



Locust City Council Meeting

Agenda

Joel Huneycutt Community Room

7:00 PM
April 10, 2025

Mayor
Council Members

Mayor Steve Huber
Mayor Pro-Tem Larry Baucom, Mandy
Watson, Roger Hypes, De Dee Nathan,
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 March 13th and 15th, 2025	Amy Furr
Reports:	• March 13, 2025 • March 15, 2025 Budget Workshop	
	5. Financial Reports	
	• Financial Summary - March 2025	
Department Reports:	6. Mayor's Report	Mayor Huber
	7. Manager's Report	Cesar Correa
	• Sewer Service Expansion Projects • Fire Marshal Services - Cabarrus County • Purchase Orders	
	8. Administration/HR	De Dee Nathan
	9. Parks	Mandy Watson
	10. Facilities	Barry Sims
	11. Public Works	Larry Baucom
	• Wastewater Flow Report - March 2025	
	12. ABC, Economic Development & Small Business Support	Rusty Efird
	13. Public Safety	Roger Hypes
	• Monthly Report - March 2025	
	14. Planning & Zoning	Mike Haigler
	• Monthly Report - March 2025 • Conditional Rezoning - Caliber Corner	

- Schedule Public Hearing - Conditional Rezoning: Cook Out

15. Public Comment Period:

16. Board Closing Comments

17. Executive Session

18. Adjourn

Next Scheduled Council Meeting - May 8, 2025



Locust City Council

Meeting Minutes

Joel Huneycutt Community Room

7:00 PM

March 13, 2025

Mayor
Council Members

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

1. Call to Order

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

2. Presentation of Colors, Prayer

Mayor Huber led in the Pledge of Allegiance and Council Member Roger Hypes and the invocation.

M/S/A Council Members Larry Baucom and Rusty Efird (6-0)
Motion to excuse Council Member Mandy Watson

3. Adopt Agenda

M/S/A Council Members Rusty Efird and Larry Baucom (6-0)
Motion to adopt the agenda as presented

4. Minutes - adopt February 13, 2025

M/S/A Council Members Larry Baucom and De Dee Nathan (6-0)
Motion to adopt the minutes from February 13, 2025

February 13, 2025

5. Financial Reports

City Manager Cesar Correa reviewed the financial noting that the General Fund revenues exceed expenditures by \$1,760,467.56, as well as the Wastewater Fund revenues exceed expenditures by \$3,113,382.01 as of February 28, 2025. The City is nearly complete with the North Basin Sewer Improvements,

and we anticipate the final payment being made sometime this month, which will allow us to work with our auditors to present a set of comprehensive budget amendments. The City received our largest ever sales tax distribution in the amount of \$161,828.29 as well. A friendly reminder that we will meet for our annual budget workshop this Saturday, March 15th, starting with breakfast at 7:30am. We have a lot of material to cover, so please arrive on time, well rested, and ready to participate.

Financial Summary - February 2025

6. Mayor's Report

Mayor Huber recognized Clinton Swaringen, Stanly County Tax Assessor, who then gave the Stanly County Revaluation Presentation to provide Council and the public with information regarding the 2025 property revaluation process and what it means for citizens of Stanly County and their tax bills.

Mayor Huber then recognized Police Chief Jeff Shew to award the Locust PD 2024 Citizen of the Year: Chief Shew asked took a few moments to recognize Mr. Mitchell Cagle as the 2024 Locust PD Citizen of the Year. He is the former manager of Locust Walmart. Mr. Cagle has been the most generous and willing manager to donate or help causes, often without being asked to help. Mayor Huber then gave a few brief remarks regarding Mr. Cagle's dedication to the Locust Police Department and the City of Locust. He then thanked him for all he has done.

Stanly County Revaluation - Clinton Swaringen, Stanly County Tax Assessor

Locust Police Department - 2024 Citizen of the Year

7. Manager's Report

City Manager Cesar Correa reviewed the purchase orders and then presented the Regional Hazard Mitigation Plan Resolution for Cabarrus, Stanly and Union Counties. This plan is years in the making with the collaborative effort of the EMS teams of Cabarrus, Stanly and Union Counties. The plan was prepared to meet all applicable FEMA and state requirements for hazard mitigation plans. Every county and municipality within these counties is required to adopt it. Thank you to the entire staff for all their hard work in preparation of the budget workshop this Saturday.

M/S/A Council Members Larry Baucom and De-Dee Nathan (6-0)
Motion to approve purchase orders

M/S/A Council Members Larry Baucom and Rusty Efird (6-0)
Motion to adopt the Regional Hazard Mitigation Plan Resolution for Stanly, Cabarrus and Union County.

Regional Hazard Mitigation Plan

Purchase Orders

8. Administration/HR

Council Member De-Dee Nathan had nothing to report at this time

9. Parks

Parks and Rec Director Emily Jones submitted our Accessibility Grant application earlier this month. Award notifications will likely be sent in June. Keep an eye out for the list of events and get plugged in and the City received a grant from the Stanly County Arts Council for entertainment for the movie night in the form of a mariachi band.

10. Facilities

Council Member Barry Sims gave an update on the Senior Center noting that construction documents are 95% finalized. We are working with an audio/visual team to ensure the building will meet the seniors needs. The City anticipates advertising for bids in April. The Council Chambers was in need of some repairs. The leak and ceiling damage was fixed. The damaged walls were also painted. The library leak was identified and the source of water leak in the entrance of the library building. The door/window was resealed, which worked after checking, following the last rain event. However, a portion of the carpet was damaged and will be replaced with some flooring to create a landing entrance for the library. City Manager Cesar Correa spoke to the librarians and informed them of the upcoming work. They were appreciative of the leak being fixed, and that we are working to address the damaged carpet. While the County provides the programming for this facility, the City owns and maintains the building.

11. Public Works

Council Member Larry Baucom recognized Public Works Director Tim Flieger and gave a big shout out to him and the Public Works team for all they have done. The flow report was reviewed. The repairs to the vacuum line at the corner of Smith Street and Hwy 200 resulted in a decrease of pump run time of about 50%. The North Basin Sewer Improvements are up and running. Gravity flow from Creekview no longer flows to the Meadow Creek Vacuum Station!

Wastewater Flow Report - February 2025

12. ABC, Economic Development & Small Business Support

Council Member Rusty Efird gave notice that the Showmars opening date was pushed back to a tentative opening of April 2nd. Zaxby's is still on track to open this coming Monday as far as we are aware. Farm Beauru also is looking to open in April. Also, Emricci's Pizzeria won the 2024 Small Business of the Year by the Stanly County Chamber of Commerce. He then thanked Chad and Tassa Whitley with Whitley's Automotive for being present this evening.

13. Public Safety

Council Member Roger Hypes reviewed the monthly police department statistics and congratulated Officer Tim Flieger Jr. for being February's Officer of the Month.

Public Safety Report - February 2025

14. Planning & Zoning

Council Member Michael Haiger reviewed the monthly report. P&Z Director Scott Efird received an application from Mr. Jarvis Williams for P&Z Board Alternate. This will fill the final vacant alternate seat for that board, and we are requesting that the Council appoint Mr. Williams to that vacant seat.

M/S/A Council Members Michael Haigler and Larry Baucom (6-0)

Motion to appoint Mr. Jarvis Williams as alternate to the P&Z Board

Council received a Conditional Rezoning request from Pastor Daniel Haskett of Greater Life Church. This is for a new sanctuary (approximately 17,500 sqft) to be built behind the current building. City Manager Cesar Correa reviewed the application and Jody Jackson, the architect, gave a brief presentation on the project.

Public Hearing Opened at 7:59pm : Chad Whitley, owner of Whitley Automotive, while in favor of the project, spoke about concerns regarding stormwater runoff.

Public Hearing Closed at 8:04pm

M/A Council Member Michael Haigler (no second needed) (6-0)

Motion to approve conditional rezoning request submitted by Greater Life Church parcel pin# 557503422061, 103 Locust Ave. Locust NC, designating the subject property as Center City – Conditional (CC-C) to be consistent with the 2014 Land Use Plan.

Council was also asked to please schedule a public hearing for a conditional rezoning request submitted by Russell Huntley for Caliber Corner for the April 10, 2025 meeting.

M/S/A Council Members Michael Haigler and Larry Baucom (6-0)

Motion to set a public hearing for April 10, 2025 for the conditional rezoning request submitted by Russell Huntley for Caliber Corner

Monthly Report - February 2025

Conditional Rezoning: Greater Life Church

Planning & Zoning Board Appointment

Schedule Public Hearing: Conditional Rezoning for Caliber Corner

15. Public Comment Period:

Robert Barringer, 202 Tanglewood Dr, spoke about the safety in his neighborhood with speeders. He presented a petition with signatures requesting speed humps/bumps to combat some of the dangers and make it more pedestrian-friendly and safer for the community.

16. Board Closing Comments

Remembering today as this is the anniversary of the loss of Ray Kennedy many years ago in the line of duty. Thank you to the police department and all they do. Thank you to everyone who came out. Thank you to Tim Flieger and his department. Thank you to Chad Whitley for coming out to express his concerns. Happy Birthday to Ms. Judy Godwin. Thank you to Mr. Clinton Swaringen for his presentation on the revaluation process that is happening this year. Excited about the growth of the community.

17. Executive Session

M/S/A Council Members Michael Haigler and Rusty Efird (6-0)

Motion to enter into executive session at 8:32pm GS: 143-318.11 (5)

Out of executive session at 8:50pm

18. Adjourn

M/S/A Council Members Larry Baucom and Rusty Efird (6-0)

Motion to adjourn at 8:50pm

Amy Furr, City Clerk

Stephen Huber, Mayor



Locust City Council

Meeting Minutes

Joel Huneycutt Community Room

8:00 AM

March 15, 2025

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 and Opening Remarks

Mayor Huber called the meeting to order at 8:00am

Mayor Huber led in the Pledge and Allegiance and gave the invocation.

City Manager Cesar Correa gave the opening remarks, notating the schedule of the day and what the goal is for the budget workshop. Department Head presentations then began.

Public Works Director Tim Flieger gave his 2025-2026 budget presentation. Spoke about the department being in the best shape they have ever been in. He then gave an overview of the department and the different divisions within the department which shows all the work the department does each year. Next was a review of the projects and workforce distribution over the past year. Mr. Flieger then proceeded to review upcoming projects and requests for the upcoming fiscal year, notating a new vehicle, more Christmas decorations, a covered storage space edition at the public works facility to house equipment, a compact utility loader, replacing the current roadway tractor with batwing mowing deck, a pavement condition study of the roadway system, and 2 LED compact, verticle, light towers.

Planning & Zoning Director Scott Efird gave his 2024 year in review notating the growth of residential and commercial businesses in Locust including the fee collected for permits, rezoning fees and plan review fees. He showed a comparison from 2019-2024. Current projects that are underway were reviewed. He then spoke about future projects.

10 minute break

Police Chief Jeff Shew gave his 2024-2025 year in review notating that the department is fully staffed. He thanked Council for the continued support for the cadet program. He then reviewed the call volume and the

amount of officer contacts they department has made over the past year. Also reviewed the purchase achievements from the past year that were approved by Council. Next reviewed the efforts SRO Officer Longtin and the department have taken to invest in the schools and community. 2025-2026 budget goals were reviewed including officer and office equipment and programs and medical kits. Rolling stock replacement of 2 vehicles, Dodge Durango patrol vehicles with equipping one of them as a traffic enforcement focus vehicle. Also adding an interview room camera system to the interview room for better video retention and functionality. Future goals for the department include personnel editions and development. Efficiency and community outreach. Space and resource needs and considerations. 10 year goal for the police department is a police substation or patrol station off of HWY 24/27 with ease of access or visibility.

Parks & Recreation Director Emily Jones reviewed the 2024 programs and events that took place. She then relayed the positives of the new much larger inflatable movie screen and also highlighted some of the movie nights and programs that will take place on those nights. The Park Advisory Board has been a great addition and those that are serving are being instrumental in making events and programs better. Looking ahead in 2025, a review of programs and events. 2024 review of athletics and that numbers continue to grow. With the dissolution of the parent association at West Stanly Middle School, those children in 6th-8th grades will not have an opportunity to play recreation basketball and there may be an opportunity for us at Locust to fill that void. 2025 athletics projections include record numbers, prioritizing residents, adding camps, and new programs. We are hosting the 2025 Minors and Ozone District tournament in June. Future Park Plans include redevelopment of the Jeff Shelton Memorial Park to include updated equipment with accessibility. Redevelop the athletic complex to include updated fields and lighting, replacing bleachers, dugouts and backstops. Relocate the museum to the community building and park office to the museum and remodel that building. Adding pickleball to the complex and add parking. Develop Town Green and area at the Locust Tree and acquire new park land.

Finance Director Stephania Morton reviewed the City's finances. She reviewed the interest income over the last 5 years noting the federal reserve dot plot. She then reviewed the General Fund investment summary as well as the Wastewater Fund investment summary. Next was a review of the ABC income and sales tax revenue received and compared. Property tax schedules and revenues were reviewed. Total revenues and expenditures were then noted in both funds as a comparison over the past 5 years.

Department Head Presentations

2. Budget Overview

City Manager Cesar Correa began his budget presentation with a schedule of the way he is going to present the 2025-2026 proposed budget including valuation projections, revenue-neutral tax rate, revenues and expenditures, capital improvement plan and capital project ordinance. Then there will be some discussion on the proposed items.

2025 property valuation projections. This is the largest source of revenue for the City of Locust. He displayed the assessed valuation year over year and noted that over the last 9 years our valuation has grown 3 1/2 times from the start of that trend. Stanly County has a revaluation this year and Cabarrus County had theirs last year. Assessed valuation as of January 1, 2024 was \$840,614,961. Cabarrus County 2025 estimate is \$166,584,695 and the estimate for Stanly County is \$975,519,185. Property tax levy \$1,142,103,880 as of January 2025. Council needs to calculate the tax revenue-neutral rate. Current year tax levy \$3,026,213. The tax rate in Locust is currently .36 cents per \$100 of assessed valuation. To determine the revenue-neutral rate for fiscal year 2025-2026 there are factors that have to be included, like programs, services and personnel and the average growth rate. Per calculations, the proposed revenue-neutral that City Manager Cesar Correa is at a minimum of .29 cents per \$100 assessed valuation. He then reviewed the revenue sources that include ad valorem tax, sales

tax, ABC income, investments and other miscellaneous revenues. Projected revenues and expenditures in both funds were reviewed. These numbers include the consolidation of the sewer system with Stanly County. He then reviewed the proposed capital improvement plan and the plan on adopting a capital project ordinance which spans over several years. These proposed projects include:

City of Locust - Capital Improvement Plan - Revised Budget FY 2025 - FY 2026					
Fund	FY 2025 2024	FY 2025 2027	FY 2025 2028	FY 2025 2029	FY 2025 2030
Water System					
Water System	\$0.00	\$0	\$0	\$0.00	\$0
Water System	\$0.00	\$0	\$0	\$0.00	\$0
Water System	\$0.00	\$0	\$0	\$0.00	\$0
Water System	\$0.00	\$0	\$0	\$0.00	\$0
Water System	\$0.00	\$0	\$0	\$0.00	\$0
Public Works					
Public Works	\$0.00	\$0	\$0	\$0.00	\$0
Public Works	\$0.00	\$0	\$0	\$0.00	\$0
Public Works	\$0.00	\$0	\$0	\$0.00	\$0
Public Works	\$0.00	\$0	\$0	\$0.00	\$0
Public Works	\$0.00	\$0	\$0	\$0.00	\$0
Public Safety					
Public Safety	\$0.00	\$0	\$0	\$0.00	\$0
Public Safety	\$0.00	\$0	\$0	\$0.00	\$0
Public Safety	\$0.00	\$0	\$0	\$0.00	\$0
Public Safety	\$0.00	\$0	\$0	\$0.00	\$0
Public Safety	\$0.00	\$0	\$0	\$0.00	\$0
Public Works - Transportation					
Public Works - Transportation	\$0.00	\$0	\$0	\$0.00	\$0
Public Works - Transportation	\$0.00	\$0	\$0	\$0.00	\$0
Public Works - Transportation	\$0.00	\$0	\$0	\$0.00	\$0
Public Works - Transportation	\$0.00	\$0	\$0	\$0.00	\$0
Public Works - Transportation	\$0.00	\$0	\$0	\$0.00	\$0
Public Works - Other					
Public Works - Other	\$0.00	\$0	\$0	\$0.00	\$0
Public Works - Other	\$0.00	\$0	\$0	\$0.00	\$0
Public Works - Other	\$0.00	\$0	\$0	\$0.00	\$0
Public Works - Other	\$0.00	\$0	\$0	\$0.00	\$0
Public Works - Other	\$0.00	\$0	\$0	\$0.00	\$0
Public Works - Other					
Public Works - Other	\$0.00	\$0	\$0	\$0.00	\$0
Public Works - Other	\$0.00	\$0	\$0	\$0.00	\$0
Public Works - Other	\$0.00	\$0	\$0	\$0.00	\$0
Public Works - Other	\$0.00	\$0	\$0	\$0.00	\$0
Public Works - Other	\$0.00	\$0	\$0	\$0.00	\$0
Public Works - Other					
Public Works - Other	\$0.00	\$0	\$0	\$0.00	\$0
Public Works - Other	\$0.00	\$0	\$0	\$0.00	\$0
Public Works - Other	\$0.00	\$0	\$0	\$0.00	\$0
Public Works - Other	\$0.00	\$0	\$0	\$0.00	\$0
Public Works - Other	\$0.00	\$0	\$0	\$0.00	\$0

Review of Proposed Budget Ordinance

3. Lunch

This was a working lunch.

4. Budget Strategies - FY 2025-2026

North Basin Sewer Improvements are almost complete. Consolidation of Sewer Utility and the West Stanly Sewer Treatment Plant Update: Currently allocated flow is almost at 100%. The earliest transition effective date would be July 1, 2025. They County is fixing to implement a system development fee in addition to a capacity fee to the County for allocated flow. Oakboro and Stanfield have also submitted requests for consolidation. The wastewater fund will potentially not be in existence in 3-5 years. If consolidation does not take place the wastewater system and fund will be a huge liability. He then gave updates on transportation improvements around Locust notating the road improvements with turning lanes at HWY 200 and Meadowcreek Church Road. There is currently a 4 way stop sign and with those turning lane improvements there will be a traffic light to follow. He gave an update on the Market Street/Post Office Connection. Senior Center update with furniture and audio/video equipment. Tentative opening is first quarter of 2026. There is also a thought about naming the Senior Center. The green behind City Hall is also unofficially now property of the City of Locust. The feasibility study for the YMCA began about 3 weeks ago and will be completed soon. He requested permission to issue a RFQ for engineering services for a facility for solid waste.

5. Executive Session GS: 143-318.11 Personnel

M/S/A Council Members Michael Haigler and Barry Sims (7-0)
Motion to enter into executive session at 2:26pm GS: 143-318.11 (6)

Out of executive session at 3:02pm

City Manager Performance Evaluation & Personnel Requests

6. Manager & Board Closing Comments

Thank you to all for a very informative and successful budget workshop. Exciting things happening in Locust.

7. Adjourn

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

Motion to adjourn at 3:04pm

Amy Furr, City Clerk

Stephen Huber, Mayor



CITY OF LOCUST
FINANCIAL SUMMARY REPORT - MARCH 31, 2025
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	\$ 2,869,138	130.42%
VEHICLE TAXES/DMV VEHICLE FEES	\$ 50,740	\$ -	\$ 13,310	0.00%
FRANCHISE TAXES	\$ 258,134	\$ 230,000	\$ 195,644	85.06%
SALES TAXES	\$ 1,723,637	\$ 1,225,000	\$ 1,087,676	88.79%
CABLE VISION FRANCHISE	\$ 19,434	\$ 21,000	\$ 14,418	68.66%
SOLID WASTE	\$ 301,447	\$ 265,000	\$ 314,474	118.67%
BUSINESS REGISTRATION/PERMITS	\$ 49,605	\$ 10,000	\$ 49,808	498.08%
POWELL FUND	\$ 168,669	\$ 165,500	\$ 192,891	116.55%
ALL OTHER REVENUES	\$ 1,540,788	\$ 648,000	\$ 894,885	138.10%
	\$ 6,772,813	\$ 4,764,500	\$ 5,632,244	118.21%

	ACTUAL FY '23/'24	CURRENT BUDGET	ACTUAL 6/30/2025	Y-T-D % SPENT
EXPENDITURES				
GENERAL ADMINISTRATION GOV'T	\$ 777,672	\$ 808,500	\$ 612,596	75.77%
CENTRAL SERVICES	\$ 119,488	\$ 81,750	\$ 198,617	242.96%
PUBLIC SAFETY	\$ 1,757,271	\$ 1,960,500	\$ 1,405,064	71.67%
PUBLIC WORKS	\$ 606,275	\$ 528,450	\$ 394,273	74.61%
POWELL FUND/STREETS	\$ 172,130	\$ 308,600	\$ 107,032	34.68%
SANITATION	\$ 535,645	\$ 500,000	\$ 438,479	87.70%
PARKS & RECREATION	\$ 1,777,305	\$ 575,700	\$ 661,389	114.88%
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%

\$ 5,745,787 \$ 4,764,500 \$ 3,819,450 80.16%

Y-T-D FUND BALANCE INCREASE

\$ 1,027,026 \$ - \$ 1,812,795

Sales Tax Revenue Summary

July 2024 \$ 158,712.75 rec'd 9/13/2024
Aug 2024 \$ 145,855.96 rec'd 10/15/2024
Sept 2024 \$ 150,105.96 rec'd 11/15/2024

Oct 2024 \$ 144,707.24 rec'd 12/13/2024
Nov 2024 \$ 148,720.93 rec'd 1/14/2025
Dec 2024 \$ 161,828.29 rec'd 2/18/2025
Jan 2025 \$ 177,745.23 rec'd 3/18/2025

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

Oct 2024 \$ 143,793.33 incl'd LEO Qtr Dist./Final & ABC monthly/final 23-24
Dec 2024 \$ 46,780.84 for Nov & Dec 2024 Dist
Jan 2025 \$ 2,536.25 for LEO Qtr Dist.
Feb 2025 \$ 23,390.42 for Jan 2025
March 2025 \$ 46,780.84 incl'd Feb & March

WASTE WATER FUND

	ACTUAL FY '23/'24	CURRENT BUDGET	ACTUAL 6/30/2025	Y-T-D % COLLECTED
REVENUES				
MISC INCOME	\$ 7,649	\$ 1,000	\$ 13,320	1332.00%
INTEREST INCOME	\$ 112,892	\$ 10,000	\$ 15,358	153.58%
NEW DEV SEWER TAP FEES	\$ 12,500	\$ -	\$ -	0.00%
AVAILABILITY FEES	\$ 125,067	\$ 115,000	\$ 88,640	#DIV/0!
USER FEES	\$ 1,675,638	\$ 1,115,000	\$ 1,252,142	112.30%
SYSTEM DEVELOPMENT FEE	\$ 244,050	\$ 225,000	\$ 228,250	77.08%
FUND BALANCE RESERVES	\$ -	\$ -	\$ -	0.00%
WASTEWATER RESERVES	\$ -	\$ -	\$ -	0.00%
OTHER FEE INCOME	\$ 4,803,757	\$ -	\$ 8,206,649	0.00%
	\$ 6,981,553	\$ 1,466,000	\$ 9,804,359	668.78%

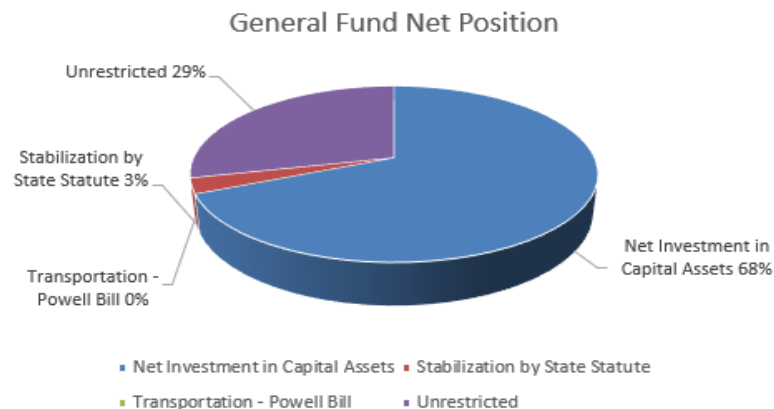
	ACTUAL FY '23/'24	CURRENT BUDGET	ACTUAL 6/30/2025	Y-T-D % SPENT
EXPENDITURES				
ADMINISTRATION	\$ 301,464	\$ 304,100	\$ 233,465	76.77%
WASTE COLLECTION & TREATMENT	\$ 1,017,547	\$ 1,161,900	\$ 914,611	78.72%
CAPITAL PROJ - N BASIN PS	\$ 1,009	\$ -	\$ 5,425,192	0.00%
CAPITAL PROJ - MEADOWCREEK PS	\$ -	\$ -	\$ 102,299	#DIV/0!
DEBT SERVICE	\$ -	\$ -	\$ -	0.00%
	\$ 1,320,020	\$ 1,466,000	\$ 6,675,567	455.36%

Y-T-D FUND BALANCE INCREASE

\$ 5,661,533 \$ - \$ 3,128,792 0.00%

GENERAL FUND INVESTMENT POSITION

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





Legend

- | | |
|--------------------|-----------------------|
| Master Meter Sewer | SEWER FORCE MAIN |
| PUMP STATION | PROPOSED SEWER |
| SEWER LOW PRESSURE | GRAVITY |
| SEWER GRAVITY | LOW PRESSURE |
| SEWER VACUUM | VACUUM |



chambers
engineering, pa

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



City of Locust
Sanitary Sewer Improvements 2025

East Basin Gravity Outfall Upgrade



Owner: City of Locust

Project Name: East Basin Gravity Outfall Upgrade

No.	Item Description	Unit	Est. Qty.	Unit Price	Total Line Price
1.0	Mobilization	Lump Sum	1	\$ 35,000.00	\$ 35,000.00
1.1	Clearing & Grubbing	Plan Linear Foot	3,100	\$ 12.00	\$ 37,200.00
1.2	15" SDR 35 PVC Sewer Replace in Place	Plan Linear Foot	3,100	\$ 600.00	\$ 1,860,000.00
1.3	5' Dia. Precast Conc. Manhole	Each	17	\$ 12,000.00	\$ 204,000.00
1.4	36" SCP, Bore & Jack	Plan Linear Foot	120	\$ 4,000.00	\$ 480,000.00
1.5	Erosion Control - Sediment Fence	Plan Linear Foot	3,100	\$ 5.00	\$ 15,500.00
1.6	Seeding & Mulching	Plan Linear Foot	2,980	\$ 3.00	\$ 8,940.00
1.7	Cleanup & Certification	Plan Linear Foot	2,980	\$ 6.00	\$ 17,880.00
Sub-Total Construction					\$ 2,658,520.00
Construction Contingency 15%					\$ 398,778.00
Surveying Services					\$ 15,000.00
Technical Services					\$ 159,500.00
RPR Services					\$ 63,800.00
Total Project Cost					\$ 3,295,598.00



Owner: City of Locust

Project Name: Main Street Vacuum Extension

No.	Item Description	Unit	Est. Qty.	Unit Price	Total Line Price
1.0	Mobilization	Lump Sum	1	\$ 25,000.00	\$ 25,000.00
1.1	Demolition (Drives)	Plan Linear Foot	2,100	\$ 30.00	\$ 63,000.00
1.2	Vacuum Sewer Main	Plan Linear Foot	2,100	\$ 350.00	\$ 735,000.00
1.3	Vacuum Pits	Each	15	\$ 12,500.00	\$ 187,500.00
1.4	Isolation Valves	Each	2	\$ 6,500.00	\$ 13,000.00
1.5	Erosion Control - Sediment Fence	Plan Linear Foot	1,400	\$ 5.00	\$ 7,000.00
1.6	Asphalt Drive Replacement	Square Foot	6,500	\$ 25.00	\$ 162,500.00
1.7	Concrete Drive Replacement	Square Foot	1,600	\$ 25.00	\$ 40,000.00
1.8	Seeding & Mulching	Plan Linear Foot	1,200	\$ 3.25	\$ 3,900.00
1.9	Cleanup & Certification	Plan Linear Foot	2,100	\$ 6.00	\$ 12,600.00
Sub-Total Construction					\$ 1,249,500.00

Construction Contingency	15%	\$	187,425.00
Legal Services		\$	14,000.00
Surveying Services		\$	35,000.00
Technical Services		\$	112,455.00
RPR Services		\$	67,473.00
Total Project Cost		\$	1,665,853.00



Legend

Master Meter Sewer	SEWER FORCE MAIN
PUMP STATION	PROPOSED SEWER
SEWER LOW PRESSURE	GRAVITY
SEWER GRAVITY	LOW PRESSURE
SEWER VACUUM	VACUUM

chambers
engineering, pa

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

City of Locust
Sanitary Sewer Improvements 2025

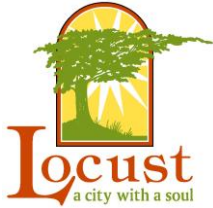
MOCKINGBIRD LANE EXTENSION



Owner: City of Locust

Project Name: Mockingbird Lane Extension

No.	Item Description	Unit	Est. Qty.	Unit Price	Total Line Price
1.0	Mobilization	Lump Sum	1	\$ 25,000.00	\$ 25,000.00
1.1	8" SDR 35 PVC Gravity Sewer	Plan Linear Foot	1,000	\$ 195.00	\$ 195,000.00
1.2	4' Dia. Precast Conc. Manhole	Each	6	\$ 8,500.00	\$ 51,000.00
1.3	Low Pressure PVC Pipe	Plan Linear Foot	700	\$ 40.00	\$ 28,000.00
1.4	Low Pressure Simplex Pump	Each	7	\$ 10,000.00	\$ 70,000.00
1.5	Asphalt Replacement	Square Foot	6,000	\$ 25.00	\$ 150,000.00
1.6	Erosion Control - Sediment Fence	Plan Linear Foot	1	\$ 5.00	\$ 5.00
1.7	Seeding & Mulching	Plan Linear Foot	1,700	\$ 3.25	\$ 5,525.00
1.8	Cleanup & Certification	Plan Linear Foot	1,700	\$ 6.00	\$ 10,200.00
Sub-Total Construction					\$ 534,730.00
Construction Contingency 15%					\$ 80,209.50
Surveying Services					\$ 15,000.00
Technical Services					\$ 54,000.00
RPR Services					\$ 32,400.00
Total Project Cost					\$ 716,339.50



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

Purchase Order Requests – 4/10/2025

Purchase Request # 5747

Vendor: Lucas Home Concrete Inc.

For: WW System Concrete Repair

Amount: \$4,650.00

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

Note: will update remaining balance after budget amendments are completed

Purchase Request # 5748

Vendor: Howard Fertilizer & Chemical Co. Inc.

For: Park – Turf Care/Fertilizer

Amount: \$2,845.00

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

Remaining Balance: \$3,317.73

Purchase Request # 5750

Vendor: Randall Supply Inc.

For: WW Station Main VP Main Motor Repair

Amount: \$1,191.00

Charge Code: 061-005-07400-54101 WW – Other Maintenance

Remaining Balance: \$21,474.60

Purchase Request # 5751

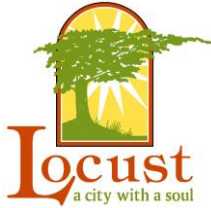
Vendor: Chambers Engineering, PA

For: Invoice 12344 General Services – Feb. 2025

Amount: \$2,028.00

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

Note: will update remaining balance after budget amendments are completed



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

Purchase Order Requests – 4/10/2025

Purchase Request # 5753

Vendor: Chambers Engineering, PA

For: Inv 12359 Cresswind

Amount: \$1,609.40

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

Note: will update remaining balance after budget amendments are completed

Purchase Request # 5755

Vendor: Chambers Engineering, PA

For: Inv 12338 Whispering Hills

Amount: \$1,437.70

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

Note: will update remaining balance after budget amendments are completed

Purchase Request # 5756

Vendor: Chambers Engineering, PA

For: Inv 12343 Pine Bluff

Amount: \$1,724.60

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

Note: will update remaining balance after budget amendments are completed

Purchase Request # 5764

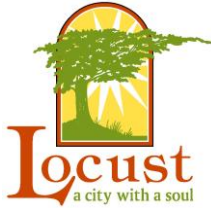
Vendor: Deeck Mechanical

For: Government Center – HVAC Maintenance

Amount: \$1,214.00

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

Remaining Balance: \$4,942.74



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

Purchase Order Requests – 4/10/2025

Purchase Request # 5766

Vendor: Barbee's Garage

For: Police – vehicle repairs (motor mount/fuel leak) 2021 Dodge Durango

Amount: \$1,304.66

Charge Code: 011-005-04300-53105 Police – Fleet Maintenance

Remaining Budget: \$12,099.53

Purchase Request # 5773

Vendor: Stanly Tractor Co. Inc.

For: Streets – ZTM Tire Maintenance

Amount: \$1,808.95

Charge Code: 011-005-04500-53105 Streets – Fleet Maintenance

Remaining Budget: \$5,441.39

Purchase Request # 5777

Vendor: Rocky River FC

For: Park – Referee Fees for all of Spring 2025 Season

Amount: \$3,555.00

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

Remaining Budget: \$14,132.92

Purchase Request # 5778

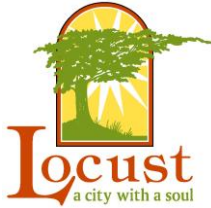
Vendor: Rocky River FC/Tarheel Referee Organization

For: Park – Coordinator Fee for Spring Soccer 2025

Amount: \$1,100.00

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

Remaining Budget: \$13,032.92



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

Purchase Order Requests – 4/10/2025

Purchase Request # 5779

Vendor: Advertise It Screen Printing

For: Park – Soccer Uniforms Spring 2025

Amount: \$3,439.52

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

Remaining Budget: \$9,593.40

Note: uniform costs are included in the participant registration fee

Purchase Request # 5780

Vendor: Advertise It Screen Printing

For: Park – Baseball Uniforms & Hats - Spring 2025

Amount: \$4,735.00

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

Remaining Budget: \$4,858.40

Note: uniform costs are included in the participant registration fee

Purchase Request # 5781

Vendor: Advertise It Screen Printing

For: Park – Softball Uniforms Spring 2025

Amount: \$1,247.09

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

Remaining Budget: \$3,611.31

Note: uniform costs are included in the participant registration fee

Purchase Request # 5782

Vendor: Advertise It Screen Printing

For: Park – Spring 2025 Coaches Shirts

Amount: \$1,783.00

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

Remaining Budget: \$1,828.31

Note: coaches uniform costs are paid by sponsorships

Locust Wastewater
Monthly Metering

Monthly Wastewater Flow Recordings

<u>Date</u>	<u>Time</u>	<u>Meter</u>	<u>Daily Total</u>	<u>Recorded Rain Fall(")</u>
Saturday, March 1, 2025	11:59:59 PM	358753.1	358753.1	
Sunday, March 2, 2025	11:59:59 PM	723733.1	364980.0	
Monday, March 3, 2025	11:59:59 PM	1054995.6	331262.5	
Tuesday, March 4, 2025	11:59:59 PM	1373133.5	318137.9	
Wednesday, March 5, 2025	11:59:59 PM	1775702.0	402568.4	0.48
Thursday, March 6, 2025	11:59:59 PM	2139784.5	364082.5	
Friday, March 7, 2025	11:59:59 PM	2487435.7	347651.3	
Saturday, March 8, 2025	11:59:59 PM	2846614.8	359179.1	
Sunday, March 9, 2025	11:59:59 PM	3200314.4	353699.7	
Monday, March 10, 2025	11:59:59 PM	3534264.4	333950.0	0.13
Tuesday, March 11, 2025	11:59:59 PM	3865735.4	331470.9	
Wednesday, March 12, 2025	11:59:59 PM	4198305.7	332570.3	
Thursday, March 13, 2025	11:59:59 PM	4516072.2	317766.6	
Friday, March 14, 2025	11:59:59 PM	4847657.5	331585.3	
Saturday, March 15, 2025	11:59:59 PM	5187966.9	340309.4	
Sunday, March 16, 2025	11:59:59 PM	5652210.4	464243.4	0.65
Monday, March 17, 2025	11:59:59 PM	6037764.7	385554.4	
Tuesday, March 18, 2025	11:59:59 PM	6392704.4	354939.7	
Wednesday, March 19, 2025	11:59:59 PM	6739722.6	347018.1	
Thursday, March 20, 2025	11:59:59 PM	7086687.9	346965.3	0.03
Friday, March 21, 2025	11:59:59 PM	7437004.4	350316.6	
Saturday, March 22, 2025	11:59:59 PM	7784270.4	347265.9	
Sunday, March 23, 2025	11:59:59 PM	8145420.1	361149.7	
Monday, March 24, 2025	11:59:59 PM	8484843.8	339423.8	0.12
Tuesday, March 25, 2025	11:59:59 PM	8813638.8	328795.0	0.01
Wednesday, March 26, 2025	11:59:59 PM	9151218.5	337579.7	
Thursday, March 27, 2025	11:59:59 PM	9485140.4	333921.9	
Friday, March 28, 2025	11:59:59 PM	9827349.4	342209.1	
Saturday, March 29, 2025	11:59:59 PM	10169839.4	342490.0	
Sunday, March 30, 2025	11:59:59 PM	10520752.9	350913.4	
Monday, March 31, 2025	11:59:59 PM	10857484.8	336731.9	0.30
Monthly Total			10857484.8	1.72
Daily Average		350241.44		

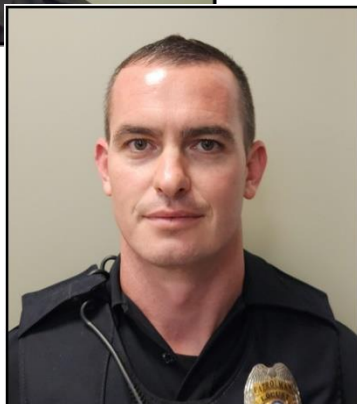


MARCH 2025 SUMMARY

MARCH 2025

CATEGORY	AMOUNT
Total Calls Dispatched/Initiated	301
Traffic Stops Conducted	401
Business And Neighborhood Patrols	2,539
Arrest Charges Made	32
Citation Charges Issued	135
Warnings Issued	306
Traffic Crashes Reported	26
Total Activities Attended By LPD	3,241

MARCH 2025 CO-OFFICERS OF THE MONTH



PO2 Adam L. Hartsell

- 48 Citation Charges (19 Speeding Charges)
- 57 Warnings Issued (26 Speed Warnings)
- 8 Arrest Charges (1st In Department)
- DWI Arrest Made That Resulted In The Recovery Of A Stolen Firearm And The Seizure Of 115 Grams Of Fentanyl

Officer Jerry D. Wallace

- 16 Citation Charges
- 72 Warnings Issued (25 Speed Warnings)
- 6 Arrest Charges
- Successfully Deployed A Tire Deflation Device For The 2nd Time In 3 Months Which Resulted In The Safe End And An Arrest Made In Another Agency's Pursuit.

Planning and Zoning

March 2025

3 New House permits
Hucks.

SDH,

1 Storage Building

2 New Signs
Bureau, Trulliy Nails.

Farm

4 Remodels

2 Fence

2 Rooftop Solar

2 Commercial upfit

Code enforcement

13 New permits as of 3/31/2025



City of Locust

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

MEMORANDUM

Date: April 4, 2025
From: Cesar Correa, City Manager
To: Mayor & City Council
Subject: Zoning Amendment (Conditional) – Stanly County PIN#: 556401377753

BACKGROUND & PETITION INFORMATION

On February 14, 2025 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: Russell Huntley

Owner Information: Caliber Associates Inc.

Existing Zoning: Campus Business Institutional (CBI)

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

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. The proposed use *Contractors Office/Shop (with outdoor storage)* is a conditional use in the Highway Commercial District.

Parcel ID Numbers: Stanly County PIN#: 556401377753

Area in Acres: +/- 4 acres

Site Description: This property is part of the Meadow Creek Business Park development. The site is surrounded by other parcels similar in size and use.

Adjacent Land Use: Commercial (Champion Fence, storage) and Vacant

Surrounding Zoning: The property is surrounded by Campus Business Institutional (CBI) on all sides.

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

EXHIBITS

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

LAND USE PLAN ANALYSIS

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

The 2014 Land Use Plan specifically references the Meadow Creek Business Park and states:

“Industrial development in Locust is primarily located in the Meadow Creek Business Park, which is privately owned and can accommodate industrial, commercial, and office uses.”

The property is currently zoned Campus Business Institutional (CBI). This amendment is reasonable because the property is adjacent to existing commercial uses, which are components of the Meadow Creek Business Park development. The amendment allows for the growth and expansion of the City’s commercial tax base and sales taxes, thus providing opportunities for local jobs for the community.

FINDINGS AND CONCLUSIONS

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

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

POLICY IMPLICATIONS

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

On February 24, 2025 the Locust Planning & Zoning Board reviewed the zoning amendment petition and voted unanimously to recommend ***approval*** of the proposed Campus Business Institutional – Conditional (CBI-C) zoning designation.

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

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

SUGGESTED MOTION LANGUAGE

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

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



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

Exhibit 1

Application for Conditional Zoning Change

Date: February 14, 2025

Applicant Name: Russell Huntley

Company Name (if applicable) Caliber Associates Inc

Address: 7900-D Stevens Mill Rd. Box B, Mathews NC 28104

Phone Number: 704-296-1172 email: rhuntley@caliber.com

Address of Property Change: PIN: 5564013777753 (Corner of Whitney Dr/Kylie Ct)

Present Zoning District: CBI

Requested Zoning District: **CBI with Outside Storage**

Applicant Signature:  Agent for Russell Huntley

Agent: D&A Wolverine PLLC Civil Engineering

Contact: Christopher Fleck PE

Phone/Email: 704-494-9776 chris@dnawolverine.com

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.

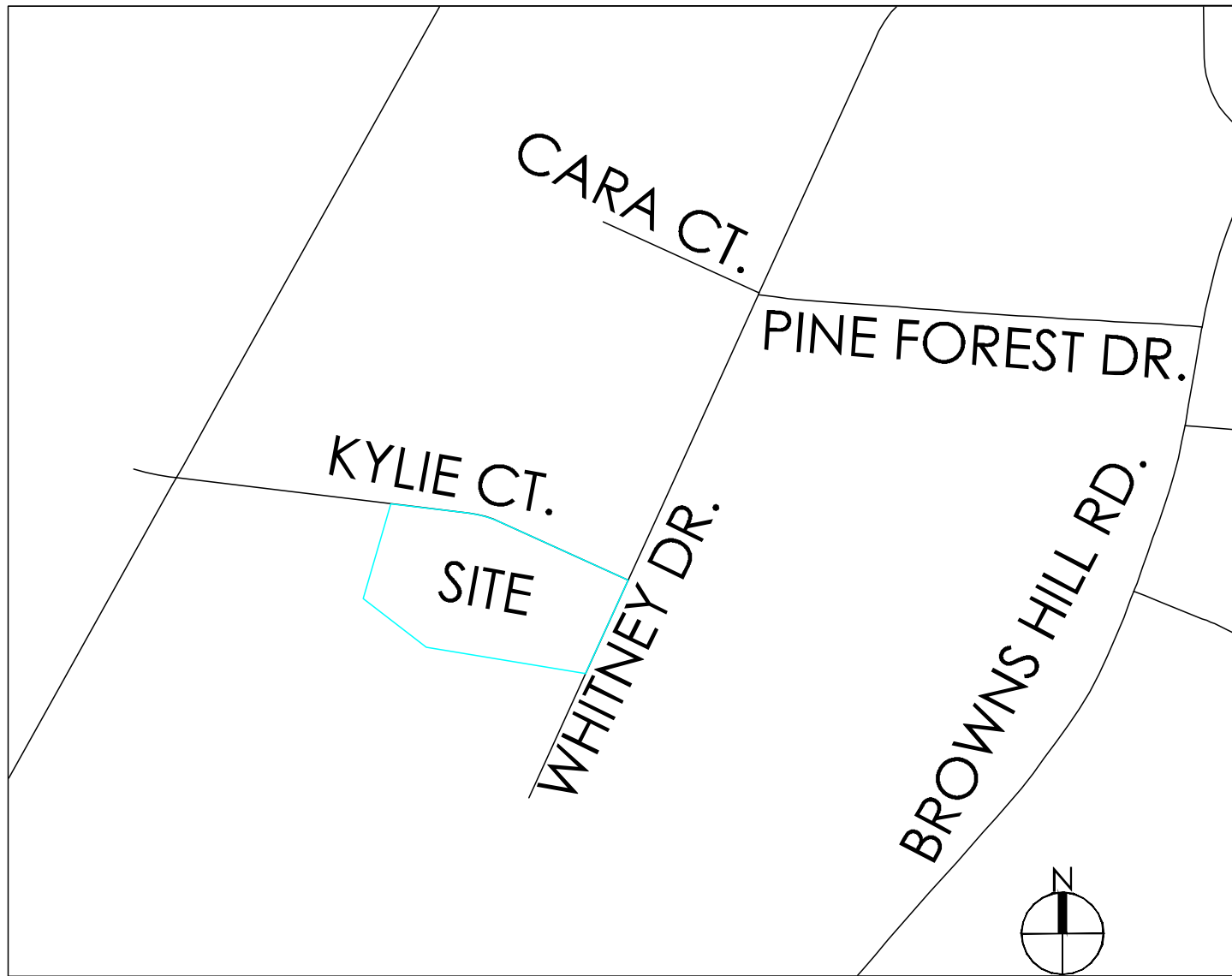


CALIBER CORNER AT MEADOW CREEK

MEADOW CREEK BUSINESS PARK

CITY OF LOCUST, STANLY COUNTY, NORTH CAROLINA

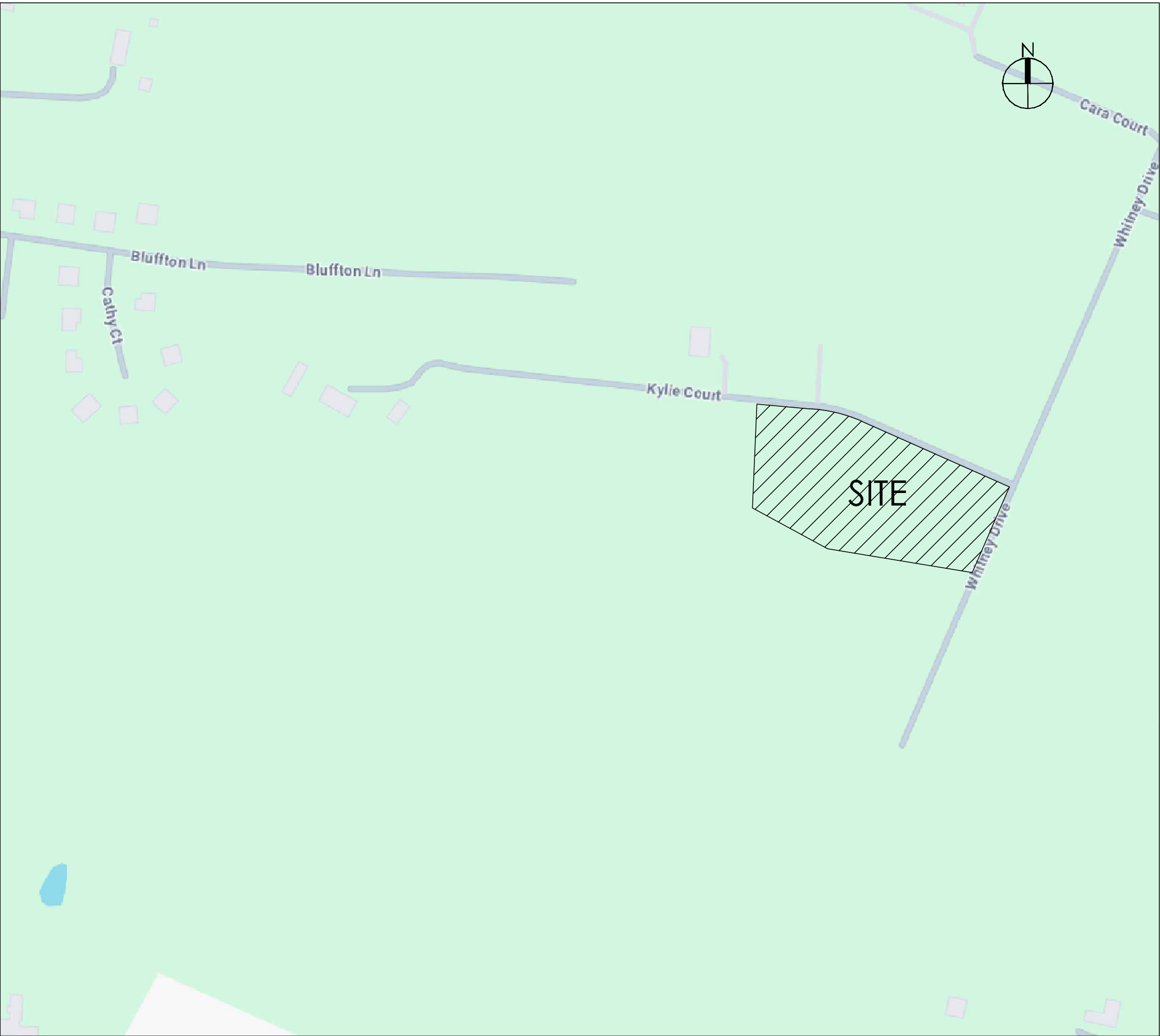
RE-ZONING SITE PLAN



VICINITY MAP
NOT TO SCALE

SITE DATA TABLE

ADDRESS: # TBD KYLIE CT.		
LOCUST, NC 28097		
TOTAL SITE AREA: ±4.00 ACRES		
PIN NO: 556401377753		
EXISTING ZONING: CBI		
EXISTING LAND USE: VACANT		
PROPOSED LAND USE: INDUSTRIAL WAREHOUSE/ OFFICE W/ OUTSIDE STORAGE		
EXISTING IMPERVIOUS AREA: 0.00 AC		
PROPOSED IMPERVIOUS AREA: 2.74 AC (69%)		
PROPOSED DISTURBED AREA: 3.37 AC		
PROPOSED BUILDING SETBACKS: FRONT = 30FT, SIDE = 20 FT, REAR = 20 FT		
PARKING:		REQUIRED
WAREHOUSE AREA	2.5 PER 1000 SF	36
OFFICE SPACE	1 PER 500 SF	8
PARKING REQUIRED: 44 SPACES		
PARKING PROVIDED: 45 SPACES		
ACCESSIBLE PROVIDED: 2		
LOADING: (4) AT GRADE ROLL UP DOORS		
SOLID WASTE/RECYCLING: CONCRETE PAD W/ DUMPSTER SCREENING ENCLOSURE LOCATED AT REAR OF SITE (2) DUMPSTERS, (1) RECYCLING		



OVERALL SITE MAP
NOT TO SCALE

NOTES:

1. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE STANDARDS.
3. SOIL EROSION CONTROL SHALL COMPLY WITH CITY OF LOCUST AND NCDEQ REGULATIONS.
4. STORMWATER BMP/SCM NOT REQUIRED PER CITY OF LOCUST ORDINANCES.
5. LANDSCAPING SHALL COMPLY WITH CITY OF LOCUST REGULATIONS.
6. LIGHTING SHALL COMPLY WITH CITY OF LOCUST REGULATIONS.
7. PROPOSED WATER AND SEWER SHALL BE PER CITY OF LOCUST PUBLIC WORKS STANDARDS AS APPLICABLE.
8. OUTSIDE STORAGE OF EQUIPMENT AND MATERIALS SHALL BE PERMITTED ONSITE AS SHOWN ON SITE PLAN.
9. OUTSIDE STORAGE SHOWN MAY BE PHASED UP TO THE MAXIMUM AREA SHOWN.
10. OUTSIDE STORAGE SHALL BE FENCED AND SCREENED PER ORDINANCE.

SHEET INDEX

SHEET NO.	SHEET NAME
C1 L-1 R-2	COVER SHEET LANDSCAPING PLAN RE-ZONING SITE PLAN
DD1.1 DD1.2 DD1.3 DD2.1 DD2.2 DD3.1	FLEX BUILDING - FLOOR PLAN FLEX BUILDING - EXTERIOR ELEVATIONS FLEX BUILDING - RENDERINGS OFFICE BUILDING - PLAN & ELEVATIONS OFFICE BUILDING - RENDERINGS SCREENING ELEVATIONS

NOTE:
CONDITIONAL RE-ZONING PLAN ONLY, NOT FOR CONSTRUCTION.

APPLICANT:
CALIBER ASSOCIATES INC.
7900-D STEVENS MILL RD. BOX 8
MATTHEWS, NC 28104
CONTACT: RUSSELL HUNTLEY
PHONE: 704-296-1172
EMAIL: rhuntley@caliber.com

PROPERTY OWNER:
CALIBER ASSOCIATES INC.
7900-D STEVENS MILL RD. BOX 8
MATTHEWS, NC 28104
CONTACT: RUSSELL HUNTLEY
PHONE: 704-599-1010
EMAIL: rhuntley@caliber.com

ARCHITECT:
LINK ARCHITECTURE-CLT
1464 CENTER PARK DR.
CHARLOTTE, NC 28217
CONTACT: JASON NEWSOME, NCARB
PHONE: 704-599-1010
EMAIL: jnewsome@linkclt.com

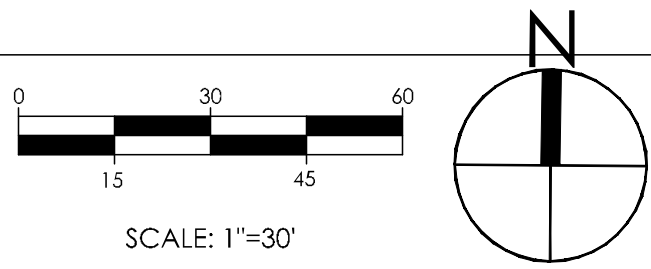
CIVIL ENGINEER: (NCBELS #P-1223)
D&A WOLVERINE PLLC
6120 BROOKSHIRE BLVD. UNIT R
CHARLOTTE, NC 28216
CONTACT: CHRISTOPHER FLECK, PE
PHONE: 704.494.9776
EMAIL: chris@dnawolverine.com
www.dnawolverine.com

LINK
ARCHITECTURE-CLT
1464 Center Park Dr
Charlotte, NC 28217
(704) 599-1010



DATE	BY	REVISION
PROJECT #:	DATE:	SHEET:
232020	02/14/2025	C1

RE-ZONING SITE PLAN



D&A WOLVERINE, PLLC
6120 BROOKSHIRE BOULEVARD UNIT R
CHARLOTTE, NC 28273
TEL: 704.494-9776
WWW.DNAWOLVERINE.COM
NCBELS LICENSE NO: P-1223

SEAL:

02/14/25

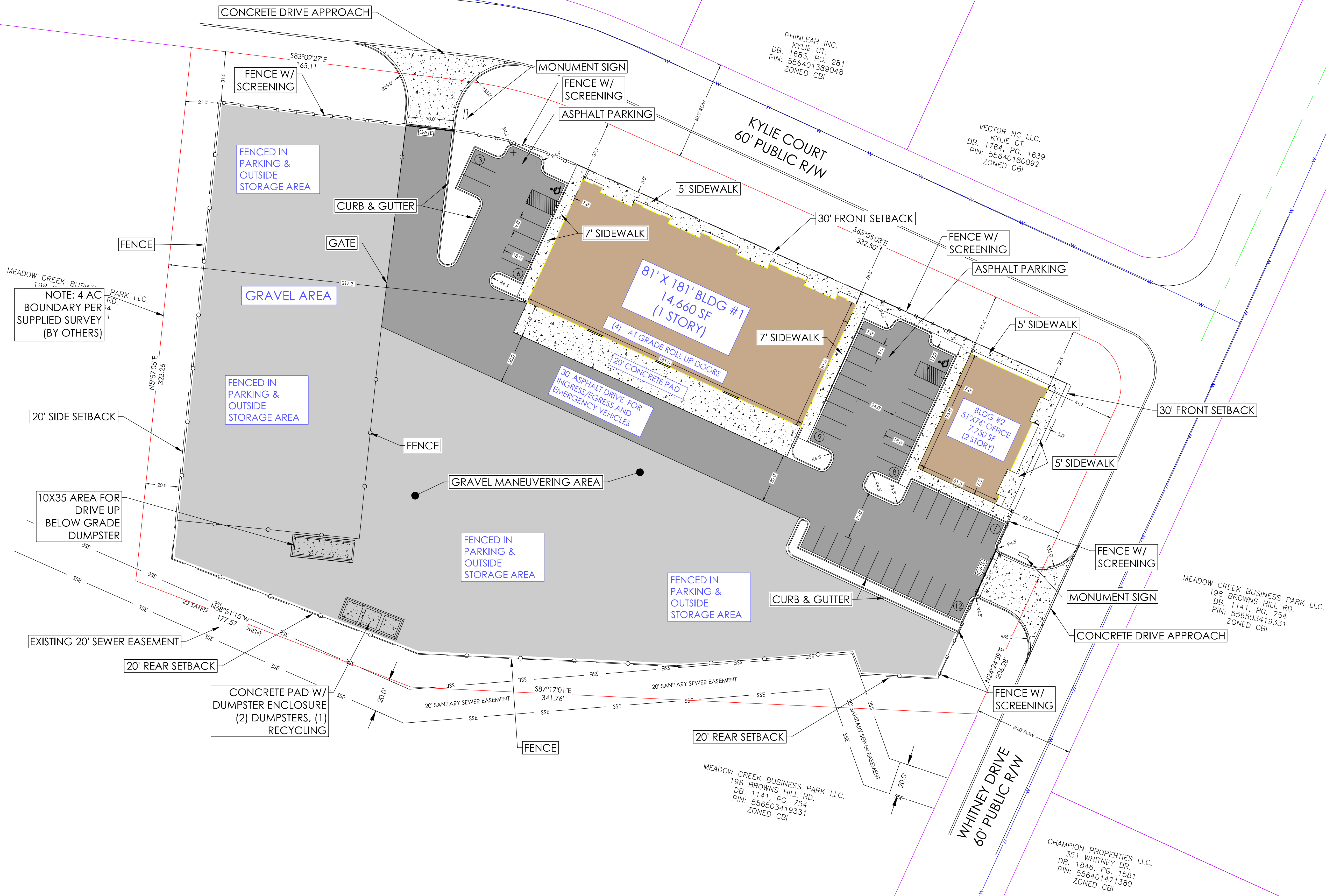
CONDITIONAL RE-ZONING
PLAN ONLY, NOT FOR
CONSTRUCTION.

CALIBER CORNER
AT MEADOW CREEK
MEADOW CREEK BUSINESS PARK
CITY OF LOCUST, NORTH CAROLINA

RE-ZONING SITE PLAN

DATE	BY	REVISION
PROJECT #:	DRAWN BY:	DCF
232020	CHECKED BY:	FLG
DATE:	APPROVED BY:	CMF
02/14/2025	SHEET:	
SCALE:		
1"=30'		

Exhibit 3





SEAL:

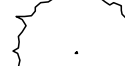


02/14/25

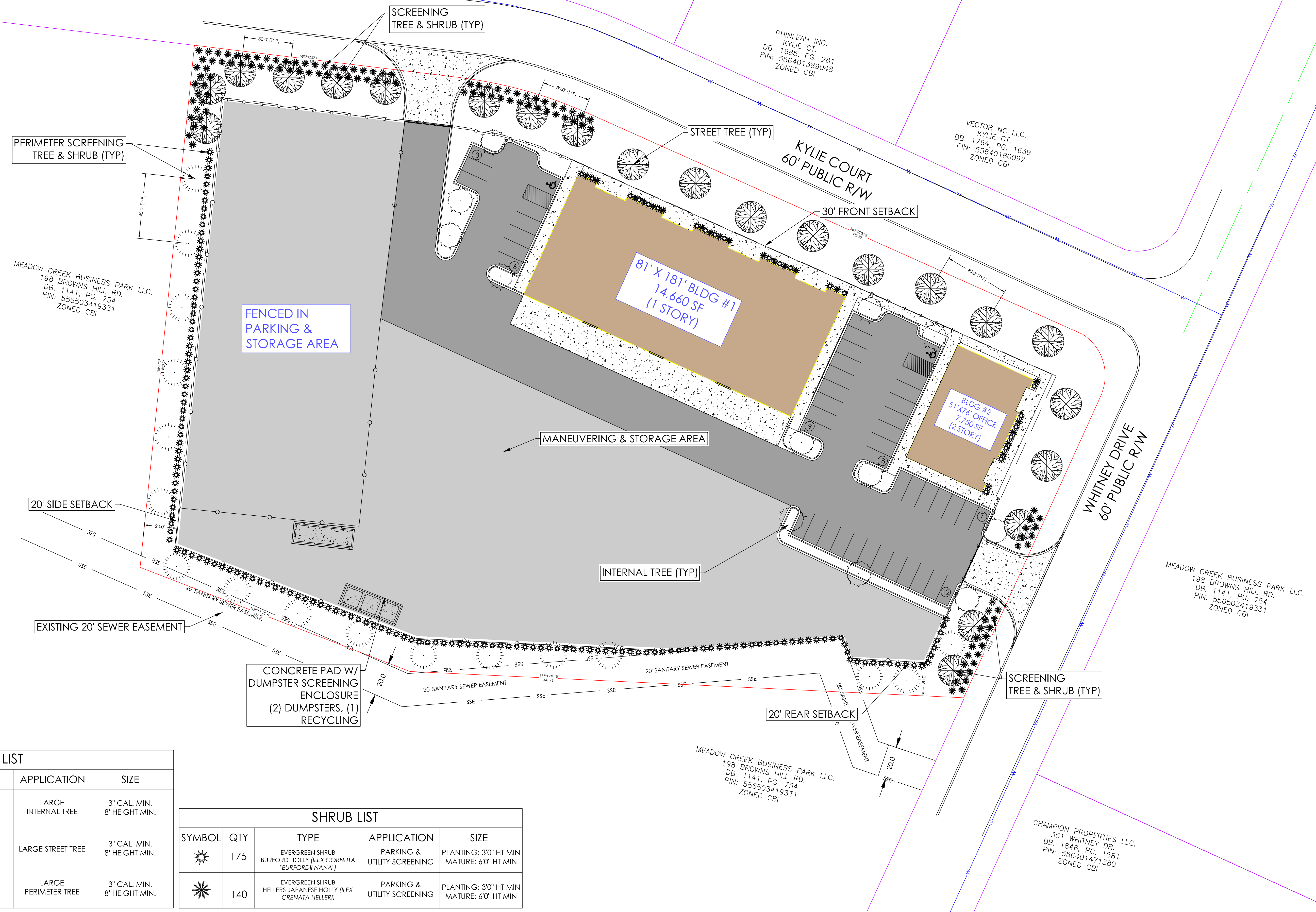
**CONDITIONAL RE-ZONING
PLAN ONLY, NOT FOR
CONSTRUCTION.**

**CALIBER CORNER
AT MEADOW CREEK
MEADOW CREEK BUSINESS PARK
CITY OF LOCUST, NORTH CAROLINA**

DATE	BY	REVISION			
PROJECT #:			DRAWN BY:	DCF	
232020			CHECKED BY:	FLG	
DATE:			APPROVED BY:	CMF	
02/14/2025			SHEET:		
SCALE:			L-1		
1"=30'					

TREE LIST				
SYMBOL	QTY	TYPE	APPLICATION	SIZE
	12	OVERCUP OAK (QUERCUS LYRATA)	LARGE INTERNAL TREE	3" CAL. MIN. 8' HEIGHT MIN.
	22	NUTTALL OAK (QUERCUS NUTTALLI)	LARGE STREET TREE	3" CAL. MIN. 8' HEIGHT MIN.
	17	SUGAR MAPLE (ACER SACCHARUM)	LARGE PERIMETER TREE	3" CAL. MIN. 8' HEIGHT MIN.

SHRUB LIST				
SYMBOL	QTY	TYPE	APPLICATION	SIZE
	175	EVERGREEN SHRUB BURFORD HOLLY (ILEX CORNUTA "BURFORDI NANA")	PARKING & UTILITY SCREENING	PLANTING: 30" HT MIN MATURE: 6'0" HT MIN
	140	EVERGREEN SHRUB HELLERS JAPANESE HOLLY (ILEX CRENATA HELLERJ)	PARKING & UTILITY SCREENING	PLANTING: 30" HT MIN MATURE: 6'0" HT MIN





CALIBER CORNER @
MEADOW CREEK

SOUTHWEST CORNER OF
WHITNEY DRIVE & KYLIE COURT
LOCUST, NC 28097

PROJECT NUMBER: 23-048

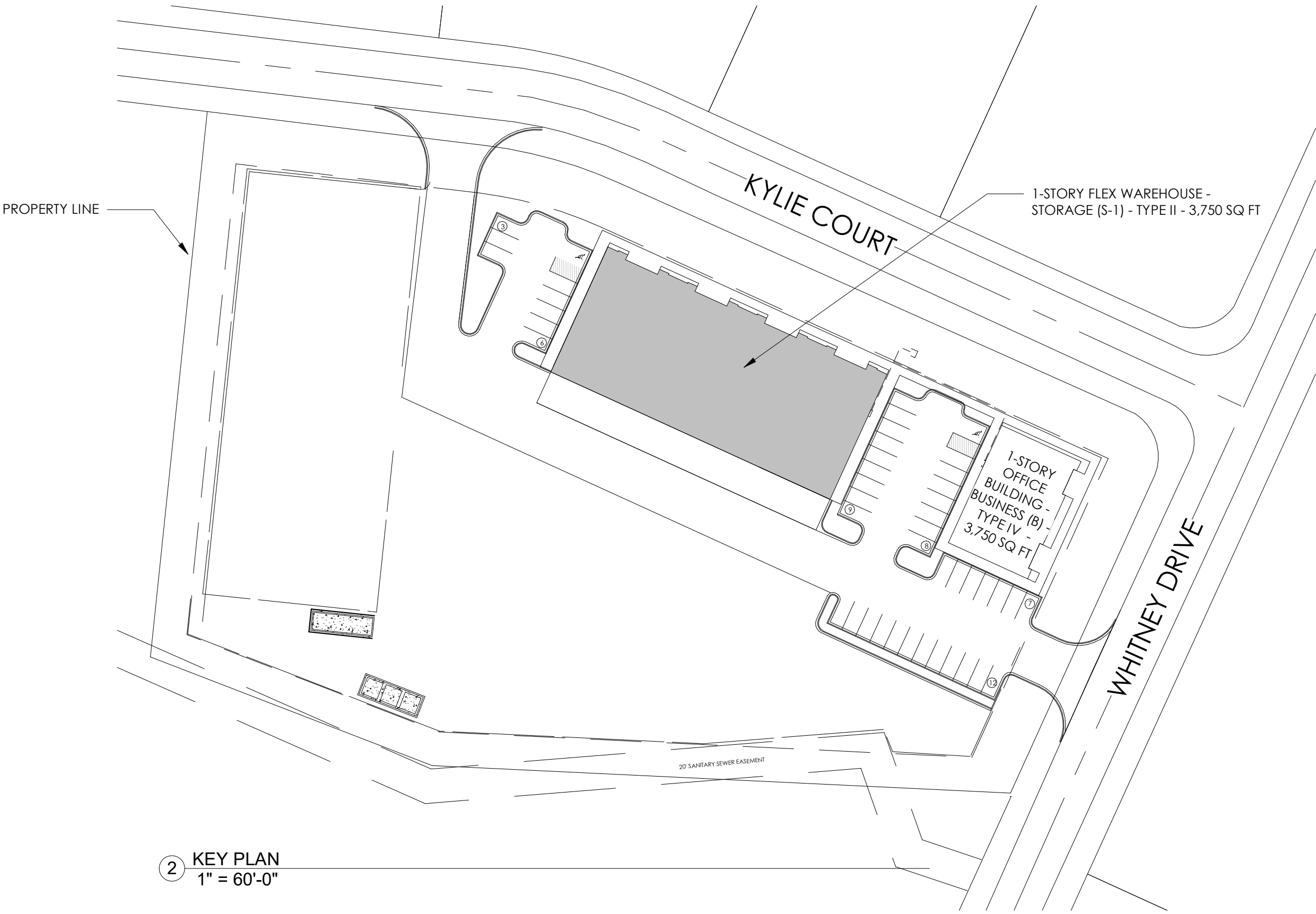
ISSUED: 02/14/2025

REVISIONS:

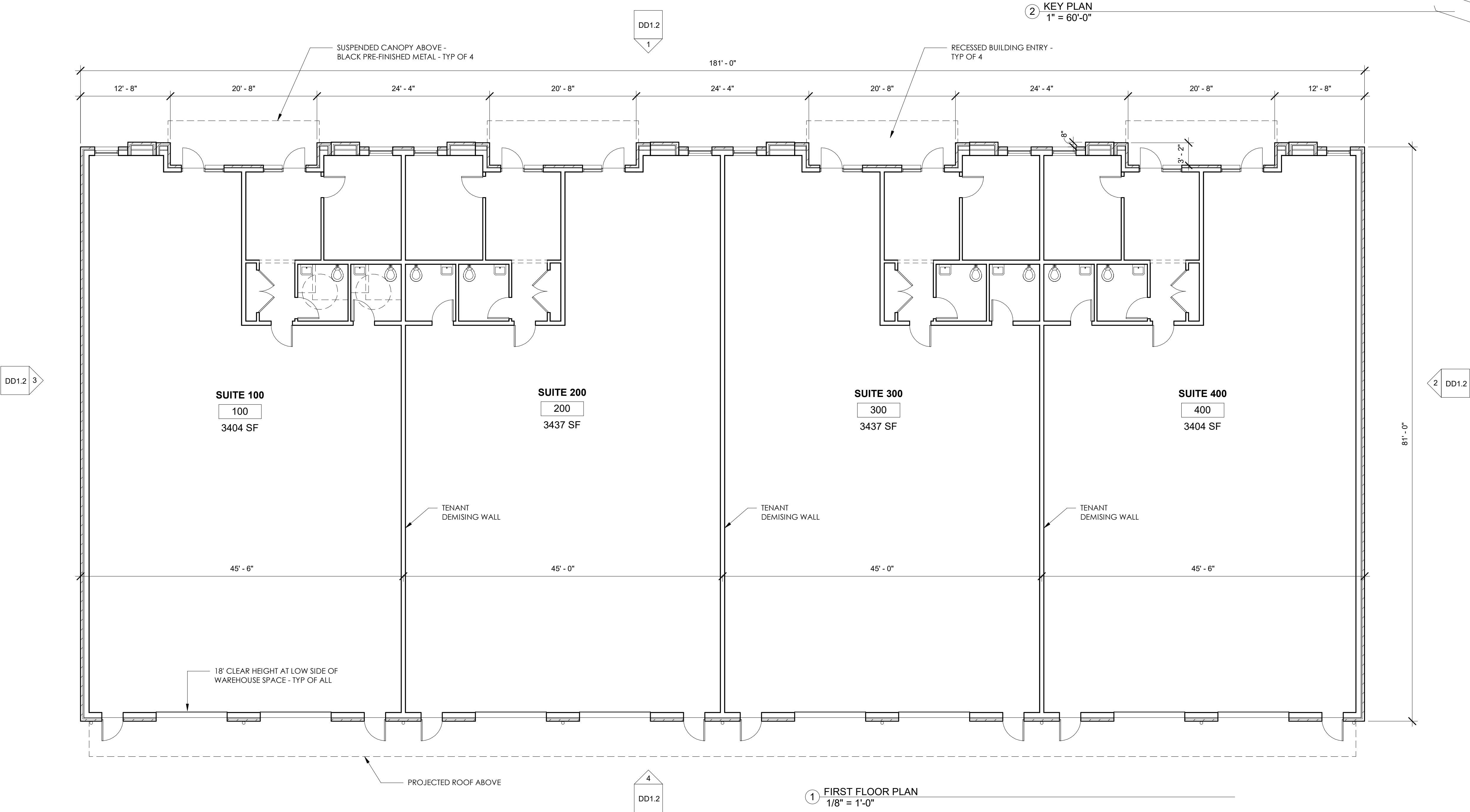
No.	Description	Date

FLEX BUILDING -
FLOOR PLAN

DD1.1



2 KEY PLAN
1" = 60'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"

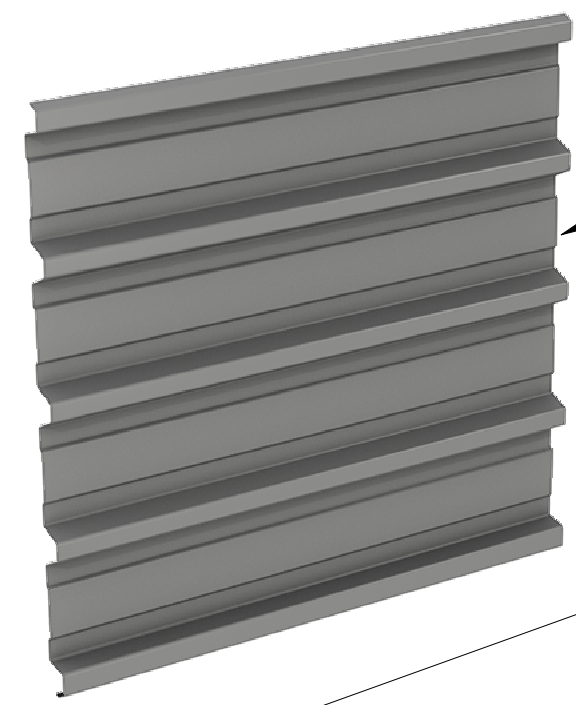


6 WHITE BRICK WITH BLACK TRIM
12" = 1'-0"

SAMPLE PROJECT W/
PANEL TYPE TR4-36



5 CENTRIA METAL PANEL
12" = 1'-0"

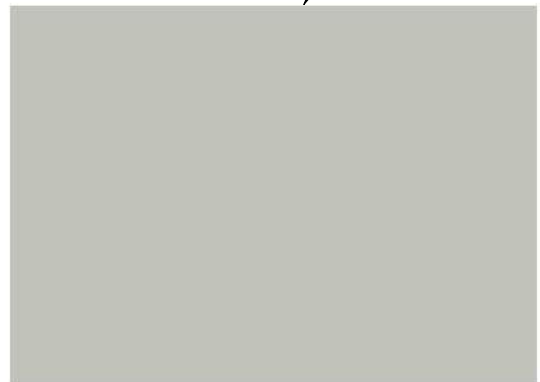


MODEL #TR4-36 - 36" WIDE EXPOSED
FASTENER METAL PANEL - PANEL
PROFILE BY CENTRIA; A NUCOR
COMPANY OR EQUAL ALTERNATE -
STANDARD COLOR: TBD

STANDARD COLOR OPTIONS -
FINAL COLOR TBD



5444 Aged Copper



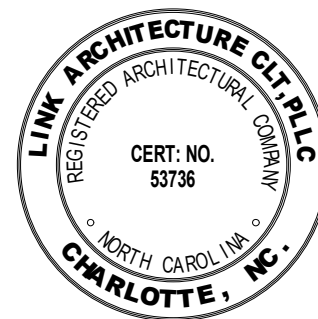
9910 Light Seawolf

LINK

ARCHITECTURE-CLT

1464 CENTER PARK DRIVE
CHARLOTTE, NC 28217
704-599-1010

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CALIBER CORNER @ MEADOW CREEK

SOUTHWEST CORNER OF
WHITNEY DRIVE & KYLIE COURT
LOCUST, NC 28097

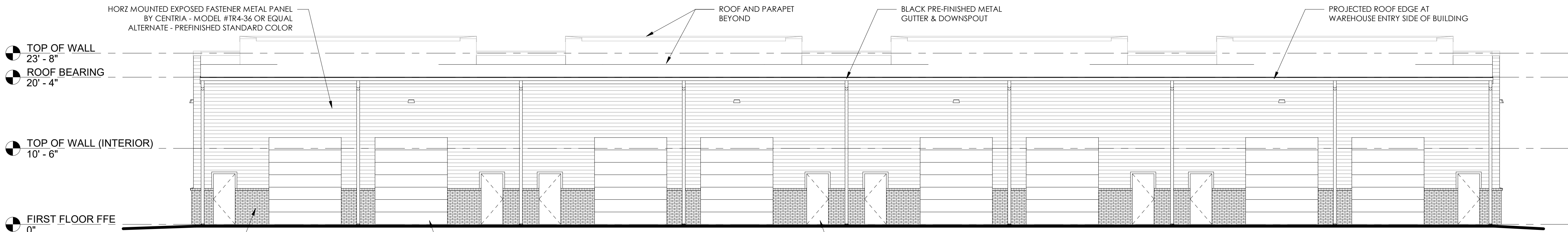
PROJECT NUMBER: 23-048
ISSUED: 02/14/2025

REVISIONS:

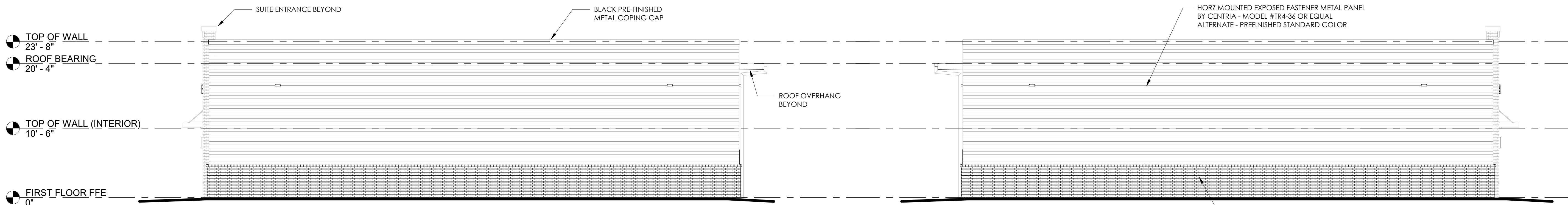
No.	Description	Date

FLEX BUILDING - EXTERIOR ELEVATIONS

DD1.2

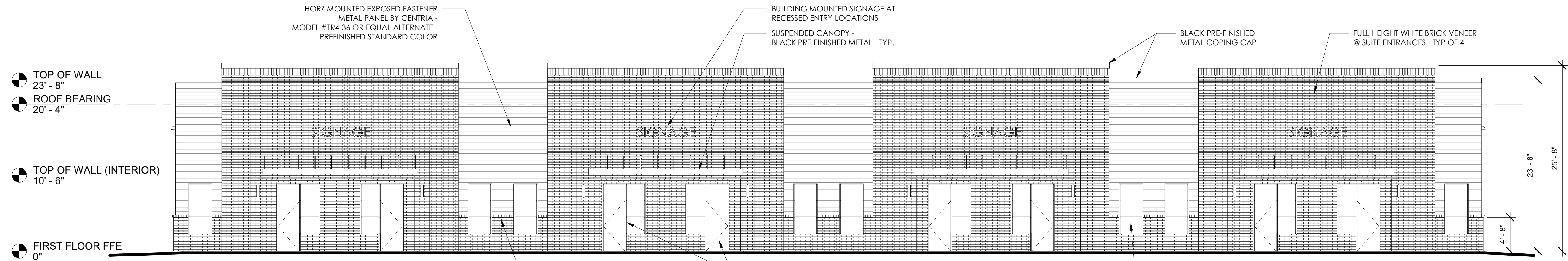


4 TRUCK COURT ELEVATION
1/8" = 1'-0"



2 SIDE ELEVATION
1/8" = 1'-0"

3 SIDE ELEVATION 2
1/8" = 1'-0"



1 FRONT ELEVATION (KYLIE CT)
1/8" = 1'-0"

Exhibit 4



FRONT PERSPECTIVE



AERIAL PERSPECTIVE

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**CALIBER CORNER @
MEADOW CREEK**

SOUTHWEST CORNER OF
WHITNEY DRIVE & KYLIE COURT
LOCUST, NC 28097

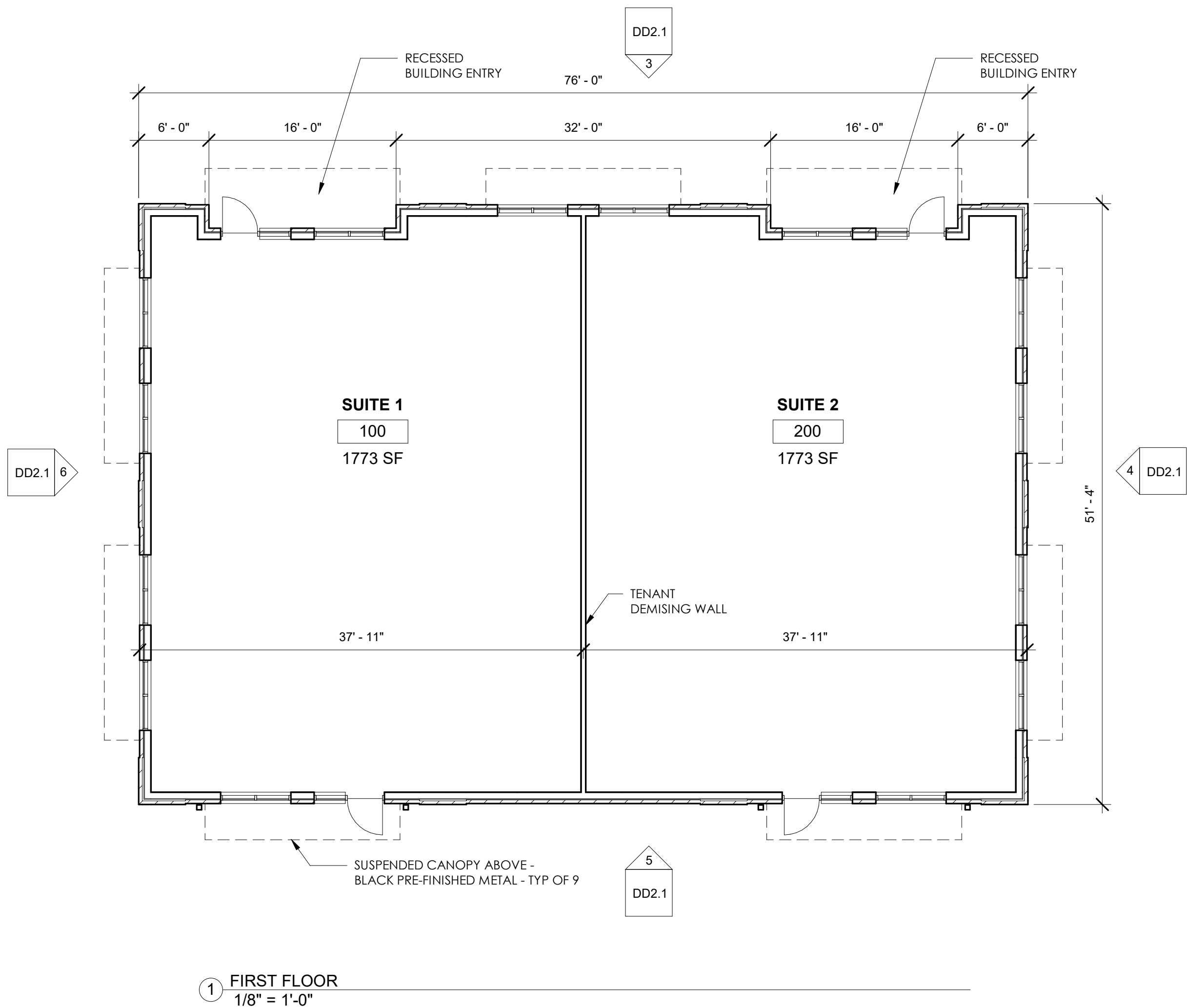
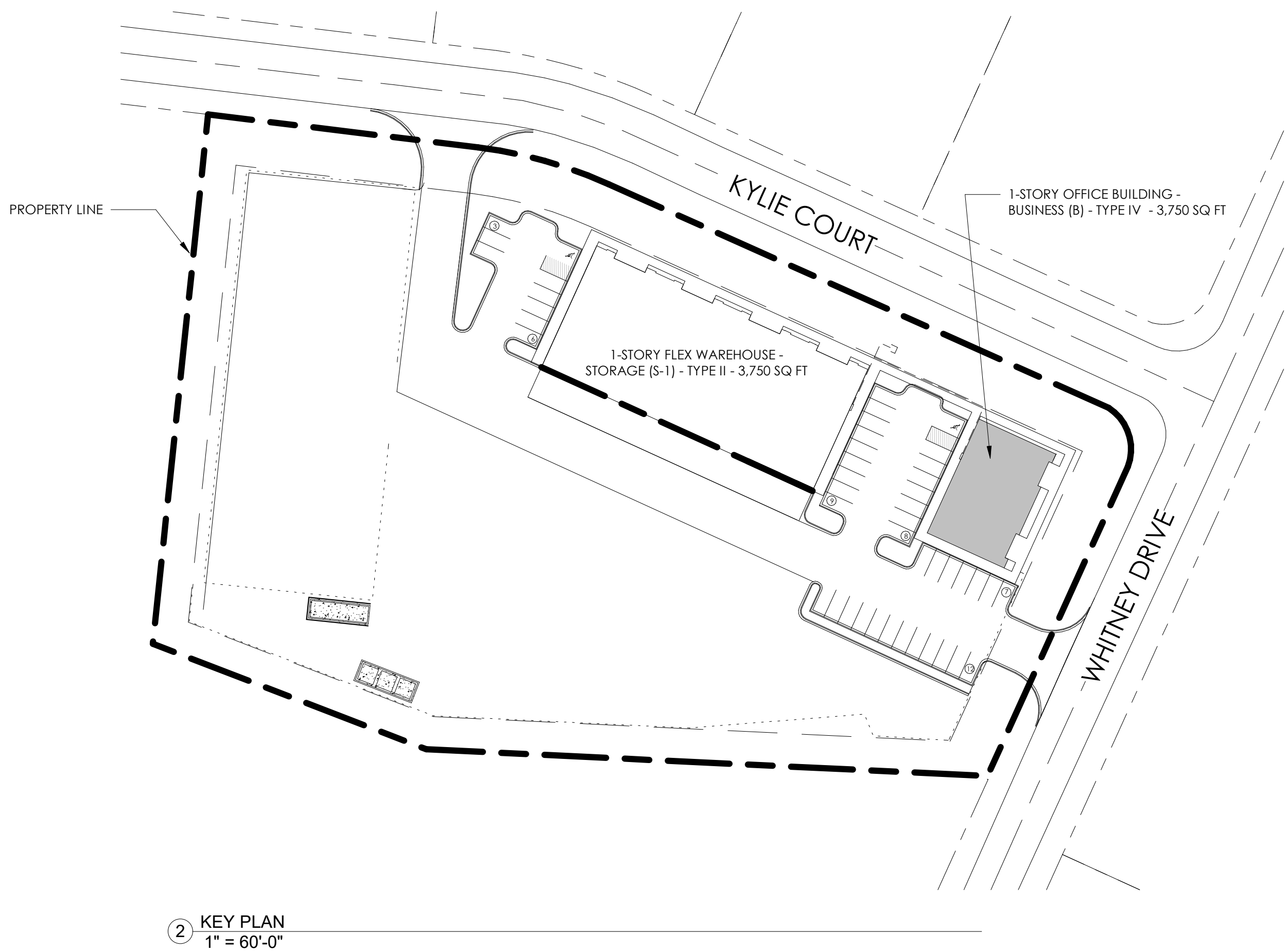
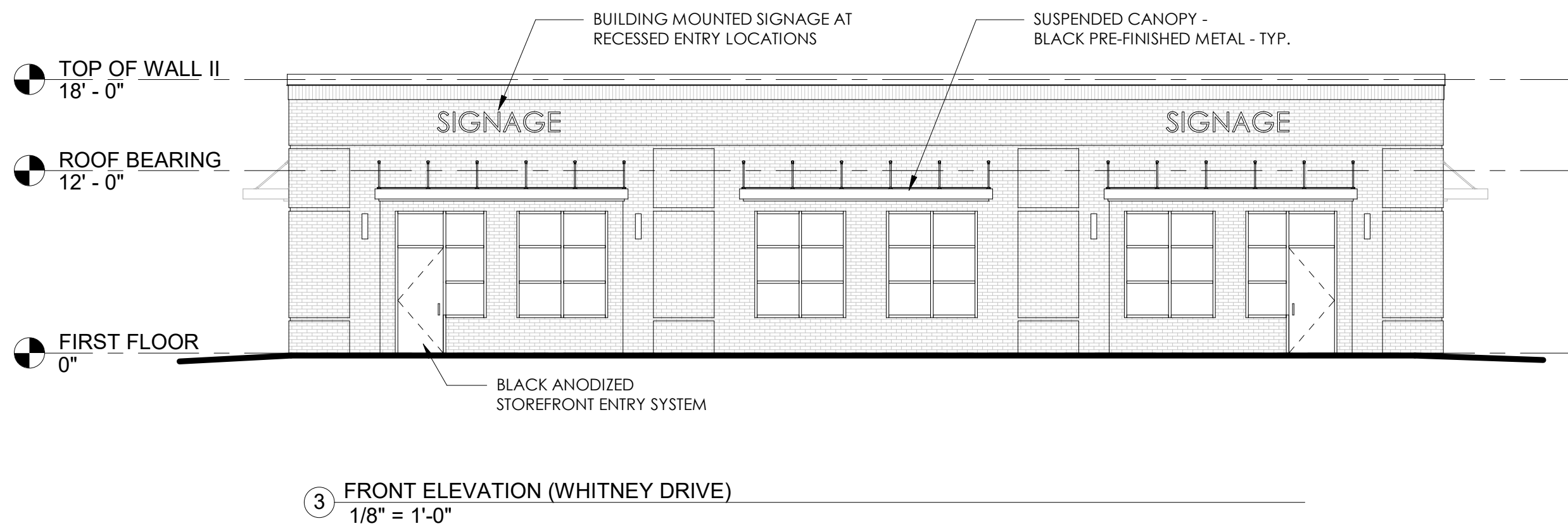
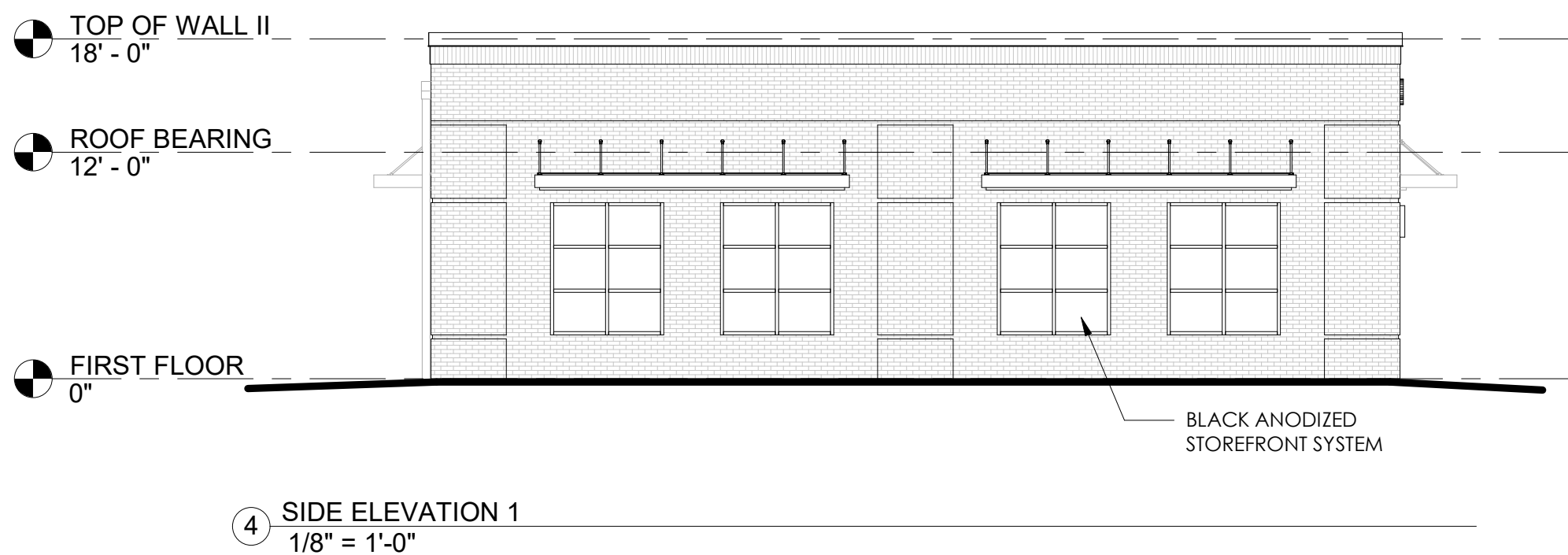
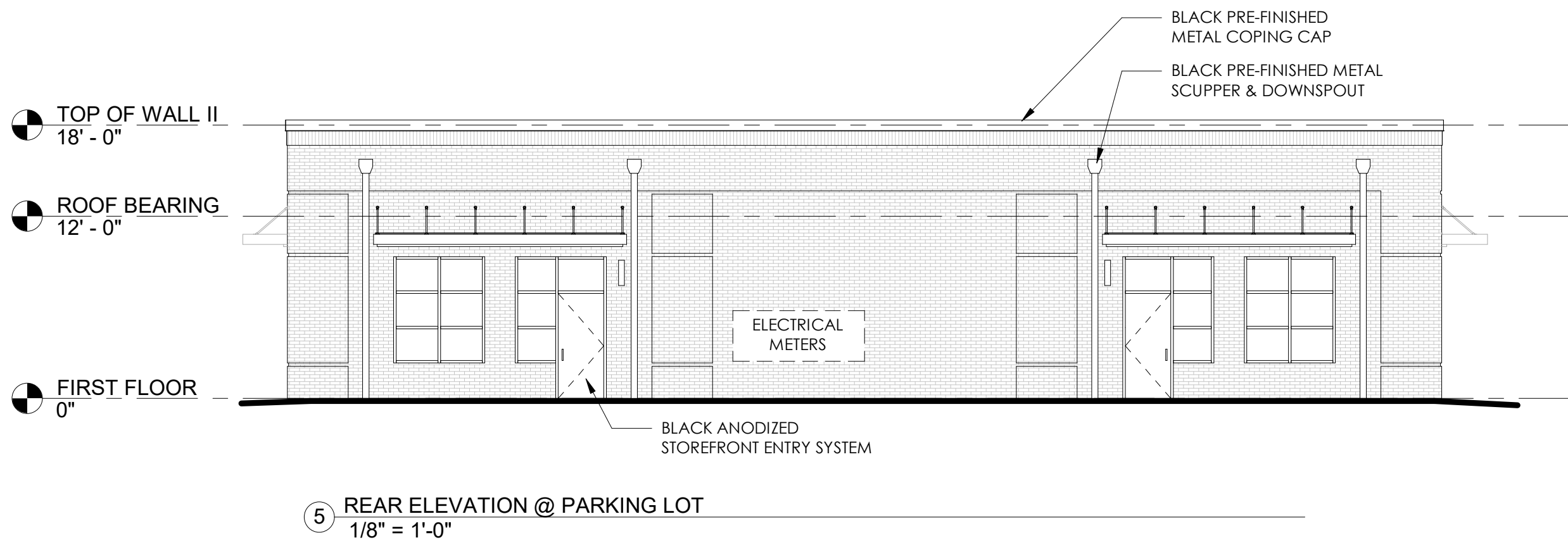
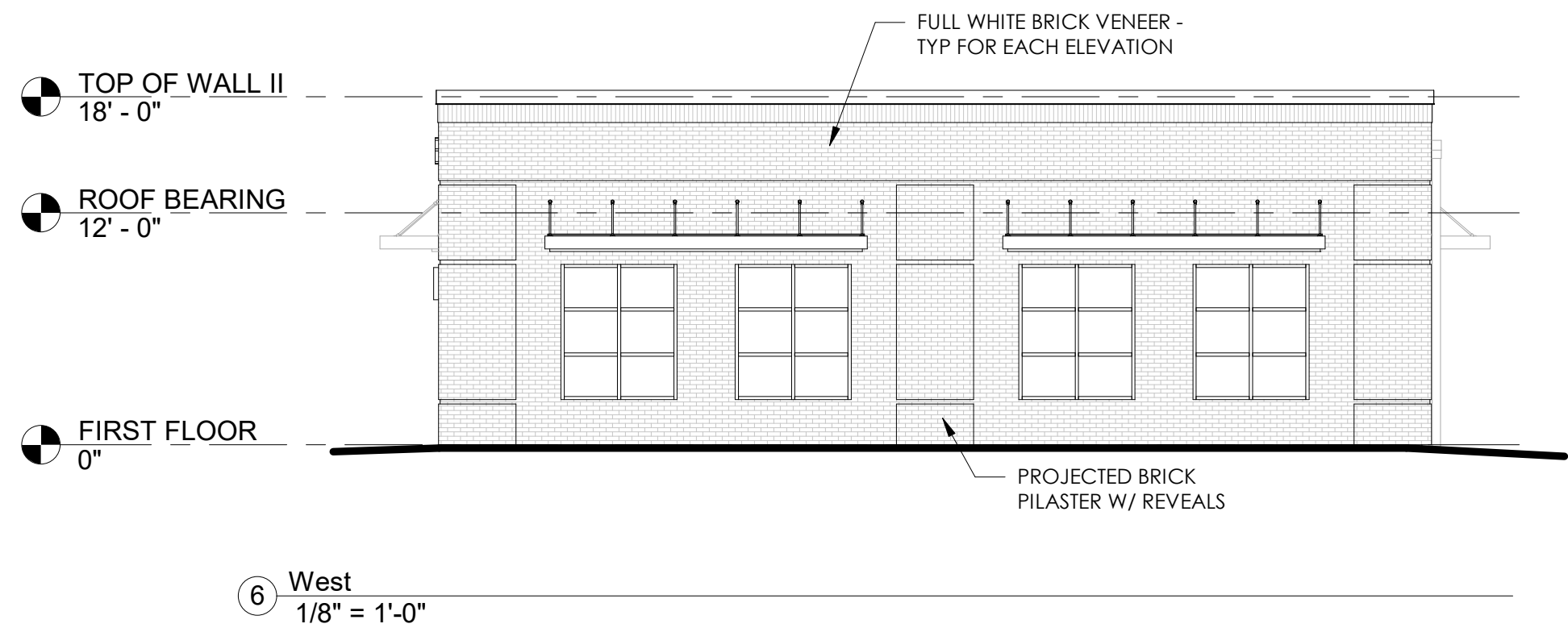
PROJECT NUMBER: 23-048
ISSUED: 02/14/2025

REVISIONS:

No.	Description	Date

**FLEX BUILDING -
RENDERINGS**

DD1.3



REVISIONS:		
No.	Description	Date



FRONT PERSPECTIVE



CORNER PERSPECTIVE

LINK

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**CALIBER CORNER @
MEADOW CREEK**

**SOUTHWEST CORNER OF
WHITNEY DRIVE & KYLIE COURT
LOCUST, NC 28097**

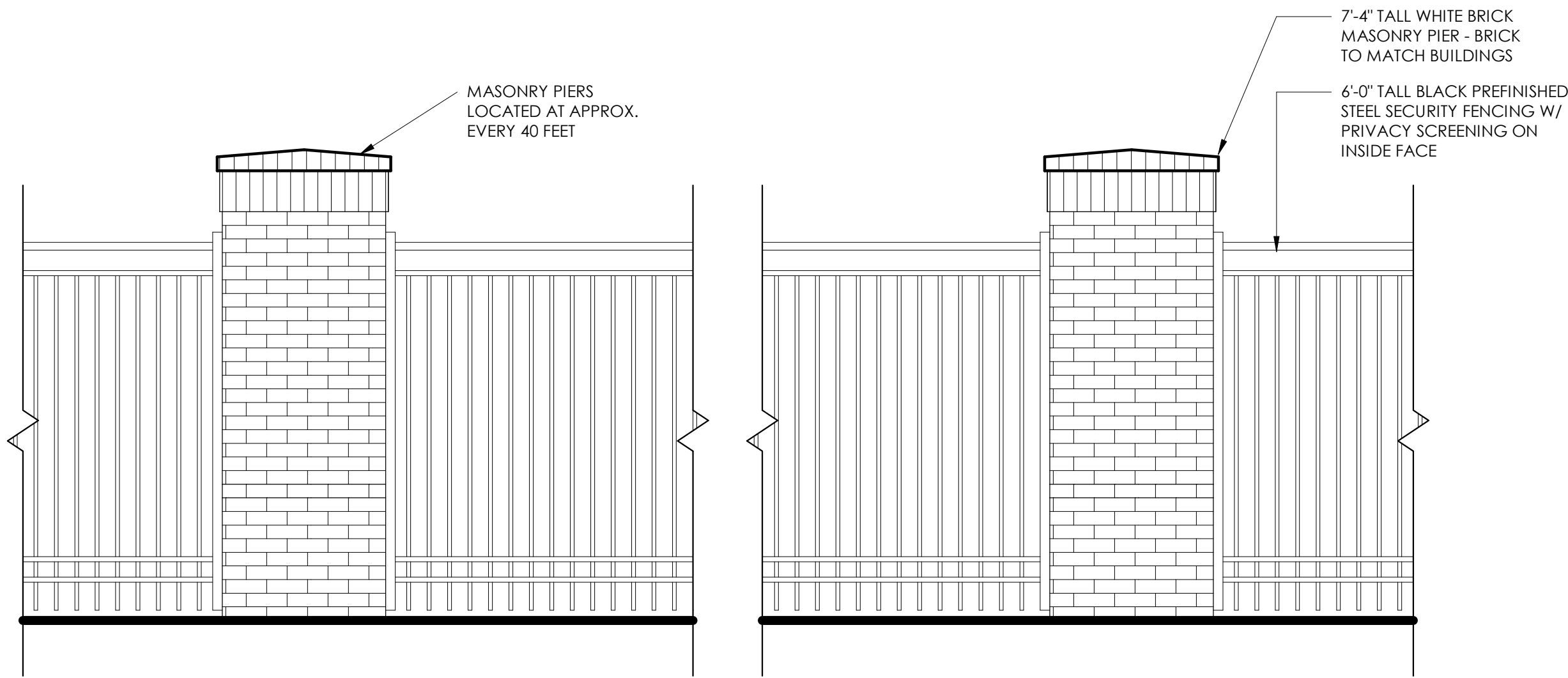
PROJECT NUMBER: 23-048
ISSUED: 02/14/2025

REVISIONS:

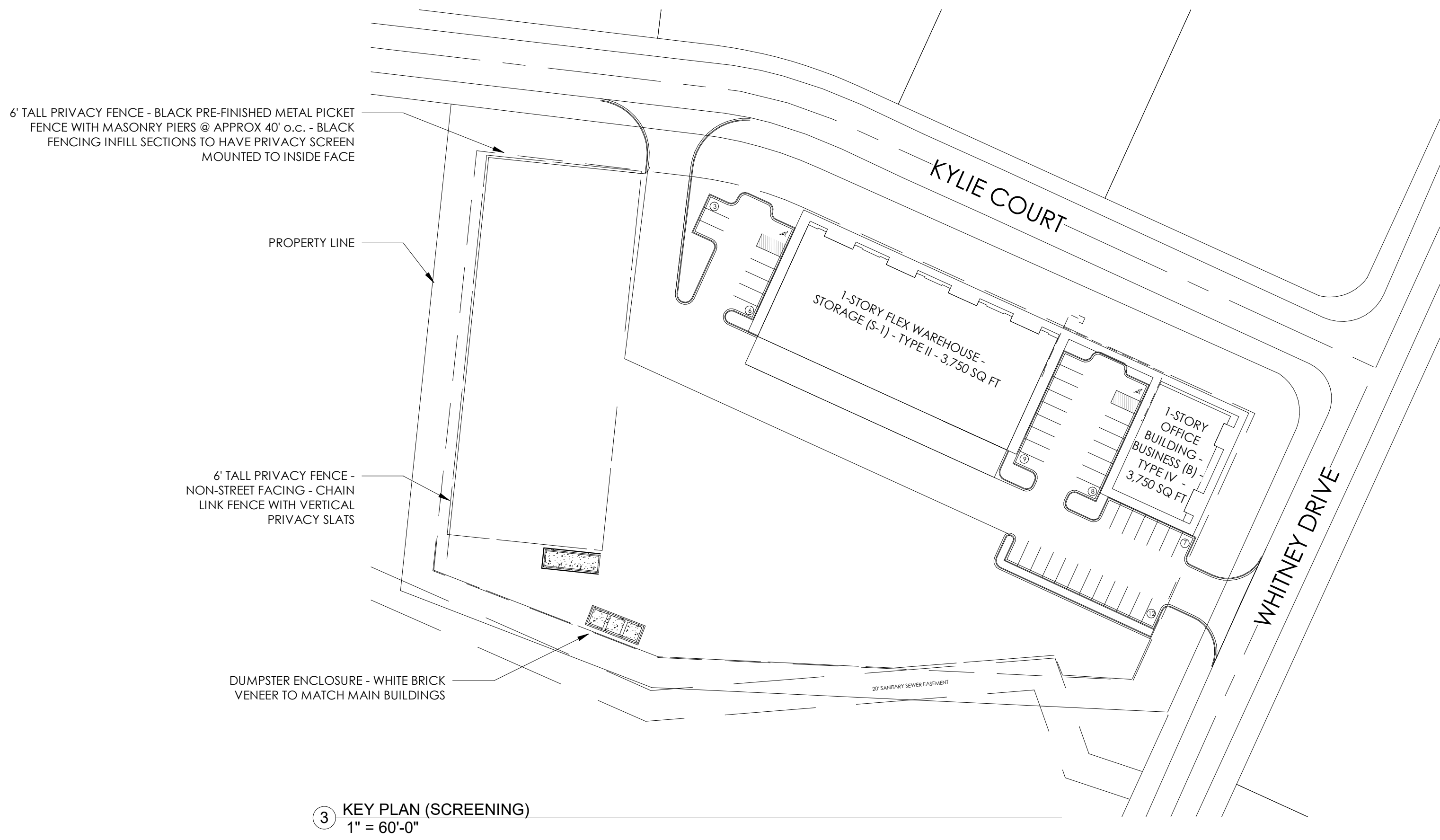
No.	Description	Date

**OFFICE BUILDING -
RENDERINGS**

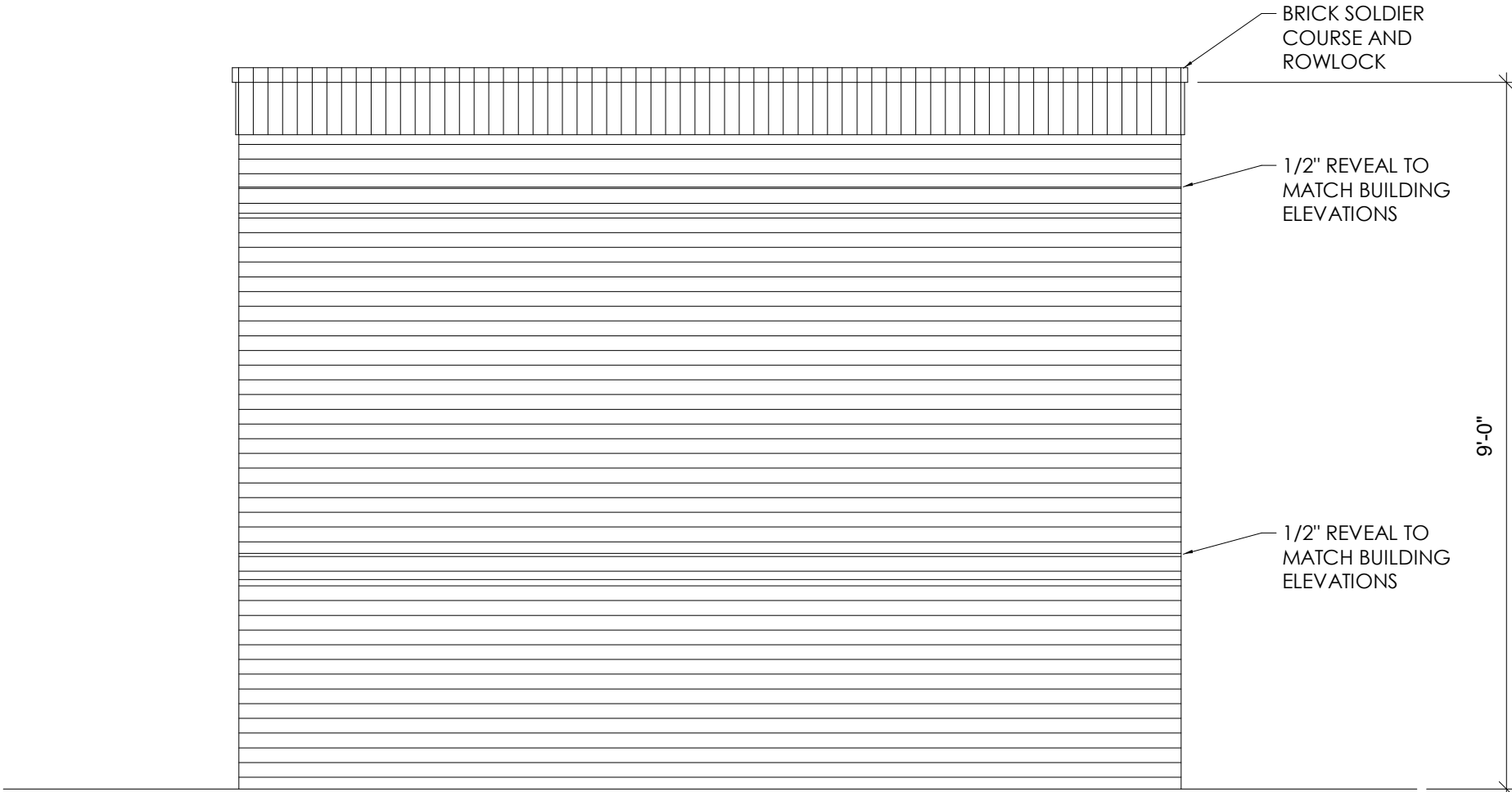
DD2.2



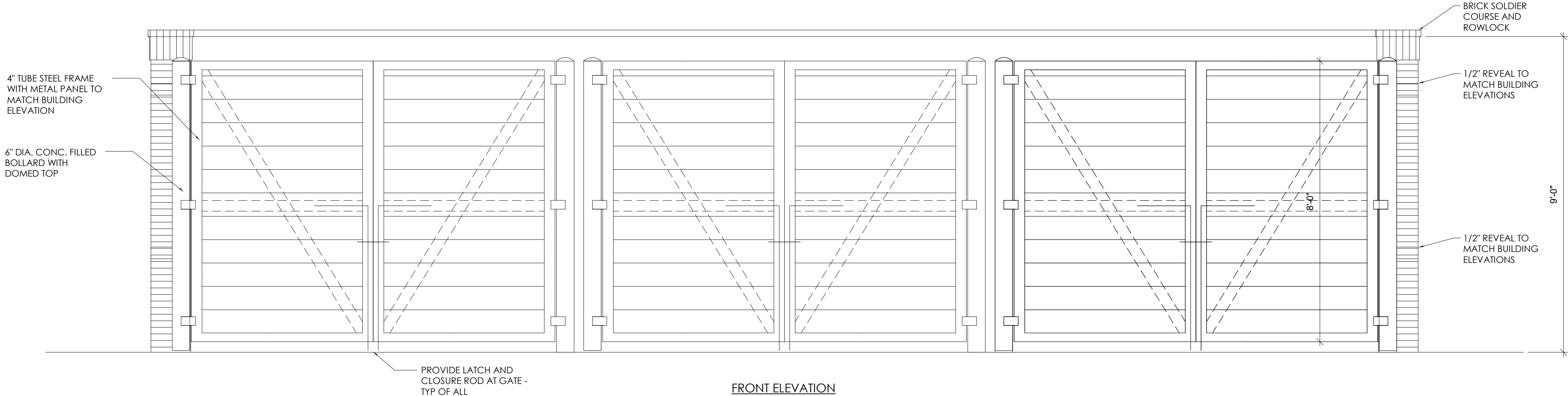
2 PRIVACY FENCING - TYPICAL STREET ELEVATION
1/2" = 1'-0"



3 KEY PLAN (SCREENING)
1" = 60'-0"

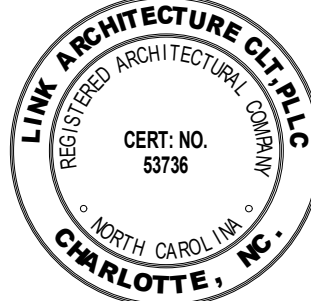


TYPICAL SIDE ELEVATION



FRONT ELEVATION

1 TRASH ENCLOSURE ELEVATIONS
1/2" = 1'-0"



REVISIONS:		
No.	Description	Date