



Locust City Council Meeting

Agenda

Joel Huneycutt Community Room

7:00 PM

February 8, 2024

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 January 11, 2024 | Amy Furr |
| | • January 11, 2024 | |
| Reports: | 5. Financial Reports | |
| | • Financial Summary - January 30, 2024 | |
| | 6. Mayor's Report | Mayor Huber |
| | • Recognition: Locust Department of Public Works | |
| | • LPD - Officer Of The Year Award | |
| | • Presentation: West Stanly FD " State of the FD" | |
| Department Reports: | 7. Manager's Report | Cesar Correa |
| | • 2024 Election Filing Fees | |
| | • Deer Urban Archery Season Renewal | |
| | • Purchase Orders | |
| | • Budget Amendments | |
| | 8. Administration/HR | Harry Fletcher |
| | • Reminder: FY 2024-2025 Budget Retreat on Saturday, March 9, 2024 at 7:30am | |
| | 9. Parks | Mandy Watson |
| | 10. Facilities | Barry Sims |
| | • Senior Center Update | |
| | 11. Public Works | Larry Baucom |
| | • Wastewater Flow Report - January 2024 | |

12. ABC, Economic Development & Small Business Support Rusty Efir
 • ABC Board Appointment
13. Public Safety Roger Hypes
 • Monthly Report - January 2024
14. Planning & Zoning Mike Haigler
 • Monthly Report - January 2024
 • Voluntary Annexations
 • Conditional Rezoning: Brentwood Farms
 • Land Development Text Changes
 • Public Comment Response from January 11th
15. Public Comment Period:
16. Board Closing Comments
17. Adjourn

Next Scheduled Council Meeting - March 14, 2024



Locust City Council Meeting Minutes Joel Huneycutt Community Room

7:00 PM

January 11, 2024

**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

Meeting was called to order at 7:00pm

2. Presentation of Colors, Prayer

Mayor Huber led in the Pledge of Allegiance and Chaplin Mario Miller gave the invocation

3. Adopt Agenda

M/S/A Council Members Harry Fletcher and Barry Sims (7-0)
Motion to adopt agenda as amended

4. Minutes - adopt December 14, 2023

M/S/A Council Members Harry Fletcher and Larry Baucom (7-0)
Motion to adopt minutes from the December 14, 2023 meeting

City Manager Cesar Correa gave an update to the sewer emergency the City has been experiencing today. At 4:00am this morning an electrical fire took place in the control panel at the Meadowcreek pump station. The Public Works department have been hard at work trying to get this back on line. There have also been contractors and the City of Albemarle helping to remove waste and redeposit it for pumping. All of the other components of the pump station are working properly just the control panel that brings power to the station is fried. Hopefully things will be back up and running soon and we will keep the City and citizens updated.

December 14, 2023

5. Financial Reports

Our auditors submitted the audit to the LGC at the end of December. Nick Wicker, of Strickland Hardee PLLC, our auditors, was present to review the 2022/2023 FY audit. He was happy to report that there were no findings of any kind. The good news is that our financial position is strong! Our new Financial Summary page will reflect the new fund balance position as of the 6/30/2023 audit. Currently, the General Fund revenues exceed expenditures by \$1,303,242.41 and the Wastewater Fund revenues exceed expenditures by \$729,557.11 as of December 31, 2023. We received our 2nd disbursement of Powell Funds for the current fiscal year, and we received \$17,000 more than originally anticipated.

Financial Summary - December 2023

FY 22-23 Audit Presentation

6. Mayor's Report

Nothing to report at this time

7. Manager's Report

Budget amendments and purchase orders were reviewed. City Manager Cesar Correa asked Council to please start looking at their schedules for our upcoming budget retreat. We usually meet on a Saturday in March, our options are: March 9th, 16th or 23rd. Council Chambers will be unavailable on March 6th for primary early voting. The other thing we need to know is whether you'd like department heads to make budget presentations during the February and March Council meetings or if you'd like them to present during the Saturday budget retreat. Over the last 2 years, department heads presented during Council meetings, which led to a shorter Saturday budget retreat. Council decided to do the budget retreat on Saturday March 9th beginning at 7:30am. Council decided to bring department heads to present on that Saturday. He also asked for Council's permission to apply for the ICMA scholarship to attend the Harvard Kennedy Leadership program. If accepted, the scholarship would be in the amount of \$17,400 to attend a 3-week program at Harvard. Part of the application requires permission from my governing board.

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

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

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)
Motion to approve application for scholarship for City Manager Cesar Correa for the Harvard Kennedy leadership Program

Schedule Budget Retreat Meeting

Harvard Kennedy School - Scholarship Application

Purchase Orders

Budget Amendments

8. Administration/HR

Council Member Harry Fletcher gave accolades to City Manager Cesar Correa for receiving his certification in finance and thanked both him and Finance Director Stephania Morton for all their hard work

9. Parks

Spring sports registration is underway. Next Kids Night Out is January 26th. Both can be registered for online.

10. Facilities

Nothing to report at this time

11. Public Works

Council Member Larry Baucom apologized for the sewer issue today and thanked the Public Works Department for their quick attention and dedication to resolving the issue.

Wastewater Flow Tracking - December 2023

12. ABC, Economic Development & Small Business Support

Nothing to report at this time

13. Public Safety

December statistics were reviewed by Council Member Roger Hypes. Chief Jeff Shew awarded Citizen of the Year to Chaplain Mario Miller. He also said a few words about Chaplain Miller and what he has brought to the citizens and people of Locust. Officer of the month for December were both officers, Officer Josh Gardner and Officer Eric Fore.

Monthly Report - December 2023

LPD Citizen of the Year 2023

14. Planning & Zoning

Council was asked to schedule 2 (two) public hearings for the February 8th meeting. These are the items discussed during the December 26th Planning & Zoning Board meeting. Council received a report/update on these items at the end of December for the conditional Rezoning for Brentwood Farms and the Land Development Ordinance Text Changes. Council received 2 (two) certificates of sufficiency completed by City Clerk Amy Furr, as instructed by Council last month. The next step requires for Council to schedule public hearings for the proposed annexations during the February 8th meeting. At this time Council will have the option to adopt an ordinance extending Locust's incorporated city limits. Council heard a presentation for a conditional rezoning from Kolter Homes for the Cresswind at Rocky River project. Kolter Homes has revised the site plan slightly to include 1105 units due to not being able to acquire a tract of land. Kolter Homes is also working with Stanly County Utilities on a Development Agreement for water improvements. Stanly County is

requiring improvements to surrounding water lines in order to ensure appropriate water supply and fire suppression pressure. We also received the Traffic Impact Analysis and we are waiting to meet with NCDOT to finalize traffic improvements.

Opened Public Hearing at 8:01pm - Conditional Rezoning for Kolter Homes - Gary Thomas, 18393 Coley Store Road - Spoke about living at the east entrance of the proposed project on Coley Store. He spoke about a concern about blind spots where that entrance is proposed. Jason and Eva McLean, 9580 Mission Church Road, live on 25 acres that would abut the project and are requesting trees and buffers to preserve land. Dennis Liles (and brother), 9408 Mission Church Rd, farms land that abuts the community and wants to know how the proposed community will affect his farm and animals and way of life. How will the new neighbors feel about the chicken litter smell and the saw mill kicking on in the early morning and the potential of the cows getting out. He also wants to know how the project will affect the infrastructure. Eddie Barbee, 9972 Bethel Church, brought concerns about the City's infrastructure being able to handle the 1105 homes and will sewer be available for others nearby to tie onto the sewer system. Has not seen anyone conducting a traffic count. Talisa Linker, 18133 Coley Store Rd, had questions about 60/40 rule about involuntary annexation and the City potentially coming in to annex her property. Heidi Mitchell, 18323 Coley Store Rd, concern about safety on entrance on Coley Store Rd. Spoke about a blind curve and how her postal delivery person stated how dangerous it is to even pull over to deliver mail. Jessie Efird, 11527 Crestview Lane, spoke about concerns about having to take trees down or being inside the city limits. Ann Yow, 9688 Mission Church Rd. Is concerned on the environmental impact on protected turtles and birds. Joel Wing, 9795 Quail Run Road, questioned whether there is a plan to expand the police department to account for more officers to accommodate the impact of this community on the City? Christina Black, 150 Ray Kennedy Dr, Business Owner of RBC Music. Concerned about the impact to the internet with more people moving in? We already have so many issues and she has lost so much money with the outages and weak signals. Chris Freeman 21300 Hinson Farm Rd, spoke about concern on water runoff. What are they going to do to protect properties from the excess water. Keith Blackwelder, 10000 Bethel Church Rd, wants to know how sewer is going to handle the flow and who is footing the bill for the infrastructure. Public Hearing closed at 8:54pm

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

Motion to set a public hearing for Thursday February 8, 2023 for the conditional rezoning request submitted by Brentwood Farms

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

Motion to set a public hearing for Thursday February 8, 2023 for Locust Land Development Ordinance Text Changes to lot dimensions and table of uses

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

Motion to set a public hearing for Thursday February 8, 2023 for Voluntary Annexation of the property of B&C Land Farming LLC

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

Motion to set a public hearing for Thursday February 8, 2023 for Voluntary Annexation of the property of Kevin and Kelly O'Connor

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

Motion to delay the vote on the Conditional rezoning request submitted by Kolter Homes until the March 14th meeting

Monthly Report - December 2023

Schedule Public Hearings: Brentwood Farms, and Ordinance Text Changes

Voluntary Annexations - Certificates of Sufficiency

Voluntary Annexations - Schedule Public Hearings

Conditional Rezoning: Kolter Homes - Cresswind at Rocky River

15. Public Comment Period

George Crooker with the YMCA came to say thank you for all the the City has done with the new Senior Center and all the new projects going on in the City.

16. Board Closing Comments

It is good to see all the citizens who are in attendance and we appreciate your willingness to come out and express your concerns. Thank you to Chaplain Mario Miller and we are so thankful to have you part of our City. Thank you to the Public Works department and all they have done to combat the sewer issue today and to the staff for the way they all pitched in to help. Thank you to Kolter Homes for all you have done for the Cresswinds project. Thank you to Finance Director Stephania Morton and City Manager Cesar Correa for being good stewards of the City's money.

17. Executive Session

M/S/A Council Members Harry Fletcher and Michael Haigler (7-0)
Motion to enter into executive session GS 143-318.11 (5) at 9:29pm

Out of executive session at 9:58pm

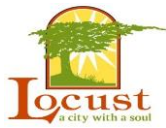
M/S/A Council Members Harry Fletcher and Michael Haigler (7-0)
Motion to proceed with purchase of 10 acres of land on N Market St identified on the City of Locust Parks and Rec Master Plan

18. Adjourn

M/S/A Council Members Barry Sims and Harry Fletcher (7-0)
Motion to adjourn at 10:00pm

Amy Furr, City Clerk

Stephen Huber, Mayor



CITY OF LOCUST
FINANCIAL SUMMARY REPORT - January 31, 2024
FISCAL YEAR ENDING 6/30/2024

GENERAL FUND

	ACTUAL FY '22/'23	CURRENT BUDGET	ACTUAL 6/30/2024	Y-T-D % COLLECTED
REVENUES				
PROPERTY TAXES	\$ 2,475,800	\$ 2,000,000	\$ 2,217,639	110.88%
VEHICLE TAXES/DMV VEHICLE FEES	\$ 48,124	\$ 40,000	\$ 23,950	59.88%
FRANCHISE TAXES	\$ 227,819	\$ 190,000	\$ 112,505	59.21%
SALES TAXES	\$ 1,598,424	\$ 1,100,000	\$ 720,253	65.48%
CABLE VISION FRANCHISE	\$ 20,399	\$ 17,500	\$ 10,153	58.02%
SOLID WASTE	\$ 278,501	\$ 250,000	\$ 265,513	106.21%
BUSINESS REGISTRATION/PERMITS	\$ 91,170	\$ 10,000	\$ 23,865	238.65%
POWELL FUND	\$ 145,838	\$ 145,100	\$ 168,427	116.08%
ALL OTHER REVENUES	\$ 1,048,095	\$ 540,699	\$ 1,107,911	204.90%
	\$ 5,934,171	\$ 4,293,299	\$ 4,650,216	108.31%

	ACTUAL FY '22/'23	CURRENT BUDGET	ACTUAL 6/30/2024	Y-T-D % SPENT
EXPENDITURES				
GENERAL ADMINISTRATION GOV'T	\$ 654,148	\$ 702,750	\$ 450,727	64.14%
CENTRAL SERVICES	\$ 74,203	\$ 77,900	\$ 44,409	57.01%
PUBLIC SAFETY	\$ 1,474,518	\$ 1,750,599	\$ 1,091,566	62.35%
PUBLIC WORKS	\$ 689,175	\$ 406,108	\$ 250,901	61.78%
POWELL FUND/STREETS	\$ 142,311	\$ 301,942	\$ 155,830	51.61%
SANITATION	\$ 512,840	\$ 500,000	\$ 259,755	51.95%
PARKS & RECREATION	\$ 471,788	\$ 553,000	\$ 367,717	66.49%
CONTRIBUTION TO WASTE WATER FUND	\$ -	\$ -	\$ -	0.00%
CAPITAL PROJECT FUND	\$ -	\$ -	\$ -	0.00%
ECONOMIC DEVELOPMENT	\$ -	\$ 1,000	\$ -	0.00%
TRANSFER TO WASTE WATER	\$ -	\$ -	\$ -	0.00%
DEBT SERVICE	\$ -	\$ -	\$ -	0.00%
GENERAL FUND RESERVE	\$ -	\$ -	\$ -	0.00%
	\$ 4,018,982	\$ 4,293,299	\$ 2,620,905	61.05%
Y-T-D FUND BALANCE INCREASE	\$ 1,915,189	\$ -	\$ 2,029,311	

Sales Tax Revenue Summary

July 2023	\$ 148,794.48	rec'd 9/15/2023
Aug 2023	\$ 141,641.90	rec'd 10/4/2023
Sept 2023	\$ 151,416.62	rec'd 11/14/2023
Oct 2023	\$ 135,329.53	rec'd 12/14/2023
Nov 2023	\$ 143,070.14	rec'd 1/12/2024

ABC Income Summary

July 2023	\$ 20,340.17	
August 2023	\$ 3,215.25	LEO 4th QTR
August 2023	\$ 20,340.17	rec'd 9/1/2023
September 2023	\$ 34,086.91	FYE 2022-2023 Dist.
September 2023	\$ 20,340.17	rec'd 10/2/2023
Oct 2023	\$ 20,340.17	
Nov 2023	\$ 20,340.17	
Nov 2023	\$ 382.41	LEO 1st QTR
Dec 2023	\$ 20,340.17	
Jan 2024	not received	

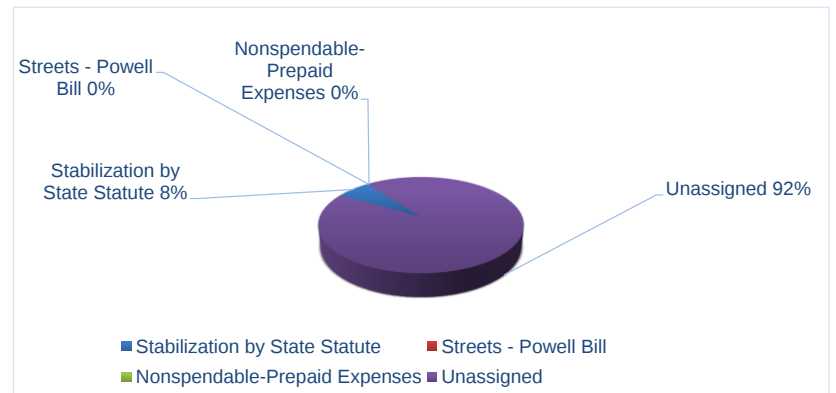
WASTE WATER FUND

	ACTUAL FY '22/'23	CURRENT BUDGET	ACTUAL 6/30/2024	Y-T-D % COLLECTED
REVENUES				
MISC INCOME	\$ 330	\$ 1,000	\$ 7,259	725.88%
INTEREST INCOME	\$ 75,741	\$ 8,362	\$ 65,959	788.80%
NEW DEV SEWER TAP FEES	\$ 532,500	\$ 100,000	\$ 12,500	0.00%
AVAILABILITY FEES	\$ 128,790	\$ 115,000	\$ 74,519	12.50%
USER FEES	\$ 1,523,239	\$ 1,000,000	\$ 972,120	97.21%
SYSTEM DEVELOPMENT FEE	\$ 535,000	\$ 102,278	\$ 70,700	64.80%
FUND BALANCE RESERVES	\$ -	\$ -	\$ -	0.00%
WASTEWATER RESERVES	\$ -	\$ -	\$ -	0.00%
OTHER FEE INCOME	\$ 200	\$ -	\$ 40	0.00%
	\$ 2,795,800	\$ 1,326,640	\$ 1,203,097	90.69%

	ACTUAL FY '22/'23	CURRENT BUDGET	ACTUAL 6/30/2024	Y-T-D % SPENT
EXPENDITURES				
ADMINISTRATION	\$ 314,790	\$ 346,776	\$ 197,292	56.89%
WASTE COLLECTION & TREATMENT	\$ 540,144	\$ 976,582	\$ 261,199	26.75%
CAPITAL PROJ - REDAH/N BASIN PS	\$ (0)	\$ 3,282	\$ 77,623	0.00%
TRANSFER CAPITAL RESERVE	\$ -	\$ -	\$ -	#DIV/0!
DEBT SERVICE	\$ -	\$ -	\$ -	0.00%
	\$ 854,934	\$ 1,326,640	\$ 536,114	40.41%
Y-T-D FUND BALANCE INCREASE	\$ 1,940,866	\$ -	\$ 666,983	0.00%

GENERAL FUND INVESTMENT POSITIONS

Total Fund Balance	6/30/2023
Stabilization by State Statute	\$ 391,830
Streets - Powell Bill	\$ 5,794
Nonspendable-Prepaid Expenses	\$ -
Unassigned	\$ 5,582,234
Subtotal	\$ 5,979,858





THE AMERICAN PUBLIC WORKS ASSOCIATION

HAS CONFERRED UPON

Timothy Flieger, CPWP-M

THE DESIGNATION OF

CERTIFIED PUBLIC WORKS PROFESSIONAL-MANAGEMENT (CPWP-M)

FOR DEMONSTRATING A HIGH LEVEL OF COMPETENCE FOR PUBLIC WORKS PROFESSIONAL MANAGEMENT BY SUCCESSFULLY COMPLETING AN EXAMINATION, DOCUMENTING EDUCATION AND WORK EXPERIENCE, AND FULFILLING PRESCRIBED STANDARDS OF CONDUCT AND PERFORMANCE REQUIRED FOR CPWP-M.

Date of Certification: January 23, 2024

Certified Until: January 24, 2029

Mark A. Stinson, CPFP, CPWP-M
Chair, Certification Commission

Jennifer Roesler, CPWP-M
Chair, CPWP Certification Council



93118672

ELECTED OFFICIALS LIST

Please confirm names of officials and notify us of any vacancies or appointments not on this list.

Office	Name	Last Elected	Term Exp	Term Length	Previous Filing Fee	Notes
City of Locust	Vacancies filled according to City Charter				Mayor \$10/Council \$10	The establishment of filing fees is governed by G.S. 163-291.3 and should be set no less than \$5.00 but no more than 1% of the annual salary for the office.
Locust Mayor	Steve Huber	2022	2024	2 years		
Locust Council	Barry Sims	2022	2026	4 years		
Locust Council	Roger Hypes	2022	2026	4 years		
Locust Council	Mandy Watson	2022	2026	4 years		
Locust Council	Larry Baucom	2020	2024	4 years		
Locust Council	Michael Haigler	2020	2024	4 years		
Locust Council	Harry Fletcher	2020	2024	4 years		
Locust Council	Rusty Efird	2020	2024	4 years		



Deer Urban Archery Season Renewal Form

(January 11 - February 16, 2025)

January 27, 2024

Please update any contact information that is not correct

City of Locust
Cesar Correa
186 Ray Kennedy Drive
Locust, NC 28097

Name of Representative: _____
Address: _____
City: _____ Zip Code: _____
Email Address: _____
Phone Number: _____

Do you wish to participate in the 2025 Deer Urban Archery Season (January 11 – February 16, 2025)

Yes ☐ No ☐

It is Wildlife Management policy to provide a complete list of participating municipalities to the hunting public in the Regulations Digest. Please indicate the phone number and/ or website to be listed in the 2024-25 Inland Fishing, Hunting, and Trapping Regulations Digest (Please Print)

Phone Number: _____

Website: _____

Are there any changes to the map submitted with your participation letter?

Yes ☐ No ☐

If "Yes", please attach a new map to this form. (No larger than 11"X17")

Please print and sign the name of the representative for the **City of Locust**.

Name of Representative: _____

(Please Print Name)

Signature: _____

Thank you for your interest in the management of our state's wildlife resources. Please complete and return this form by mail to:

Terrell Eason, Program Support
Wildlife Management Division
1722 Mail Service Center
Raleigh, NC 27699-1700

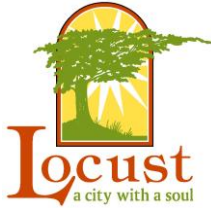
Or email:

terrell.eason@ncwildlife.org

Bradley W. Howard

Brad Howard
Chief, Wildlife Management Division
(919) 707-0050

Applications must be received by April 1, 2024, to be a part of the Deer Urban Archery Season



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

Purchase Order Requests – 2/8/2024

Purchase Order # 4477

Vendor: Barbee's Garage

For: Replace Turbo on L739 – 2018 Ford Explorer

Amount: \$ 1,902.73

Charge Code: 011-005-04300-53105 Police – Motor Vehicle Maintenance

Remaining Budget: \$ 25,308.28

Purchase Request # 5202

Vendor: Hoss Printing, Inc.

For: Basketball Uniforms

Amount: \$1,716.00

Charge Code: 011-005-06000-53114 Park – Youth Athletics

Remaining Budget: \$ 24,974.32

Purchase Request # 5204

Vendor: Chambers Engineering, PA

For: Invoice 11721 Pine Bluff Engineering Fees

Amount: \$2,349.97

Charge Code: 061-005-07400-52102 WW – Engineering Fees

Remaining Budget: \$ 0.64

Note: Remaining budget amount is after budget amendments are approved.

Purchase Request # 5222

Vendor: Uwharrie Bank – credit card

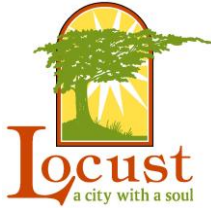
For: Sadler Insurance – baseball insurance

Amount: \$1,016.68

Charge Code: 011-005-06000-53114 Parks – Youth Athletics

Remaining Budget: \$ 23,957.64

Note: Insurance is included in the sport registration fees



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

Purchase Order Requests – 2/8/2024

Purchase Request # 5222

Vendor: Uwharrie Bank – credit card

For: Sadler Insurance – baseball insurance

Amount: \$2,249.36

Charge Code: 011-005-06000-53114 Parks – Youth Athletics

Remaining Budget: \$ 21,708.28

Note: Insurance is included in the sport registration fees

Purchase Request # 5224

Vendor: Carolina Lift Stations LLC

For: Emergency – WW Station Maint. ESPS #6-CV #1 Main-Replacement of CV

Amount: \$ 6,432.73

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

Remaining budget will be updated once insurance proceeds are received.

Purchase Request # 5225

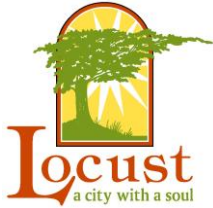
Vendor: Carolina Lift Stations LLC

For: Emergency – WW Station Maint. CV Main-Replacement of CV #1 & #2

Amount: \$ 7,130.16

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

Remaining budget will be updated once insurance proceeds are received.



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

Requested Budget Amendments 2/8/2024

General Fund

Revenues:

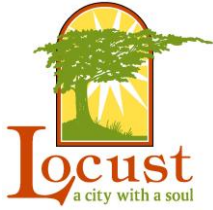
\$19,548.00	011-004-03830-03831 Interest General Fund
\$10,000.00	011-004-03830-07006 Restricted-Stanly Co. Park Grant
<u>\$500,000.00</u>	011-004-03830-07009 Restricted-State Grant-Senior Ctr.

\$529,548.00 **Total Revenue Increase**

Expenditures:

\$500,000.00	011-005-04200-56108 Senior Center
(410.00)	011-005-04300-51100 Police – Salaries & Wages
\$349.00	011-005-04300-53108 Police – Equipment
\$61.00	011-005-04300-53501 Police – Training
(\$4,787.00)	011-005-04500-54103 Streets – Paving and Repairs
\$287.00	011-005-04500-53108 Streets – Equipment
\$4,500.00	011-005-04500-56109 Streets – Capital Project-Sidewalks
\$924.00	011-005-06000-53502 Parks – Continuing Education
<u>\$28,624.00</u>	011-005-06000-55500 Parks – Capital Outlay

\$529,548.00 **Total Expenditure Increase**



City of Locust
Post Office Box 190
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(704) 888-5260

Requested Budget Amendments 2/8/2024

WasteWater Fund

Expenditures:

\$2,474.00	061-005-07400-52102 Engineering Fees
<u>(\$2,474.00)</u>	061-005-07400-52104 WW Treatment Stanly

<u>\$ 0.00</u>	Total Expenditure Increase
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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>
Monday, January 1, 2024	11:59:59 PM	340705.0	340705.0	
Tuesday, January 2, 2024	11:59:59 PM	670935.6	330230.6	
Wednesday, January 3, 2024	11:59:59 PM	994576.9	323641.3	0.01
Thursday, January 4, 2024	11:59:59 PM	1309801.9	315225.0	
Friday, January 5, 2024	11:59:59 PM	1614407.8	304605.9	
Saturday, January 6, 2024	11:59:59 PM	2171873.7	557465.9	1.03
Sunday, January 7, 2024	11:59:59 PM	2591460.3	419586.6	
Monday, January 8, 2024	11:59:59 PM	2941068.1	349607.8	
Tuesday, January 9, 2024	11:59:59 PM	3689982.8	748914.7	1.84
Wednesday, January 10, 2024	11:59:59 PM	4221433.1	531450.3	
Thursday, January 11, 2024	11:59:59 PM	4552993.7	331560.6	
Friday, January 12, 2024	11:59:59 PM	5040865.0	487871.3	0.89
Saturday, January 13, 2024	11:59:59 PM	5574907.2	534042.2	
Sunday, January 14, 2024	11:59:59 PM	5980282.8	405375.6	
Monday, January 15, 2024	11:59:59 PM	6354915.3	374632.5	
Tuesday, January 16, 2024	11:59:59 PM	6715795.9	360880.6	0.18
Wednesday, January 17, 2024	11:59:59 PM	7066337.2	350541.3	
Thursday, January 18, 2024	11:59:59 PM	7406134.7	339797.5	
Friday, January 19, 2024	11:59:59 PM	7736944.4	330809.7	
Saturday, January 20, 2024	11:59:59 PM	8072336.6	335392.2	
Sunday, January 21, 2024	11:59:59 PM	8434480.7	362144.1	
Monday, January 22, 2024	11:59:59 PM	8797348.2	362867.5	
Tuesday, January 23, 2024	11:59:59 PM	9118696.6	321348.4	0.03
Wednesday, January 24, 2024	11:59:59 PM	9456836.6	338140.0	0.29
Thursday, January 25, 2024	11:59:59 PM	9974083.8	517247.2	0.82
Friday, January 26, 2024	11:59:59 PM	10406291.3	432207.5	0.03
Saturday, January 27, 2024	11:59:59 PM	10934137.9	527846.6	0.83
Sunday, January 28, 2024	11:59:59 PM	11527197.6	593059.7	0.03
Monday, January 29, 2024	11:59:59 PM	11919391.7	392194.1	
Tuesday, January 30, 2024	11:59:59 PM	12274439.5	355047.8	
Wednesday, January 31, 2024	11:59:59 PM	12618530.8	344091.3	0.12
Monthly Total			12618530.8	6.10
Daily Average		407049.38		



JANUARY 2024 SUMMARY



JANUARY 2024*

CATEGORY	AMOUNT
Total Calls Dispatched/Initiated	288
Traffic Stops Conducted	363
Business And Neighborhood Patrols	3,026
Arrest Charges Made	56
Citation Charges Issued	243
Traffic Crashes Reported	18
Total Activities Attended By LPD	3,677

***January 2024 Marks The First Month Of New Statistical Tracking Method**

January 2024 Officer of the Month

NOT YET DECIDED



LOCUST POLICE DEPARTMENT

2023 ANNUAL STATISTICS

By: Chief of Police Jeff B. Shew, Locust Police Department

SUMMARY OF 2023 STATISTICS

OFFENSE TYPES/INCIDENT REPORTS

The Locust Police Department provides annually a report detailing crime and activity statistics for the previous year. In 2023, for the twelfth consecutive year since these reports have been published, law enforcement activities and statistics for the City of Locust again showed the result of low criminal activity which continues to make Locust an extremely safe city to visit and live. 2023 statistics as well as a comparison to past years continued to show that although crime is low, the tremendous growth that has occurred and is ongoing in Locust has resulted in a continuously elevated call volume for the agency. This fact resulted in the highest call volume seen by the department since those call statistics began to be acquired in 2016, which also surpassed 2022's record number. Statistics documented by the Locust Police Department for the 2023 calendar year showed a 5.2% increase in documented offense types reported. A 1.4% decrease in recorded incident reports was shown, but a major factor in that decrease was department administration eliminating the requirement for some non-criminal incident reports to assist officers encountering a higher call volume and the need for increased traffic enforcement on Locust streets and highways. Increases were seen in some statistical categories which certainly showed aspects of growth and increased activity, and decreases were also seen in some categories again related to a reduction in required reports for some incidents/calls for service. Numbers continued for the twelfth straight year to show an overall low daily incidence of larceny, fraud, and assault activity and near zero incidents of violent crime. The final numbers again indicate that in 2023 despite a rapidly growing city, Locust remains a very safe city with an overall low volume of crime and criminal activity.

For 2023, the Locust Police Department continued with its policy of reports being documented for any dispatched calls where interaction with the public occurred with some implemented exceptions on certain non-criminal calls for service. 2023 marked the final year that Locust officers will utilize that policy due to a steadily increasing call volume each year. In 2024, a regulated system of report guidance with heavy oversight will be implemented to assure reports that need to be produced are completed while most non-criminal calls for service will not require an incident report by Locust officers. Locust officers will still be required to have their body cameras activated during all calls for service, and they will utilize the insertion of dispatch call notes on the calls where a report is not required.

In 2023, this new report system was loosely implemented resulting in a 1.4% decrease in documented incident reports compared to 2022. Reported offenses documented within those reports increased by 5.2% from

the previous year and was related to an increase in some criminal activity related incident reports. Reported offenses would be the alleged criminal activity or other circumstances involved in each recorded incident report and can contain up to three per report. Generally speaking, non-criminal reports seldom have more than one reported “offense type” whereas criminal reports often contain more than one “offense type” involved in the incident (Example – An escort request is typically a stand-alone request (“offense type”) however a breaking and entering offense also usually includes a larceny offense as well (Two “offense types”).

General service call types were down 10.4% from the previous year mostly related to a decrease in required reports for these non-criminal calls. These call types continue to represent the largest percentage of dispatched calls received. General service includes escort requests, medical and fire calls, and general calls for service.

General investigation call types were down 8.6% from 2022 which again was influenced by a reduction in required reports if the investigations were determined to be non-criminal in nature. Of note in this category, ten missing person reports for the year were not determined to involve foul play and those “missing” were located or determined to not actually be missing.

General law enforcement/criminal activity offense types showed an increase of 46.3% in 2023. The most noted increase was seen in traffic offense related reports, increasing by 77 overall incidents for the year after an increase of 59 the prior year. These types of reports begin with common traffic offenses where reports are not necessary, but during the associated traffic stop different circumstances such as an identified arrest warrant, illegal contraband, or legal reason for the suspect vehicle to be towed results in an incident report being required. A heavy emphasis on increased traffic enforcement for Locust streets and highways was the catalyst for this percentage increase.

For the twelfth consecutive year in 2023, if accounted for the overall rate of incidence, statistics were extremely positive in the category involving call types related to property and financial crime. There was an overall increase in property crime offenses for the year with a 21.9% increase in call types related to theft or fraud. This percentage represented an increase from 278 incidents in 2022 to 339 in 2023 with most of these reports originating from the largest retailer in the city; Wal-Mart. Breaking that number down further, there was an increase of 30 business related larceny incidents (Less than the increase of 59 seen in 2022), and an increase of 16 fraud related incidents. Residential related larcenies increased from 18 to 33 for the year, however almost every incident in that category were thefts of materials or appliances from homes under construction where little to no security measures are present. No change was seen in vehicle related larcenies for the second straight year. Statistics still registered less than five fraud related incidents monthly, less than three residential related larceny incidents, and less than two vehicle related larceny incidents each month. Overall, personal larceny affecting persons, vehicles, or residences continued to be extremely low showing a daily average occurrence of just 0.15, or roughly just one incidence every seven days. It should also be noted in 2023, the Locust Police Department finished with a 67.5% positive clearance rate in property crime/fraud related reports meaning that essentially 68 of every 100 property crime or fraud incidents, the Locust Police Department made an arrest or achieved another satisfactory disposition (See 2023 Annual Clearance Statistics Report).

Alcohol and drug related offense types showed an increase of 21.9% for the year from 96 in 2022 to 117 in 2023. Substantial increases in DWI and alcohol related incidents/offenses were the factors in this category increase.

In the physical crime category, assault type offenses increased 11.1% for the year but only showed an increase of two incidents from the prior year. This statistic for the year represents a daily average reported occurrence of assaults in Locust of just .06 which makes for an extremely low frequency of occurrence.

Other offense types reported for 2023 were eight sex or indecent liberty related offenses, and six designated death investigations. The death investigations did not involve foul play.

BUSINESS/NEIGHBORHOOD PATROLS

For 2023, there was an increase in completed patrols by Locust officers from 24,768 in 2022 to 25,987 this year. This represented a daily average of completed patrols of 71.2 in 2023. Regular and frequent patrols of businesses and neighborhoods in Locust remain a heavily emphasized policy for all Locust patrol officers.

ARREST CHARGES

Arrest charges made by the Locust Police Department in 2023 were reported at 591, a 52.7% increase from the 387 in 2022. This category was heavily influenced by increased traffic enforcement by Locust officers during the year as six of the top eight offenses for the year in number charged were heavily related to traffic stops and their subsequent investigations. The other two larceny related offenses in the top eight could be associated with the increase in reported business larceny incidents. Per our 2023 clearance statistics report, the Locust Police Department showed a 73.7% clearance rate in criminal incidents which would be all incidents deemed criminal in nature that resulted in either an arrest or had to be closed due to exhausted leads. That statistic also showed that 482 Locust confirmed criminal incidents were closed by arrest which would include warrants obtained by Locust officers following investigations (See 2023 Annual Clearance Statistics Report).

CITATION CHARGES

Citation charges for 2023 saw another huge increase in overall traffic enforcement by Locust officers in both charges and warnings issued from the previous year. This increase showed diligent efforts made by Locust officers to show consistent police presence on Locust streets and highways despite challenges related to staffing deficiencies and increased call volume. In 2023, Locust officers issued 1,641 warnings compared to 1,574 warnings in 2022. 2,500 citation charges were issued by Locust officers which amounted to a monthly average of 208.3 and represented a tremendous 73.3% increase from 2022. Speed enforcement was a top priority for the Locust patrol division in 2023, and as a result there was a 92.6% increase in the number of speeding citations issued. An additional 219 warnings for speeding were also issued.

TRAFFIC CRASHES

Traffic crashes reported in the city for 2023 were 246, up from 211 the prior year. This number represented a monthly average occurrence of approximately 21 crashes a month (An increase of three crashes monthly from 2022), but that included both crashes occurring on Locust streets and highways as well as minor parking lot “fender benders”. A list of specific areas where crashes occurred in 2023 will be released at a later date. In an eight-year comparison, reported crashes since 2016 have stayed in a range within 26 crashes each year. In 2016, 220 crashes were reported with 246 being reported in 2023.

OVERALL LAW ENFORCEMENT ACTIVITY

Overall, numbers related to dispatched calls generated and/or attended by Locust officers in 2023 compared to eight years prior is where the growth of the city and area is most evident and is showing to increase substantially each year. Overall law enforcement activity are statistics compiled by Stanly Communications and represent all calls for the year. In total, 7,789 calls were either dispatched to, initiated by, or attended by the Locust Police Department or occurred in Locust areas in 2023, 1,085 more than in 2022 (6,704), 2,018 more than in 2021 (5,771) and 2,204 more than eight years ago (5,585 in 2016).

*****AN IMPORTANT NOTE ABOUT STATISTICAL BREAKDOWN – DUE TO HOW REPORTING SOFTWARE RECORDS OFFENSE TYPES/INCIDENTS, OFFENSE TYPES LISTED INCLUDE BOTH ATTEMPTS AND COMPLETED OFFENSES AS WELL AS ALLEGED OFFENSES THAT WERE PROVEN TO BE UNFOUNDED. OFFENSE TYPES ARE COUNTED TOGETHER REGARDLESS OF THESE DISTINCTIONS*****

Offenses/Incident Reports Statistics Key

Call/Offense Types

Escorts Provided – General, Business Closing, Child Custody Exchange, Funeral, Etc.
Assist EMS/Fire – Medical Or Fire Calls With Law Enforcement Assistance/Involvement
Calls For Service – Various Community Service Or Non-Criminal Dispatches, Animal Complaints, Etc.
Mutual Aid – Help Requested And Given To Other Agencies
Assist Motorist – Stranded Motorists, Keys Locked In Vehicle, Flat Tires, Etc.

Alarm Calls – Business, Residential Alarm Activation Responses
Disturbances – General, Various, Or Domestic Disturbance Responses
Suspicious Activity – Dispatched Reports Of Suspicious Activities, Vehicles, Or Persons
Investigations – General, 911 Hang-Ups, Suicide Threats, Open Doors, Etc.
Property Calls – Reports Of Lost Or Found Property
Missing Persons – Reports Of Missing Or Found Individuals

Business Larceny – Larcenies Reported From Locust Businesses
Fraud – Counterfeiting, Forgery, Obtaining Property By False Pretense, Identity Theft, Etc.
Residential Larceny/Minor Larceny From Person – Breaking & Entering, Larcenies From Residences
Vehicle Larceny – Breaking & Entering, Larceny From/Of Vehicles

Traffic Offenses – Traffic Offenses That Result In Other Charges, Arrests, Vehicle Towed, Etc.
Property Damage – Malicious Damage To Businesses, Residences, Vehicles, Minor Vehicle Crashes
Warrants – Arrest Warrants, Court Processes Served
Harassment – Harassing Phone Calls, Communicating Threats, Etc.
Trespassing – Unlawful Entry, 1st Or 2nd Degree, Etc.
Other Illegal Activity – Resist, Obstruct, Or Delay, Vehicle Pursuits, Lesser Charges, Etc.
Ordinance Violations – Violations Of City Ordinances Investigated Or Committed
Vandalism – Defacement Of Property, Minor Arson, Etc.
Juvenile Violations – Illegal Activity Committed By Or Against Juveniles
Weapons Violations – Unlawfully Carrying Concealed Weapon, Possession By Felon, Etc.

Drug Offenses – Possession, Distribution, Intent To Sell, Etc. Involving Illegal Drugs
Alcohol Charges – Charges Involving Alcohol Other Than DWI
DWI – Driving While Impaired Reports

Assaults – Calls Related To Assaults, Affray, Etc.

Sex Offense – Reports Of Or Offenses Involving Unlawful Sexual Activity
Personal Larceny – Serious Larceny Or Robbery Including Strong Arm, With Dangerous Weapon, Etc.
Murder – Homicide

Death Investigation – Non-Criminal Investigations Of Unattended Deaths, Suicide, Etc.

Offenses/Incident Reports

CATEGORY: GENERAL SERVICE

Call Type	2023 Total #	Monthly Avg.	2022 Total #	% Change
Escorts Provided	303	25.3	311	-2.6%
Assist EMS/Fire	146	12.2	189	-22.8%
Calls For Service	80	6.7	112	-28.6%
Mutual Aid	74	6.2	81	-8.6%
Assist Motorist	43	3.6	28	+53.6%
2023 TOTAL/ MONTHLY AVERAGE/ 2022 TOTAL/ % CHANGE	646	53.8	721	-10.4%

CATEGORY: GENERAL INVESTIGATION

Call Type	2023 Total #	Monthly Avg.	2022 Total #	% Change
Investigations	155	12.9	164	-5.5%
Alarm Calls	154	12.8	164	-6.1%
Disturbances	126	10.5	160	-21.3%
Suspicious Act.	68	5.7	79	-13.9%
Property Calls	22	1.8	19	+15.8%
Missing Persons*	10	0.8	4	+150%
K-9 Calls	4	0.3	20	-80%
2023 TOTAL/ MONTHLY AVERAGE/ 2022 TOTAL/ % CHANGE	539	44.9	610	-8.6%

*NO missing person's reports for 2023 included suspected foul play or went unsolved.

CATEGORY: GENERAL LAW ENFORCEMENT/CRIMINAL ACTIVITY

Call Type	2023 Total #	Monthly Avg.	2022 Total #	% Change
Traffic Off. Reports	216	18	139	+55.4%
Warrants	61	5.1	59	+3.4%
Property Damage	45	3.8	40	+12.5%
Other Illegal Act.	43	3.6	18	+138.9%
Trespassing	24	2	14	+71.4%
Harassment	21	1.8	10	+110%
Weapons Viol.	15	1.3	18	-16.7%
Ordinance Viol.	13	1.1	8	+62.5%
Juvenile Viol.	11	0.9	1	+1000%
Vandalism	0	----	0	----
2023 TOTAL/ MONTHLY AVERAGE/ 2022 TOTAL/ % CHANGE	449	37.4	307	+46.3%

CATEGORY: PROPERTY/FINANCIAL CRIME

Call Type	2023 Total #	Monthly Avg.	2022 Total #	% Change
Bus. Larceny	224	18.7	194	+15.5%
Fraud	59	4.9	43	+37.2%
Resd. Larceny	33	2.8	18	+83.3%
Vehicle Larceny	23	1.9	23	0
2023 TOTAL/ MONTHLY AVERAGE/ 2022 TOTAL/ % CHANGE	339	28.3	278	+21.9%
TOTAL LARCENY OCCURRENCE (BUS., VEH., RES., PER.)	280	0.77 Avg. Daily Occurrence	235	+19.2%
PERSONAL LARCENY OCCURRENCE (VEH., RES., PER.)	56	0.15 Avg. Daily Occurrence	41	+36.6%

CATEGORY: ALCOHOL/DRUGS

Call Type	2023 Total #	Monthly Avg.	2022 Total #	% Change
Drug Offenses	59	4.9	74	-20.3%
DWI	40	3.3	18	+122.2%
Alcohol Charges	18	1.5	4	+350%
2023 TOTAL/ MONTHLY AVERAGE/ 2022 TOTAL/ % CHANGE	117	9.8	96	+21.9%

CATEGORY: PHYSICAL CRIME

Call Type	2023 Total #	Monthly Avg.	2022 Total #	% Change
Assaults	20	1.7	18	+11.1%
2023 DAILY AVERAGE	.055	----	.049	----

CATEGORY: SERIOUS/VIOLENT CRIME

Call Type	2023 Total #	Monthly Avg.	2022 Total #
Sex Offense	8*	0.7	4*
Personal Larceny/Robbery	0	--	0
Murder	0	--	0

*Sex Offense # includes REPORTS OF sex offenses committed even if investigation revealed no misconduct OR offense occurred in a different jurisdiction.

CATEGORY: OTHER INVESTIGATION

Call Type	2023 Total #	2022 Total #
Death Investigation	6	6

2023 TOTAL OFFENSE TYPES AND INCIDENT REPORTS

2023 TOTAL OFFENSE TYPES/ MONTHLY/ DAILY AVG.	2124	177	5.8	<u>2022 #</u> 2020	<u>% Change</u> +5.2%
2023 TOTAL INCIDENT REPORTS COMPLETED/ MONTHLY/ DAILY AVG.	1766	147.2	4.8	<u>2022 #</u> 1791	<u>% Change</u> -1.4%

Area Patrols/Checks

Patrol Type	Total #	Monthly Avg.	Daily Avg.
Businesses	15,484	1,290.3	42.4
Neighborhoods	10,046	837.2	27.5
Requested House	204	17	---
Special Investigation (Dedicated Speed Enf.)	199	16.6	---
Suspicious Vehicles	50	4.2	---
Suspicious Persons	4	0.3	---
2023 TOTAL PATROLS/ DAILY PATROL AVG.	25,987	<u>2023 DAILY AVG.</u> 71.2	<u>2022 DAILY AVG.</u> 67.9

Arrests/Offense Charges/Counts

Charge	2023 Total #	2022 Total #
Minor Charges	125	39
Misdemeanor Larceny	71	40
Failure To Appear	39	46
Warrant Service	38	23
Driving While Impaired	38	17
Felony Larceny	26	14
Driving While License Revoked	24	11
Possess Drug Paraphernalia	24	17
Forgery	23	6
Possession Schedule VI	18	12
Obtaining Property By False Pretense	17	8
Resist, Obstruct, Delay	16	14

Conspiracy	15	7
Possession Methamphetamine	11	14
Possession Schedule II	11	8
Larceny By Anti-Theft Device	10	9
Concealed Weapon Violation	9	11
Flee To Elude	9	7
Trespassing	9	14
Possession Stolen Goods	7	1
Simple Assault	7	4
Child Abuse	6	1
Assault On A Female	5	5
Communicating Threats	5	9
Fraud And/Or Fraud Theft	3	3
Possession Schedule III	3	
PWISD Schedule VI	3	2
Breaking & Entering	2	5
Court Order/Probation Violation	2	6
Damage To Property	2	4
Drug Trafficking	2	0
Firearm By Felon	2	3
Identity Theft	2	6
Assault Inflicting Serious Injury	1	0
Intoxicated & Disruptive	1	0
Maintain Vehicle/Dwelling For Drug	1	0
Possession Schedule IV	1	4
Possession Schedule III	1	1
PWISD Meth	1	0
PWISD Schedule II	1	0
Assault On An Officer	0	4
Assault With A Weapon	0	4
Kidnapping	0	1
Motor Vehicle Larceny/Possession	0	4
Possession Heroin	0	2
Robbery	0	1
2023 TOTAL ARREST CHARGES/ MONTHLY/DAILY AVG.	591 49.3/1.6	
2022 TOTAL ARREST CHARGES/ % CHANGE	387 +52.7%	

Citation Charges

CATEGORY: VEHICLE VIOLATIONS

Citation Charge	Total #
Expired Registration	286
Expired/No Inspection	127
Operate/Allow Vehicle With No Insurance	119
Drive Motor Vehicle/Not Properly Registered	89
Vehicle Equipment Violations	73
Fictitious/Altered Registration	71
Cancelled/Revoked Registration	64
2023 TOTAL CATEGORY CHARGES	829
MONTHLY / DAILY AVERAGE	69.1 / 2.3
2022 TOTAL / % CHANGE	451 / +83.8%

CATEGORY: LICENSE VIOLATIONS

Citation Charge	Total #
No Operator's License	258
Driving While License Revoked	235
Other License Violations	130
Allow Unlicensed To Drive	2
2023 TOTAL CATEGORY CHARGES	625
MONTHLY / DAILY AVERAGE	52.1 / 1.7
2022 TOTAL / % CHANGE	374 / +67.1%

CATEGORY: SPEEDING

Citation Charge	Total #
Speeding	597
Speeding In School Zone	7
Speed Competition	4
2023 TOTAL CATEGORY CHARGES	608
MONTHLY / DAILY AVERAGE	50.7 / 1.7
2022 TOTAL / % CHANGE	327 / +85.9%

CATEGORY: SAFETY/UNSAFE VIOLATIONS

Citation Charge	Total #
Fail to Stop/Stop Sign Or Red Light	67
Careless & Reckless Driving	61
Seatbelt Violations	61
Unsafe Movement/Passing	52
Child Restraint Violations	30
Fail To Reduce Speed	14
Following Too Close	13
Fail To Yield	6
Lane Violations	6
Texting While Driving	3
2023 TOTAL CATEGORY CHARGES	313
MONTHLY / DAILY AVERAGE	26.1 / 0.9
2022 TOTAL / % CHANGE	167 / +87.4%

CATEGORY: CRIMINAL/OTHER OFFENSES

Citation Charge	Total #
Misdemeanor Larceny	37
Child Abuse	6
Concealed Weapon Charge	6
Second Degree Trespass	5
Damage To Property	4
Hit & Run/Fail To Stop For Accident	4
Aid & Abet Charges	3
Resist, Delay, Obstruct	3
Littering	2
Misdemeanor Conspiracy	2
Parking Violations	2
Cruelty To Animals	1
Possession Stolen Goods	1
2023 TOTAL CATEGORY CHARGES	76
MONTHLY / DAILY AVERAGE	6.3 / 0.2
2022 TOTAL / % CHANGE	72 / +5.6%

CATEGORY: ALCOHOL/DRUG OFFENSES

Citation Charge	Total #
Possess Open Container Of Alcohol In Vehicle	17
Possession Drug Paraphernalia	12
Possession Schedule VI	11
Driving While Impaired On Citation	4
Possession Alcohol Under 21	2
Possession Schedule IV	2
Possession Schedule III	1
2023 TOTAL CATEGORY CHARGES	49
MONTHLY / DAILY AVERAGE	4.1 / 0.13
2022 TOTAL / % CHANGE	52 / -5.8%

2023	
TOTAL CITATION CHARGES	2,500
MONTHLY / DAILY AVERAGE	208.3 / 6.9
2022 TOTAL # / % CHANGE	1,443 / +73.3%
2023 WARNINGS ISSUED	1,641

Traffic Crashes

2023 TOTAL REPORTED TRAFFIC CRASHES (STREET/HIGHWAY, PVA) / MONTHLY AVG. / DAILY AVG.	246 / 20.5 / 0.7
2022 TOTAL REPORTED TRAFFIC CRASHES / % CHANGE	211 / +16.6%

**TOTAL DISPATCHED-ATTENDED CALLS /
GENERATED CASE NUMBERS, TWO YEAR COMPARISON**

2023 TOTAL CALLS / 2022 # / % CHANGE	7,789	6,704 / +16.2%
2023 TOTAL REPORT #S / 2022 # / % CHANGE	3,460	2,846 / +21.6%

LAST EIGHT-YEAR STATISTICS COMPARISON

INCIDENTS/OFFENSE TYPES

CATEGORY	2016	2017	2018	2019	2020	2021	2022	2023
General Service	693	606	644	688	727	782	721	646
General Investigation	467	481	549	565	642	540	610	539
General Criminal Activity	242	214	200	186	275	277	307	449
Property/Financial Crime	217	212	259	282	312	233	278	339
Business Larceny	128	122	158	162	190	141	194	224
Residential Larceny	24	26	21	25	18	18	18	33
Vehicle Larceny	11	13	22	51	43	23	23	23
Fraud	54	51	58	44	61	51	43	59
Total Larceny Daily Avg	.45	.44	.55	.66	.69	.50	.64	.77
Personal Larceny Daily Avg	.10	.11	.12	.21	.20	.11	.11	.15
Alcohol/Drugs	126	108	109	102	161	110	96	117
Assaults	19	18	29	21	16	19	18	20
Sex Offense	5	2	2	2	4	6	4	8
Robbery	0	0	1	1	2	0	0	0
Homicide	0	0	0	0	1	0	0	0
Death Investigation	1	2	5	3	8	2	6	6
Total Offense Types	1770	1643	1798	1850	2148	1969	2040	2124
Total Incident Reports	1580	1496	1631	1720	1904	1790	1791	1766

PATROLS

CATEGORY	2016	2017	2018	2019	2020	2021	2022	2023
Total Patrols	18,417	15,594	16,793	20,490	25,660	28,422	24,768	25,987

ARRESTS*

CATEGORY	2019	2020	2021	2022	2023
Arrest Charges	200	373	320	387	591

*An eight-year comparison of arrest charges would not be accurate due to a previously unknown compilation error where Locust arrest reports were being duplicated in most cases by Stanly County Jail staff due to their reporting requirements. 2019 would begin as the most accurately reported year going forward.

CITATION CHARGES

CATEGORY	2016	2017	2018	2019	2020	2021	2022	2023
License Violations	208	261	172	248	247	362	374	625
Speeding	646	427	356	305	197	314	327	608
Vehicle Violations	290	304	208	245	239	362	451	829
Safety/Unsafe Violations	150	128	110	87	83	115	167	313
Alcohol/Drug Offenses	91	89	72	45	72	53	52	49
Criminal/Other Offenses	54	61	79	68	72	72	72	76
Total Citation Charges	1439	1270	997	998	910	1279	1443	2500
Warnings Monthly Avg	113.8				109.3	126.4	131.2	136.8

TRAFFIC CRASHES

CATEGORY	2016	2017	2018	2019	2020	2021	2022	2023
Total Crashes	220	212	214	197	196	202	211	246

TOTAL DISPATCHED CALLS/GENERATED CASE NUMBERS SIX-YEAR NUMBER COMPARISON

CATEGORY	2018	2019	2020	2021	2022	2023
Total Dispatched/Attended Calls	5728	5834	5986	5771	6704	7789
Case Numbers Generated	2424	2575	2318	2807	2846	2846

Planning and Zoning

January 2024

1 New House Permit

Blythe

2 Signs

1 Mobile Home

4 Fence permit

2 Pool permit

1 Commercial Elm St Pump station

1 Playground Pine Bluff

1 Storage

Code Enforcement Public Nuisance



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

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
CITY OF LOCUST, NORTH CAROLINA**

WHEREAS, the Locust City Council has been petitioned under G.S. 160A-31 to annex the area described below; and

WHEREAS, the Locust City Council has by resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held in the Joel Huneycutt Community Room at 7:00pm or soon thereafter on February 8, 2024 after due notice by the Stanly News and Press on (date); and

WHEREAS, the Locust City Council finds that the petition meets the standards of G.S. 160A-31:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Locust, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the City of Locust as of June 30, 2024

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°13'10.6" E and a distance of 139.36' to a point; (2) with a bearing of S 73°04'13.211" E and a distance of 487.831' to a point; (3) with a bearing of S 75°04'10.4" E and a distance of 51.701' to a point; (4) with a bearing of S 76°23'15.1" E and a distance of 51.35' to a point; (5) with a bearing of S 77°38'12.2" E and a distance of 51.28' to a point; (6) with a bearing of S 79°31'12.6" E and a distance of 27.111' to a point; thence leaving the existing city limits line with a bearing of S 33°10'12.511" W and a distance of 232.121' (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°36'15.911" E and a distance of 483.181' 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



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formerly) recorded in Deed Book 706 Page 804; thence following the common line thereof with a bearing of S 05°46'12" 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°20'10" E and a distance of 12.77' to an existing rebar; (2) with a bearing of S 76°02'15" W and a distance of 381.86' to an existing pipe; (3) with a bearing of S 73°35'10" W and a distance of 219.60' to an existing rebar; (4) with a bearing of S 13°43'13" E and a distance of 169.87' to an existing rebar; (5) with a bearing of S 23°59'12" W and a distance of 291.59' to 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 Efrid 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



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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 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°24'102" 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°44'5211 E and a distance of 299.881 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°11'104" 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°32'144" 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



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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 99.831 to an existing rebar; (3) with a bearing of N 27°20'11" 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°53'12" 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 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



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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 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.



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Section 2. Upon and after June 30, 2024 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Locust and shall be entitled to the same privileges and benefits as other parts of the City of Locust. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the City of Locust shall cause to be recorded in the office of the Register of Deeds of Stanly County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Stanly County Board of Elections, as required by G.S. 163-288.1.

Adopted this 8th day of February, 2024

Amy Furr, City Clerk

Stephen Huber, Mayor

AS APPROVED TO FORM:

Conney Josey, City Attorney



City of Locust
Post Office Box 190
Locust, North Carolina 28097-0190
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**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
CITY OF LOCUST, NORTH CAROLINA**

WHEREAS, the Locust City Council has been petitioned under G.S. 160A-58. 1 to annex the area described below; and

WHEREAS, the Locust City Council has by resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held in the Joel Huneycutt Community Room at 7:00pm or soon thereafter on February 8, 2024 after due notice by the Stanly News and Press on (date); and

WHEREAS, the Locust City Council finds that the area described therein meets the standards of G.S. 160A-58.1(b), to wit:

- a. The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the corporate limits of the City of Locust;
- b. No point on the proposed satellite corporate limits is closer to another municipality than to the City of Locust;
- c. The area described is so situated that the City of Locust will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;
- d. No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation;
- e. The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, does not exceed ten percent (10%) of the area within the primary corporate limits of the City of Locust; and

WHEREAS, the Locust City Council further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the Locust City Council further finds that the petition is otherwise valid, and that the public health, safety and welfare of the City of Locust and of the area proposed for annexation will be best served by annexing the area described;
NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Locust, North Carolina that:



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Section 1. By virtue of the authority granted by G.S. 160A-58.2, the following described non-contiguous territory is hereby annexed and made part of the City of Locust as of June 30, 2024

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 in a survey by Carolina Surveyors, Inc.

Section 2. Upon and after June 30, 2024 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Locust and shall be entitled to the same privileges and benefits as other parts of the City of Locust. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10

Section 3. The Mayor of the City of Locust shall cause to be recorded in the office of the Register of Deeds of Stanly County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Stanly County Board of Elections, as required by G.S. 163-288.1.

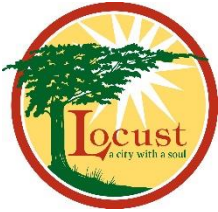
Adopted this the 8th day of February, 2024

Amy Furr, City Clerk

Stephen Huber, Mayor

AS APPROVED TO FORM:

Conney Josey, City Attorney



City of Locust

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MEMORANDUM

Date: January 30, 2014
From: Cesar Correa, City Manager
To: Mayor & City Council
Subject: Zoning Amendment (Conditional) – Brentwood Farms

BACKGROUND & PETITION INFORMATION

On November 28, 2023 the City of Locust received an application for a Conditional Zoning Amendment (Exhibit #1) for the property shown on the attached zoning map (Exhibit 2). The specifics of the rezoning application are as follows:

Applicant: Scott Carpenter

Owner Information: Brentwood Farms

Existing Zoning: Open Space (OPS)

Proposed Zoning: Campus Business & Institutional – Conditional (CBI-C)

Permitted Uses: The proposed use *Reception Facilities* is a permitted use in the Campus Business & Institutional District. The owner is committing to a conditional rezoning to assure the facility will look and operate as presented.

Parcel ID Numbers: Stanly County PIN#: 5564-0288-8929

Area in Acres: 1.04 acres

Site Description: This property is located within Bona Fide Farm #8595, just off Brentwood Farms Dr., a private driveway leading to the Carpenter Family property. The private driveway is off Brentwood Drive.

Adjacent Land Use: Residential, Bona Fide Farm, and Institutional (Carolina Presbyterian Church)

Surrounding Zoning: The property is surrounded by Open Space on all sides, except for northeast where it's adjacent to Campus Business & Institutional.

Utility Service Provider: The property will be served by a private water well and septic tank.

EXHIBITS

1. Application for Zoning Change
2. Zoning Map
3. Site Plan
4. Venue Presentation

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 Open Space. This amendment is reasonable because the property is adjacent to an existing Campus Business & Institutional use.

FINDINGS AND CONCLUSIONS

The applicant submitted a Site Plan (Exhibit #3) and venue presentation (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 December 28, 2023 the Locust Planning & Zoning Board reviewed the zoning amendment petition and voted to recommend ***approval*** of the proposed Campus Business & Institutional – Conditional (CBI-C) zoning designation.

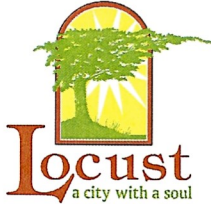
Notice of the meeting and this agenda item have been publicized, letters have been mailed to all adjacent property owners within 500ft of the subject property, and a zoning hearing sign has been posted on the property.

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 Campus Business & Institutional – Conditional (CBI-C) with the associated site plan and proposed elevations, to be inconsistent with the 2014 Land Use Plan.



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Application for Conditional Zoning Change

Date: November 28, 2023

Applicant Name: Scott Carpenter

Company Name (if applicable)

Address: 514 Brentwood Farms

Phone Number: 704-984-0242

Address of Property Change: Brentwood Farms Drive, Locust, NC 28097

Present Zoning District: RA-Earm # ~~8595~~

Requested Zoning District: CBI-C (Reception Facility)

Applicant Signature:

P+Z 12-28-23

P+Z Passed
6-0

The following information is required with the application:

Will Cancel to set
PIT

(1) Map of the property to be rezoned, accurate description to show the following:

- All property lines with dimensions, north arrow.
- Names and addresses of adjoining landowners.
- Location of all existing structures, use of all land.
- Zoning classifications of all abutting zoning districts.

PIT set Feb 8

(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.

Letters sent 2-17-24
Posted 2-18-24

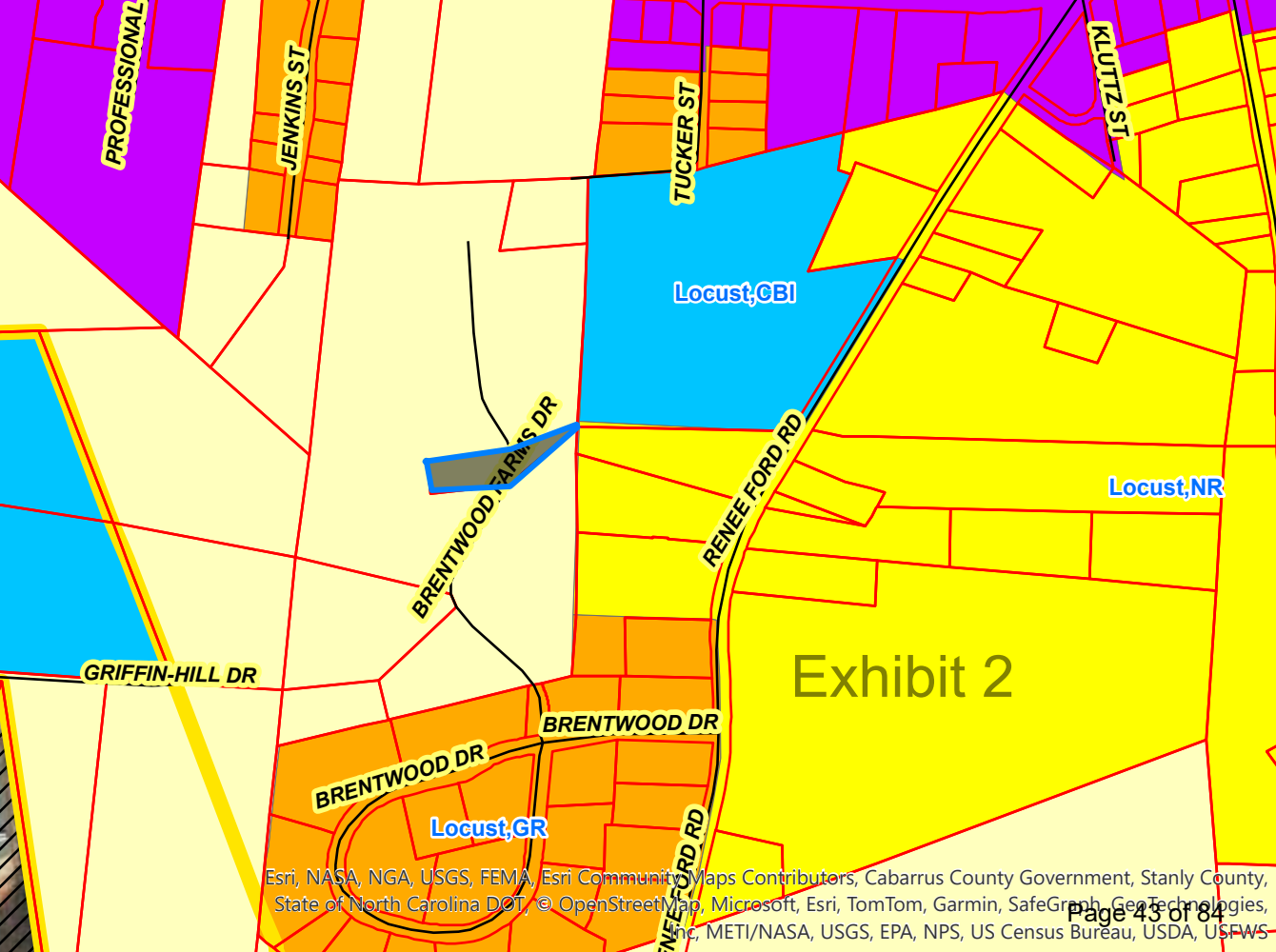
142515

TBD Brentwood Farm Dr

5864 0288 6837

CBI C

DRS

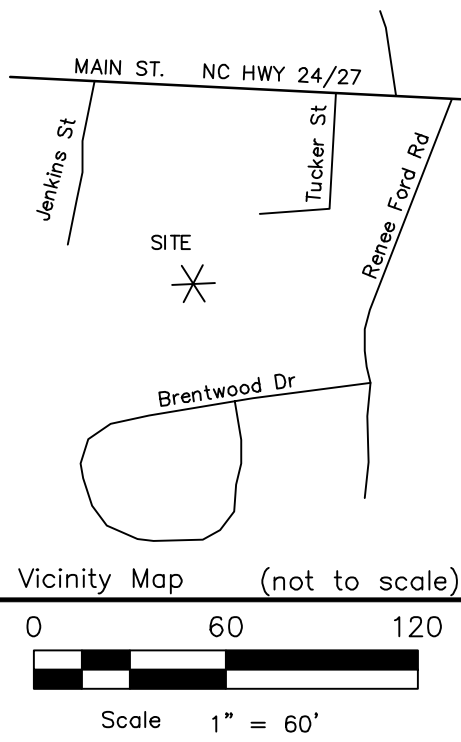


AREA = 1.04 Ac PRELIMINARY; FOR REVIEW ONLY

N C GRID NORTH
NAD83(2011)



MINOR SUBDIVISION FOR:
**SCOTT A. CARPENTER
and wife
LYNN M. CARPENTER**
CITY OF LOCUST
FURR TOWNSHIP — STANLY COUNTY — NORTH CAROLINA



DENT H. TURNER, JR.
PROFESSIONAL LAND SURVEYOR
122 South Second Street ** P.O. Box 998
Albemarle, NC 28002 ** Tel. 704.982.7112

Current Owner:
Scott A. Carpenter
Lynn M. Carpenter
514 Brentwood Dr
Locust, NC 28097

References:
Deed Book 1683, Page 301
Deed Book 1683, Page 305
Tax Record: 36905
PIN: 556402886837

Job No. 231116A

Dates 9/19/2019
8/18/2020
11/16/2023

Notes

This survey is subject to any facts that may be disclosed by a full and accurate title search.

Area computed by the coordinate method and subject to Brentwoods Farm Drive and Duke Power Right of Way.

This lot is located in the zoning jurisdiction of the City of Locust and zoned OPS.

All distances shown are horizontal ground US Survey Feet.

CALL TABLE

LINE	BEARING	DISTANCE
L16	N 34°43'41" E	106.84'
L17	N 35°10'07" E	31.44'
L18	N 32°53'12" E	32.04'
L19	N 25°43'08" E	37.86'
L20	N 13°09'28" E	29.14'
L21	N 06°08'38" E	27.15'
L22	N 02°03'41" W	27.26'
L23	N 09°58'33" W	26.50'
L24	N 18°01'09" W	31.66'
L25	N 28°58'31" W	49.46'
L26	N 39°59'26" W	29.55'
L27	N 31°23'10" W	37.42'
L28	N 22°28'13" W	47.37'
L29	N 12°47'18" W	44.98'
L30	N 06°42'14" W	84.29'
L31	N 04°08'06" W	92.87'
L32	N 02°27'13" W	58.98'

State of North Carolina
County of Stanly

I, _____, Review Officer
for Stanly County, certify that the map or plat to which
this certification is affixed meets all statutory requirements
for recording.

Review Officer _____ Date _____

Subdivision Administrator's Certificate
State of North Carolina
City of Locust

I, _____, Subdivision Administrator for the City of Locust,
Certify that the map or plat to which this certificate is affixed meets all statutory
requirements for recording.

PRELIMINARY; FOR REVIEW ONLY
Subdivision Administrator _____ Date _____

I, Dent H. Turner, Jr., certify to the following :

That this plat was drawn under my supervision from an actual survey made under my supervision from references as noted on this plat; that the Positional Accuracy is 0.05'; that the boundaries not surveyed are indicated as drawn from information as noted on plat; that this Map was prepared in accordance with GS 47-30 as amended. Witness my original signature, registration number, and seal this _____ day of _____ 2023.

That this survey as shown was determined by an actual GNSS Survey made under my supervision and the following information was used to perform the survey:

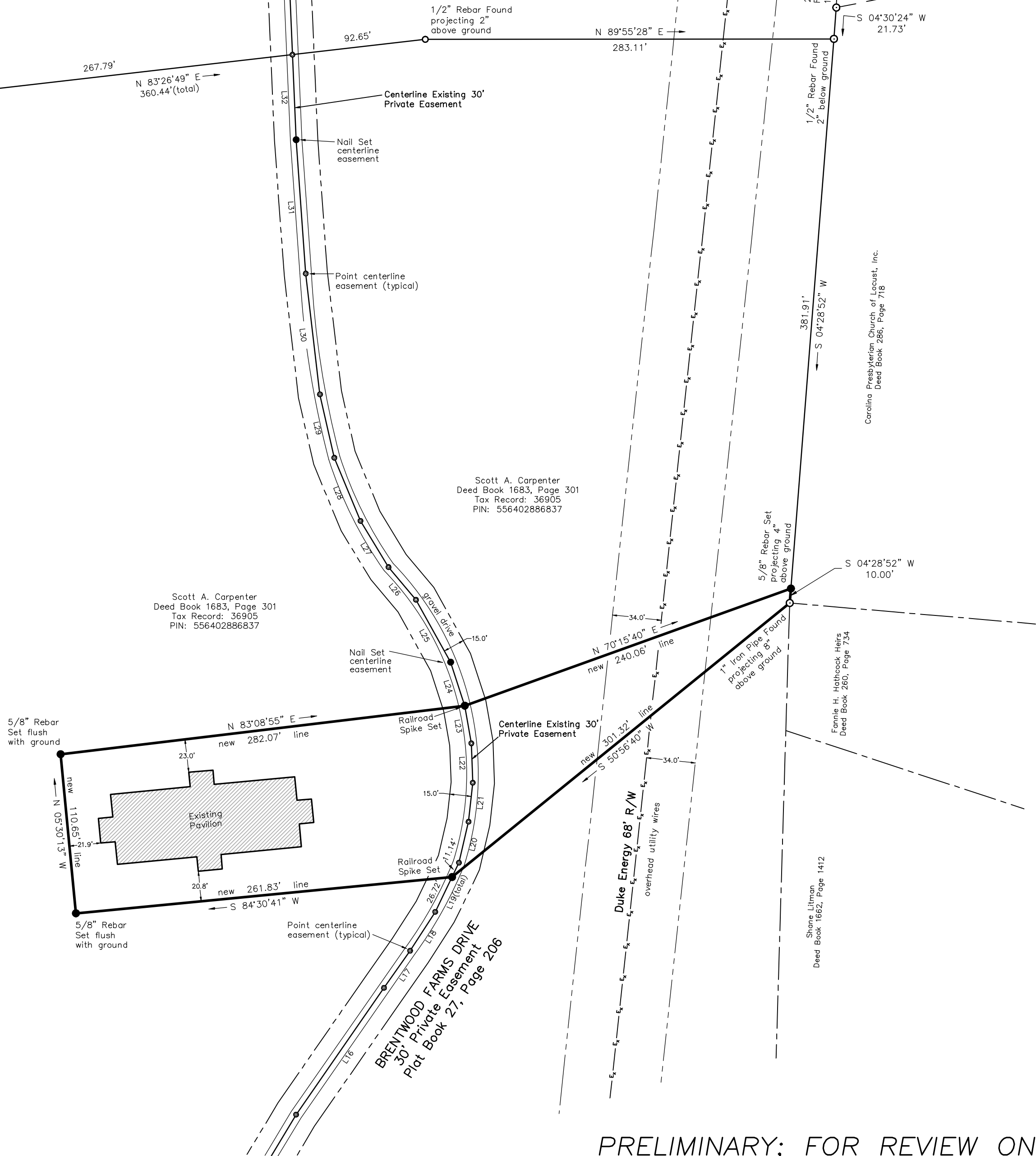
Type of Survey: Class A
Positional Accuracy: 0.05'
Type of GNSS: RTK Network & RTK Base/Rover
Date of Survey: 9/13/2019, 8/10/2020, and 11/16/2023
Datum/Epoch: NAD83(2011)
Combined Factor: 0.99984350
Units: US Survey Feet
Geoid: Geoid 18

That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

PRELIMINARY; FOR REVIEW ONLY

Professional Land Surveyor L-3017

Scott A. Carpenter
Deed Book 1683, Page 305
Tax Record: 36905
PIN: 556402886837



PRELIMINARY; FOR REVIEW ONLY

Exhibit 4

| BRENTWOOD FARMS | | Pavilion in the Pines |

Owned, Operated, and Cherished by the Carpenter Family

Objective:

Brentwood Farms (Farm #8595) is seeking a change in zoning designation from OPS to CBI-C (Reception Facility). Pavilion in the Pines Application, fee and survey completed.



Purpose:

To provide the community with reception options and conduct seasonal events.

To compliment and enhance the City of Locust.

About Brentwood Farms

Owned, Operated, and Cherished by the Carpenter Family

- Brentwood Farms is a 30-acre generational property beautifully nestled in the heart of Locust, North Carolina. The farm has many unique features in a blended open/wooded landscape enhanced by a three acre neatly landscaped flowing fountain pond upon entrance.
- The Carpenter family has worked together to create a specialized property and venue for weddings, events, and banquets that utilizes a natural landscape as a backdrop with a state-of-the-art event center...the *Pavilion in the Pines*.
- The natural setting has multiple choices for the wedding ceremony with a "wedding in the pines," a waterfront ceremony, or lawn area for that special day.



Venue Features

- Brentwood Farms has a newly constructed, fully sheltered venue aptly titled the "Pavilion in the Pines" that unifies the classic/modern farm feeling and timeless romantic enchantment.
- We host a 7,200 square-foot center that has an open pavilion setting easily accommodating 200+ guests.
- The pavilion also features a kitchen, bridal suite, make-up/hair vanity access, and a studio loft apartment. Multiple restrooms serve our important guests with extra features such as lighted fire-pits, corn hole area, sunset patio, and an area specific to a pre-event/celebratory champagne social.
- Multi-purpose climate-controlled rooms with many features for families, bridal preparations, event showers, and other gathering options.
- Ample parking, golf cart transportation rentals, and an available bar for bartending service.



Venue Features

- The Pavilion in the Pines at Brentwood Farms can be used for many type events, such as...
- Weddings
- Bridal showers
- Family Reunions
- Proms/Dance type events
- Political rallies and fundraisers
- Ministry partnerships with local churches
- Seasonal celebrations (hayrides, pumpkin patches)
- Contracts, approved vendor list and venue regulations are available for review
- Must have rules... alignment of expectations



Location, Location, Location!

- Brentwood Farms is located in the heart of Locust and is the only venue/reception area of its kind.
- Short distance to all shopping, grocery, restaurants, and other important conveniences.
- Secluded location ensures privacy and allowance of large space for parking and activities.
- Private Drive and Golf cart accessible.
- With the Carolina Presbyterian Church relationship and the adjoining property line (with walking trails between the two properties) allows us many ministry opportunities.



Why It's Important

- Initial reaction to venue and reception opportunities have been overwhelming.
- Tremendous response from neighboring geographical areas including three out of state commitments... all looking for travel and hotel options for our growing area.
- Locust continues to grow in many wonderful ways. With growth, we will need reception platforms to support the many social gatherings in our community.
- “If you build it, they will come....”



Application and recorded survey attached to existing CBI



City of Locust

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

Application for Conditional Zoning Change

Date: November 28, 2023

Applicant Name: Scott Carpenter

Company Name (if applicable)

Address: 514 Brentwood Farms

Phone Number: 704-984-0242

Address of Property Change: Brentwood Farms Drive, Locust, NC 28097

Present Zoning District: RA Farm# 8595

Requested Zoning District: CBI-C (Reception Facility)

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.

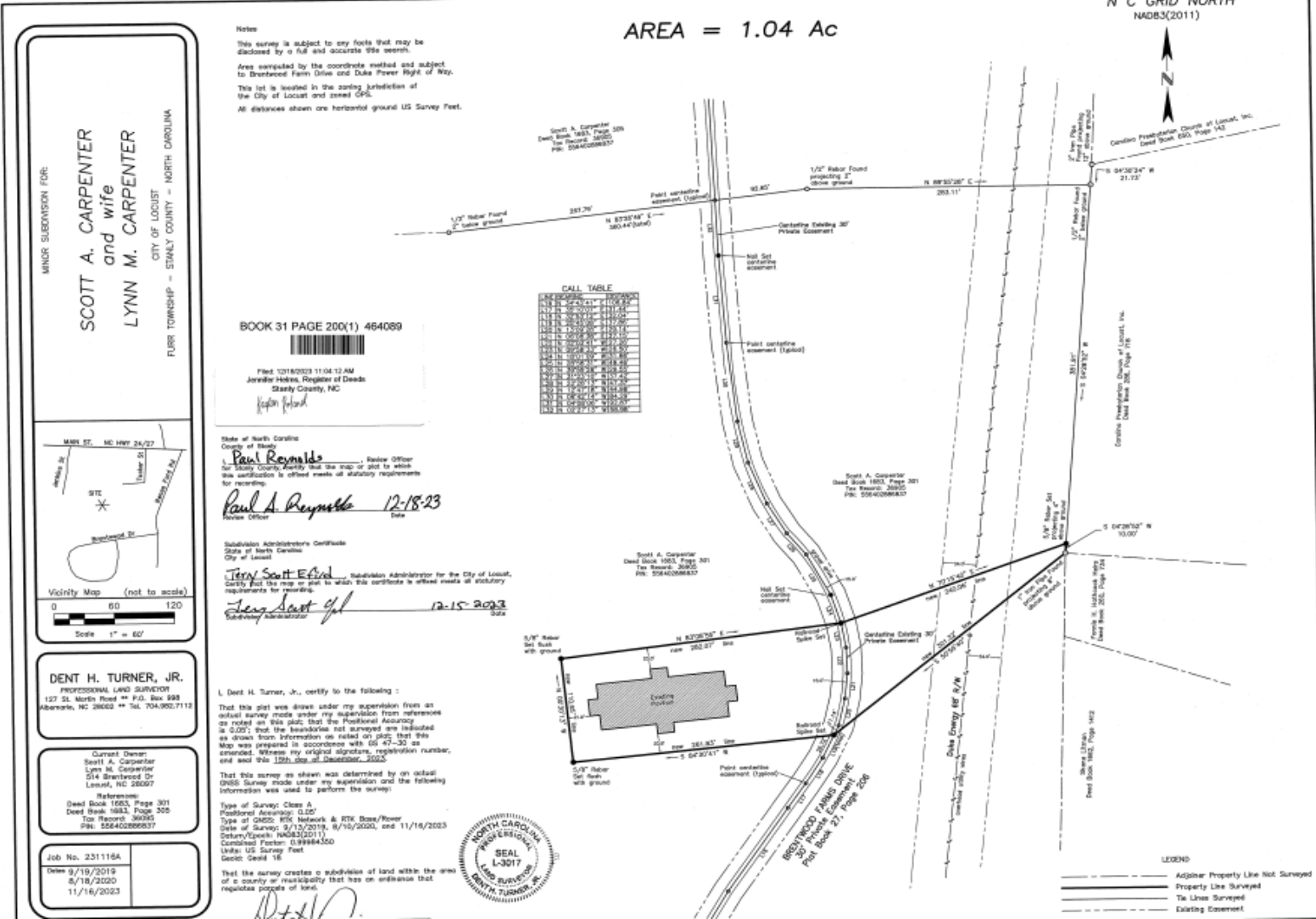
(2) Comprehensive site plan.

(3) Color renderings of the exterior.

(4) Comprehensive landscape plan

(5) All signage "monument and building"

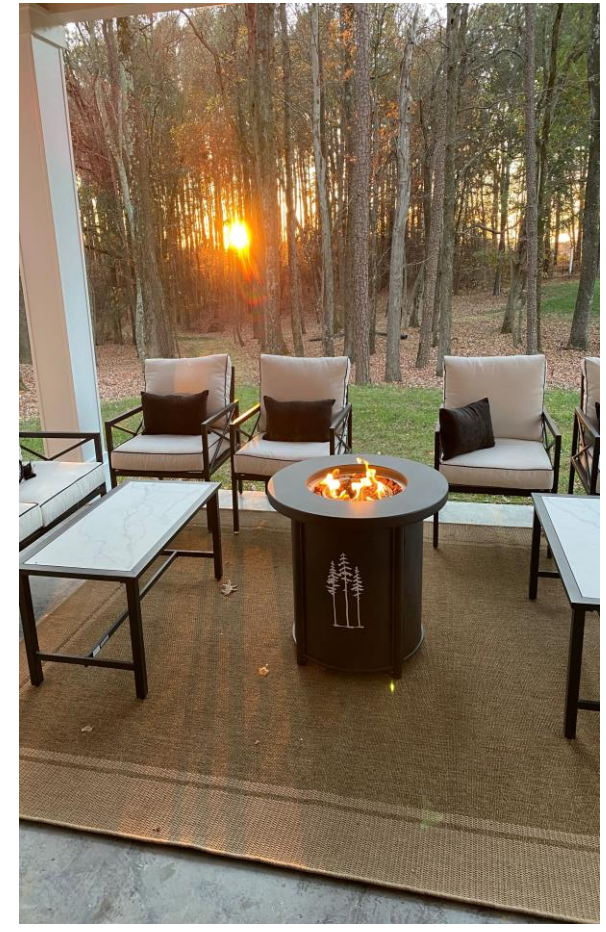
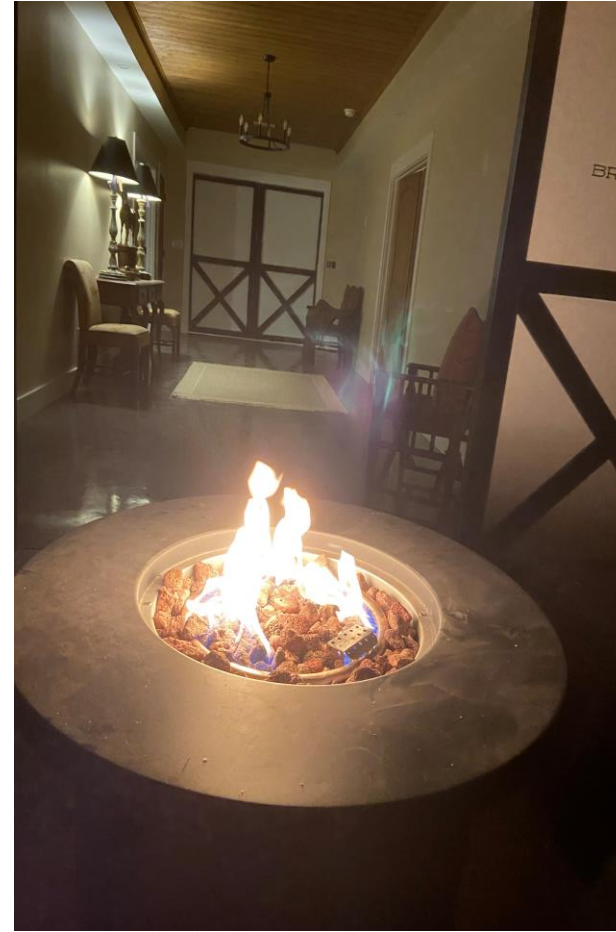
(6) A fee of \$500 (non-refundable) must accompany this application.

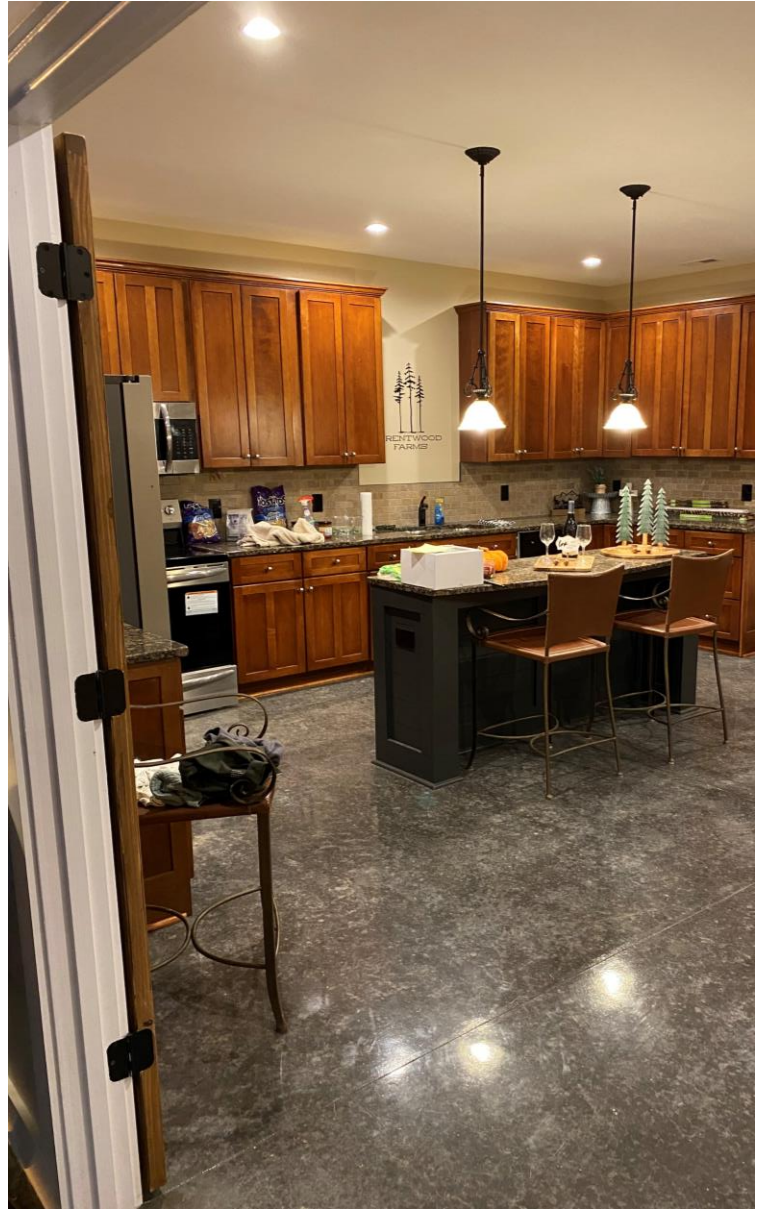


About Us... The Carpenter Family

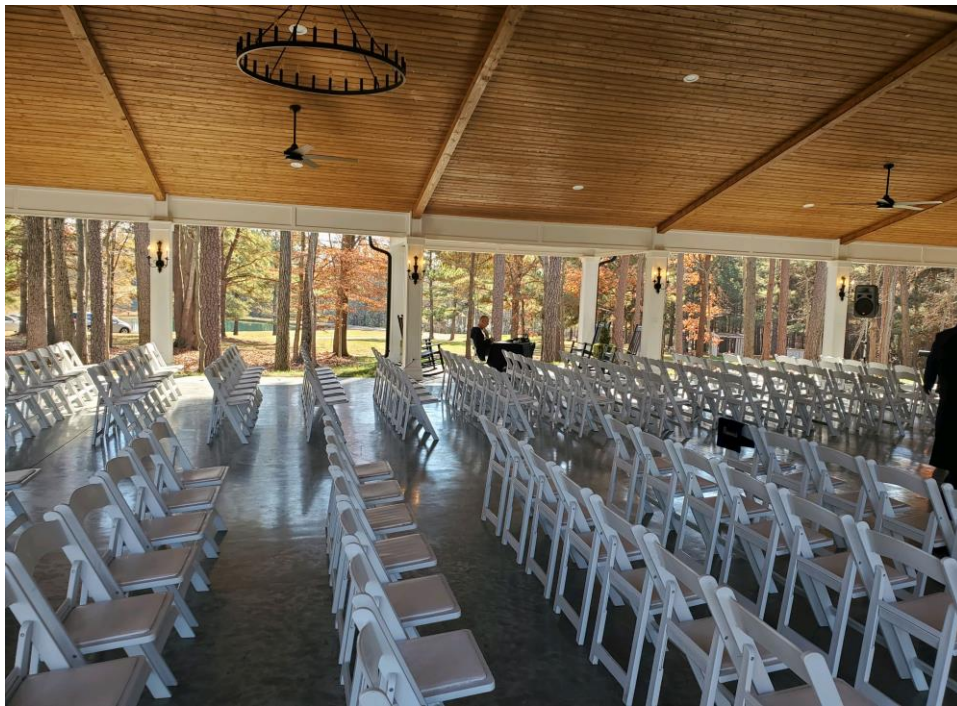


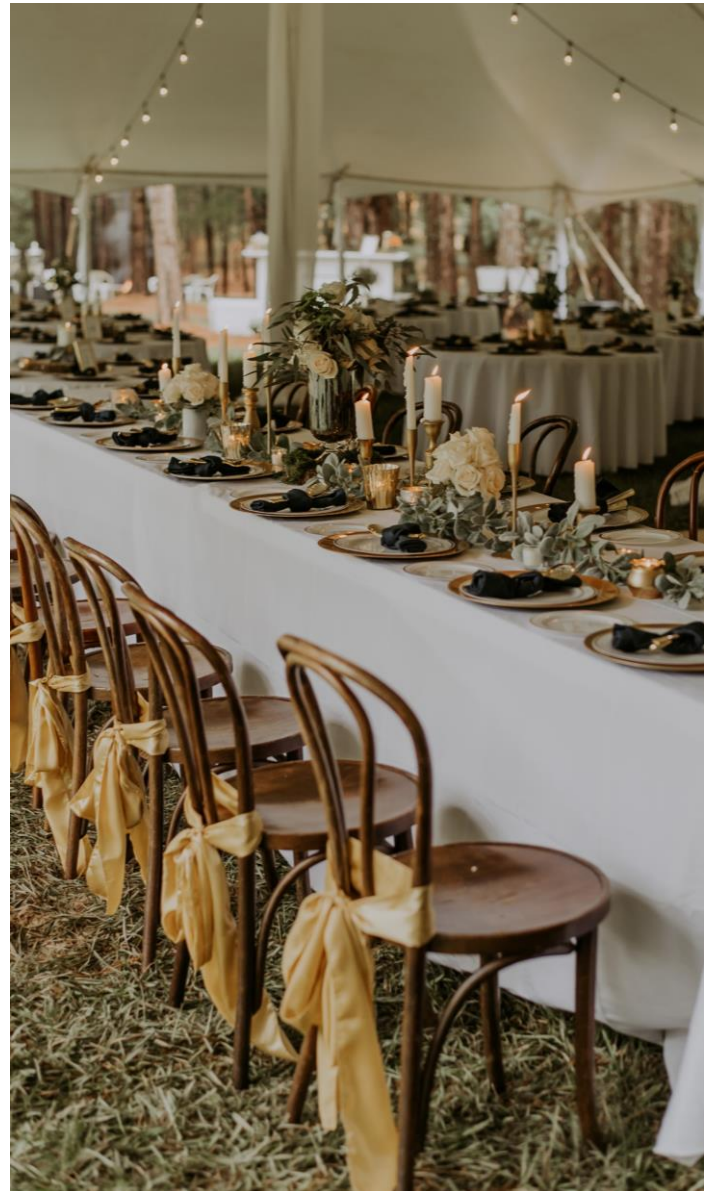
Pictures













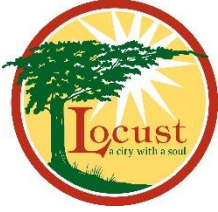
Website Information & Details about Brentwood Farms

- Website- www.brentwood-farms.com
- Google Analytics
- SEOs
- Partnerships with local businesses
- Backlinks connected to Locust
- Social media platforms
- Word of mouth
- Site visit- Would love to give you a tour
- The secret is out on our little town
- Embrace the opportunities





Questions?



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

**AN ORDINANCE AMENDING Chapter 2 OF THE CITY OF LOCUST
LAND DEVELOPMENT ORDINANCE**

ORDINANCE NO. 2024-01

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

Section 1: Chapter 2, Section 2.1.1 “Open Space District (OPS)” is amended to read as shown in the attached Exhibit A, which is incorporated and made a part of this ordinance.

Section 2: Chapter 2, Section 2.1.2 “General Residential District (GR)” is amended to read as shown in the attached Exhibit B, which is incorporated and made a part of this ordinance.

Section 3: Chapter 2, Section 2.1.3 “Neighborhood Residential District (NR)” is amended to read as shown in the attached Exhibit C, which is incorporated and made part of this ordinance.

Section 4: Chapter 2, Section 2.5 “Use Table” is amended to read as shown in the attached Exhibit D, which is incorporated and made a part of this ordinance.

Section 5: Chapter 2, Section 2.6 “ Lot Dimensional and Density Standards” is amended to read as shown in the attached Exhibit E, which is incorporated and made a part of this ordinance.

Section 6: This ordinance shall become effective as of February 8, 2024.

Adopted this 8th day of February 2024.

Mayor, Steve Huber

ATTEST:

Amy Furr, City Clerk

Exhibit A

2.1.1 Open Space District (OPS)

Intent: The Open Space District is provided to encourage the development of compact neighborhoods and rural building groups that set aside significant natural vistas and landscape features (**rural heritage features**) for **permanent** conservation. Development typologies associated with the Open Space District are farms, the single house, the farmhouse cluster, the residential neighborhood, and the mixed-use Traditional Neighborhood Development, available as an Overlay District. The Locust Land Development Plan shows the general location of major open space areas to be preserved.

General Requirements

1. Frontage on a public street is required for all lots in the Open Space District except those comprising a Farmhouse Cluster (see Special Requirements, paragraph [el below.)
2. Development Intensity in the Open Space District shall meet the following standards:

Minimum Lot Size	Minimum Lot Width	Min. front set back	Min. rear set back	Min. side set back	Min. corner lot
44,000 30,000 sqft	120 90'	40'	25'	10'	20'

3. All development projects defined as major subdivisions in the OPS District require an approved subdivision sketch plan, according to the requirements of the Locust Subdivision Ordinance. Sketch Plan submittals shall provide enough information to determine rural heritage features on the site. Therefore, submittal shall require a topographic survey, including, among other information, the location of existing buildings, fences, hedgerows, rock outcroppings, tree lines, creeks and other bodies of water. Submission requirements must comprise a land grading plan showing circumstances before and after development. Grading must follow natural contours of land and minimize land disturbance wherever possible.

4. Special Requirements: Farmhouse Cluster Developments: A Farmhouse Cluster permits the subdivision of land for up to six house lots accessed by way of a shared private drive when the following conditions have been met:

- 4.1 Minimum project size: 10 acres;
- 4.2 A paved or graveled private drive shall be constructed on a recorded easement not less than 20 feet in width. If such a private drive crosses a creek or other topographical feature that requires the construction of a bridge, the bridge shall be constructed so as to allow the passage of the heaviest emergency vehicle according to current North Carolina State standards.
- 4.3 An association of all property owners shall be established for maintenance of the common drive and commonly held spaces, if any;
- 4.4 The location of building sites shall be determined through a site analysis which identifies rural heritage features to be preserved;
- 4.5 No minimum lot size or width is required, so long as the project meets all other standards of the district;

- 4.6 Open space preservation shall be irrevocable. A metes and bounds description of the space to be preserved and limits on use shall be recorded on the subdivision plat, in homeowner covenants, and on individual deeds when open space lands are not held entirely in common.
- 4.7 Permitted uses of open space lands to be preserved shall correspond generally to physical conditions at the time of subdivision approval. Restrictive covenants shall limit uses to the continuation of certain agricultural activities (pasture land, crop cultivation) or recreation uses that preserve the view from public streets of rural heritage features to be preserved. For example, fields or pasture land preserved as required open space may continue to support cultivation or grazing; however existing woodlands may not be clear-cut.
- 4.8 The project shall maintain a generally rural appearance from nearby streets and highways.
- 4.9 Where a Farmhouse Cluster would eliminate a planned street connection or a street connection indicated on the Land Development Plan, and no alternate alignment can reasonably provide the connection, the design of the farmhouse cluster shall provide for said connection by the dedication of right-of-way for streets less than 70 feet in width and by the reservation of right-of-way for streets 70 feet or wider.
- 4.10 A Farmhouse Cluster requires an approved subdivision sketch plan, according to the requirements of the Locust Subdivision Ordinance and shall meet all other requirements for review and approval, which may include preliminary plan approval prior to approval of a final plat.

Exhibit B

2.1.2 General Residential District (GR)

Intent: The General Residential District is coded specifically to permit the completion and conformity of conventional residential subdivisions already existing or approved in sketch plan form by the Locust City Council prior to the effective date of these regulations. The application of the General Residential District is not intended for development projects in the Locust jurisdiction which are initiated after the effective date of this ordinance.

General Requirements

1. Development density, amount and location of open space, arrangement of streets and lots, yard dimensions, and access to existing roads shall be controlled by the most recently approved subdivision plan (sketch, preliminary, or plat.) Any modifications to an approved subdivision plan shall maintain the density of the original plan.

2. Developments in the general residential district which are approved but not yet built, may be permitted minor modifications through the administrative process; however, such developments, if redesigned, must conform to all of the requirements of this ordinance for the Neighborhood Residential District (NR) District (2.1.3 below)

3. In the absence of a subdivision sketch or preliminary plan approved prior to the effective date of this ordinance, the following lot dimensions shall apply:

Minimum Lot Size	Minimum Lot Width	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yards	Minimum Corner Lot Side Yard
20,000sqft	100 90'	40'	25'	10'	20'

Exhibit C

2.1.3 Neighborhood Residential District (NR)

"Towns offer an important lesson in both architecture and citizenship: buildings, like citizens, warrant their idiosyncrasies so long as they behave civilly toward their neighbors. . . "Alex Krieger, PLACES, Winter, 1996 (67)

Intent: The Neighborhood Residential District provides for residential infill development surrounding the traditional City center and its logical extensions. Streets in the Neighborhood Residential District must be interconnected, according to Article 4, Streets, and Urban Open Space provided according to Article 6. A range of housing types is encouraged. Low-intensity business activity is permitted in mixed use buildings at residential scale, according to location criteria. The intensity to which permitted uses may be built is regulated by the building type which corresponds to the use.

General Requirements

1. Along existing streets, new buildings shall respect the general spacing of structures, building mass and scale, and street frontage relationships of existing buildings. New buildings which exceed the scale and volume of existing buildings may demonstrate compatibility by varying the massing of buildings to reduce perceived scale and volume. The definition of massing in Article 11 illustrates the application of design techniques to reduce the visual perception of size and integrate larger buildings with pre-existing small buildings.

2. On new streets, allowable building and lot types will establish the development pattern.

3. All developments of more than 10 acres shall provide at least 10% of the site area as public open space in accordance with Article 6.

4. Every building lot shall have frontage upon a public street.

5. Development Intensity:

Minimum Lot Size	Minimum Lot Width	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yards	Minimum Corner Lot Side Yard
<u>320,000</u> sqft	<u>110</u> 90'	40'	25'	10'	20'

Exhibit D

2.5 USE TABLE

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

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

Graphic Design Services		-	-	-	P	P	P	P	-	-
Hair, Nail & Skin Care Services		-	-	-	P	P	-	P	-	-
Indoor Recreational Facilities		-	-	-	-	C	-	P	-	-
Industrial Design Facilities		-	-	-	P	P	P	P	-	-
Interior Design Services		-	-	-	P	P	P	P	-	-
Investigation & Security Services, Locksmiths		-	-	-	P	P	P	P	-	-
Janitorial Services		-	-	-	P	P	P	P	-	-
P - Permitted Use		S - Permitted Use with Supplemental Regulations			C - Conditional Zoning			(-) Prohibited Use		
		Zoning Districts								
Use		OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O
Legal Services		-	-	-	P	P	P	P	-	-
Management/Holding Company Offices		-	-	-	P	P	P	P	-	-
Management & Marketing Consultants		-	-	-	P	P	P	P	-	-
Medical/Health Care Offices		-	-	-	P	C	C	P	-	-
Motion Picture & Sound Recording (excl. Theaters)		-	-	-	P	P	-	P	-	-
Office Administrative Services		-	-	-	P	P	P	P	-	-
Other Business Support Services		-	-	-	P	P	P	P	-	-
Personal and Household Goods Repair		-	-	-	-	P	-	P	-	-
Pest Control Services		-	-	-	-	P	-	P	-	-
Pet Care Services (excl. Kennels & Veterinary Serv.)		-	-	-	P	C	-	P	-	-
Pet Care Services - Kennels only		-	-	-	-	C	-	P	-	-
Photocopy Services (excl. studios)		-	-	-	P	P	P	P	-	-
Publishing Industries		-	-	-	-	C	-	P	-	-
Real Estate & Leasing Offices (excl. mini- warehousing)		-	-	-	P	P	P	P	-	-
Scientific Research & Development Services		-	-	-	P	P	-	P	-	-
Sports and Recreation Instruction/Camps		P	-	-	P	C	-	P	-	P
Telemarketing/Telephone Call Centers		-	-	-	-	C	-	C	-	-
Travel Services/Agents		-	-	-	P	P	P	P	-	-
Veterinarian Offices/Animal Hospitals		-	-	-	P	C	-	P	-	-
Weight Reducing centers, non-medical		-	-	-	P	P	-	P	-	-
RETAIL TRADE										
Amusement Park		-	-	-	-	-	-	C	-	-
Amusement Arcade (indoor only)		-	-	-	C	C	-	C	-	-
Art Dealers		-	-	-	P	C	-	P	-	-
Art Supply Stores		-	-	-	P	C	-	P	-	-
Auction House (General Merchandise)		-	-	-	P	C	-	P	-	-
Automotive Parts, Tires, and Accessories		-	-	-	C	C	-	P	-	-
Automobile Rental & Leasing		-	-	-	C	C	-	P	-	-

Automobile Sales, New & Used	-	-	-	C	C	-	C	-	-
Baked Goods/Snack Shops (excl. drive-thru)	-	-	-	P	C	-	P	-	-
Bed & Breakfast Inns	C	-	-	P	C	-	P	-	-
Book, Periodical & Music Stores	-	-	-	P	P	-	P	-	-
Bowling Centers	-	-	-	P	C	-	P	-	-
Building Material Supply (with outdoor storage)	-	-	-	-	C	-	P	-	-
Building Material Supply (with no outdoor storage)	-	-	-	C	C	-	P	-	-
Brewpubs/Brewery - Micro	-	-	-	P	C	-	P	-	-
Brewery - Large	-	-	-	-	C	-	P	-	-
Car Wash (as a principal use)	-	-	-	-	C	-	P	-	-
P - Permitted Use	S - Permitted Use with Supplemental Regulations			C - Conditional Zoning			(-) Prohibited Use		
	Zoning Districts								
Use	OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O
Cemetery Monument Dealers	-	-	-	-	C	-	P	-	-
Clothing & Clothing Accessories	-	-	-	P	C	-	P	-	-
Consignment/Used Merchandise Stores	-	-	-	C	C	-	P	-	-
Convenience Store (with or without gas sales)	-	-	-	C	C	-	P	-	-
Distillery	-	-	-	P	C	-	P	-	-
Equestrian Boarding & Riding Arenas, Commercial	C	-	-	-	-	-	-	-	-
Equipment Rental & Leasing (with indoor storage)	-	-	-	C	C	-	P	-	-
Equipment Rental & Leasing (with outdoor storage)	-	-	-	-	C	-	P	-	-
Electronics & Appliance Rental	-	-	-	C	P	-	P	-	-
Electronics, Camera & Appliance Stores	-	-	-	P	C	-	P	-	-
Electronic Gaming Establishments (8.14)	-	-	-	-	C/S	-	S	-	-
Farmer's Market, Fruit & Vegetable Stand (8.37)	S	-	-	S	S	-	S	-	-
Florist	-	-	-	P	P	-	P	-	-
Formal Wear & Costume Rental	-	-	-	P	P	-	P	-	-
Furniture & Home Furnishings	-	-	-	C	C	-	P	-	-
Furniture/Party Supply/Sporting goods Rental	-	-	-	C	C	-	P	-	-
Game Preserves	C	-	-	-	-	-	-	-	-
General Merchandise Stores (less than 25,000 sq. ft.)	-	-	-	P	C	-	P	-	-
Gift, Novelty & Souvenir Stores	-	-	-	P	P	-	P	-	-
Grocery/Food Stores (excl. convenience stores)	-	-	-	P	C	-	P	-	-

Health Clubs & Fitness Centers	-	-	-	P	C	-	P	-	-
Hobby, Toy & Game Stores	-	-	-	P	C	-	P	-	-
Hotel, Motels & Extended Stay Lodging Facilities	-	-	-	C	C	-	C	-	-
Jewelry, Luggage and Leather Goods	-	-	-	P	P	-	P	-	-
Lawn & Garden Supply (with outdoor storage or display)	-	-	-	-	C	-	P	-	-
Lawn & Garden Supply (with no outdoor storage or display)	-	-	-	C	C	-	P	-	-
Liquor Sales (ABC Stores)	-	-	-	P	P	-	P	-	-
LP Gas & Heating Oil Dealers	-	-	-	-	C	-	P	-	-
Manufactured Home Sales	-	-	-	-	C	-	C	-	-
Miniature Golf Course	-	-	-	C	C	-	P	-	-
Mini-warehousing/Self-storage Leasing	-	-	-	-	C	-	P	-	-
Motion Picture Theaters (excl. drive-in)	-	-	-	P	C	-	P	-	-
Motion Picture Theaters (drive-in)	-	-	-	-	C	-	P	-	-
Motorcycle, Boat & RV Dealers, New & Used	-	-	-	-	C	-	P	-	-
Musical Instrument & Supplies	-	-	-	P	P	-	P	-	-
P - Permitted Use	S - Permitted Use with Supplemental Regulations			C - Conditional Zoning			(-) Prohibited Use		
	Zoning Districts								
Use	OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O
Nurseries	C	-	-	-	C	-	P	-	-
Office Supplies & Stationery Stores	-	-	-	C	C	-	P	-	-
Parking Lots & Structures, Commercial	-	-	-		-	-	P	-	-
Pawnshops (subject to NCGS, Chapter 91A)	-	-	-	-	C	-	-	-	-
Pet & Pet Supply Stores	-	-	-	C	C	-	P	-	-
Pharmacies, Health & Personal Care Stores	-	-	-	P	C	-	P	-	-
Photography Studios	-	-	-	P	P	-	P	-	-
Private Clubs	-	-	-	P	C	-	P	-	-
Racetracks/Spectator Sports (includes racing test tracks) (8.32)	-	-	-	-	-	-	S	-	-
Reception Facilities	-	-	-	P	C	-	P	-	-
Restaurant, Full Service (dine-in only)	-	-	-	P	C	-	P	-	-
Restaurant, Limited Service (delivery, carryout, drive-thru) (8.12)	-	-	-	C	C	-	S	-	-
Sewing, Needlework & Piece Goods Stores	-	-	-	P	P	-	P	-	-
Sewer/Septic Cleaning Services	-	-	-	-	P	-	P	-	-
Sexually-Oriented Businesses (8.2)	-	-	-	-	C	-	-	-	-
Shoe Stores	-	-	-	P	C	-	P	-	-
Shopping Centers, less than 25,000 gross sq. ft.	-	-	-	C	C	-	P	-	-
Shopping Centers/Superstore, 25-80,000 gross sqft.	-	-	-	-	C	-	P	-	-

Shopping Centers/Superstore, 80,000+ gross sqft.	-	-	-	-	C	-	C	-	-
Shooting Ranges/Archery Ranges	-	-	-	-	-	-	P	-	-
Sign Lettering & Painting	-	-	-	-	P	-	P	-	-
Sporting Goods Stores	-	-	-	C	C	-	P	-	-
Swimming Pool, Hot Tub Supply Stores	-	-	-	-	C	-	C	-	-
Tanning Salons, Ear Piercing, Permanent Make-up Salons	-	-	-	C	C	-	P	-	-
Tattoo Parlors, Body Piercing	-	-	-	C	C	-	P	-	-
Tobacco Stores and Vapor Shops	-	-	-	C	C	-	P	-	-
Trophy Shops	-	-	-	P	P	-	P	-	-
Truck Stop, Travel Plaza	-	-	-	C	C	-	C	-	-
Video Tape & Disk Rental	-	-	-	C	C	-	C	-	-
Winery-Cidery	-	-	-	C	C	-	P	-	-
Vineyard-Orchard	C	-	-	-	-	-	-	-	-
WHOLE TRADE (No outside storage unless specified)									
Alcohol Beverage Supply	-	-	-	C	C	-	P	-	-
Book, Periodical & Newspaper Sales	-	-	-	P	C	-	P	-	-
P - Permitted Use	S - Permitted Use with Supplemental Regulations			C - Conditional Zoning			(-) Prohibited Use		
	Zoning Districts								
Use	OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O
Chemical, Plastics & Allied Products	-	-	-	-	-	-	P	-	-
Clothing, Piece Goods & Shoe Supply	-	-	-	-	-	-	P	-	-
Coal & Ore Supply (with outdoor storage)	-	-	-	-	-	-	C	-	-
Electronic Equipment and Parts Supply	-	-	-	-	-	-	P	-	-
Farm Products (Raw Materials) Sales	-	-	-	-	-	-	P	-	-
Farm Supply Products Sales (with indoor storage)	-	-	-	-	C	-	P	-	-
Farm Supply Products Sales (with outdoor storage)	-	-	-	-	C	-	C	-	-
Florist & Nursery Supply (with indoor storage)	-	-	-	-	C	-	P	-	-
Florist & Nursery Supply (with outdoor storage)	-	-	-	-	C	-	C	-	-
Furniture & Home Furnishings Sales	-	-	-	-	C	-	P	-	-
Grocery/Food Sales	-	-	-	-	C	-	P	-	-
Hardware, Plumbing & Heating Supply	-	-	-	-	C	-	P	-	-
Jewelry Supply	-	-	-	-	C	-	P	-	-
Lumber & Construction Materials (with indoor storage)	-	-	-	-	C	-	P	-	-
Lumber & Construction Materials (with outdoor storage)	-	-	-	-	C	-	C	-	-
Metal & Pipe Supply (with indoor storage)	-	-	-	-	C	-	P	-	-

Metal & Pipe Supply (with outdoor storage)	-	-	-	-	C	-	C	-	-	
Motor Vehicle - New Parts Supply	-	-	-	-	C	-	P	-	-	
Motor Vehicle - Used/Salvaged Parts (indoor storage)	-	-	-	-	-	-	P	-	-	
Motor Vehicle - Used/Salvaged Parts (outdoor storage)	-	-	-	-	-	-	C	-	-	
Music & Musical Instrument Supply	-	-	-	-	C	-	P	-	-	
Paint, Varnish & Paint Supplies	-	-	-	-	C	-	P	-	-	
Paper/Paper Product Supply	-	-	-	-	C	-	P	-	-	
Petroleum/Petro. Products (excl. Bulk Terminals)	-	-	-	-	-	-	P	-	-	
Petroleum/Petro. Products (Bulk Terminals)	-	-	-	-	-	-	P	-	-	
Pharmaceutical and Drug Supply	-	-	-	-	-	-	P	-	-	
Professional & Commercial Equipment Supply	-	-	-	-	-	-	P	-	-	
Tobacco/Tobacco Product Sales	-	-	-	-	-	-	P	-	-	
AGRICULTURAL USES						-				
Animal Production & Support (excl. Swing & Feed Lots) (8.3)	S	-	-	-	-	-	-	-	-	
Auction Sales - Livestock only (8.3)	S	-	-	-	-	-	-	-	-	
Crop Production (9.3)	S	-	-	-	-	-	-	-	-	
Crop Production Support Activities (8.3)	S	-	-	-	-	-	-	-	-	
Feed Lots (8.3)	S	-	-	-	-	-	-	-	-	
P - Permitted Use		S - Permitted Use with Supplemental Regulations			C - Conditional Zoning			(-) Prohibited Use		
		Zoning Districts								
Use		OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O
Forestry and Logging (8.3)		S	-	-	-	-	-	-	-	-
Hunting, Fishing and Game Preserves (commercial) (8.3)		S	-	-	-	-	-	-	-	-
Swine Farms (8.3)		S	-	-	-	-	-	-	-	-
MANUFACTURING AND INDUSTRIAL USES										
Abrasive Products Manufacturing		-	-	-	-	-	-	P	-	-
Automotive Race Cars and Parts Manufacturing		-	-	-	-	-	-	P	-	-
Beverage & Tobacco Manufacturing		-	-	-	-	-	-	P	-	-
Broom, Brush & Mop Manufacturing		-	-	-	-	-	-	P	-	-
Burial Casket Manufacturing		-	-	-	-	-	-	P	-	-
Candle & Potpourri Manufacturing		-	-	-	-	-	-	P	-	-
Cement/Concrete (ready-mix) and Concrete Produce Manufacturing		-	-	-	-	-	-	P	-	-
Chemical Manufacturing		-	-	-	-	-	-	P	-	-
Clay & Brick Product Manufacturing		-	-	-	-	-	-	C	-	-

Computer, Electronics & Appliance Manufacturing	-	-	-	-	-	-	P	-	-
Concrete (dry mix), Synthetic Stone, Stucco Manufacturing	-	-	-	-	-	-	P	-	-
Contractors Office/Shop (with outdoor storage)	-	-	-	-	-	-	C	-	-
Contractors Office/Shop (with indoor storage)	-	-	-	-	-	-	P	-	-
Cut Stone & Stone Product Manufacturing (excl. quarrying)	-	-	-	-	-	-	P	-	-
Dental Laboratories (5,000 sq. ft or less gross floor area)	-	-	-	-	-	-	P	-	-
Dental Laboratories (exceeding 5,000 sq. ft of gross floor area)	-	-	-	-	-	-	P	-	-
Electronic Shopping & Mail-Order Houses	-	-	-	-	-	-	P	-	-
Equipment Manufacturing (all types)	-	-	-	-	-	-	P	-	-
Fabricated Metal Product Manufacturing	-	-	-	-	-	-	P	-	-
Fastener, Button, Needle & Pin Manufacturing	-	-	-	-	-	-	P	-	-
Food Manufacturing (excl. Animal Slaughtering & Processing)	-	-	-	-	-	-	P	-	-
Food Manufacturing - Animal Slaughtering & Processing)	-	-	-	-	-	-	P	-	-
Furniture & Related Products Manufacturing	-	-	-	-	-	-	P	-	-
Gasket, Packing & Sealing Device Manufacturing	-	-	-	-	-	-	P	-	-
Glass/Glass Product Manufacturing	-	-	-	-	-	-	P	-	-
Industrial Launderers	-	-	-	-	-	-	P	-	-
Jewelry & Silverware Manufacturing	-	-	-	-	-	-	P	-	-
Landfill - Demolition & Inert Debris	-	-	-	-	-	-	P	-	-
P - Permitted Use	S - Permitted Use with Supplemental Regulations			C - Conditional Zoning			(-) Prohibited Use		
	Zoning Districts								
Use	OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O
Lime & & Gypsum Product Manufacturing (excl. quarrying)	-	-	-	-	-	-	P	-	-
Mineral Wool/Fiberglass Insulation Manufacturing	-	-	-	-	-	-	P	-	-
Mining/Extraction Industries	-	-	-	-	-	-	P	-	-
Musical Instrument Manufacturing	-	-	-	-	-	-	P	-	-
Office Supply (excl. Paper) Manufacturing	-	-	-	-	-	-	P	-	-
Paper/Paper Product Manufacturing	-	-	-	-	-	-	P	-	-
Petroleum, Asphalt & Coal Manufacturing	-	-	-	-	-	-	P	-	-
Plastics & Rubber Manufacturing	-	-	-	-	-	-	P	-	-

Primary Metal Processing/Manufacturing	-	-	-	-	-	-	P	-	-	
Printing and Related Support Activities	-	-	-	-	-	-	P	-	-	
Retail (on premise secondary use) with Outdoor Storage	-	-	-	-	-	-	C	-	-	
Retail (on premise secondary use) with Indoor Storage	-	-	-	-	-	-	P	-	-	
Sign Manufacturing (with indoor storage)	-	-	-	-	-	-	P	-	-	
Sign Manufacturing (with outdoor storage)	-	-	-	-	-	-	C	-	-	
Solid Waste Collection and/or Disposal (non-hazardous)	-	-	-	-	-	-	P	-	-	
Solid Waste Collection and/or Disposal (hazardous)	-	-	-	-	-	-	C	-	-	
Sporting & Athletic Goods Manufacturing	-	-	-	-	-	-	P	-	-	
Textile Mills & Apparel Manufacturing	-	-	-	-	-	-	P	-	-	
Toy, Doll & Game Manufacturing	-	-	-	-	-	-	P	-	-	
Transportation Equipment Manufacturing	-	-	-	-	-	-	C	-	-	
Waste Remediation/Recovery Services (incl. salvage/junk yard)	-	-	-	-	-	-	C	-	-	
Wood Products Manufacturing (excl. sawmills, manufactured homes)	-	-	-	-	-	-	P	-	-	
Wood Products Manufacturing (manufactured homes)	-	-	-	-	-	-	P	-	-	
Wood Products Manufacturing (sawmills,)	-	-	-	-	-	-	P	-	-	
Vending Machine Operators	-	-	-	-	-	-	P	-	-	
TRANSPORTATION, WAREHOUSING & UTILITIES USES										
Air Transportation & Support Facilities (8.4)	-	-	-	-	-	-	S	-	-	
Charter/Limousine Services (8.26)	-	-	-	-	C/S	-	-	-	-	
Electric Power Generation	-	-	-	-	-	-	P	-	-	
Electric Power Transmission and Distribution	P	P	P	P	P	-	P	P	P	
Lumber - Bulk Storage	-	-	-	-	P	-	P	-	-	
Natural Gas Distribution Facilities/Equipment	P	P	P	P	P	-	P	P	P	
P - Permitted Use		S - Permitted Use with Supplemental Regulations			C - Conditional Zoning			(-) Prohibited Use		
		Zoning Districts								
Use		OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O
Petroleum - Bulk Storage (refer to Fire Marshal)		-	-	-	-	-	-	S	-	-
Pipeline Transportation of Petroleum & Natural gas							-	P		
Public Urban, Interurban and Rural Transit Systems		P	P	P	P	P	-	P	P	P

Sewage Treatment Facility, public	P	-	-	-	-	-	-	-	-
Taxi Service/Stand	-	-	-	-	C	-	-	-	-
Truck Transportation, Terminal & Support Facilities (8.40)	-	-	-	-	-	-	S	-	-
Warehousing and Storage, Farm Products (8.26)	S	-	-	-	-	-	S	-	-
Warehousing and Storage, General & Refrigerated (8.26)	-	-	-	-	-	-	S	-	-
Water Distribution Facilities/Equipment (excl. Water Treatment)	P	P	P	P	P	-	P	P	P
Water Transportation & Support Facilities	-	-	-	-	-	-	P	-	-
Water Treatment Facility	C	-	-	-	-	-	-	-	-
Wireless Telecommunications (WTS Tower) (8.9)	S	S	S	S	S	-	S	S	S
WTS Co-location of equipment on existing tower	S	S	S	S	S	-	S	S	S
SOLAR ENERGY FACILITIES						-			
Roof Mounted, Parking lot cover, or building integrated (not facing public street) (Level 1)	P	P	P	P	P	P	P	P	P
Ground Mounted: $\leq 1/2$ acre (level 2)	-	-	-	-	-	-	C	-	-
Ground Mounted: < 10 acres (level 2 or 3)	-	-	-	-	-	-	C	-	-
Ground Mounted: > 10 acres (level 3)	-	-	-	-	-	-	C	-	-

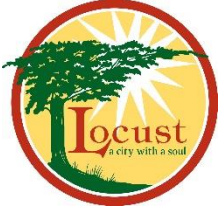
Exhibit E

2.6 LOT DIMENSIONAL AND DENSITY STANDARDS

Zoning District	Minimum Lot Size (sq. ft.)	Maximum Density (per acre)	Minimum Lot Width	Minimum Lot Depth
OPS	44,000 30,000	1	120 100	367 300
NR	30,000 20,000	12	110 90	273 225
GR	20,000	2	100 90	200 225
CC	10,000 5,000	41 0	60 50	168 100
HC	-	-	50	100
LHC	-	-	50	100
CBI	-	-	50	100
MH	7,500	2	-	-

Building Setbacks

Zoning District	Minimum Front Setback (feet)	Maximum Front Setback (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Setback (feet)
OPS	40 30	-	25 20	40
NR	40 30	-	25 15	20
GR	40 30	-	25 15	20
CC	-	30	5	20
HC	30	30	20	20
LHC	30	30	20	20
CBI	30	-	20	20
MH	20	30	10	20



City of Locust

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

January 19, 2024

On behalf of the Mayor and City Council, I would like to express our gratitude for all the neighbors who attended our meeting on January 11, 2024 to pass along comments and concerns regarding the proposed Kolter Homes project off Bethel Church Rd.

Due to the high number of comments, I wanted to properly document an official response to each comment presented to City Council. Please see below for a comprehensive list of the speakers, as well as their comment, and the City's response to their comment/concern.

A majority of the comments surrounded two (2) categories, transportation concerns; primarily blind spots off the proposed access on Coley Store Road, and involuntary annexation. Prior to responding to each comment, I'd like to elaborate on both of these topics.

1. Transportation concerns and safety, specifically blind spots on Coley Store Road:

Kolter Homes was required to complete a Traffic Impact Analysis. A link to review the TIA can be found here: https://locustnc.com/wp-content/uploads/2024/01/2023_12_21_Locust-Bethel-TIA-Appendix-SS.pdf Please know that the scope of work and studied intersections were determined in collaboration by NCDOT and the City of Locust. I would also like to point out that this TIA is not the final determination of the required traffic improvements for this proposed project. City of Locust, NCDOT, and Kolter homes will be meeting in the upcoming weeks to have a comprehensive discussion and identify the required improvements.

City staff takes note of the transportation and traffic concerns that were presented during the 1/14/2024 Council meeting, and will be communicated directly with Mr. Marc Morgan, NCDOT District Engineer.

I also want the public to be aware that all of these roads (Mission Church Road, Bethel Church Road, and Coley Store Road) are NCDOT roads. While the City is able to provide input and recommendations as part of the conditional rezoning, final determination of road improvements is ultimately the decision of NCDOT. The developer's traffic engineer identified traffic improvements, which can be found on page 2 of the above referenced document. The City is prepared to recommend improvements that exceed the findings documented in the TIA.

In addition, following the public hearing on January 11th Locust Police Department and Locust Public Works were instructed to place speed radar signs at the 3 (three) proposed entrances. The intention is to better understand the speeds observed at these locations, to assist the City of Locust and NCDOT in making final determinations as it relates to line of sight and blind spot concerns at all access points.

For the public's information, the intersections that were studied as part of the TIA are:

- N. Central Avenue and Main Street
- N. Central Avenue and Bethel Church Rd/Meadow Creek Church Rd
- N. Central Avenue and Mission Church Road
- Coley Store Road and Bethel Church Road
- Coley Store Road and Main Street
- Bethel Church Road and Entrance Access
- Mission Church Road and Entrance Access
- Coley Store Road and Entrance Access

The traffic counts were conducted using traffic counting devices that were installed on poles to record AM and PM peak hours. The public can use the following link to visualize an example of the devices used: <https://www.youtube.com/watch?v=abgoelPFtk0> **Please know that this is not the exact same device that was used.** The devices are discrete, and perhaps went unnoticed by the public while they were deployed to collect traffic count data.

The TIA is required to be conducted while school is in session.

The City of Locust and NCDOT will have the first review of the TIA on Monday 1/22/2024.

The TIA is also found in the City's webpage for Planning & Zoning – Current Projects: <https://locustnc.com/current-projects/> Here you can find all other back up information for the Kolter Homes project.

2. Involuntary Annexation:

All of the speakers that participated during the public hearing, with the exception of RBC Music Store, reside in unincorporated areas of Stanly County. A number of speakers expressed concerns about their property being annexed into the incorporated city limits of Locust.

As briefly mentioned during the meeting, NC municipalities had a lot of discretion in the past to pursue involuntary annexations. That authority was removed by the General Assembly in 2011.

However, a path towards involuntary annexation still exists for NC municipalities. That being said, the process is both rare and inefficient.

In the event the City of Locust, or any other municipality in NC, wanted to pursue an involuntary annexation, it is required to comply with the requirements set forth in NCGS 160A-58.54, which can be found here:

https://www.ncleg.gov/EnactedLegislation/Statutes/PDF/BySection/Chapter_160A/GS_160A-58.54.pdf

Assuming, in the rare case, that the annexation effort meets the requirements specified in the general statute referenced above, the municipality is then required to schedule a voter referendum for the annexation. It's important to note that 1) The only voters who would participate in the referendum are voters in the proposed annexed properties, 2) The annexation must be approved by a majority of the voters in the area to be annexed, and 3) if the area has no residents, involuntary annexation is not possible. Furthermore, if the annexation referendum

fails, the municipality must wait at least 36 months before proceeding with involuntary annexation of the same area.

Locust City Council respects property owners' decision to remain unincorporated from Locust city limits, and does not intend to pursue involuntary annexations.

Public Hearing Speakers and Concerns:

Speaker: Gary Thomas

Address: 18393 Coley Store Road

Comment: Spoke about living at the east entrance of the proposed project on Coley Store. He spoke about a concern about blind spots where that entrance is proposed.

Response: Mr. Thomas contacted my office, and I provided a similar summary to what is available for review above. His concerns about blind spots at Coley Store Rd will be communicated directly to Marc Morgan, NCDOT District Engineer for final traffic improvements determination.

Speakers Jason and Eva McLean

Address: 9580 Mission Church Road

Comment:, live on 25 acres that would about the project and are requesting trees and buffers to preserve land.

Response: Kolter Homes is providing a 30' buffer around the perimeter of the proposed project. My office will forward a request for consideration to include additional plantings and/or berm at this location.

Speakers: Dennis Liles (and brother)

Address: 9408 Mission Church Rd

Comment: farms land that abuts the community and wants to know how the proposed community will affect his farm and animals and way of life. How will the new neighbors feel about the chicken litter smell and the saw mill kicking on in the early morning and the potential of the cows getting out. He also wants to know how the project will affect the infrastructure.

Response: The proposed project would be covered under the Locust Code of Ordinances found here: https://codelibrary.amlegal.com/codes/locust/latest/locust_nc/0-0-0-1 which regulates all properties inside Locust city limits. Properties around this project, which are not incorporated in Locust city limits are governed by Stanly County Code of Ordinances.

In regards to the specific example of cattle running at large, it would be a violation of NCGS 68-19, which constitutes a Class 3 misdemeanor. At this moment it may not be an issue because the neighboring property is vacant, and thus not impacting neighbors. However, once developed the cattle will not be permitted to run at large.

This property would also not be available for hunting purposes once purchased and/or developed by Kolter Homes.

Kolter Homes will be solely responsible for installing all infrastructure needed to service the community (including stormwater, water lines, sewer lines, roads and sidewalks, street lights, natural gas lines, traffic improvements, as well as other utilities like cable and internet)

Speaker: Eddie Barbee

Address: 9972 Bethel Church,

Comment: brought concerns about the City's infrastructure being able to handle the 1105 homes and will sewer be available for others nearby to tie onto the sewer system. Has not seen anyone conducting a traffic count.

Response: Kolter Homes will be solely responsible for the cost of extending utilities to this project. The new utilities will only service their project, and sewer will not be extended for other properties to tie into the sewer system. Kolter Homes is actively working with city staff and Stanly County Utilities to ensure adequate capacity for sewer, as well as adequate water/fire suppression pressure for the proposed community.

Speaker: Talisa Linker

Address: 18133 Coley Store Rd

Comment: had questions about 60/40 rule about involuntary annexation and the City potentially coming in to annex her property. Comments about Powell Bill and private roads.

Response: Please see above for information regarding involuntary annexation. Furthermore, in order to proceed with involuntary annexation, the property has to be contiguous to current city limits. Involuntary annexations cannot be satellite annexations. The property at 18133 Coley Store Road does not meet basic requirements for involuntary annexation.

In regards to private streets and Powell Bill. Yes, city staff and City Council is aware of these implications. As per the Memorandum of Agreement that outlines the site-specific conditions for this project, the roads will have to be built in accordance with our construction standards. This way, in the rare scenario where the community requests for the to become public roads, the city would consider roads built to satisfactory standards.

As private roads the city would not received funding from NCDOT to improve/repair roads within the city's Powell Map (found here: <https://locustnc.com/wp-content/uploads/2024/01/2023-Locust-Powell-Bill-Map-7-6-23.pdf>) it also means that Locust would not have to repair, maintain, nor replace any of the streets, sidewalks, stormwater or street lights. Locust would also not pay for the electricity for the street lights.

Please know that Locust City Council made a commitment, starting in 2019, to allocate additional funds towards street paving each year. Locust allocates almost twice as much money as we receive from Powell Funds to ensure our roads and sidewalks are in good condition. The city follows a paving schedule determined mainly by our 2019 pavement condition study, (found here: <https://locustnc.com/wp-content/uploads/2024/01/2019->

[Pavement-Condition-Study.pdf](#)) . This study will be re-evaluated in 2024 to ensure we maximize the resources available.

Speaker: Heidi Mitchell

Address: 18323 Coley Store Rd,

Comment: concern about safety on entrance on Coley Store Rd. Spoke about a blind curve and how her postal delivery person stated how dangerous it is to even pull over to deliver mail.

Response: Staff noted concerns regarding blind spots, and will be communicated directly to NCDOT as part of traffic conversations surrounding final traffic improvements for this project.

Speaker: Jessie Efird,

Address: 11527 Crestview Lane,

Comment: spoke about concerns about having to take trees down or being inside the city limits.

Response: Developer is not allowed to remove trees that are outside of the property they (will) own. Property owner should be aware that trees to the north of Creekview Lane are proposed to be removed as part of the proposed project.

City of Locust does not intend to involuntary annex this, or any other property regardless of project and/or location.

Speaker: Ann Yow,

Address: 9688 Mission Church Rd.

Comment: Is concerned on the environmental impact on protected turtles and birds.

Response: Developer is responsible for completing all appropriate and required studies. A majority of the studies, such as erosion control and other environmental studies, are regulated by the North Carolina Department of Environmental Quality. Any specific questions should be directed to the Mooresville Regional Office at 704-663-1699. For the public's convenience, the following website provides a comprehensive list of all offices/divisions within the Mooresville Regional Office, along with contact information: <https://www.deq.nc.gov/about/contact/regional-offices/mooresville-regional-office#AirQuality-3179>

Speaker: Joel Wing,

Address: 9795 Quail Run Road,

Comment: questioned whether there is a plan to expand the police department to account for more officers to accommodate the impact of this community on the City?

Response: The short answer to the question is yes. Any time a new development is considered by Locust City Council, we carefully look at the impact the new development will place in our public services. Locust Police Department, Locust Public Works (including Streets and Wastewater departments), West Stanly Fire Department, Stanly County Utilities, NCDOT, and Stanly County Schools are involved in the conversations.

Speaker: Christina Black,

Address: 150 Ray Kennedy Dr, Business Owner of RBC Music.

Comment: Concerned about the impact to the internet with more people moving in? We already have so many issues and she has lost so much money with the outages and weak signals.

Response: Business owner was informed that a new Verizon cell tower is scheduled to begin construction in 2024. All applicable permits and fees have been obtained and paid.

Speaker: Chris Freeman

Address: 21300 Hinson Farm Rd,

Comment: spoke about concern on water runoff. What are they going to do to protect properties from the excess water.

Response: Similar to the environmental requirements, the developer will be responsible for applying and complying with a soil erosion permit with NCDEQ. Part of the requirements obligates the developer to account for stormwater and water runoff. These requirements are presented and regulated by NCDEQ. Developers are not able to obtain building permits without the appropriate/applicable NCDEQ permits required for development.

Speaker: Keith Blackwelder,

Address: 10000 Bethel Church Rd,

Comment: wants to know how sewer is going to handle the flow and who is footing the bill for the infrastructure.

Response: City staff, developer and Stanly County Utilities are closely working on this topic to ensure adequate sewer and water access/capacity. The cost of this infrastructure is covered entirely by the developer. The City does not pay any of the extension costs, and in addition, the city receives a system development fee (in the amount of \$5,700) for each sewer connection that is made.

~ End of List ~

Once we have additional information from NCDOT regarding final traffic improvement requirements, we will update this project to reflect such information.

I hope the public will find this information helpful. If the information above does not answer your question(s), or if you have additional questions or concerns, please visit my office at 186 Ray Kennedy Drive. You may also contact me via email at citymanager@locustnc.com or by phone at 704-888-5260 ext. 101. I will be happy to meet and discuss.

Thank you.

Cesar Correa
City Manager

