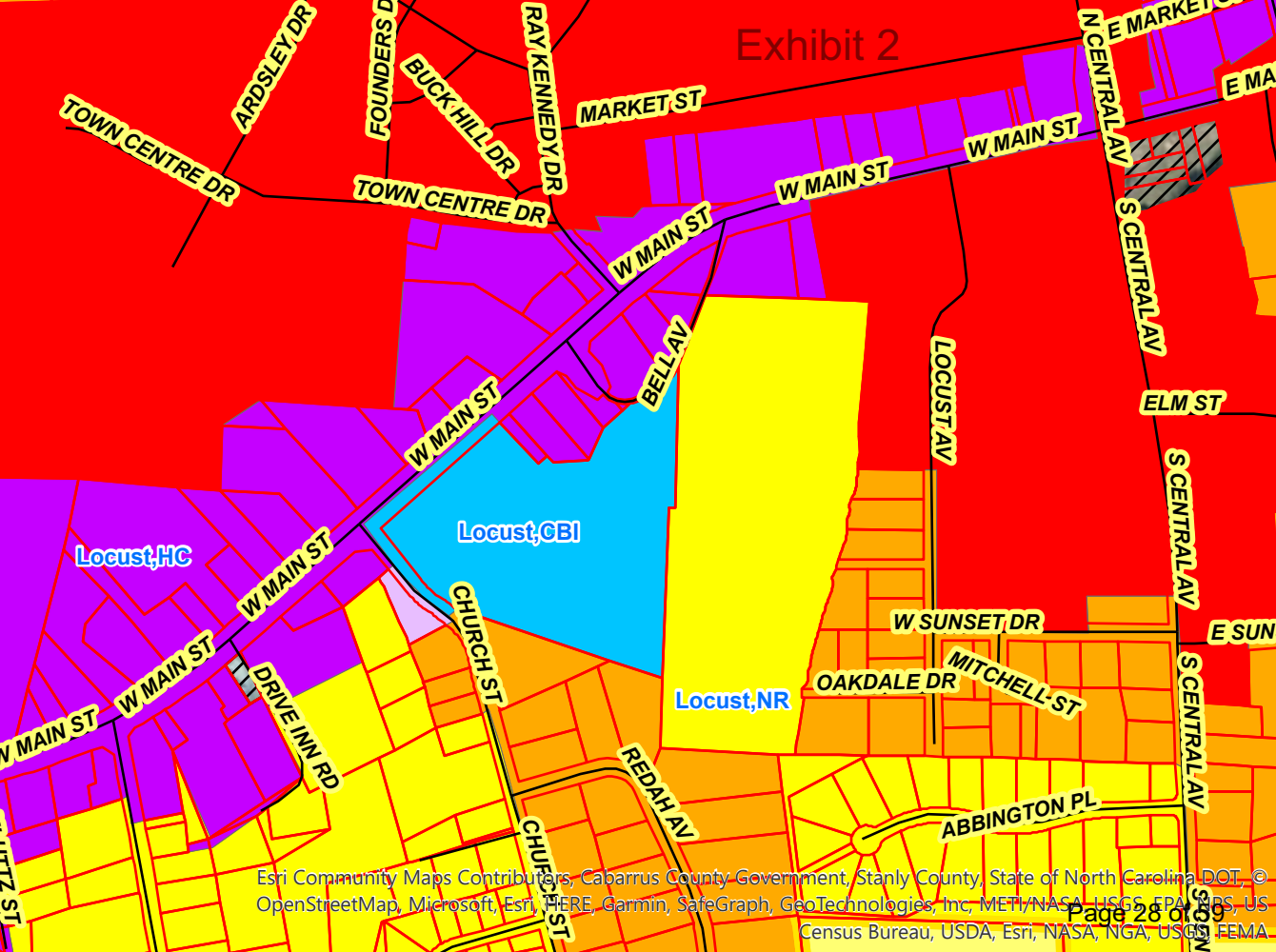
Requested Zoning District: Center City-Conditional (CC-C) _____

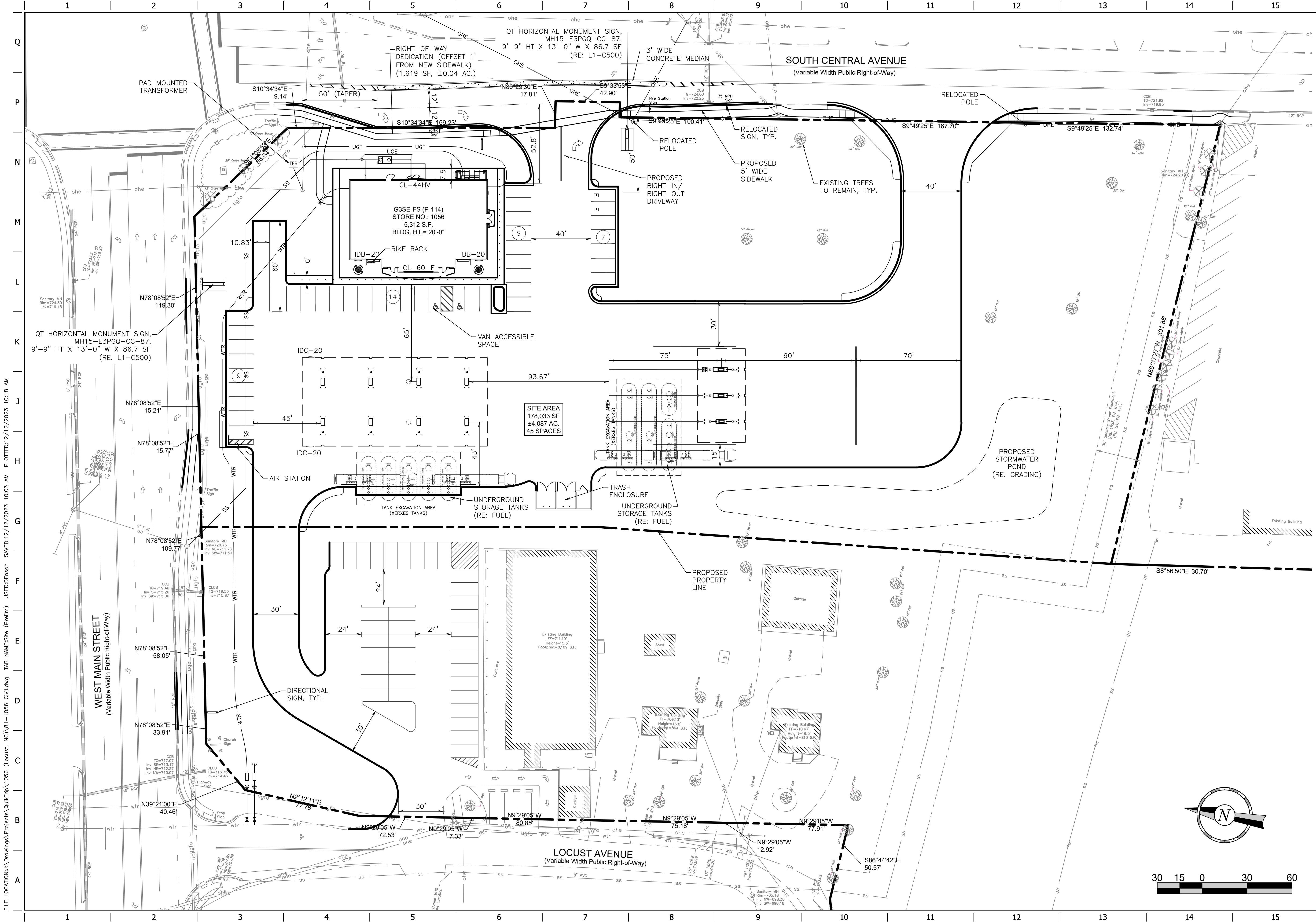
Applicant Signature: _____

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 proposed signage (monument and/or building mounted)
- (6) A fee of \$500 (non- refundable) must accompany this application.

Exhibit 2





PROJECT NO.: #####
FREELAND and KALFFMAN, INC.
Engineers & Landscape Architects
209 West Street
Locust, NC 28097
Phone: 844-233-5497

QuikTrip No. 1056
WEST MAIN STREET
LOCUST, NC



PROTOTYPE: P-114 (08/01/23)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION

SHEET TITLE:
SITE PLAN (PRELIM)

SHEET NUMBER:
2

ORIGINAL ISSUE DATE:

SOUTH CENTRAL AVENUE

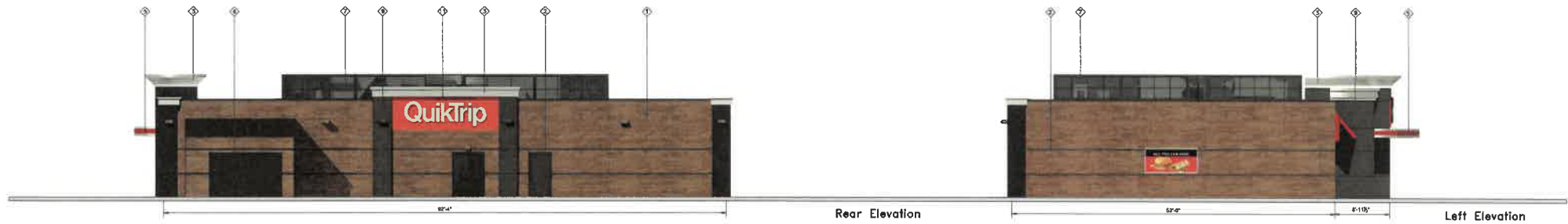
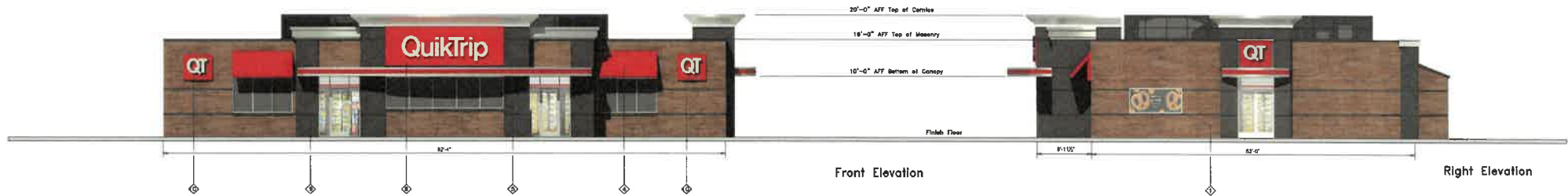
WEST MAIN STREET



Exhibit 4



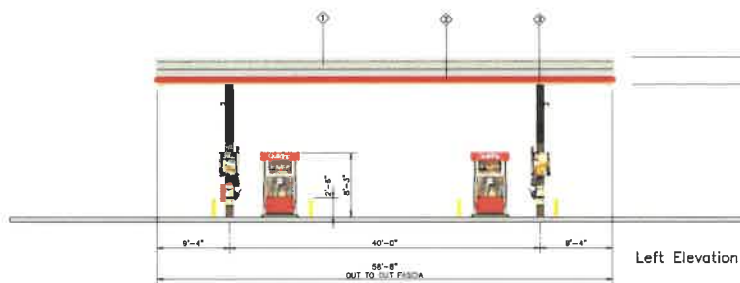
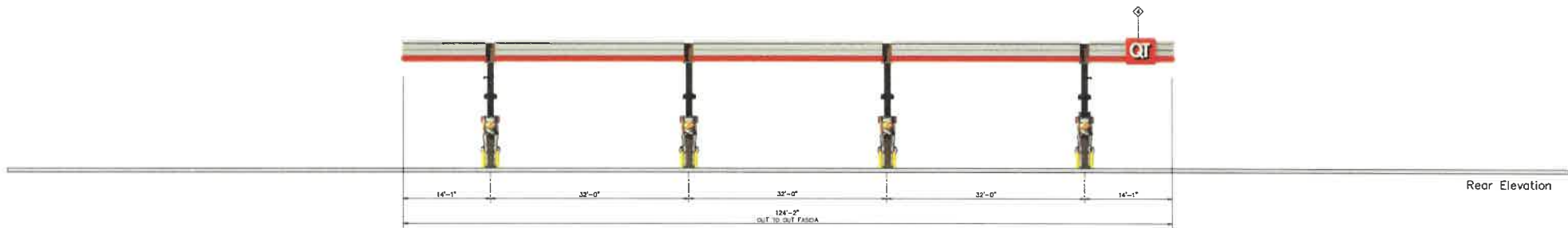
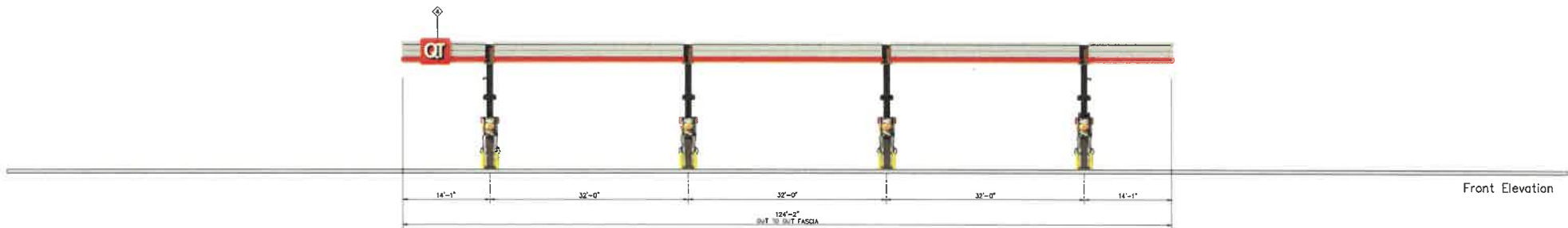




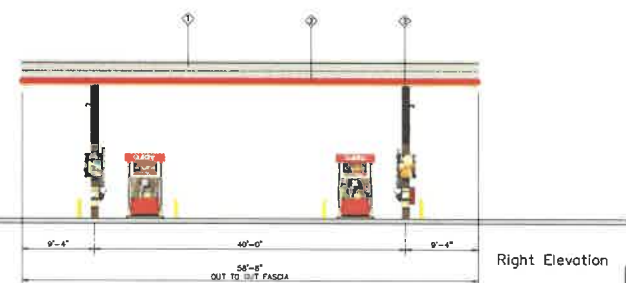
APPROVED
Joe K... 10/16/2023

QuikTrip 4705 South 128th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 415-7700	Store # 1056 G3SE Fuel Stop Elevations		Address: SWC W. Main St & S Central Ave		City, State: Locust, NC	
	Serial # 81-1056-G3SE	Scale: 1/16"=1'-0"	Issue Date: 10.16.23	Drawn By: JK	Rev/Notes:	
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#	FINISH	MANUFACTURER	SPECIFICATION
1	WOODGRAIN	INTERSTATE BRICK	TAT 48 WOODGRAIN BRICK
2	WOODGRAIN	INTERSTATE BRICK	TAT 48 WOODGRAIN BRICK
3	WOODGRAIN	INTERSTATE BRICK	TAT 48 WOODGRAIN BRICK
4	WOODGRAIN	INTERSTATE BRICK	TAT 48 WOODGRAIN BRICK
5	WOODGRAIN	INTERSTATE BRICK	TAT 48 WOODGRAIN BRICK
6	WOODGRAIN	INTERSTATE BRICK	TAT 48 WOODGRAIN BRICK
7	WOODGRAIN	INTERSTATE BRICK	TAT 48 WOODGRAIN BRICK
8	WOODGRAIN	INTERSTATE BRICK	TAT 48 WOODGRAIN BRICK
9	WOODGRAIN	INTERSTATE BRICK	TAT 48 WOODGRAIN BRICK
10	WOODGRAIN	INTERSTATE BRICK	TAT 48 WOODGRAIN BRICK
11	WOODGRAIN	INTERSTATE BRICK	TAT 48 WOODGRAIN BRICK



18'-8" Min. / 20'-0" Max.
 20" Top of Canopy
 15'-0" Min. Store Side Canopies / 20'-0" Max.
 17'-0" Min. Store End Canopies / 22'-0" Max.
 18" Bottom of Canopy



QuikTrip

4205 South 129th East Ave.
 Tulsa, OK 74134-7008
 P.O. Box 3475
 Tulsa, OK 74101-3475
 (818) 615-7700

Store # 1056 Double Stack 8 Canopy Elevations

Address: SWC W. Main St & S Central Ave

City, State: Locust, NC

Serial # 81-1056-GD08

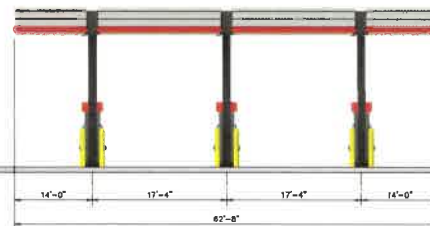
Scale: 1/16"=1'-0" Issue Date: 10.16.23

Drawn By: JK

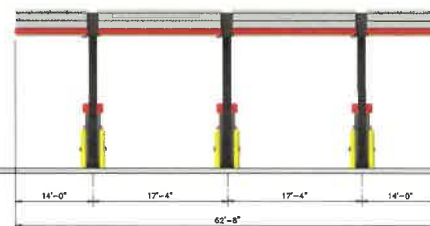
Rev/Notes:

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Q	FINISH	MANUFACTURER	SPECIFICATION
1	ROOF PANELING	INTERLOCK	INTERLOCK
2	ROOF PANELING	INTERLOCK	INTERLOCK
3	ROOF PANELING	INTERLOCK	INTERLOCK
4	ROOF PANELING	INTERLOCK	INTERLOCK
5	ROOF PANELING	INTERLOCK	INTERLOCK
6	ROOF PANELING	INTERLOCK	INTERLOCK
7	ROOF PANELING	INTERLOCK	INTERLOCK
8	ROOF PANELING	INTERLOCK	INTERLOCK



Front Elevation

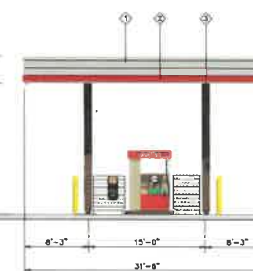


Rear Elevation



Left Elevation

15'-0" Min. 22'-0" Min.
 15'-0" Top of Canopy
 15'-0" Min. 22'-0" Min.
 15'-0" Bottom of Canopy



Right Elevation



QuikTrip.

4705 South 128th East Ave.
 Tulsa, OK 74134-7008
 P.O. Box 3473
 Tulsa, OK 74101-3473
 (918) 615-7700

Store #
1056

2 Bay Diesel Canopy

Address:

SWC W. Main St & S Central Ave

City, State:

Locust, NC

Serial #
81-1056-DV02

Scale:
1/16"=1'-0"

Issue Date:
10.16.23

Drawn By:
JK

Rev/Notes:

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①	FROM	MANUFACTURER	SPECIFICATION
1	BRIDGE	BRIDGE	BRIDGE
2	BRIDGE	BRIDGE	BRIDGE
3	BRIDGE	BRIDGE	BRIDGE
4	BRIDGE	BRIDGE	BRIDGE
5	BRIDGE	BRIDGE	BRIDGE
6	BRIDGE	BRIDGE	BRIDGE
7	BRIDGE	BRIDGE	BRIDGE
8	BRIDGE	BRIDGE	BRIDGE
9	BRIDGE	BRIDGE	BRIDGE
10	BRIDGE	BRIDGE	BRIDGE

24V Max LED

Gen III Sign Design

Raised Panel Design: Two (2) Section Sign Frame with Removable Break Formed Aluminum Face Panels

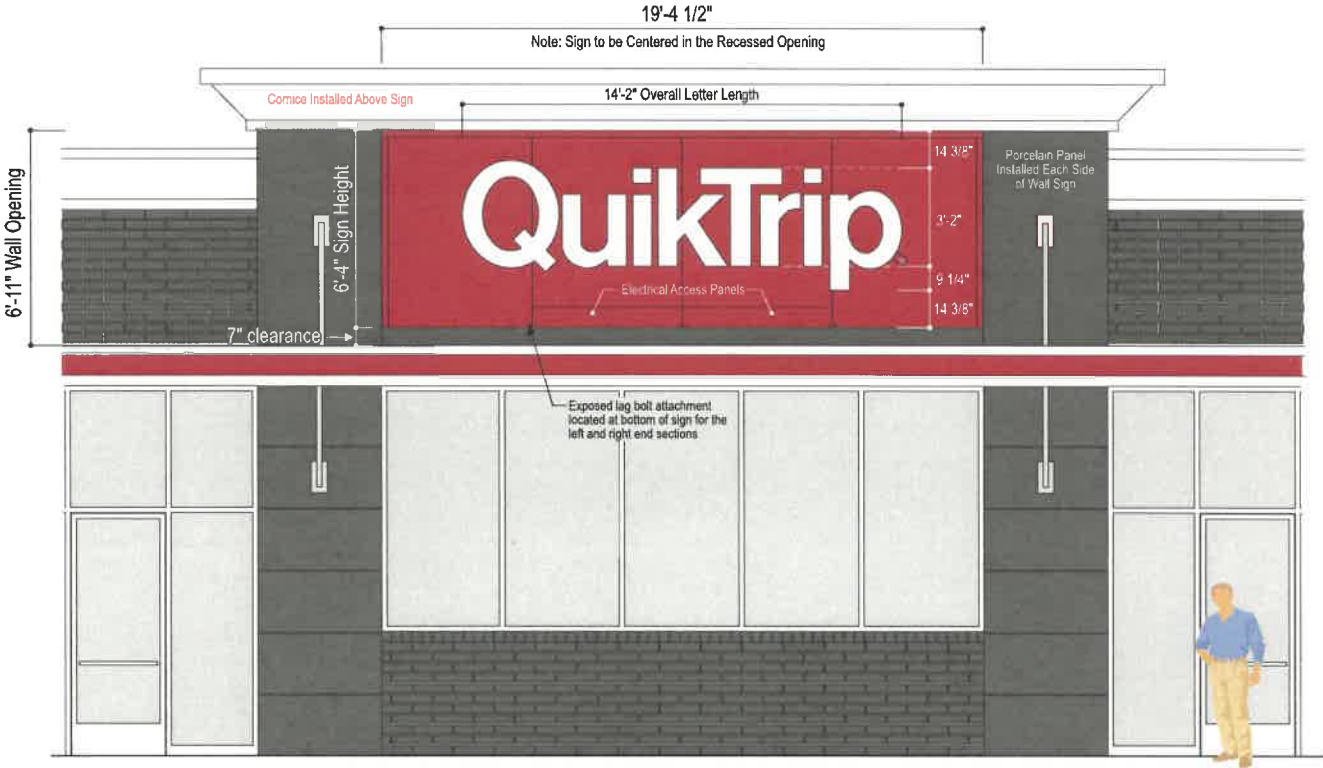
Each of the Two (2) Sign Sections to be installed to the Wall with final electrical connection thru the provided access panels located at the bottom center sign sections.

Sign Manufactured in Two (2) Equal Half Sections.

Fabricated Aluminum Wall Sign with Projected Aluminum Channel Letters
Internally Illuminated White LED Formed Evonik Cyro SG-7328 Face Panels



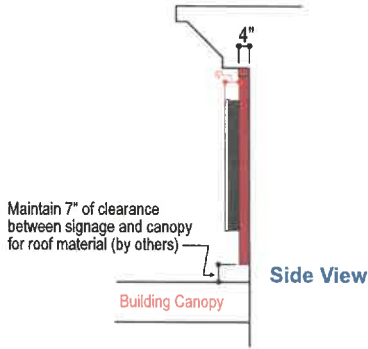
Top View



Front View - Sign Type G3S CL-60-F

Projected Channel Letters with White LED Illuminated Evonik Cyro SG-7328 Faces

Scale 1/4" = 1'-0"



Side View

COLOR REFERENCE:

NOTE: AKZO NOBLE PAINT SPECIFIED FOR ALL PAINTED SURFACES

EMBOSSED FACE PANELS: TRANSLUCENT WHITE
EVONIK CYRO SG-7328 NON-GLARE FINISH

QT RED, AKZO NOBLE PAINT MATCH 3M CARDINAL
RED TRANSLUCENT VINYL #3632-53, SATIN FINISH

LETTER RETURNS TO BE AKZO NOBLE PAINT MATCH
TO BENJAMIN MOORE #2134-30 IRON MOUNTAIN



Client Review Status

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☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Name _____
Title _____ Date _____

Declaration

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Date / Description

11/27/17	Issue Date	05/27/18	Revised panel dimensions
12/13/17	Revised to flat face & flush ltrs.	05/30/18	Various revisions
02/04/18	Revised size	06/01/18	Various revisions
02/21/18	Corrected detail	01/25/19	Various revisions
03/02/18	Added LED layouts		

Project Information

Client QuikTrip Corporation - Gen III Exterior Sign Program

File QT G3S-CL-60-F
Sales Tom Allen Design CT PM James Gentry

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1-800-967-2553
www.allenindustries.com

CL44-F Wall Sign with Channel Letters

• 95.32 Square Feet Sign Area



Page 1

Item #QT-CL44-F_17.5x5.5

Project Information

Client
QuikTrip
Location
Various

File
QT-G3S CL44-F_17.5x5.5_100
Sales House
House Design
CT Project Manager
James Gentry

Date / Description

04/14/21 Issue Date

1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8

Notes

Notes

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☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

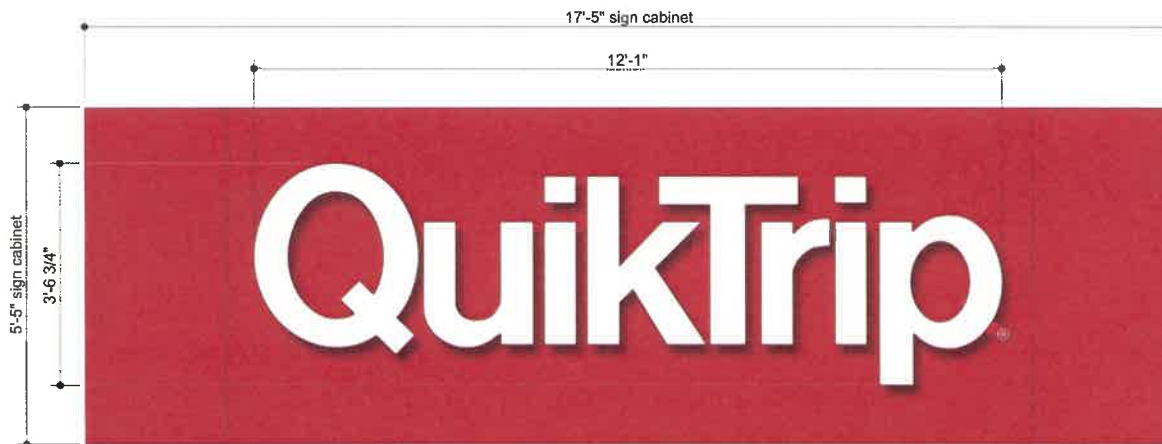
Name _____

Title _____ Date _____

Declaration

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Front View - CL44-F

Scale: 1/2" = 1'-0"



Side View

Scale: 1/2" = 1'-0"

Color Specifications

All Paint Finishes to be Akzo Nobel

	Opaque Silver
	Translucent White
	Black - Low Gloss
	Matte White (Interior of Sign)
	Match 3M Cardinal Red #3632-53
	Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

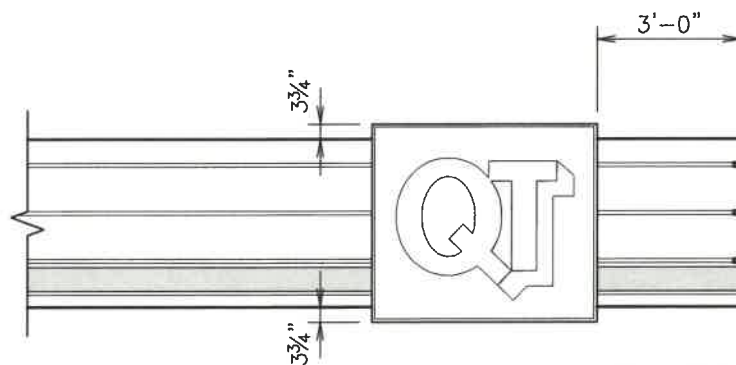
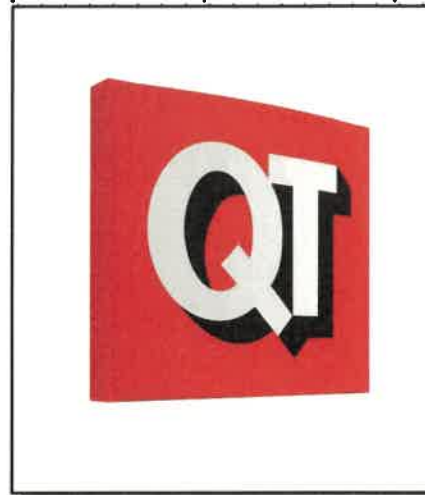
Allen Industries
FILE NUMBER 621593

Under Electric Sign Company with UL44
CSA C22.2 No. 307
ETL E17510
AII 017510

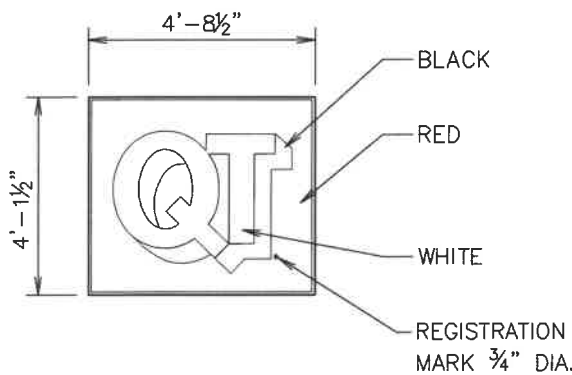


THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 605 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

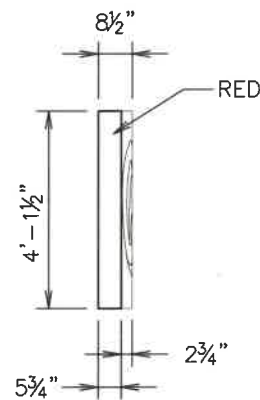
GROUNDING
ELECTRICAL
CONNECTIONS



CANOPY ELEVATION



FRONT ELEVATION



SIDE ELEVATION

SPECIFICATIONS:

LOGO

Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53 with Akzo Nobel, no embossment.

LOGO Cabinet

Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. Painted Akzo Noble, QT Red SIGN9141 Low Gloss.

Canopy ID
IDC-20

NOTES	
DRAWN BY	
ISSUE DATE	11/07/12

SQUARE FOOTAGE	
TYPEFACE	10
INSIDE CAN	
ENTIRE SIGN	20

SCALE:

1/4" = 1'-0"

SERIAL NUMBER:

IDC-20

STORE NUMBER:

1069-MH-E3P-BS-CS
Horizontal Monument Sign

- Three (3) Product LED Gas Price Sign
- 48 Square Feet Sign Area
- Brick Surround with Stone Cap

Notes:
1.) Engineering provided by QT.
2.) Steel supports provided by sign installer.



1069-MH-E3P-BS-CS

Project Information

Client
QuikTrip
Location

Sales
House
Design
CT
Project Manager
James Gentry

Date / Description

01/17/20	Issue Date
02/17/20	Rev. 1
2	
3	
4	
5	
6	
7	
8	
9	

Notes

-

APPROVED
Joe K 08/07/2023

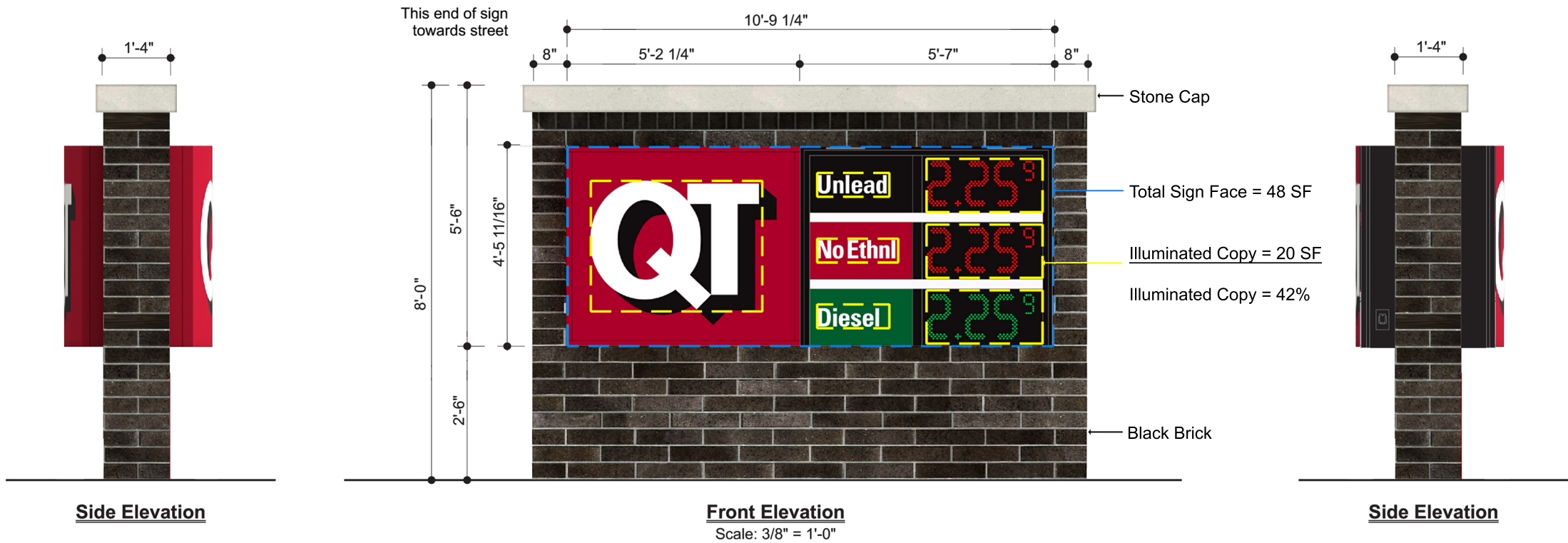
Store #

1069

Declaration

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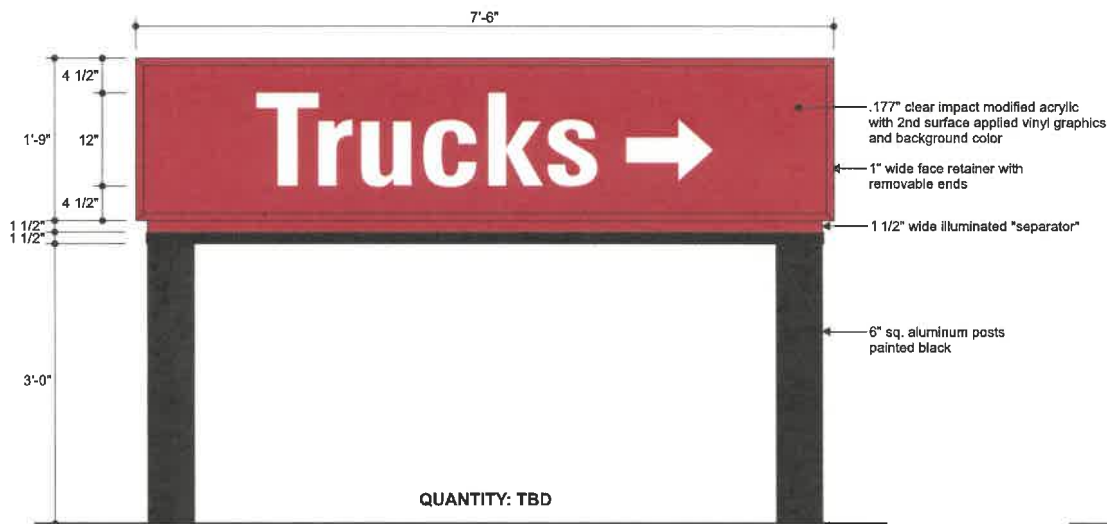


Color Specifications
All Paint Finishes to be Akzo Nobel

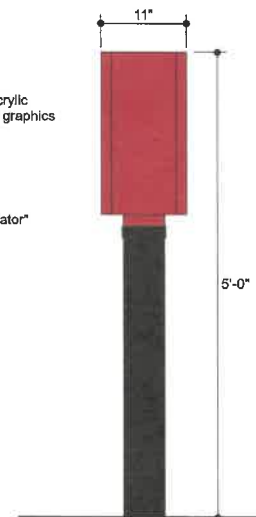
Opaque Silver
Translucent White
Black - Low Gloss
Matte White (Interior of Sign)
Match 3M Cardinal Red #3632-53
Match PMS 349C

- Regarding Fabrication Fit & Finish of All QT Signs:
- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
 - Any visible fasteners are to be countersunk and have painted heads.
 - Face retainers must fit flush and have even, minimal seams.
 - Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

Allen Industries
Listed Electric Sign Complies with UL48
MET E212503 CSA C22.2 No.207 A11 017510
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
GROUNDED ELECTRICAL CONNECTIONS



Front View - Directional Sign V2
Scale: 3/4" = 1'-0"



Side View
Scale: 1" = 1'-0"



Night View

Color Specifications

- All Paint Finishes to be Akzo Nobel
- Diffuser White 3M 3635-30
 - Matte White (Interior of Sign)
 - Match 3M Cardinal Red #3632-53
 - Black Low Gloss

Directional Update

- Fabricated aluminum sign cabinet with aluminum posts
- Double sided, internally illuminated via LED modules
- Faces to be .177" clear impact modified acrylic with 2nd surface applied vinyl graphics
- Illuminated "separator" under cabinet
- 14 square feet sign area



Project Information

Client:
QuikTrip

Location:
Various Locations

File:
QT NEW Red Directional V2_102

Sales House: Design CT Project Manager James Gentry

Date / Description

03/30/22 Issue Date
04/04/22 Rev. 1
04/11/22 Rev. 2



Notes

Notes

Client Review Status

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Name

Title Date

Declaration

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Regarding Fabrication Fit & Finish of All QT Signs:

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- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.



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City of Locust

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

MEMORANDUM

Date: December 7, 2023
From: Cesar Correa, City Manager
To: Mayor & City Council
Subject: Zoning Amendment (Conditional) – Stanly County PIN#: 557503314511

BACKGROUND & PETITION INFORMATION

On September 25, 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: Alan Kerley

Owner Information: Taylor Morrison

Existing Zoning: Neighborhood Residential (NR)

Proposed Zoning: City Center – Conditional (CC-C)

Permitted Uses: Single family residential town home community consisting of 86 homes as depicted in the attached site plan (Exhibit 3) The developer intends to develop *Multi-family Dwellings*, which is a conditional use in the City Center zoning district. The developer has agreed to site-specific conditions (outline in the Memorandum of Understanding) for the development of this project.

Parcel ID Numbers: Stanly County PIN#: 5575-0331-4511

Area in Acres: The parcel is 19.55 acres according to Stanly County GIS.

Site Description: This property is located off Bell Ave.

Adjacent Land Use: Commercial, Institutional and Residential.

Surrounding Zoning: The property is surrounded by Highway Commercial to the north, Campus Business Institutional to the east, and residential to the south and east.

Utility Service Provider: The property will be served by public water through Stanly County Utilities, and sewer collection provided by the City of Locust.

EXHIBITS

1. Application for Zoning Change
2. Zoning Map
3. Site Plan
4. Proposed Elevations

LAND USE PLAN ANALYSIS

The property lies within the area designated on the adopted 2014 Land Use Plan for High Density Residential uses.

The property is currently zoned Neighborhood Residential. This amendment is reasonable because the proposed development is consistent with the 2014 Land Use Plan.

The property is currently assigned High Density Residential uses in the 2014 Land Use Plan. As per the 2014 Land Use Plan of High Density Residential: “Residential neighborhoods and areas that feature smaller lots up to ½ acre in size. These areas are often located in close proximity to commercial areas and major thoroughfares and can contain scattered multi-family residential complexes or units. These areas are generally infrastructure intensive”.

SITE SPECIFIC CONDITIONS

Applicant agrees to provide the following:

1. Lot density and tree preservation as depicted in the Site Plan.
2. Site-specific conditions outlined in Memorandum of Agreement.
3. Off-site traffic improvements as determined by City of Locust and NCDOT.

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 October 26, 2023, the Locust Planning & Zoning Board reviewed the zoning amendment petition and voted to recommend **approval** of the proposed City Center – Conditional (CC-C) zoning designation. The Planning & Zoning Board recommended exploring a secondary connection to Oakdale Drive.

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 City Council with references required for zoning amendments. The language may be altered as deemed appropriate by any member of the City Council in the making of a motion.

Suggested motion: “To approve the conditional rezoning request designating the subject property as City Center – Conditional (CC-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

Application for Conditional Zoning Change

Date: September 15, 2023

Applicant Name: Alan Kerley

Company Name (if applicable) Taylor Morrison

Address: 11405 N Community House Road, Suite 150, Charlotte, NC 28277

Phone Number: 704-971-8854

Address of Property Change: 105 Bell Avenue

Present Zoning District: NR

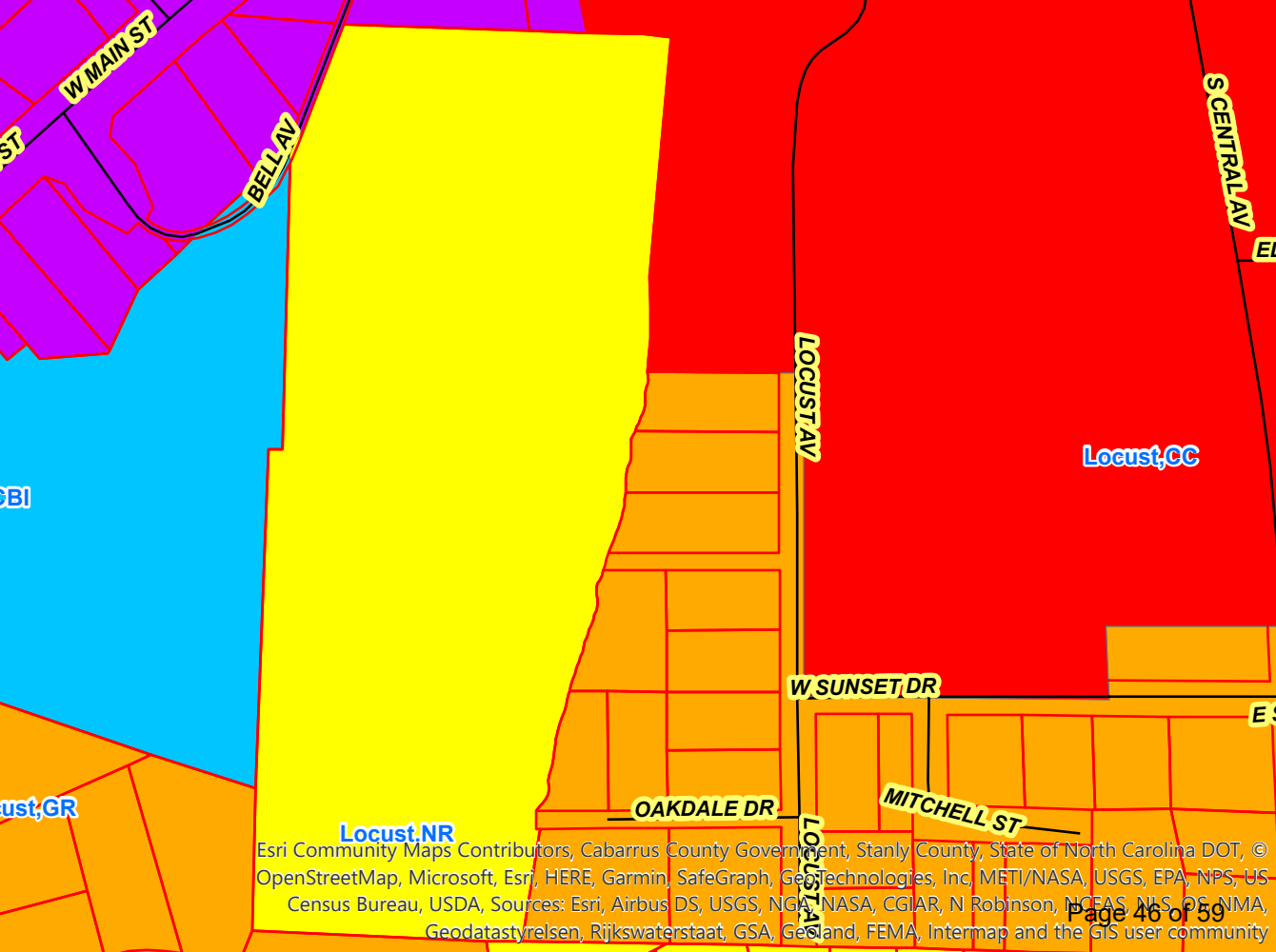
Requested Zoning District: City Center Conditional (CC-C)

Applicant Signature: 

Property owner Joinder Agreement attached

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.



SITE DATA TABLE

Total Site Area	+/- 19.55 acres
Parcel ID	557503314511
Existing Zoning	NR
Proposed Zoning	TBD
Proposed Use	Townhomes
24'x60' Townhome (rear loaded)	86 units
Density	4.40 units/acres
Urban Open Space	
Provided	+/- 1.39 acres
Conservation Open Space	
Provided	+/- 5.76 acres
Total Open Space	+/- 7.32 acres
Tree Save	
Provided	+/- 3.94 acres
Stormwater Detention	+/- 0.57 acres



BELL AVENUE TOWNS RENDERING
LOCUST, NORTH CAROLINA



Left Elevation



Front Elevation



Rear Elevation



Right Elevation

6 - Unit



Left Elevation



Front Elevation



Rear Elevation



Right Elevation

5 - Unit



Left Elevation



Front Elevation



Rear Elevation



Right Elevation

4 - Unit



Left Elevation



Front Elevation

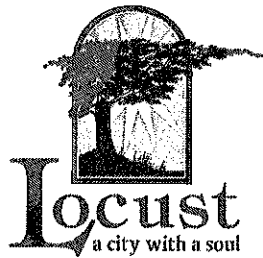


Rear Elevation



Right Elevation

3 - Unit



City of Locust

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Planning and
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PETITION REQUESTING ANNEXATION

DATE 11/21/23

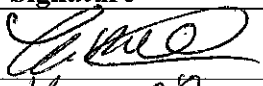
To the City Council of the City of Locust, North Carolina:

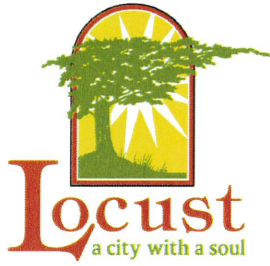
1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed into the City of Locust.
2. The area to be annexed is contiguous to the City of Locust and the boundaries of such territory are set forth below:

Legal Description

O'Connor (PIN 557604827518)

Commencing at a point in the centerline of Bethel Church Rd (S.R. 1200), being the common corner of the property of Donna Pauline Smallwood (now or formerly) recorded in Deed Book 1291 Page 158; thence with a bearing of N 08°26'44" W and a distance of 1018.94' to an existing rebar, being the point of BEGINNING, said rebar being the corner of the property of Kevin & Kelly O'Connor (now or formerly) recorded in Deed Book 1551 Page 1015 and being shown as Lot 1 on Plat Book 24, Page 233; thence following the line of O'Connor four (4) calls: (1) with a bearing of S 89°55'47" W and a distance of 184.36' to a point; (2) with a bearing of N 10°32'43" E and a distance of 266.62' to a point; (3) with a bearing of S 69°51'12" E and a distance of 188.50' to a point; (4) with a bearing of S 11°52'09" W and a distance of 201.27' to a point; being the point of BEGINNING; having an area of 0.986 acres, more or less, as shown on a survey by Carolina Surveyors, Inc.

NAME (Printed)	Address	Signature	Date
Kevin O'Connor	9975 Bethel Church Rd		11/21/23
Kelly O'Connor	9975 Bethel Church Rd		11-21-23



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PETITION REQUESTING ANNEXATION

DATE 11/20/2023

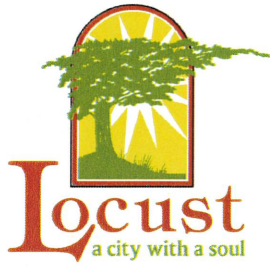
To the City Council of the City of Locust, North Carolina:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed into the City of Locust.
2. The area to be annexed is contiguous to the City of Locust and the boundaries of such territory are set forth below:

Legal Description

B & C Land Farming LLC (PIN 557604828727)

BEGINNING at a point in the centerline of Bethel Church Rd (S.R. 1200), being the common corner of the property of Donna Pauline Smallwood (now or formerly) recorded in Deed Book 1291 Page 158; thence following the centerline of Bethel Church Rd and with the existing city limits line six (6) calls: (1) with a bearing of S 72°13'06" E and a distance of 139.36' to a point; (2) with a bearing of S 73°04'32" E and a distance of 487.83' to a point; (3) with a bearing of S 75°04'04" E and a distance of 51.70' to a point; (4) with a bearing of S 76°23'51" E and a distance of 51.35' to a point; (5) with a bearing of S 77°38'22" E and a distance of 51.28' to a point; (6) with a bearing of S 79°31'26" E and a distance of 27.11' to a point; thence leaving the existing city limits line with a bearing of S 33°10'25" W and a distance of 232.12' (passing a set rebar at 32.53') to an existing pipe, being the common corner of the property of Clay Van Eudy (now or formerly) recorded in Deed Book 146 Page 290; thence following the common line thereof with a bearing of S 86°36'59" E and a distance of 483.18' to an existing bent rebar in the centerline of a private gravel road, said rebar being on the western line of the property of Johnny W Dulin (now or formerly) recorded in Deed Book 706 Page 804; thence following the common line thereof with a bearing of S 05°46'26" E and a distance of 368.66' to an existing rebar, being the common corner of the property of Jose Antonio Garcia Puebla (now or formerly) recorded in Deed Book 1782 Page 1047; thence following the common line thereof six (6) calls: (1) with a bearing of S 85°20'06" W and a distance of 12.77' to an existing rebar; (2) with a bearing of S 76°02'55" W and a distance of 381.86' to an existing pipe; (3) with a bearing of S 73°35'09" W and a distance of 219.60' to an existing rebar; (4) with a bearing of S 13°43'32" E and a distance of 169.87' to an existing rebar; (5) with a bearing of S 23°59'26" W and a distance of 291.59' to

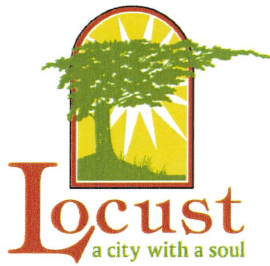


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an existing rebar; (6) with a bearing of S 12°25'41" W and a distance of 158.14' to an existing pipe on the northerly line of the property of Roger Dale Love (now or formerly) recorded in Deed Book 1800 Page 1565; thence following the common line thereof and the common line of the property of Vallie B Efird heirs (now or formerly) recorded in Deed Book 237 Page 410, the property of Dianne Harvell Taylor (now or formerly) recorded in Deed Book 1500 Page 481, the property of Maureen Harvell (now or formerly) recorded in Deed Book 1500 Page 481, and the property of Terry O Page (now or formerly) recorded in Deed Book 302 Page 266 with a bearing of N 85°58'37" W and a distance of 556.59' to an existing axle, being the common corner of Page; thence following the common line of Page and the common line of the property of Mahdi Investments LLC (now or formerly) recorded in Deed Book 1814 Page 468 with a bearing of S 32°57'50" W and a distance of 457.29' (passing an existing pipe at 217.32', an existing rebar at 228.67, and an existing pipe at 239.95') to an existing pipe by a stone, said pipe being the southwesterly corner of Plat Book 4, Page 20, and being the common corner of the property of Gary E Thomas (now or formerly) recorded in Deed Book 1088 Page 261; thence following the common line thereof two (2) calls: (1) with a bearing of S 03°35'57" W and a distance of 834.70' to an existing pipe; (2) with a bearing of S 71°03'43" E and a distance of 656.91' (passing an existing pipe at 633.69') to a point in the centerline of Coley Store Rd (S.R. 1211); thence following said centerline three (3) calls: (1) with a bearing of S 36°07'17" W and a distance of 201.39' to a point; (2) with a bearing of S 36°56'44" W and a distance of 181.17' to a point; (3) with a bearing of S 36°35'38" W and a distance of 5.07' to a point, being the common corner of the property of Kevin Allan Mitchell (now or formerly) recorded in Deed Book 1811 Page 327 and shown as Tract 1 on Plat Book 21 Page 71; thence following the common line thereof six (6) calls: (1) with a bearing of N 55°26'38" W and a distance of 51.15' to an existing rebar; (2) with a bearing of N 75°53'31" W and a distance of 302.13' to an existing rebar; (3) with a bearing of N 67°01'53" W and a distance of 49.22' to an existing rebar; (4) with a bearing of N 57°27'17" W and a distance of 38.00' to an existing rebar; (5) with a bearing of S 34°15'19" W and a distance of 266.92' to an existing rebar; (6) with a bearing of S 57°34'56" E and a distance of 408.37' (passing an existing rebar at 365.49') to a point in the centerline of Coley Store Rd; thence following said centerline five (5) calls: (1) with a bearing of S 35°05'59" W and a distance of 136.86' to a point; (2) with a bearing of S 31°32'15" W and a distance of 68.77' to a point; (3) with a bearing of S 30°28'54" W and a distance of 69.26' to a point; (4) with a bearing of S 30°27'53" W and a distance of 39.94' to a point; (5) with a bearing of S 28°51'53" W and a distance of 36.12' to a point, being the common corner of the property of Ernest A Linker (now or formerly) recorded in Deed Book 745 Page 455; thence following the common line thereof two (2) calls: (1) with a bearing of N 45°01'57" W and a distance of 423.14' to an existing rebar; (2) with a bearing of N 79°28'59" W and a distance of 1117.34' to an existing pipe, being the common corner of the property of Kim D Pampas (now or formerly) recorded in Deed Book 1378 Page 215 and shown as Lot 4 on Plat Book 22, Page 232; thence following the common line thereof with a bearing of N 00°06'38" E and a distance of 1528.36' (passing an existing pipe at 817.30, the southeastern corner of Lot 3 of said plat) to an existing pipe, being the common corner of the property of Janet S James (now or formerly) recorded in Deed Book 1055 Page 72; thence following the common line thereof three (3) calls: (1) with a bearing of S 86°23'10" E and

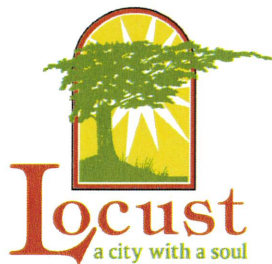


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a distance of 194.33' to an existing pipe; (2) with a bearing of N 00°11'40" E and a distance of 509.27' to an existing concrete monument; (3) with a bearing of S 87°24'02" W and a distance of 854.03' to an existing rebar, being a common corner of the property of Tower Asset Sub Inc (now or formerly) recorded in Deed Book 707 Page 973; thence following the common line thereof with a bearing of N 05°17'13" W and a distance of 720.71' to a set rebar in the centerline of a 60' private right of way (recorded in Deed Book 375 Page 497); thence following the centerline thereof five (5) calls: (1) with a bearing of N 89°21'45" E and a distance of 14.01' to a point; (2) with a bearing of N 87°12'58" E and a distance of 294.67' to an existing rebar; (3) with a bearing of N 88°44'52" E and a distance of 299.88' to an existing rebar; (4) with a bearing of N 83°54'21" E and a distance of 91.71' to an existing rebar; (5) with a bearing of N 72°50'04" E and a distance of 72.20' to an existing rebar, being the common corner of the property of Cody L Walden (now or formerly) recorded in Deed Book 1366 Page 750 and shown on Plat Book 22 Page 201; Thence following the common line thereof seven (7) calls: (1) with a bearing of S 08°11'04" E and a distance of 134.67' to an existing rebar; (2) with a bearing of S 27°49'25" E and a distance of 157.28' to an existing rebar; (3) with a bearing of S 48°12'17" E and a distance of 93.15' to an existing rebar; (4) with a bearing of N 59°30'11" E and a distance of 63.32' to an existing rebar; (5) with a bearing of N 05°32'44" E and a distance of 77.99' to an existing rebar; (6) with a bearing of N 28°54'46" W and a distance of 150.82' to a point; (7) with a bearing of N 33°42'31" W and a distance of 157.93' to an existing rebar in the centerline of the private 60' right of way; thence following the centerline thereof six (6) calls: (1) with a bearing of N 46°41'49" E and a distance of 72.20' to an existing rebar; (2) with a bearing of N 33°39'24" E and a distance of 99.83' to an existing rebar; (3) with a bearing of N 27°20'19" E and a distance of 222.59' to an existing rebar (4) with a bearing of N 25°41'41" E and a distance of 310.89' to a point; (5) with a bearing of N 23°52'53" E and a distance of 329.75' to a point; (6) with a bearing of N 23°53'29" E and a distance of 29.92' to a point in the centerline of Bethel Church Rd; thence following the centerline of Bethel Church Rd two (2) calls: (1) with a bearing of N 66°52'28" W and a distance of 61.51' to a point; (2) with a bearing of N 64°03'01" W and a distance of 81.63' to a point, being the common line of the property of William Dale Stirewalt, et al (now or formerly) recorded in Deed Book 1812 Page 1300; thence following the common line thereof with a bearing of N 09°58'40" E and a distance of 258.49' (passing an existing rebar at 31.23') to a set rebar on the existing city limits line; thence following the existing city limits line and the line of Stirewalt with a bearing of N 66°54'46" W and a distance of 172.70' (passing an existing rebar at 156.43') to an existing concrete monument, being the common corner of the property of Jeffrey D Bennett (now or formerly) recorded in Deed Book 1703 Page 1474; thence continuing with the existing city limits line and with the common line of Bennett with a bearing of N 74°16'00" W and a distance of 277.64' (passing an existing rebar at 1.41' and an existing pipe at 94.89') to an existing axle, being the common corner of the property of American Billiard Company (now or formerly) recorded in Deed Book 1677 Page 1591, and being on the easterly line of the property of Pistiolis Legacy Trust (now or formerly) recorded in Deed Book 1495 Page 95; thence leaving the existing city limits line and following the common line of Pistiolis Legacy Trust with a bearing of N 00°58'58" W and a distance of 2249.87' to a set rebar on the southern line of the property of Dennis R Liles (now or formerly) recorded in Deed Book 391 Page 999; thence following the



City of Locust

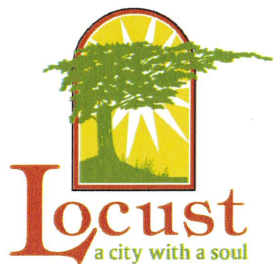
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Zoning Department

southern line thereof with a bearing of N 61°55'07" E and a distance of 425.99' to a point near a disturbed stone; thence following the common line of Liles with a bearing of N 06°15'09" E and a distance of 279.73' to an existing stone, being the common corner of the property of Alonzo Lorenzo Liles (now or formerly) recorded in Deed Book 671 Page 11; thence following the existing city limits line with a bearing of S 84°43'37" E and a distance of 989.99' (passing an existing pipe at 605.64') to an existing pipe; thence following the existing city limits line three (3) calls: (1) with a bearing of S 00°03'43" W and a distance of 1086.35' to a point; (2) with a bearing of S 64°41'36" E and a distance of 820.50' to a point; (3) with a bearing of S 06°07'59" W and a distance of 1465.25' to an existing pipe, being the common corner of the property of Donna Pauline Smallwood (now or formerly) recorded in Deed Book 1291 Page 158; thence following the common line thereof and with the existing city limits line two (2) calls: (1) with a bearing of N 72°58'46" W and a distance of 138.82' to an existing pipe; (2) with a bearing of S 07°59'57" W and a distance of 632.35' (passing an existing pipe at 589.56') to a point in the centerline of Bethel Church Rd, being the point of BEGINNING.

Less and except the following two (2) tracts which are encompassed by the previous description:

- (1) Commencing at a point in the centerline of Bethel Church Rd (S.R. 1200), being the common corner of the property of Donna Pauline Smallwood (now or formerly) recorded in Deed Book 1291 Page 158; thence with a bearing of N 08°26'44" W and a distance of 1018.94' to an existing rebar, being the point of BEGINNING, said rebar being the corner of the property of Kevin & Kelly O'Connor (now or formerly) recorded in Deed Book 1551 Page 1015 and being shown as Lot 1 on Plat Book 24, Page 233; thence following the line of O'Connor four (4) calls: (1) with a bearing of S 89°55'47" W and a distance of 184.36' to a point; (2) with a bearing of N 10°32'43" E and a distance of 266.62' to a point; (3) with a bearing of S 69°51'12" E and a distance of 188.50' to a point; (4) with a bearing of S 11°52'09" W and a distance of 201.27' to a point; being the point of BEGINNING.
- (2) Commencing at a point in the centerline of Bethel Church Rd (S.R. 1200), being the common corner of the property of Donna Pauline Smallwood (now or formerly) recorded in Deed Book 1291 Page 158; thence with a bearing of N 72°02'06" W and a distance of 358.71' to a point in the centerline of Bethel Church Rd, being the common corner of the property of Barry Keith Blackwelder (now or formerly) recorded in Deed Book 1801 Page 150, being the point of BEGINNING; thence following the common line thereof with a bearing of S 06°59'34" W and a distance of 292.82' (passing a set rebar at 30.56', and an existing rebar at 258.17' to an existing rebar; thence continuing with the common line of Blackwelder and the property of Eddie W & Deborah H Barbee (now or formerly) recorded in Deed Book 1640 Page 1040 with a bearing of N 87°51'10" W and a distance of 583.22' to an existing stone; thence following the common line of Barbee with a bearing of N 06°57'24" W and a distance of 478.97' (passing an existing pipe at 446.98') to a point in the centerline of Bethel Church Rd; thence following said



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centerline three (3) calls: (1) with a bearing of S 72°46'58" E and a distance of 259.53' to a point; (2) with a bearing of S 73°14'18" E and a distance of 187.73' to a point; (3) with a bearing of S 73°04'47" E and a distance of 260.07' to a point, being the point of BEGINNING.

having an area of 288.479 acres, more or less, as shown on a survey by Carolina Surveyors, Inc.

NAME (Printed)	Address	Signature	Date
B & C Land Farming LLC	Bethel Church Rd, Coley Store Rd, Mission Church Rd	<i>[Handwritten Signature]</i>	11/20/23



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RESOLUTION DIRECTING THE CLERK TO INVESTIGATE
A PETITION RECEIVED UNDER N.C.G.S. 160A-31

WHEREAS, a petition requesting annexation on behalf of Rocky River Vineyards for an area described in said petition was received on February 9, 2021 by the City of Locust; and

WHEREAS, N.C.G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the City Clerk before further annexation proceedings may take place; and

WHEREAS, the City Council of the City of Locust deems it advisable to proceed in response to this request for annexation;

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

The City Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the City Council of the City of Locust the result of her investigation.

Mayor, Steve Huber

ATTEST:

Amy Meachum, City Clerk



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RESOLUTION DIRECTING THE CLERK TO INVESTIGATE
A PETITION RECEIVED UNDER N.C.G.S. 160A-31

WHEREAS, a petition requesting annexation on behalf of B&C Land Farming LLC for an area described in said petition was received on November 20, 2023 by the City of Locust; and

WHEREAS, N.C.G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the City Clerk before further annexation proceedings may take place; and

WHEREAS, the City Council of the City of Locust deems it advisable to proceed in response to this request for annexation;

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

The City Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the City Council of the City of Locust the result of her investigation.

Mayor, Steve Huber

ATTEST:

Amy Furr, City Clerk