



Locust City Council Meeting Agenda Joel Huneycutt Community Room

7:00 PM

September 11, 2025

Mayor
Council Members

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

- | | | |
|---------------------|---|---------------|
| Call to Order: | 1. Call to Order | Mayor Huber |
| | 2. Presentation of Colors, Prayer | Mayor Huber |
| | 3. Adopt Agenda | |
| | 4. Minutes - adopt August 21, 2025 | Amy Furr |
| | • August 21, 2025 Minutes | |
| Reports: | 5. Financial Reports | |
| | • Financial Summary - August 2025 | |
| | 6. Mayor's Report | Mayor Huber |
| Department Reports: | 7. Manager's Report | Cesar Correa |
| | • Budget Amendment - General Fund Capital Improvement Projects | |
| | • Purchase Orders | |
| | • Resolution In Support of Expanding School Capacity in Western Stanly County | |
| | 8. Administration/HR | De Dee Nathan |
| | 9. Parks | Mandy Watson |
| | 10. Facilities | Barry Sims |
| | • Update: Senior Center Construction | |
| | 11. Public Works | Larry Baucom |
| | • Wastewater Flow Report — August 2025 | |
| | 12. ABC, Economic Development & Small Business Support | Rusty Efird |
| | 13. Public Safety | Roger Hypes |
| | • Public Safety Report - August 2025 | |
| | 14. Planning & Zoning | Mike Haigler |
| | • Monthly Report - August 2025 | |

- Schedule Public Hearings: Locust Mower, Two Buck Saloon, and Ray Ray's Chicken Shack
- Voluntary Annexation Request - 6780 NC Hwy 24/27
- Site Plan Amendment: Greater Life Church

15. Public Comment Period:

16. Board Closing Comments

17. Adjourn

Next Scheduled Council Meeting - October 9, 2025



Locust City Council

Meeting Minutes

Joel Huneycutt Community Room

7:00 PM

August 21, 2025

Mayor
Council Members

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

1. Call to Order

Meeting was called to order at 7:01pm

2. Presentation of Colors, Prayer

Mayor Pro-tem Larry Baucom led in the Pledge of Allegiance and Council Member Roger Hypes gave the invocation.

M/S/A Council Members Rusty Efird and Roger Hypes (6-0)
Motion to excuse Mayor Huber and Council Member Mandy Watson

3. Adopt Agenda

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

4. Minutes - adopt July 10, 2025

M/S/A Council Members Barry Sims and Rusty Efird (6-0)
Motion to approve the July 10, 2025 minutes

July 10, 2025

5. Financial Reports

City Manager Cesar Correa notated that the reports presented reflect the first month of our new fiscal year. Please remember that until October, our General Fund is going to be showing a deficit. This is only temporary

until our revenues, especially for ad valorem taxes, begin to come in during the month of September. In the meantime, we operate with cash available in our fund balance. This is our standard operating procedure, and not a cause for concern. General Fund expenditures exceeded revenues by \$355,241.24 and Wastewater Fund revenues exceeded expenditures by \$142,728.81. The auditors completed their field work in 2 days this week. A big thank you to Finance Director Stephania Morton for all of her hard work.

Financial Summary

6. Mayor's Report

Nothing to report at this time.

7. Manager's Report

City Manager Cesar Correa presented to Council the GFOA Distinguished Budget Presentation Award. The GFOA awarded the City this prestigious award for our efforts in presenting a clear and transparent budget to our residents. He then presented a Capital Reserve Fund Resolution to Council for approval of System Development Fees. This is a resolution that the Council adopts each year following the end of the prior fiscal year. It is our way of accounting for the collection and use of system development fees (SDFs). Please note that the City used all SDFs collected through last fiscal year for the purpose of completing the North Basin sewer infrastructure improvements. We began this current fiscal year of 25/26 with zero SDFs available. Public Works Director Tim Flieger and his team completed the revised pavement condition study. We are pleased to report that since 2019 the overall grade of all city streets has improved. Thank you for your commitment to allocating all Powell Funds (and often additional funds) to ensure we can continue to improve the condition of roads. Finally, Mr. Correa reviewed purchase orders for Council approval.

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

M/S/A Council Members Michael Haigler and Barry Sims (6-0)
Motion to adopt the Capital Reserve Fund Resolution for system development fees for fiscal year 2025/2026

GFOA - Distinguished Budget Presentation Award

Resolution - Capital Reserve Fund for System Development Fees

2025 Pavement Condition Study

Purchase Orders

8. Administration/HR

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

9. Parks

We are pleased to officially announce that the City of Locust received a \$500,000 accessibility in parks grant for improvements to the Officer Jeff Shelton Memorial Park. A majority of the funds will be used to replace the playground equipment and make it more accessible. The rest of the funds, and our matching funds, will be

used to complete other improvements and enhancements to the park. The improvements include accessibility, drainage, parking, and playground changes. Park Director Emily Jones gave a presentation on the changes that will be made to the universal playground.

The Parks Department completed an after-season survey for parents and coaches. We evaluated the responses from both the surveys and comments from the last meeting by concerned parents to present a comprehensive set of recommendations. These recommendations were presented to the Locust Parks & Recreation Advisory Board for consideration. The Advisory Board presented a favorable recommendation for the Council's consideration. While these changes are operational, we wanted to publicly present them for the Council's knowledge and approval, and to address the comments you received last month. Park Director Emily Jones and Athletic Coordinator Hunter Williams gave a presentation on the survey results and the recommendations for improvements going forward. The City Council gave their full support in the presented operational changes and thanked Park Director Emily Jones and Athletic Coordinator Hunter Williams for all of their hard work.

Concert this Saturday, the Tim Clark Band and several vendors. Concert finale in September featuring the Tams and fireworks.

Accessible Parks Grant Program - Award

Athletics Survey Results - Goals For Improvement

10. Facilities

Council Member Barry Sims spoke about the work being done in the new Cresswinds community. He then noted that Public Works Director Tim Flieger and his team worked with DR Horton to ensure the new roads in The Crossroads subdivision met our design standards. DR Horton completed minor repairs identified by Locust Public Works, and we are prepared to accept the roads for public ownership and maintenance. A resolution was presented to accept Autumn Sage Dr, Flame Azalea Ct, Sycamore Crossing Ct, Carolina Hemlock Dr, Yellow Birch Dr, Beech Tree, Hickory Ridge Dr, and Dogwood Creek Dr. as City of Locust streets.

M/S/A Council Members Barry Sims and De-Dee Nathan (6-0)

Motion to adopt a resolution accepting Autumn Sage Dr, Flame Azalea Ct, Sycamore Crossing Ct, Carolina Hemlock Dr, Yellow Birch Dr, Beech Tree, Hickory Ridge Dr, and Dogwood Creek Dr. as City of Locust streets.

Resolution to Accept Roads - The Crossroads (pods 2-5)

11. Public Works

Mayor Pro-tem Larry Baucom reviewed the flow report. Thank you to the entire public works team for all of their hard work.

Wastewater Flow Report - July 2025

12. ABC, Economic Development & Small Business Support

A Local Government Opinion Resolution was presented to Council for adoption. Following our form of government change in 2023, the ABC Raleigh office is requiring that we adopt the attached resolution to reflect the change of City Manager Cesar Correa's title from City Administrator to City Manager. The Local

Government Opinion is the form that businesses are required to submit to sell/distribute beer, wine, and/or mixed beverages within the City of Locust. Mr. Correa is then responsible for reviewing both the applicant and location for approval.

M/S/A Council Members Rusty Efird and Barry Sims (6-0)

Motion to adopt the Local Government Opinion Resolution notating the change in title for the City of Locust's form of government.

ABC - Local Government Opinion Resolution

13. Public Safety

Council Member Roger Hypes reviewed the monthly police department statistics report, highlighting neighborhood and business checks. The officer of the month for July was SRO Daniel Longtin.

Monthly Report

14. Planning & Zoning

Council Member Michael Haigler reviewed the monthly report. He then asked Council to please schedule a public hearing for the September 11, 2025, meeting for a site plan amendment submitted by Greater Life Church. Last month City Manager Cesar Correa and Police Chief Jeff Shew presented the City Council with recommendations for text changes to the code of ordinances for Locust. Specifically, Chapter 71 – Parking, and Chapter 72 – Golf Carts and Electrically Powered Vehicles. The changes were reviewed by Council.

Public Hearing opened at 8:07pm for proposed ordinance text change for Chapter 71 - Parking Regulations: No one spoke for or against

Public Hearing closed at 8:07pm

Public Hearing opened at 8:08pm for proposed ordinance text change for Chapter 72 - Golf Carts and Electrically Powered Vehicles: No one spoke for or against

Public Hearing closed at 8:08pm

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

Motion to schedule public hearing for September 11, 2025, meeting for a site plan amendment submitted by Greater Life Church

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

Motion to approve proposed ordinance text change for Chapter 71 - Parking Regulations (changes attached)

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

Motion to approve proposed ordinance text change for Chapter 72 - Golf Carts and Electrically Powered Vehicles (changes attached)

Monthly Report - July 2025

Schedule Public Hearing - Site Plan Amendment for Greater Life Church

Public Hearing: Code of Ordinance Text Changes

15. Public Comment Period:

No one signed up to speak.

16. Board Closing Comments

Thank you to all who came out this evening. Congrats to the Parks Department for all they do and all their hard work on gaining the accessibility in parks grant. Congrats to City Manager Cesar Correa and Finance Director Stephania Morton on receiving the distinguished budget award. Thank you to the entire City staff for all they do. Very thankful for the Locust Police Department for their friendliness and dedication to the safety of their residents.

17. Executive Session

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

Motion to enter into executive session GS: 143-318.11 (5) at 8:30pm

Out of executive session at 8:52pm

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

Motion to allow City Manager Cesar Correa to negotiate the purchase of 125 Coley Store Rd not to exceed \$380,000.

18. Adjourn

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

Motion to adjourn at 8:55pm

Amy Furr, City Clerk

Stephen Huber, Mayor



CITY OF LOCUST
FINANCIAL SUMMARY REPORT - AUGUST 31, 2025
FISCAL YEAR ENDING 6/30/2026

GENERAL FUND (011)

	ACTUAL FY '23/'24	CURRENT BUDGET	ACTUAL 6/30/2026	Y-T-D % COLLECTED
REVENUES				
PROPERTY TAXES	\$ 2,660,358	\$ 2,400,000	\$ 58,126	2.42%
VEHICLE TAXES/DMV VEHICLE FEES	\$ 50,740	\$ -	\$ 40	0.00%
FRANCHISE TAXES	\$ 258,134	\$ 230,000	\$ -	0.00%
SALES TAXES	\$ 1,723,637	\$ 1,225,000	\$ -	0.00%
CABLE VISION FRANCHISE	\$ 19,434	\$ 21,000	\$ -	0.00%
SOLID WASTE	\$ 301,447	\$ 265,000	\$ -	0.00%
BUSINESS REGISTRATION/PERMITS	\$ 49,605	\$ 10,000	\$ 15,012	150.12%
POWELL FUND	\$ 168,669	\$ 190,500	\$ -	0.00%
ALL OTHER REVENUES	\$ 1,540,788	\$ 720,500	\$ 152,047	21.10%
	\$ 6,772,813	\$ 5,062,000	\$ 225,225	4.45%

	ACTUAL FY '23/'24	CURRENT BUDGET	ACTUAL 6/30/2026	Y-T-D % SPENT
EXPENDITURES				
GENERAL ADMINISTRATION GOV'T	\$ 777,672	\$ 824,100	\$ 167,413	20.31%
CENTRAL SERVICES	\$ 119,488	\$ 87,500	\$ 9,684	11.07%
PUBLIC SAFETY	\$ 1,757,271	\$ 2,013,500	\$ 359,176	17.84%
PUBLIC WORKS	\$ 606,275	\$ 721,000	\$ 94,335	13.08%
POWELL FUND/STREETS	\$ 172,130	\$ 296,600	\$ 30,973	10.44%
SANITATION	\$ 535,645	\$ 500,000	\$ 57,334	11.47%
PARKS & RECREATION	\$ 1,777,305	\$ 618,300	\$ 94,692	15.31%
CONTRIBUTION TO WASTE WATER FUND	\$ -	\$ -	\$ -	0.00%
CAPITAL PROJECT FUND	\$ -	\$ -	\$ -	0.00%
ECONOMIC DEVELOPMENT	\$ -	\$ 1,000	\$ -	0.00%
TRANSFER TO WASTE WATER	\$ -	\$ -	\$ -	0.00%
DEBT SERVICE	\$ -	\$ -	\$ -	0.00%
GENERAL FUND RESERVE	\$ -	\$ -	\$ -	0.00%

\$ 5,745,787	\$ 5,062,000	\$ 813,608	16.07%
--------------	--------------	------------	--------

Y-T-D FUND BALANCE INCREASE

\$ 1,027,026	\$ -	\$ (588,383)
---------------------	-------------	---------------------

Sales Tax Revenue Summary

May 2025	\$ 162,415.61	rec'd 7/14/2025
Jun 2025	\$ 167,414.94	rec'd 8/15/2025

(FY 2024-2025)

ABC Income Summary

July 2025	\$ 17,509.25	FY 2025-2026
-----------	--------------	--------------

distribution amount

WASTE WATER FUND (061)

	ACTUAL FY '23/'24	CURRENT BUDGET	ACTUAL 6/30/2026	Y-T-D % COLLECTED
REVENUES				
MISC INCOME	\$ 7,649	\$ 1,500	\$ 300	20.00%
INTEREST INCOME	\$ 112,892	\$ 10,000	\$ 631	6.31%
NEW DEV SEWER TAP FEES	\$ 12,500	\$ -	\$ -	0.00%
AVAILABILITY FEES	\$ 125,067	\$ 115,000	\$ 19,481	16.94%
USER FEES	\$ 1,675,638	\$ 1,340,000	\$ 279,444	20.85%
SYSTEM DEVELOPMENT FEE	\$ 244,050	\$ 225,000	\$ 171,100	76.04%
FUND BALANCE RESERVES	\$ -	\$ -	\$ -	0.00%
WASTEWATER RESERVES	\$ -	\$ -	\$ -	0.00%
OTHER FEE INCOME	\$ 4,803,757	\$ -	\$ -	0.00%
	\$ 6,981,553	\$ 1,691,500	\$ 470,956	27.84%

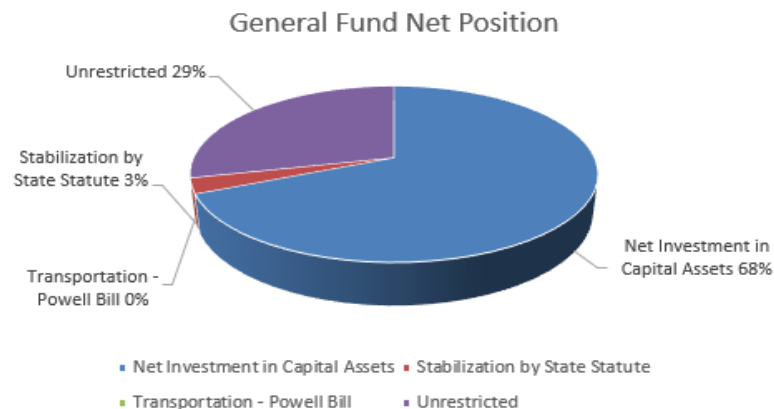
	ACTUAL FY '23/'24	CURRENT BUDGET	ACTUAL 6/30/2026	Y-T-D % SPENT
EXPENDITURES				
ADMINISTRATION	\$ 301,464	\$ 330,600	\$ 75,536	22.85%
WASTE COLLECTION & TREATMENT	\$ 1,017,547	\$ 1,135,900	\$ 113,117	9.96%
CAPITAL PROJ - N BASIN PS	\$ 1,009	\$ -	\$ -	0.00%
CAPITAL PROJ - MEADOWCREEK PS	\$ -	\$ -	\$ -	0.00%
TRANSFER TO CAPITAL RESERVE	\$ -	\$ 225,000	\$ -	0.00%
	\$ 1,320,020	\$ 1,691,500	\$ 188,653	11.15%

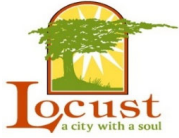
Y-T-D FUND BALANCE INCREASE

\$ 5,661,533	\$ -	\$ 282,303	0.00%
---------------------	-------------	-------------------	--------------

GENERAL FUND INVESTMENT POSITION

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





Requested Budget Amendments 9/11/2025

FY 2025-2026

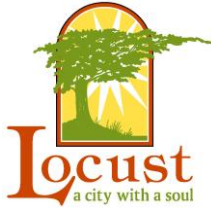
General Fund - Capital Improvement

Revenues:

\$	500,000.00	046-004-07000-07002	Restricted - Parks AP Grant
\$	(291,650.00)	046-004-07000-08000	Transfer From GF Balance Reserve
\$	208,350.00	Total Revenue Increase	

Expenditures:

Parks & Rec			
\$	208,350.00	046-005-06000-53109	Parks - Grant Match
\$	208,350.00	Total Expenditure Increase	



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

Purchase Order Requests **9/11/2025**

Purchase Request # 6000

Vendor: Chambers Engineering PA

For: General Services – July 2025 – Inv 12653

Amount: \$2,886.00

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

Remaining Budget Amount: \$8,297.30

Purchase Request # 6006

Vendor: Motorola Solutions Credit Co.

For: Police - required software upgrade for 15 mobile radios

Amount: \$6,401.25

Charge Code: 011-005-04300-53517 Police – Communications

Remaining Budget Amount: \$5,910.00

Purchase Request # 6007

Vendor: Motorola Solutions Credit Co.

For: Police - required to replace 2 portable radios

Amount: \$12,346.26

Charge Code: 011-005-04300-53517 Police – Communications

Remaining Budget Amount Will Be Updated After Budget Amendments Approved

Purchase Request # 6015

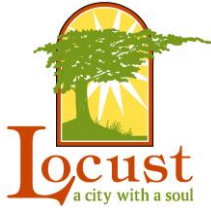
Vendor: Gopher Utility Services Inc.

For: WW Station Main – BHVS #1 – VP Elect. Control

Amount: \$1,796.50

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

Remaining Budget Amount: \$15,687.64



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

Purchase Order Requests **9/11/2025**

Purchase Request # 6018

Vendor: Heyward Services

For: WW Station Main – CV Main - BHVS #1

Amount: \$1,661.44

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

Remaining Budget Amount: \$27,116.44

Purchase Request # 6021

Vendor: Advertise It Screen Printing

For: Park – Baseball Uniforms Fall 2025 Season

Amount: \$3,890.00

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

Remaining Budget Amount: \$46,881.47

Purchase Request # 6022

Vendor: Advertise It Screen Printing

For: Park – Soccer Jerseys Fall 2025 Season

Amount: \$5,900.00

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

Remaining Budget Amount: \$40,981.47

Purchase Request # 6023

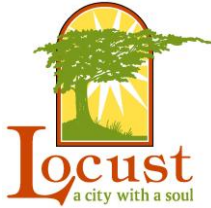
Vendor: Randall Supply Inc.

For: WW Station Main-VS-SP Main-Overhaul

Amount: \$12,600.00

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

Remaining Budget Amount: \$17,400.00



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

Purchase Order Requests **9/11/2025**

Purchase Request # 6026

Vendor: Walter Printing Co. Inc.

For: WW – UB Envelopes

Amount: \$3,135.00

Charge Code: 061-005-07100-53102 WW – Office Supplies

Remaining Budget Amount: \$2,855.00

Purchase Request # 6029

Vendor: Sports Scheduling of the Carolinas

For: Soccer Referee Fees for Fall 2025 Season

Amount: \$4,645.00

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

Remaining Budget Amount: \$36,336.47

Purchase Request # 6031

Vendor: Joseph Lee Carter

For: Baseball Umpire Fees – Fall 2025 Season

Amount: \$1,995.00

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

Remaining Budget Amount: \$34,341.47

Purchase Request # 6032

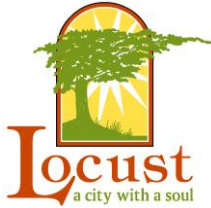
Vendor: The Tams

For: Band Fee – September 2025 Event

Amount: \$3,500.00

Charge Code: 011-005-06000-53109 Park – Program Services

Remaining Budget Amount: \$24,394.41



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

Purchase Order Requests **9/11/2025**

Purchase Request # 6033

Vendor: Cody Cheyney

For: Tree removal Simpson Rd & OJSMP

Total Invoice Amount: \$3,000.00

Charge Code: 011-005-04500-54100 Streets – Transportation Maintenance
Amount: \$1,400.00

Remaining Budget Amount: \$8,013.83

Charge Code: 011-005-06000-55502 Park – Grounds Maintenance
Amount: \$1,600.00

Remaining Budget Amount: \$3,026.02

Purchase Request # 6034

Vendor: Stanly Tractor Co. Inc.

For: Fleet Maintenance – ZTM Tire Main-Drive and Steer Tires

Amount: \$1,833.00

Charge Code: 011-005-04400-53105 PW – Fleet Maintenance

Remaining Budget Amount: \$13,987.20



City of Locust

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

RESOLUTION IN SUPPORT OF EXPANDING SCHOOL CAPACITY IN WESTERN STANLY COUNTY

WHEREAS, the City of Locust recognizes that access to quality education is essential to the long-term success, well-being, and prosperity of our community; and

WHEREAS, the population of western Stanly County, including the City of Locust, continues to grow, creating increased demand on existing school facilities; and

WHEREAS, ensuring adequate classroom space and modern educational facilities is critical to meeting the needs of current and future students; and

WHEREAS, the Stanly County School Board is preparing an application for the North Carolina Public School Building Capital Fund Grant to expand capacity and invest in educational infrastructure in our area; and

WHEREAS, the City of Locust desires to express its support for collaborative efforts that strengthen educational opportunities for families and children in western Stanly County;

NOW, THEREFORE, BE IT RESOLVED, the Mayor and City Council of the City of Locust hereby support the Stanly County School Board's pursuit of the North Carolina Public School Building Capital Fund Grant and affirms its commitment to working with community partners to ensure that the educational needs of our growing region are met.

Approved this 11, day of September 2025.

Stephen Huber, Mayor

**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>
Friday, August 1, 2025	11:59:59 PM	318412.5	318412.5	0.22
Saturday, August 2, 2025	11:59:59 PM	619094.1	300681.6	
Sunday, August 3, 2025	11:59:59 PM	925744.7	306650.6	0.03
Monday, August 4, 2025	11:59:59 PM	1223210.6	297465.9	0.02
Tuesday, August 5, 2025	11:59:59 PM	2009058.7	785848.1	1.79
Wednesday, August 6, 2025	11:59:59 PM	2554220.6	545161.9	0.47
Thursday, August 7, 2025	11:59:59 PM	2957189.4	402968.8	0.22
Friday, August 8, 2025	11:59:59 PM	3386229.4	429040.0	0.03
Saturday, August 9, 2025	11:59:59 PM	3770929.4	384700.0	0.03
Sunday, August 10, 2025	11:59:59 PM	4158812.2	387882.8	0.01
Monday, August 11, 2025	11:59:59 PM	4661679.7	502867.5	0.01
Tuesday, August 12, 2025	11:59:59 PM	5297761.6	636081.9	0.04
Wednesday, August 13, 2025	11:59:59 PM	5946681.6	648920.0	1.95
Thursday, August 14, 2025	11:59:59 PM	6469590.6	522909.1	0.05
Friday, August 15, 2025	11:59:59 PM	6903839.7	434249.1	0.01
Saturday, August 16, 2025	11:59:59 PM	7303456.0	399616.3	
Sunday, August 17, 2025	11:59:59 PM	7701875.0	398419.1	
Monday, August 18, 2025	11:59:59 PM	8075716.6	373841.6	
Tuesday, August 19, 2025	11:59:59 PM	8448480.0	372763.4	
Wednesday, August 20, 2025	11:59:59 PM	8810928.1	362448.1	
Thursday, August 21, 2025	11:59:59 PM	9163180.0	352251.9	
Friday, August 22, 2025	11:59:59 PM	9510256.9	347076.9	
Saturday, August 23, 2025	11:59:59 PM	9867088.5	356831.6	
Sunday, August 24, 2025	11:59:59 PM	10235426.3	368337.8	
Monday, August 25, 2025	11:59:59 PM	10577392.2	341965.9	0.03
Tuesday, August 26, 2025	11:59:59 PM	10893357.5	315965.3	0.08
Wednesday, August 27, 2025	11:59:59 PM	11212232.8	318875.3	0.04
Thursday, August 28, 2025	11:59:59 PM	11533532.8	321300.0	0.04
Friday, August 29, 2025	11:59:59 PM	11851680.3	318147.5	
Saturday, August 30, 2025	11:59:59 PM	12173679.4	321999.1	
Sunday, August 31, 2025	11:59:59 PM	12480206.6	306527.2	
Monthly Total			12480206.6	5.07
Daily Average		402587.31		



AUGUST 2025 SUMMARY

AUGUST 2025

CATEGORY	AMOUNT
Total Calls Dispatched/Initiated	355
Traffic Stops Conducted	331
Business And Neighborhood Patrols	2,725
Arrests Made (Persons)	20
Total Arrest Charges	42
Citation Charges Issued	78
Warnings Issued	267
Traffic Crashes Reported	18
Total Activities Attended By LPD	3,411

AUGUST 2025 OFFICER OF THE MONTH



PO2 Adam L. Hartsell

In August, PO2 Hartsell led the department with 80 traffic stops conducted, 30 citation charges, 47 warnings issued, and 15 arrest charges including 5 DWI arrests. These activities coincide with only his second official month as traffic enforcement focus officer for the department and Hartsell has made 9 DWI arrests in those first two months.

Planning and Zoning

August 2025

23 New House permits
Hucks,

KH, SDH, Century,

J2, True,

Coner Lot

1 Patio

1 Pool & Cabana

Whispering Hills

3 Conditional Rezoning
Locust

Ray Ray's, 2 Bucks,

Mower.

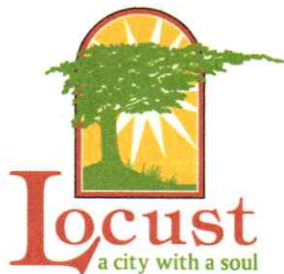
2 Fence

2 Commercial Permits
Cookout.

Sam's Express,

1 Commercial Upfit

89 New house permits as of 8/31/2025



City of Locust

Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260
fax (704)888-1566

PETITION REQUESTING ANNEXATION

Date: Aug 21-2025

To the City Council of the City of Locust:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below are annexed to the City of Locust.
2. The area to be annexed is contiguous to the City of Locust and the boundaries of such territory are as follows:

Pin # 55653092660000 Cabarrus PB105 Page 37

Pin # 556503400141 Stanly Platbook 33 Page 85

3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

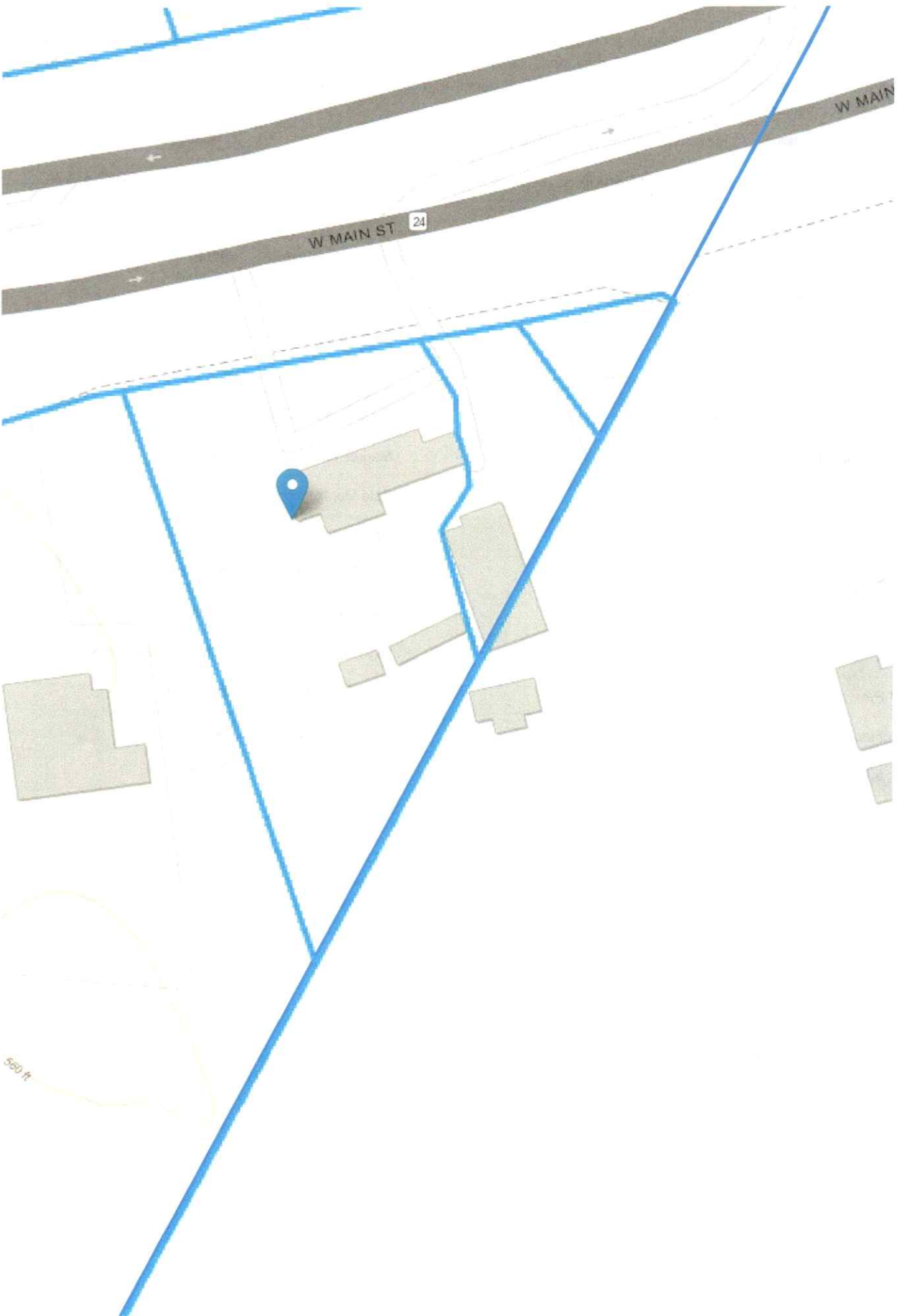
	<u>Name</u>	<u>Address</u>	<u>Signature</u>
1.	<u>Kevin Huneycutt</u>		<u>x Kevin Huneycutt</u>
2.	<u>DONNA Huneycutt</u>		<u>x Donna Huneycutt</u>
3.			

Do you declare vested rights? Yes ☐ No ☒

Mail completed form to: City of Locust
P.O. Box 190
Locust, NC 28097-0190

Cabarrus County shall not be held liable for any errors in the data represented on this record. This includes errors of omission, commission, concerning the content of the data, and relative positional accuracy of the data. The data cannot be construed to be a legal document. Primary sources from which this data was compiled must be consulted for verification of information represented on this map document.

Physical Address:	6780 NC HWY 24-27 E MIDLAND NC 28107	PIN14:	55653092660000
Account Name 1:	HUNEYCUTT KEVIN	Account Name 2:	HUNEYCUTT DONNA C WF
Mailing Address:	4733 MCDADE LN	Mailing City:	GASTONIA
Mailing State:	NC	Mailing Zip Code:	28056
Property Real ID:	10-011 -0011.00	Plat Book:	00105
Plat Page:	00037	Land Units:	1.137
Units Type:	AC	Land Value:	AC
Building Value:	null	OBXF Value:	undefined
Assessed Value:	null	Market Value:	null
Sale Year:	2025	Sale Month:	6
Sale Price:	0	Deed Book:	17475
Deed Page:	0020	Fire District:	Midland
Zoning:	AO	Elementary School:	Bethel ES
Middle School:	C C Griffin MS	High School:	Central Cabarrus HS
Precinct Name:	undefined	Legal Description:	undefined
Floodway:	No	100 Yr Flood:	No
500 Yr Flood:	No	Watershed	undefined
FIRM Panel Number	undefined		



FILED	Jun 11, 2025
AT	03:26:00 PM
BOOK	17475
START PAGE	0020
END PAGE	0024
INSTRUMENT #	12751
EXCISE TAX	\$0.00

Excise Tax \$ 0.00

Recording Time, Book and Page

NORTH CAROLINA SPECIAL WARRANTY DEED

FILE # 21-7100sak

Tax Lot No.		Parcel Identifier No.	55653092660000 (Cabarrus)/ 556503400141 (Stanly)
-------------	--	-----------------------	---

Prepared and eRecorded by Ferguson Hayes Hawkins, PLLC PO Box 444 Concord NC 28026
This instrument was prepared by Brian P. Hayes

Brief Description for the index

1.38 acres Hwy 24/27

THIS DEED made this 11th day of June, 2025, by and between**GRANTOR**

Kendale Huneycutt and wife,
Traci Huneycutt; and
Kevin Huneycutt and wife,
Donna C. Huneycutt
4733 McDade Ln
Gastonia, NC 28056

GRANTEE

Kevin Huneycutt and wife,
Donna C. Huneycutt;

4733 McDade Ln
Gastonia, NC 28056

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Cabarrus and Stanly Counties, North Carolina and more particularly described as shown on the attached **EXHIBIT A**.

Submitted electronically by "Ferguson Hayes Hawkins, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the Memorandum of Understanding with
the Office of the Register of Deeds of Cabarrus County. NCGS 47-14(a1)(5).

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 16075, 0118 Cabarrus County and Book 1790, Page 602 Stanly County. See also Book 258, Page 150, Cabarrus County Registry and Book 189, Page 78, Stanly County Registry.**

A map showing the above described property is recorded in **Book 105 Page 37, Cabarrus County and Book 33, Page 85 Stanly County.**

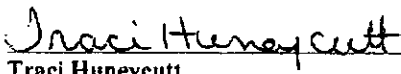
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

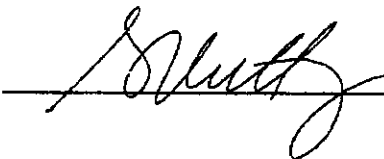
 (SEAL)
Kendale Huneycutt

 (SEAL)
Traci Huneycutt

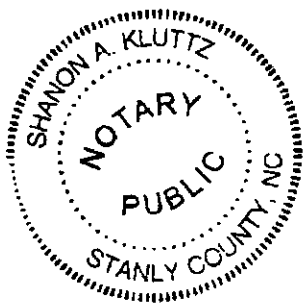
SEAL-STAMP

NORTH CAROLINA,
CABARRUS COUNTY

I, a Notary Public of the County and State aforesaid, certify that **Kendale Huneycutt and wife Traci Huneycutt**, Grantors, personally appeared before and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 11th day of **June, 2025**.


Notary Public

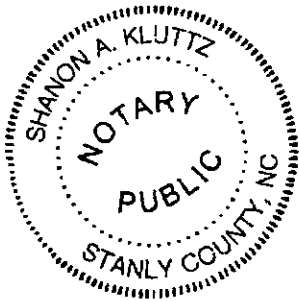
My commission expires: 8/12/2028.



Kevin Huneycutt (SEAL)
Kevin Huneycutt

Donna Huneycutt (SEAL)
Donna Huneycutt

SEAL-STAMP



NORTH CAROLINA,
CABARRUS COUNTY

I, a Notary Public of the County and State aforesaid, certify that **Kevin Huneycutt and wife Donna Huneycutt**, Grantors, personally appeared before and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 1st day of **June, 2025**.

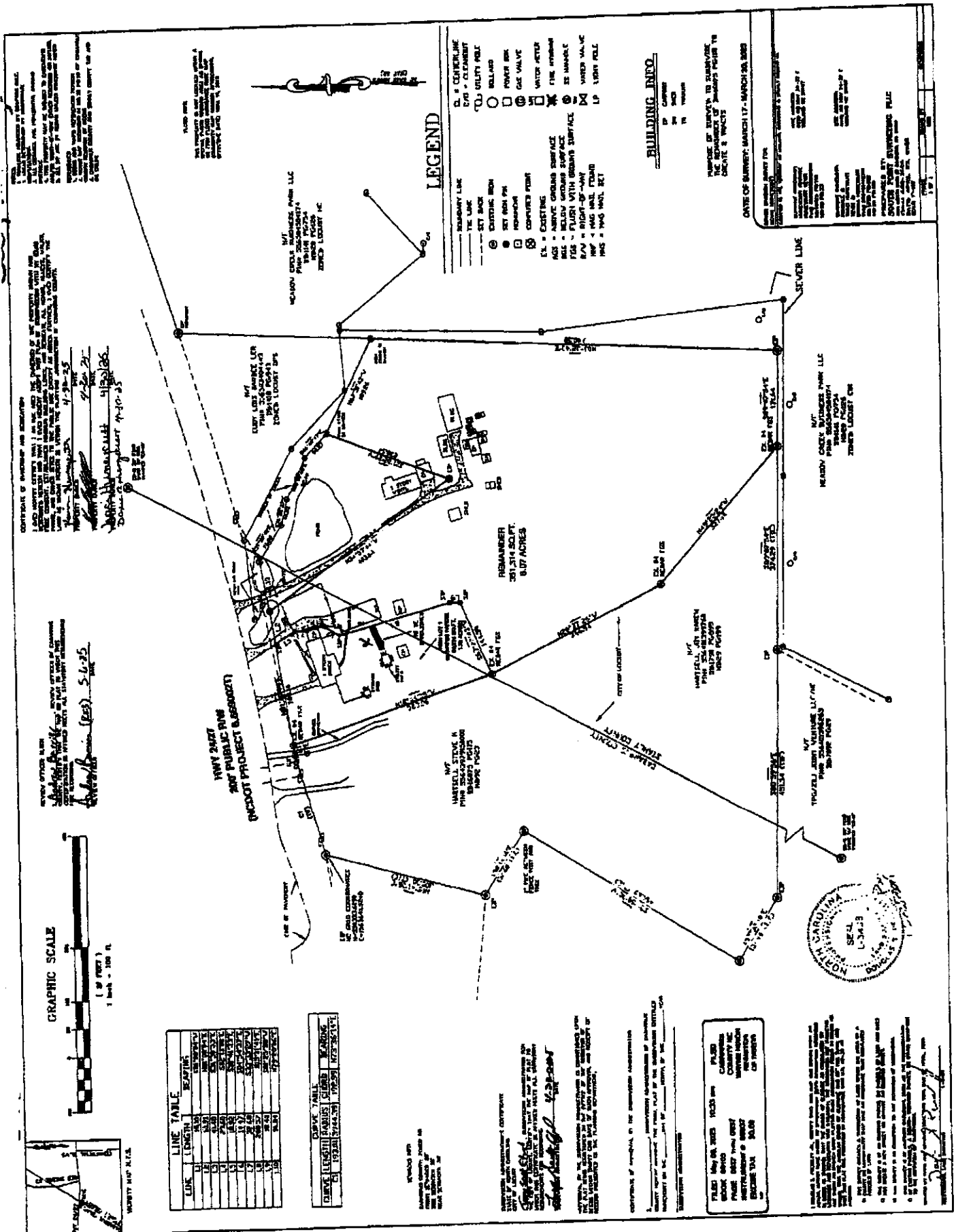
Notary Public

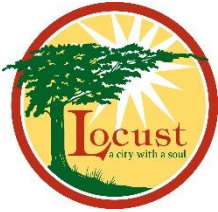
Shanon A. Kluttz

My commission expires: 8/12/2028.

EXHIBIT A

Beginning at an iron pipe located at NC Grid Coordinates Northing:550333.6190, Easting: 1563641.9240, the northwestern corner of the property of Steve Hartsell (Deed Book 16075, Page 115; Cabarrus PIN 55643979150000); Thence, North 73-36-14 East a length of 193.01 feet, a cord of 192.99 feet, along a radius of 3944.39 and to an iron; Thence, North 81-00-04 East 18.10 feet to a number four rebar, said rebar marking the POINT AND PLACE OF BEGINNING and being located at the northwestern corner of Kendale and Kevin Huneycutt and the northeastern corner of Steve M. Hartsell; Thence, continuing North 81-00-04 East 188.16 feet to an iron pin; Thence, South 31-50-53 East 41.48 feet to a point; Thence, South 02-11-00 East 23.60 feet to a point; Thence, South 18-41-33 East 18.92 feet to a point; Thence, South 04-54-37 East 14.47 feet to point; Thence, South 33-33-27 West 32.68 feet to an iron pin; Thence, South 15-11-41 East 208.57 feet to an iron pin; Thence, South 01-25-58 West 18.40 feet to an iron pin, a new corner in Huneycutt; Thence, South 67-22-43 West 144.38 feet to a number four rebar, another new corner in Huneycutt; Thence, North 18-04-05 West 383.06 feet back to the point and place of beginning, the foregoing constituting 1.38 acres of the Huneycutt property as shown on that certain survey dated March 17-March 30, 2025 and being identified as the "Minor Division Survey for Kevin Huneycutt" as prepared by Douglas S. Pressley, PLS - 3488, South Point Surveying, PLLC.





City of Locust

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

MEMORANDUM

Date: September 4, 2025
From: Cesar Correa, City Manager
To: Mayor & City Council
Subject: Site Plan Amendment – Greater Life Church

BACKGROUND & PETITION INFORMATION

On March 15, 2025 Locust City Council approved a conditional rezoning to allow a *Religious Institution, more than 350 seats*. The applicant is requesting a site plan amendment (Exhibit 3) to include an above ground storm water retention pond. The site plan amendment received a unanimous favorable recommendation from the Locust Planning & Zoning Board during their monthly meeting on July 24, 2025.

The specifics of the rezoning application are as follows:

Applicant: Greater Life Church Locust Inc.

Owner Information: N/A

Existing Zoning: Center City – Conditional (CC-C)

Proposed Zoning: Center City – Conditional (CC-C) – **no change**

Permitted Uses: All uses permitted in the Center City zoning district as shown in Article 2 Section 5 Use Table of the City of Locust Land Development Ordinance, would be permitted on the subject property. The proposed use *Religious Institutions, more than 350 seats* is a conditional use in the Center City District.

Parcel ID Numbers: Stanly County PIN#: 5575-0342-2061

Area in Acres: +/- 6.14 acres

Site Description: This property is currently owned by Greater Life Church and is actively working with QT to develop the southwest corner of W. Main Street and S. Central Ave.

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

Surrounding Zoning: The property is surrounded by Center City to all sides.

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

EXHIBITS

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

LAND USE PLAN ANALYSIS

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

The property is currently zoned Center City - Conditional (CC-C). This amendment is reasonable because the property is adjacent to existing CC uses and according to the 2014 Land Use Plan. The City Center District “provides for revitalization, reuse, and infill development in Locust’s traditional City Center area. A broad array of uses is encouraged: shops, restaurants, services, work places, civic, educational, and **religious facilities**, and higher density housing.”

FINDINGS AND CONCLUSIONS

The applicant submitted an Amended Site Plan (Exhibit #3) depicting the proposed improvements to the property to include an above ground stormwater retention pond.

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 July 24, 2025 the Locust Planning & Zoning Board reviewed the site plan amendment petition and voted unanimously to recommend ***approval*** of the proposed amended site plan.

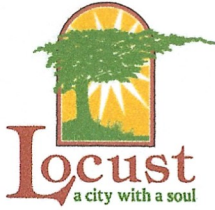
Notice of the meeting and this agenda item have been publicized, letters have been mailed to all adjacent property owners within 500ft of the subject property, and a zoning hearing sign has been posted on the property.

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

SUGGESTED MOTION LANGUAGE

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

Suggested motion: “To approve the site plan amendment request with the associated site plan, to be consistent with the 2014 Land Use Plan.



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

Exhibit 1

Application for Conditional Zoning Change

Date: 7-11-2025 #2

Applicant Name: Greater Life Church Locust, INC.

Company Name (if applicable) Greater Life Church Locust, INC.

Address: 103 Locust Ave, Locust, NC 28097

Phone Number: 704-781-5119

Address of Property Change: 103 Locust Ave, Locust NC 28097

Present Zoning District: Town Center Conditional

Requested Zoning District: Town Center site plan amendment

Applicant Signature: [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.

P+Z 7-24-25

Passed 7-0

PH set 9-11-25

Letter mailed

8-26-25

Posted 8-28-25

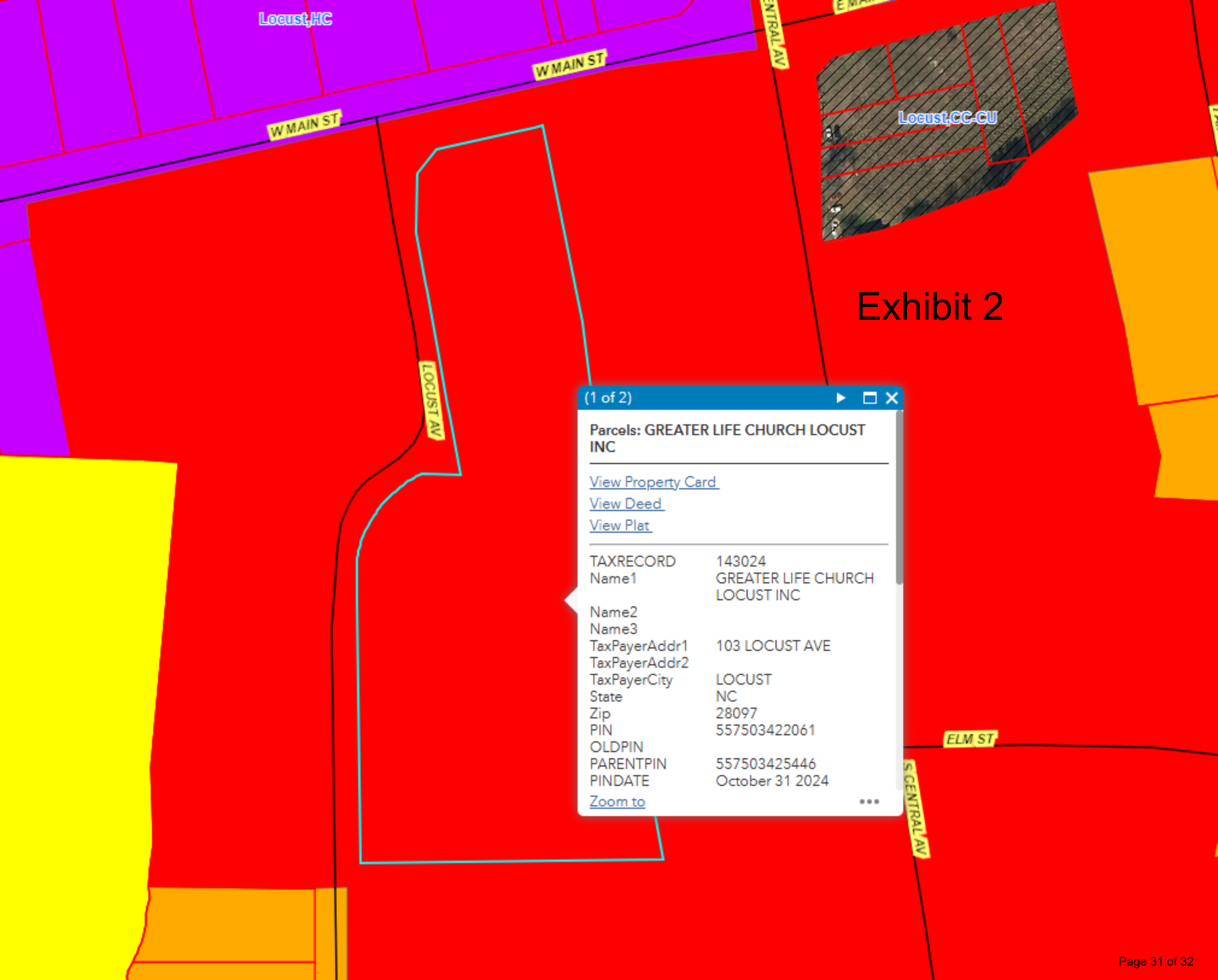


Exhibit 2

(1 of 2) ▶ □ ×

Parcels: GREATER LIFE CHURCH LOCUST INC

[View Property Card](#)
[View Deed](#)
[View Plat](#)

TAXRECORD	143024
Name1	GREATER LIFE CHURCH LOCUST INC
Name2	
Name3	
TaxPayerAddr1	103 LOCUST AVE
TaxPayerAddr2	
TaxPayerCity	LOCUST
State	NC
Zip	28097
PIN	557503422061
OLDPIN	
PARENTPIN	557503425446
PINDATE	October 31 2024

[Zoom to](#) ...

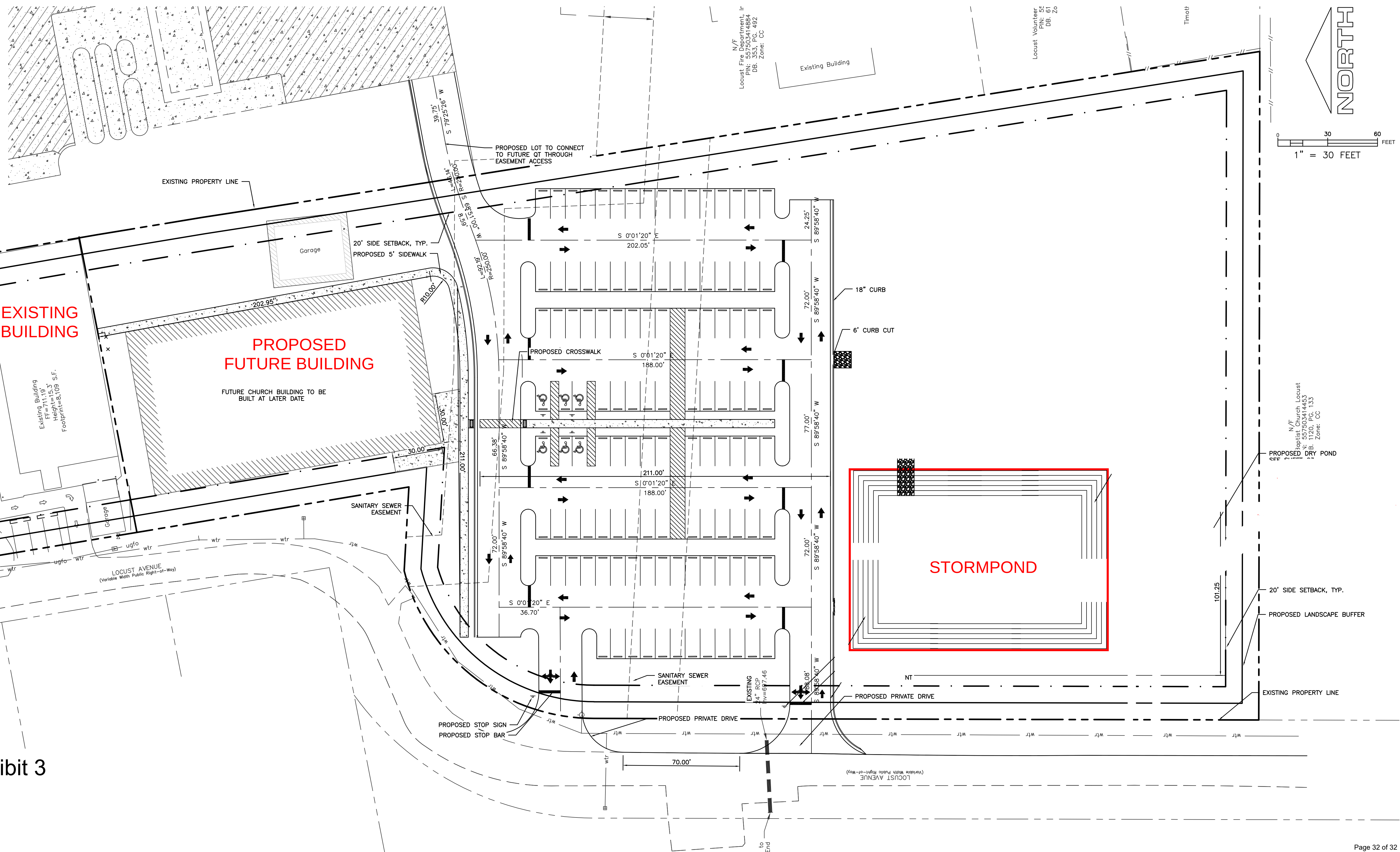
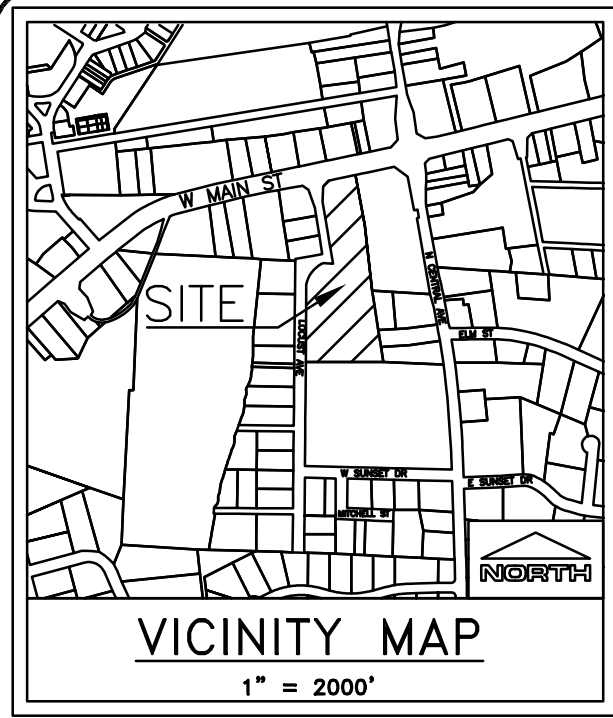


Exhibit 3