



Locust City Council Meeting

Agenda

Joel Huneycutt Community Room

7:00 PM

November 14, 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 October 10, 2024 | Amy Furr |
| | • October 10, 2024 | |
| Reports: | 5. Financial Reports | |
| | • Financial Summary - October 2024 | |
| | 6. Mayor's Report | Mayor Huber |
| | • Recognition of Service - Harry Fletcher | |
| | • Recognition - Officer Eric Fore | |
| | • Reorganization Meeting - Liaison Appointments Reminder | |
| Department Reports: | 7. Manager's Report | Cesar Correa |
| | • Elected Officials Policy Manual | |
| | • Disposal of LPD Vehicle | |
| | • Purchase Orders | |
| | 8. Administration/HR | Harry Fletcher |
| | 9. Parks | Mandy Watson |
| | • Park Advisory Board Appointment | |
| | 10. Facilities | Barry Sims |
| | • Park Museum and Athletic Complex Repairs | |
| | 11. Public Works | Larry Baucom |
| | • Wastewater Report - October 2024 | |
| | • Vacuum Leak Repair | |

12. ABC, Economic Development & Small Business Support Rusty Efird
 - ABC Appointment
13. Public Safety Roger Hypes
 - Public Safety Report - October 2024
14. Planning & Zoning Mike Haigler
 - Monthly Report - October 2024
 - Planning & Zoning Board Appointment
 - Voluntary Annexation - 9782 Quail Run Road
 - Public Hearing: Land Development Ordinance Text Change
 - Conditional Rezoning: Champs Auto
 - Site Plan Amendment: Kolter Homes - Cresswind at Rocky River
 - Conditional Rezoning: Sam's Express Car Wash
 - Rezoning: New Life Church
15. Public Comment Period:
16. Board Closing Comments
17. Adjourn

Next Scheduled Council Meeting - December 12, 2024



Locust City Council

Meeting Minutes

Joel Huneycutt Community Room

7:00 PM

October 10, 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

Mayor Huber called the meeting to order at 7:05pm

2. Presentation of Colors, Prayer

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

Council Member Michael Haigler was not present and considered unexcused

3. Adopt Agenda

M/S/A Council Members Harry Fletcher and Barry Sims (6-0)
Motion to adopt the agenda as presented

4. Minutes - adopt September 12, 2024

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)
Motion to approve the September 12, 2024 minutes

September 12, 2024 Minutes

5. Financial Reports

City Manager Cesar Correa reviewed the monthly financial reports, notating the following; The City's first big distribution of property taxes came in last month. Revenues exceed expenditures by \$1,114,939.72 in the General Fund. Finally, our reimbursement checks for the sewer project are also coming in so revenues exceed

expenditures by \$806,115.83 in the Wastewater Fund. The City received \$158,712.75 for sales tax and this is the highest sales tax distribution we've ever received. Finally, we received our first Powell (transportation funds) distribution in the amount of \$96,431.41.

Financial Summary - September 2024

6. Mayor's Report

Mayor Huber thanked all those who were part of the Summer Concert Finale and how wonderful of a time it was. He then recognized Tim Swaringen who presented City of Locust Planning & Zoning Director Scott Efird with an award for Outstanding Zoning Official of the Year by his association. Mayor Huber then gave a few remarks about the impact Scott Efird has had on the City of Locust.

7. Manager's Report

Purchase orders and the budget amendment for FYE 2024 was reviewed. City Manager Cesar Correa reviewed with Council some City assets that are in need of disposal. Following the purchase of our new LPD service firearms, the old pistol and ammo holsters are ready to be disposed of. We will try to give them to another agency in the state that may have a need for them, but if not, we'll need permission to discard them. At our last meeting we asked for permission to dispose of an old generator via GovDeals. We are also preparing to receive at least one more generator as it gets replaced by the sewer projects. Due to recent weather events, we are actively working with NC Rural Water to identify communities or utilities in the Western part of NC that could use these generators. Our intention is to give the generators to another public agency or utility as allowed by NC statutes. City Manager Cesar Correa took a moment to recognize the staff for all they do and specifically Officer Eric Fore, the Police Department, and the Public Works department for their efforts to provide aid to those in the western part of the state after Hurricane Helene came through. He then introduced Kasey Brooks who is the new Executive Director of the CVB and Bob Remsburg who works part-time with the CVB. Kasey Brooks then spoke a little about the CVB, Visit Stanly, and the purpose of the organization. Congrats to Planning and Zoning Director Scott Efird and all his accomplishments with the City.

M/S/A Council Members Harry Fletcher and Roger Hypes (6-0)
Motion to approve purchase orders

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)
Motion to approve budget amendment for FYE 2024

M/S/A Council Members Harry Fletcher and Roger Hypes (6-0)
Motion to approve asset disposal of the ammo and pistol holsters, and generator

City Manager Cesar Correa would like to ask for Council's permission to commission an update to our marketing and demographics materials provided by Retail Strategies. The last set of information we have dates back to 2021 numbers, and he believes we could benefit from this information given the amount of interest for commercial development in Locust. The cost to update the materials is \$2,000. Our economic development budget has \$1,000 so we would need an additional \$1,000. Council reviewed the agreement with Retail Strategies, and the full list of deliverables.

M/S/A Council Members Roger Hypes and Barry Sims (6-0)
Motion to approve agreement and update of marketing and demographic information with Retail Strategies

Disposal of Obsolete LPD Equipment

Retail Strategies - Update on Market & Demographics

Purchase Orders

Budget Amendments - FY 24

8. Administration/HR

Nothing to report at this time.

9. Parks

Summer Concert Finale was the best turnout yet. Movie night this Saturday, Inside Out. Basketball sign-ups are still on going. Mark your calendars for the Christmas parade on December 7th and the Tree Lighting Ceremony on november21st.

10. Facilities

Design is underway for the new senior center. Stakeholders met in September to select finishes and colors for the new senior center. The goal is to advertise for construction bid in mid first quarter of 2025.

11. Public Works

Council Member Larry Baucom thanked the department for all their efforts in aiding the western part of NC. The company installing the natural gas line has hit out utility line a few times causing some repair work to be completed. The monthly flow report was reviewed and notated there was a singular day with the most gallons ever reported sent to the treatment facility. With all of the rain the department has done a great job managing infiltration.

Wastewater Report - September 2024.

12. ABC, Economic Development & Small Business Support

Council Member Rusty Efirid thanked the Council for extending the relationship with Retail Strategies.

13. Public Safety

Council Member Roger Hypes reviewed the monthly report and the September Officer of the Month was Officer Eric Fore. Chief Shew introduced new officer, Officer Jerry Wallace. Chief Shew then spoke briefly about the dedication and and efforts of the department to gather donations and take them to the areas in need.

Monthly Report - September 2024.

Introduction of new LPD Officer - Officer Jerry Wallace

14. Planning & Zoning

Council Member Michael Haigler was not present, so City Manager Cesar Correa reviewed the monthly report. There are 5 public hearings that the Council is being asked to set for the November 14th meeting. Three public

hearings for conditional rezoning for Sams Xpress Car Wash, Kolter Homes and Mr. Munoz, one public hearing for a text change to allow auto upholstery as a permitted use in the highway commercial district, and one public hearing to change the base zoning district for a parcel of property owned by New Life Church. Council also received a voluntary contiguous annexation petition submitted by Joseph Selle and Alicia Siebert of 9782 Quail Run Road and Council was presented with a resolution to instruct City Clerk, Amy Furr to investigate the petition.

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)

Motion to set a public hearing for a text change to allow auto upholstery as a permitted use in the highway commercial district for November 14, 2024

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)

Motion to set a public hearing for conditional re-zoning request submitted by for Mr. Munoz for November 14, 2024

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)

Motion to set a public hearing for conditional re-zoning request submitted by Sam's Car Wash for November 14, 2024

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)

Motion to set a public hearing for conditional re-zoning request submitted by Kolter Homes for November 14, 2024

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)

Motion to set a public hearing for rezoning request for a base zoning district change submitted by New Life Church from OPS to CBI for November 14, 2024

M/S/A Council Members Harry Fletcher and Larry Baucom (6-0)

Motion to adopt resolution to instruct the City Clerk to certify the petition for contiguous annexation of 9782 Quail Run Rd, Locust nc

Monthly Report - September 2024.

Schedule Public Hearings

Voluntary Annexation Request - 9782 Quail Run Rd.

15. Public Comment Period:

Tracy Efird, 106 Walnut Creek Rd, spoke on behalf of her mother, Mary Furr, in appreciation of the wonderful work that the staff in the public works department did for her mother after the storm. They went above and beyond, and she just wanted to let everyone know how much appreciated their presence and help were.

16. Board Closing Comments

Thank you to all who came out this evening. Congratulations to P&Z Director Scott Efird on receiving his award. Thank you to all the staff and all that they do for the City of Locust. Thank you to all who have provided aid to those in the western part of NC, and please keep those who were affected in your prayers. Good luck to all the

candidates who are running in the election and please get out and vote. Congrats to Kasey Brooks and Cesar Correa for all they do with the CVB. Early voting begins October 17th. Mayor Huber gave a few remarks regarding the power of being involved in local government and volunteering your time and how it's the citizens' responsibility to hold those who are elected in those positions to high standards and keeping them accountable.

17. Adjourn

M/S/A Council Members Harry Fletcher and Roger Hypes (6-0)
Motion to adjourn at 8:12pm

Amy Furr, City Clerk

Stephen Huber, Mayor



CITY OF LOCUST
FINANCIAL SUMMARY REPORT - OCTOBER 31, 2024
FISCAL YEAR ENDING 6/30/2025

GENERAL FUND

	ACTUAL FY '23/'24	CURRENT BUDGET	ACTUAL 6/30/2025	Y-T-D % COLLECTED
REVENUES				
PROPERTY TAXES	\$ 2,660,358	\$ 2,200,000	\$ 1,732,788	78.76%
VEHICLE TAXES/DMV VEHICLE FEES	\$ 50,740	\$ -	\$ 10,800	0.00%
FRANCHISE TAXES	\$ 258,134	\$ 230,000	\$ 58,460	25.42%
SALES TAXES	\$ 1,723,637	\$ 1,225,000	\$ 304,569	24.86%
CABLE VISION FRANCHISE	\$ 19,434	\$ 21,000	\$ 4,488	21.37%
SOLID WASTE	\$ 301,447	\$ 265,000	\$ 213,702	80.64%
BUSINESS REGISTRATION/PERMITS	\$ 49,605	\$ 10,000	\$ 25,760	257.60%
POWELL FUND	\$ 168,669	\$ 165,500	\$ 96,433	58.27%
ALL OTHER REVENUES	\$ 1,540,788	\$ 648,000	\$ 288,375	44.50%
	<u>\$ 6,772,813</u>	<u>\$ 4,764,500</u>	<u>\$ 2,735,375</u>	<u>57.41%</u>
	ACTUAL FY '23/'24	CURRENT BUDGET	ACTUAL 6/30/2025	Y-T-D % SPENT
EXPENDITURES				
GENERAL ADMINISTRATION GOV'T	\$ 777,672	\$ 808,500	\$ 300,347	37.15%
CENTRAL SERVICES	\$ 119,488	\$ 81,750	\$ 69,410	84.90%
PUBLIC SAFETY	\$ 1,757,271	\$ 1,960,500	\$ 653,048	33.31%
PUBLIC WORKS	\$ 606,275	\$ 528,450	\$ 156,876	29.69%
POWELL FUND/STREETS	\$ 172,130	\$ 308,600	\$ 69,557	22.54%
SANITATION	\$ 535,645	\$ 500,000	\$ 151,641	30.33%
PARKS & RECREATION	\$ 1,777,305	\$ 575,700	\$ 213,979	37.17%
CONTRIBUTION TO WASTE WATER FUND	\$ -	\$ -	\$ -	0.00%
CAPITAL PROJECT FUND	\$ -	\$ -	\$ -	0.00%
ECONOMIC DEVELOPMENT	\$ -	\$ 1,000	\$ 2,000	0.00%
TRANSFER TO WASTE WATER	\$ -	\$ -	\$ -	0.00%
DEBT SERVICE	\$ -	\$ -	\$ -	0.00%
GENERAL FUND RESERVE	\$ -	\$ -	\$ -	0.00%
	<u>\$ 5,745,787</u>	<u>\$ 4,764,500</u>	<u>\$ 1,616,859</u>	<u>33.94%</u>
Y-T-D FUND BALANCE INCREASE	<u>\$ 1,027,026</u>	<u>\$ -</u>	<u>\$ 1,118,516</u>	

Sales Tax Revenue Summary

July 2024 \$ 158,712.75 rec'd 9/13/2024
Aug 2024 \$ 145,855.96 rec'd 10/15/2024

ABC Income Summary

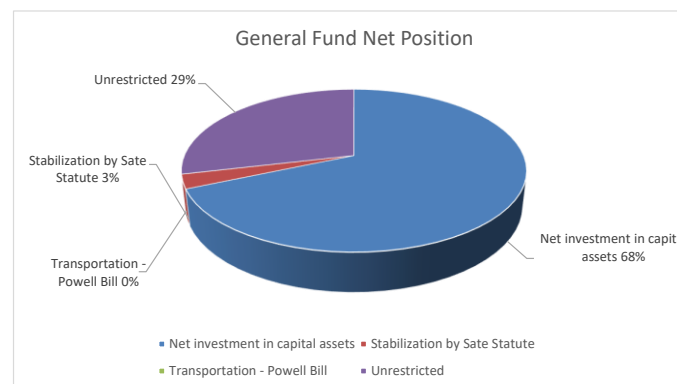
July 2024 \$ 25,429.92 incl'd LEO Qtr Dist.
August 2024 \$ 23,390.42 rec'd 9/3/2024
Sept 2024 \$ 23,390.42 rec'd 10/2/2024

WASTE WATER FUND

	ACTUAL FY '23/'24	CURRENT BUDGET	ACTUAL 6/30/2025	Y-T-D % COLLECTED
REVENUES				
MISC INCOME	\$ 7,649	\$ 1,000	\$ 510	51.00%
INTEREST INCOME	\$ 112,892	\$ 10,000	\$ 9,092	90.92%
NEW DEV SEWER TAP FEES	\$ 12,500	\$ -	\$ -	0.00%
AVAILABILITY FEES	\$ 125,067	\$ 115,000	\$ 40,667	#DIV/0!
USER FEES	\$ 1,675,638	\$ 1,115,000	\$ 568,209	50.96%
SYSTEM DEVELOPMENT FEE	\$ 244,050	\$ 225,000	\$ 119,700	35.36%
FUND BALANCE RESERVES	\$ -	\$ -	\$ -	0.00%
WASTEWATER RESERVES	\$ -	\$ -	\$ -	0.00%
OTHER FEE INCOME	\$ 4,803,757	\$ -	\$ 4,266,545	0.00%
	<u>\$ 6,981,553</u>	<u>\$ 1,466,000</u>	<u>\$ 5,004,723</u>	<u>341.39%</u>
	ACTUAL FY '23/'24	CURRENT BUDGET	ACTUAL 6/30/2025	Y-T-D % SPENT
EXPENDITURES				
ADMINISTRATION	\$ 301,464	\$ 304,100	\$ 114,998	37.82%
WASTE COLLECTION & TREATMENT	\$ 1,017,547	\$ 1,161,900	\$ 402,491	34.64%
CAPITAL PROJ - N BASIN PS	\$ 1,009	\$ -	\$ 2,969,320	0.00%
CAPITAL PROJ - MEADOWCREEK PS	\$ -	\$ -	\$ 32,690	#DIV/0!
DEBT SERVICE	\$ -	\$ -	\$ -	0.00%
	<u>\$ 1,320,020</u>	<u>\$ 1,466,000</u>	<u>\$ 3,519,499</u>	<u>240.07%</u>
Y-T-D FUND BALANCE INCREASE	<u>\$ 5,661,533</u>	<u>\$ -</u>	<u>\$ 1,485,224</u>	<u>0.00%</u>

GENERAL FUND INVESTMENT POSITION

Total Fund Balance	6/30/2024
Net investment in capital assets	12,787,871.00
Stabilization by Sate Statute	523,450.00
Transportation - Powell Bill	2,332.00
Unrestricted	5,345,011.00
Subtotal	\$ 18,658,664.00





Elected and Appointed Officials Procedures Manual

Revised September 2024

Approved by City Council on November 14, 2024.

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ARTICLE I. PURPOSE AND APPLICABILITY

Rule 1. Purpose and Applicability of the Rules

a. Purpose of the Rules. The City of Locust Elected and Appointed Officials Procedures Manual is a reference guide that sets out the accepted rules of procedure and other practices of the City Council, (hereafter “City Council”) regarding how it conducts the business of the City. The Procedure Manual uses Suggested Rules of Procedure for a City Council, 4th edition (UNC School of Government; 2017) as a guide and framework, with additions and modifications drawn from the City’s Charter, Code of Ordinances, Land Development Ordinance, and Boards’ adopted policies and usual practices.

The Procedures Manual sets out the general and specific rules of procedure and other practices of the Boards, including:

- Quorum, open meetings, and closed sessions;
- Organization of the Boards;
- Types of meetings of the City Council;
- Meeting agendas and procedures;
- Ordinances, resolutions and contracts;
- Work sessions;
- Public hearings;
- Public comment periods;
- Appointments;
- Working with the City Manager, City Attorney and the City Clerk;
- Miscellaneous Boards policies and procedures.

b. Applicability of Rules. These rules apply to all City of Locust Boards meetings. For purposes of these rules, a meeting of the Boards occurs whenever a majority of the Boards’ members gather, whether in person or simultaneously by electronic means, to conduct hearings, deliberate, vote, or otherwise transact public business within the Boards’ jurisdiction. The term “majority” as used here and elsewhere in the Procedures Manual means, unless otherwise specified, a simple majority, that is, more than half.

c. Conflicts With the City Code or General Statutes. If any rule in this Procedures Manual conflicts with any requirement of the City of Locust Code of Ordinances or the North Carolina General Statutes, the Boards shall be guided by the relevant provisions of the City’s Code of Ordinances or the General Statutes.

ARTICLE II. QUORUM

Rule 2. Quorum

The presence of a quorum is necessary for the Council to conduct business. A majority of the actual membership of the Boards, excluding vacant seats, shall constitute a quorum. During a meeting, a member who withdraws from the meeting without being excused by majority vote of the remaining members in attendance shall be counted as present for purposes of determining whether a quorum is present.

ARTICLE III. OPEN MEETINGS

Rule 3. Meetings to Be Open to the Public

Except in the case of properly entered close sessions, all meetings of the Boards shall be open to the public, and any person may attend its meetings.

Rule 4. Closed Sessions

a. Motion to Enter Closed Session. The Council may enter a closed session from which the public is excluded only upon a motion duly made and adopted in open session. The motion to enter closed session must cite one or more of the permissible bases for closed sessions described in the North Carolina General Statutes (143-318.11(a)).

b. Bases for Closed Session. Common reasons for the City Council to meet in closed session are to consult with the City Attorney to preserve the attorney-client privilege, to instruct staff concerning the negotiation of terms for acquiring real property, and to consider a personnel matter.

c. Closed Session Participants. Unless the City Council directs otherwise, the City Manager, the City Attorney, and the City Clerk may attend closed sessions of the City Council. No other person may attend a closed session unless invited by the City Council and when their presence is reasonably necessary to aid in the City Council's deliberations.

d. Motion to Return to Open Session. Upon completing its closed session business, the City Council shall end the closed session by adopting a duly made motion to return to open session, even if adjourning the meeting is the only remaining item of business.

Rule 5. Meeting Minutes

a. Minutes Required for All Meetings. The City Council must keep full and accurate minutes of all its meetings, including closed sessions. To be considered "full and accurate," the minutes must record all actions taken by the City Council. They should identify the members who made and seconded each motion, set out the precise wording of each motion, and make it possible to determine the number of votes cast for and against each motion and the members who voted for and against each motion. The minutes need not record discussions of the City Council, though the City Council may decide to incorporate such details into the minutes.

b. Circulation of Draft Minutes. The City Clerk prepares and distributes draft minutes to the Mayor and Council Members for review and revision. After revision of the draft minutes as needed, the City Manager places the final draft minutes on the agenda of a regular meeting.

c. General Accounts of Closed Sessions. In addition to minutes, the City Council must keep a general account of each closed session. The general account must be sufficiently detailed to

provide a person not in attendance with a reasonable understanding of what transpired. The City Council may combine the minutes and the general account of a closed session into one document, so long as the document contains both a complete record of actions taken and the level of detail required for a general account. The City Clerk shall develop a process for securely circulating drafts of minutes and general accounts of closed sessions to members and scheduling them for approval, such as in a later closed session.

d. Sealing closed Session Records. Minutes and general accounts of closed sessions shall be sealed until unsealed by order of the City Council. The sealed minutes and general account of any closed session may be withheld from public inspection so long as public inspection would frustrate the purpose of the closed session.

Rule 6. Remote Participation in City Council Meetings

Remote participation shall be allowed only when a quorum of the City Council is physically present at the meeting and the Council Member(s) participating remotely are not necessary to establish a valid quorum.

A Council Member may attend a meeting and participate in Council deliberations and decisions by remote participation if the Council Member is prevented from physically attending the meeting due to:

1. Personal illness, disability, order of quarantine or isolation, government issued “stay-at-home” mandate, or recommendation of medical provider or public health officials to limit public interaction;
2. Out-of-town travel;
3. Unexpected lack of child-care;
4. Family member illness or other family emergency;
5. Weather conditions;
6. Military service;
7. Employment obligations;
8. Scheduling conflict; or
9. State or local declaration of a state of emergency that makes in-person attendance at a meeting a violation of an executive order.

Remote participation shall not be allowed during quasi-judicial public hearings.

Acceptable means of remote participation include telephone, internet, or satellite enabled audio or video conferencing, or any other technology that enables the remote participation and all persons present at the meeting location to be clearly audible to one another. Text messaging, instant messaging, email, and web chat without audio are not acceptable means of remote participation.

A Council member may participate remotely up to 3 (three) times per calendar year.

A council member participating remotely will be considered present at the meeting and will be entitled to participate in open session deliberations at the meeting if, and while:

1. The council member is able to hear other members of the Council and any individuals addressing the Council, including members of the public who are recognized by the Council during public comment;
2. All persons present at the meeting location are able to hear the council member who is participating remotely; and
3. If video technology is used, it is preferred that the remote participant is visible to all persons present at the meeting location.

A council member who is entitled to participate in open session deliberations may also participate in a closed session of the meeting so long as no other person is able to hear, see, or otherwise participate in the closed session from the council member's remote location.

A council member considered present through remote participation will be permitted to vote on any action item at the meeting except:

1. Any item for which the council member was not participating remotely during the entire discussion and deliberation of the matter preceding the vote; and
2. Any item that was being discussed when an interruption to the electronic communication occurred, if the Council's discussion was not suspended during the interruption. A brief loss of simultaneous communication, such as a few seconds, will not disqualify the council member from voting on the matter under discussion.

A council member who desires to participate in a meeting remotely shall notify the City Clerk at least four (4) hours in advance of the meeting so that necessary arrangements can be made. If the council member has not already received the agenda packet and all documents to be considered at the meeting, the City Clerk shall arrange for delivery of the materials in a manner that is practicable under the circumstances.

At the beginning of the meeting, the mayor shall announce the remote council member participant and the means of remote participation at the beginning of the meeting.

A council member participating remotely shall notify the mayor if leaving the meeting before it is adjourned or rejoining the meeting after a period of absence.

All votes taken shall be a voice vote and the remote council member participant shall provide a voice vote which can be heard by the public and recorded by the City Clerk.

The City Clerk shall reflect in the minutes of the meeting that (i) the meeting was conducted by use of simultaneous electronic communication, (ii) which council member(s) were in attendance by simultaneous communication, and (iii) when such council member(s) joined or

left the meeting. Any interruption to or discontinuation of the council member's participation shall also be noted in the minutes.

ARTICLE IV. ORGANIZATION OF THE COUNCIL

Rule 7. Organizational Meeting: Selection of Mayor Pro Tem

a. Scheduling the Organizational Meeting. The City Council holds an organizational meeting on the date and at the time of the Council's first regular meeting in December following each general election in which the Mayor and Council Members are elected.

b. Oath of Office. As the first order of business at the organizational meeting, all newly elected members of the City Council must take and subscribe to the oath of office. Each member's oath must be filed with the City Clerk.

c. Selection of Mayor Pro Tem. As second order of business at the organizational meeting, the City Council shall elect from among its members a Mayor Pro Tem to serve at the Council's pleasure.

ARTICLE V. TYPES OF MEETINGS

Rule 8. Regular Meetings

a. Regular Meeting Schedule

1. **City Council:** The City Council shall hold its regular meetings on the second Thursday of the month. The meetings shall be held at Locust City Hall located at 186 Ray Kennedy Drive, beginning at 7:00PM, unless the City Council determines (in advance) to hold such meetings on a different date, at another time, or at another place. The City Council shall adopt a meeting schedule for the coming year at its regular meeting in December. A copy of the meeting schedule shall be filed with the City Clerk and posted on the City's website.
2. **Planning & Zoning Board:** The Planning and Zoning Board shall hold its regular meetings on the fourth Thursday of the month. The meetings shall be held at Locust City Hall located at 186 Ray Kennedy Drive beginning at 6:00pm, unless the Planning & Zoning Board determines (in advance) to hold such meetings on a different date, at another time, or at another place. The City Council shall adopt a meeting schedule for the coming year at its regular meeting in December. A copy of the meeting schedule shall be filed with the City Clerk and posted on the City's website.

b. Change to Meeting Schedule. The Council may amend its regular meeting schedule to add or delete meetings or to change the date, time, or location of one or more meetings on the schedule. The amended schedule shall be filed with the City Clerk at least seven days before the day of the first meeting held pursuant to the revised schedule and posted on the City's website.

c. Cancelling Meetings. When there is sufficient advance notice of the need to cancel a meeting, the City Council shall do so by amending the adopted meeting schedule. When there is not sufficient advance notice of the need to cancel a meeting, the City Clerk shall notify members of the cancelation and, as a courtesy, should provide notice to the news media and other who have filed requests to receive notice of meetings, and should post notice of the cancelation on the City's website and City Hall entrance.

Rule 9. Special Meetings

a. Purpose of Special Meetings. A special meeting of the City Council is a nonemergency meeting held at a time or place other than that of a regular meeting. At a special meeting, the City Council may consider any topic or take any action that could be considered or taken at a regular meeting, unless a provision of general law requires otherwise.

b. Calling Special Meetings. There are two methods by which a special meeting of the City Council may be called: 1) The Mayor, the Mayor Pro-Tem, or any two Council Members may call a special meeting. A special meeting may also be called by vote of the City Council in open session during a regular meeting or another duly called special meeting.

c. Notice to the Public. At least 48 hours before a special meeting of the City Council, the City Clerk shall post notice of the date, time, place, and purpose of the meeting on the City's website and City Hall lobby, and shall notify via email to the local newspaper.

Only those items of business specified in the special meeting notice to the public may be taken up at the special meeting.

Rule 10. Emergency Meetings

a. Ground for Emergency Meeting. An emergency meeting of the City Council is a meeting called because of generally unexpected circumstances that require the City Council's immediate consideration.

b. Calling Emergency Meetings. There are two methods by which an emergency meeting of the City Council may be called: 1) The Mayor, the Mayor Pro-Tem, or any two members of the Council may at any time call an emergency meeting by signing a written notice stating the date, time, and place of the meeting and the subjects to be considered. The City Clerk, City Manager, or member(s) calling the meeting shall provide the notice to each member of the Council in the same manner as notice of special meetings at least six hours before the meeting. (2) An emergency meeting may be held when all members of the Council are present and consent thereto, or when any absent member has signed a written waiver of notice.

c. Notice to Media of Emergency Meetings. Notice of an emergency meeting shall be given to the local newspaper. Notice may be given by telephone, email, or the same method used to notify council members. Notice must be provided immediately after council members have been notified.

d. Transaction of Other Business Prohibited. Only business connected with the emergency may be considered at an emergency meeting.

ARTICLE VI. AGENDA

Rule 11. Preparation of the Agenda

The City Manager shall prepare the agenda in consultation with the Mayor in advance of each meeting of the City Council.

a. Questions About Items on the Agenda. Before the meeting, if any member has a question about an item on the agenda, the member shall submit the question to the City Manager in advance for a response. The member should submit the question as far in advance of the meeting as possible to enable the City Manager to provide an adequate response. The City Manager will share the response with all members. The purpose of this procedure is to aid the City Council in conducting an efficient meeting.

Rule 12. Requesting Placement of Items on an Agenda

a. Timing of the Request. For a regular meeting, a request by a City Council member to have an item of business placed on the agenda must be received by the City Manager in sufficient time so that the agenda may be printed and distributed in accordance with this section, and to this end the City Manager may establish an appropriate deadline to receive such requests.

b. Timeline for Response. The City Manager and staff need time to react to unanticipated items added to an agenda, so only those items requiring the Council's urgent attention should be scheduled for the following meeting. Items continued for additional staff work, or items referred from the City Council at regular meetings should be rescheduled for the following City Council meeting for staff to prepare a responsive agenda item.

Rule 13. Supplemental Information and Materials

An agenda package shall be prepared that includes, for each item of business listed on the agenda, such background information and relevant documents that are needed for the City Council to make an informed decision. If the Council is expected to consider a proposed ordinance or ordinance amendment, a copy of the proposed ordinance or amendment shall be included in the agenda package. For proposed ordinance amendments, the documentation in the agenda package should clearly show the proposed text in relation to the original text (for example, a "track changes" version of the document).

Rule 14. Delivery to Members

The City Manager shall post a copy of the agenda and the agenda package on the City's online agenda management system (CivicClerk.) The usual practice is for the City Manager to email a link to the agenda package, and comprehensive summary to City Council and Department Directors. City Council Members also have the option to receive a printed copy of the agenda and agenda package, in which case the agenda package will be available for pickup in the front

lobby of City Hall. For regular meetings, the agenda and agenda package typically are available the Friday prior to the regularly scheduled meeting and sooner when possible.

Rule 15. Public Inspection

The agenda and agenda packet will be posted on the City's online agenda management system (CivicClerk.) and shall be available for public inspection online prior to the meeting.

Rule 16. Order of Business

Items shall be placed on a regular meeting agenda according to the order of business established by the Council. The City Manager will recommend placement of agenda items within the order of business categories below. The usual order of business for each regular meeting (not including meetings reserved solely for a work session or public hearing) shall be as follows:

- Call to order and adoption of the agenda
- Mayor's report
- City Manager's report and financial reports
- Department liaison reports
- unfinished business
- new business
- public comment period
- matters by council members
- announcement of upcoming meetings
- closed session

Items on the agenda of a regular meeting shall be taken up in the order that they appear on the agenda. Items may be considered in a different order by consent of all members present or by majority vote.

Rule 17. Adding Items to the Agenda

The City Council may, by majority vote of the actual membership of the City Council, add an item of business that is not on the agenda. Unless otherwise specified by the City Council, additions to the agenda shall be taken up at the conclusion of all other regular business.

ARTICLE VII MEETING PROCEDURES

Rule 18. Role of the Presiding Officer

The Mayor shall preside at meetings of the City Council. As the presiding officer, the Mayor shall have the following powers, in addition to those conferred elsewhere in the City Charter:

- to rule motions in or out of order, including ruling out of order any motion clearly offered for obstructive or dilatory purposes;
- to determine whether a speaker has gone beyond reasonable standards of courtesy in their remarks and to entertain and rule upon objections from other members on this ground;
- to entertain and answer questions of parliamentary procedure, subject to being overruled by a two-thirds vote of the membership of the Council;
- to call a brief recess at any time;
- to adjourn in an emergency.

The Mayor (or presiding officer) will remind members of the discussion guidelines (see Rule 24, “Discussion”) and will endeavor to restore order and decorum in the conduct of the meeting when necessary.

Rule 19. Time Limit

Not including matters to be discussed in closed session, the City Council will not take up an item on the agenda after 10:00 pm without the unanimous consent of the Council or the affirmative vote of two-thirds of the members present.

Rule 20. Staff Presentation

Prior to discussion of each item on the agenda, the presiding officer shall call upon the City Manager or their designee to present background information, if any, on the business to be discussed.

Rule 21. Public Participation

Public comments on matters are heard during the public comment period. See Rule 35, “Public Comment Periods,” for more information about public comment periods.

Public comments on matters that are on the agenda are heard when the City Council addresses that item on the agenda. Work session items, whether or not they are the only item on the agenda, do not include public comment.

The City Council may adopt reasonable rules that fix the maximum time allotted to each speaker, provide for the designation of spokespersons for groups of persons supporting or opposing the same positions, and other such rules as provided by state law. Persons who wish to speak on matters on the agenda may sign up with the City Clerk at the beginning of the

meeting and will be recognized when the City Council reaches that item on the agenda. A maximum of three minutes is allotted for each speaker.

ARTICLE VIII MOTIONS AND VOTING

Rule 22. Action by the City Council

The City Council shall proceed by motion. A motion, when duly seconded, brings the matter before the City Council for its consideration. Unless otherwise specifically provided in these rules, all motions authorized by these rules may be amended and debated. A motion may be withdrawn by the member who introduced it at any time prior to a vote.

Rule 23. City Council Direction to Staff

If a City Council Member seeks to give direction to the City Manager during discussion of a matter, the presiding officer will ascertain if that direction is approved by the Council, either by unanimous consensus or by majority vote on a motion. This procedure will ensure that the City Council as a body is clearly articulating direction to staff.

Rule 24. Discussion

a. General Principles. Once a motion has been stated and seconded, the presiding officer shall open the floor to debate upon it. The presiding officer shall preside over the debate according to the following general principles:

- the member who makes the motion is entitled to speak first; and
- a member who has not spoken on the issue shall be recognized before someone who has already spoken.

b. Motion Not Required for Discussion. The Council values productive discussion at every stage while conducting its business. Notwithstanding standard parliamentary procedure, the City Council commonly discusses an agenda item even when no motion regarding that item is pending. In such cases, the presiding officer will inform the City Council when the discussion has become unproductive and will entertain a motion.

c. Discussion Guidelines. The City Council recognizes and appreciates the importance of its members conducting themselves in a respectful, courteous manner toward each other, the City staff, and visitors. Members shall avoid personal remarks directed toward other members, and such remarks may be ruled out of order.

Members and meeting attendees are encouraged to observe the following guidelines, which are posted in the City Hall Council chamber. The presiding officer will remind members and meeting attendees of these guidelines and will endeavor to restore order and decorum in the conduct of the meeting when necessary:

1. Share all information that is relevant to the decision; be open, honest and factual.
2. Be a respectful, active listener, and show openness to the perspectives of others.
3. Work to find common ground; avoid getting stuck in inflexible positions or personal conflicts.

The City Council may find it helpful to periodically revisit and amend these discussion guidelines, especially when there are changes in the group's composition.

Rule 25. Adoption by Majority Vote

A motion is adopted if supported by a simple majority of the votes cast, except when a larger majority is required by these rules or state law. A roll call vote shall be taken upon the request of any member.

Rule 26. Changing a Vote

A member may change their vote on a motion at any time before the presiding officer announces whether the motion has passed or failed. Once the presiding officer announces the result, a member may not change their vote without the unanimous consent of the remaining members present. A member's request for unanimous consent to change a vote is not in order unless made immediately following the presiding officer's announcement of the vote.

Rule 27. Duty to Vote

a. Duty to Vote. Every member must vote except when excused from voting as provided by these rules.

b. Grounds for Excusal. A member may be excused from voting on a matter involving the member's own financial interest or official conduct, though not if the proposal in question is one to alter the compensation or allowances paid to members of the Council. A member shall not vote on any legislative zoning decision that is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. A member may not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional right to an impartial decision maker. A member may not participate in or vote on any contract to be entered into by the City if the member would derive a direct benefit from the contract.

c. Procedure for Excusal. A member who wishes to be excused from voting shall inform the presiding officer, who must then submit the matter to a vote of the remaining members present. If a majority of the remaining members present vote to excuse the member, the member is excused from voting on the matter. Even when a member has not asked to be excused from voting on a matter, a majority of the remaining members present may by motion and vote excuse the member from voting if grounds for excusal exist as described above.

d. Withdrawal From the Remainder of the Meeting. A member may be allowed to withdraw from the entire remainder of a meeting by majority vote of the remaining members present for any good and sufficient reason other than the member's desire to avoid voting on matters to be considered at that meeting.

e. Consequence of Non-Excused Failure to Vote. Once a member is present at a City Council meeting, any subsequent failure to vote shall be recorded as an affirmative vote unless the member has been excused from voting or has been allowed to withdraw from the meeting, except as specified in these rules.

Rule 28. Substantive Motions

A substantive motion is a motion that seeks to have the Council exercise any of its powers, duties, or responsibilities. A motion to amend a substantive motion is also a substantive motion. A substantive motion, other than to amend, is not in order while another motion is pending. Once the council disposes of a substantive motion, it may not take up a motion that presents essentially the same issue at the same meeting, unless it first adopts a motion to reconsider.

There may be an amendment to a motion, and an amendment to an amendment, but no further amendments.

Any motion to amend a proposed ordinance shall be reduced to writing upon the call of any member.

Rule 29. Procedural Motions

A procedural motion is a motion that relates either to the manner in which the City Council conducts its business in general or the manner in which the City Council deals with a particular substantive issue or substantive motion that is before it.

The City Council may consider only those procedural motions listed in this rule. However, this rule shall not be interpreted to prohibit the City Council from acting by consensus. Unless otherwise noted, each procedural motion may be debated and amended and requires a majority of votes cast for adoption.

Procedural motions allowed (in order of priority):

- To Appeal the Ruling of the Presiding Officer: Requires affirmative votes equal to at least two-thirds of the membership of the Council.
- To Adjourn: May not be amended. Not in order in a closed session.
- To Recess to a Time and Place Certain: Not in order in a closed session.
- To Take a Brief Recess
- To Follow the Agenda: In order at the time an item of business that deviates from the agenda is proposed.
- To Suspend the Rules: Requires affirmative votes equal to at least two-thirds of the actual membership of the Council.
- To Divide a Complex Motion
- To Defer Consideration Indefinitely
- To End Debate (To Call the Previous Question): A motion to end debate (or call the previous question) is a motion to cut off debate on a matter under consideration and put the matter to a vote. This motion shall be in order at any time and requires a majority of votes cast for adoption, provided that each council member present has spoken at least once on the issue or indicates that they do not wish to speak on the

issue. Otherwise, the motion requires a two-thirds vote for adoption. This motion is not debatable and may not be amended.

- To Postpone to a Certain Time
- To Refer a Motion to a Committee or Advisory Board
- To Recall an Issue From a Committee or Advisory Board
- To Amend
- To Revive Consideration
- To Reconsider: In order only at the meeting at which the vote in question was taken and only if made by a member who voted with the prevailing side. If adopted, the effect is to negate the earlier vote and bring the matter back before the Council as if the earlier vote had not taken place.
- To Rescind: In order if made with respect to an action taken at a prior meeting, except when prohibited by law.
- To Prevent Reintroduction for Six Months: In order immediately following the defeat of a substantive motion and at no other time. Requires an affirmative two-thirds majority of votes cast. A matter concerning which this motion has been adopted may be brought before the Council prior to the expiration of six months pursuant to a vote to suspend the rules. This motion does not bind a new Council.

ARTICLE IX ORDINANCES AND CONTRACTS

Rule 30. Introduction of Ordinances

For purposes of these rules, the “date of introduction” for a proposed ordinance is the date on which the Council first votes on the proposed ordinance’s subject matter. The Council votes on the subject matter of a proposed ordinance when it votes on whether to adopt or make changes to the proposed ordinance.

Rule 31. Adoption, Amendment, and Repeal of Ordinances

a. Adoption of Ordinances. No proposed ordinance shall be adopted unless it has been reduced to writing and distributed to members before a vote on adoption is taken. To be approved on the date of introduction, a proposed ordinance or any action having the effect of an ordinance must receive affirmative votes equal to at least two-thirds of the Council’s actual membership, excluding vacant seats, unless the Council has first held a public hearing on the proposed ordinance. To be approved after the date of introduction, a proposed ordinance or any action having the effect of an ordinance must receive affirmative votes equal to at least a majority of all members not excused from voting on the matter.

b. Franchise Ordinances. Franchise ordinances and amendments shall not be finally adopted until passed at two regular meetings of the Council.

c. Amendment and Repeal of Ordinances. The same voting requirements that govern the adoption of proposed ordinances also apply to the amendment or repeal of an ordinance.

Rule 32. Adoption of the Budget Ordinance

a. Special Rules for the Adoption or Amendment of the Budget Ordinance. Notwithstanding any provision of the City Charter, general law, or local act, the City Council may adopt or amend the budget ordinance at a regular or special meeting of the Council by a simple majority of those members present and voting, a quorum being present; no action taken with respect to the adoption or amendment of the budget ordinance need be published or is subject to any other procedural requirement governing the adoption of ordinances or resolutions by the Council; and the adoption or amendment of the budget ordinance and the levy of taxes in the budget ordinance are not subject to the provisions of any Town Charter provision or local act concerning initiative or referendum.

b. Notice Requirements for Budget Meetings. During the period beginning with the submission of the budget to the City Council and ending with the adoption of the budget ordinance, the City Council may hold any special meetings that may be necessary to complete its work on the budget ordinance. Except for the notice requirements of the North Carolina Open Meetings Law, which continue to apply, no provision of law concerning the call of special meetings applies during that period so long as each member of the City Council has actual notice of each

special meeting called for the purpose of considering the budget and no business other than consideration of the budget is taken up.

Rule 33. Approval of Contracts and Authorization of Expenditures

a. Contracts to Be in Writing. No contract shall be approved or ratified by the City Council unless it has been reduced to writing at the time of the Council's vote.

b. Approval of Contracts. To be approved or ratified, a contract must receive affirmative votes equal to at least a majority of all members not excused from voting on the contract.

c. Authorization of Expenditure of Public Funds. The same vote necessary to approve or ratify a contract is required for the City Council to authorize the expenditure of public funds, except when the expenditure is authorized pursuant to the budget ordinance.

ARTICLE X PUBLIC HEARINGS

Rule 34. Public Hearings

a. Purpose of Public Hearings. The City Council holds public hearings for the purpose of receiving comments from the public on topics being considered by the City Council. Some public hearings are required by statute or ordinance, such as hearings on the annual budget, rezonings, and amendments to the Land Use Ordinance. Other public hearings are held at the discretion of the Council.

b. Calling Public Hearings. In addition to holding public hearings required by law or ordinance (including, without limitation, the Land Development Ordinance), the City Council may hold any public hearings it deems advisable. Public hearings shall be scheduled pursuant to a motion adopted by majority vote. A public hearing may be scheduled as the only item on the agenda of a regular or special meeting of the Council, in which case the Council only receives public comment on that item. Alternatively, a public hearing may be included as one item among other items of business on the agenda of any regular or special meeting.

c. Public Hearing Locations. Public hearings may be held during official City Council meetings.

d. Rules for Public Hearings. As provided by state law, the City Council may adopt reasonable rules governing the conduct of a public hearing, including but not limited to rules fixing the maximum time allotted to each speaker, providing for the designation of spokespersons for groups of persons supporting or opposing the same positions, and providing for the maintenance of order and decorum in the conduct of the hearing.

e. Notice of Public Hearings. A public hearing is part of a regular or special meeting. Consequently, the relevant notice and related requirements of the North Carolina Open Meetings Law apply to such hearings. Some statutes mandate additional notice for particular types of hearings, and such notice must be provided together with notice of the meeting during which the hearing will take place.

f. Continuing Public Hearings. The Council may continue any public hearing without further advertisement. If a public hearing is set for a given date and a quorum of the Council is not then present, the hearing shall be continued until the next regular Council meeting without further advertisement.

g. Conduct of Public Hearings. At the time appointed for the hearing, the mayor shall call the hearing to order; call upon the City Manager or their designee to present background information, if any, on the subject of the hearing; call upon parties to the hearing to make presentations, if any; and proceed to allow public input in accordance with any rules adopted by the City Council for the hearing. Council members may ask questions of the City Manager or their designee and of the parties to the hearing, upon being recognized by the presiding officer.

However, the City Council generally does not answer questions or engage in dialogue with speakers during the public input portion of the hearing. Unless the Council extends the hearing, when the time allotted for the hearing expires, or when no one who wishes to speak has not done so, the mayor shall declare the hearing closed, and the Council shall resume the regular order of business.

h. Legislative Hearings. On matters for which the Council has legislative authority, the Council may either make a decision at the conclusion of the public hearing or refer the matter to the town manager for follow-up at a subsequent meeting.

i. Quasi-Judicial Hearings. In certain situations the Council acts as a quasi-judicial body that makes findings of fact based upon competent, material, and substantial evidence presented to it. The Council shall follow the quasi-judicial procedures described in state law for such hearings. The mayor may call on the City Attorney to briefly describe, for the benefit of the members of the Council and those attending the hearing, the responsibilities of the Council and its members in their quasi-judicial roles. Witnesses wishing to present evidence must take an oath to be administered by the City Clerk (or the mayor).

On matters that require a quasi-judicial hearing, the Council may be required to adopt a written decision that sets out findings of fact, conclusions, and the decision. In relatively simple and uncontested cases, the City Manager may provide a draft of a written decision with the proposed findings of fact, conclusions, and decision for adoption by the Council at the conclusion of the quasi-judicial hearing, subject to any modifications by the Council.

In more complex or contested cases, or when evidence in the case is not reasonably known in advance, the Council may, at the conclusion of the hearing, adopt a motion directing the City Manager to draft a written decision that, as directed by the Council, would either grant or deny the application for the Council's consideration at a subsequent meeting. Alternatively, the Council may adopt a motion directing the City Manager and/or the applicant and opposing party to draft and submit alternative written decisions on the application for the Council's consideration at a subsequent meeting.

If the Council adopts a motion directing the City Manager and/or the parties to the hearing to prepare a proposed written decision for the Council's consideration at a subsequent meeting, the mayor and council members at that meeting may vote on the final decision, even if they were not present at the quasi-judicial hearing, as long as they had complete access to and had reviewed the minutes and records of the hearing.

j. Statement on the Agenda. When a public hearing is the sole item on an agenda, the following statement shall be printed under the heading for that item: "This meeting of the City Council is a public hearing. For this meeting, the Council will receive public comment only on the topic(s) listed on the agenda. If you wish to address the Council, please add your name to the sign-in sheet."

ARTICLE XI PUBLIC COMMENT PERIODS

Rule 35 . Public Comment Periods

a. Purpose of Public Comment Period. The purpose of the public comment period is for Council to receive public comments on City matters. When a meeting has been reserved solely for a work session, the agenda shall not include a public comment period. When a meeting has been reserved solely for a public hearing, the agenda shall not include a public comment period, and comments from the public shall be received only on the matter that is the subject of the public hearing.

b. Frequency of Public Comment Periods. The North Carolina General Statutes require that the Council must provide at least one opportunity for public comment each month at a regular meeting, except that the Council need not offer a public comment period during any month in which it does not hold a regular meeting. The Council typically includes a public comment period on the agenda of each regular meeting, except for meetings reserved solely for a work session or public hearing.

c. Rules for Public Comment Periods. Speakers shall identify themselves and provide an address for public record prior to engaging in public comment. A maximum of three minutes is allotted for each speaker. Speakers may be reminded to direct their comments to the full Council, not to individual members or the City staff. Speakers may provide copies of any handouts to the City Clerk for distribution to the Council and for the public record.

As provided by state law, the Council may adopt other reasonable rules for public comment periods that, among other things, fix the maximum time allotted to each speaker, shorten the public comment period, provide for the designation of spokespersons for groups of persons supporting or opposing the same positions, and provide for the maintenance of order and decorum.

d. Referring Questions and Requests to the City Manager. The Council does not answer questions or engage in dialogue with speakers during the public comment period. Requests from speakers generally should be received by the Council and referred to the City Manager for response or follow-up. Referral of a request to the City Manager does not imply endorsement of the request. The City Manager shall develop a process for tracking such requests and regularly report back to the Council on the response or follow-up.

e. Statement on the Agenda. When a public comment period is included on an agenda, the following statement shall be printed under the heading for that item: "Public comments on topics that are not on the agenda are heard during the public comment period. If you wish to address the Council, please add your name to the sign-in sheet. There is a three-minute limit per speaker, and the public comment period is limited to 1 hour. Requests from speakers will be referred to the City Manager for follow-up."

ARTICLE XII APPOINTMENTS AND APPOINTED BODIES

Rule 36. Committees and Boards

a. Establishment and Appointment. The Council may establish temporary and standing committees, boards, and other bodies to help carry on the work of City government. Unless otherwise provided by law or the Council, the power of appointment to such bodies lies with the Council.

b. Open Meetings Law. The requirements of the North Carolina Open Meetings Law apply whenever a majority of an appointed body's members gather in person or simultaneously by electronic means to discuss or conduct official business. They do not apply to meetings solely among the City's professional staff.

c. Procedural Rules. The City's advisory boards and their staff liaisons and Council liaisons are expected to follow the adopted Rules of Procedure for City of Locust Boards.

Rule 37. Appointments

a. Appointments in Open Session. The Council must consider and make any appointment to another body in open session.

b. Vacancies on the Council. In the event of a vacancy on the Council itself, the Council shall follow the procedures set out in the Town Charter.

ARTICLE XIII WORKING WITH THE CITY MANAGER AND CITY CLERK

Rule 38. Working With the City Manager

a. Council-Manager Form of Government. The council-manager form of local government combines the political leadership of elected officials with the professional experience of an appointed local government manager. The Council provides policy leadership and legislative direction, whereas the City Manager is responsible for the day-to-day operations of the City, including the implementation of Council policies.

b. Expectations of the City Manager. The City Manager will:

- Provide thoughtful, well-prepared, and clear recommendations to the Council;
- Work on the behalf of the entire Council;
- Be responsive to requests received from residents and requests forwarded by the mayor and council members; and
- Keep the Council well informed with timely information.

c. Expectations of the City Clerk. The City Clerk will:

- Maintain accurate records of meetings and transactions of the Council and advisory boards;
- Provide access to public records, and ensure the preservation and protection of the public record;
- Fulfill duties respectfully and without prejudice or interference from outside influence;
- Serve at the pleasure of the Council and as liaison between the public and the Mayor and Council.

d. Expectations of the Mayor and Council Members: The mayor and council members can support the City Manager by:

- Respecting the City Manager's areas of responsibility and authority based on the council-manager form of government;
- Not jumping to conclusions regarding residents' complaints about staff;
- Not criticizing the manager or the staff in public; and
- Setting reasonable expectations for goals and projects based on available resources.

e. Direction to Staff. It is a fundamental principle of the council-manager form of government that the mayor and council members will not give direction to staff other than through the City Manager.

f. Requests for Information From Staff. The City Manager may develop protocols for handling

requests from the mayor and council members for information from the staff. The following general principles apply:

- Requests will be acknowledged within 48 hours, not including weekends.
- Requests for simple, readily available information may be submitted directly to the relevant department director or designated employee (with a copy to the City Manager). The employee may reply directly to the mayor or council member (with a copy to the City Manager).
- Requests for complex information or research requiring significant staff time should be submitted to the City Manager. The City Manager will seek Council direction, if necessary, and will respond with information to the entire Council.
- Questions about items on an agenda of an upcoming meeting of the Council should be submitted to the City Manager. The City Manager will respond with information to the entire Council. (Questions will also be addressed during the meeting.)
- For urgent matters, the member should contact the City Manager.

g. Requests From Community Members. The City Manager may develop protocols for handling requests from community members.

h. Strategies for Effective Council-Manager Relations. The following strategies were adapted from *Eight Strategies for Effective Council-Manager Relations*, Public Management Bulletin No. 11, April 2017, from the UNC School of Government.

Expectation 1: Building Organizational Capacity.

- The City Manager wisely directs the use of resources and activities to achieve specific public purposes.
- The City Manager and Council engage citizens to identify public challenges, proposing goals, and prioritizing options.
- The City Manager ensures that administration provides the very best service possible to the community.
- The City Manager attracts and retains talented and motivated personnel.
- The City Manager creates a positive and professional tone with employees, council, and the public.

Expectation 2: The Council and the City Manager jointly strive for good service to community Members.

- The City Manager ensures that administration provides the very best service possible to the community.
- The City Manager creates an organizational culture of responsiveness and performance.
- The City Manager fully accepts responsibility with the Council when things go wrong.
- The Council supports and steers resident complaints to administration.

- Council members inform the City Manager of problems and give the City Manager the opportunity to get problems fixed.
- Council members seek to prevent the City Manager from being surprised or caught off guard when issues arise.

Expectation 3: The City Manager is a valued adviser to the Council.

- The City Manager offers balanced and impartial policy advice to the Council.
- The City Manager recommends any measures that they deem expedient, including alternatives, assessment, and relevant information.
- The City Manager may make an unpopular recommendation that might not have very good prospects of being accepted.
- The City Manager gets fully behind Council decisions and ensures that the administration does the same.
- The City Manager helps elected officials explain their decision to the public and helps the public understand the Council's point of view.

Expectation 4: Elected officials' relationships with employees are carefully managed.

- Council members observe the chain of command.
- Council members and the City Manager protect planned workflow.
- The City Manager may encourage direct contact between council members and employees for routine inquiries or requests that do not affect administrative workloads.

Expectation 5: The Council acts as a body and is dealt with as a body.

- The Council takes official action as a body.
- The City Manager welcomes suggestions from individual council members that do not conflict with council policy.
- Individual member proposals that set new directions or require resource reallocations are put before the entire Council.
- The City Manager treats all members of Council fairly, not giving preference or special treatment to one over another.
- The City Manager seeks to prevent council members from being surprised or caught off guard on issues.
- The City Manager ensures all council members have the same level of information and understanding.

Expectation 6: The City Manager and the Council give each other a chance to prove themselves.

- The City Manager directs administration based on what a majority of Council decides.
- Council members recognize that campaign rhetoric seldom stands up to the complexity of governing, leading, or managing.
- The City Manager seeks to earn the trust and the confidence of new and veteran

members.

Expectation 7: The City Manager and the Council freely give and seek feedback.

- The City Manager and council members work to maintain open communications.
- The City Manager provides all council members with accurate, relevant, and timely information to aid in meaningful decision making.
- Council members ask questions and make their interests, positions, and feelings known to the City Manager.
- Council members offer constructive criticism to the City Manager on an ongoing basis, including during an annual performance evaluation.
- Council members clarify their expectations of the City Manager, providing direction and benchmarks for success.
- Council members and the City Manager freely give and accept feedback in the spirit of continuous improvement.

Expectation 8: The City Manager and the governing body work together to develop a highly effective governing body.

- The City Manager prepares agendas and plans meetings that focus on major topics.
- The City Manager and mayor orient new council members, encouraging new members to do their homework, ask good questions, and exercise caution and courtesy when speaking publicly about the Town and staff.
- The City Manager and council members behave in a manner that encourages community members' confidence in town government.
- The City Manager helps the Council develop high-performing habits.

ARTICLE XIV. CODE OF ETHICS

Rule 39. Code of Ethics for the City of Locust City Council

a. Purpose: Purpose The purpose of this Code of Ethics is to establish guidelines for ethical standards of conduct for the City Council (the “Council”) and to help determine what conduct is appropriate in particular cases. It should not be considered a substitute for the law or for a Council Member’s best judgment.

b. General Principles Underlying the Code of Ethics:

- The stability and proper operation of democratic representative government depend upon public confidence in the integrity of the government and upon responsible exercise of the trust conferred by the people upon their elected officials.
- Governmental decisions and policy must be made and implemented through proper channels and processes of the governmental structure.
- Council Members must be able to act in a manner that maintains their integrity and independence, yet is responsive to the interests and needs of those they represent.
- Council Members must always remain aware that at various times they play different roles:
 - (1) As advocates, who strive to advance the legitimate needs of their citizens;
 - (2) As legislators, who balance the public interest and private rights in considering and enacting decisions, ordinances, and resolutions; and
 - (3) As decision-makers, who arrive at fair and impartial determinations.
- Council Members must know how to distinguish among these roles, to determine when each role is appropriate, and to act accordingly.
- Council Members must be aware of their obligation to conform their behavior to standards of ethical conduct that warrant the trust of their constituents. Each official must find within their own conscience the touchstone by which to determine what conduct is appropriate.

c. Obey the Law: Council Members should obey all laws applicable to their official actions as members of the Council. Council Members should be guided by the spirit as well as the letter of the law in whatever they do.

d. Act with Civility: Council Members should feel free to assert policy positions and opinions without fear of reprisal from fellow Council Members or citizens. To declare that a Council Member is behaving unethically because one disagrees with that Council Member on a question of policy (and not because of the Council Member’s behavior) is unfair, dishonest, irresponsible, and itself unethical.

e. Maintain Integrity and Independence: Council Members should act with integrity and independence from improper influence as they exercise the duties of their office. Characteristics and behaviors consistent with this standard include the following:

- Adhering firmly to a code of sound values;
- Behaving consistently and with respect toward everyone with whom they interact;
- Exhibiting trustworthiness;
- Living as if they are on duty as elected officials regardless of where they are or what they doing;
- Using their best independent judgment to pursue the common good as they see it, presenting their opinions to all in a reasonable, forthright, consistent manner;
- Remaining incorruptible, self-governing, and unaffected by improper influence while at the same time being able to consider the opinions and ideas of others;
- Treating other Council Members and the public with respect and honoring the opinions of others even when the Council Members disagree with those opinions;
- Not reaching conclusions on issues until all sides have been heard;
- Showing respect for their office and not behaving in ways that reflect badly on those in office;
- Recognizing that they are part of a larger group and acting accordingly; and
- Recognizing that individual Council Members are not generally allowed to act on behalf of the Council but may only do so if the Council specifically authorizes it, and that the Council must take official action as a body.

f. Avoid Impropriety: Council Members should avoid impropriety in the exercise of their official duties. Their official actions should be above reproach. Although opinions may vary about what behavior is inappropriate, this Council will consider impropriety in terms of whether a reasonable person who is aware of all of the relevant facts and circumstances surrounding the Council Member's action would conclude that the action was inappropriate.

If a Council Member believes that their actions, while legal and ethical, may be misunderstood, the member should seek the advice of the Council's attorney and should consider publicly disclosing the facts of the situation and the steps taken to resolve it (such as consulting with the attorney).

g. Faithfully Perform the Duties of Office: Council Members should faithfully perform the duties of their office. They should act as especially responsible citizens whom others can trust and respect. They should set a good example for others in the community, keeping in mind that trust and respect must continually be earned. Council Members should faithfully attend and prepare for meetings. They should carefully analyze all credible information properly submitted to them. They should demand full accountability from those over whom the Council has authority. Council Members should be willing to bear their fair share of the Council's workload. To the extent appropriate, they should be willing to put the Council's interests ahead of their own.

h. Conduct the Business of Government in an Open and Public Manner: Council Members should conduct the affairs of the Council in an open and public manner. They should comply with all applicable laws governing open meetings and public records, recognizing that doing so is an important way to be worthy of the public's trust. They should remember when they meet

that they are conducting the public's business. They should also remember that local government records belong to the public and not to Council Members or their employees. In order to ensure strict compliance with the laws concerning openness, Council Members should make clear that an environment of transparency and candor is to be maintained at all times in the governmental unit. They should prohibit unjustified delay in fulfilling public records requests. They should take deliberate steps to make certain that any closed sessions held by the Council are lawfully conducted and that such sessions do not stray from the purposes for which they are called.

ARTICLE XV. MISCELANEOUS

Rule 40. Pornography on Government Networks and Devices

a. Purpose of Policy: The purpose of this policy is to govern the use of the City's network and electronic devices owned, leased, maintained, or otherwise controlled by the City of Locust.

b. Prohibited Uses: Article 84 of Chapter 143 of the North Carolina General Statutes, section 143-805 prohibits City Council from viewing pornography (as defined in G.S. 14-190.13) on a device owned, leased, maintained, or otherwise controlled by the City of Locust.

c. Definitions: The following definitions apply in this section

- **Device:** A cellular phone, desktop or laptop computer, or other electronic equipment capable of connecting to a network.
- **Material:** As defined in G.S. 14-190.13.
- **Network:** Any of the following, whether through owning, leasing, maintaining, or otherwise controlling:
 - The interconnection of communication systems with a computer through remote or local terminals, or a complex consisting of two or more interconnected computers or telephone switching equipment.
 - Internet service.
 - Internet access.
- **Pornography:** Any material depicting sexual activity.
- **Sexual activity:** As defined in G.S. 14-190.13.

d. Compliance: Any City Council member with pornography saved to a device owned, leased, maintained, or otherwise controlled by the City shall remove, delete, or uninstall the pornography no later than January 1, 2025.

Rule 41. Amendment of the Rules

These rules may be amended at any regular meeting or at any properly called special meeting for which amendment of the rules is one of the meeting's stated purposes. Any amendment to these rules must be consistent with the City Charter, any relevant statutes, and generally accepted principles of parliamentary procedure. To be adopted, a motion to amend these rules must be approved by a majority of the Council's actual membership, excluding vacant seats.

Rule 42. Reference to Robert's Rules of Order Newly Revised

The Council shall refer to Robert's Rules of Order Newly Revised for guidance when confronted with a procedural issue not covered by these rules or state law. Having consulted Robert's, the mayor shall make a ruling on the issue subject to appeal to the Council. No action taken by the Council shall be invalidated by a failure to abide by Robert's Rules.

ARTICLE XVI. IMPLEMENTATION OF POLICIES

Rules 43. Effective Date

These policies shall become effective on November 14, 2024 as approved by the City Council.

CITY OF LOCUST – CITY COUNCIL PROCEDURES MANUAL

I, _____, acknowledge receipt of this procedures manual and understand it is my responsibility to maintain it in good condition.

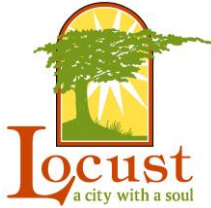
I understand this manual to be the official reference guide that's sets out the accepted rules of procedures and other practices of the City Council.

Council Member's Signature

Date Received

Representative of City of Locust (Signature and Title)

Date Issued



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

Purchase Order Requests – 11/14/2024

Purchase Request # 5568

Vendor: Clear Water Inc.

For: WW System Maintenance – Odor Control Material

Amount: \$ 1,410.00

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

Remaining Budget: \$ 32,410.06

Purchase Request # 5576

Vendor: Joseph McManus

For: WW System Main- VM Repair Gas Main Ext.

Amount: \$ 2,900.00

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

Remaining budget amount will be updated after budget amendments are requested and approved.

Purchase Request # 5579

Vendor: Chambers Engineering, PA

For: Engineering Services – Sept. 2024

Amount: \$ 2,798.16

Charge Code: 061-005-07400-52103 WW – Professional Services

Remaining Budget: \$ 21,896.03

Purchase Request # 5592

Vendor: Hydrox

For: WW System Main-Emergency Utilities Locate – Gas Main Ext.

Amount: \$ 3,300.00

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

Remaining budget amount will be updated after budget amendments are requested and approved.

From: [WordPress](#)
To: [Emily Jones](#); [Amy Furr](#)
Subject: City of Locust, North Carolina Parks Advisory Board Application from [your-name]
Date: Tuesday, October 22, 2024 8:32:07 PM

From: Mr. Felix D Salzedo

Contact:

Address: 291 Whispering Hills Dr Locust NC 28097
Email: f.salzedo@gmail.com
Phone Number: 917-535-1750

Education:

Highest Level of Education: Bachelors degree
Degree(s) Received: Bachelor of Science
Major(s): Information Technology
Date of Graduation: 2019-07-26

Work Experience:

Field(s) of Employment: Information Technology
Information Security
Cyber Security
Current or Last Employer: Wells Fargo
Job Title: Information Security Engineer

Other experience/interest relevant to parks and recreation:

With my experience in technology and my personal involvement in the city's recreational programs, I am well-positioned to contribute to the Parks and Recreation board for the City of Locust. I have a deep understanding of how technology can enhance the efficiency of park operations, from facility management to registration systems for community sports and events. Additionally, as a parent, I recognize the vital role that parks and recreation play in fostering a sense of community and promoting active, healthy lifestyles. I am eager to bring my skills and passion to support and improve the city's parks and recreational offerings, ensuring they continue to meet the needs of all residents.

Qualifications:

Civic organizations in which you currently hold membership and your position within the organization:
I do not hold any memberships with civic organizations

Potential conflicts of interest:

I am not aware of any potential conflicts of interest during service on this board

Based on your qualifications and experiences, briefly describe why your service on the board/commission of interest would be beneficial to the City of Locust:

As a parent with children enrolled in park sports, I have firsthand experience with the city's recreational programs and understand the importance of quality services for our community's youth. I am passionate about giving back to the City of Locust, which has greatly enriched my family's life, and I see this as an opportunity to contribute meaningfully to initiatives that benefit all residents. With my professional background in technology, I bring valuable skills that can help improve city operations, promote innovation, and ensure that Locust continues to thrive through modern, efficient services.

You may attach a resume to provide additional information:

[Resume]

Communication Preference:

I prefer email communication.

This e-mail was sent from a contact form on City of Locust, North Carolina (<https://locustnc.com>)

Chris McLain - City of Locust

Proposal for: Dugout Jobs

DUGOUT. LABOR AND MATERIAL \$2,300

- Installation of proper blocking with treated wood 2x4s to hold new fascia.
- Fascia installation
- A-line installation of roof shingle
- Vinyl Siding removal (if necessary) and new siding installation.
- Possibly replace part of the roofing plywood.
- Drip edge installation (if necessary)

 Aluminum Fascia	 Drip Edge
 Siding Vinyl	 Roof Shingles

- Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.
- Costs to load and haul away old materials, waste and associated debris.
- We will require access to a power outlet.
- 50% upfront to purchase the materials. Balance due upon completion of project.

Please let me know if you have any questions.

Eddy V.

ev@360rdg.com
 704-340-3531

Chris McLain - City of Locust

Proposal for: OFFICE Job

PARK OFFICE. LABOR AND MATERIAL \$3,500

- Paneling removal.
- Fascia removal.
- Soffit removal.
- Gutter removal.
- Exterior door removal.
- Window trim removal.
- Fascia installation.
- Soffit installation.
- Paneling replacement.
- Framing for new wall paneling and new exterior paneling installation.
- Gutter installation.
- Painting for fascia and new paneling.

- 
- 360REMODELING**
-
- & DESIGN GROUP
- Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.
 - Costs to load and haul away old materials, waste and associated debris.
 - We will require access to a power outlet.
 - 50% upfront to purchase the materials. Balance due upon completion of project.

Please let me know if you have any questions.

Eddy V.

ev@360rdg.com
704-340-3531

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>
Tuesday, October 1, 2024	11:59:59 PM	337372.2	337372.2	
Wednesday, October 2, 2024	11:59:59 PM	696701.3	359329.1	
Thursday, October 3, 2024	11:59:59 PM	1051297.6	354596.3	
Friday, October 4, 2024	11:59:59 PM	1397087.3	345789.7	
Saturday, October 5, 2024	11:59:59 PM	1746862.6	349775.3	
Sunday, October 6, 2024	11:59:59 PM	2100566.0	353703.4	
Monday, October 7, 2024	11:59:59 PM	2439086.0	338520.0	
Tuesday, October 8, 2024	11:59:59 PM	2772803.2	333717.2	
Wednesday, October 9, 2024	11:59:59 PM	3103883.8	331080.6	
Thursday, October 10, 2024	11:59:59 PM	3439062.2	335178.4	
Friday, October 11, 2024	11:59:59 PM	3778707.8	339645.6	
Saturday, October 12, 2024	11:59:59 PM	4111036.2	332328.4	
Sunday, October 13, 2024	11:59:59 PM	4460705.3	349669.1	0.01
Monday, October 14, 2024	11:59:59 PM	4791145.0	330439.7	
Tuesday, October 15, 2024	11:59:59 PM	5109692.5	318547.5	
Wednesday, October 16, 2024	11:59:59 PM	5430715.3	321022.8	
Thursday, October 17, 2024	11:59:59 PM	5752359.4	321644.1	
Friday, October 18, 2024	11:59:59 PM	6075353.5	322994.1	
Saturday, October 19, 2024	11:59:59 PM	6404714.1	329360.6	
Sunday, October 20, 2024	11:59:59 PM	6746073.5	341359.4	0.01
Monday, October 21, 2024	11:59:59 PM	6746073.5	31558/0.6	0.02
Tuesday, October 22, 2024	11:59:59 PM	7069465.1	323391.6	0.01
Wednesday, October 23, 2024	11:59:59 PM	7397318.5	327853.4	
Thursday, October 24, 2024	11:59:59 PM	7725507.9	328189.4	0.01
Friday, October 25, 2024	11:59:59 PM	8053860.4	328352.5	
Saturday, October 26, 2024	11:59:59 PM	8383172.6	329312.2	
Sunday, October 27, 2024	11:59:59 PM	8725874.2	342701.6	
Monday, October 28, 2024	11:59:59 PM	9048667.6	322793.4	
Tuesday, October 29, 2024	11:59:59 PM	9367581.7	318914.1	
Wednesday, October 30, 2024	11:59:59 PM	9684542.6	316960.9	
Thursday, October 31, 2024	11:59:59 PM	10000402.9	315860.3	

Monthly Total	10000402.9	0.06
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Daily Average	322593.64
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General Contractor
P. O. Box 929 ----- Monroe, NC 28111-0929

Office No. (704) 283-7551

Fax No. (704) 289-8217

Leak Detection Location/Repair

PROJECT: Hwy 200 at Lions Club Drive

DATE: 10/22/2024

Attn: Chris McLain
Deputy Director of Public Works
Address: 186 Ray Kennedy Drive
City: Locust NC28097
Owner: City Of Locust

Description of Charge:

Mobilize to site, soft dig and locate vaccume line leak, excavate and repair leak.

Price is based on one mobilization for R/T excavator, and a per hour rate for the crew with the excavator for the location of the leak and repair of the leak. If our vac trailer is available we will bring it to the site and not use HydroEx subcontractor. If our vac trailer is not available we will use HydroEx for the soft dig portion of the work. All crew work to be performed by the hour for a 4 member crew, pick up truck with small tools, and R/T Backhoe. Additional crew members will be by the hour.

R/T Backhoe Mobilization to Site	1 ea	\$500.00 ea	\$500.00
R/T Backhoe De-Mobilization from Site	1 ea	\$500.00 ea	\$500.00
Crew w/truck, small tools, 4 workers	18 hrs	\$330.00 hr	\$5,940.00
HydroEx Soft Dig	1 dy	\$3,100.00 dy	\$3,100.00
Vac Trailer (if available)	0 hrs	\$130.00 hr	\$0.00
Additional Labor/Flagger (if needed)	0 hrs	\$64.00 hr	\$0.00

RFC Amount: \$10,040.00

Request for Change to Contract Amount Accepted by Owner

By: _____ Date: _____
Signature
Title

DELLINGER, INC.

By: [Signature] Date: 10/22/24
Signature
Vice President
Title

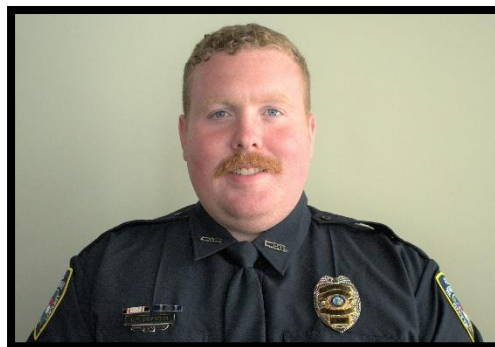


OCTOBER 2024 SUMMARY

OCTOBER 2024

CATEGORY	AMOUNT
Total Calls Dispatched/Initiated	266
Traffic Stops Conducted	216
Business And Neighborhood Patrols	2,596
Arrest Charges Made	29
Citation Charges Issued	83
Warnings Issued	162
Traffic Crashes Reported	29
Total Activities Attended By LPD	3,078

October 2024 Officer of the Month



SRO Daniel K. Longtin

- Began Instructing D.A.R.E (Drug Abuse Resistance Education) Program
At Multiple Area Schools
- Created And Instructed An Extremely Powerful Bullying Awareness Presentation At Carolina
Christian School

Planning and Zoning

October 2024

6 New House permits
SDH

Smallwood,

4 Remodels

2 Fence

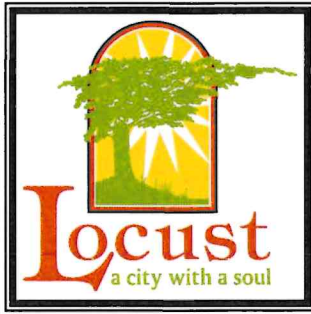
1 Carport

1 Plan Review Cresswinds Phase 1 lift station

1Pool

1 Plat approval Pine Bluff Phase 2

67 New housing permits as of 10/31/2024



Planning and Zoning Board Application for Appointment

The Planning and Zoning Board meets the fourth Thursday of each month at 6:00 pm in Joel Huneycutt Community Room. Responsibilities will include attendance at monthly meetings where the board will review new development proposals and changes to the zoning and use of existing properties throughout Locust.

Name: Matthew Sanford

Address: 314 Old Hickory Rd, Locust, NC 28097

Phone Number: 704-904-3921

Are you a resident of the City? Yes

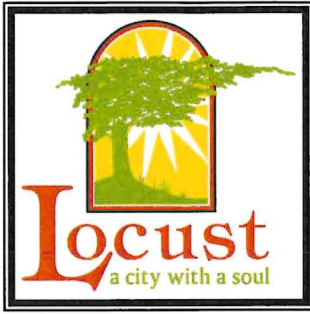
Are you currently on any other boards or committees for the City? No

If yes, which ones: _____

Do you have any special skills, experience or background which would assist you in working on this board? As an Assistant Vice President of Mortgage Lending at Skyla Credit Union with over 15 years in various real estate roles, I have extensive experience in lending, property development, and real estate market analysis that I believe would benefit our community's growth and planning initiatives.

In addition to my role in mortgage lending, I also serve as a voting member of Skyla's commercial lending team. This experience has further equipped me with insights into commercial development and zoning considerations, which I believe would add value to the board's objectives. I currently serve on multiple boards, including a real estate networking and education organization in the Southeast and a Title Insurance Credit Union Service Organization (CUSO), enhancing my understanding of regulatory, community development, and zoning best practices.

Why are you interested in serving on this board? With my wife recently appointed to the Parks Board in Locust, we are both committed to supporting and enriching our city. I would like to help our city grow and grow in the right way. I would be honored to bring my expertise to the Planning and Zoning Board and contribute to Locust's development in a meaningful way.



Planning and Zoning Board Application for Appointment

Matthew Spill

Signature

11/6/24

Date

Please forward this application to Amy Furr at cityclerk@locustnc.com or to

City of Locust
Attn: Amy Furr
PO Box 190
Locust, NC 28097



City of Locust

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

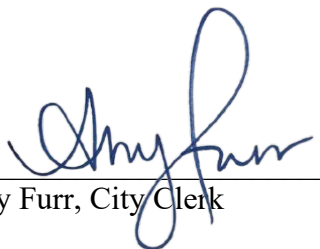
CERTIFICATE OF SUFFICIENCY

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

I, Amy Furr, City Clerk for the City of Locust, do hereby certify that I have investigated the attached petition for Joseph L. Selle & Alicia M. Siebert, PIN# 557604702780 and hereby make the following findings:

- a. The petition contains an adequate property description of the area proposed for annexation.
- b. The area described in the petition is contiguous to the City of Locust's corporate limits, as defined by G.S. 160A-31.
- c. The petition is signed by and includes the addresses of all owners of real property lying in the area described therein.

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Locust, this the 14th day of October, 2024.



Amy Furr, City Clerk



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

**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION
OF ANNEXATION PURSUANT TO G.S. 160A-31**

WHEREAS, a petition requesting annexation of the area described herein has been received; and

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

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made;

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

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Joel Huneycutt Community Room at 7:00pm or soon thereafter on December 12, 2024.

Section 2. The area proposed for annexation is described as follows:

Joseph L. Selle & Alicia M. Siebert, PIN# 557604702780

BEGINNING at an existing rebar in the centerline of a private 60' right of way (recorded in Deed Book 375 Page 497), 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 existing city limits line seven (7) calls: (1) with a bearing of S 08°11'04" E and a distance of 134.67' to an existing rebar; (2) with a bearing of S 27°49'25" E and a distance of 157.28' to an existing rebar; (3) with a bearing of S 48°12'17" E and a distance of 93.15' to an existing rebar; (4) with a bearing of N 59°30'11" E and a distance of 63.32' to an existing rebar; (5) with a bearing of N 05°32'44" E and a distance of 77.99' to an existing rebar; (6) with a bearing of N 28°54'46" W and a distance of 150.82' to a point; (7) with a bearing of N 33°42'31" W and a distance of 157.93' to an existing rebar in the centerline of a private 60' right of way; thence leaving the existing city limits line and following the new city limits line two (2) calls: (1) with a bearing of S 46°34'09" W and a distance of 40.26' to an existing rebar; (2) with a bearing of S 72°15'08" W and a distance of 36.05' to an existing rebar; being the point of BEGINNING, having an area of 1.000 acre, more or less.



City of Locust

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

Section 3. Notice of the public hearing shall be published once in the Stanly News and Press, a newspaper having general circulation in the City of Locust, at least 10 days prior to the date of the public hearing.

Amy Furr, City Clerk

Stephen Huber, Mayor



City of Locust

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

NOTICE OF PUBLIC HEARING ON REQUEST FOR ANNEXATION

The public will take notice that the City Council of the City of Locust has called a public hearing at 7:00pm or soon thereafter on December 12, 2024 in the Joel Huneycutt Community Room on the question of annexing the following described territory, requested by petition filed pursuant to G.S. 160A-31:

Joseph L. Selle & Alicia M. Siebert, PIN# 557604702780

BEGINNING at an existing rebar in the centerline of a private 60' right of way (recorded in Deed Book 375 Page 497), 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 existing city limits line seven (7) calls: (1) with a bearing of S 08°11'04" E and a distance of 134.67' to an existing rebar; (2) with a bearing of S 27°49'25" E and a distance of 157.28' to an existing rebar; (3) with a bearing of S 48°12'17" E and a distance of 93.15' to an existing rebar; (4) with a bearing of N 59°30'11" E and a distance of 63.32' to an existing rebar; (5) with a bearing of N 05°32'44" E and a distance of 77.99' to an existing rebar; (6) with a bearing of N 28°54'46" W and a distance of 150.82' to a point; (7) with a bearing of N 33°42'31" W and a distance of 157.93' to an existing rebar in the centerline of a private 60' right of way; thence leaving the existing city limits line and following the new city limits line two (2) calls: (1) with a bearing of S 46°34'09" W and a distance of 40.26' to an existing rebar; (2) with a bearing of S 72°15'08" W and a distance of 36.05' to an existing rebar; being the point of BEGINNING, having an area of 1.000 acre, more or less

Amy Furr, City Clerk



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 December 12, 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, 2025

Joseph L. Selle & Alicia M. Siebert, PIN# 557604702780

BEGINNING at an existing rebar in the centerline of a private 60' right of way (recorded in Deed Book 375 Page 497), 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 existing city limits line seven (7) calls: (1) with a bearing of S 08°11'04" E and a distance of 134.67' to an existing rebar; (2) with a bearing of S 27°49'25" E and a distance of 157.28' to an existing rebar; (3) with a bearing of S 48°12'17" E and a distance of 93.15' to an existing rebar; (4) with a bearing of N 59°30'11" E and a distance of 63.32' to an existing rebar; (5) with a bearing of N 05°32'44" E and a distance of 77.99' to an existing rebar; (6) with a bearing of N 28°54'46" W and a distance of 150.82' to a point; (7) with a bearing of N 33°42'31" W and a distance of 157.93' to an existing



City of Locust

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

rebar in the centerline of a private 60' right of way; thence leaving the existing city limits line and following the new city limits line two (2) calls: (1) with a bearing of S 46°34'09" W and a distance of 40.26' to an existing rebar; (2) with a bearing of S 72°15'08" W and a distance of 36.05' to an existing rebar; being the point of BEGINNING, having an area of 1.000 acre, more or less.

Section 2. Upon and after June 30, 2025 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.

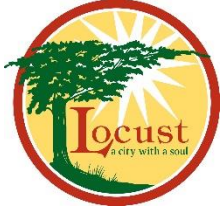
Adopted this 12th day of December, 2024

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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ORDINANCE NO. 2024-03

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

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

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

Section 2: This ordinance shall become effective as of November 14, 2024.

Adopted this 14th day of November 2024.

Mayor, Steve Huber

ATTEST:

Amy Furr, City Clerk

Exhibit A

2.5 USE TABLE

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

P - Permitted Use	S - Permitted Use with Supplemental Regulations	C - Conditional Zoning					(-) Prohibited Use			
		Zoning Districts								
Use		OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O
Religious Institutions, more than 350 seats		P	-	-	-	C	-	C	-	-
School - Boarding		-	-	-	-	P	-	P	-	-
School - Business, Computer and Management		-	-	-	P	P	P	P	-	-
School - Charter, Private & Parochial		C	-	-	-	P	-	P	-	-
School - Public, Elementary & Secondary (8.35)		S	S	S	S	-	-	S	-	S
School - Technical & Trade		-	-	-	-	P	-	P	-	-
School - University or College		-	-	-	-	-	-	P	-	-
Social Assistance (excluding childcare centers)		-	-	-	-	C	-	C	-	-
Zoo, public or private		C	-	-	-	-	-	-	-	-
PROFESSIONAL OFFICE/BUSINESS SERVICES										
Accounting & Tax Services		-	-	-	P	P	C	-	-	-
Advertising & Related Services (excl. Sign Lettering/Painting)		-	-	-	P	P	C	-	-	-
Architectural, Engineering & Related Services		-	-	-	P	P	C	-	-	-
Automobile Repair		-	-	-	C	C	-	P	-	-
Automobile Upholstery Shop		-	-	-	-	P	P	P	-	-
Banks, Finance and 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	

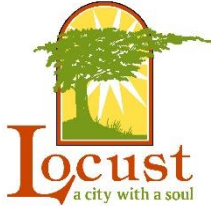
Use	OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O			
Nurseries	C	-	-	-	C	-	P	-	-			
Office Supplies & Stationery Stores	-	-	-	C	C	-	P	-	-			
Parking Lots & Structures, Commercial	-	-	-		-	-	P	-	-			
Pawnshops (subject to NCGS, Chapter 91A)	-	-	-	-	C	-	-	-	-			
Pet & Pet Supply Stores	-	-	-	C	C	-	P	-	-			
Pharmacies, 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	-	-



City of Locust

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

MEMORANDUM

Date: October 21, 2024
From: Cesar Correa, City Manager
To: Mayor & City Council
Subject: Zoning Amendment (Conditional) – Champs Auto

BACKGROUND & PETITION INFORMATION

On August 27, 2024 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: Jose and Ruby Munoz

Owner Information: Champs Auto

Existing Zoning: Highway Commercial (HC)

Proposed Zoning: Highway Commercial – Conditional (HC-C)

Permitted Uses: All uses permitted in the Highway Commercial zoning district as shown in Article 2 Section 5 Use Table of the City of Locust Land Development Ordinance, would be permitted on the subject property. The proposed use *Automobile Sales, New & Used* is a conditional use in the Highway Commercial District.

Parcel ID Numbers: Stanly County PINs#: 5565-0460-3265

Area in Acres: +/- 1.03 acres

Site Description: This property operates 2 (two) businesses, a body shop and the former Doggy Heaven grooming salon. The developer intends to repurpose the front business (former dog grooming salon) for the sale of used automobiles.

Adjacent Land Use: Commercial (KFC, Taco Bell), Institutional (New Life Church) and Vacant

Surrounding Zoning: The property is surrounded by Highway Commercial on most sides, and Open Space to the east.

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

EXHIBITS

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

LAND USE PLAN ANALYSIS

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

According to the 2014 Land Use Plan, Industrial Land Uses are defined as: “Areas designed for the manufacturing and processing of goods. Ideal industrial areas will be larger sites, often located together in an Industrial Park, and have ready access to state transportation networks. Landscaping and the use of natural buffers should be emphasized to mitigate impacts on surrounding properties.

Possible Reasonableness Statements:

- This amendment is reasonable because the property is adjacent to existing commercial uses. The amendment allows for the growth and expansion of the City’s commercial tax base, thus providing opportunities for local jobs for the community.
- This amendment is not reasonable because the intended use of the property does not align with the 2014 Land Use Plan definition of “Industrial” uses.

FINDINGS AND CONCLUSIONS

The applicant submitted a Site Plan (Exhibit #3) along with comments stating that they will keep the same sign location. In addition, the developer will keep the same colors on the building without any additional building improvements 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.

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 September 26, 2024 the Locust Planning & Zoning Board reviewed the zoning amendment petition and voted unanimously to recommend **approval** of the proposed Highway Commercial – Conditional (HC-C) zoning designation.

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

The Council may vote to recommend approval, denial, or to modify the recommended classification in accordance with the adopted 2014 Land Use Plan.

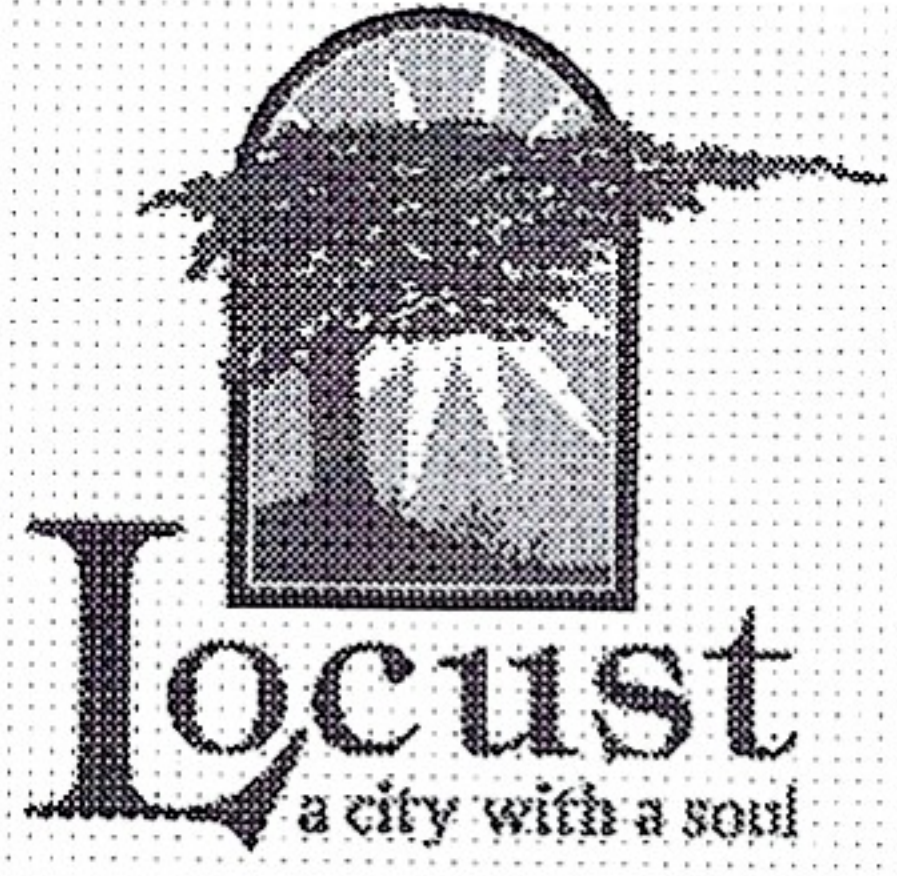
SUGGESTED MOTION LANGUAGE

The following suggested motion language is provided as a guideline to assist the Council with references required for zoning amendments. The language may be altered as deemed appropriate by any member of the City Council in the making of a motion.

Suggested motions:

Approval: “To approve the conditional rezoning request designating the subject property as Highway Commercial – Conditional (HC-C) with the associated site plan to be **inconsistent** with the 2014 Land Use Plan, and to amend the 2014 Land Use Plan to reflect the parcel as Commercial Corridor

Denial: “To deny the conditional rezoning request designating the subject property as Highway Commercial – Conditional (HC-C) with the associated site plan to be **inconsistent** with the 2014 Land Use Plan.



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

Application for Conditional Zoning Change

Date: 8/27/2024

Applicant Name: Jose & Ruby Munoz

Company Name (if applicable) CHAMPS AUTO

Address: 164-A BROWNS HILL RD LOCUST, NC, 28097.

Phone Number: 704 - 701-6463

Address of Property Change: 164-A. BROWNS HILL RD LOCUST NC, 28097

Present Zoning District: HC

Requested Zoning District: HCC

Applicant Signature:

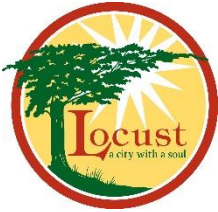
The following information is required with the application:

- (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.





- We are keeping same signs locations
- Not changin colors on building or major changes



City of Locust

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

MEMORANDUM

Date: October 14, 2024
From: Cesar Correa, City Manager
To: Mayor & City Council
Subject: Site Plan Amendment – Kolter Homes

BACKGROUND & PETITION INFORMATION

On March 14, 2024 Locust City Council approved a conditional rezoning to allow an age-restricted, 55+ active retirement community consisting of 1,123 units. The applicant is in the process of procuring an additional parcel located at 9782 Quail Run Road (Stanly County GIS PIN#: 5576-0470-2780). The applicant/property owner for 9782 Quail Run Road also submitted a voluntary annexation petition for Council's consideration in October 2024.

The applicant is requesting a site plan amendment (Exhibit 3) to include the additional property, revised wet land delineation, revised lot configuration, and net increase in the number of units to 1,166.

The site plan amendment received a unanimous favorable recommendation from the Locust Planning & Zoning Board during their monthly meeting on September 26, 2024.

The specifics of the rezoning application are as follows:

Applicant: Cresswind at Rocky River

Owner Information: Kolter Group Acquisitions LLC

Existing Zoning: Open Space - Conditional (OPS-C)

Proposed Zoning: Open Space - Conditional (OPS-C) – **no change**

Permitted Uses: Age restricted (55+), active retirement community consisting of **1,166** units as depicted in the attached site plan (Exhibit 3) The developer has agreed to site-specific conditions (outlined in the Memorandum of Understanding) for the development of this project.

Parcel ID Numbers: Stanly County PINs#: **5576-0470-2780**, 5576-0491-0852, 5576-0482-8727, 5576-0471-5582 (only 8.27 acres of this parcel), 5576-0494-3737, 5586-0302-3332, 5586-0303-7868, 5586-0303-2576, 5586-0304-4056, 5576-0286-3292, 5576-0481-7397, and 5576-0482-7518

SITE SPECIFIC CONDITIONS

Applicant agrees to provide the following:

1. Age restricted (55+), active retirement community. No full-time residents under the age of 18.
2. Site-specific conditions outlined in Memorandum of Agreement.
3. Off-site traffic improvements as determined by City of Locust and NCDOT.

FINDINGS AND CONCLUSIONS

The applicant submitted a Site Plan (Exhibit #3) and site plan explaining difference between the approved and proposed site plans (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 September 26, 2024, the Locust Planning & Zoning Board reviewed the site plan amendment petition and unanimously voted to recommend **approval** of the proposed amended site plan.

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

The Council may vote to recommend approval, denial, or to modify the recommended classification in accordance with the adopted 2014 Land Use Plan.

SUGGESTED MOTION LANGUAGE

The following suggested motion language is provided as a guideline to assist City Council with references required for zoning amendments. The language may be altered as deemed appropriate by any member of the City Council in the making of a motion.

Suggested motion: “To approve the site plan amendment request with the associated site plan, proposed elevations, and site-specific conditions to be consistent with the 2014 Land Use Plan.

Area in Acres: The parcels total **517.5 acres** according to Stanly County GIS.

Site Description: This property is located off Bethel Church Road, Mission Church Road, and Coley Store Road.

Adjacent Land Use: Institutional and Residential.

Surrounding Zoning: The property is surrounded by residential districts (Open Space and General Residential) on all sides except northwest where a small CBI (Campus Business Institutional) zoning is located for Architectural Casting.

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

EXHIBITS

1. Application for Zoning Change
2. Zoning Map
3. Amended Site Plan
4. Site Plan Explaining Difference Between Approved and Proposed Site Plans

LAND USE PLAN ANALYSIS

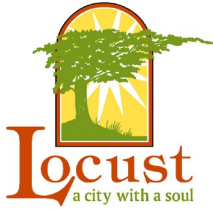
The property lies within the area designated on the adopted 2014 Land Use Plan for Low and Medium Density Residential uses.

The 2014 Land Use Plan defines Low Density Residential and Medium Density Residential as follows:

- Low Density Residential: Residential neighborhoods and areas that feature lots in excess of $\frac{3}{4}$ acre. These areas require less infrastructure (curb and gutter, sidewalks, public water and sewer, etc.), maximize the preservation of open space, and are characterized by larger lots in established neighborhoods or residential areas.
- Medium Density Residential: Residential neighborhoods and areas that feature lots sized from $\frac{1}{2}$ acre up to $\frac{3}{4}$ acre. These areas often feature traditional neighborhood development and can contain scattered multi-family residential complexes or units. These areas require more infrastructure.

The property is currently zoned Open Space – Conditional (OPS-C), with all of the parcels approved during the March 14, 2024 rezoning already incorporated in Locust city limits. The remaining parcel (5576-0470-2780) submitted voluntary annexation on October 10, 2024.

The proposed development is inconsistent with the 2014 Land Use Plan. However, the amendment is reasonable and in the public's interest because the proposed development is expected to generate sustainable residential development, without an impact to the Stanly County School System, and a significant impact to the local economy.



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

Application for Conditional Zoning Change

Date: 9.13.24

Applicant Name: _____

Company Name (if applicable) KH CW Rocky River LLC

Address: 105 NE 1st Street, Delray Beach, FL 33444

Phone Number: 561-682-9500

Address of Property Change: Bethel Church Rd, Coley Store Rd, Mission Church Rd

Present Zoning District: Stanly County Open Space District

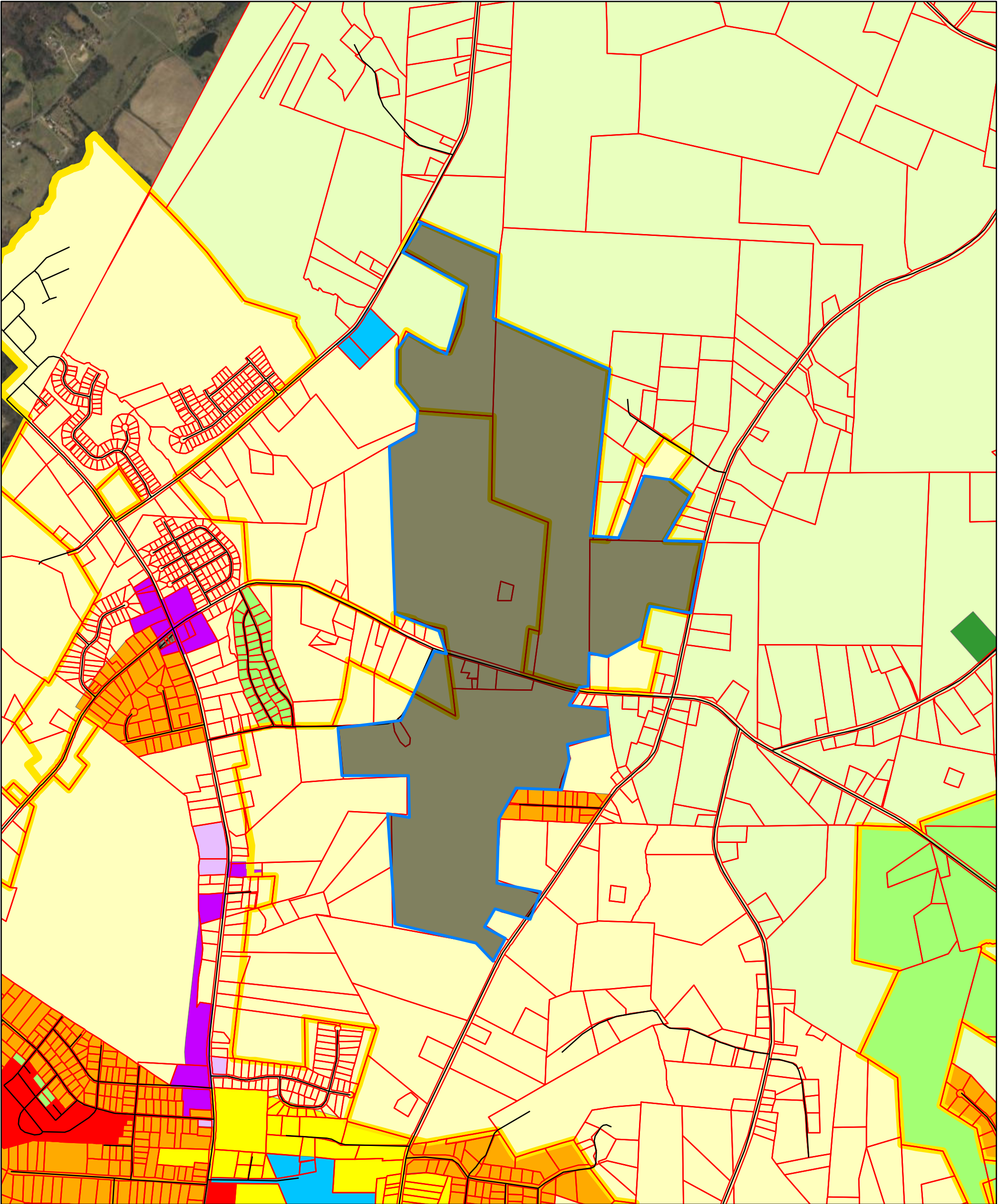
Requested Zoning District: OPS Conditional - Open Space Conditional (Locust)

Applicant Signature: Mike Melendon

The following information is required with the application:

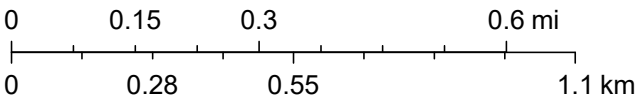
- (1) Map of the property to be rezoned, accurate description to show the following:
 - a. All property lines with dimensions, north arrow.
 - b. Names and addresses of adjoining landowners.
 - c. Location of all existing structures, use of all land.
 - d. Zoning classifications of all abutting zoning districts.
- (2) Comprehensive site plan.
- (3) Color renderings of the exterior.
- (4) Comprehensive landscape plan
- (5) All signage “monument and building “
- (6) A fee of \$500 (non- refundable) must accompany this application.

ArcGIS Web Map



1/8/2024, 10:54:49 AM

1:18,056



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Cabarrus County Government, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



Building Setbacks:

Primary:	20'
Side Yard:	5'
Side Yard (Corner Lot):	10'
Rear Yard:	10'

Common Open Space Between Backs of Lots to be 20' min.

Lot Information:

Proposed Lot Sizes:

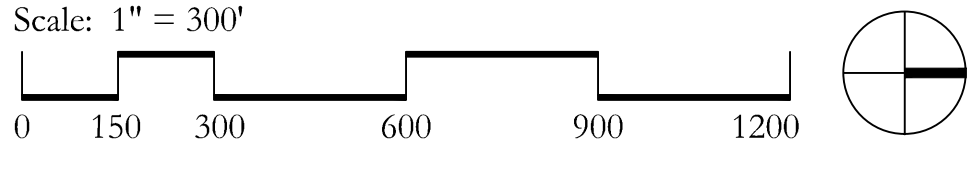
• 40' x 125'	70	87
• 60' x 125'	292	195
• 70' x 125'	257	143

Total Lots Proposed:

	North Site	South Site
• 10 (40'x125') (10.0%)	70	87
• 50' Lots: 574 (60.8%)	569	370
• 60' Lots: 574 (60.8%)	569	370
• 70' Lots: 257 (28.2%)	257	143
• 70' Lots: 257 (28.2%)	257	143
• 70' Lots: 257 (28.2%)	257	143

1123 1166 737 753 386 413

Proposed Density: 2.2 du/a





Site Information:

Total Site Acreage:	517.5 Ac.
North Site:	343.1 Ac.
South Site:	174.4 Ac.
Total Rezonning Acreage:	508.4 Ac.
Tax Parcel Numbers:	
557604828727	
557604715582	(Only 8.27 acres of this parcel to be included in this rezoning)
557604943737	
558603023332	
558603037868	
558603032576	
558603040456	
557602853292	
557604827518	
557604910852	
557604702780	
Zoning Jurisdiction:	Stanly County, NC
Proposed Annexation:	The City of Louist
Zoning Classification:	Stanly County - Open Space District
Proposed Zoning:	OPS Conditional- Open Space Conditional

Acreage Information:

Total Open Space Required:	10% (51.7 Ac.)
Total Open Space Provided:	
With Ponds:	50.3% (260.5 Ac.)
Without Ponds:	41.5% (214.8 Ac.)

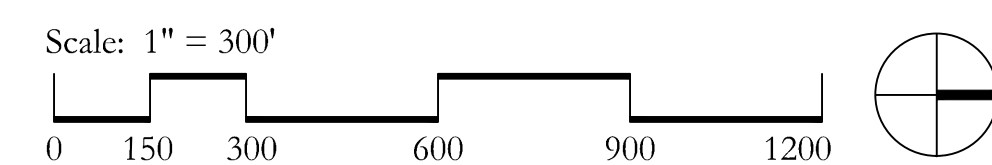
Building Setbacks:

Primary:	20'
Side Yard:	5'
Side Yard (Corner Lot):	10'
Rear Yard:	10'

Lot Information:

Proposed Lot Sizes:		
- 40' x 125'		
- 50' x 125'		
- 60' x 125'		
- 70' x 125'		
Total Lots Proposed:	North Site	South Site
- 40' Lots: 210 (18.0%)	123	87
- 50' Lots: 566 (48.5%)	370	196
- 60' Lots: 387 (33.2%)	257	130
- 70' Lots: 3 (0.3%)	3	---
1166	753	413

Proposed Density: 2.2 dua



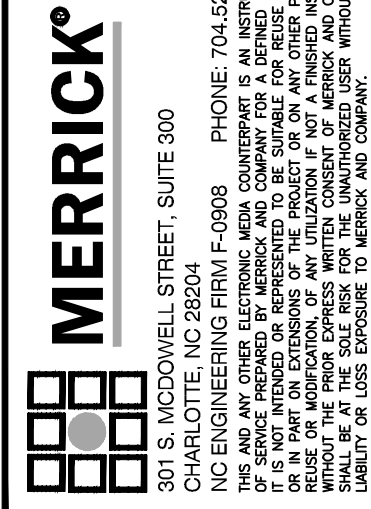
40' x 125' LOT

50' x 125' LOT

60' x 125' LOT

70' x 125' LOT

TYPICAL LOT DIMENSIONS



Kolter Signature Homes

4807 PGA Blvd
Palm Beach Gardens

REVISIONS:					
REV	REVISION DESCRIPTION	DATE	DRAWN	CHECKED	

Cresswind At Rocky River
Locust, NC

REZONING SITE PLAN

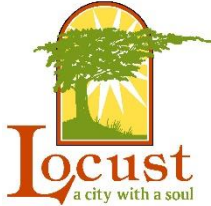
SEAL(S)

	DATE:
DESIGN BY: DesignXXX	MM/DD/YY
DRAWN BY: DrawnXXX	MM/DD/YY
CHECKED BY: CheckXXX	MM/DD/YY
APPROVED BY: AppXXX	MM/DD/YY

PROJECT/TRACKING #
INTERNAL: 65121571-00

ORIGINAL DATE: 08/14/2024

SHEET L-1



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

MEMORANDUM

Date: October 14, 2024
From: Cesar Correa, City Manager
To: Mayor & City Council
Subject: Zoning Amendment (Conditional) – Sam’s Car Wash

BACKGROUND & PETITION INFORMATION

On September 19, 2024 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: Sam’s Express c/o Stephania De Maioribus (Cooper), Esq.

Owner Information: Cooper Legal Firm, PC as Land Use Counsel

Existing Zoning: Highway Commercial (HC)

Proposed Zoning: Highway Commercial – Conditional (HC-C)

Permitted Uses: All uses permitted in the Highway Commercial zoning district as shown in Article 2 Section 5 Use Table of the City of Locust Land Development Ordinance, would be permitted on the subject property. The proposed use *Car Wash (as a principal use)*, and *convenience store (with or without gas sales)* are conditional uses in the Highway Commercial District.

Parcel ID Numbers: Stanly County PINs#: 5565-0470-0420 and 5565-0470-5367

Area in Acres: +/- 16.69 acres

Site Description: This property was purchased by Sam’s Car Wash on September 20, 2022. The developer has worked on and off with city staff over the years, including a proposed property swap with New Life Church. The site is surrounded by other parcels similar in use.

Adjacent Land Use: Commercial (KFC, Taco Bell), Institutional (New Life Church) and Vacant

Surrounding Zoning: The property is surrounded by Highway Commercial on most sides, and Open Space on the south and east.

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

EXHIBITS

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

LAND USE PLAN ANALYSIS

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

The property is currently zoned Highway Commercial. This amendment is reasonable because the property is adjacent to existing commercial uses. The amendment allows for the growth and expansion of the City's commercial tax base, thus providing opportunities for local jobs for the community.

SITE-SPECIFIC CONDITIONS

Staff recommends that the following site-specific conditions be considered for the approval of this conditional rezoning request:

1. Off-site traffic improvements as determined by a Traffic Impact Analysis (TIA).
Scope of work to be coordinated between City of Locust and NCDOT.

FINDINGS AND CONCLUSIONS

The applicant submitted a Site Plan (Exhibit #3) and proposed elevations (Exhibit #4) for the overall development of the property that will be attached to the approval of the conditional rezoning should the City choose to support this request.

Staff has reviewed the Site Plan and finds that it meets the standards of the City of Locust Land Development Ordinance.

POLICY IMPLICATIONS

The City of Locust Land Development ordinance and the North Carolina General statutes require the Planning & Zoning Board to make a recommendation on the zoning amendment.

On September 26, 2024 the Locust Planning & Zoning Board reviewed the zoning amendment petition and voted unanimously to recommend **approval** of the proposed Highway Commercial – Conditional (HC-C) zoning designation.

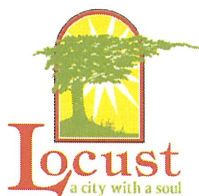
Notice of the meeting and this agenda item have been publicized, letters have been mailed to all adjacent property owners within 500ft of the subject property, and a zoning hearing sign has been posted on the property.

The Council may vote to recommend approval, denial, or to modify the recommended classification in accordance with the adopted 2014 Land Use Plan.

SUGGESTED MOTION LANGUAGE

The following suggested motion language is provided as a guideline to assist the Council with references required for zoning amendments. The language may be altered as deemed appropriate by any member of the City Council in the making of a motion.

Suggested motion: “To approve the conditional rezoning request designating the subject property as Highway Commercial – Conditional (HC-C) with the associated site plan and proposed elevations, to be consistent with the 2014 Land Use Plan.



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

Application for Conditional Zoning Change

Date: September 19th, 2024 _____

Applicant Name: Sam's Express c/o Stephanie DeMaioribus (Cooper), Esq. _____

Company Name (if applicable). Cooper Legal Firm, PC as Land Use Counsel _____

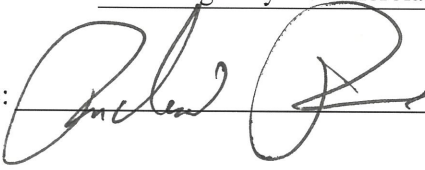
Address of Counsel: 5620 Concord Parkway S., Ste. 103, Concord, NC 28072
(Cabarrus) / 622 W Church Street, Richfield, NC 28137 (Stanly)

Phone Number: 704-940-3236 (O)/704-322-8617 (cell) _____

Address of Property Change: 157 Browns Hill Road, Locust, NC PIN 556504700420

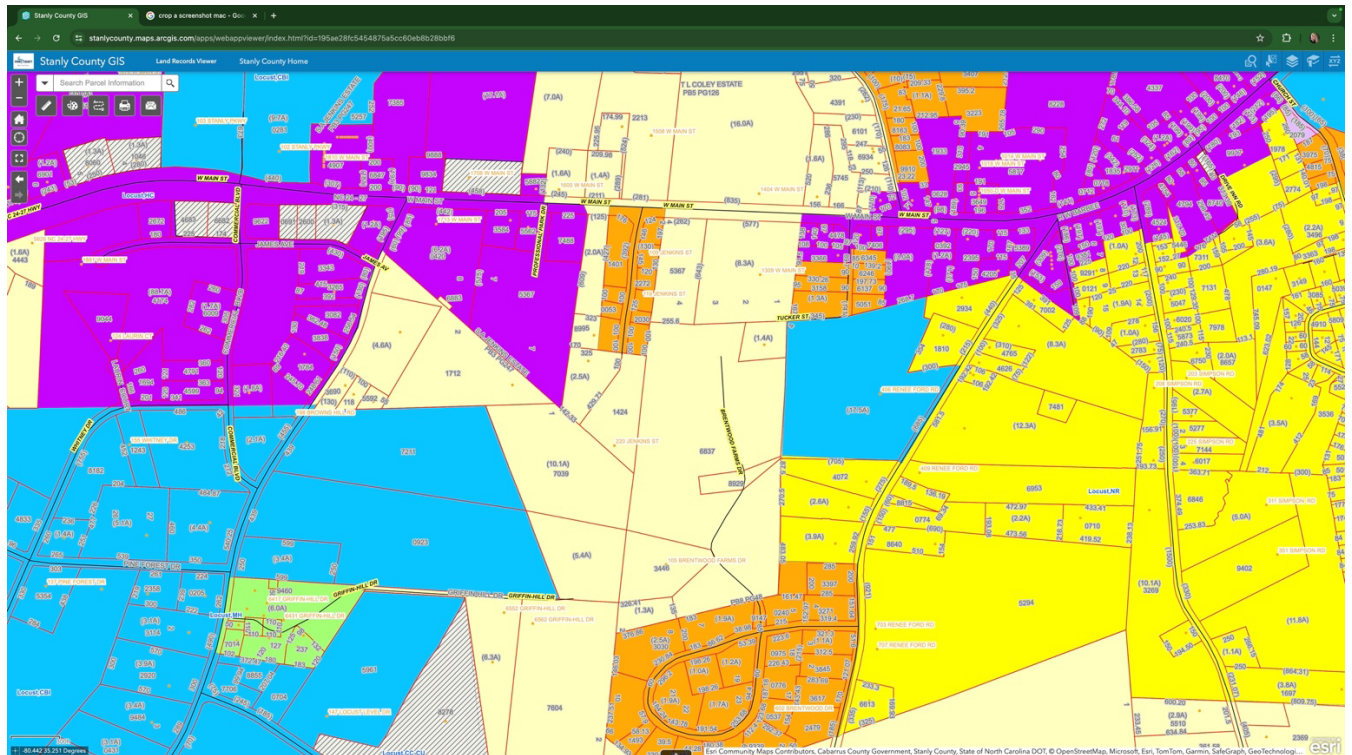
Present Zoning District: HC – Highway Commercial (HC)

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

Applicant Signature:  _____

The following information is required with the application:

- (1) Map of the property to be rezoned, accurate description to show the following:
 - a. All property lines with dimensions, north arrow.
 - b. Names and addresses of adjoining landowners.
 - c. Location of all existing structures, use of all land.
 - d. Zoning classifications of all abutting zoning districts.
- (2) Comprehensive site plan.
- (3) Color renderings of the exterior.
- (4) Comprehensive landscape plan
- (5) All signage “ monument and building “
- (6) A fee of \$500 (non- refundable) must accompany this application.



GIS Map showing Zoning Overlays

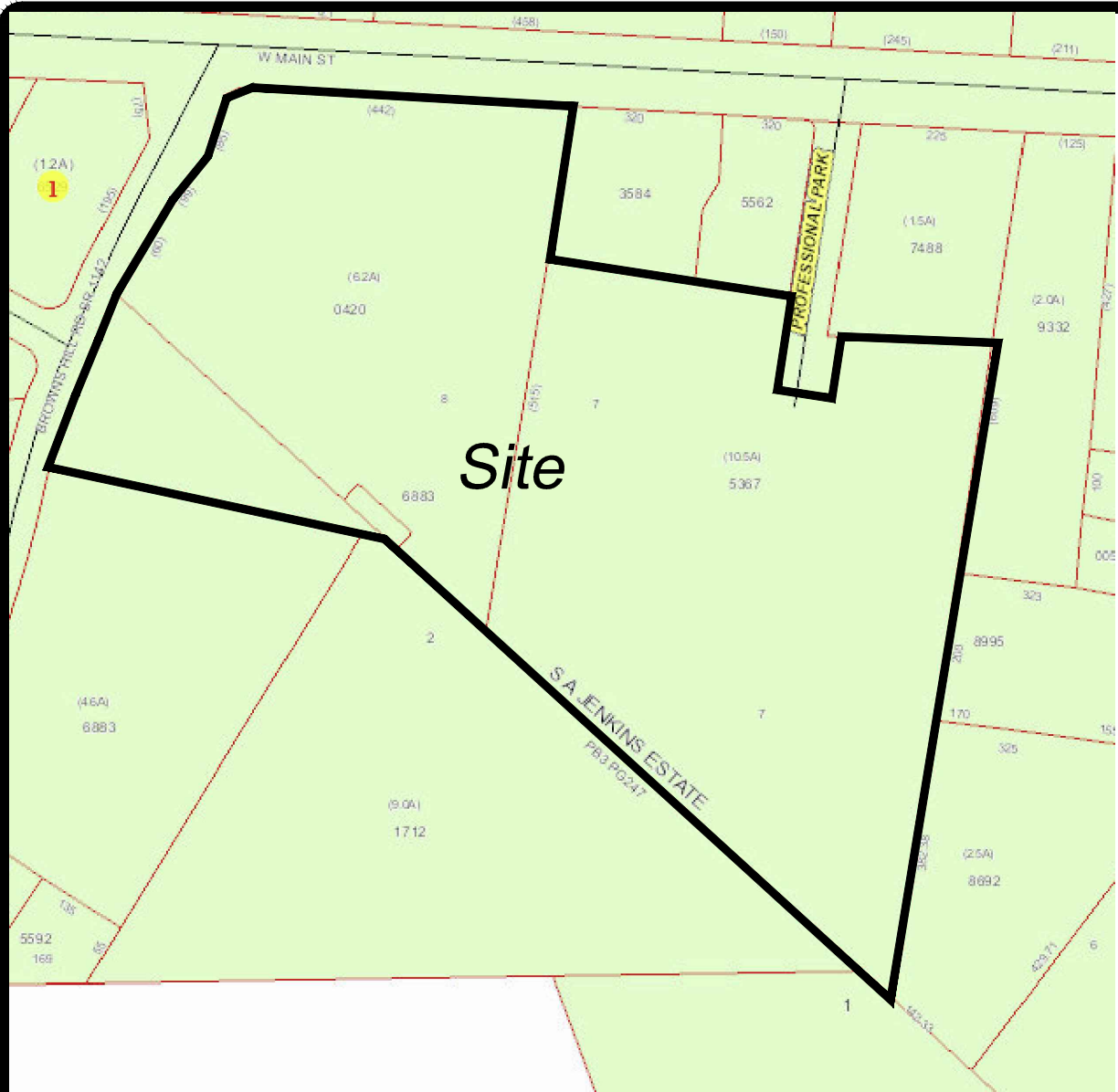
Adjoining landowners:

New Life Baptist Church of Stanly County
PO Box 880
Locust, NC 28097

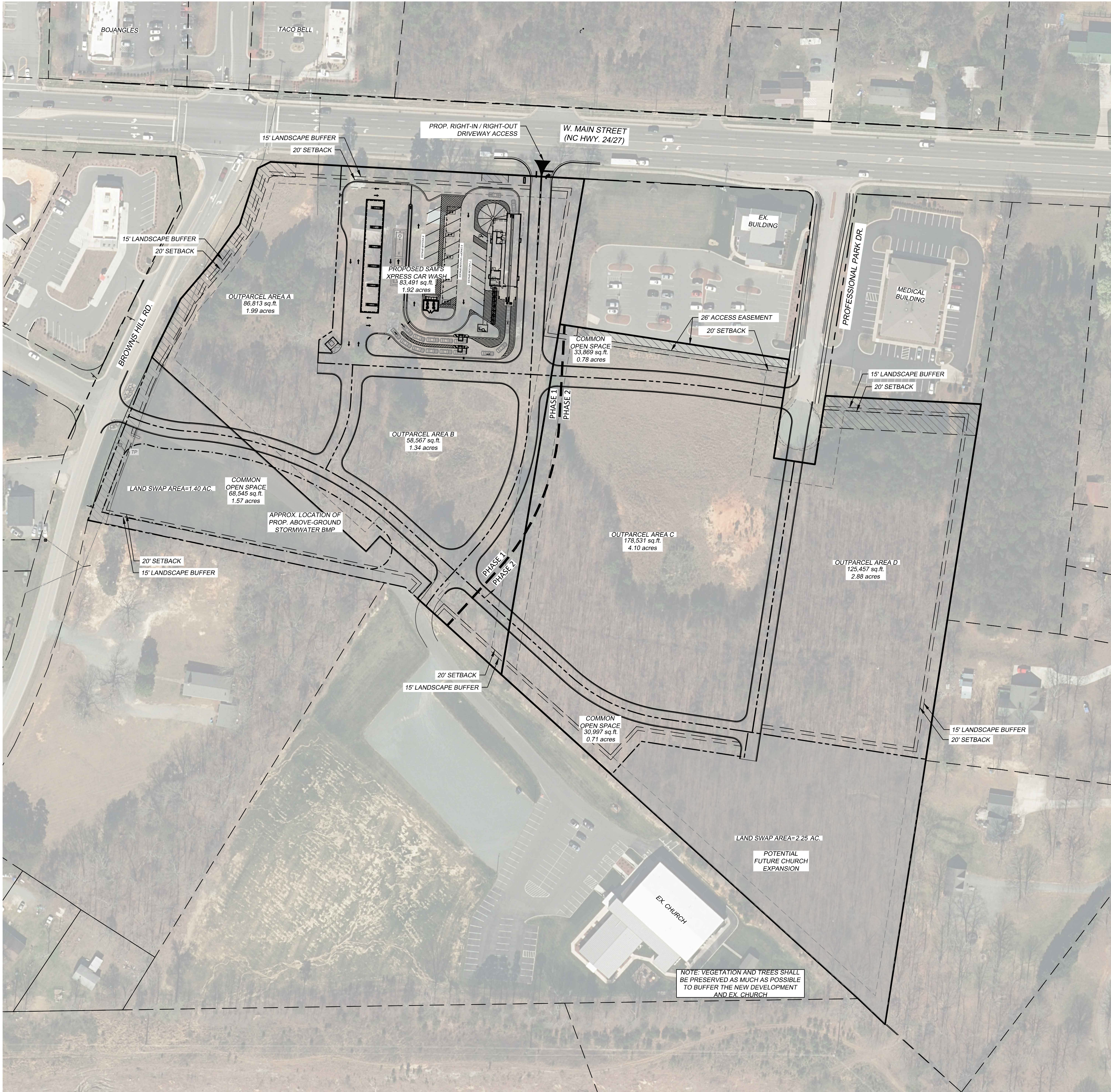
Locust Property Holdings, LLC
212 Vanderbilt Blvd
Locust, NC 28097

Across Browns Hill Road:

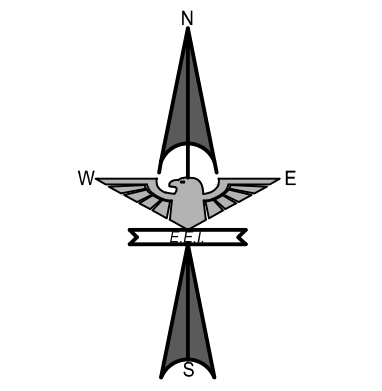
EM SQUARED PROPERTIES LLC
104 Mull Street
Morganton, NC 28655



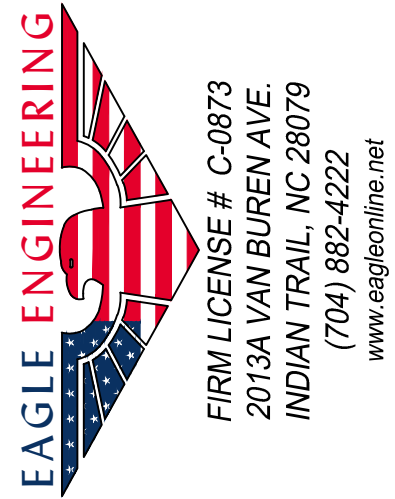
VICINITY MAP
(NOT TO SCALE)



SITE AND DEVELOPMENT DATA	
JURISDICTION	CITY OF LOCUST
TAX PARCEL(S):	556504700420, 556504705367 556504700140, 556402791712
SITE ADDRESS:	1713 WEST MAIN STREET
EXISTING ZONING	HIGHWAY COMMERCIAL
USE CLASSIFICATION	COMMERCIAL/RETAIL
TOTAL SITE AREA	18.16 AC. 791,232 SQ. FT.
MINIMUM FRONT SETBACK	20 FEET
MINIMUM SIDE SETBACK	0 FEET
MINIMUM REAR SETBACK	0 FEET



GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.



SAM'S XPRESS CAR WASH
1713 WEST MAIN STREET
LOCUST, NC 28097
SAM'S XPRESS CARWASH
7935 COUNCIL PLACE, SUITE 102
MATTHEWS, NC 28105

CONCEPTUAL
SITE PLAN

DESIGNED BY	SAP	CHECKED BY	JLR
DRAWN BY	SAP	JOB NUMBER	7771
DATE	05/29/2024		
Scale	AS SHOWN		

Sheet

CSP-10

X:\Land Projects\62771 - Sam's Xpress\62771 - Locust\DWG\62771 - Locust - Land Swap Color Exhibit.dwg



FIRM LICENSE # C-0873
2013A VAN BUREN AVE.
INDIAN TRAIL, NC 28079
(704) 862-4222
www.eagleonline.net

PRELIMINARY
NOT FOR
CONSTRUCTION

NO. DATE BY ISSUE



SAM'S HIGHWAY 24/27
1713 WEST MAIN STREET
LOCUST, NC 28097

SAM'S XPRESS CAR WASH
7935 COUNCIL PLACE, SUITE 200
MATTHEWS, NC 28105

LAND SWAP
COLOR EXHIBIT

DESIGNED BY	JLR	CHECKED BY	JLR
SCALE	AS SHOWN	DATE	04/27/2023
		JOB NUMBER	7771

EXHIBIT

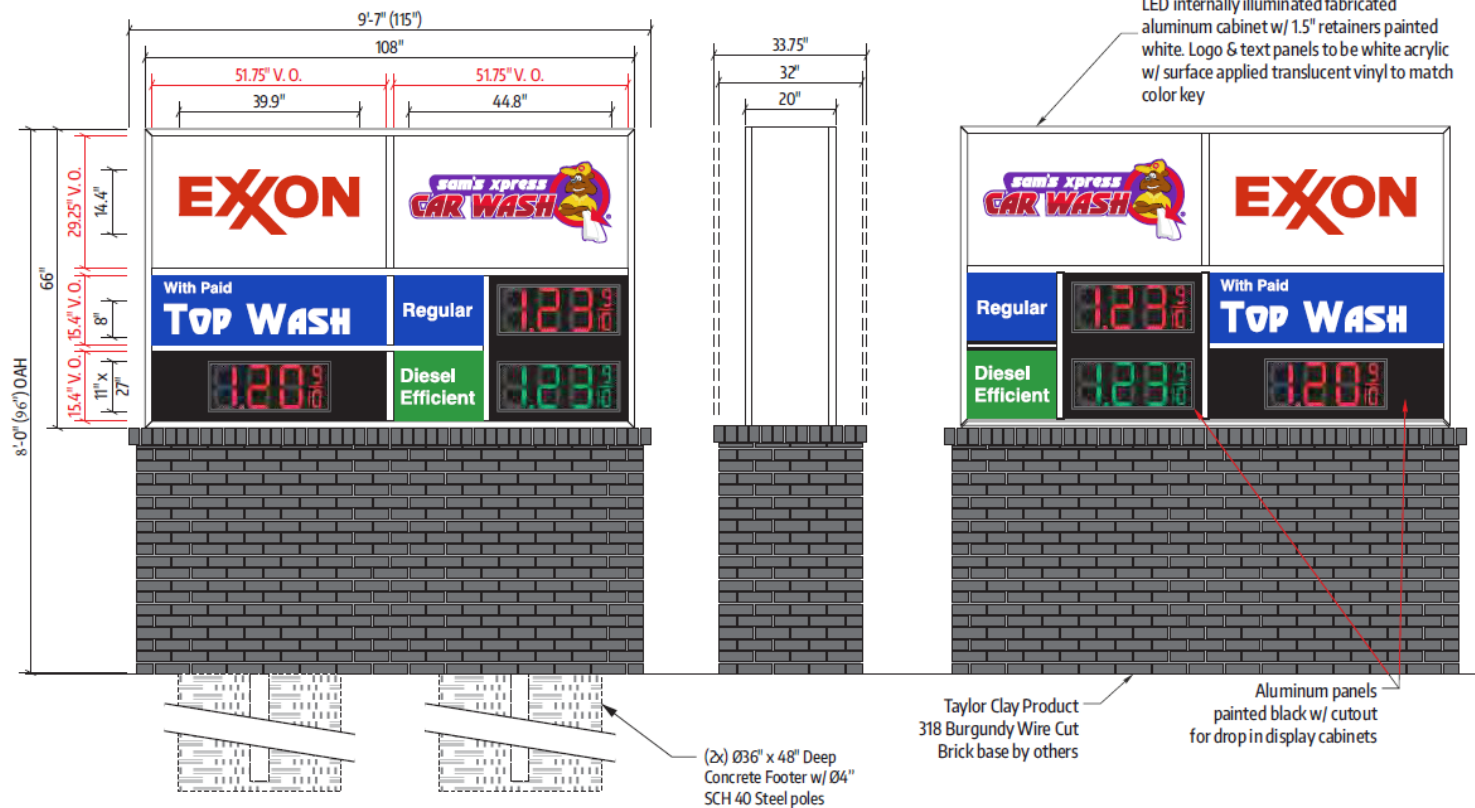


Monument Sign

Square Footage Calculation:
Allowed: 84 sf; 30' height max
Used: 49.5 sf

← ROAD - SIDE A

SIDE B - ROAD →



L Illuminated Monument Sign
Scale: 1/2"=1'-0"

EGAN
SIGN

1100 Berkshire Blvd. Suite 200, Wyomissing, PA | (Toll Free): 844.460.6631 | (Fax): 610.478.1332 | www.egansign.com

This design/engineering proposal will remain the exclusive property of Egan Sign until approved and accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.

Sign Management Made Simple



Client:
Sam's Xpress Car Wash
7935 Council Place
Matthews, NC 28105

Location Address:

Description:
Illuminated Monument Sign
(49.5 Sq Ft)

Qty: 1

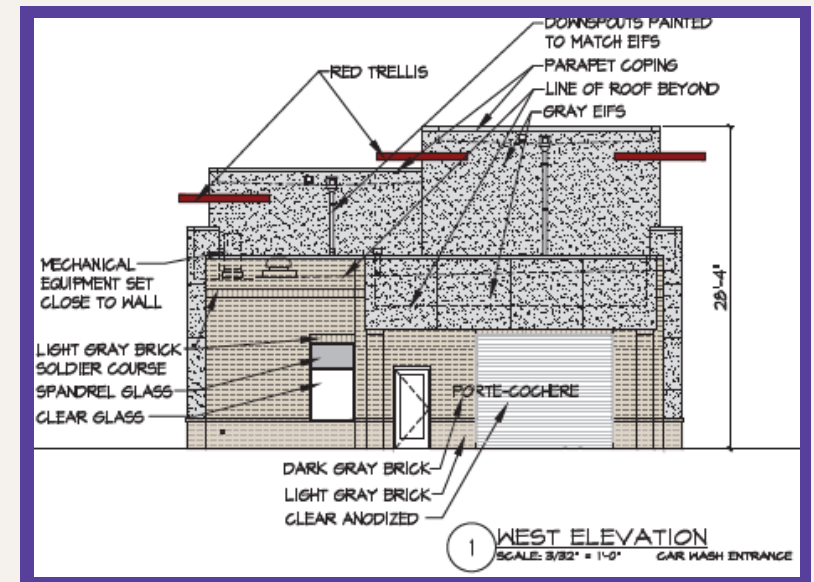
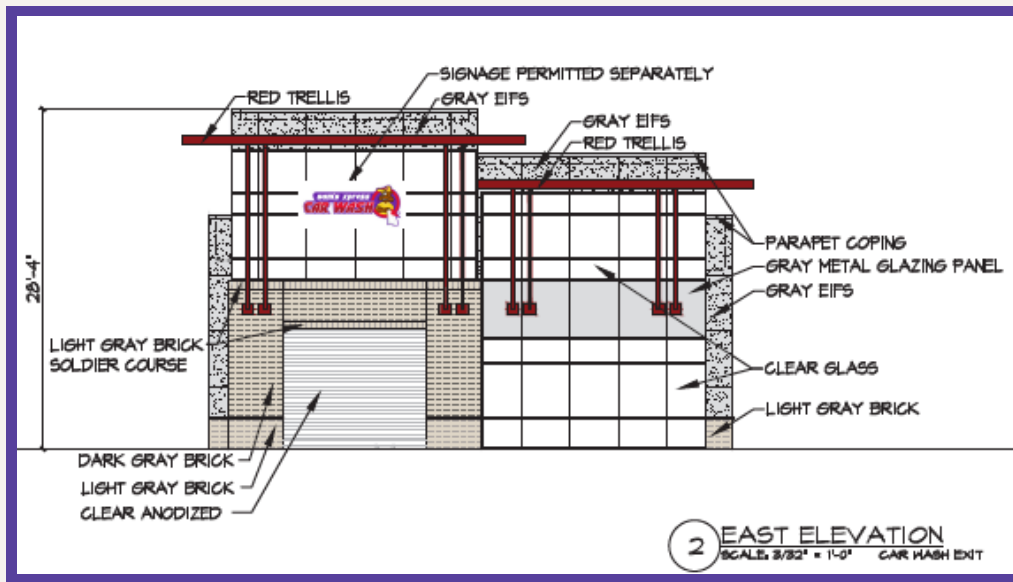
Provide D/F LED illuminated monument sign per layout w/ Daktronics Fuel Light 3000 series drop in 8" digit LED display.

Layout Date:
04/28/2023 - AR

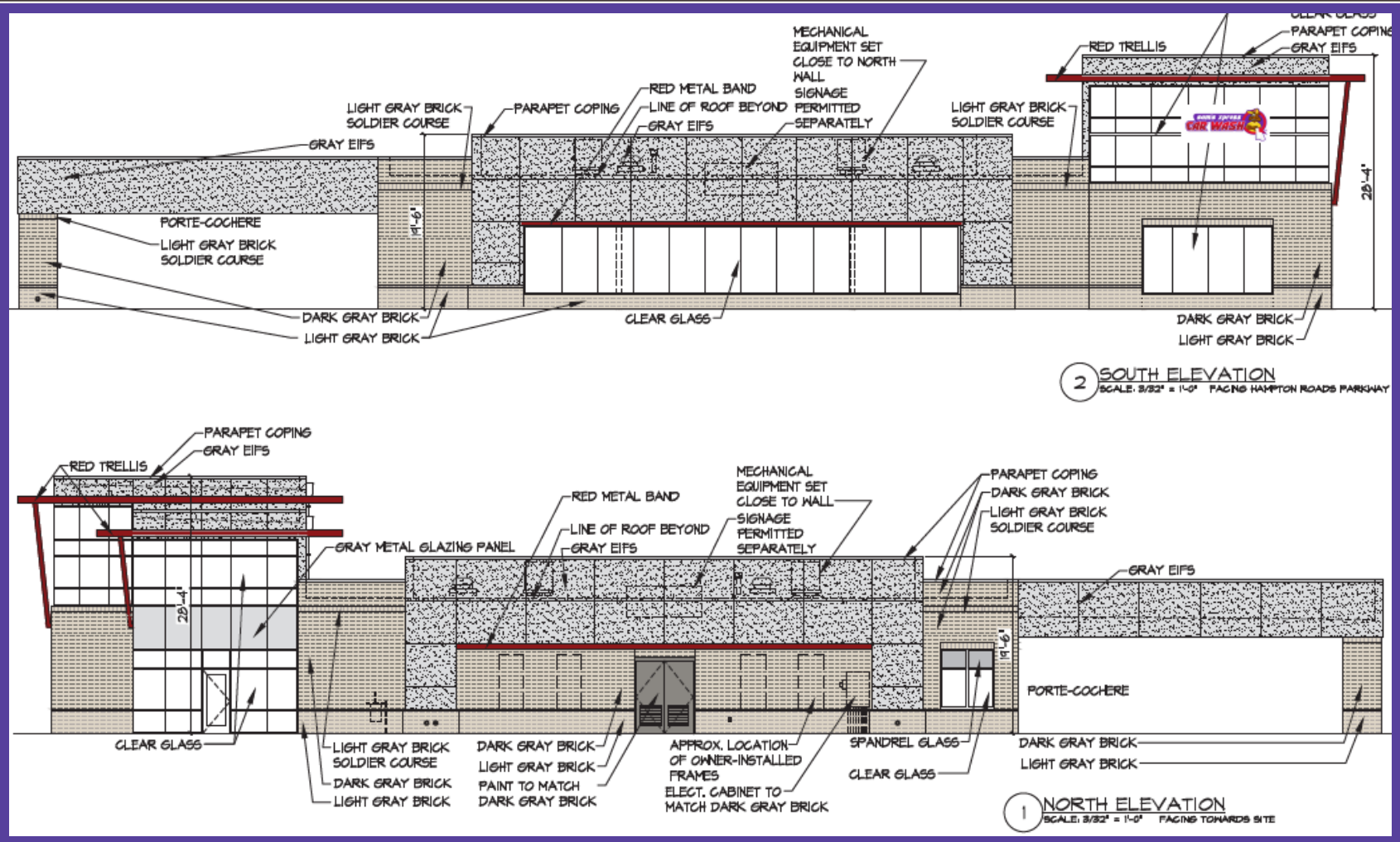
Revision Date:
05/05/2023 - AR

File Name:
30830_Charlotte.pdf
Project Number: 30830

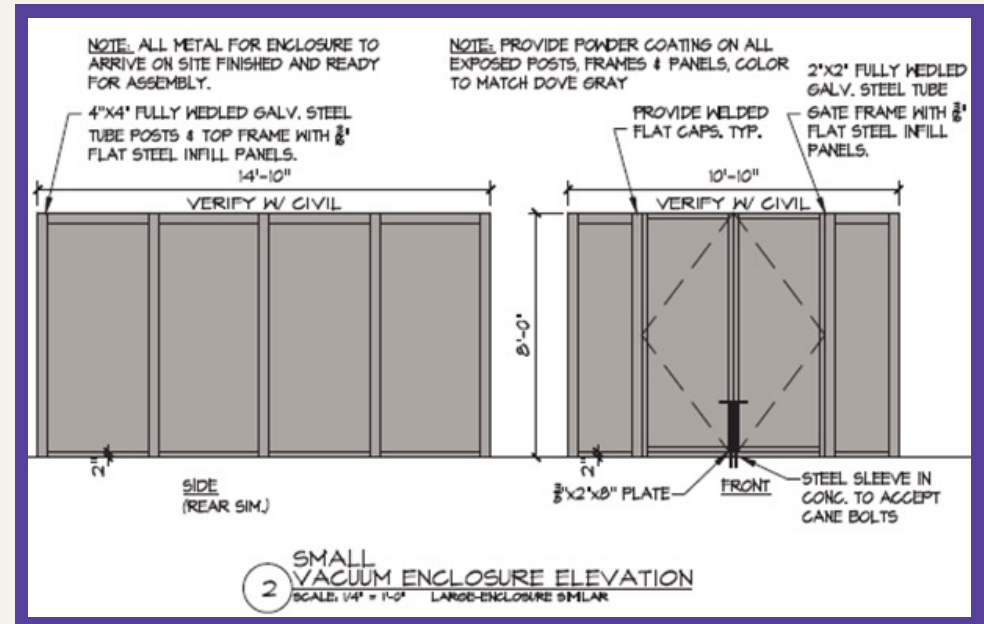
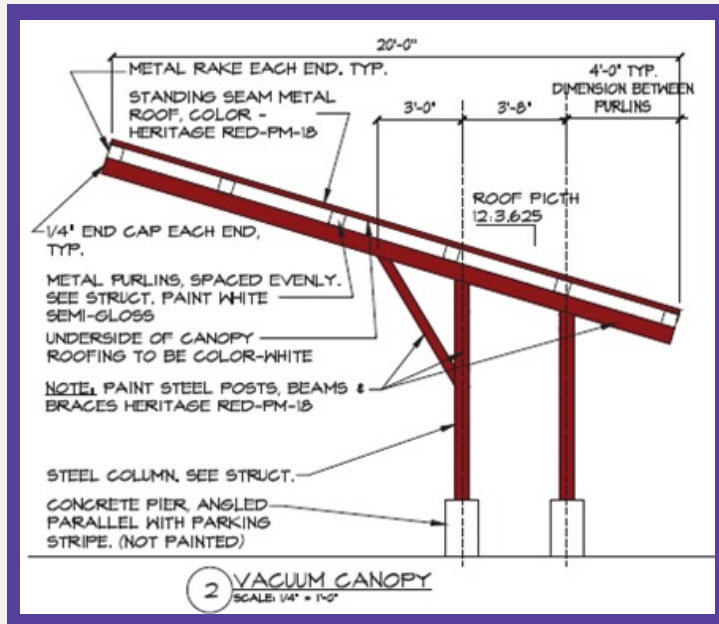
Building Elevations



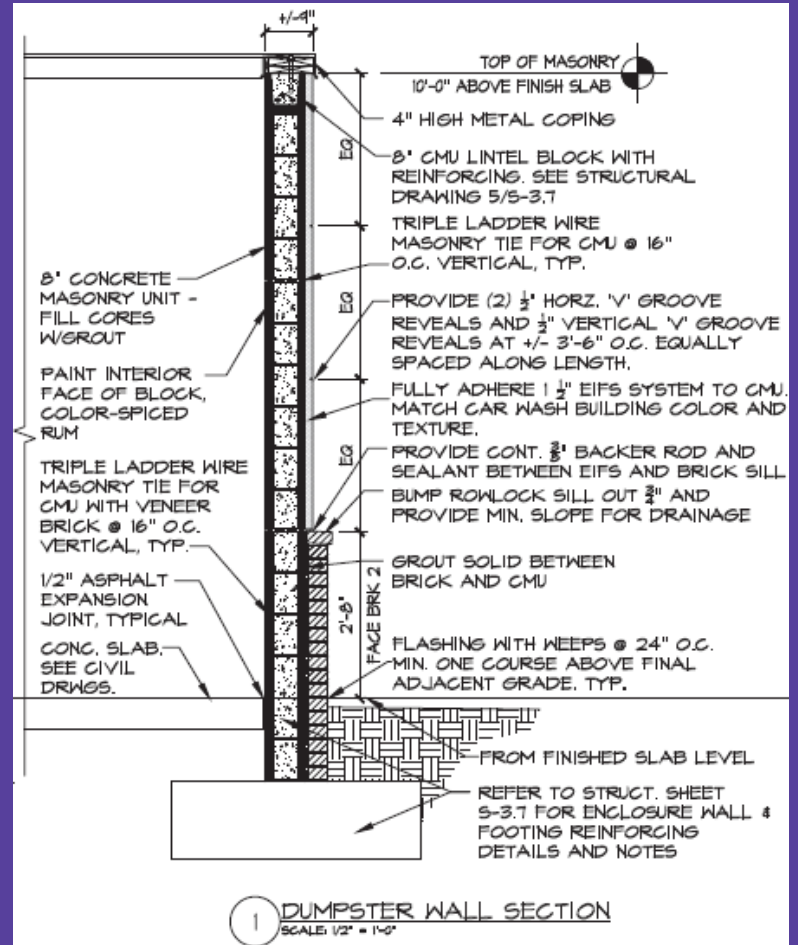
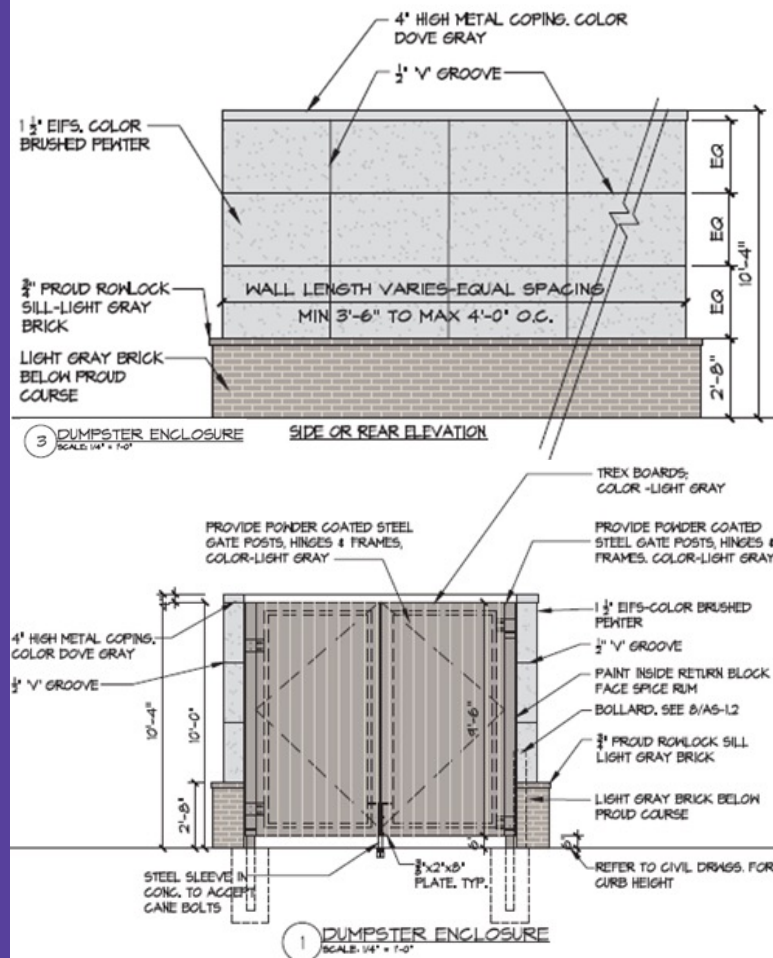
Building Elevations



Vacuum Elevations



Dumpster Elevations

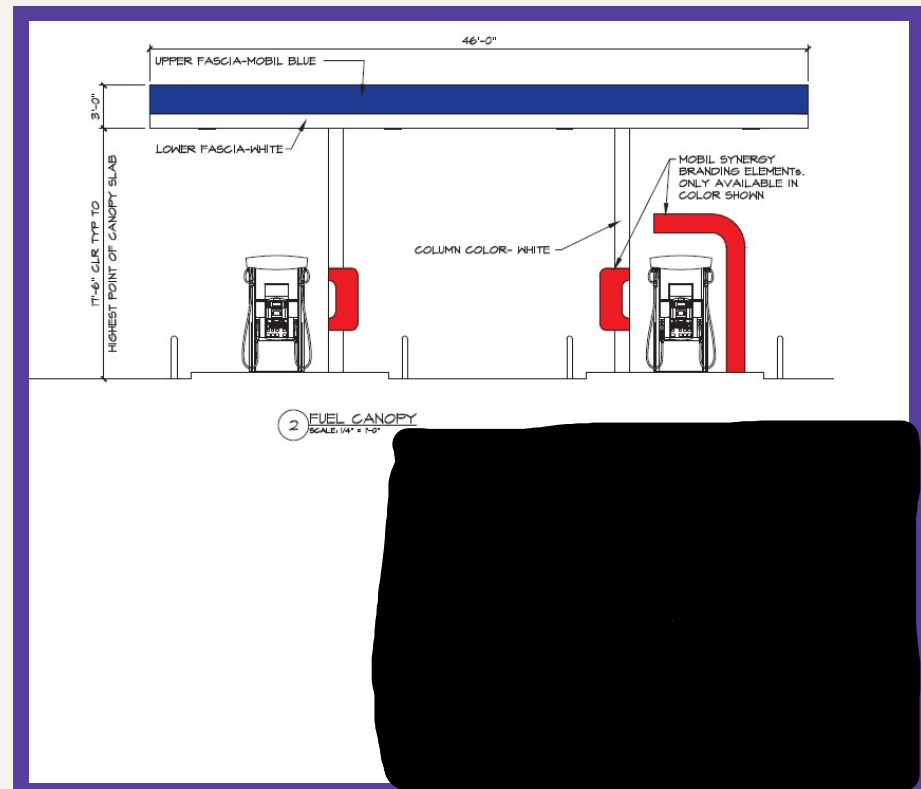


Materials, Fuel Canopy, & Vending Elevations

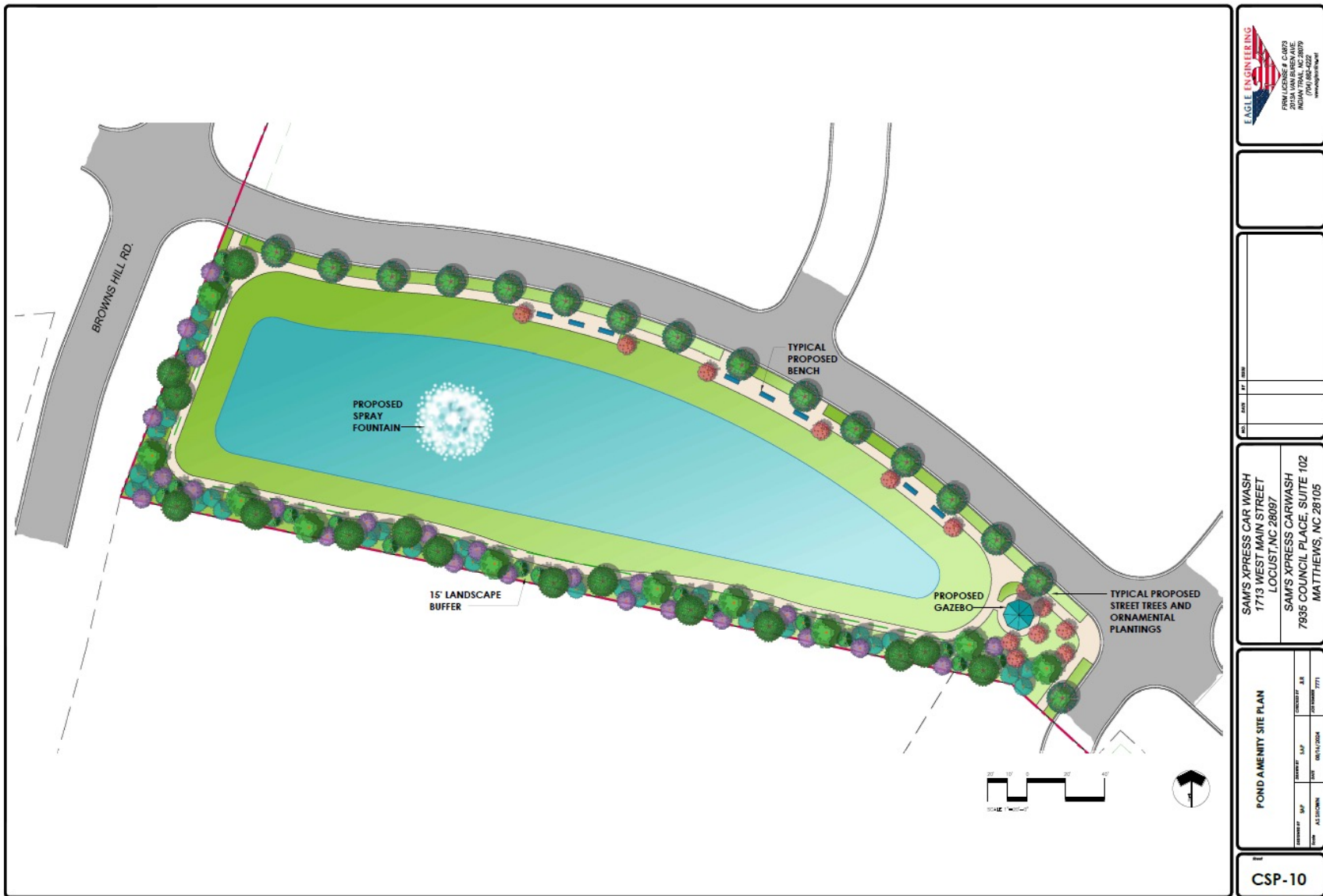


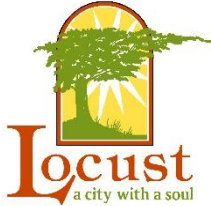
EXTERIOR MATERIAL SCHEDULE

MATERIAL	MANUFACTURER	MODEL	COLOR	NOTES
PARAPET WALL COPING	CARLISLE SYNTEC SYSTEMS	SECUREDGE 300	DOVE GRAY A01	GALVANIZE, PRE-FINISHED, KYNAR 500, 24 GAUGE METAL
RED TRELLIS	T.B.D.		HERITAGE RED (PM-18)	PROVIDED BY S.C.
GRAY EIFS	STO CORP.	StoTherm C1 Essence INSULATED WALL CLADDING SYSTEM	BRUSHED FINISH FINISH: StoPowerWall FINE (B02946)	INSTALL OVER STOUARD LIQUID APPLIED MBS. COLOR AND TEXTURE TO BE APPROVED BY OWNER.
DARK GRAY BRICK	TAYLOR CLAY PRODUCTS	322 GRAY	DARK GRAY	RUNNING BOND FACE BRICK. MORTAR COLOR TO BE DETERMINED
LIGHT GRAY BRICK	TAYLOR CLAY PRODUCTS	320 GRAY	LIGHT GRAY	RUNNING BOND FACE BRICK. SOLDIER & SILL COURSE. MORTAR COLOR TO BE DETERMINED
ROLL UP DOOR	WAYNE DALTON	MODEL 400	CLEAR ANODIZED	PAINT TO MATCH DARK BRICK COLOR
ALUMINUM CURTAIN WALL	TUBLITE	SERIES 200	CLEAR ANODIZED	2" X 5 1/2" FRAMES WITH 1" CLEAR INSULATED GLASS. SEE GLAZING SCHEDULE
ALUMINUM STOREFRONT	KANDEER	TRIFAB V649IT 566	CLEAR ANODIZED	SEE GLAZING SCHEDULE
GRAY METAL GLAZING PANEL	CITADEL	GLAZEGUARD 1000	DOVE GRAY	
RED METAL BAND WITH RED LED LIGHT STRIP	SEE ELECTRICAL DRWS.		HERITAGE RED (PM-18)	
EMERG. OVERFLOW SPOUT	SEE PLUMBING DRWS.		DOVE GRAY A01	



Pond





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

MEMORANDUM

Date: October 15, 2024
From: Cesar Correa, City Manager
To: Mayor & City Council
Subject: Zoning Amendment – New Life Church

BACKGROUND & PETITION INFORMATION

On September 19, 2024 the City of Locust received an application for a 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: New Life Baptist Church of Stanly County

Owner Information: c/o Cooper Legal Firm, PC

Existing Zoning: Open Space (OPS)

Proposed Zoning: Campus, Business, Institutional (CBI)

Permitted Uses: All uses permitted in the Campus, Business, Institutional zoning district as shown in Article 2 Section 5 Use Table of the City of Locust Land Development Ordinance, would be permitted on the subject property.

Parcel ID Numbers: Stanly County PIN#: 5564-0279-1712

Area in Acres: +/- 9.14 acres

Site Description: This property is currently owned by New Life Church and is actively working with Sam's Car Wash on a proposed property swap to facilitate access and expansion.

Adjacent Land Use: Commercial, Industrial, Institutional, and Vacant.

Surrounding Zoning: The property is surrounded by Highway Commercial to the north and west, OPS to the southeast, and CBI to the south.

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

EXHIBITS

1. Application for Zoning Change
2. Zoning Map
3. Site Plan

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 (OPS). This amendment is reasonable because the property is adjacent to existing CBI uses and falls under the “Institutional/Public Use” designation of the 2014 Land Use Plan.

As per the 2014 Land Use Plan, “Institutional/Public” is defined as: Areas that contain uses such as schools, churches, or other facilities offering services to the public.

FINDINGS AND CONCLUSIONS

The applicant submitted a Site Plan (Exhibit #3) depicting the proposed property swap between Sam’s Express and New Life Church.

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 September 26, 2024 the Locust Planning & Zoning Board reviewed the zoning amendment petition and voted unanimously to recommend ***approval*** of the proposed Campus Business Institutional (CBI).

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

The Council may vote to recommend approval, denial, or to modify the recommended classification in accordance with the adopted 2014 Land Use Plan.

SUGGESTED MOTION LANGUAGE

The following suggested motion language is provided as a guideline to assist the Council with references required for zoning amendments. The language may be altered as deemed appropriate by any member of the City Council in the making of a motion.

Suggested motion: “To approve the rezoning request designating the subject property as Campus Business Institutional (CBI) to be consistent with the 2014 Land Use Plan.



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

Application for Conditional Zoning Change

Date: 09-19-2024

Applicant Name: New Life Baptist Church of Stanly County

Company Name (if applicable) c/o Cooper Legal Firm PC

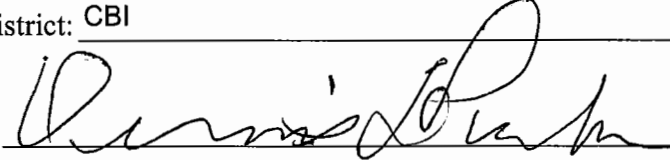
Address: 5620 Concord Parkway #103, Concord, NC 28027

Phone Number: 704-888-5431

Address of Property Change: 157 Browns Hill Road, Locust, NC 28097

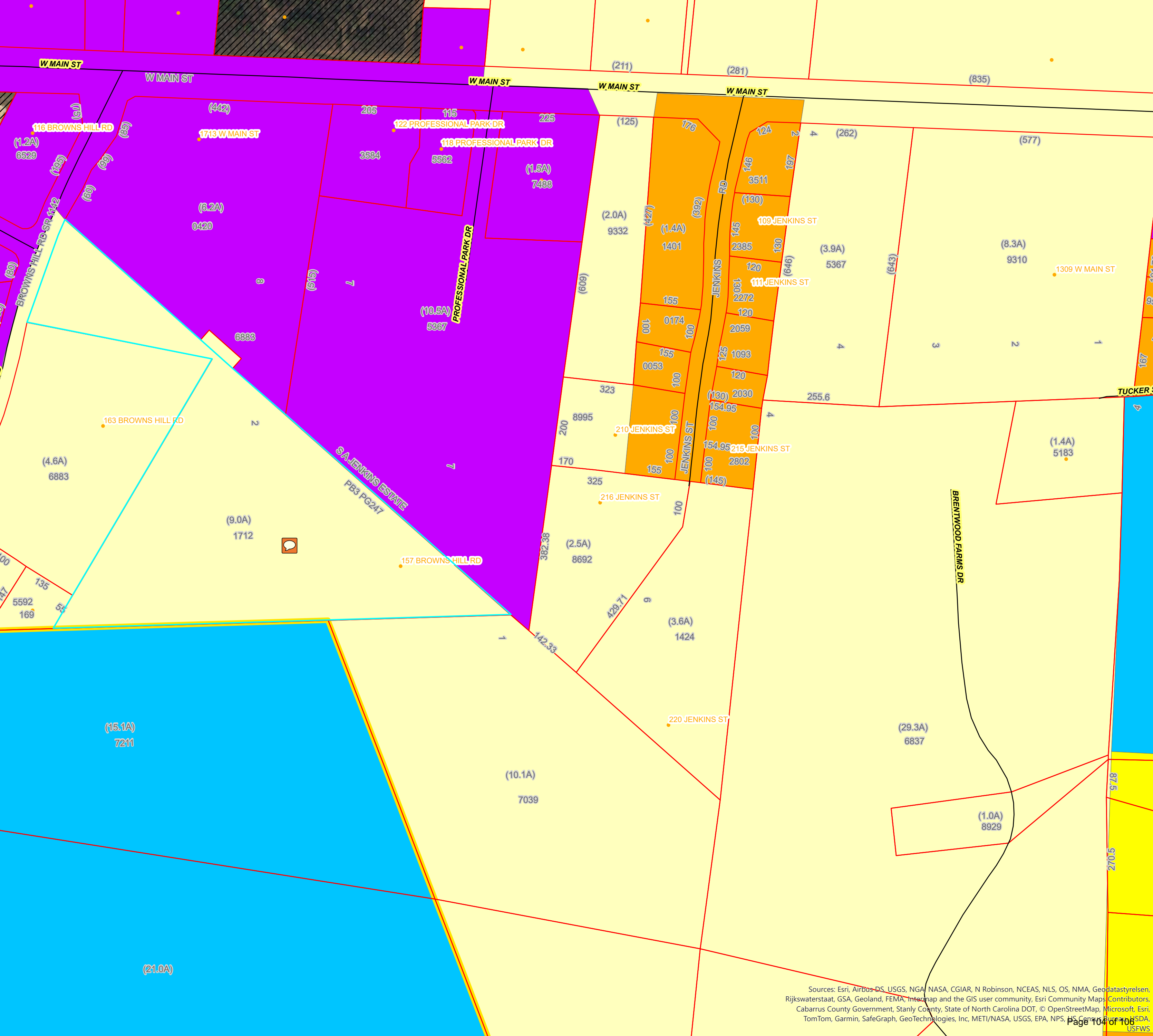
Present Zoning District: OS

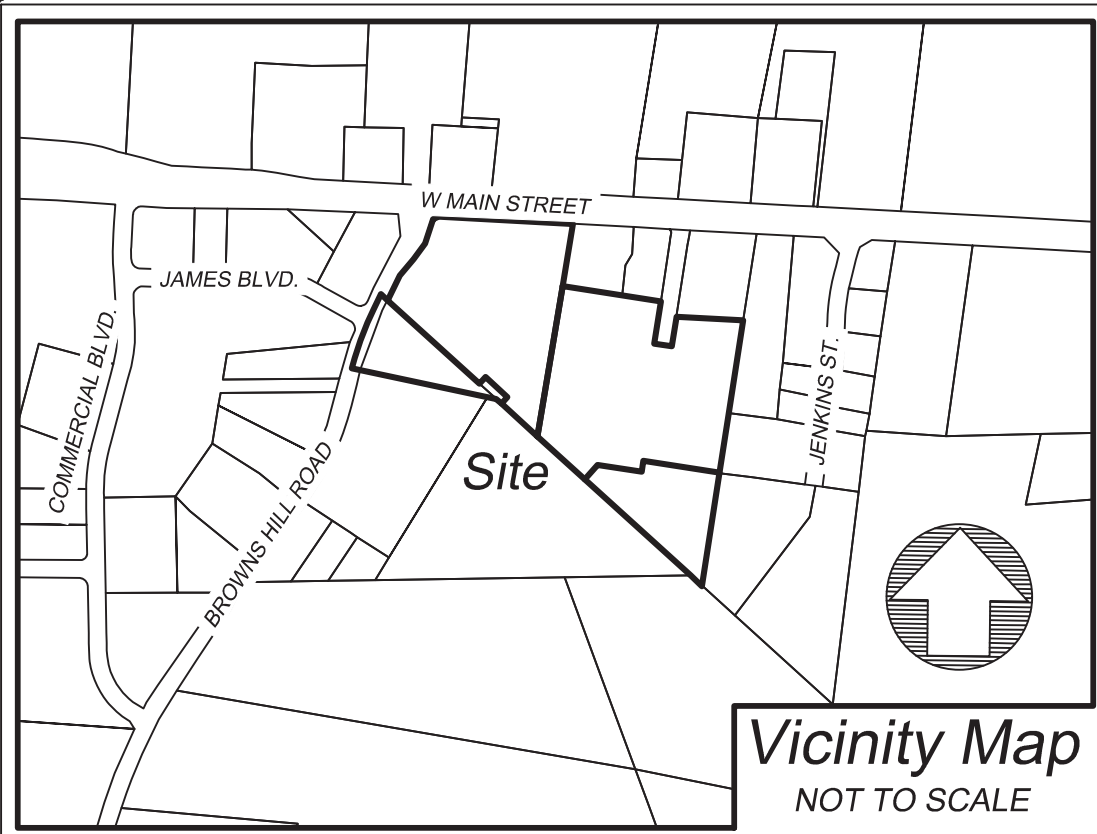
Requested Zoning District: CBI

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.





Vicinity Map
NOT TO SCALE

MISCELLANEOUS NOTES

ALL COORDINATES AND BEARING SHOWN ARE BASED ON NAD 83/2011.

AREAS COMPUTED USING COORDINATE GEOMETRY.

IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

DEED REFERENCE: AS SHOWN.

ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".

RAW ERROR OF CLOSURE: 1:10,000+. BOUNDARY TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.

OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

COMBINED GRID FACTOR = 0.99984231

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP 3710556500L, COMMUNITY 370508, EFFECTIVE DATE NOVEMBER 16, 2018.

SETBACKS SHOWN HEREON ARE PER THE CITY OF LOCUST UDO FOR HC ZONING.

LEGEND OF SYMBOLS & ABBREVIATIONS

EIP - EXISTING IRON PIPE
EIR - EXISTING IRON REBAR
NIR - NEW IRON REBAR
M.B.S. - MINIMUM BUILDING SETBACK
S.S.E. - SANITARY SEWER EASEMENT
SSMH - SANITARY SEWER MANHOLE
RW - RIGHT OF WAY
C.P. - COMPUTED POINT
ECM - EXISTING CONCRETE MONUMENT
E.P.K. - EXISTING P.K. NAIL

U - UTILITY POLE

UG - UNDERGROUND GASLINE

OL - OVERHEAD UTILITY LINE

SS - SANITARY SEWER LINE

SSMH - SANITARY SEWER MANHOLE

FH - FIRE HYDRANT

WV - WATER VALVE

WW - WATER WELL

YI - YARD INLET / AREA DRAIN

EBT - ELECTRIC BOX/TRANSFORMER

CI - CURB INLET

SD - STORM DRAIN

WL - WATER LINE

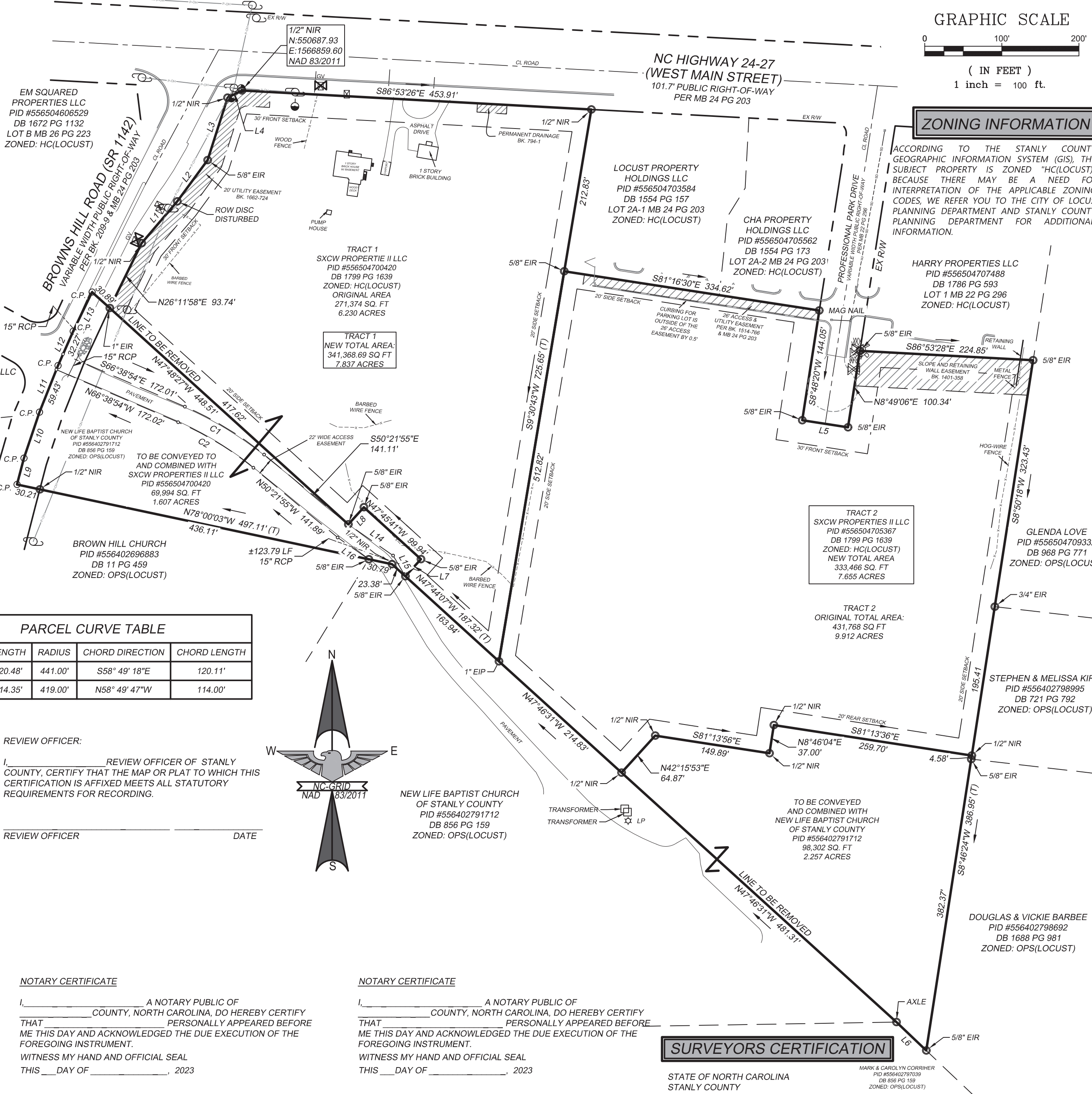
FL - FENCE LINE

PARCEL LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N40° 26' 47"E	71.26'
L2	N36° 12' 53"E	66.37'
L3	N17° 47' 32"E	85.00'
L4	N63° 11' 15"E	20.73'
L5	S81° 13' 55"E	60.02'
L6	N46° 21' 25"W	53.39'
L7	N42° 07' 02"E	30.05'
L8	S42° 13' 55"W	29.84'
L9	N14° 46' 41"E	35.34'
L10	N18° 35' 05"E	62.83'
L11	N21° 43' 38"E	64.99'
L12	N23° 55' 54"E	48.71'
L13	N25° 41' 49"E	56.50'
L14	S55° 04' 14"E	71.47'
L15	N30° 29' 36"W	31.22'
L16	N55° 04' 14"W	49.46'

UTILITY NOTES

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THERE IS NO CERTAINTY OF THE ACCURACY OF THE INFORMATION AND IT SHALL BE CONSIDERED IN THE LIGHT BY THOSE USING THIS SURVEY. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



REVIEW OFFICER:

I, _____ REVIEW OFFICER OF STANLY COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

NOTARY CERTIFICATE

I, _____ A NOTARY PUBLIC OF _____ COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2023

NOTARY

MY COMMISSION EXPIRES

OWNERS CERTIFICATE

THE UNDERSIGNED PROPERTY OWNER HEREBY CERTIFIES TO HOLDING LEGAL OWNERSHIP OF THE PROPERTY SHOWN ON THIS PLAT AND TO THE AUTHORITY TO MAKE DECISIONS CONCERNING THE SUBJECT PROPERTY. THE UNDERSIGNED FURTHERMORE CERTIFIES TO REVIEWING THIS PLAT AND TO AGREEING WITH THE PLACEMENT OF BOUNDARY LINES AS SHOWN HEREON.

OWNER(S)

DATE

NOTARY CERTIFICATE

I, _____ A NOTARY PUBLIC OF _____ COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2023

NOTARY

MY COMMISSION EXPIRES

OWNERS CERTIFICATE

THE UNDERSIGNED PROPERTY OWNER HEREBY CERTIFIES TO HOLDING LEGAL OWNERSHIP OF THE PROPERTY SHOWN ON THIS PLAT AND TO THE AUTHORITY TO MAKE DECISIONS CONCERNING THE SUBJECT PROPERTY. THE UNDERSIGNED FURTHERMORE CERTIFIES TO REVIEWING THIS PLAT AND TO AGREEING WITH THE PLACEMENT OF BOUNDARY LINES AS SHOWN HEREON.

OWNER(S)

DATE

SURVEYORS CERTIFICATION

STATE OF NORTH CAROLINA
STANLY COUNTY

I, RUSSELL L. WHITEHURST, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION OF A TRACT OF LAND WHOSE TITLE REFERENCES ARE SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THE MAXIMUM FIELD ERROR OF ANGULAR CLOSURE IS 7.5 SECONDS; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BK. (SEE NOTES) PG.(SEE NOTES); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; AND THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 10TH DAY OF APRIL, 2023.

RUSSELL L. WHITEHURST
PROFESSIONAL LAND SURVEYOR
NO. L-3661

GRAPHIC SCALE

0 100' 200'

(IN FEET)

1 inch = 100 ft.

ZONING INFORMATION

ACCORDING TO THE STANLY COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS), THE SUBJECT PROPERTY IS ZONED "HC(LOCUST)" BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE CITY OF LOCUST PLANNING DEPARTMENT AND STANLY COUNTY PLANNING DEPARTMENT FOR ADDITIONAL INFORMATION.

HARRY PROPERTIES LLC
PID #556504707488
DB 1786 PG 593
LOT 1 MB 22 PG 296
ZONED: HC(LOCUST)

CHA PROPERTY HOLDINGS LLC
PID #556504705562
DB 1554 PG 173
LOT 2A-2 MB 24 PG 203
ZONED: HC(LOCUST)

LOCUST PROPERTY HOLDINGS LLC
PID #556504703584
DB 1554 PG 157
LOT 2A-1 MB 24 PG 203
ZONED: HC(LOCUST)

TRACT 1
SXCV PROPERTIES II LLC
PID #556504700420
DB 1799 PG 1639
ZONED: HC(LOCUST)
ORIGINAL AREA
271,374 SQ. FT
6.230 ACRES

TRACT 1
NEW TOTAL AREA:
341,368.69 SQ FT
7.837 ACRES

EM SQUARED PROPERTIES LLC
PID #556504606529
DB 1672 PG 1132
LOT B MB 26 PG 223
ZONED: HC(LOCUST)

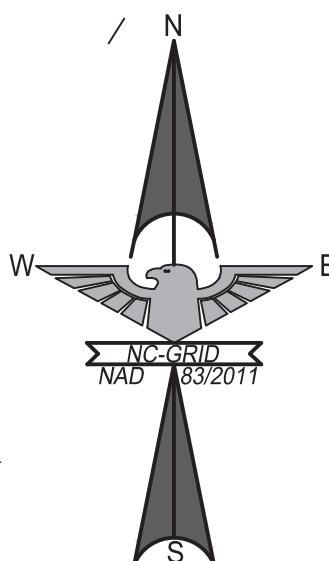
MEADOW CREEK BUS PARK, LLC
PID #556504603343
DB 1141 PG 754
MB 29 PG 147

NOVA LOGISTICS INC
PID #556504603343
DB 1723 PG 947

BROWN HILL CHURCH
PID #556402696883
DB 11 PG 459
ZONED: OPS(LOCUST)

PARCEL CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	120.48'	441.00'	S58° 49' 18"E	120.11'
C2	114.35'	419.00'	N58° 49' 47"W	114.00'



NEW LIFE BAPTIST CHURCH OF STANLY COUNTY
PID #556402791712
DB 856 PG 159
ZONED: OPS(LOCUST)

TRACT 2
SXCV PROPERTIES II LLC
PID #556504705367
DB 1799 PG 1639
ZONED: HC(LOCUST)
NEW TOTAL AREA
333,466 SQ. FT
7.655 ACRES

TRACT 2
ORIGINAL TOTAL AREA:
431,768 SQ FT
9.912 ACRES

GLENDALOVE
PID #556504709332
DB 968 PG 771
ZONED: OPS(LOCUST)

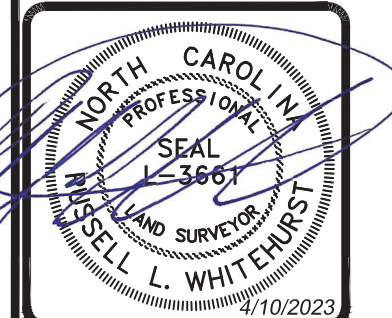
STEPHEN & MELISSA KIRK
PID #556402798995
DB 721 PG 792
ZONED: OPS(LOCUST)

DOUGLAS & VICKIE BARBEE
PID #556402798692
DB 1688 PG 981
ZONED: OPS(LOCUST)

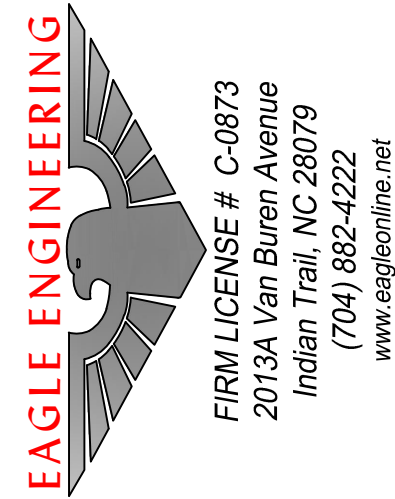
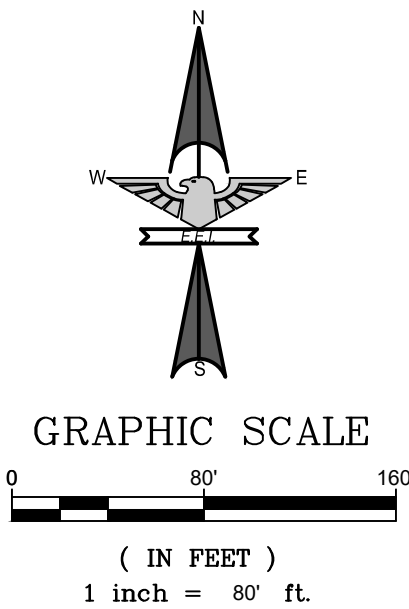
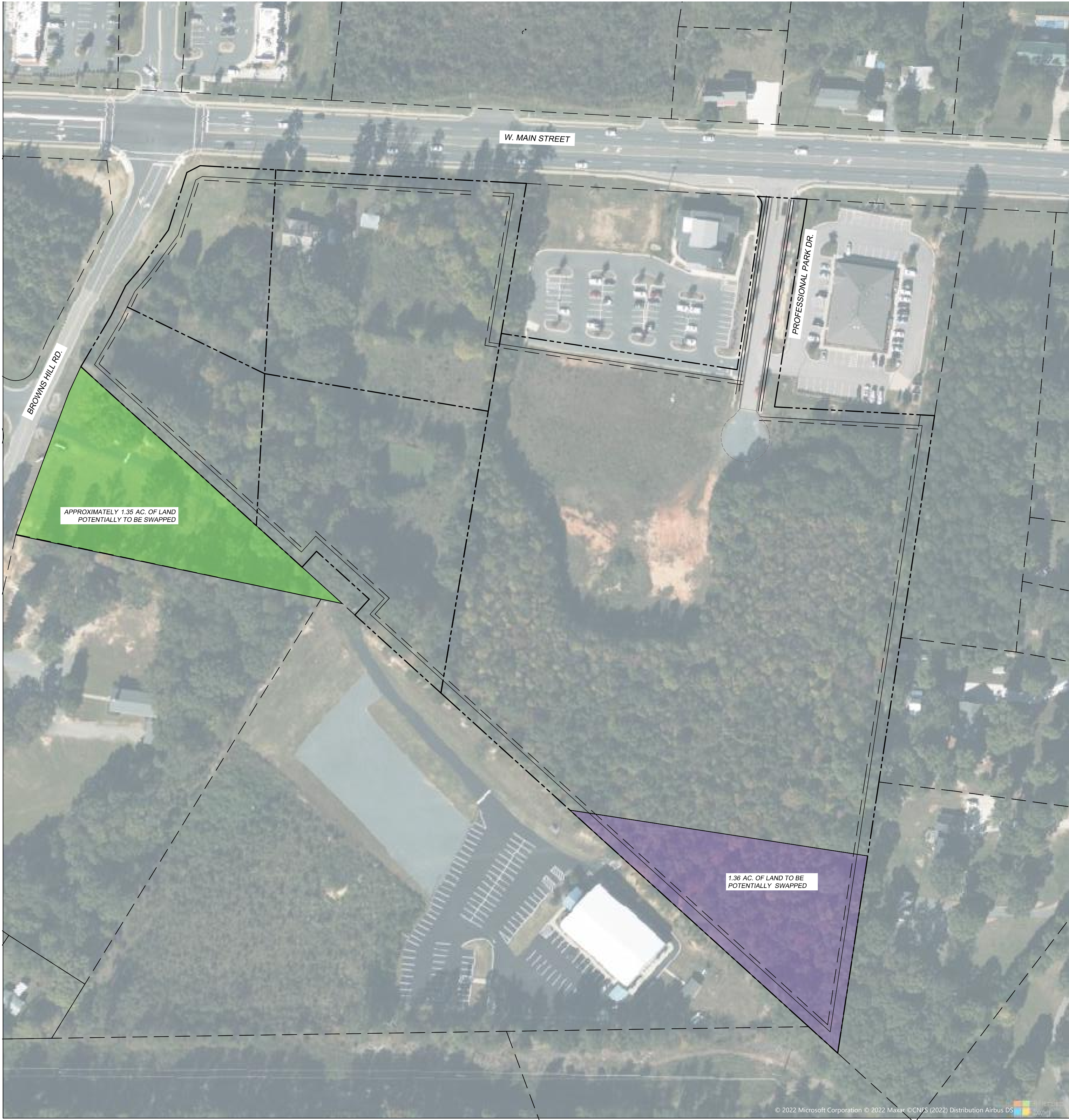
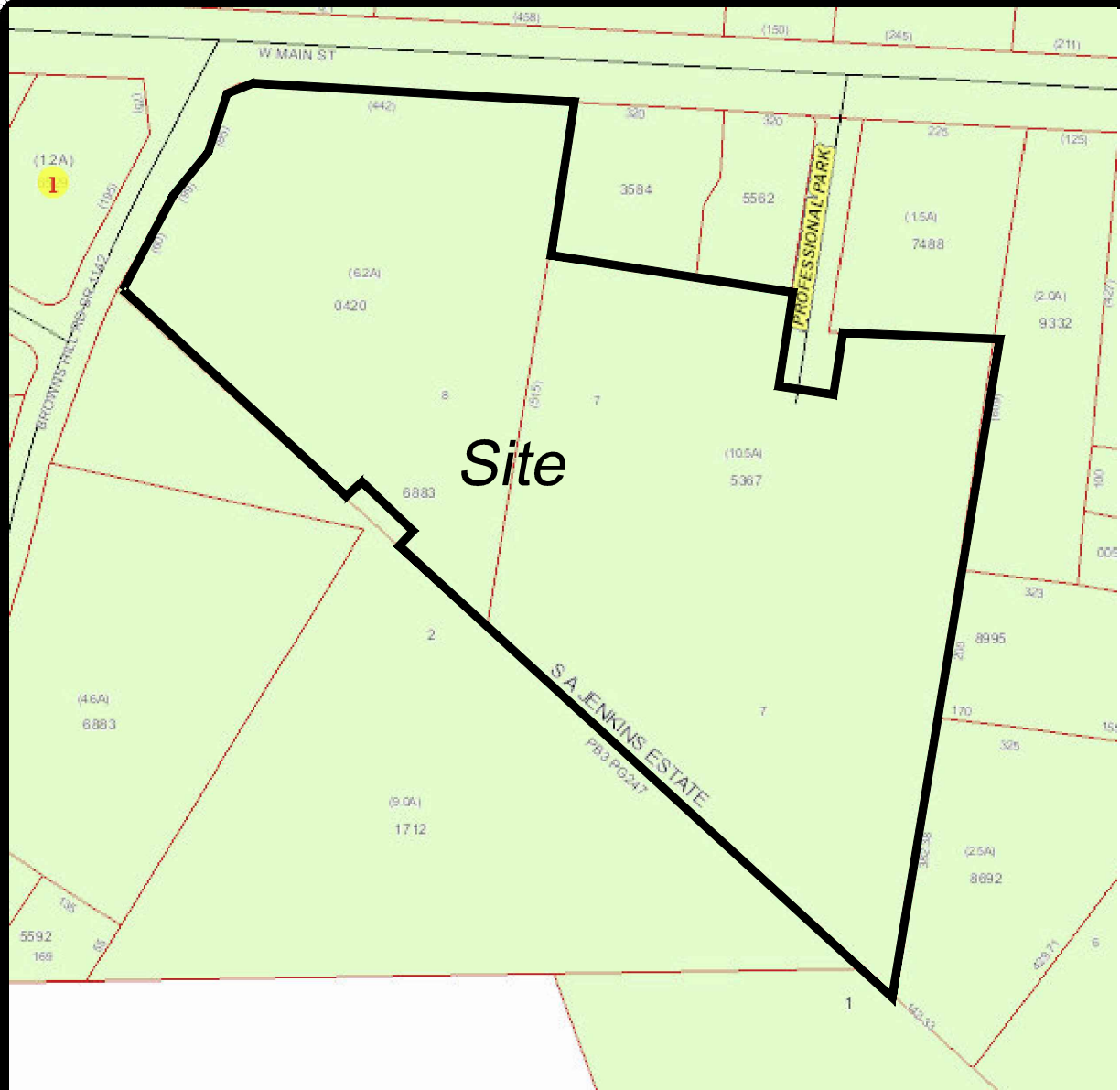
PROPERTY OF SXCV PROPERTIES II LLC
(PARCELS: 556504700420 & 556504705367) &
NEW LIFE BAPTIST CHURCH OF STANLY COUNTY
(PARCEL: 556402791712)
CITY OF LOCUST, FURR TOWNSHIP
STANLY COUNTY, NORTH CAROLINA

RECOMBINATION PLAT

Drawn By: ASD
Approved By: RLW
Date: 4/10/2023
Scale: 1" = 100'
EEL Project: 7771
Location: XLAND PROJECTS R21771



1 OF 1



FIRM LICENSE # C-0873
2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleengineer.net

PRELIMINARY
NOT FOR
CONSTRUCTION

SAM'S HIGHWAY 24/27
1713 WEST MAIN STREET
LOCUST, NC 28097
SAM'S XPRESS CARWASH
7935 COUNCIL PLACE, SUITE 102
MATTHEWS, NC 28105

LAND SWAP EXHIBIT

DESIGNED BY	KAP	DRAWN BY	KAP	CHECKED BY	SAP
Scale	AS SHOWN	DATE	09/14/2022	JOB NUMBER	7771

Sheet

EX-1