



Locust City Council Meeting Agenda Joel Huneycutt Community Room

7:00 PM
March 12, 2026

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

[IGNORE_INDENT]

Call to Order:	1. Call to Order	Mayor Huber
	2. Presentation of Colors, Prayer	Mayor Huber
	3. Adopt Agenda	
	4. Minutes - adopt February 12, 2026	Amy Furr
Reports:	• February 12, 2026	
	5. Financial Reports	
	• Financial Summary - February 2026	
Department Reports:	• Budget Workshop FY 26 - Reminder	
	6. Mayor's Report	Mayor Huber
	7. Manager's Report	Cesar Correa
	• Voluntary Annexation - 2016 N. Central Ave.	
	• Scout Road Speed Limit Reduction Request	
	• Coalition Against Bigger Trucks Request	
	• Procurement Policy Update	
	• Traffic Engineering Firm RFQ	
	• LPD Equipment Disposal	
	• Purchase Orders	
	• Budget Amendments	
	8. Administration/HR	De-Dee Nathan
	9. Parks	Mandy Watson
	10. Facilities	Barry Sims
	• Senior Center Update	
	11. Public Works	Larry Baucom
	• Wastewater Flow Report - February 2026	
	12. ABC, Economic Development & Small Business Support	Rusty Efird

13. Public Safety

Roger Hypes

- Monthly Report - February 2026
- Citizen Of The Year Award - West Stanly Fire Department

14. Planning & Zoning

Mike Haigler

- Monthly Report - February 2026
- Conditional Rezoning: Ross Furr for 2016 N. Central Ave.
- LDO Text Change - Transportation Impact Analysis
- LDO Text Change - Zoning District Update
- Chicken Inside City Limits Request
- Schedule Public Hearings

15. Public Comment Period:

16. Board Closing Comments

17. Adjourn

Next Scheduled Council Meeting - April 9, 2026



Locust City Council Meeting Minutes Joel Huneycutt Community Room

7:00 PM

February 12, 2026

**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

The meeting was called to order at 7:09 pm

2. Presentation of Colors, Prayer

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

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

3. Adopt Agenda

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

4. Minutes - adopt January 8, 2026

M/S/A Council Members Larry Baucom and De-Dee Nathan (6-0)
Motion to adopt the minutes from the January 8, 2026 meeting

January 8, 2026

5. Financial Reports

City Manager Cesar Correa reviewed the financial report noting that the General Fund revenues exceed expenditures by \$1,611,613.36 and that the Wastewater revenues exceed expenditures by \$2,006,286.05. The City also received \$44,000 from Stanly County Schools for the School Resource Officer (SRO) grant. City

Manager Cesar Correa and Finance Director Stephania Morton met with department heads to begin the budget process and review requests in anticipation of the budget workshop on Saturday, March 21, 2026.

Financial Summary — January 2026

6. Mayor's Report

Mayor Huber has nothing to report at this time

7. Manager's Report

Purchase orders were reviewed.

City Manager Cesar Correa reviewed that consolidation discussions with Stanly County are moving forward. He had an opportunity to meet with Andy Lucas, County Manager to express Locust's goals with the consolidation, and they jointly drafted a consolidation agreement. Mr. Lucas and the County established a sub-committee (comprised of County Manager Lucas, Commissioners Trent Hatley, Mike Barbee, and Scott Efid) to proceed with consolidation talks/negotiations with Locust City Council. He then asked the Council to appoint a 2 or 3 member subcommittee to engage in talks with Stanly County. The goal is to transition the utility effective July 1, 2026, with Locust Public Works acting as a “consultant” for the first year. This would allow an effective transition, and it would allow for Stanly County to hire new staff and get accustomed to the system. The first meeting with Stanly County will be in mid-late February, and the subcommittee will report to City Council as a whole during our budget workshop. City Council will have an opportunity to take action on a recommendation in April/May leading to budget approval.

Council received a request for voluntary annexation during the January 2026 meeting for 2016 N Central Ave, and instructed City Clerk, Amy Furr, to certify the petition, which has been completed. Council will need to adopt a resolution to schedule a public hearing for the March meeting to vote on the extension of incorporated municipal limits.

A Cash Payment Policy that Stephania Morton, Finance Director, authored was presented. The purpose of the policy is to establish our practices in the event certain coins (like pennies or nickels) are unavailable. The policy spells out ways in which Locust residents/users will be able to pay for the various services we offer.

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

M/S/A Council Members Michael Haigler and De-Dee Nathan (6-0)
Motion to adopt the resolution scheduling the public hearing for the voluntary annexation of 2016 N Central Ave, for Thursday, March 12, 2026

M/S/A Council Members Barry Sims and De-Dee Nathan (6-0)
Motion to adopt the City of Locust Cash Payment Policy

M/S/A Council Members Larry Baucom and De-Dee Nathan (6-0)
Motion to form a sub-committee consisting of Council Members Michael Haigler and Larry Baucom, Public Works Director Tim Flieger and City Manager Cesar Correa for the purpose of negotiations with Stanly County for the consolidation of sewer in the City of Locust

Sewer Consolidation Follow Up

Voluntary Annexation - 2016 N. Central Ave.

Cash Payment Policy

8. Administration/HR

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

9. Parks

Council Member Mandy Watson spoke that the City of Locust 2026 event calendar has been finalized. Program Coordinator Jessica Honeycutt is part of this years Leadership Stanly class is doing a drive to purchase sensory items. Spring registration is open until February 20th. Baseball has 103 kids signed up, softball has 37, soccer has 233 signed up and all 3 have a waiting list. Events and sports have picked up significantly and Locust residents are always prioritized.

10. Facilities

Council Member Barry Sims gave an update on the new senior center. Trades (plumbing, HVAC, and electrical) are almost finished inside the building. Next week we anticipate for windows and store front doors to be installed, and for stucco to begin shortly after. Low temperatures and the state of emergency caused some additional delays.

Senior Center Update

11. Public Works

Council Member Larry Baucom reviewed the monthly flow report and thanked the department for all of their hard work. NCDOT has replaced all of the sidewalk ramps on the sides of Hwy 24/27.

Wastewater Flow Report - January 2026

12. ABC, Economic Development & Small Business Support

Council Member Rusty Efird was not present and there was nothing to report at this time. City Manager Cesar Correa gave an update on the remodeling at Walmart. Dunkin Donuts will be locating into the Walmart.

13. Public Safety

Council Member Roger Hypes reviewed the monthly statistics report. The Co-Officers of the month were Corporal Dwayne Dietz and Officer Caleb Whitley. Chief Jeff Shew then spoke about the candidates for the Steven "Smitty" Smith Officer of the Year Award. The nominees were Officer Caleb Whitley, Detective Jared Smith, Officer Jerry Wallace, and Officer Adam Hartsell. He read a little excerpt about each of them and presented them with certificates. The Officer of the Year was awarded to Officer Adam Hartsell. Chief Jeff Shew and Chief Smith's widow, Melissa Smith, presented him with his award. Mayor Huber then spoke a few words on how important the department is and what contributions they bring to the City and the citizens.

Steve "Smitty" Smith Officer of the Year Award

Monthly Report - January 2026

14. Planning & Zoning

Council Member Michael Haigler reviewed the monthly report. He then asked Council to please schedule three (3) public hearings for the Thursday, March 12, 2026 meeting. First, for the conditional rezoning application submitted by Ross Furr Homes for 2016 N Central Ave. Then next, for the Land Development Ordinance Text Change for Base Zoning Districts. And Finally, for the Land Development Ordinance Text Change for the Transportation Impact Analysis. All three (3) come with a favorable recommendation from the Planning & Zoning Board.

M/S/A Council Members Michael Haigler and Barry Sims (6-0)

Motion to schedule a public hearing for Thursday, March 12, 2026, for the conditional rezoning application submitted by Ross Furr Homes for 2016 N Central Ave

M/S/A Council Members Michael Haigler and Barry Sims (6-0)

Motion to schedule a public hearing for Thursday, March 12, 2026, for the Land Development Ordinance Text Change for Base Zoning Districts

M/S/A Council Members Michael Haigler and Barry Sims (6-0)

Motion to schedule a public hearing for Thursday, March 12, 2026, for Land Development Ordinance Text Change for the Transportation Impact Analysis

Monthly Report - January 2026

Schedule Public Hearings

15. Public Comment Period:

No one signed up to speak

16. Board Closing Comments

Thank you to all who came out. Thank you to the Police Department for all they do. Congrats to the finalists and the winner of the Officer of the Year. Council Member Roger Hypes read a poem about helping others and little is much and read the lyrics to the song Thank you, Lord, for your blessings on me. Happy 80th birthday to Council Member Roger Hypes. Proud of Stanly County and proud of the City of Locust. Congrats to PW Director Tim Flieger for 20 years of service to the City of Locust.

17. Adjourn

M/S/A Council Members Michael Haigler and De-Dee Nathan (6-0)

Motion to adjourn at 8:19 pm

Amy Furr, City Clerk

Stephen Huber, Mayor



CITY OF LOCUST
FINANCIAL SUMMARY REPORT - FEBRUARY 28, 2026
FISCAL YEAR ENDING 6/30/2026

GENERAL FUND (011)

	ACTUAL FY '24/'25	CURRENT BUDGET	ACTUAL 6/30/2026	Y-T-D % COLLECTED
REVENUES				
PROPERTY TAXES	\$ 3,024,459	\$ 2,400,000	\$ 3,032,642	126.36%
VEHICLE TAXES/DMV VEHICLE FEES	\$ 13,680	\$ -	\$ 90	0.00%
FRANCHISE TAXES	\$ 283,533	\$ 230,000	\$ 134,919	58.66%
SALES TAXES	\$ 1,866,620	\$ 1,225,000	\$ 1,007,298	82.23%
CABLE VISION FRANCHISE	\$ 18,790	\$ 21,000	\$ 8,488	40.42%
SOLID WASTE	\$ 322,130	\$ 265,000	\$ 315,980	119.24%
BUSINESS REGISTRATION/PERMITS	\$ 80,803	\$ 44,352	\$ 66,872	150.78%
POWELL FUND	\$ 192,905	\$ 190,500	\$ 197,036	103.43%
ALL OTHER REVENUES	\$ 1,219,112	\$ 726,670	\$ 726,859	100.03%
	\$ 7,022,032	\$ 5,102,522	\$ 5,490,184	107.60%

	ACTUAL FY '24/'25	CURRENT BUDGET	ACTUAL 6/30/2026	Y-T-D % SPENT
EXPENDITURES				
GENERAL ADMINISTRATION GOV'T	\$ 799,423	\$ 838,722	\$ 597,375	71.22%
CENTRAL SERVICES	\$ 417,067	\$ 87,500	\$ 33,722	38.54%
PUBLIC SAFETY	\$ 1,896,714	\$ 2,038,720	\$ 1,390,008	68.18%
PUBLIC WORKS	\$ 672,241	\$ 721,000	\$ 333,911	46.31%
POWELL FUND/STREETS	\$ 142,008	\$ 296,600	\$ 78,221	26.37%
SANITATION	\$ 655,601	\$ 500,000	\$ 403,444	80.69%
PARKS & RECREATION	\$ 848,845	\$ 618,980	\$ 362,753	58.60%
CONTRIBUTION TO WASTE WATER FUND	\$ -	\$ -	\$ -	0.00%
CAPITAL PROJECT FUND	\$ -	\$ -	\$ -	0.00%
ECONOMIC DEVELOPMENT	\$ 2,000	\$ 1,000	\$ 1,000	0.00%
TRANSFER OUT OF GENERAL FUND	\$ -	\$ -	\$ 500,000	0.00%
DEBT SERVICE	\$ -	\$ -	\$ -	0.00%
GENERAL FUND RESERVE	\$ -	\$ -	\$ -	0.00%

\$ 5,433,900 \$ 5,102,522 \$ 3,700,433 72.52%

Y-T-D FUND BALANCE INCREASE \$ 1,588,133 \$ - \$ 1,789,751

Sales Tax Revenue Summary

July 2025	\$ 169,007.08	rec'd 9/14/2025
Aug 2025	\$ 164,198.82	rec'd 10/14/2025
Sept 2025	\$ 164,691.48	rec'd 11/14/2025
Oct 2025	\$ 165,629.27	rec'd 12/15/2025
Nov 2025	\$ 167,690.37	rec'd 1/15/2026
Dec 2025	\$ 176,081.19	rec'd 2/17/2026

ABC Income Summary

July 2025	\$ 17,509.25	
Sept 2025	\$ 55,205.50	Aug/Sept/FYE
Oct 2025	\$ 17,509.25	
Nov 2025	\$ 4,055.25	LEO Qtr Dist.
Dec 2025	\$ 35,018.50	Nov&Dec 2025
Jan 2026	\$ 0.00	
Feb 2026	\$ 20,045.50	Jan Dist+LEO

WASTE WATER FUND (061)

	ACTUAL FY '24/'25	CURRENT BUDGET	ACTUAL 6/30/2026	Y-T-D % COLLECTED
REVENUES				
MISC INCOME	\$ 13,590	\$ 1,500	\$ 990	66.00%
INTEREST INCOME	\$ 19,055	\$ 10,000	\$ 1,566	15.66%
NEW DEV SEWER TAP FEES		\$ -	\$ -	0.00%
AVAILABILITY FEES	\$ 116,929	\$ 115,000	\$ 76,906	66.88%
USER FEES	\$ 1,640,023	\$ 1,381,175	\$ 1,124,982	81.45%
SYSTEM DEVELOPMENT FEE	\$ 456,450	\$ 225,000	\$ 738,850	328.38%
FUND BALANCE RESERVES	\$ -	\$ -	\$ -	0.00%
WASTEWATER RESERVES	\$ -	\$ -	\$ -	0.00%
OTHER FEE INCOME	\$ 5,054,759	\$ 3,010	\$ 1,171,984	0.00%
	\$ 7,300,806	\$ 1,735,685	\$ 3,115,278	179.48%

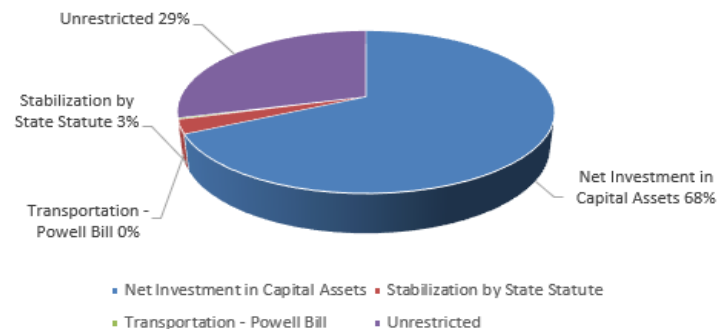
	ACTUAL FY '24/'25	CURRENT BUDGET	ACTUAL 6/30/2026	Y-T-D % SPENT
EXPENDITURES				
ADMINISTRATION	\$ 315,722	\$ 336,245	\$ 230,518	68.56%
WASTE COLLECTION & TREATMENT	\$ 1,830,503	\$ 1,174,440	\$ 778,657	66.30%
CAPITAL PROJ - N BASIN PS	\$ 1,628	\$ -	\$ -	0.00%
CAPITAL PROJ - MEADOWCREEK PS	\$ 0	\$ -	\$ -	0.00%
TRANSFER TO CAPITAL RESERVE	\$ -	\$ 225,000	\$ -	0.00%
	\$ 2,147,853	\$ 1,735,685	\$ 1,009,175	58.14%

Y-T-D FUND BALANCE INCREASE \$ 5,152,953 \$ - \$ 2,106,103 0.00%

GENERAL FUND INVESTMENT POSITION

Total Fund Balance	6/30/2025
Net Investment in Capital Assets	13,005,619.00
Stabilization by State Statute	534,088.00
Transportation - Powell Bill	53,229.00
Unrestricted	5,587,865.00
Subtotal	\$ 19,180,801.00

General Fund Net Position





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

WHEREAS, the Locust City Council has been petitioned under G.S. 160A-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 March 12, 2026, after due notice by the Stanly News Journal on February 22, 2026; 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, 2026

Ross Furr Homes, LLC, PIN# 557603335911

BEGINNING (P.O.B.) Mag Nail Set in the C/L of N. Central Ave. / N.C. Hwy 200, approximately 10 ft, of the C/L Intersection with Mission Church Rd. / NCSR# 1206 Mag Nail Found having NC~SPC: N: 563,595.251 sft / E: 1,573,475.330 sft, Thence from said beginning point; running along the C/L of N. Central Ave. / N.C. Hwy 200 the following three courses; (L1) N 33°00'15" W 233.31 ft. to a "CC" calculated point near the C/L Rd. thence (L2) N 33°22'11" W 127.62 ft. to a "CC" near the C/L Rd., thence (L3) N 34°09'49" W 121.82 ft. to a "CC" near the C/L of Rd., thence turning and leaving said Highway N 46°14'36" E while passing a #4 Rebar within a 1" Iron Pipe near the Rd. R.O.W. at a distance of 31 ft. and then continuing the same course for an additional 419.17 ft. for a total distance of 450.17 ft. to a 1" Square Iron found within a Tree Stump, thence turning S 33°59'17" E while passing a 1" Iron Pipe near the Northern R.O.W. of Mission Church Rd. / NCSR# 1234 at a distance of



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537.78 ft. and then continuing the same course for an additional 29.12 ft. for a total distance of 566.90 ft. to a "CC" near the C/L of Mission Church Rd., thence turning and running along the C/L of said Rd. the following three courses; (L4) S 56°19'11" W 150.11 ft., thence (L5) S 56°53'36" W 148.73 ft., thence (L6) S 57°48'52" W 149.91 ft. to the (P.O.B.). Total area of about 5.37 acres

Section 2. Upon and after June 30, 2026 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 March, 2026

Amy Furr, City Clerk

Stephen Huber, Mayor

AS APPROVED TO FORM:

Connie Mosher, City Attorney

Fwd: Speed Limit



Scott Efird

To:  Cesar Correa

FYI

Sent from my iPhone

Begin forwarded message:

From: Rhonda Harwood <harwoodrhonda@yahoo.com.ph>

Date: February 12, 2026 at 8:49:55 AM EST

To: Scott Efird <sefird@locustnc.gov>

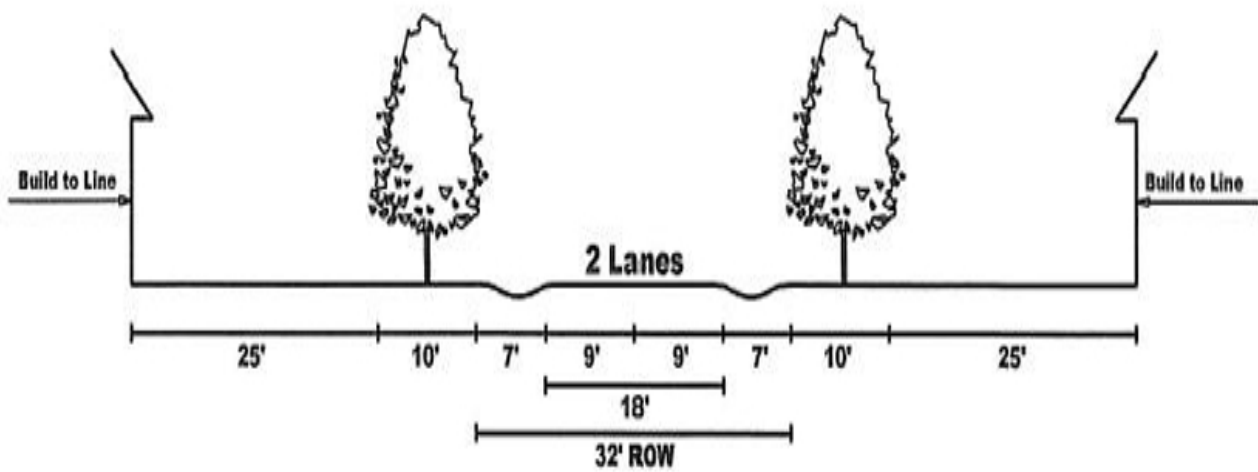
Subject: Speed Limit

Mr. Efird would it be possible to get the speed limit on Scout Road lowered to 25mph? Thank you.

Rhonda Harwood

Sent from my iPhone

Rural Lane



General Requirements	Specifications	
	Design Speed	25 mph
	Centerline Radius	90'
	Pavement Width	18'
	ROW Width	32'
	Curb Radius	10'
	Drainage	Curb & Gutter*

*Drainage may remain as open section, depending on development density.



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RESOLUTION OPPOSING FEDERAL LEGISLATION THAT WOULD INCREASE THE MAXIMUM SIZE AND WEIGHT LIMITS FOR COMMERCIAL TRUCKS

WHEREAS, the City of Locust is committed to the safety of our roads and the integrity of our infrastructure; and

WHEREAS, the United States Congress is currently considering proposals that would significantly increase the allowable weight limits for commercial motor vehicles above the current weight limit of 80,000 pounds; and

WHEREAS, the proposals under consideration in Congress raise concerns regarding longer stopping distances, reduced maneuverability, and increased crash severity in collisions involving larger and heavier vehicles; and

WHEREAS, heavier and larger commercial vehicles have a higher risk of causing severe roadway damage and can compromise the structural integrity of pavement and bridges; and

WHEREAS, public safety is of paramount concern in the City of Locust, where NC Highway 24/27 carries nearly 40,000 vehicles per day, including a significant number of commercial trucks traveling through residential neighborhoods, business districts, and school zones; and

NOW, THEREFORE, BE IT RESOLVED, the Mayor and City Council of the City of Locust opposes any increases in truck size or weight at the federal or state levels and encourages our elected delegations to oppose related legislation.

Approved this 12, day of March, 2026.

Stephen Huber, Mayor



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CITY OF LOCUST

UNIFORM GUIDANCE PROCUREMENT POLICY

Adopted: March 12, 2026

I. PURPOSE AND AUTHORITY

The purpose of this Policy is to establish uniform procedures for the procurement of goods, apparatus, supplies, materials, equipment, services, and construction or repair projects for the City of Locust.

This Policy is intended to:

1. Ensure compliance with applicable local, state, and federal laws;
2. Promote full and open competition;
3. Ensure responsible stewardship of public funds; and
4. Establish clear internal approval and documentation procedures.

All procurements funded in whole or in part with federal financial assistance shall comply with:

- 2 C.F.R. §§ 200.317–200.327 (Uniform Guidance)
- Appendix II to 2 C.F.R. Part 200 (Required Federal Contract Clauses)
- North Carolina General Statutes, including:
 - G.S. 143-129 (Formal Bidding)
 - G.S. 143-128 (Construction & HUB)
 - G.S. 143-64.31 (Mini-Brooks Act – A/E)
- Any applicable grant requirements

Where multiple laws apply, **the most restrictive requirement shall control.**



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II. APPLICABILITY

This Policy applies to all City departments and governs:

- Purchases of goods and equipment
- Service contracts
- Construction and repair contracts
- Contracts funded with local, state, or federal funds

If federal funds are involved, the most restrictive applicable requirement (local, state, or federal) shall apply, provided it is consistent with law.

III. LOCAL (CITY OF LOCUST) PURCHASING REQUIREMENTS

(Non-Federal Funds)

The following thresholds apply to purchases made with local funds only.

A. Purchases Less Than \$300

- No purchase order required.
 - Invoice must be coded and approved by the Department Head.
-

B. Purchases \$300 – \$1,000

- Purchase order required.
- Approval required from:
 - City Manager
 - Finance Director
- Department Head must notify the City Manager and Finance Director when a purchase order is created.
- The Finance Director shall notify the Department Head upon approval.



C. Purchases Over \$1,000

- Purchase order required.
- A quote or bid must be attached to the purchase order.
- City Council approval required prior to award.
- Department Head notification and Finance Director approval procedures apply.

(Originally Drafted 2/27/2015; Approved 3/13/2015 — Incorporated into this policy.)

IV. STATE OF NORTH CAROLINA REQUIREMENTS

All procurements shall comply with applicable North Carolina General Statutes, including but not limited to:

A. Formal Bidding (N.C. G.S. 143-129)

For purchase contracts, construction, or repair contracts meeting or exceeding the statutory formal bid threshold (currently \$90,000 for purchase contracts and \$500,000 for construction, as amended by statute):

- Formal advertisement in a newspaper of general circulation;
 - Sealed bids;
 - Public bid opening;
 - Award to the lowest responsive, responsible bidder;
 - Governing board approval required.
-

B. Construction Requirements Over \$300,000

Building construction projects costing \$300,000 or more must comply with:

- HUB participation requirements (N.C. G.S. 143-128.2);



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- Separate-prime or authorized bidding methods (N.C. G.S. 143-128 and 143-129(a1));
 - Required bid, performance, and payment bonds.
-

C. Architectural and Engineering Services

Procurement of architectural and engineering services shall comply with the Mini-Brooks Act (N.C. G.S. 143-64.31):

- Selection based on qualifications (RFQ process);
 - Price not considered in initial ranking;
 - Negotiation of fair and reasonable compensation with the most qualified firm.
-

V. FEDERAL PROCUREMENT REQUIREMENTS

(Applicable When Federal Funds Are Used)

All federally funded procurements shall comply with:

- 2 C.F.R. Part 200
 - 2 C.F.R. §§ 200.317–200.326
 - 2 C.F.R. Part 200, Appendix II
-

A. General Federal Standards

When federal funds are used:

1. Contracts must be in writing.
2. Required federal contract clauses must be included.
3. No cost-plus-percentage-of-cost contracts permitted.
4. Time and materials contracts allowed only when:



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- No other contract type is suitable;
 - A not-to-exceed amount is included;
 - Written authorization is obtained when required.
5. Contractors must not be suspended or debarred (SAM verification required).
 6. Geographic preference is prohibited unless expressly permitted.
 7. Full and open competition must be maintained.

B. Federal Procurement Methods

1. Micro-Purchase

(Up to federal threshold established in 2 C.F.R. § 200.320)

- No competitive quotations are required if price is reasonable.
- Must distribute purchases among qualified vendors when practicable.

2. Small Purchase

- Obtain price or rate quotes from an adequate number of qualified sources.
- Take affirmative steps to solicit M/WBE vendors (2 C.F.R. § 200.321).
- Award to lowest responsive, responsible bidder.

3. Sealed Bids

Used when:

- Complete specifications are available;
- Two or more responsible bidders are willing and able to compete;
- Award can be made based primarily on price.

Requires:

- Public advertisement;
- Sealed bids;



- Public opening;
 - Fixed-price contract;
 - Award to lowest responsive, responsible bidder.
-

4. Competitive Proposals

Used when sealed bidding is not appropriate.

Requires:

- Publicized Request for Proposals (RFP);
 - Identified evaluation criteria and weight;
 - Written evaluation method;
 - Award to the most advantageous proposal considering price and other factors.
-

5. Noncompetitive Procurement

Permitted only when allowed under 2 C.F.R. § 200.320(f):

- Sole source;
- Public exigency/emergency;
- Inadequate competition;
- Express written authorization from awarding agency.

Council approval required for sole source contracts exceeding \$1,000.

VI. DOCUMENTATION AND INTERNAL CONTROLS

The Finance Director or Department Head is responsible for maintaining procurement documentation, including:

- Quotes and bids



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- Cost estimates (required for procurements $\geq$ \$250,000 federally funded)
- Advertisements
- Bid tabulations
- Evaluation scoring sheets
- Contract documents
- Bonds (if required)
- Notice of award
- Proof of debarment check

All documentation shall be available for audit or review.

Refer to City of Locust Internal Control Policy adopted May 19, 2022.

VII. CONTRACT ADMINISTRATION

The Department Head shall:

- Monitor contractor performance;
- Ensure compliance with contract terms;
- Verify receipt of goods or services prior to payment;
- Coordinate with the Finance Director for payment processing.

VIII. PROHIBITION ON DIVIDING CONTRACTS

No contract shall be divided to avoid:

- Local approval thresholds;
 - State formal bidding requirements;
 - Federal procurement requirements.
-



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(704) 888-5260

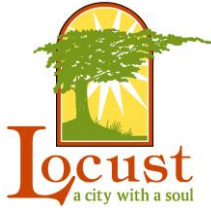
IX. CONFLICT OF INTEREST

City officials and employees shall comply with all applicable conflict of interest laws. Contractors that assist in drafting specifications shall not compete for that procurement.

Refer to City of Locust Conflict of Interest Policy adopted May 19, 2022.

X. POLICY AMENDMENT

Administrative procedures may be updated as necessary to remain compliant with changes in state or federal law. Any changes affecting approval thresholds or governing board authority shall require City Council approval.



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

Purchase Order Requests

3/12/2026

Purchase Request # 6231

Vendor: Chambers Engineering PA

For: Inv 12938 Jan 2026 On Call Services

Amount: \$2,730.00

Charge Code: 011-005-04100-52105 Mapping/Surveying/Planning

Remaining Budget Amount: \$0.00

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

Purchase Request # 6236

Vendor: CNC Door Company/Assa Abloy

For: Public Works – Insulated Overhead Door

Amount: \$2,230.00

Charge Code: 046-005-04400-55200 PW – Capital – Facility Improvements

Remaining Budget Amount: \$3,653.42

Purchase Request # 6246

Vendor: Seven Oaks Doors & Hardware

For: Parks – Re-Key Park Facilities

Amount: \$3,184.60

Charge Code: 011-005-06000-53520 Park – Facility Maintenance

Remaining Budget Amount: \$11,490.65

Purchase Request # 6249

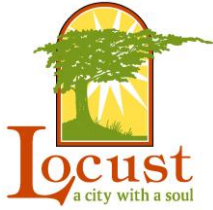
Vendor: Blackstone Irrigation & Lighting

For: Parks – Wiring Repair Kit for Irrigation at Athletic Complex

Amount: \$1,057.76

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

Remaining Budget Amount: \$4,906.05



City of Locust
Post Office Box 190
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Purchase Order Requests
3/12/2026

Purchase Request # 6254

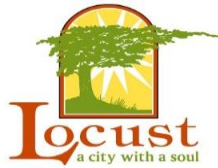
Vendor: Howard Fertilizer & Chemical Co. Inc.

For: Parks – Athletic Field Fertilizer Program

Amount: \$2,628.80

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

Remaining Budget Amount: \$2,277.25



Requested Budget Amendments 3/12/2026

General Fund

Revenues:

\$	12,332.00	011-004-03830-03831	Interest General fund
\$	12,332.00	Total Revenue Increase	

Expenditures:

Administration

\$	3,786.00	011-005-04100-52105	Mapping/Survey/Planning
\$	473.00	011-005-04100-53106	Admin - Dues
\$	4,920.00	011-005-04100-53507	Land Use Plan Update

Public Safety

\$	1,943.00	011-005-04300-53501	Training
\$	(19,937.00)	011-005-04300-53112	Office IT Expense
\$	19,937.00	011-005-04300-53517	Police Communications

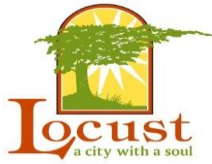
Public Works

\$	842.00	011-005-04400-53102	Office Supplies
\$	368.00	011-005-04400-55102	Insurance

Streets-Transportation

\$	(501.00)	011-005-04500-51230	401K Retirement
\$	13.00	011-005-04500-53100	Supplies
\$	488.00	011-005-04500-54100	Street Transportation

		12,332.00		Total Expenditure Increase
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Requested Budget Amendments 3/12/2026

Wastewater Fund

Revenues:

\$	54,120.00	061-004-03600-03610	User Fees
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<u>\$</u>	<u>54,120.00</u>	Total Revenue Increase	
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Expenditures:

Waste Water

\$	1,095.00	061-005-07100-53112	Office - IT Expense
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Waste Collections & Treatment

\$	50,000.00	061-005-07400-52103	Professional Services
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\$	3,025.00	061-005-07400-54103	WW - Emergency Services
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<u>\$</u>	<u>54,120.00</u>	Total Expenditure Increase	
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March 5, 2026

Via Email

FIELD OBSERVATION REPORT NO. 011

PROJECT: **LOCUST SENIOR CENTER**
City of Locust

DATE / TIME: March 2, 2026 / 9:30 AM

WEATHER: Overcast / 44 Degrees

ATTENDING: **CINDERELLA PARTNERS**
Michael Shapovalov (michael@cinderellapartners.com)

CPL
Robert Comery (rcomery@cplteam.com)

PURPOSE: Site Visit / OAC

Project Status Updates:

- **Electrical:**
 - Electrical Copper lines are being run; electricians are nearly finished with in-wall wiring, with some rework required on piping.
- **Mechanical:**
 - Ductwork to exterior wall louver locations installed. Miscellaneous ductwork progressing.
- **MEP General:**
 - (MEP (Mechanical, Electrical, Plumbing) inspections are anticipated in the next two weeks, pending HVAC progress.
- **Windows and Storefront:**
 - Storefront door frames installation is in progress, awaiting glass delivery.
- **Roofing:**
 - Roofing and shingle work has been completed, not impacting interior work.
- **Submittals and RFIs:**
 - Outstanding submittals: Operable wall (awaiting updated version), lighting package (to be submitted).
 - Issue with HVAC split unit: Model number in plans specifies an outdated refrigerant (R410A); manufacturer has provided an updated unit with equivalent specifications but new refrigerant.
- **RFIs and Response Coordination:**
 - There is a contractual five-day response window for RFIs, but urgent RFIs are being prioritized when possible.
 - Some delays in response occur when questions need to be relayed to external consultants (e.g., MEP team in Greensboro, NC).
 - Team is asked to clearly label RFIs/submittals with the discipline and recipient's name to streamline internal routing.
- **Action Plans:**
 - Submit operable wall and lighting package documents as soon as possible.
 - Label submittals appropriately for efficient processing.
 - Continue to communicate urgent needs directly for faster turnaround.



FIELD OBSERVATION REPORT 011

Locust Senior Center

City of Locust

March 5, 2026

Page 2 of 4

- Push for phased inspections to allow drywall and insulation while HVAC work finalizes.
- Coordinate with all trades to ensure in-wall work is complete prior to inspections.
- **On Site Discussion:**
 - Exterior side of window "E" at Multi-Purpose A116. Jamb locations. EIFS turns into window frame. At the jamb only, do not include rigid insulation and use finish system only. This is to avoid covering the face of the Storefront window frame.
- **Schedule and Next Steps:**
 - Revised project schedule to be issued by the end of this week.
 - Next project meeting scheduled for March 16, 2026.
 - Furniture delivery coordination pending receipt of updated schedule.

SITE

Lobby: Aluminum Storefront system installation in progress. A horizontal furred pilaster will be installed between SF Door System and SF Clerestory system to conceal the conduits necessary for the ADA door opener and exit sign.



Installation of SF doors in progress





FIELD OBSERVATION REPORT 011

Locust Senior Center

City of Locust

March 5, 2026

Page 3 of 4

L2: Ductwork for Louver-2 installed.



L2: Ensure exterior louver openings are covered and protected.



Corridor BS-1: Copper piping and insulation installation in progress.



Corridor: Terminal Unit TU-9B installed.





FIELD OBSERVATION REPORT 011

Locust Senior Center

City of Locust

March 5, 2026

Page 4 of 4

Roofing shingles installed.



CPL

Robert Comery
Sr. Architectural Designer

cc: All Attending
Andrey Bruyako (andrey@cinderellapartners.com)
Pam Johnson (pjohnson@benesch.com)
Roberto Rivas (rrivas@cplteam.com)
Burk Edwards (bedwards@cplteam.com)
Justice Harris (jharris@cplteam.com)
Mike Ranieri (mrانieri@cplteam.com)
Ron Davis (rdavis@cplteam.com)
Taylor Bishal (tbishal@cplteam.com)
Terry Williams (twilliams@mmsainc.com)

S:\Projects\Locust_C\Senior Center Facility\G Comm\FIELD Reports\2026-0302_FOR 011

**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>
Sunday, February 1, 2026	11:59:59 PM	411135.3	411135.3	
Monday, February 2, 2026	11:59:59 PM	839734.1	428598.8	0.14
Tuesday, February 3, 2026	11:59:59 PM	1250647.5	410913.4	0.08
Wednesday, February 4, 2026	11:59:59 PM	1674523.4	423875.9	0.02
Thursday, February 5, 2026	11:59:59 PM	2111983.7	437460.3	0.03
Friday, February 6, 2026	11:59:59 PM	2548161.9	436178.1	0.02
Saturday, February 7, 2026	11:59:59 PM	2998005.9	449844.1	
Sunday, February 8, 2026	11:59:59 PM	3425014.4	427008.4	
Monday, February 9, 2026	11:59:59 PM	3836324.1	411309.7	
Tuesday, February 10, 2026	11:59:59 PM	4242013.1	405689.1	
Wednesday, February 11, 2026	11:59:59 PM	4647998.7	405985.6	
Thursday, February 12, 2026	11:59:59 PM	5040083.1	392084.4	
Friday, February 13, 2026	11:59:59 PM	5436951.9	396868.8	
Saturday, February 14, 2026	11:59:59 PM	5845736.6	408784.7	
Sunday, February 15, 2026	11:59:59 PM	6487871.3	642134.7	1.50
Monday, February 16, 2026	11:59:59 PM	7033961.6	546090.3	
Tuesday, February 17, 2026	11:59:59 PM	7481245.0	447283.4	
Wednesday, February 18, 2026	11:59:59 PM	7912235.3	430990.3	
Thursday, February 19, 2026	11:59:59 PM	8339310.3	427075.0	
Friday, February 20, 2026	11:59:59 PM	8764360.3	425050.0	0.05
Saturday, February 21, 2026	11:59:59 PM	9202050.3	437690.0	0.19
Sunday, February 22, 2026	11:59:59 PM	9689281.2	487230.9	0.20
Monday, February 23, 2026	11:59:59 PM	10131120.0	441838.8	
Tuesday, February 24, 2026	11:59:59 PM	10561744.7	430624.7	
Wednesday, February 25, 2026	11:59:59 PM	10978582.8	416838.1	
Thursday, February 26, 2026	11:59:59 PM	11483104.7	501521.9	0.40
Friday, February 27, 2026	11:59:59 PM	11955802.8	476698.1	0.03
Saturday, February 28, 2026	11:59:59 PM	12419685.0	462882.2	
Monthly Total			12419685.0	2.66
Daily Average		443560.18		



FEBRUARY 2026 SUMMARY

FEBRUARY 2026

CATEGORY	AMOUNT
Total Calls Dispatched/Initiated	240
Traffic Stops Conducted	305
Business And Neighborhood Patrols	3,208
Arrests Made (Persons)	10
Total Arrest Charges	25
Citation Charges Issued	104
Warnings Issued	243
Total Traffic Crashes Reported	10
Street/Highway Crashes	5
PVA/Parking Lot Crashes	5
Total Activities Attended By LPD	3,753

FEBRUARY 2026 OFFICER OF THE MONTH



PO2 D. Caleb Whitley

- 545 Patrols Completed (38.9 Per Shift)
- 35 Total Traffic Stops
- 32 Calls Attended
- 31 Warnings Issued
- 9 Arrest Charges, 3 DWI Arrests
- 3rd Straight Officer Of The Month Award

Planning and Zoning

February 2026

14 New House permits
SDH, True

Century,

7 Remodels

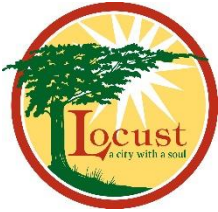
1 Garage

1 Pool

1 Patio

1 Deck

22 New housing permits as of 2/28/2026



City of Locust

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

MEMORANDUM

Date: March 5, 2026
From: Cesar Correa, City Manager
To: Mayor & City Council
Subject: Zoning Amendment (Conditional) – Ross Furr

BACKGROUND & PETITION INFORMATION

On December 29, 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: Ross Furr Homes, LLC

Existing Zoning: Open Space (OPS)

Proposed Zoning: General Residential – Conditional (GR-C)

Permitted Uses: All uses permitted in the General Residential 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 lot dimensions are not consistent with General Residential zoning district minimum standards.

Parcel ID Numbers: Stanly County PINs#: 5576-0333-5911

Area in Acres: The parcels total +/- 5.37 acres.

Site Description: This property is located at the corner of N. Central and Mission Church Rd. and is currently vacant.

Adjacent Land Use: Residential (Whispering Hills) and vacant.

Surrounding Zoning: The property is mostly surrounded by other residential districts/uses. To the north and northeast, the property is surrounded by the Whispering Hills community. The developer is actively completing infill development in the southeast corner of N. Central and Mission Church. Properties to the east are zoned Open Space (OPS) and are either vacant or serve as residences.

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

EXHIBITS

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

LAND USE PLAN ANALYSIS

The property lies within the area designated on the adopted 2025 Land Use Plan for Mixed Use Corridor.

The 2025 Land Use Plan defines Mixed Use Corridor as follows:

- Mixed Use Corridor: The NC Highway 200 Mixed-Use Corridor features a mixture of uses, such as less intensive retail, office, institutional, light industrial, **and residential**, carefully designed and located to ensure compatibility and harmony within the landscape.

The property is currently zoned Open Space (OPS) and currently unincorporated in Locust city limits. City Council scheduled a public hearing and vote during the March 12, 2026 meeting to consider a voluntary annexation request from the property owner.

The proposed development is consistent with the 2025 Land Use Plan. The amendment is reasonable because the proposed development is expected to generate sustainable residential development.

SITE SPECIFIC CONDITIONS

Applicant agrees to provide the following:

1. Site plan, proposed elevations, lot dimensions, building materials and road improvements as outlined in Memorandum of Agreement.

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 January 22, 2026 the Locust Planning & Zoning Board reviewed the zoning amendment petition and voted to recommend ***approval*** of the proposed General Residential – Conditional (GR-C) zoning designation.

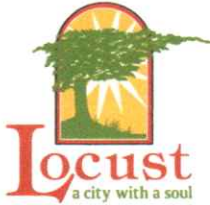
Notice of the meeting and this agenda item have been publicized, letters have been mailed to all adjacent property owners within 500ft of the subject property, and a zoning hearing sign has been posted on the property.

The Council may vote to recommend approval, denial, or to modify the recommended classification in accordance with the adopted 2025 Land Use Plan.

SUGGESTED MOTION LANGUAGE

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

Suggested motion: To approve the conditional rezoning request designating the subject property as General Residential – Conditional (GR-C). The rezoning request is reasonable, and in the best interest of the public, because the proposed development is expected to generate sustainable residential development; and it's consistent with the 2025 Land Use Plan.



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

Application for Conditional Zoning Change

Date: December 29, 2025

Applicant Name: Ross Furr Homes, LLC

Company Name (if applicable) _____

Address: 5615 Shoreview Drive Concord, NC 28025

Phone Number: 704-791-3699

Address of Property Change: 2016 N. Central Avenue Locust, NC 28097

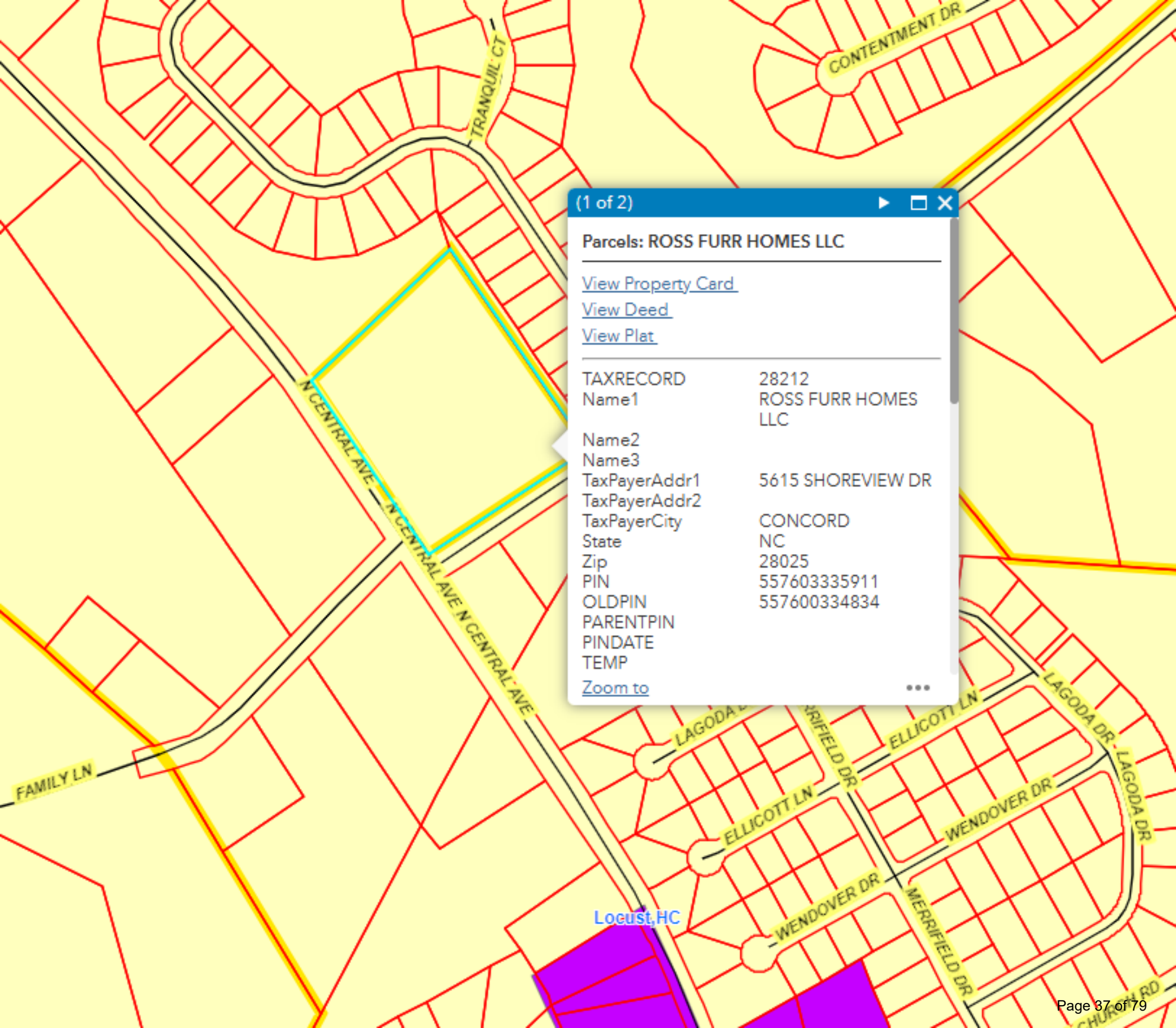
Present Zoning District: OPS

Requested Zoning District: General Residential, Conditional Use

Applicant Signature: _____


The following information is required with the application:

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



(1 of 2)



Parcels: ROSS FURR HOMES LLC

[View Property Card](#)

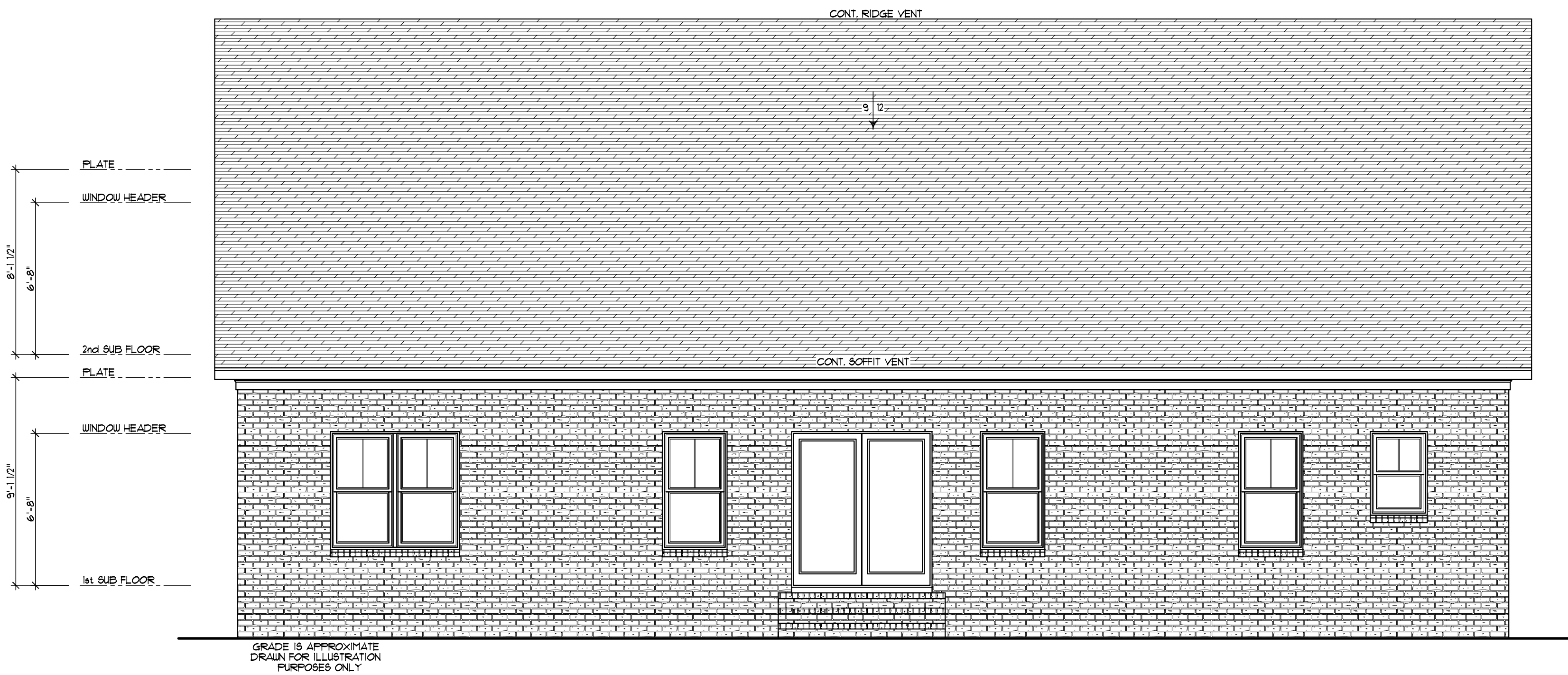
[View Deed](#)

[View Plat](#)

TAXRECORD	28212
Name1	ROSS FURR HOMES LLC
Name2	
Name3	
TaxPayerAddr1	5615 SHOREVIEW DR
TaxPayerAddr2	
TaxPayerCity	CONCORD
State	NC
Zip	28025
PIN	557603335911
OLDPIN	557600334834
PARENTPIN	
PINDATE	
TEMP	

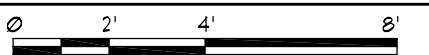
[Zoom to](#)





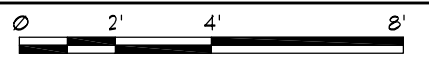
REAR ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



Custom Residential Design & Cad Services

TRANSWATTSSELL DESIGN CONCEPTS

www.tb-designconcepts.com

Phone: 704 - 467 - 1899

Fax: 704 - 788 - 2634

Email: info@tb-designconcepts.com

ROSS FURR

REVISION NO.	
JOB NO.	
DRAWN BY:	T.A.H.
CHECKED BY:	T.A.H.
SCALE:	1/4" = 1'-0" (U.N.O.)
DATE ISSUED:	7-13-20

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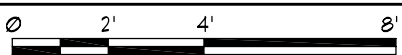
FRONT
& REAR
ELEVATIONS

A1



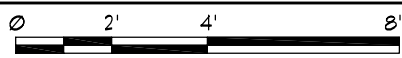
REAR ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



ROSS FURR

REVISION NO.	
JOB NO.	
DRAWN BY:	T.A.H.
CHECKED BY:	T.A.H.
SCALE:	1/4" = 1'-0" (U.N.O.)
DATE ISSUED:	7-13-20

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FRONT & REAR ELEVATIONS

A1

Custom Residential Design & Cad Services

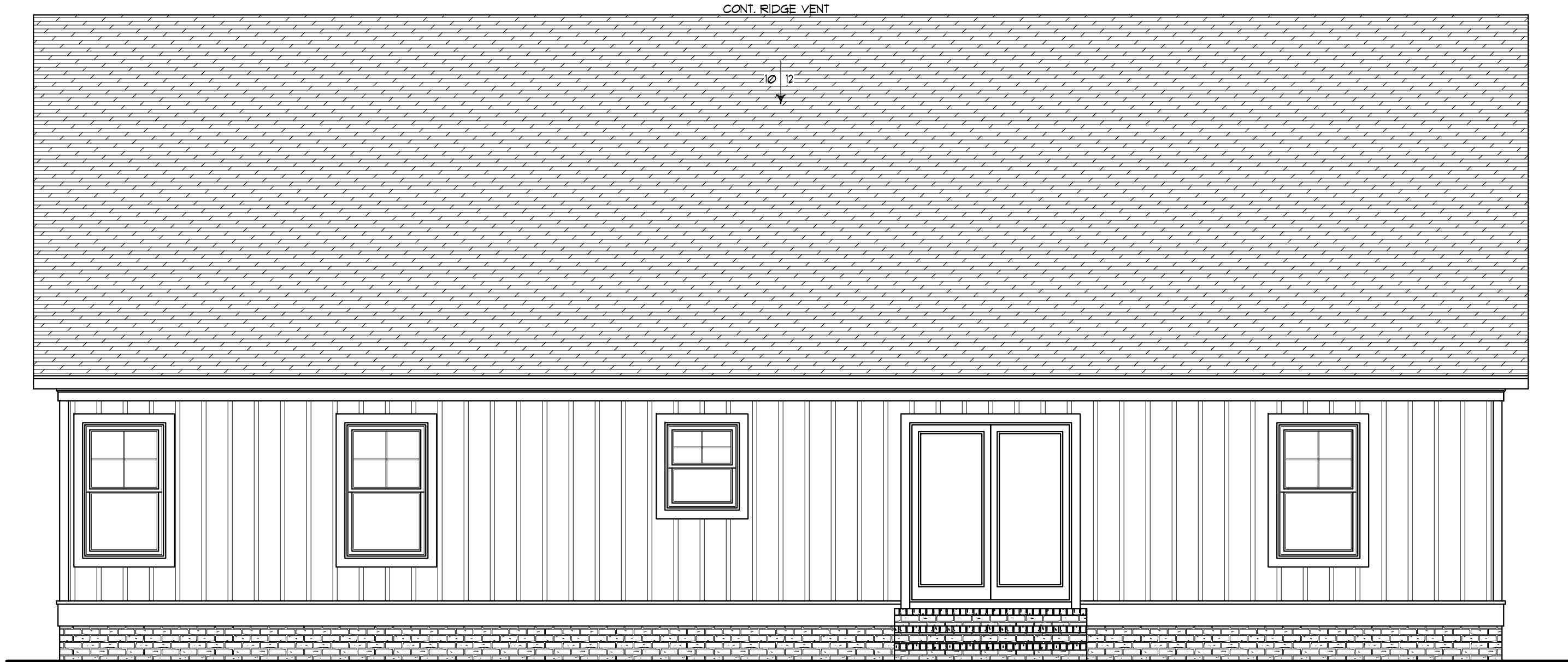
TRANSISTANTSSELL DESIGN CONCEPTS

www.tb-designconcepts.com

Phone: 704 - 467 - 1899

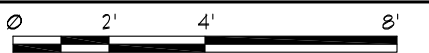
Fax: 704 - 788 - 2634

Email: info@tb-designconcepts.com



REAR ELEVATION

SCALE: 1/4" = 1'-0"



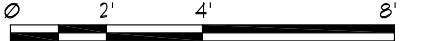
TYPICAL TRUSS ROOF:
ARCHITECTURAL ASPHALT SHINGLES
OVER 5 LB. FELT PAPER
1/16" OSB ROOF SHEATHING @ 1/8" - 1" CLIPS
PRE-ENGINEERED TRUSSES @ 24" O.C.
2 x 4 TRUSS BRACING @ 60" R.O.C. 1/2"
R-30 BATT INSULATION

FLATE
WINDOW HEADER
6" 1/2"
6"-8"
B 4 B SIDING
TYP. WHERE SHOWN
1st SUB FLOOR



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



ROSS FURR
THE ASHTON

REVISION NO.	
JOB NO.	
DRAWN BY:	T.A.H.
CHECKED BY:	T.A.H.
SCALE:	1/4" = 1'-0"
DATE ISSUED:	

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FRONT
& REAR
ELEVATIONS

A1

Custom Residential Design & Cad Services

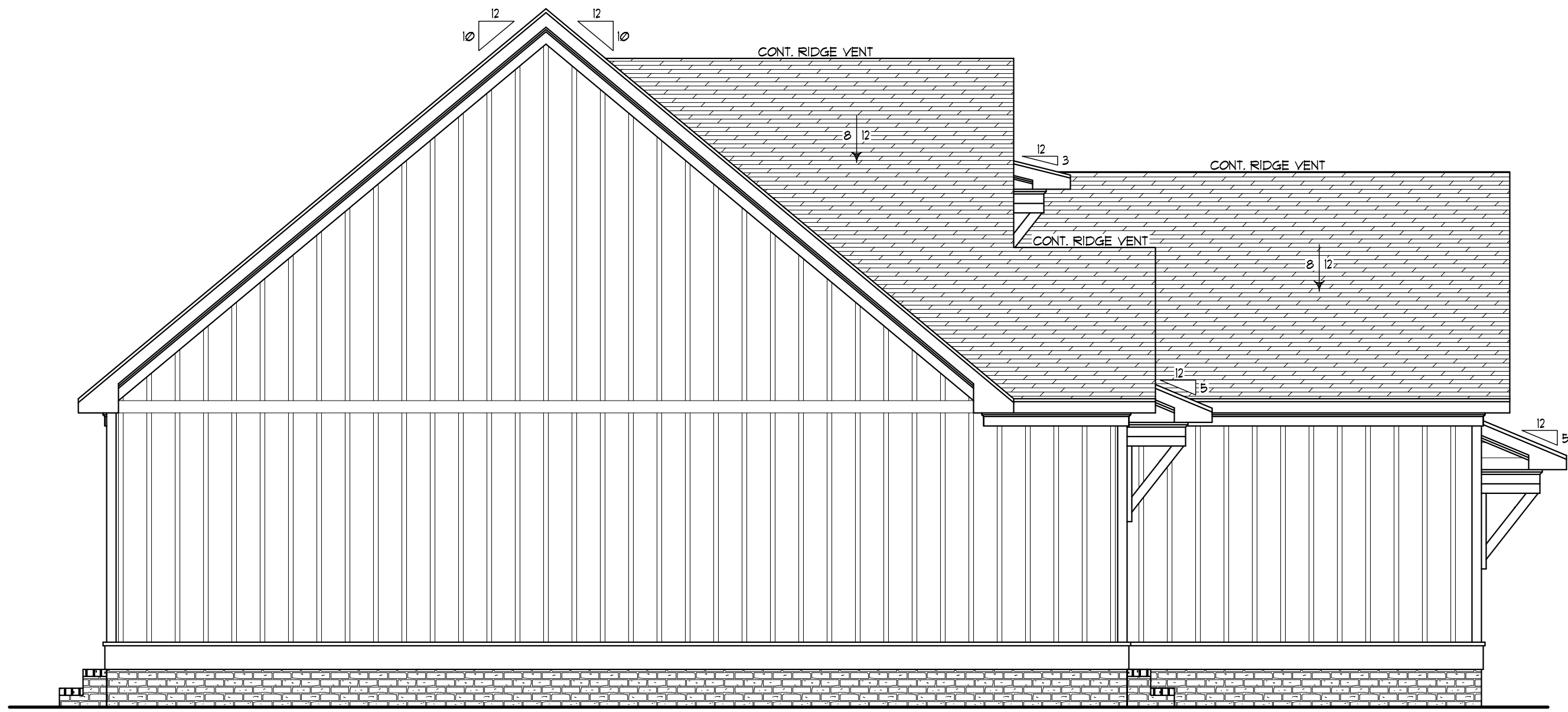
TRAVIS HARTWELL DESIGN CONCEPTS

www.th-designconcepts.com

Phone: 704 - 467 - 1899

Fax: 704 - 788 - 2634

Email: thd@th-designconcepts.com



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

ROSS FURR
THE ASHTON

REVISION NO.	
JOB NO.	
DRAWN BY:	T.A.H.
CHECKED BY:	T.A.H.
SCALE:	1/4" = 1'-0"
DATE ISSUED:	

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RIGHT
& LEFT
ELEVATIONS

A2

Custom Residential Design & Cad Services

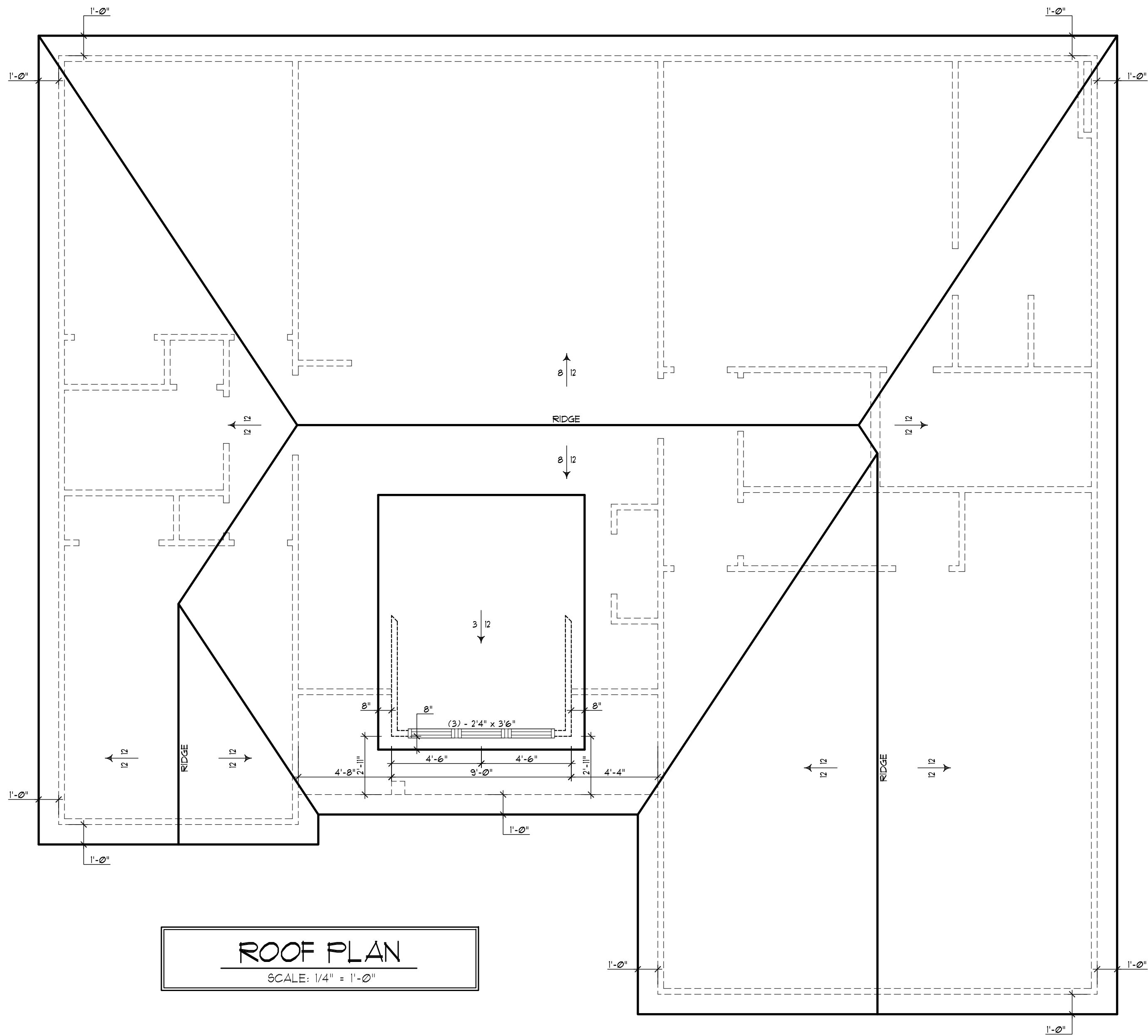
TRAVIS HARTWELL DESIGN CONCEPTS

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Phone: 704 - 467 - 1899

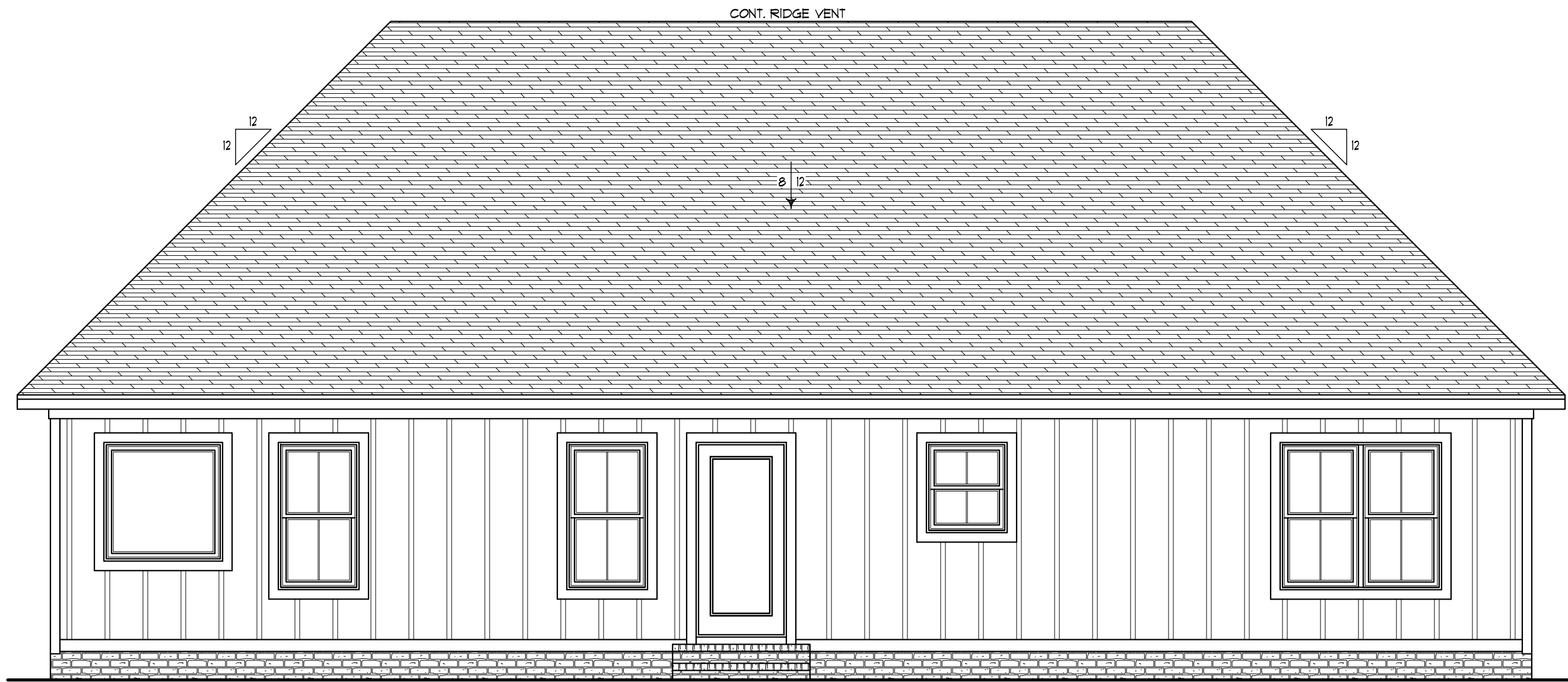
Fax: 704 - 788 - 2634

Email: thd@th-designconcepts.com



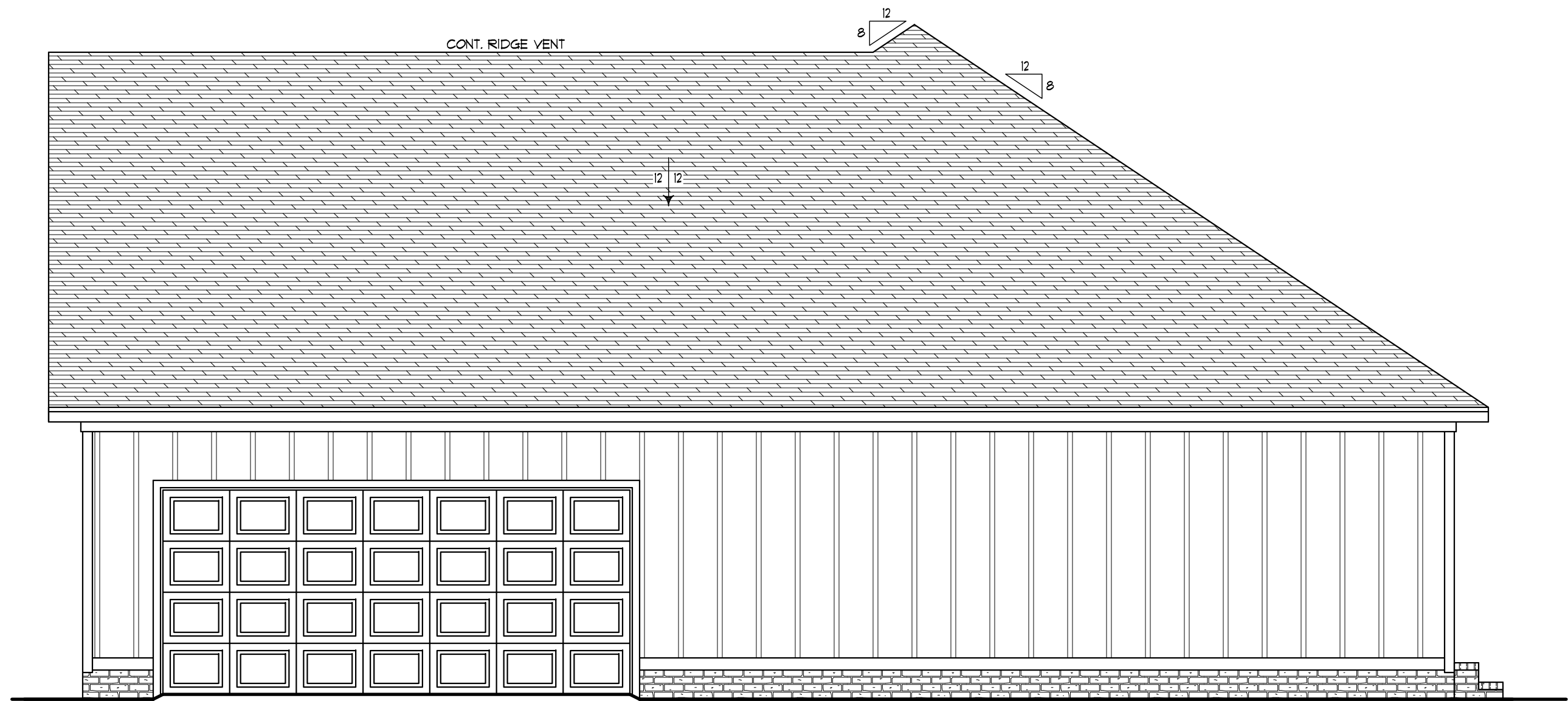
ROOF PLAN

SCALE: 1/4" = 1'-0"



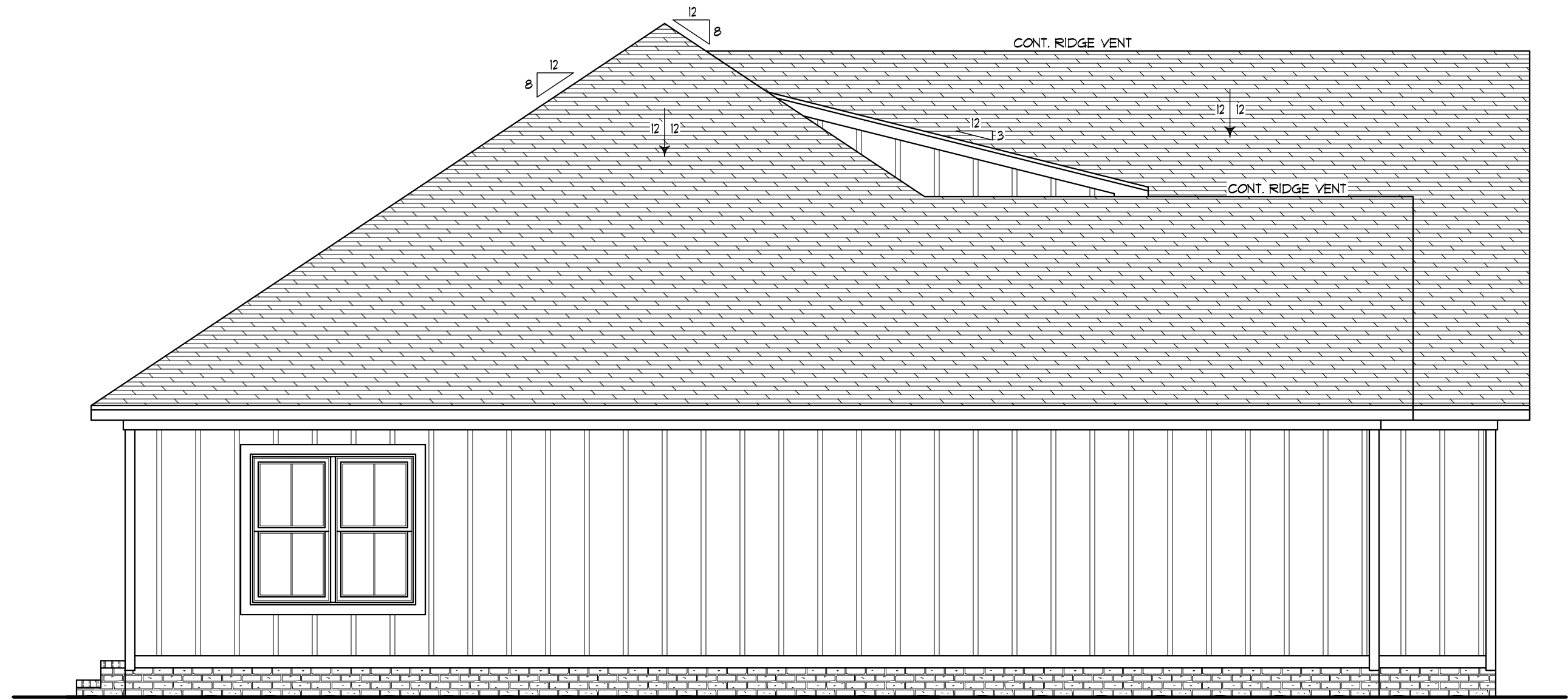
REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

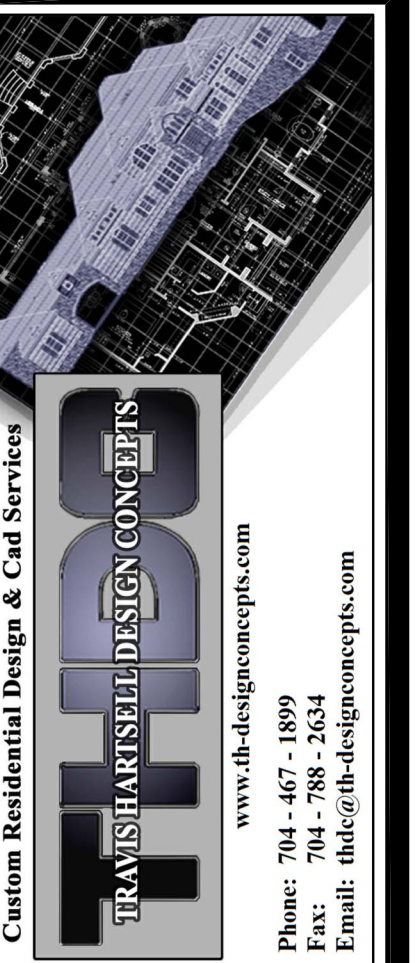
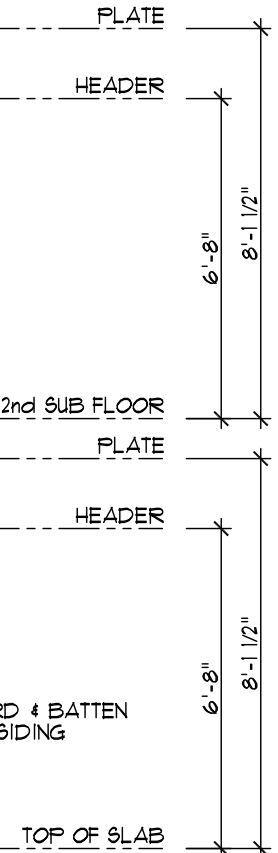
SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

TYPICAL TRUSS ROOF:
ARCHITECTURAL ASPHALT SHINGLES
OVER 1/2" LB. FELT PAPER
1/4" OSB ROOF SHEATHING @ 12" CLIPS
PRE-ENGINEERED TRUSSES @ 24" O.C.



ROSS FURR

REVISION NO.	
JOB NO.	
DRAWN BY:	T.A.H.
CHECKED BY:	T.A.H.
SCALE:	1/4" = 1'-0"
DATE ISSUED:	9-27-2021

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ELEVATIONS
&
ROOF PLAN

A1



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

- CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES WITH OWNER BEFORE CONSTRUCTION BEGINS.
- GRADE IS DRAIN FOR ILLUSTRATION PURPOSES ONLY AND VARIES PER SITE CONDITIONS.
- ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER BEFORE CONSTRUCTIONS BEGINS.
- REFER TO TYPICAL WALL DETAILS FOR FRAMING INFORMATION.
- PROVIDE STEPS AND GUARD RAILS AS REQ. PER CODE BASED ON SITE CONDITIONS.
- CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQUIRED PER CURRENT CODES.

ALL WALL SHEATHING TO COMPLY WITH METHOD WSP
(WOOD STRUCTURAL PANELING) AS PER R602.10
7/16" OSB SHEATHING SECURED
PER TABLE R602.3(1) OR R602.3(3)



Phone: 704 - 467 - 1899
Fax: 704 - 788 - 2634
Email: thdc@th-designconcepts.com

ROSS FURR

THE HILL PLAN

REVISION NO.	
JOB NO.	
DRAWN BY:	T.A.H.
CHECKED BY:	T.A.H.
SCALE:	$\frac{1}{4}" = 1'-0"$
DATE ISSUED:	12-19-2024

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RIGHT
& LEFT
ELEVATIONS

A2



NORTH CAROLINA
STANLY COUNTY

**MEMORANDUM OF UNDERSTANDING
between**

**CITY OF LOCUST,
A North Carolina Municipal Corporation**

and

**ROSS FURR HOMES LLC,
A North Carolina Limited Liability Company**

This Memorandum of Understanding ("MOU") is made and is effective as of March 12, 2026 by and between THE CITY OF LOCUST, a North Carolina Municipal Corporation ("City"), ROSS FURR HOMES LLC ("Developer"), (collectively, "the Parties").

City is a municipal corporation within Cabarrus and Stanly Counties, of the State of North Carolina which locates its primary office at 186 Ray Kennedy Drive, Locust, NC. Developer is a North Carolina Limited Liability Company with its primary office at 5615 Shoreview Drive, Concord, NC 28025.

Purpose

The purpose of this MOU is to memorialize and outline the terms of a conditional rezoning approved by the City Council of the City of Locust on March 12, 2026. Developer is the current record owners of Stanly County GIS tax parcels 5576-0333-5911 ("the Parcel"). The Developer intends to develop the Parcel into a residential subdivision consisting of 10 units.

Background

Developer submitted a conditional rezoning request for the Parcel on December 29, 2025. Following a public hearing and presentation by the Developer, City Council approved the conditional rezoning request as presented at its regular meeting on March 12, 2026.

Agreement

Development of the Parcel will be governed by the rezoning site plan (Exhibit A), and proposed elevations (Exhibit B), as well as the applicable provisions of the City of Locust Land Development Ordinances.

Developer agrees to meet the supplemental site-specific conditions listed below. The requirements listed below must be incorporated into a Declaration of Covenants, Conditions and Restrictions, which will be prepared by Developer and submitted to the City Manager for approval before recording with the Register of Deeds of Stanly County, and which will be perpetually binding, unless another zoning request modifying these requirements is approved by City of Locust City Council:

1. GENERAL PROVISIONS:

- a) Site location: These development standards form part of the rezoning plan associated with the conditional rezoning petition filed by Developer to accommodate the development of the Parcels into a new residential community on approximately 5.37-acre site located at the northeast corner of N. Central Ave. and Mission Church Rd.
- b) Principal and accessory number of buildings: **The total number of principal buildings to be developed on the site shall not exceed 10 (1.86 DUA).** Accessory buildings and structures located on the site shall not be considered in any limitation on the number of buildings on the site. Accessory structures and buildings include structures and buildings such as but not limited to; a clubhouse, a cabana, mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.

2. PRIMARY BUILDING PLACEMENT AND LOT DIMENSIONS FOR SINGLE FAMILY LOTS:

- a) Side setback: 10 feet minimum.
- b) Corner setback: 20 feet minimum
- c) Front setback: 40 feet minimum
- d) Rear setback: 25 feet minimum
- e) Minimum lot size: 11,200 square feet
- f) Minimum lot width: 70 feet (measured at front setback)
- g) Typical lot size: 70' x 160'

3. PERMITTED USES:

- a) Single-family, detached and structures accessory to detached single-family.
- b) Detached garages.
- c) Open space and/or nature preserve.
- d) Amenity areas that may include parks, clubhouses, cabanas, pool, playgrounds, sports facilities, and/or other active and passive recreational uses.
- e) Utility distribution facilities to serve intended single-family detached community.

4. BUILDING DESIGN AND ARCHITECTURAL REQUIREMENTS:

- a) Approved elevations shown in Exhibit B.

- b) Additional elevations may be submitted for approval by City Manager provided that any additional elevations reflect similar architectural styles, features and building materials as approved elevations in Exhibit B. Additional elevations must also comply with all other building design and architectural requirements in this section.
- c) All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, or fiber cement (“HardiPlank”).
- d) Vinyl siding will not be allowed as a main siding material. However, vinyl soffit, vinyl windows, and other trim materials may be constructed with vinyl products.
- e) Parallel & perpendicular street guideline: The home directly to the left, right or three (3) homes across the street from the subject property can be the same floorplan but not the same elevation. In addition, these homes cannot share the same color scheme, door, or shutter color.
- f) Driveways shall be concrete or similar hardscape material and shall be wide enough to accommodate 2 (two) cars.
- g) Roof materials shall be architectural asphalt shingles, standing seam metal, slate, tile, or similar materials.
- h) Fencing shall be limited to 4’ black aluminum fences and placed on side property lines to avoid double fencing. Vegetative screening for additional privacy allowed.

5. ACCESS AND TRANSPORTATION:

- a) Vehicular access to the site will be from Mission Church Road.
- b) The placement and configuration of the vehicular access point is subject to any minor modification required to accommodate final site development and construction plans.
- c) The new internal roads will be public streets and will be built to the street standard as depicted in the rezoning plan (Exhibit A).
- d) The alignment of the internal vehicular circulation and driveways may be modified by Developer to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the City of Locust in accordance with published standards.

6. STREETScape, BUFFERS, LANDSCAPING, AND AMENITY AREA:

- a) A 15’ perimeter landscape buffer will be provided along the property boundary as generally depicted on the rezoning plan.
- b) Open Space and buffer at the northeast corner of N. Central Ave. and Mission Church Rd. shall be preserved and enhanced. Landscaping improvements shall not impact NCDOT sight distances.
- c) Street trees will be installed in planting areas outside of the right of way along the new interior public streets.

- d) Street lighting shall be provided along the right of way.
- e) Amenity area may include pool, cabana, clubhouses, children's play area, sports facilities and other amenity features. The specific features may be altered during the construction document/permitting phase.
- f) Access to the site from Mission Church Rd. shall have entrance monumentation. Entrance monumentation may be placed within the landscape buffer and setback, but not within the right-of-way.
- g) Developer shall sod all disturbed areas from front right of way to the back of corner of homes, and seed/straw the remaining portions of the lot.
- h) Street trees shall be planted at a maximum of 40' on center and shall be a minimum of 3" in caliper.
- i) Street and lot tree placement may be subject to modification during the construction document phase due to storm drainage, utility, ADA ramps, and driveway conflicts.

7. ADDITIONAL SITE-SPECIFIC CONDITIONS:

- a) Developer shall perform or guarantee with bond by the time of final plat approval. Required off-site improvements needed to accommodate the development, including street system improvements, sidewalks, street trees and streetlights.
- b) Homeowner's Association shall own and maintain common open space areas, including the proposed stormwater management area.
- c) Maintenance of the proposed stormwater management area shall be consistent with applicable requirements per the North Carolina Department of Environmental Quality.
- d) All utilities within the site will be placed underground.
- e) The Developer shall provide street lighting on all streets within the subdivision in accordance with Duke Energy's outdoor lighting product specifications. Street lighting intensities will be controlled to assure adequate community lighting and prevent light spillage and glare directed at adjacent properties or the sky. The type of lighting fixtures, heights, and foot-candle illumination will be determined at the time of construction document submittal and will be limited to fixtures available from the local utility company.
- f) All homes shall be served by public water and sewer.
- g) An HOA shall be established by the Developer and maintained by the community. The Developer shall provide covenants, conditions, and restrictions (CCRs) to the City of Locust prior to recordation of the final plat to ensure consistency with commitments and approvals.

8. STORMWATER:

- a) Erosion control and stormwater measures shall be designed and maintained to be compliant with local, state, and federal rules and requirements. The design of these structures shall be such that adjacent streams, channels, and drainage ways are protected.

9. SITE PLAN:

- a) Developer agrees that the subdivision will be platted and developed in accordance with the Proposed Site Plan attached hereto as Exhibit A and incorporated herein by reference.
- b) This development may be constructed in phases.

Term of Agreement

This MOU will be effective from the date of signature of all parties and shall continue in effect until such time as the Development is complete.

Counterparts

This MOU may be executed in several counterparts all of which shall be regarded for all purposes as original and shall constitute and be but one and the same instrument.

Revisions

Any revisions to this MOU may be made upon the approval of all the Parties hereto and shall become effective upon the date of a signed agreement memorializing such revisions. Future amendments to the rezoning plan (which include development standards) may be applied for by the then owner or owners of the applicable development area portion of the site affected by such amendment in accordance with the provisions of the City of Locust Land Development Ordinance.

All conditions applicable to the development of the Parcel imposed under the rezoning plan will, unless amended in the manner provided under the City of Locust Land Development Ordinance, be binding upon and inure to the benefit of the Developer and subsequent owners of the site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

Statements of Authority / Representations

This MOU shall be governed and construed in accordance with the laws of the State of North Carolina applicable to agreements made and to be performed entirely within North Carolina.

This MOU shall be binding upon and shall inure to the benefit of the parties and their respective successors in interest; provided, however, that no party shall assign its rights under this MOU without written approval from the other parties.

CITY:

CITY OF LOCUST

By: Cesar Correa, City Manager

Date

DEVELOPER:

ROSS FURR HOMES LLC

By: _____

Title: _____

Date



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

**ORDINANCE NO. 2026-02: AN ORDINANCE AMENDING
ARTICLE 4 – STREETS, SECTION 4.2.I.e TRAFFIC IMPACT ANALYSIS (TIA)
OF THE CITY OF LOCUST LAND DEVELOPMENT ORDINANCE**

- WHEREAS,** the City of Locust, North Carolina, has a Land Development Ordinance (LDO) and Official Zoning Map that provides various rules and operational framework for how land can be used and developed within Locust’s planning and zoning jurisdiction; and
- WHEREAS,** the public hearing for this zoning text amendment has been noticed in compliance with North Carolina General Statutes; and
- WHEREAS,** the Locust Planning & Zoning Board reviewed this zoning text amendment at its January 22, 2026 public meeting and voted to recommend approval to the City Council; and
- WHEREAS,** the City of Locust City Council held a public hearing on March 12, 2026, for the zoning text amendment and, after considering the testimony in the public hearing and Council deliberations, made the finding that this petition is:
- The proposed zoning text amendment is reasonable, and it is in the best interest of the public because it seeks to strengthen transportation mitigation; and
 - It is consistent with the 2025 Land Use Plan, Land Use Goal 4: Coordinate Land Use with Transportation and Infrastructure

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

Section 1: Article 4 – Streets, Section 2.I.e “Traffic Impact Analysis (TIA)” 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 March 12, 2026.

Adopted this 12th day of March 2026.

Mayor, Steve Huber

ATTEST:

Amy Furr, City Clerk

ARTICLE 4 – STREETS, SECTION 4.2.I.e “~~TRAFFIC~~ ~~TRANSPORTATION~~ IMPACT ANALYSIS (TIA)”

e. ~~Traffic~~ ~~Transportation~~ Impact Analysis (TIA)

The City of Locust anticipates continued growth in residential and commercial development, and this growth pressure should be balanced with sustainable mobility. Therefore, transportation impacts, and how to mitigate them, are an important consideration for our community when a development is proposed. Public policy makers, citizens, and developers all have a stake in understanding and responding to additional demands on the transportation system. A Transportation Impact Analysis (TIA) is a tool used to evaluate the incremental impacts on the surrounding transportation infrastructure and how to mitigate them to maintain safe traffic and transportation operations.

1. TIA Determination - The City shall determine the need for a TIA upon receipt of any development application (by-right or rezoning) accompanied by a site plan. Types of development applications could include but are not limited to; multi-family developments, single family developments, commercial/mixed-use developments, or industrial developments. If warranted, the transportation consultant assigned by the City shall prepare the TIA. At the discretion of the North Carolina Department of Transportation (NCDOT) and the City, a Transportation Technical Memorandum (TTM), in lieu of a full TIA report, may be allowed for some developments. If proposed street and/or multimodal connections are not consistent with adopted plans, then an explanation or proposed transportation mitigation alternative that is equal or better shall be discussed in the study. NCDOT and the City will be responsible for determining whether the alternative mitigation plan meets and/or exceeds the performance standards of the proposed street connections in the adopted plans.
2. Minimum Thresholds for TIAs - A TIA may be required to accompany the site plan when expected gross trip generation is **1,000 total trips or more in a 24-hour period, 75 trips during identified peak hours for a residential development of any kind (including multifamily), and/or 100 total peak-hour trips for a commercial/mixed-use development (prior to any trip reductions applied).** The gross trip generation will be calculated by the City or its consultant based on the proposed project summary and site plan provided by the applicant, and the final determination for requiring the TIA will be made by the City. The City may also determine the need for a TIA or TTM based on special circumstances associated with the development, even if the gross trips fall below this threshold. This may be due to location, an intersection or thoroughfare nearby that is at or above capacity, the nature of the use, or one of the following:
 - a. Traffic generated from a non-residential development that could potentially significantly impact adjacent residential neighborhoods.
 - b. Traffic operation issues for current and/or future years on nearby streets are expected to be significantly worsened by traffic generated from the proposed new development.
 - c. Major and minor thoroughfares near the site are experiencing significant/unacceptable delays.
 - d. Traffic safety issues exist at the intersection or street that would serve the proposed new development.
 - e. The proposed land use differs significantly from the adopted Locust Land Use Plan.
 - f. The internal street or access system is not anticipated to accommodate the expected traffic generation.
 - g. The proposed development project includes a drive-through facility, or other uses such as schools that require significant on site circulation that may have an off-site impact to adjoining roads and/or intersections.
 - h. The amount, behavior and/or assignment of traffic is significantly different from a previously approved TIA, or more than 24 months have passed since completion of previous TIA.

i. NCDOT requires a TIA or TTM.

A TTM will be required for any proposed development when the conditions above are not met. In this case, the City and its consultant will determine what the TTM will address.

3. Scoping Meeting – A mandatory Scoping Meeting is required prior to beginning the TIA or TTM to discuss the requirements and strategies for a TIA/TTM specific to the site and the proposed development. Detailed information shall be submitted by the applicant and shall include intended phasing scheme, proposed build-out year, and a site plan showing proposed access points, proposed land use and densities, structure and parking envelopes. The City, the transportation consultant assigned by the City, and the applicant(s) are required to attend the mandatory scoping meeting. Representatives from the NCDOT District office will be invited and encouraged to attend as needed. The applicant should invite support staff of their development team as needed.
4. Scoping Document – A Scoping Document, in the form of NCDOT Checklist or other, detailing the understood scope and parameters of the TIA, shall be prepared by the transportation consultant assigned by the City. The Scoping Document shall be signed by the applicant and the City before the consultant can begin work on the TIA. Review by the NCDOT District Engineer will also be required if access to a state road is involved or if state road(s) within the identified study area will be impacted by the project’s traffic. Failure by the applicant to provide accurate information or failure by the assigned transportation consultant to follow the Scoping Document shall result in disapproval of the TIA. If significant changes are made to the parameters outlined in the Scoping Document, a revised Scoping Document will be required.
5. Fees – Prior to the scoping meeting, the transportation consultant assigned by the City shall submit a summary of consultant fees to the City to perform the scoping portion of the TIA/TTM. The applicant shall agree to provide payment in full to the City for these services prior to scheduling of the Scoping Meeting.

After the Scoping Meeting, the transportation consultant assigned by the City shall submit a summary of consultant fees for preparing the TIA/TTM to the City. These fees will be in addition to the work completed throughout the scoping process. The applicant shall agree to provide payment in full to the City for preparation of the TIA/TTM per the Scoping Document, so that the City can release the work to the consultant. Any additional services incurred by the transportation consultant in addition to the Scoping Document, including changes by the applicant which require updates, must be approved by the City and agreed to and paid for by the applicant prior to performance of the additional services.

6. Transportation Mitigation Agreement (TMA) – Upon completion of the TIA or TTM, certain on- or off-site transportation mitigation measures may be required as recommended by the TIA. If so, the City shall prepare a Transportation Mitigation Agreement (TMA) with assistance by the transportation consultant assigned by the City, which will summarize the following:
 - a. Site plan
 - b. Phasing and timing of development (if applicable)
 - c. Site access and points of ingress/egress
 - d. On and off-site improvements required consistent with the TIA or as dictated by City staff and/or NCDO including pedestrian and bicycle improvements in addition to vehicular
 - e. Trigger points and deadlines for construction of any improvements

The TMA must be signed by the applicant and City. NCDOT review may be required if the mitigation involves a state roadway. All off-site right-of-way area shall be acquired and dedicated prior to approval of construction documents and required mitigation measures must be implemented prior to final Certificate of Occupancy (CO) or prior to the issuance of the first Zoning Permit for residential

developments as identified in the TIA/TTM phasing plan or the applicant shall provide a payment in-lieu in accordance with Section 7.r.

7. TIA Outline and Contents – The outline and contents of what is required to be included in the TIA will be discussed at the Scoping Meeting and included in the Scoping Document. A detailed summary of the expected content and methodologies to be used in the TIA is discussed below.

- a. Cover/Signature page – Includes the project name, location, name of the applicant, contact information for the applicant, and date of the study. The name, contact information, registration number, signature, and seal of a duly qualified and registered professional engineer in the State of North Carolina are also required to appear on this page.
- b. Table of Contents – Includes a list of all section headings, figures, tables, and appendices included in the TIA report. Page numbers shall denote the location of all information, excluding appendices, in the TIA report.
- c. Executive Summary – Includes a description of the study findings, a general description of the project scope, study horizon years, expected transportation impacts of the project, and mitigation measure recommendations. Technical publications, calculations, documentation, data reporting, and detailed design should generally not be included in this section.
- d. Project Description – Includes a detailed description of the development, including the size of the parcel, development size, existing and proposed uses for the site, anticipated completion dates (including phasing if/as applicable). It shall also include the square footage of each use and/or the number and size of dwelling units proposed, and a map and copy of the site plan provided by the applicant.
- e. Site Description – Includes a description of the project location within the City and region, existing zoning and use (and proposed use if applicable), and key physical characteristics of the site, including general terrain and environmentally sensitive or protected areas.
- f. Site Access – A complete description of the ingress/egress of the site shall be explained and depicted. It shall include number of driveways, their locations, distances between driveways and intersections (provided by applicant), proposed access control (full-movement, leftover, right-in/right-out, etc.) types of driveways (two-way, one-way, etc.), traffic controls, etc. Internal streets (lanes, flow, and queuing), parking lots, sidewalks, bicycle lanes, and designated loading/unloading areas shall also be described. Similar information for adjacent properties, including topographic grade relationship, shall be provided by applicant to inform opportunities for internal connections. The number of access points shall be kept to a minimum and designed to be consistent with the type of roadway facility. Driveways serving the site from state roads shall be designed in accordance with the NCDOT's Policy on Street and Driveway Access and/or the City standards, as applicable.
- g. Study Area – The limits of the study area shall be based on the location, size and extent of the proposed project, and an understanding of existing and future land uses and traffic conditions surrounding the site. The limits of the study area for the TIA or TTM shall be reviewed and approved by the City and NCDOT staff at the mandatory Scoping Meeting. At a minimum, the study area shall include all signalized intersections within a one-mile radius of the proposed site, unless otherwise noted by City/NCDOT staff, and/or where site traffic

estimated for build-out of the project will constitute 10% or more of any signalized intersection approach or associated segment. During the Scoping Meeting, staff may reduce or increase the radius due to conditions specific to the site and supported with valid reasoning. Should study area intersections outside of the City be identified, adjacent municipalities and/or County will be notified as applicable. Unsignalized intersections may be added to the scope as directed by the City. Based on the proposed development program submitted by the applicant, a preliminary trip generation analysis and distribution/assignment will be performed within the area surrounding the site and compared to the base volumes. Related impacts or current operational issues may dictate that other intersections be included in the study area as determined by City and/or NCDOT staff. A narrative describing the study area shall identify the location of the proposed project in relation to the existing transportation system and list the specific study intersections. Unique transportation plans or policies applicable to the area (e.g., Comprehensive Pedestrian Plan, Comprehensive Transportation Plan, CATS/SCUSA bus services) shall be mentioned. A site location map shall be provided and shall identify natural features, major and minor roadways within the study area, study intersections, and a boundary of the site under consideration.

- h. Existing Conditions – Shall include a narrative and map that represents the peak-hour turning-movement volumes for the study area intersections. Traffic volumes shall represent 15-minute interval weekday turning-movement counts (TMCs) collected Tuesday through Thursday, to include heavy-vehicle, pedestrian, and bicycle counts, and shall be collected during periods of the year when local schools are in regular session. The required count timeframes are from 6:30-9:00 AM and 2:00-6:00 PM. The count timeframes are expected to cover peaking characteristics caused by local school drop-off and pick-up/dismissal times, as well as typical employment peaking characteristics; however, site-specific conditions may necessitate additional or different traffic counting hours and/or days depending on the development program and location within the City. These unique circumstances will be determined and directed by the City. The City will determine if modified peak hours or weekend analyses shall be included in the TIA at the mandatory Scoping Meeting. For example, expanded TMCs will be required if a full traffic signal warrant analysis is required as part of the TIA. The source of existing traffic volume information shall be explicitly stated (e.g., City counts, new counts collected by the applicant, NCDOT counts, etc.). If previous counts were obtained, only counts collected within one year of the Scoping Meeting will be deemed acceptable unless otherwise approved. Summary sheets for existing turning movement counts shall be included in the Appendix of the TIA report. A separate narrative and map shall be prepared to describe the characteristics of surrounding major roadways, including functional classification, number of lanes/typical cross section, posted speed limit, existing average daily traffic volumes, and intersection control. Field notes for the existing conditions observation may be included in the Appendix of the TIA report.
- i. Future Year Conditions – Unless otherwise approved by the City, future year conditions for a single-phase development shall be analyzed for the year the development is expected to be at full occupancy (build-out year); in addition, a five-year horizon scenario (build-out + 5) may be required at the discretion of City staff. For multiple-phased developments, the scenarios may be completed in order, with any improvements specified by development included in the subsequent build scenario(s), including five years after the full build-out year (build-out + 5) if applicable. Specific analysis periods to include in the study shall depend upon the development program, proposed project phasing plan, and significant improvements programmed for the surrounding transportation system. The approved offsite developments and transportation projects to be included in the future-year background conditions for the transportation system within the study area shall be

determined during the Scoping Meeting. Transportation improvements assumed in the future-year background conditions analysis may include those with an expected completion date concurrent with that of the development and funded either by the City, NCDOT, or indicated as a committed improvement by an approved offsite development. Only projects approved by the City at the Scoping Meeting may be included in the analysis as future existing infrastructure. Those improvements committed by other projects must be clearly identified in the report as approved offsite development road improvements. Approved offsite development traffic information used in the development of the future-year background traffic volumes shall be included in the Appendix of the TIA report. Unfunded, planned infrastructure projects may be mentioned in the TIA, but the description shall specifically identify that these projects are not included in the background condition. Future-year background traffic volumes shall be forecasted using historical growth rate information, regional models, and/or TIA reports for development approved by the City but not yet built. A narrative and map shall be prepared that presents turning movement volumes for each peak hour for all identified study area intersections. Future-year existing plus historical growth traffic volumes, approved development volumes, and site traffic volumes shall be clearly separated and combined in the maps.

j. Trip Generation – Base trip generation for the proposed land use(s) shall be calculated using data published in the latest version of the Institute of Transportation Engineers' (ITE) Trip Generation Manual accepted by NCDOT and the City. Data limitations, data age, choice of peak hour of adjacent street traffic, choice of independent variable, and choice of average rate versus equation shall be discussed at the mandatory Scoping Meeting. Local trip generation rates may be acceptable if appropriate validation is provided by the applicant to support them. Any deviation from ITE trip generation rates shall be discussed in the mandatory Scoping Meeting and documented in the Scoping Document if approved by the City and NCDOT. The NCDOT Municipal School Transportation Assistance (MSTA) calculator shall be used to calculate projected trip generations for school sites.

- Internal Capture – Base trip generation may be reduced by rate of internal capture when two or more land uses are proposed using methodology recommended in the most current Trip Generation Handbook published by the ITE or research published by the National Cooperative Highway Research Program (NCHRP) Transportation Research Board. Reductions for internal capture shall be applied to multi- or mixed-use sites only. The internal capture reduction shall be applied before pass-by trips are calculated.

- Pass-by Trips – Pass-by trips are those made as intermediate trips between an origin and primary destination (i.e., home to work, home to shopping, etc.). However, pass-by trips are not diverted from another roadway. Base trip generation may be reduced by rate of pass-by capture using methodology recommended in the most current Trip Generation Handbook published by the ITE. Pass-by trips associated with the development program may not exceed 10% of the peak-hour volume reported for the adjacent public street network. This network shall include the streets that provide primary access to/from the site. For example, if a site access drive that connects to a low-volume local street, which its primary access is to a major collector road, the traffic on the major collector shall be used as the adjacent street for pass-by calculation purposes. Evaluation of diverted trips may apply depending on the specifics of each site. A trip generation table shall summarize all trip generation calculations for the project.

- k. Trip Distribution – External trip distribution shall be determined on a project-by-project basis using one of several sources of information available to transportation and land planning professionals. Potential sources for determining project trip distribution may include the regional travel demand model, market analysis, existing traffic patterns, and/or professional judgment. At the City’s direction, multiple trip distributions may be required for differing land use types. Regardless of methodology, the procedures followed and logic for estimating trip distribution percentages should be documented in the TIA. Trip distribution percentages proposed for the surrounding transportation network shall be discussed during the Scoping Meeting and shall be approved by the City and NCDOT before proceeding with the TIA. A map showing the percentage of site traffic on each street included in the study area shall be included in the TIA.
- l. Trip Assignment – Site traffic shall be distributed to the surrounding transportation system based on the site’s trip generation estimates and trip distribution percentages. Future year build-out traffic forecasts (i.e., future-year background traffic plus site traffic) shall be represented in graphic formats for AM and PM peak-hour conditions at all study area intersections. If the project will be built in phases, traffic assignments shall be reported for each phase. Pass-by traffic shall be included at the proposed access points. Multiple assignment scenarios may be required if the traffic control at the accesses has the potential to vary (i.e., right-in/right-out vs. stop controlled vs. signalized).
- m. Operations Analysis – The TIA shall include vehicular operations analyses. Level-of-Service (LOS) and delay is the primary measures of effectiveness for impacts to the transportation system and is defined by the most current edition of the Highway Capacity Manual (HCM). Operations analyses shall be performed for the required existing and future-year scenarios. Impacts from the proposed project shall be measured by comparing the future year background conditions to the future year build-out conditions. Requirements for mitigation are described in Section 7.q.
- Vehicular Capacity Analysis – Unless otherwise noted, Synchro LOS and delay shall be reported for all signalized intersections and approaches identified in the study area. Based on HCM, LOS for unsignalized intersections is not defined as a whole; instead, only the individual approaches shall be reported based on the HCM results determined through the Synchro analysis. Existing signalized intersections shall be modeled based on available existing signal timing plans provided by either the City or NCDOT. Existing signal timing plans shall be included in the Appendix of the TIA report. If a traffic signal is part of a coordinated system it must be analyzed as such under all conditions. Other standard practices and default input values for evaluating signalized intersections shall be consistent with the most recent guidelines published by the NCDOT, Transportation Mobility and Safety Division, Traffic Management Unit, Congestion Management Section (“Capacity Analysis Guidelines -- Standards”). The City may also require safety, traffic simulation, gap and/or other analyses appropriate for evaluating a development application. Additional analyses and/or traffic capacity or simulation tools (such as VISSIM or Transmodeler) required for the TIA shall be identified during the Scoping Meeting. All TIA reports submitted to the City shall use Synchro, SimTraffic, VISSIM, and/or Transmodeler analysis software for signalized and unsignalized intersections and Synchro and/or Sidra Software for roundabouts, consistent with policies released by the NCDOT. A narrative, table, and map shall be prepared that summarizes the methodology and measured conditions at the intersections reported in LOS (LOS A – F), the intersection and approach signal delay for signalized intersections, the approach delay for unsignalized intersections, and 95th percentile queue lengths for all movements. Capacity analysis worksheets and NCDOT auxiliary turn-lane

warrants for unsignalized intersections shall be included in the Appendix of the TIA report.

- Multimodal Analysis – the TIA/TTM may provide a multimodal assessment and/or pedestrian capacity analysis at the discretion of the City.
 - Multimodal Assessment – If required, a field inventory and documentation of the existing pedestrian, bicycle, and/or transit infrastructure will be performed. Review of the Comprehensive Pedestrian Plan and other available plans will be performed. Specific recommendations for site/property frontage, offsite roadway widening areas, and/or interconnectivity with adjacent properties will be made as applicable.
 - Pedestrian Capacity Analysis – If required and unless otherwise noted, the latest edition of the HCM or other agreed upon methodology shall be used to evaluate pedestrian LOS for the intersections identified in the study area.

- n. Queuing Analysis – 95th percentile and simulation analysis of future-year queues shall be consistent with NCDOT’s Transportation Mobility and Safety Division, Traffic Management Unit, Congestion Management Section current practices and published Capacity Analysis Guidelines -- Standards. Turn lanes and storage lengths for the major street (uncontrolled) approaches at unsignalized driveways shall be identified using volume thresholds published in the NCDOT’s Policy on Street and Driveway Access to North Carolina Highways (see Warrant for Left- and Right-Turn Lanes Nomograph, pg. 80). Recommendations for left and right-turn lanes serving the site shall be designed to account for both the NCDOT warrants described above and to meet future-year capacity needs identified through the capacity analyses. For projects that include drive-through facilities, pick-up/drop-off areas, or entrance gates, a queuing analysis may be required by the City to ensure that vehicle stacking will not adversely impact the public transportation system. The queuing analysis must be performed using accepted transportation engineering procedures approved by the City. If a TIA is required for a new school site, the internal circulation and ingress/egress of the site shall be modeled using a “dummy signal” in the Synchro software as prescribed by NCDOT MSTA department.

- o. Crash Analysis – A summary of crash data (type, number, and severity) for the most recent five-year period at each existing study intersection is required. Traffic Engineering Accident Analysis System reports will be provided by the City and/or NCDOT and shall be included in the Appendix of the TIA report. For locations with prevalent crash types and/or frequency, a discussion shall be included describing factors that may be contributing to the incidents. At a minimum, the proposed development features shall not contribute to factors potentially involved in the existing crash rates. If contributing factors are identified, recommendations to eliminate or mitigate these features shall be included.

- p. Traffic Signal Warrants – City staff and/or NCDOT may consider potential traffic signal locations at the Scoping Meeting. However, traffic flow progression is of paramount importance when considering a new traffic signal location. A new traffic signal shall not cause an undesirable delay to the surrounding transportation system. Approval for traffic signal installation at a new location shall be based on the application of warrant criteria contained in the most current edition of the Manual on Uniform Traffic Control Devices (MUTCD) and engineering judgment. Traffic signal warrants shall be included in the Appendix of the TIA report. Additionally, spacing of traffic signals must adhere to NCDOT requirements. If a full signal warrant analysis is recommended in the TIA, the City and/or NCDOT may decide to defer a signal warrant analysis until after the development has opened to allow use of actual turning movement counts at an intersection. The TIA recommendations must clearly state that this analysis shall occur at a specified timeframe

or phase following the opening of the development. The applicant must issue a bond or letter of credit in the name of the City for the estimated cost of the signal warrant analysis and resulting signal as part of the TMA. The cost shall be established based on an engineer's estimate provided by the consultant identified by the City.

- q. Mitigation Measure Recommendations – This section of the TIA report shall provide a description of the study's findings regarding impacts of the proposed project on the existing and future transportation system and describe the location, nature, and extent of all mitigation measures recommended for the applicant to improve and/or maintain the future-year background LOS conditions through phasing and ultimate build-out of the project. This mitigation will be identified by measuring the impact between the future-year background conditions and the future-year build-out conditions. The applicant is required to mitigate transportation deficiencies caused solely by the projected impact of their proposed development, and not unacceptable background conditions or other deficiencies caused by offsite development within the defined study area.

The applicant shall be required to identify mitigation improvements to the transportation network if at least one of the following conditions exists when comparing the operations analyses of future year background conditions to future year build-out conditions:

- the total average delay at an intersection or individual approach increases by 25% or greater, while maintaining the same LOS,
- the LOS degrades by at least one level,
- or the LOS is "E" or worse in the background conditions and the proposed project shows a negative impact on the intersection or approach.

If the background LOS (intersection or approach) is "E", or "F", the applicant will be expected to mitigate only the impact caused by the proposed project. For example, if the background LOS of an approach is LOS F with 85 seconds of delay, and the project traffic increases the delay to 95 seconds at LOS F, the applicant will be required to mitigate the added 10 seconds of delay on the approach, not the inadequate background delay. City and NCDOT staff will review the recommendations in the TIA and will have the ultimate determination in the scope of the required mitigation measures.

For multi-phase developments, the capacity analysis scenarios shall address the phasing of improvements for each phase of development. The build-out + 5 scenario will require the analysis of only five years beyond the full build-out year. The build-out + 5 scenario analysis is not used for mitigation purposes. A narrative and table shall be prepared that summarizes the methodology and measured conditions at the intersections reported in LOS (LOS A–F) and average control delay for each intersection and approach.

A narrative and map shall also be prepared that describes and illustrates recommended improvements, by development phase if necessary, for mitigating the projected impact of the proposed development.

A TMA as outlined in Section 6 may apply if mitigation requirements are needed.

r. Payment-in-Lieu of Transportation Improvements – The applicant may request consideration of payment-in-lieu of required transportation improvements if the following conditions exist:

- The developer is unable to secure the needed right-of-way (ROW) for off-site transportation improvements.
- Funded transportation projects overlap with the improvements associated with the development's recommended mitigation.

For multi-phase projects, requests for payment-in-lieu consideration at the time of plan approval shall be limited to the first phase of development.

All payment-in-lieu requests shall include opinion of probable construction cost (OPCC) calculations prepared by the applicant that meet the following standards:

- All OPCC calculations must be prepared by a professional engineer licensed in the NC.
- OPCCs shall be based on a minimum of **15% engineered roadway design plans** per City of Locust Construction Standards and NCDOT Roadway Design Guidelines.
- The calculation shall include costs associated with remaining design needed, ROW acquisition, utilities, construction for the associated improvements, construction engineering and inspection, contingency (40%), and any other related soft cost that may be incurred by the project.

Any requests for payment-in-lieu received following a plan approval and/or associated TMA shall be considered an amendment to the approved plans.

If City Council, at its discretion, agrees to accept payment-in-lieu of transportation improvements for a development, the exact payment amount shall be verified at the time of construction plan review and shall meet the following standards:

- All OPCC calculations must be updated by a professional engineer.
- OPCCs shall be based on a minimum of **25% engineered roadway design plans** per City of Locust Construction Standards and NCDOT Roadway Design Guidelines.
- The calculation shall include costs associated with remaining design needed, ROW acquisition, utilities, construction for the associated improvements, construction engineering and inspection, contingency (30%), and any other related soft cost that may be incurred by the project.

All calculated cost estimates shall not be more than one year old at the time of acceptance by the City, and payment must be received prior to approval of the associated construction plans.

s. Compliance with Adopted Transportation Plans – All TIA reports must include a statement of compliance with plans, programs, and policies adopted by the City of Troutman for maintaining a safe and efficient multi-modal transportation system.

1. A TIA shall be prepared by Professional Engineer registered in the state of North Carolina.
2. The City and the Developer will discuss possible firms to prepare the TIA. The City shall make the final decision of the firm preparing the TIA.
3. A TIA may be required to support the proposed improvements associated with a new development.
4. Once staff has determined a TIA is required, a scoping meeting shall be required to outline specific data to be included in the TIA. City staff, NCDOT, and the Developer are required at the scoping meeting. The Developer should invite the needed support staff of their design team.

5. During the scoping meeting, a Memorandum of Understanding shall be prepared by the City to specify the scope of work to be performed in the TIA.
6. All costs associated with the preparation of a TIA shall be encumbered by the developer.
7. The review of the TIA shall be the responsibility of the City of Locust and/or the NCDOT.
8. Adoption of specified improvements listed in the TIA shall be agreed upon by the City of Locust, NCDOT, and the developer prior to plan approval. An Agreement of Mitigation form outlining the prescribed measures of improvement shall be executed by all entities listed above and/or responsible party with the proposed development.
9. All improvements agreed to be performed for the development shall be completed prior to acceptance of the Final Plat and/or Certificate of Occupancy unless otherwise noted in the executed agreement.
10. All costs of the improvements shall be the responsibility of the Developer unless otherwise noted.
11. Any TIA prepared for developments within the jurisdictional limits of the City of Locust shall follow the criteria and methodology of the ITE Trip Generation Manual.
12. A TIA shall be required when the following criteria is met or exceeded:
 13. 1,000 trips for site specific developments (within a 24-hour period).
 14. 75 trips for residential developments during peak hours.
 15. 100 trips for other developments on adjacent roads and development roads during peak hours.
16. Upfits, redevelopment, expansion, and/or change of use projects will be evaluated by staff for the need and requirements of a TIA.
17. For the purpose of this document, Peak Hours shall be defined as 7:00AM to 9:00AM and 4:00PM to 6:00PM.
18. Expansions, upfits, and/or change of use applications will require the staff to determine the appropriate TIA trip generation threshold for each use. Trip generations for the proposed site shall be compared to the trip generations of the current site within the past six-month period. Development approvals within the most recent five-year period will be included in the trip generation unless a separate TIA has been performed for the previously approved development. Notwithstanding the values above, a TIA shall be required for a site-specific development plan if City staff determines one of the following conditions exist:
 19. a. Traffic generated from a non-residential development will significantly impact adjacent residential neighborhoods.
20. Traffic operation problems for current and/or future years on nearby streets are expected to be substantially aggravated by traffic generated by the proposed new development.
21. Traffic safety issues exist at intersections or streets that would serve the new development.
22. The proposed land use differs significantly from that contemplated in the adopted Locust Land Use Plan.
23. The internal street or access system is not anticipated to accommodate the expected traffic generation.
24. The amount or character of traffic is significantly different from an earlier approved study or more than 24 months have passed since completion of the previous transportation study.
25. The capacity analysis included in the TIA shall utilize the Highway Capacity Manual and signalized intersections shall incorporate information from the City of Locust and/or NCDOT.
26. For developments with multiple phases, the TIA shall account for traffic counts of each phase as they are completed, as well as the cumulative traffic counts at the completion of the development.
27. Crash data within the scope of the project limits shall be included for a 3-year period for the following criteria:
 28. Type
 29. Number
 30. Severity
31. Level of Service (LOS) shall show no signs of degradation or further delays on intersections with a current LOS of E or F.

32.1. The NCDOT Municipal School Transportation Assistance (MSTA) calculator should be used to calculate the projected trip generation for school sites. School sites may need to be sent to NCDOT MSTA in Raleigh for review as part of the review process.



City of Locust

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

ORDINANCE NO. 2026-01: AN ORDINANCE AMENDING ARTICLE 2 – ZONING DISTRICTS, SECTION 2.2 CONDITIONAL DISTRICTS, AND SECTION 2.5: USE TABLE OF THE CITY OF LOCUST LAND DEVELOPMENT ORDINANCE

- WHEREAS,** the City of Locust, North Carolina, has a Land Development Ordinance (LDO) and Official Zoning Map that provides various rules and operational framework for how land can be used and developed within Locust’s planning and zoning jurisdiction; and
- WHEREAS,** the public hearing for this zoning text amendment has been noticed in compliance with North Carolina General Statutes; and
- WHEREAS,** the Locust Planning & Zoning Board reviewed this zoning text amendment at its January 22, 2026 public meeting and voted to recommend approval to the City Council; and
- WHEREAS,** the City of Locust City Council held a public hearing on March 12, 2026, for the zoning text amendment and, after considering the testimony in the public hearing and Council deliberations, made the finding that this petition is:
- The proposed zoning text amendment is reasonable, and it is in the best interest of the public because it seeks to clarify the property uses within zoning districts; and
 - It is consistent with the 2025 Land Use Plan, Section 2: Purpose of Plan

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

Section 1: Article 2 – Zoning Districts, Section 2.1 “Conventional Districts” is amended to read as shown in the attached Exhibit A, which is incorporated and made a part of this ordinance.

Section 2: Article 2 – Zoning Districts, Section 2.2 “Conditional Districts” is amended to read as shown in the attached Exhibit B, which is incorporated and made a part of this ordinance.

Section 3: Article 2 – Zoning Districts, Section 2.5 “Use Table” is amended to read as shown in the attached Exhibit C, which is incorporated and made a part of this ordinance.

Section 4: Article 2 – Zoning Districts, Section 2.6 “Lot Dimensional and Density Standards” is amended to read as shown in the attached Exhibit D, which is incorporated and made a part of this ordinance.

Section 5: Article 8 – “Conditions for Certain Uses” is amended to read as shown in the attached Exhibit E, which is incorporated and made a part of this ordinance.

Section 6: This ordinance shall become effective as of March 12, 2026.

Adopted this 12th day of March 2026.

Mayor, Steve Huber

ATTEST:

Amy Furr, City Clerk

ARTICLE 2 – ZONING DISTRICTS, , SECTION 2.1 “CONVENTIONAL DISTRICTS”

Article 2 – ZONING DISTRICTS

2.1. CONVENTIONAL DISTRICTS

2.1.1 Open Space District (OPS)

2.1.2 General Residential District (GR)

2.1.3 Neighborhood Residential District (NR)

2.1.4 City Center District (CC)

2.1.5 Highway Commercial District (HC)

2.1.6 Regional Commercial District (RC)

2.1.~~76~~ Light Highway Commercial District (LHC)

2.1.~~87~~ Campus Business & Institutional District (CBI)

2.1.~~98~~ Mobile Home District (MH)

Section 2.1.6 Regional Commercial District (RC)

Intent: The Regional Commercial (RC) District is established to accommodate high-intensity, large-scale commercial development that serves the broader region, including neighboring municipalities and the traveling public. This district is intended for retail, office, service, and entertainment uses that require substantial land area, visibility from major highways, and convenient access for vehicular traffic. The RC District is designed to encourage economic development while minimizing adverse impacts on adjacent residential and lower-intensity commercial areas.

General Requirements:

1. Provide areas for regional shopping, dining, office complexes, hotels, and other commercial uses that attract customers from a wide geographic area.
2. Ensure that development is visually attractive, safe, and compatible with surrounding land uses.
3. Promote efficient circulation and adequate parking for high volumes of traffic.
4. Encourage clustering of compatible commercial uses to reduce sprawl along major corridors.

Typical Uses:

Uses in the Regional Commercial district may include, but are not limited to:

- Large-format retail stores and shopping centers
- Automotive dealerships and service centers
- Hotels, motels, and conference centers
- Office complexes and professional services
- Restaurants and entertainment facilities
- Personal services and health clubs

Conditional uses or supplemental standards may include:

- Drive-through facilities
- Gas/service stations

- Vehicle rental or storage facilities

Relationship to Highway Commercial District:

The Regional Commercial District is intended to be located along major highways or arterials and should be buffered from lower-intensity commercial or residential districts to ensure compatibility. Landscaping, screening, and architectural features should be applied to reduce visual and noise impacts on adjacent properties.

Section 2.1.76 Light Highway Commercial District (LHC)

Section 2.1.87 Campus Business & Institutional District (CBI)

Section 2.1.98 Mobile Home District (MH)

Exhibit B:

ARTICLE 2 – ZONING DISTRICTS, SECTION 2.2 “CONDITIONAL DISTRICTS”

Conditional districts correspond to conventional districts. They provide for those situations where a particular use, properly planned, may be appropriate for a particular site, but where the conventional district has insufficient standards to mitigate the site-specific impact on surrounding areas. Uses which may be considered for a conditional district are restricted to those uses permitted in the corresponding conventional zoning district. Conditional districts are established on an individual basis, at the request of the property owner.

District	Classification
OPS (CD): Open Space District (Conditional District)	Residential
NR (CD): Neighborhood Residential District (Conditional District)	Residential
GR (CD): General Residential District (Conditional District)	Residential
CC (CD): City Center District (Conditional District)	Mixed Use
HC (CD): Highway Commercial District (Conditional District)	Commercial
RC (C): Regional Commercial District (Conditional)	Commercial
LHC (CD): Light Highway Commercial District (Conditional District)	Commercial
CB (CD): Campus Business & Institutional District (Conditional District)	Mixed Use

Application and Procedure:

1. Applications for Conditional District rezonings shall follow the procedures for map amendments as described in Article 10 of the Locust Land Development Ordinance.
2. A conceptual site plan, list of proposed uses, and any applicant-offered conditions shall accompany the application.
3. The Planning & Zoning Board shall review the request and provide a recommendation to City Council.
4. City Council shall hold a legislative public hearing and may approve, approve with conditions, deny, or postpone the request.

Review Standards:

In reviewing a Conditional District request, the City Council shall consider:

1. Consistency with the Comprehensive Land Use Plan;
2. Compatibility with surrounding uses and zoning;
3. Adequacy of public facilities, services and infrastructure;
4. Mitigation of potential adverse impacts such as noise, light, traffic, and stormwater; and
5. The promotion of orderly growth and the public health, safety, and welfare.

Site-Specific Conditions:

1. Conditions may be proposed by the applicant or by City staff, and must be accepted in writing by the applicant before approval.
2. Conditions shall be limited to those necessary to address site-specific impacts or ensure compliance with City plans and policies.
3. All approved conditions shall be binding and enforceable as part of the zoning approval.
4. Any modification of an approved Conditional District shall require a new rezoning following the same procedure.

Exhibit C:

ARTICLE 2 – ZONING DISTRICTS, SECTION 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	RC	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 (8.2019)		S	S	S	S	S	-	-	S	S	S
Multi-family Dwellings - 3 or more dwelling units		-G	-	-	-G	-G	-	-	-	-	PG
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)		-G	-G	G-	G-	-	-	-	SG	-	-
Child Care Center & Small Day Care Homes (8.11)		S	S	S	S	G/S	S	G/S	S	S	S
Civic, Social and Fraternal Organizations (11.2.1)		-G	G-	G-	G-	G-	P	G-	G-	-	G-
Correctional Institutions		-	-	-	-	-	-	-	SG	-	-
Country Club/Recreational Sports Clubs (excl. shooting ranges)		P	-	-	-	-	-	-	P	-	-
Convention Center/Visitors Bureau		-	-	-	P	PG	P	P	P	-	-
Golf Course, public or private		P	-	-	-	-	-	-	-	-	-
Government Buildings (excl. correctional institutions) and Facilities		P	-	-	P	P	P	P	P	-	-
Hospital		-	-	-	-	PG	P	-	P	-	-
Museums and Art Galleries		-	-	-	P	P	P	-	P	-	-
Park - Public, neighborhood		P	P	P	P	-	P	-	-	P	P
Park - Public, other than neighborhood.		P	P	P	P	-	P	-	P	P	P
Postal Service Facilities		-	-	-	C	C	P	C	-	-	-
Religious Institutions, up to 350 seats		-	-	-	C	C	P	-	C	-	-

P - Permitted Use	S - Permitted Use with Supplemental Regulations	C - Conditional Zoning						(-) Prohibited Use			
		Zoning Districts									
Use	OPS	GR	NR	CC	HC	RC	LHC	CBI	MH	TND	-O
Religious Institutions, more than 350 seats	P	-	-	-	C	P	-	C	-	-	-
School - Boarding	-	-	-	-	P	P	-	P	-	-	-
School - Business, Computer and Management	-	-	-	P	P	P	P	P	-	-	-
School - Charter, Private & Parochial	C	-	-	-	P	P	-	P	-	-	-
School - Public, Elementary & Secondary (8.365)	S	S	S	S	S	S	S	S	-	S	-
School - Technical & Trade	-	-	-	-	P	P	-	P	-	-	-
School - University or College	-	-	-	-	-	P	-	P	-	-	-
Social Assistance (excluding childcare centers)	-	-	-	-	G	P	-	G	-	-	-
Zoo, public or private	G	-	-	-	-	P	-	-	-	-	-
PROFESSIONAL OFFICE/BUSINESS SERVICES											
Accounting & Tax Services	-	-	-	P	P	P	C	-	-	-	-
Advertising & Related Services (excl. Sign Lettering/Painting)	-	-	-	P	P	P	G	-	-	-	-
Architectural, Engineering & Related Services	-	-	-	P	P	P	GP	-	-	-	-
Automobile Repair	-	-	-	G	G	P	-	P	-	-	-
Banks, Finance and Insurance Offices	-	-	-	P	PG	P	GP	P	-	-	-
Broadcasting & Telecommunications (excl. Towers)	-	-	-	G	G	P	P	P	-	-	-
Building, Chimney, Pool Cleaning Services	-	-	-	P	P	P	-	P	-	-	-
Carpet & Upholstery Cleaning Services	-	-	-	P	P	P	-	P	-	-	-
Catering Services	-	-	-	P	G	P	-	P	-	-	-
Clothing Alterations/Repair, Footwear Repair	-	-	-	P	P	P	-	P	-	-	-
Collection Agencies	-	-	-	P	P	P	-	P	-	-	-
Computer System Design & Related Services	-	-	-	P	P	P	P	P	-	-	-
Credit Bureaus	-	-	-	P	P	P	P	P	-	-	-
Data Processing and News Services	-	-	-	P	P	P	P	P	-	-	-
Delivery/Courier Service, Local	-	-	-	P	G	P	-	P	-	-	-
Dry Cleaning and Laundry Services	-	-	-	P	G	P	-	P	-	-	-
Electronics and Appliance Repair	-	-	-	P	G	P	-	P	-	-	-
Employment/Personnel Services/Agencies	-	-	-	P	P	P	P	P	-	-	-
Environmental Consulting Services	-	-	-	P	P	P	P	P	-	-	-
Fortune Telling/Palm Reading Services (8.14)	-	-	-	-	G	S	-	-	-	-	-
Funeral Home & Services	-	-	-	-	PG	P	P	-	-	-	-
Graphic Design Services	-	-	-	P	P	P	P	P	-	-	-
Hair, Nail & Skin Care Services	-	-	-	P	P	P	-	P	-	-	-
Indoor Recreational Facilities	-	-	-	-	G	P	-	P	-	-	-
Industrial Design Facilities	-	-	-	P	P	P	P	P	-	-	-
Interior Design Services	-	-	-	P	P	P	P	P	-	-	-
Investigation & Security Services, Locksmiths	-	-	-	P	P	P	P	P	-	-	-
Janitorial Services	-	-	-	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	RC	LHC	CBI	MH	TND	-O
Legal Services	-	-	-	P	P	P	P	P	-	-	
Management/Holding Company Offices	-	-	-	P	P	P	P	P	-	-	
Management & Marketing Consultants	-	-	-	P	P	P	P	P	-	-	
Medical/Health Care Offices	-	-	-	P	-G	P	-G	P	-	-	
Motion Picture & Sound Recording (excl. Theaters)	-	-	-	P	P	P	-	P	-	-	
Office Administrative Services	-	-	-	P	P	P	P	P	-	-	
Other Business Support Services	-	-	-	P	P	P	P	P	-	-	
Personal and Household Goods Repair	-	-	-	-	P	P	-	P	-	-	
Pest Control Services	-	-	-	-	P	P	-	P	-	-	
Pet Care Services (excl. Kennels & Veterinary Serv.)	-	-	-	P	-G	P	-	P	-	-	
Pet Care Services - Kennels only	-	-	-	-	-G	P	-	P	-	-	
Photocopy Services (excl. studios)	-	-	-	P	P	P	P	P	-	-	
Publishing Industries	-	-	-	-	-G	P	-	P	-	-	
Real Estate & Leasing Offices (excl. mini-warehousing)	-	-	-	P	P	P	P	P	-	-	
Scientific Research & Development Services	-	-	-	P	P	P	-	P	-	-	
Sports and Recreation Instruction/Camps	P	-	-	P	-G	P	-	P	-	-	P
Telemarketing/Telephone Call Centers	-	-	-	-	-G	P	-	C	-	-	
Travel Services/Agents	-	-	-	P	P	P	P	P	-	-	
Veterinarian Offices/Animal Hospitals	-	-	-	P	-G	P	-	P	-	-	
Weight Reducing centers, non-medical	-	-	-	P	-P	P	-	P	-	-	
RETAIL TRADE											
Amusement Park	-	-	-	-	-	-	-	GP	-	-	
Amusement Arcade (indoor only)	-	-	-	-G	G	P	-	G	-	-	
Art Dealers	-	-	-	P	PG	P	-	P	-	-	
Art Supply Stores	-	-	-	P	PG	P	-	P	-	-	
Auction House (General Merchandise)	-	-	-	P	PG	P	-	P	-	-	
Automotive Parts, Tires, and Accessories	-	-	-	-G	G	P	-	P	-	-	
Automobile Rental & Leasing	-	-	-	G	G	-	-	P	-	-	
Automobile Sales, New & Used	-	-	-	G	G	P	-	G	-	-	
Baked Goods/Snack Shops (excl. drive-thru)	-	-	-	P	G	-	-	P	-	-	
Bar, Tavern, Nightclub (8.45)	-	-	-	-	-G	S	-	-	-	-	
Bed & Breakfast Inns	-G	-	-	-P	G	P	-	P	-	-	
Book, Periodical & Music Stores	-	-	-	P	P	P	-	P	-	-	
Bowling Centers	-	-	-	P	-G	P	-	P	-	-	
Building Material Supply (with outdoor storage)	-	-	-	-	G	P	-	P	-	-	
Building Material Supply (with no outdoor storage)	-	-	-	G	G	-	-	P	-	-	
Brewpubs/Brewery - Micro	-	-	-	P	G	P	-	P	-	-	
Brewery - Large	-	-	-	-	G	P	-	P	-	-	
Car Wash (as a principal use)	-	-	-	-	G	P	-	P	-	-	

P - Permitted Use	S - Permitted Use with Supplemental Regulations	C - Conditional Zoning						(-) Prohibited Use			
		Zoning Districts									
Use	OPS	GR	NR	CC	HC	RC	LHC	CBI	MH	TND	-O
Cemetery Monument Dealers	-	-	-	-	<u>-G</u>	<u>P</u>	-	P	-	-	-
Clothing & Clothing Accessories	-	-	-	P	<u>G</u>	<u>P</u>	-	P	-	-	-
Consignment/Used Merchandise Stores	-	-	-	<u>-G</u>	<u>G</u>	<u>P</u>	-	<u>P</u>	-	-	-
Convenience Store (with or without gas sales)	-	-	-	<u>-G</u>	<u>G</u>	<u>P</u>	-	P	-	-	-
Distillery	-	-	-	<u>-P</u>	<u>G</u>	<u>P</u>	-	P	-	-	-
Equestrian Boarding & Riding Arenas, Commercial	<u>PG</u>	-	-	-	-	<u>-</u>	-	-	-	-	-
Equipment Rental & Leasing (with indoor storage)	-	-	-	<u>G</u>	<u>G</u>	<u>-</u>	-	P	-	-	-
Equipment Rental & Leasing (with outdoor storage)	-	-	-	-	<u>G</u>	<u>-</u>	-	P	-	-	-
Electronics & Appliance Rental	-	-	-	<u>-G</u>	<u>P</u>	<u>P</u>	-	P	-	-	-
Electronics, Camera & Appliance Stores	-	-	-	P	C		-	P	-	-	-
Electronic Gaming Establishments (8.14)	-	-	-	-	<u>G/S</u>	<u>S</u>	-	<u>S</u>	-	-	-
Farmer's Market, Fruit & Vegetable Stand (8.379)	S	-	-	S	S	<u>S</u>	-	S	-	-	-
Florist	-	-	-	P	P	<u>P</u>	-	P	-	-	-
Formal Wear & Costume Rental	-	-	-	P	P	<u>P</u>	-	P	-	-	-
Furniture & Home Furnishings	-	-	-	<u>G</u>	<u>G</u>	<u>-</u>	-	P	-	-	-
Furniture/Party Supply/Sporting goods Rental	-	-	-	<u>G</u>	<u>G</u>	<u>-</u>	-	P	-	-	-
Game Preserves	<u>-G</u>	-	-	-	-	<u>P</u>	-	-	-	-	-
General Merchandise Stores (less than 25,000 sq. ft.)	-	-	-	P	<u>G</u>	<u>P</u>	-	P	-	-	-
Gift, Novelty & Souvenir Stores	-	-	-	P	P	<u>P</u>	-	P	-	-	-
Grocery/Food Stores (excl. convenience stores)	-	-	-	P	<u>-G</u>	<u>P</u>	-	P	-	-	-
Health Clubs & Fitness Centers	-	-	-	P	<u>-G</u>	<u>P</u>	-	P	-	-	-
Hobby, Toy & Game Stores	-	-	-	P	<u>G</u>	<u>-</u>	-	P	-	-	-
Hotel, Motels & Extended Stay Lodging Facilities	-	-	-	<u>-G</u>	<u>G</u>	<u>P</u>	-	<u>G</u>	-	-	-
Jewelry, Luggage and Leather Goods	-	-	-	P	P	<u>P</u>	-	P	-	-	-
Lawn & Garden Supply (with outdoor storage or display)	-	-	-	-	<u>-G</u>	<u>P</u>	-	P	-	-	-
Lawn & Garden Supply (with no outdoor storage or display)	-	-	-	<u>-G</u>	<u>G</u>	<u>P</u>	-	P	-	-	-
Liquor Sales (ABC Stores)	-	-	-	P	P	<u>P</u>	-	P	-	-	-
LP Gas & Heating Oil Dealers	-	-	-	-	<u>-G</u>	<u>-</u>	-	P	-	-	-
Manufactured Home Sales	-	-	-	-	<u>-G</u>	<u>-</u>	-	<u>GP</u>	-	-	-
Miniature Golf Course	-	-	-	<u>-G</u>	<u>G</u>	<u>P</u>	-	P	-	-	-
Mini-warehousing/Self-storage Leasing	-	-	-	-	<u>G</u>	<u>-</u>	-	P	-	-	-
Motion Picture Theaters (excl. drive-in)	-	-	-	P	<u>G</u>	<u>P</u>	-	P	-	-	-
Motion Picture Theaters (drive-in)	-	-	-	-	<u>-G</u>	<u>-</u>	-	P	-	-	-
Motorcycle, Boat & RV Dealers, New & Used	-	-	-	-	<u>G</u>	<u>P</u>	-	P	-	-	-
Musical Instrument & Supplies	-	-	-	P	P	<u>P</u>	-	P	-	-	-

P - Permitted Use	S - Permitted Use with Supplemental Regulations	C - Conditional Zoning						(-) Prohibited Use			
		Zoning Districts									
Use	OPS	GR	NR	CC	HC	RC	LHC	CBI	MH	TND	-O
Nurseries	PG	-	-	-	G ₂	-	-	P	-	-	-
Office Supplies & Stationery Stores	-	-	-	-G	G ₂	-	-	P	-	-	-
Parking Lots & Structures, Commercial	-	-	-	-	-	P	-	P	-	-	-
Pawnshops (subject to NCGS, Chapter 91A)	-	-	-	-	-G	P	-	-	-	-	-
Pet & Pet Supply Stores	-	-	-	-G	G ₂	P	-	P	-	-	-
Pharmacies, Health & Personal Care Stores	-	-	-	P	-G	P	-	P	-	-	-
Photography Studios	-	-	-	P	P	P	-	P	-	-	-
Private Clubs	-	-	-	-P	-G	P	-	P ₂	-	-	-
Racetracks/Spectator Sports (includes racing test tracks) (8.332)	-	-	-	-	-	-	-	S	-	-	-
Reception Facilities	-	-	-	P	G ₂	P	-	P	-	-	-
Restaurant, Full Service (dine-in only)	-	-	-	P	-G	P	-	P	-	-	-
Restaurant, Limited Service (delivery, carryout, drive-thru) (8.12)	-	-	-	-G	G ₂	S	-	S ₂	-	-	-
Sewing, Needlework & Piece Goods Stores	-	-	-	P	P	P	-	P	-	-	-
Sewer/Septic Cleaning Services	-	-	-	-	-P	P	-	P	-	-	-
Sexually-Oriented BusinessesAdult Establishment (8.2)	-	-	-	-	-G	S	-	-	-	-	-
Shoe Stores	-	-	-	P	-G	P	-	P	-	-	-
Shopping Centers, less than 25,000 gross sq. ft.	-	-	-	-G	G ₂	P	-	P	-	-	-
Shopping Centers/Superstore, 25-80,000 gross sqft.	-	-	-	-	-G	P	-	P	-	-	-
Shopping Centers/Superstore, 80,000+ gross sqft.	-	-	-	-	-G	P	-	GP	-	-	-
Shooting Ranges/Archery Ranges (8.38)	-	-	-	-	-	-	-	SP	-	-	-
Sign Lettering & Painting	-	-	-	-	P	-	-	P	-	-	-
Sporting Goods Stores	-	-	-	-G	G ₂	P	-	P	-	-	-
Swimming Pool, Hot Tub Supply Stores	-	-	-	-	-G	P	-	G ₂	-	-	-
Tanning Salons, Ear Piercing, Permanent Make-up Salons	-	-	-	-G	G ₂	P	-	P ₂	-	-	-
Tattoo Parlors, Body Piercing	-	-	-	-G	G ₂	P	-	P ₂	-	-	-
Tobacco Stores and Vapor Shops	-	-	-	-G	G ₂	P	-	P	-	-	-
Trophy Shops	-	-	-	P	P	P	-	P	-	-	-
Truck Stop, Travel Plaza	-	-	-	-G	G ₂	P	-	G ₂	-	-	-
Video Tape & Disk Rental	-	-	-	-G	G ₂	P	-	G ₂	-	-	-
Winery-Cidery	-	-	-	-G	G ₂	-	-	P	-	-	-
Vineyard-Orchard	-G	-	-	-	-	-	-	-P	-	-	-
WHOLE TRADE (No outside storage unless specified)											
Alcohol Beverage Supply	-	-	-	-G	G ₂	P	-	P ₂	-	-	-
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	RC	LHC	CBI	MH	TND	-O
Chemical, Plastics & Allied Products	-	-	-	-	-	-	-	P	-	-	-
Clothing, Piece Goods & Shoe Supply	-	-	-	-	-	-	-	P	-	-	-
Coal & Ore Supply (with outdoor storage)	-	-	-	-	-	P	-	G ₋	-	-	-
Electronic Equipment and Parts Supply	-	-	-	-	-	-	-	P	-	-	-
Farm Products (Raw Materials) Sales	-	-	-	-	-	-	-	P	-	-	-
Farm Supply Products Sales (with indoor storage)	-	-	-	-	G ₋	P	-	P	-	-	-
Farm Supply Products Sales (with outdoor storage)	-	-	-	-	G ₋	P	-	G ₋	-	-	-
Florist & Nursery Supply (with indoor storage)	-	-	-	-	G ₋	P	-	P	-	-	-
Florist & Nursery Supply (with outdoor storage)	-	-	-	-	G ₋	P	-	G ₋	-	-	-
Furniture & Home Furnishings Sales	-	-	-	-	G ₋	P	-	P	-	-	-
Grocery/Food Sales	-	-	-	-	G ₋	P	-	P	-	-	-
Hardware, Plumbing & Heating Supply	-	-	-	-	PG	P	-	P	-	-	-
Jewelry Supply	-	-	-	-	G ₋	-	-	P	-	-	-
Lumber & Construction Materials (with indoor storage)	-	-	-	-	G ₋	-	-	P	-	-	-
Lumber & Construction Materials (with outdoor storage)	-	-	-	-	G ₋	P	-	G ₋	-	-	-
Metal & Pipe Supply (with indoor storage)	-	-	-	-	G ₋	-	-	P	-	-	-
Metal & Pipe Supply (with outdoor storage)	-	-	-	-	G ₋	P	-	G ₋	-	-	-
Motor Vehicle - New Parts Supply	-	-	-	-	G ₋	-	-	P	-	-	-
Motor Vehicle - Used/Salvaged Parts (indoor storage)	-	-	-	-	-	-	-	P	-	-	-
Motor Vehicle - Used/Salvaged Parts (outdoor storage)	-	-	-	-	-	P	-	G ₋	-	-	-
Music & Musical Instrument Supply	-	-	-	-	G ₋	-	-	P	-	-	-
Paint, Varnish & Paint Supplies	-	-	-	-	G ₋	-	-	P	-	-	-
Paper/Paper Product Supply	-	-	-	-	G ₋	-	-	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 (89.3)	S	-	-	-	-	-	-	-	-	-	-
Crop Production Support Activities (8.3)	S	-	-	-	-	-	-	-	-	-	-
Feed Lots (8.3)	S	-	-	-	-	-	-	-	-	-	-

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		Zoning Districts									
Use	OPS	GR	NR	CC	HC	RC	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	-	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	-	P-	-	-	
Clay & Brick Product Manufacturing	-	-	-	-	-	P	-	G-	-	-	
Computer, Electronics & Appliance Manufacturing	-	-	-	-	-	-	-	P	-	-	
Concrete (dry mix), Synthetic Stone, Stucco Manufacturing	-	-	-	-	-	-	-	P	-	-	
Contractors Office/Shop (with outdoor storage)	-	-	-	-	-	P	-	G-	-	-	
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	-	-	

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Use	OPS	GR	NR	CC	HC	RC	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	-	-	-	-	-	P	-	G ₋	-	-	-
Retail (on premise secondary use) with Indoor Storage	-	-	-	-	-	-	-	P	-	-	-
Sign Manufacturing (with indoor storage)	-	-	-	-	-	-	-	P	-	-	-
Sign Manufacturing (with outdoor storage)	-	-	-	-	-	P	-	G ₋	-	-	-
Solid Waste Collection and/or Disposal (non-hazardous)	-	-	-	-	-	-	-	P	-	-	-
Solid Waste Collection and/or Disposal (hazardous)	-	-	-	-	-	P	-	G ₋	-	-	-
Sporting & Athletic Goods Manufacturing	-	-	-	-	-	-	-	P	-	-	-
Textile Mills & Apparel Manufacturing	-	-	-	-	-	-	-	P	-	-	-
Toy, Doll & Game Manufacturing	-	-	-	-	-	-	-	P	-	-	-
Transportation Equipment Manufacturing	-	-	-	-	-	P	-	GP	-	-	-
Waste Remediation/Recovery Services (incl. salvage/junk yard)	-	-	-	-	-	P	-	G ₋	-	-	-
Wood Products Manufacturing (excl. sawmills, manufactured homes)	-	-	-	-	-	-	-	P	-	-	-
Wood Products Manufacturing (manufactured homes)	-	-	-	-	-	-	-	P	-	-	-
Wood Products Manufacturing (sawmills,)	-	-	-	-	-	-	-	P	-	-	-
Vending Machine Operators	-	-	-	-	-	P	-	P ₋	-	-	-
TRANSPORTATION, WAREHOUSING & UTILITIES USES											
Air Transportation & Support Facilities (8.4)	-	-	-	-	-	-	-	S	-	-	-
Charter/Limousine Services (8.26)	-	-	-	-	C/S	S	-	-	-	-	-
Electric Power Generation	-	-	-	-	-	P	-	P	-	-	-
Electric Power Transmission and Distribution	P	P	P	P	P	P	-	P	P	P	P
Lumber - Bulk Storage	-	-	-	-	-P	P	-	P	-	-	-
Natural Gas Distribution Facilities/Equipment	P	P	P	P	P	P	-P	P	P	P	P

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Use	OPS	GR	NR	CC	HC	RC	LHC	CBI	MH	TND	-O
Petroleum - Bulk Storage (refer to Fire Marshal)	-	-	-	-	-		-	S	-	-	
Pipeline Transportation of Petroleum & Natural gas	P	-P	-P	-P	-P	P	-P	P	-P	-P	
Public Urban, Interurban and Rural Transit Systems	P	P	P	P	P	P	-	P	P	P	
Sewage Treatment Facility, public	-P	-	-	-	-	P	-	-	-	-	
Taxi Service/Stand	-	-	-	-	GP	P	-	-	-	-	
Truck Transportation, Terminal & Support Facilities (8.420)	-	-	-	-	-	-	-	S	-	-	
Warehousing and Storage, Farm Products (8.276)	S	-	-	-	-	-	-	S	-	-	
Warehousing and Storage, General & Refrigerated (8.276)	-	-	-	-	-	-	-	S	-	-	
Water Distribution Facilities/Equipment (excl. Water Treatment)	P	P	P	P	P	P	-	P	P	P	
Water Transportation & Support Facilities	-	-	-	-	-	-	-	P	-	-	
Water Treatment Facility	-G	-	-	-	-	P	-	-	-	-	
Wireless Telecommunications (WTS Tower) (8.9)	S	S	S	S	S	S	-	S	S	S	
WTS Co-location of equipment on existing tower	S	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	P	
Ground Mounted: ≤ 1/2 acre (level 2)	-	-	-	-	-	-	-	C	-	-	
Ground Mounted: < 10 acres (level 2 or 3)	-	-	-	-	-	-	-	C	-	-	
Ground Mounted: > 10 acres (level 3)	-	-	-	-	-	-	-	C	-	-	
TECHNOLOGY & INFRASTRUCTURE											
Data Center/Data Processing Facility	-	-	-	-	-	P	-	G-	-	-	
Telecommunications Hub	-	-	-	-	-	P	-	G-	-	-	
EV Charging Station (non-residential)	-	-	-	P	P	P	-	P	-	-	

ARTICLE 2 – ZONING DISTRICTS, SECTION 2.6 “LOT DIMENSIONAL AND DENSITY STANDARDS”

Zoning District	Minimum Lot Size (sqft.)	Maximum Density (per acre)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)
OPS	44,000	1	120	367
NR	30,000	1	110	273
GR	20,000	2	100	200
CC	10,000	4	60	168
HC	-	-	50	100
RC	=	=	50	100
LHC	-	-	50	100
CBI	-	-	50	100
MH	7,500	2	-	-

Building Setbacks

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

ARTICLE 8 – ~~SUPPLEMENTAL REGULATIONS CONDITIONS~~ FOR CERTAIN USES

Section 8.2 ADULT ESTABLISHMENTS

Studies have shown that adult establishments tend to have serious deleterious effects upon nearby residential areas and uses where juveniles congregate, specifically schools, religious institutions, childcare centers, parks and playgrounds. Further, studies have shown that lowered property values and increased crime tend to accompany geographic concentrations of adult establishments. It is the intent of this section to establish regulations to prevent the concentration of adult establishments and to separate adult establishments from residential areas, schools, religious institutions, childcare centers, parks and playgrounds.

1. Adult establishments are permitted in the ~~RCHC~~ District subject to the requirements below:
 - a. Any structure in which an adult establishment is the principal or accessory use shall be separated by a distance of at least 2500 feet from any residential or mixed use zoning district and from the following principal or accessory uses, defined as protected uses for purposes of this section: dwelling units, elementary and secondary schools, religious institutions, child care centers, parks and playgrounds, medical offices, government and public institutions.
 - b. Any structure in which an adult establishment is the principal or accessory use shall be separated by a distance of at least 2500 feet from any other adult establishment.
 - c. The distance of separation from residential and mixed use zoning districts and from the protected uses listed in a), above, shall be measured from the closest point of the lot occupied by an adult establishment to the nearest residential or mixed use zoning district or the property line of a protected use. The distance of separation between adult establishments shall be measured from the closest points of the lots occupied by adult establishments.
 - d. No more than one adult establishment may be located within the same structure or on the same lot.
 - e. In the interest of public health and safety, mini-motion picture booths shall be constructed without doors and shall orient the customer entrance of each booth toward the principal sales counter.
 - f. The entrance to the building should be in the principal facade facing the public street. This facade shall contain windows of clear glass whose glazing area shall not be less than 33% of the facade area and extend down to 3'-0" above ground level. These windows shall remain unobstructed at all times from posters, curtains, blinds, and other opaque materials so as to ensure a clear view between inside and out.
 - ~~g.~~ All display materials within the establishment must be so arranged as not to be visible from the public right-of-way.

Section 8.45 BAR/TAVERN/NIGHTCLUB

Bars, taverns, and nightclubs are permitted in the RC District subject to the requirements below:

1. No bar, tavern, or nightclub shall be established within 200 feet of any of the following:
 - a. Any Residential Zoning District, Elementary School, Middle School, or High School;
 - b. Any Child Care Center or Child Care Facility;
 - c. Any Religious Institution; or
 - d. Any other existing establishment of the same kind
2. The distance measurement shall be made from the exterior building wall (or outdoor patio space) of the proposed use to the property line of the existing land use or zoning district.

Cesar Correa

From: Lauren Delvalle <Laurendelvalle90@yahoo.com>
Sent: Monday, February 23, 2026 9:07 PM
To: Cesar Correa; Amy Furr
Subject: Request to Consider Allowing Limited Backyard Hens in Locust

Dear Members of the City Council,

I am a resident of Locust and am writing to respectfully request that the City reconsider its current prohibition on keeping farm animals within city limits, specifically as it applies to small backyard hens.

Locust is widely known as a farming community, and many residents value sustainability, self-sufficiency, and responsible stewardship of their property. I would like the opportunity to keep a small number of hens (for example, 4–6 hens, no roosters) solely for personal egg production for my family.

I fully understand and support the City's interest in preventing noise, odor, and property concerns. For that reason, I would support reasonable regulations such as:

- No roosters permitted
- A limit on the number of hens
- Required setbacks from property lines
- Proper enclosure and sanitation standards
- No commercial sales

Many towns across North Carolina have adopted similar backyard hen ordinances successfully, allowing residents to maintain small, well-managed flocks without creating nuisances.

I respectfully ask the Council to consider reviewing the current ordinance and exploring a limited backyard hen allowance that balances community standards with residents' interest in sustainability.

Thank you for your time and consideration.

Sincerely,
Lauren Del Valle Williams