

City of Locust

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

Application for Zoning Change: From HC to HC Conditional Zoning

Date: 04.19. 2022

Applicant Name: Jeremiah 2911 LLC / Buzzed Viking

Company Name (if applicable) c/o Carlos Moore Architect PA

Address: 222 Church St N, Concord NC 28025

Phone Number: 704-788-8333

Address of Property Change: 805 W. Main St, Locust

Present Zoning District: HC

Requested Zoning District: HC Conditional zoning

Applicant Signature: Virginia Moore / Carlos Moore Arch PA
Brian R Anderson / Chapter 7 Trustee for Jeremiah 2911, LLC
Jonathan Pokorny / Buzzed Viking Brewing Co.

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, if commercial or multi-family.
- (3) A fee of \$500 (non-refundable) must accompany this application.



BUZZED VIKING

B R E W I N G C O M P A N Y

- 1 PIN 557503106854
Jeremiah 2911 LLC
805 W Main St
Locust NC
Current zoning HC
Requesting HC Conditional Zoning

ABOUT BUZZED VIKING BREWING CO:

Buzzed Viking Brewing Company is the first combination of a Brewery and Meadery ever established in Cabarrus county and one of the few in the country. We are a veteran and minority owned and operated Brewery and Meadery striving to produce the highest quality beer and honey wine in the great state of North Carolina and the US.

As award winning brewers, active members of the Cabarrus Homebrewers Society, and proud supporters of a variety of charitable organizations, we take pride in being a small business helping other small businesses.

Our quality control and recipes are second to none. We source the highest quality local honey as well as the best honey from other states. Our fruits and ingredients are all organic or locally grown. We are a wholesale brewery and meadery selling both kegs and bottles to local retail establishments.

- 2 Barbee, Jacqueline P
PO Box 700
Locust NC 28097
Property address 717 W Main St, Locust NC
Zoned HC

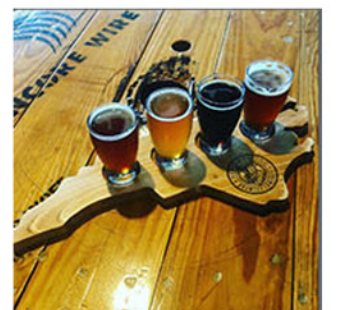
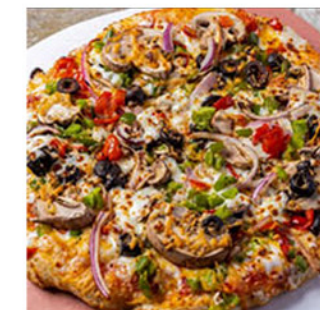
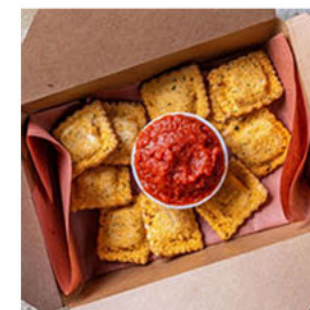
- 3 Burleson Square LLC
248 Market Street
Locust NC 28097
Property address 803 W Main St, Locust NC
Zoned HC

- 4 Wages, Crystal Crayton
5296 Tucker Helms Rd
Stanfield, NC 28163-9431
Property address 811 W Main St, Locust NC
Zoned HC

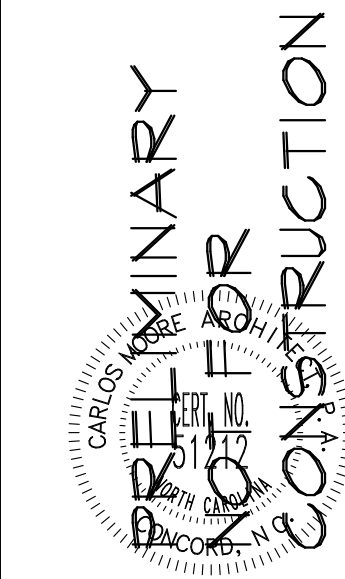
- 5 Huneycutt, Hilda L
13530 Pine Bluff Rd
Midland, NC 28107
Property address 812 W Main St, Locust NC
Zoned HC

- 6 Cantie, Amy S
PO Box 1144
Matthews, NC 28106
Property address 804 W Main St, Locust NC
Zoned HC

Carlos J. Moore
ARCHITECT, P.A.



NOTICE:
ALL FEDERAL, STATE, LOCAL, CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF PLANS AND SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED HEREIN. VARIANCES O.K.
THESE DRAWINGS ARE DIAGNOSTIC, NOT INDICATING ALL CONDITIONS AND DETAILS, AND ARE INTENDED TO BE USED BY SUPPLEMENTED MEASUREMENTS. EACH DRAWING IS COMPLEMENTARY TO THE OTHERS. ALL CONDITIONS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO INSTALLATION WORK. PERFORMANCE NOT IN COMPLIANCE WITH THE INTENT OF THESE DOCUMENTS ARE THE RESPONSIBILITY OF THE PERSONS PERFORMING THE WORK.
THIS DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF CARLOS J. MOORE ARCHITECT, P.A. ANY REPRODUCTION, ALTERATION OR USE FOR OTHER THAN THE INTENDED PROJECT WITHOUT THE WRITTEN CONSENT OF CARLOS J. MOORE IS STRICTLY FORBIDDEN.
© COPYRIGHT 2022 CARLOS J. MOORE ARCHITECT PA



Carlos J. Moore
ARCHITECT, P.A.
222 CHURCH ST. NORTH, CONCORD, NC 28025
(704) 788-8333 cmoorearch@vnet.net

PROJECT TITLE: BREWERY AND RESTAURANT
BUZZED VIKING BREWERY
805 W. MAIN ST., LOCUST NC

SHEET TITLE:
SITE CONCEPT

DATE: 04.20.2022

DESIGN:

FINAL:

REVISIONS:

DRAWING NUMBER: XXXXXX

DRAWN BY: VLM

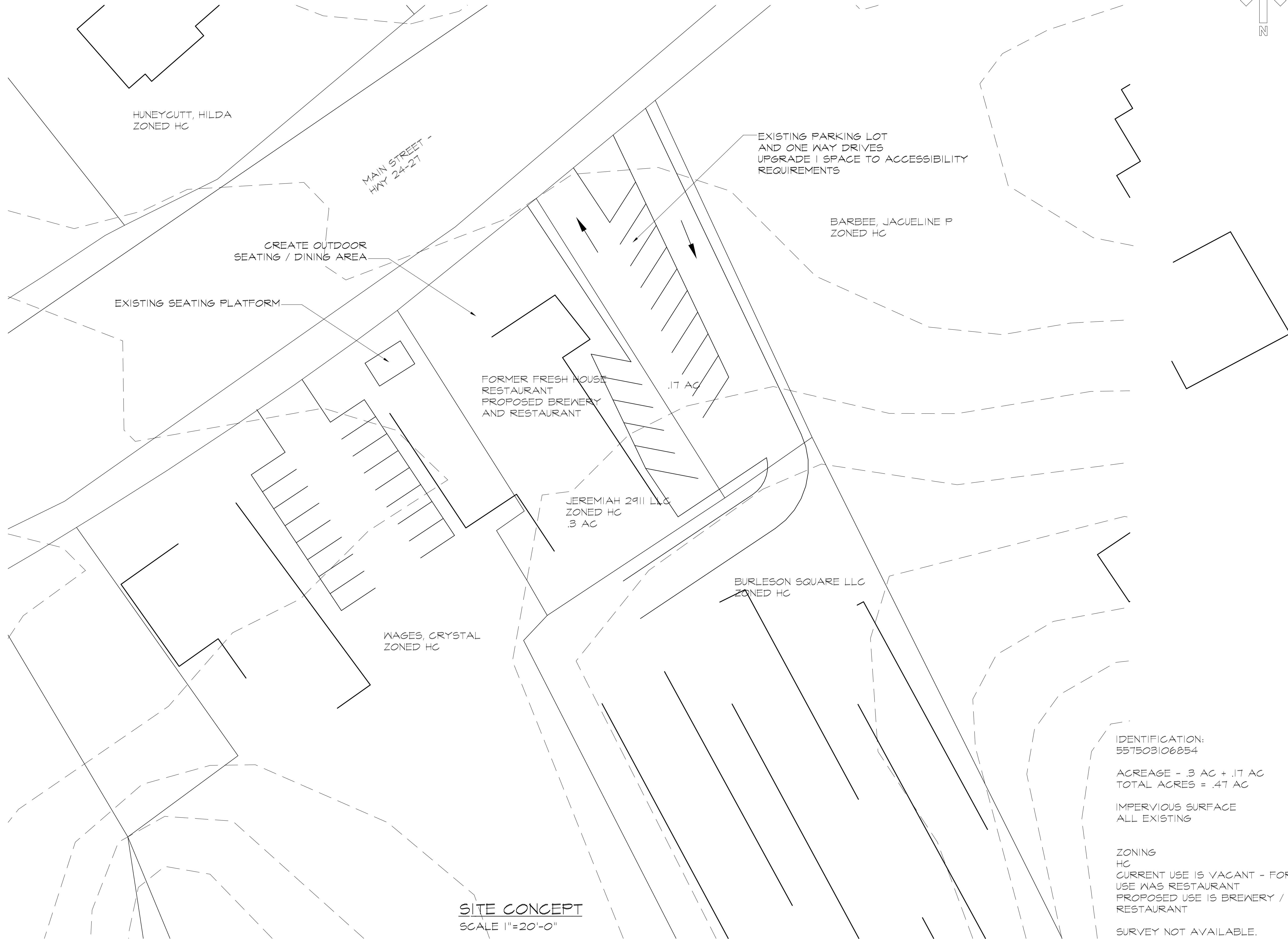
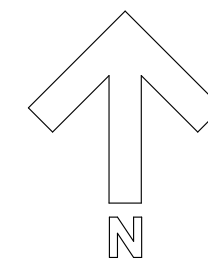
CHECKED BY: V. MOORE

SHEET

SP-1

TOTAL # OF SHEETS: 1

OF 1



SITE CONCEPT
SCALE 1"=20'-0"

IDENTIFICATION:
557503106854

ACREAGE - .3 AC + .17 AC
TOTAL ACRES = .47 AC

IMPERVIOUS SURFACE
ALL EXISTING

ZONING
HC
CURRENT USE IS VACANT - FORMER
USE WAS RESTAURANT
PROPOSED USE IS BREWERY /
RESTAURANT

SURVEY NOT AVAILABLE.
INFORMATION TAKEN FROM
GIS



ARCHITECT, P.A.

Established 1987

222 Church Street North • Concord, NC 28025 • 704-788-8333 • Fax 704-782-0487 • www.cmoorearch.com

Subject property: PIN 557503106854
 Jeremiah 2911 LLC
 805 W Main St
 Locust NC
 Current zoning HC
 Requesting HC Conditional Zoning

Adjacent property owners:

Barbee, Jacqueline P
PO Box 700
Locust NC 28097
Property address 717 W Main St, Locust NC
Zoned HC

Burleson Square LLC
248 Market Street
Locust NC 28097
Property address 803 W Main St, Locust NC
Zoned HC

Wages, Crystal Crayton
5296 Tucker Helms Rd
Stanfield, NC 28163-9431
Property address 811 W Main St, Locust NC
Zoned HC

Huneycutt, Hilda L
13530 Pine Bluff Rd
Midland, NC 28107
Property address 812 W Main St, Locust NC
Zoned HC

Cantie, Amy S
PO Box 1144
Matthews, NC 28106
Property address 804 W Main St, Locust NC
Zoned HC