



# Locust City Council Meeting Agenda Joel Huneycutt Community Room

7:00 PM  
October 9, 2025

## Mayor

## Mayor Steve Huber

## Council Members

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 September 11, 2025	Amy Furr
	• September 11, 2025	
Reports:	5. Financial Reports	
	• Financial Summary - September 2025	
	6. Mayor's Report	Mayor Huber
Department Reports:	7. Manager's Report	Cesar Correa
	• Purchase Orders	
	8. Administration/HR	De-Dee Nathan
	9. Parks	Mandy Watson
	• Special Event Application - Fall Festival	
	10. Facilities	Barry Sims
	• Senior Center Update	
	11. Public Works	Larry Baucom
	• Wastewater Flow - September 2025	
	12. ABC, Economic Development & Small Business Support	Rusty Efird
	13. Public Safety	Roger Hypes
	• Monthly Report - September 2025	
	14. Planning & Zoning	Mike Haigler
	• Monthly Report - September 2025	
	• Voluntary Annexation Certification - 6780 NC Hwy 24/27	
	• Schedule Public Hearings:	

1. 504 N. Central Rezoning
2. 6780 NC Hwy 24/27 Annexation
3. 6780 NC Hwy 24/27 Rezoning
4. LDO Text Change - Drainage and Stormwater Management
5. Land Use Plan Update - Approval

- Conditional Rezoning: Locust Mower
- Conditional Rezoning: Ray Ray's Chicken Shack
- Conditional Rezoning: 2 Bucks Saloon

15. Public Comment Period:
16. Board Closing Comments
17. Executive Session
18. Adjourn

Next Scheduled Council Meeting - November 13, 2025



# Locust City Council Meeting Minutes 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

## 1. Call to Order

Meeting was called to order at 7:01pm

## 2. Presentation of Colors, Prayer

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

## 3. Adopt Agenda

M/S/A Council Members Larry Baucom and Roger Hypes (7-0)  
Motion to adopt agenda as presented

## 4. Minutes - adopt August 21, 2025

M/S/A Council Members Larry Baucom and Barry Sims (7-0)  
Motion to approve the minutes from the August 21, 2025 meeting

## August 21, 2025 Minutes

## 5. Financial Reports

City Manager Cesar Correa reviewed the financial reports through the end of August, noting that the General Fund expenditures currently exceed revenues by \$588,382.55. This amount will start improving since property taxes became due September 1<sup>st</sup>. Wastewater Fund revenues exceed expenditures by \$282,303.05.

## Financial Summary - August 2025

## 6. Mayor's Report

Thank you to Mayor Pro-tem Larry Baucom for filling in while Mayor Huber was out for the last 2 months worth of meetings. Thank you to all first responders on this remembrance day of 9/11.

## 7. Manager's Report

City Manager Cesar Correa reviewed that following the notification of the Accessible Park grant award, the City needs to amend our capital improvement budget to account for this grant revenue and associated expense. Council was presented with a copy of the proposed budget amendment for review. Mr. Correa then reviewed the purchase orders. And then, finally, he presented a resolution in support of expanding school capacity in western Stanly County. A few weeks ago, he met with Dr. Dennis and members of the Stanly School Board. The purpose of the meeting was to update them on upcoming/ongoing Locust projects, and to urge them to take action to improve school capacity for our part of the County as we continue to grow. The Board is actively working on applying for the NC Public School Building Capital Fund Grant. Stanly County Commissioners and Stanly School Board will have a joint meeting later this month to discuss what project to put forward as part of the grant application. Options include expansion to West Stanly Middle School, building a new Oakboro Elementary School, adding to Locust Elementary School, adding to Stanfield Elementary School, or re-opening Ridgecrest Elementary School. Any of these options will directly impact Locust students. According to Superintendent Dr. Jarrod Dennis and School Board Member Dustin Lisk who were present, a resolution from Locust City Council would help with the application. City Manager Cesar Correa spoke with County Manager Andy Lucas to share a copy of the proposed resolution. Should Council decide to approve this resolution, it would help the overall grant application, without creating unnecessary conflict between Commissioners and School Board members. The grant application is due October 3<sup>rd</sup>. City Manager Cesar Correa then thanked the entire City staff for all they do.

M/S/A Council Members De-Dee Nathan and Larry Baucom (7-0)  
Motion to approve budget amendment to account for the Accessibility in Parks Grant

M/S/A Council Members De-Dee Nathan and Mandy Watson (7-0)  
Motion to approve purchase orders

M/S/A Council Members Michael Haigler and De-Dee Nathan (7-0)  
Motion to adopt resolution in support of expanding school capacity in western Stanly County

## Budget Amendment - General Fund Capital Improvement Projects

### Purchase Orders

### Resolution In Support of Expanding School Capacity in Western Stanly County

## 8. Administration/HR

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

## 9. Parks

Council Member Mandy Watson spoke on the movie night this Saturday featuring Wild Robots. The final summer concert and fireworks will be on Sept 27th featuring the Tams. Basketball sign-ups will open in

October. The next steps in updating the Officer Jeff Shelton Memorial Park are underway in planning and selecting vendors and equipment to make the park and surrounding bathrooms paths accessible to all who visit. This will make the park a universal playground.

#### **10. Facilities**

Council Member Barry Sims gave an update on the Senior Center. Duke Energy has relocated the power lines and the grading is about complete.

#### **Update: Senior Center Construction**

#### **11. Public Works**

Council Member Larry Baucom reviewed the monthly flow report thanking the Public Works department for all of their hard work during all of the rain the City had over the last month.

#### **Wastewater Flow Report — August 2025**

#### **12. ABC, Economic Development & Small Business Support**

Council Member Rusty Efird reported that the ABC store has been a little slow and sales have been down due to the construction to the adjacent business this past month. QT is potentially opening October 23rd.

#### **13. Public Safety**

Council Member Roger Hypes reviewed the monthly police department statistics. The officer of the month for August was Officer Adam Hartsell. Thank you to the entire department for all they do and their respect and treatment of the community during these stops and situations.

#### **Public Safety Report - August 2025**

#### **14. Planning & Zoning**

Council Member Michael Haigler reviewed the monthly report. Kevin and Donna Huneycutt of 6780 NC Hwy 24/27 have submitted a contiguous voluntary annexation petition to the City. Council must instruct City Clerk Amy Furr to investigate and certify the sufficiency of the petition. Council has been asked to schedule three (3) public hearings for the October 9, 2025, meeting for conditional rezoning applications submitted by Ray Ray's Chicken Shack, Locust Mower, and Two Buck Saloon. Finally, Daniel Haskett, Pastor of Greater Life Church presented a site plan amendment to the conditional rezoning that has been previously presented to include an above ground retention pond for stormwater runoff.

M/S/A Council Members Michael Haigler and Rusty Efird (7-0)

Motion to schedule a public hearing for conditional rezoning requests submitted by Ray Ray's Chicken Shack 124 James Ave, parcel pin# 556504604676 for Thursday, October 9, 2025

M/S/A Council Members Michael Haigler and Rusty Efird (7-0)

Motion to schedule a public hearing for conditional rezoning requests submitted by Locust Mower, 202 N Central Ave, parcel pin# 557503436358 for Thursday, October 9, 2025

M/S/A Council Members Michael Haigler and Rusty Efird (7-0)

Motion to schedule a public hearing for conditional rezoning requests submitted by Two Buck Saloon, 805 W Main St, parcel pin#'s 557503106854/557503107828 for Thursday, October 9, 2025

M/S/A Council Members Michael Haigler and De-Dee Nathan (7-0)

Motion to instruct the City Clerk to investigate and certify the sufficiency of the contiguous voluntary annexation petition submitted by

Public Hearing opened at 7:53pm for the site plan amendment for Greater Life Church

Public Hearing closed at 7:53pm: No one spoke for or against.

M/A Council Member Michael Haigler (No Second Needed) (7-0)

Motion to approve the site plan amendment request with the associated site plan to be consistent with the 2014 Land Use Plan submitted by Greater Life Church, 103 Locust Ave, parcel pin# 557503422061

### **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:**

No one signed up to speak

#### **16. Board Closing Comments**

Thank you to all who came out this evening and your interest in the City. Thank you to the City Council and all City staff for all of their effort daily. It is a blessing to be in a welcoming and safe community. Thank you to Superintendent Dr. Dennis and School Board Member Dustin Lisk for all that they are doing for our schools. Remembering 9/11 and the way the Country came together in the days after, hoping that the Country today can get back to being respectful of each other's views. The passion that we all share for the Locust community is overwhelming. Lots of developments are being built and the future for Locust and the County is bright.

#### **17. Adjourn**

M/S/A Council Members Larry Baucom and Rusty Efird (7-0)

Motion to adjourn at 8:15pm

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Amy Furr, City Clerk

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Stephen Huber, Mayor

# Special Event Permit Application

P.O. Box 190 Locust, NC 28097

www.locustnc.com

## SECTION I: GENERAL INFORMATION

Title of Event: Locust Fall Festival

Event Location: Parks + Rec Ball Fields

Event Date/s: 10-31-2025 | Event Hours: 6-8pm | Event Website (if applicable):

USE ADDITIONAL ATTACHMENTS FOR ANY PORTIONS OF APPLICATION AS NEEDED

<p>Event Category (check all that apply):</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Assembly</li> <li><input type="checkbox"/> Block Party</li> <li><input type="checkbox"/> Concert/Performance</li> <li><input type="checkbox"/> Demonstration</li> <li><input type="checkbox"/> Educational</li> <li><input checked="" type="checkbox"/> Festival/Outdoor Market</li> <li><input type="checkbox"/> Parade</li> <li><input type="checkbox"/> Run/Walk</li> <li><input type="checkbox"/> Roadside Solicitation</li> <li><input type="checkbox"/> Other: _____</li> </ul>	<p>Special Consideration (check all that apply):</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Alcoholic Beverages</li> <li><input type="checkbox"/> Cooking</li> <li><input type="checkbox"/> Fireworks/Pyrotechnics</li> <li><input type="checkbox"/> Food Sales</li> <li><input type="checkbox"/> Merchandise Sales</li> <li><input type="checkbox"/> Pets/Animals</li> <li><input type="checkbox"/> Portable Restrooms</li> <li><input checked="" type="checkbox"/> Sound Amplification</li> <li><input checked="" type="checkbox"/> Tents</li> <li><input checked="" type="checkbox"/> Use of Electricity</li> <li><input type="checkbox"/> Other: _____</li> </ul>
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Time Set Up Begins: 3pm | Time Break Down Ends: 8:30 pm

Estimated Event Attendance: 4000 | Estimated # of People at Peak Periods: 2500

Estimated # of Vehicles: | Estimated Vehicles at Peak Periods:

## SECTION II: EVENT ORGANIZATION INFORMATION

Host Organization: First Baptist Church Locust | Applicant Name: Dr. Tommy Ross Jr

Address: 320 South Central Ave. | City: Locust | State: NC | Zip: 28097

Phone: 704-888-2431 | Mobile: 704-989-6590 | Email: tommy.ross@firstbaptistlocust.com

Other On-Site Contact Info.: | Org. EIN#:

## SECTION III: EVENT DETAILS

Description of Event:  
Annual Fall Festival - hosting businesses and churches from the Locust area. Candy will be distributed by our participants. We request the presence of 4 law enforcement officers.

Location/s of the Event: Parks + Rec Ball Fields | Site Capacity:

Property Address:

Property Owner/s: | Owner/s Authorized Use:

## SECTION IV: INSURANCE REQUIREMENTS

Name of Policy Holder: Brotherhood Mutual | Policy #: See attached Certificate

Policy Amount: \$1 million | Policy Type: Commercial General Liability

**A COPY OF THE POLICY MUST BE PROVIDED WITH THE APPLICATION. CITY OF LOCUST MUST BE LISTED AS "ADDITIONAL INSURED" PARTY.**

## SECTION V: PERMIT FEES

Locust Police Officers (Number of required officers will be determined by the Chief of Police. Officers will be scheduled for a minimum of 2 hours at the rate of \$40/hour (\$50/hour on holidays).)

Officer fees can not be waived. Once reviewed, you will be notified of the necessary number of officers required for the event. A minimum of one officer is required for events with alcohol or street closures. An additional liability waiver is mandatory for events without officers and must be approved by the Chief of Police.

Special Event Permit Application Page 1 of 3

**SECTION VI: SPECIAL CONSIDERATION DETAIL**  
 (CHECK EACH BOX AS APPLICABLE AND PROVIDE DETAIL REQUESTED)

**STREET CLOSURES** (map of proposed closing and route must be provided with application)

**NOTE: ALL NCDOT ROADS MUST BE APPROVED BY NCDOT** N/A

Reason for Street Closure: \_\_\_\_\_

Name of Street to be Closed: \_\_\_\_\_ from \_\_\_\_\_ to \_\_\_\_\_

Additional Street: \_\_\_\_\_ from \_\_\_\_\_ to \_\_\_\_\_

# of Barricades needed: \_\_\_\_\_ # of cones needed \_\_\_\_\_ Drop-off location: \_\_\_\_\_

Date of Closure: \_\_\_\_\_ Start Time: \_\_\_\_\_ to \_\_\_\_\_

Additional Comments: \_\_\_\_\_

**Trash/Debris Plan:** Use Parks + Rec Trash cans

**Portable Restroom Plan:** \_\_\_\_\_

**Alcoholic Beverages\*** (check all that apply)  
 (See page 7) N/A

- Free/Host Alcohol
- Alcohol Sales (ABC Permit must accompany)
- Host and Sale Alcohol
- Beer
- Wine
- Beer and Wine
- Liquor

\* Applicant must provide a map of proposed designated area with this application. Right to modify area is reserved by the City.

Describe Security Plan to ensure safe sale and distribution of alcohol at your event:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Appropriate ABC Permits must accompany application. Failure to submit at time of application will affect approval.**

**Parade/Run/Walk/Procession/Demonstration**  
 (See page 5) N/A

- Open Sidewalks only
- Streets (w/ temporary traffic interruptions conducted only by law enforcement officers)
- Street Closures
- Sidewalk Closures

Start Time: \_\_\_\_\_ End Time: \_\_\_\_\_

Purpose: \_\_\_\_\_

**Additional Permit Attachments Included:**

- Site Map of All Activities including Parking Plan
- Emergency Action Plan with site map (required for any downtown event)
- Security Plan
- General Liability Insurance
- ABC Permit
- Alcohol Beverage Designated Area Map
- Proof of 501C Status
- Property Owner Authorization
- Business Notification Form

**Tents** (Width x Length x Height)  
 (See page 8)

Dimensions of Tent: \_\_\_\_\_

**Cooking or Warming Food?** (Circle One)

Method of Heat: N/A

I certify that the information contained in the foregoing application is true and correct to the best of my knowledge and belief that I have read, understand, and agree to abide by the rules and regulations governing the proposed Special Event under the City of Locust's Municipal Code and I understand that this application is made subject to the rules and regulations established by the City Council and/or City Administrator or City Administrator's designee. Applicant agrees to comply with all other requirements by the City, County, State, and Federal Government, and any other applicable entity which may pertain to the use of the Event venue and the conduct of the Event. In the event that a possessory interest subject to taxation is created by virtue of this use-permit, I agree to pay all possessory interest taxes and the City shall not be liable for the payment of such taxes. I further agree that the payment of any such taxes shall reduce and consideration paid to the City pursuant to this use-permit. I agree to abide by these rules, and further certify that I, on behalf of the host organization, am also authorized to commit that organization, and therefore agree to be financially responsible for any costs and fees that may be incurred by or on behalf of the Event to the City of Locust. The submission of this application is not an automatic approval or guarantee.

**Print Name of Application/Host Organization:** First Baptist Church **Title:** Pastor

**Signature:** Dr. Jimmy Ross Jr **Submission Date:** 9-29-2025

**SECTION VII  
CITY OF LOCUST RELEASE AND INDEMNITY AGREEMENT FOR**

Special Event/Date of Event: Locust Fall Festival Oct. 31, 2025 6-8pm

Name of Person or Company (the "Undersigned"): First Baptist Church of Locust

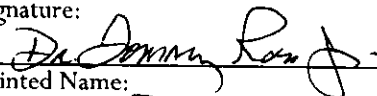
WHEREAS, the Undersigned has asked to use property or facilities belonging to or under the auspices of the City of Locust, North Carolina (the "City"), for the uses described above, and to engage in activities for the exclusive benefit of the Undersigned; and

WHEREAS, the Undersigned agrees to do so at their own risk and recognizes the possible and inherent danger to their person or property and the person and property of others resulting therefrom; and

WHEREAS, in consideration of allowing the Undersigned to conduct its activities on the City property, the City requires that the Undersigned accept liability for any damages arising from personal injury or property damage sustained from the activities of the Undersigned, which shall include action or inaction of the Undersigned, and that the Undersigned indemnify the City from any claims associated with said damages.

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement and for other good and valuable consideration that the parties agree they have received, the Undersigned does hereby for themselves, their heirs, executors, employers, successors or administrators, and their personal representatives:

- A. Assume full responsibility for any personal injury or any damage to their personal property which may occur, directly or indirectly, while in, on, or about any City premises or parts thereof;
- B. Fully and forever release and discharge the City, its elected officials, its agents and employees, from any and all claims, demands, damages, rights of action, or causes of action, present or future, whether the same be known, anticipated, or unanticipated, relating to, resulting from, or arising out of the Undersigned being in, on, or about any such City of Kannapolis property, or at any or all of the premises or places aforesaid;
- C. Indemnify and hold harmless the City, its elected officials, its agents and employees, for any act or conduct of the Undersigned of whatever kind or nature whatsoever, while in, or about any such City property, or at any or all of the premises and places aforesaid;
- D. Agree to defend the City in and to pay any attorneys' fees as a result of any action brought by or against the City, its agents and employees, for any acts or conduct of the Undersigned of whatever kind or nature whatsoever, while in, on, or about any such City property, or at any or all of the premises aforesaid.
- E. Agree that it is the intent of the Undersigned that this Release and Indemnity Agreement shall be in full force and effect any time after the Execution hereof until the Undersigned provides the City written notice of cancellation and the City provides the Undersigned written notice that the City received the cancellation.

Signature: 	Date Signed:
Printed Name: <u>Tommy Ross Jr.</u>	Address: <u>320 South Central Ave</u>
Telephone Number: <u>704-888-2431</u>	City, State, Zip: <u>Locust, NC 28097</u>
Witness (must know your signature and authority to enter into this agreement)	Approved as to Form, City Attorney's Office

THIS DOCUMENT MUST BE SIGNED BY THE SOLE PROPRIETOR, A PRESIDENT OR VICE PRESIDENT OF THE CORPORATION, THE MANAGER OR MANAGING MEMBER OF THE LIMITED LIABILITY COMPANY, OR THE GENERAL PARTNER OF THE PARTNERSHIP.



FIRSBAP-86

JSHANK

### CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
9/26/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER American Church Group of North Carolina, LLC 401 E Antietam St., Ste B Hagerstown, MD 21740	CONTACT NAME:	PHONE (A/C, No, Ext): (877) 766-7981	FAX (A/C, No): (877) 281-9040
	E-MAIL ADDRESS: service@bitnerhenry.com		
INSURED  First Baptist Church PO Box 1073 Locust, NC 28097-1073	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Brotherhood Mutual Insurance Company		13528
	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJ <input type="checkbox"/> LOC <input type="checkbox"/> OTHER: General Aggregate	X		32MLA0412449	5/23/2025	5/23/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMPIOP AGG \$ 5,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
City of Locust, NC is named as an additional insured on this policy in relation to the insured participation in the Locust Fall Festival being held on October 31, 2025.

CERTIFICATE HOLDER  City of Locust, NC Parks/Recreation 186 Ray Kennedy Dr Locust, NC 28097	CANCELLATION  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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ACORD 25 (2016/03)

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# WEEKLY CONSTRUCTION PROJECT SCHEDULE

Cinderella Partners Inc	Start Date
Proposed Construction Schedule for	07/14/2025
Locust Senior Center prepared for City of Locust	Project Duration 395 Days

TASK NAME	START DATE	END DATE	DURATION (WORK DAYS)
Mobilization	7/14	7/14	0
Erosion Control	7/14	7/18	4
Rerouting Existing Library Feeder	7/16	7/18	2
Concrete Footing Prep			
Underground Electrical	9/18	10/1	13
Underground Plumbing	9/16	9/23	7
Slab Prep and Pour	10/2	10/10	8
Wood frame	10/13	10/29	16
Install trusses	10/20	10/27	7
Rough HVAC	10/30	11/26	26
Rough Plumbing/Water/Sewer Hook	10/30	11/26	26
Rough Electric	10/30	11/26	26
Rough Fire Sprinklers	11/14	11/26	12
Rough Fire Alarm	11/14	11/26	12
Exterior Doors and Windows	10/20	10/30	10
EIFS Facade/Stucco	11/3	11/17	14
Insulation	12/1	12/5	4
Drywall	12/8	12/19	11
Prime & Paint	12/22	1/5	13
Cabinet Installation	1/6	1/13	7
Countertop Installation	1/26	2/3	7
Flooring	1/12	1/23	11
Interior Doors	1/13	1/20	7
Baseboard	1/26	2/4	8
Interior Signs	1/26	2/4	8
HVAC Trim Out	1/29	2/20	21
Plumbing Trim Out	1/29	2/20	21
Electrical Trim Out	1/29	2/20	21
Fire Alarm Trim Out	1/29	2/20	21
Fire Sprinklers Trim Out	1/29	2/20	21
Rough Grade for Concrete Works	1/6	1/12	6
Exterior Concrete Sidewalks/Ramps	1/13	1/20	7
Exterior Striping & Signage	1/26	1/30	4
Final Grade	1/21	1/23	2
Landscaping	1/26	2/4	8
Final Clean Up	2/23	2/27	4
Completion: Project Turnover			



**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>
Monday, September 1, 2025	11:59:59 PM	317380.9	317380.9	
Tuesday, September 2, 2025	11:59:59 PM	642844.7	325463.8	0.02
Wednesday, September 3, 2025	11:59:59 PM	950023.1	307178.4	0.03
Thursday, September 4, 2025	11:59:59 PM	1252726.2	302703.1	0.12
Friday, September 5, 2025	11:59:59 PM	1553983.4	301257.2	0.01
Saturday, September 6, 2025	11:59:59 PM	1878515.0	324531.6	0.03
Sunday, September 7, 2025	11:59:59 PM	2215656.6	337141.6	0.01
Monday, September 8, 2025	11:59:59 PM	2531582.9	315926.3	
Tuesday, September 9, 2025	11:59:59 PM	2841065.4	309482.5	
Wednesday, September 10, 2025	11:59:59 PM	3174176.0	333110.6	0.05
Thursday, September 11, 2025	11:59:59 PM	3507387.3	333211.3	0.05
Friday, September 12, 2025	11:59:59 PM	3843741.1	336353.8	
Saturday, September 13, 2025	11:59:59 PM	4180695.2	336954.1	
Sunday, September 14, 2025	11:59:59 PM	4527164.3	346469.1	0.01
Monday, September 15, 2025	11:59:59 PM	4856748.1	329583.8	0.07
Tuesday, September 16, 2025	11:59:59 PM	5189179.0	332430.9	
Wednesday, September 17, 2025	11:59:59 PM	5530344.3	341165.3	0.03
Thursday, September 18, 2025	11:59:59 PM	5857208.4	326864.1	0.03
Friday, September 19, 2025	11:59:59 PM	6206463.7	349255.3	0.01
Saturday, September 20, 2025	11:59:59 PM	6548120.9	341657.2	
Sunday, September 21, 2025	11:59:59 PM	6890326.2	342205.3	0.03
Monday, September 22, 2025	11:59:59 PM	7219429.0	329102.8	
Tuesday, September 23, 2025	11:59:59 PM	7546158.1	326729.1	0.06
Wednesday, September 24, 2025	11:59:59 PM	7888259.0	342100.9	0.03
Thursday, September 25, 2025	11:59:59 PM	8235715.6	347456.6	
Friday, September 26, 2025	11:59:59 PM	8577390.9	341675.3	0.04
Saturday, September 27, 2025	11:59:59 PM	8926389.0	348998.1	0.01
Sunday, September 28, 2025	11:59:59 PM	9283725.9	357336.9	
Monday, September 29, 2025	11:59:59 PM	9627041.8	343315.9	0.35
Tuesday, September 30, 2025	11:59:59 PM	9949434.9	322393.1	

<b>Monthly Total</b>			<b>9949434.9</b>	<b>0.99</b>
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<b>Daily Average</b>	<b>331647.83</b>
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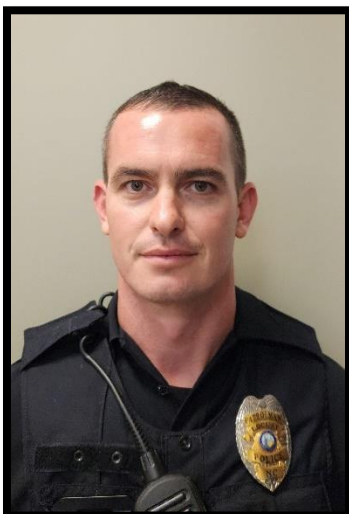


# SEPTEMBER 2025 SUMMARY

## SEPTEMBER 2025

CATEGORY	AMOUNT
Total Calls Dispatched/Initiated	364
Traffic Stops Conducted	233
Business And Neighborhood Patrols	2,269
Arrests Made (Persons)	18
Total Arrest Charges	36
Total Traffic Crashes Reported	20
Street/Highway Crashes	14
PVA/Parking Lot Crashes	6
Total Activities Attended By LPD	2,866

## SEPTEMBER 2025 OFFICER OF THE MONTH



### **Officer Jerry D. Wallace**

In September, Officer Wallace was 1st in the department with 391 completed patrols, 33 warnings issued, and 68 calls attended. He was also 2<sup>nd</sup> with 49 traffic stops conducted. Additionally, he added 12 citation charges, and 4 arrest charges. Officer Wallace also received 2 citizen commendations in the month for his community policing efforts.

# Planning and Zoning September 2025

15 New House permits

True, SDH

1 Garage

1 Remodel

3 New commercial

1 Storage

1 Sign

104 New house permits as of 9/30/2025



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

**CERTIFICATE OF SUFFICIENCY**

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

I, Amy Furr, City Clerk for the City of Locust, do hereby certify that I have investigated the attached petition for Kevin and Donna Huneycutt , Stanly County PIN# 556503400141 and Cabarrus County PIN# 55653092660000 and hereby make the following findings:

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

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Locust, this the 9th day of October, 2025.

---

Amy Furr, City Clerk



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

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

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

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

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

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

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Joel Huneycutt Community Room at 7:00pm or soon thereafter on November 13, 2025.

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

Kevin and Donna Huneycutt, Stanly County PIN# 556503400141 and  
Cabarrus County PIN# 55653092660000

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,



# City of Locust

Post Office Box 190  
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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.

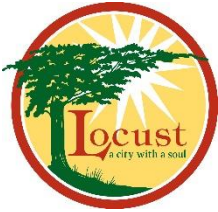
Section 3. Notice of the public hearing shall be published once in the Stanly News Journal, a newspaper having general circulation in the City of Locust, at least 10 days prior to the date of the public hearing.

---

Amy Furr, City Clerk

---

Stephen Huber, Mayor



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

MEMORANDUM

Date: October 1, 2025  
From: Cesar Correa, City Manager  
To: Mayor & City Council  
Subject: Zoning Amendment (Conditional) – Stanly County PIN#: 557503436358

---

**BACKGROUND & PETITION INFORMATION**

On August 14, 2025, the City of Locust received an application for a Conditional Zoning Amendment (Exhibit #1) for the property shown on the attached zoning map (Exhibit 2). The specifics of the rezoning application are as follows:

**Applicant:** Olegario Saldana

**Owner Information:** Saldana Properties LLC

**Existing Zoning:** Center City (CC)

**Proposed Zoning:** Center City – Conditional (CC-C)

**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 *Lawn & Garden Supply (with outdoor storage or display)* is a conditional use in the Highway Commercial District.

**Parcel ID Numbers:** Stanly County PIN#: 557503436358

**Area in Acres:** 0.52 acres.

**Site Description:** This property has a residential unit in the front, and a commercial structure in the rear. The residential unit will remain as is, and the rear commercial structure is proposed to be repurposed for this business.

**Adjacent Land Use:** Commercial (Mi Fuentes Mexican Restaurant), Residential, Open Space (Locust property for future park expansion), and Vacant.

**Surrounding Zoning:** The property is surrounded by Center City to the north, west and south, and by Neighborhood Residential and Highway Commercial to the east.

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

## **EXHIBITS**

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

## **LAND USE PLAN ANALYSIS**

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

The property is currently zoned Center City. This amendment is reasonable because the property falls within the *Mixed-Use* Corridor and is described as “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 amendment allows for the repurposing of an old commercial structure (previously operated as a shoe repair store) and allows for growth and expansion of the City’s commercial tax base and sales taxes, thus providing opportunities for local jobs for the community.

## **FINDINGS AND CONCLUSIONS**

The applicant submitted a Site Plan (Exhibit #3), and proposed signage (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 presented proposed development to NCDOT – Division 10 for feedback regarding the proposed access. According to Mr. Marc Morgan applicant will “update the existing drive on NC 200 and pave and add a drive access to Dixon so that the traffic can enter into the site off of NC 200 and exit via Dixon back out to NC 200.”

Staff reviewed the Site Plan and determined 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 August 28, 2025 the Locust Planning & Zoning Board reviewed the zoning amendment petition and voted to recommend *approval* of the proposed Center City – Conditional (CC-C) zoning designation.

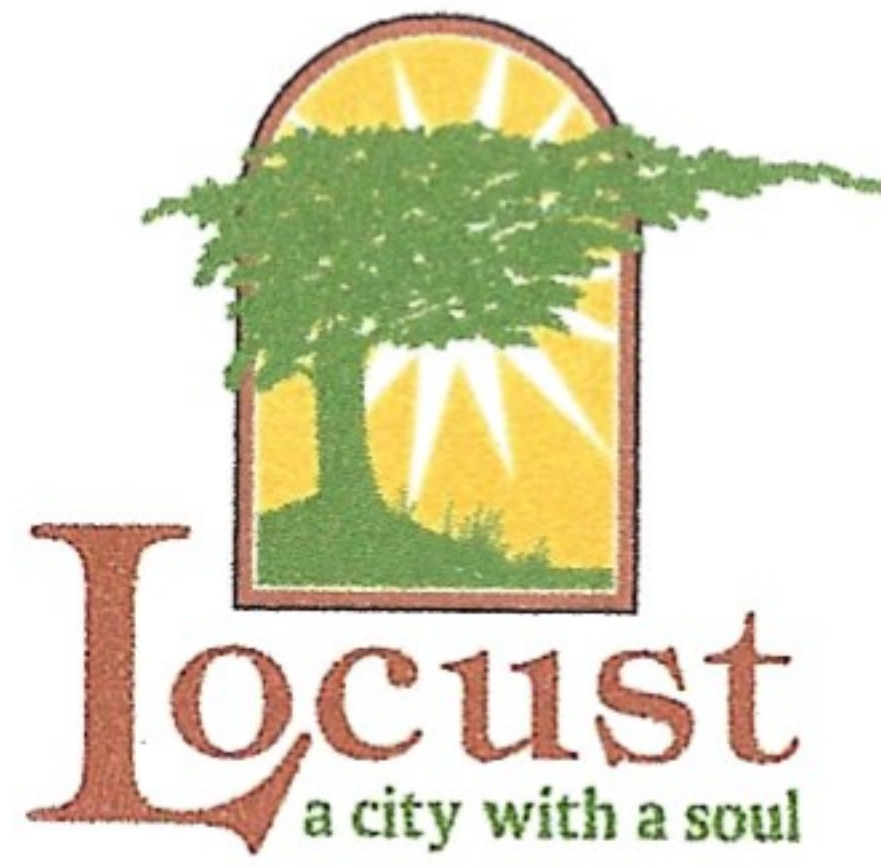
Notice of the meeting and this agenda item have been publicized, letters have been mailed to all adjacent property owners within 500ft of the subject property, and a zoning hearing sign has been posted on the property.

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

**SUGGESTED MOTION LANGUAGE**

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

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



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

Application for Conditional Zoning Change

Date: \_\_\_\_\_

Applicant Name: Olegario Saldana

Company Name (if applicable) Saldana Properties LLC

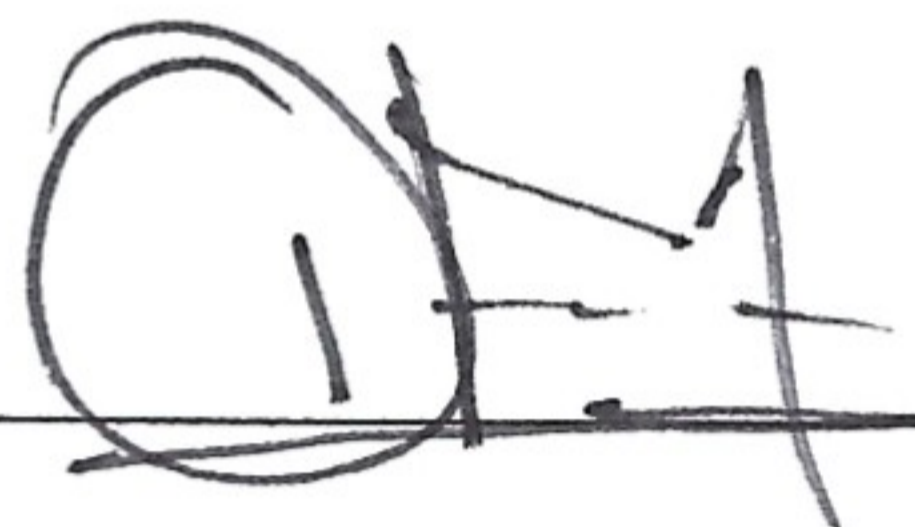
Address: 117 N. Central Ave. Locust, NC 28097

Phone Number: (980) 734-9336

Address of Property Change: 202 B N. Central Ave. Locust, NC 28097

Present Zoning District: \_\_\_\_\_

Requested Zoning District: \_\_\_\_\_

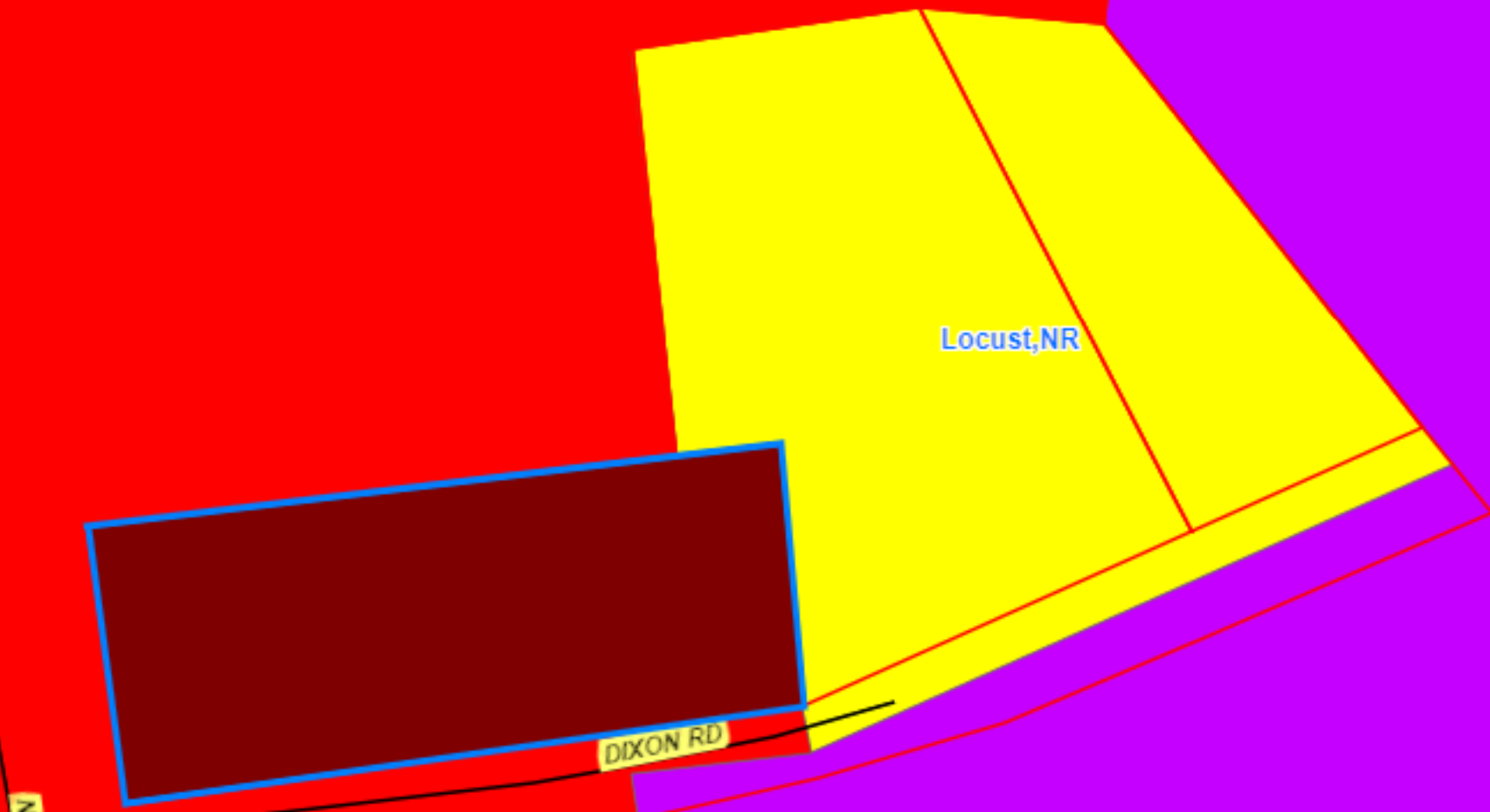
Applicant Signature: 

Jades323@gmail.com

The following information is required with the application:

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

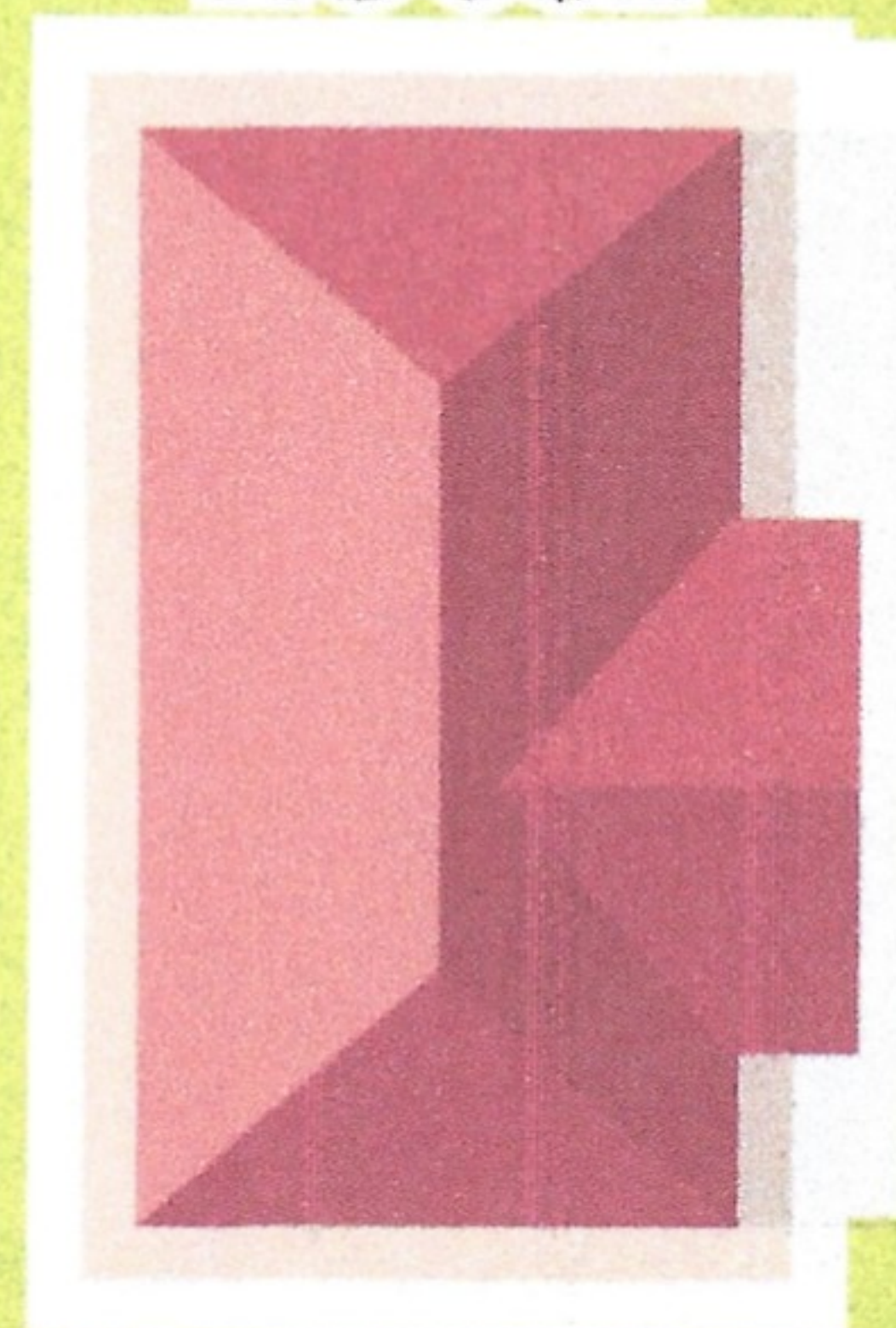
# Exhibit 2



CENTRAL AVE

ENTRANCE

HOUSE



PARKING LOT

SHED



SHOP



EXIT

DIXON RD

"After looking at traffic and sight distances, I believe it would be best to upgrade the existing drive on NC 200 and pave and add a drive access to Dixon so that the traffic can enter into the site off of NC 200 and exit via Dixon back out to NC 200. With the business needing the ability for trucks with trailers entering and exiting this would be more efficient and safe."

Marc Morgan - NCDOT Division 10



3x4 ft Alum sign



Wood posts and frame

~~18" x 12" ft Alum sign~~



~~18" x 12" ft Alum sign~~











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

MEMORANDUM

Date: September 30, 2025  
From: Cesar Correa, City Manager  
To: Mayor & City Council  
Subject: Zoning Amendment (Conditional) – Stanly County PIN#: 556504604676

---

**BACKGROUND & PETITION INFORMATION**

On August 7, 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 Name:** William Hodge

**Company Name:** Ray Ray’s Chicken Shack

**Existing Zoning:** Highway Commercial – Conditional (HC-C) (currently approved establishment through previous conditional rezoning: Hwy 55 Burgers and Shakes)

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

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

**Parcel ID Numbers:** Stanly County PIN#: 5565-0460-4676

**Area in Acres:** 1.29 acres

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

**Adjacent Land Use:** Commercial (Murphy’s Oil, Urgent Care and KFC on same strip) and Vacant

**Surrounding Zoning:** The property is surrounded by Highway Commercial on all sides.

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

## **EXHIBITS**

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

## **LAND USE PLAN ANALYSIS**

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

The property is currently zoned Highway Commercial - Conditional. This amendment is reasonable because it would allow for the repurposing of a vacant building. The property is adjacent to existing commercial uses, which are components of the overall Meadow Creek Business Park development. The amendment allows for the growth and expansion of the City's commercial tax base and sales taxes, thus providing opportunities for local jobs for the community.

## **FINDINGS AND CONCLUSIONS**

The applicant is not proposing changes to the existing site plan. The applicant submitted proposed elevations (Exhibit #3) and proposed sign (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 reviewed the proposed elevations and signage, 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 August 28, 2025 the Locust Planning & Zoning Board reviewed the zoning amendment petition and voted unanimously to recommend ***approval*** of the proposed Highway Commercial – Conditional (HC-C) zoning designation.

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

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

## **SUGGESTED MOTION LANGUAGE**

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

Suggested motion: “To approve the conditional rezoning request designating the subject property as Highway Commercial – Conditional (HC-C) with the associated proposed elevations and sign, 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 A

## Application for Conditional Zoning Change

Date: 8/7/25

Applicant Name: William Hodge

Company Name (if applicable) Ray Ray's Chicken Shack

Address: PO Box 180 Seagrove, NC 27341

Phone Number: 336-653-6747

Address of Property Change: 124 James Ave Locust, NC 28097

Present Zoning District: HCC

Requested Zoning District: HCC

Applicant Signature:

### The following information is required with the application:

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

W MAIN ST

W MAIN ST

# Exhibit B



Loeust, HC-CU

JAMES AVE

BROWNS HILL RD

Exhibit C - Proposed Elevations  
Based on another location that repurposed  
another Hwy 55







# Exhibit D - Monument Sign

This document is owned by and the information contained in it is proprietary to Burchette Sign Corporation. By receipt hereof, the holder agrees not to use the information, disclose it to any third party or reproduce this document without the prior written consent of Burchette Sign Corporation. Holder also agrees to immediately return this document upon request by Burchette Sign Corporation.

This document represents only an approximation of material colors specified. Actual product colors may vary from this print or digital image.

**RAY RAY'S CHICKEN SHACK**

**ACRYLIC FACES**

**SIGN SPECIFICATIONS:**

- QUANTITY: 2
- SIZE: SEE DETAIL
- MATERIAL: EMBOSSED BACK-SPRAYED ACRYLIC PAN FACES
- COLOR: WHITE, PMS 1665 C, PMS 173 C, PMS 296 C, PMS 435 C, PMS 4043 C, PMS 186 C, PMS 187 C, PMS 7579 C, PMS 7405 C, PMS 102 C, PMS 7406 C, PMS 152 C

48"



**\*MEASUREMENTS REFLECT ESTIMATED SIZE OF EXISTING CABINET**



**DESIGNER: JG**

**DATE: 7/21/25**

**ALL MEASUREMENTS ARE APPROXIMATE, SURVEY REQUIRED PRIOR TO MANUFACTURE**





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

MEMORANDUM

Date: October 2, 2025  
From: Cesar Correa, City Manager  
To: Mayor & City Council  
Subject: Zoning Amendment (Conditional) – Stanly County PIN#: 557503106854

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**BACKGROUND & PETITION INFORMATION**

On August 11, 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:** George Prisco

**Owner Information:** 2 Buck Saloon

**Existing Zoning:** Highway Commercial – Conditional (HC-C)

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

**Permitted Uses:** All uses permitted in the Highway Commercial zoning district as shown in Article 2 Section 5 Use Table of the City of Locust Land Development Ordinance, would be permitted on the subject property. The proposed uses *Brewpubs/Brewery – Micro* and *Restaurant, Limited Service (delivery, carryout, drive-thru)* are conditional uses in the Highway Commercial District.

**Parcel ID Numbers:** Stanly County PIN#: 557503106854, 557503107828, and 557503104794

**Area in Acres:** The parcel in question is 0.6 acres.

**Site Description:** This property is site for the former Fresh House, Outfitter restaurants, and Buzzed Viking establishments. Owner is proposing to alter exterior elevations and signage.

**Adjacent Land Use:** Commercial. Uses vary from laundry services, computer repair, mini-storage, insurance, and day-care.

**Surrounding Zoning:** The property is surrounded by Highway Commercial on all sides.

**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 2014 Land Use Plan for commercial uses.

The property is located within the 2014 Land Use Plan *Commercial Corridor* which is defined as: “The NC Highway 27/27 Commercial Corridor encompasses an area of intensive retail use primarily accessible via automobile. Residential uses should be discouraged. To ease traffic, the number of new curb cuts should be minimized and shared driveways encouraged. Landscaping of large parking lots should be emphasized.

The property is currently zoned Highway Commercial. This amendment is reasonable because the proposed project repurposes a vacant building, and it is adjacent to existing commercial uses. The amendment allows for the growth and expansion of the City’s commercial tax base and sales taxes, ABC taxes thus providing opportunities for local jobs for the community.

### **SITE SPECIFIC CONDITIONS**

Applicant presented the following site-specific conditions for City Council’s consideration:

1. Establishment to include a full operating kitchen to prepare and serve food on site.
2. Hours of operation similar to comparable establishments, not to exceed 12:00am.

### **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 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 August 28, 2025, the Locust Planning & Zoning Board reviewed the zoning amendment petition and voted unanimously to recommend ***approval*** of the proposed Highway Commercial – Conditional (HC-C) zoning designation.

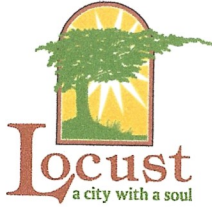
Notice of the meeting and this agenda item have been publicized, letters have been mailed to all adjacent property owners within 500ft of the subject property, and a zoning hearing sign has been posted on the property.

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

**SUGGESTED MOTION LANGUAGE**

The following suggested motion language is provided as a guideline to assist 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/deny/modify the conditional rezoning request designating the subject property as Highway Commercial – Conditional (HC-C) with the associated site plan and proposed elevations, to be consistent with the 2014 Land Use Plan.



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

Exhibit 1

**Application for Conditional Zoning Change**

Date: 8. 11. 25

Applicant Name: TWO BUCH SAIBOU / George Prisco

Company Name (if applicable) \_\_\_\_\_

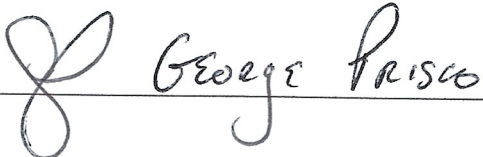
Address: 805 W MAIN ST LOCUST

Phone Number: 704.778.8838

Address of Property Change: 805 W MAIN ST LOCUST

Present Zoning District: \_\_\_\_\_

Requested Zoning District: \_\_\_\_\_

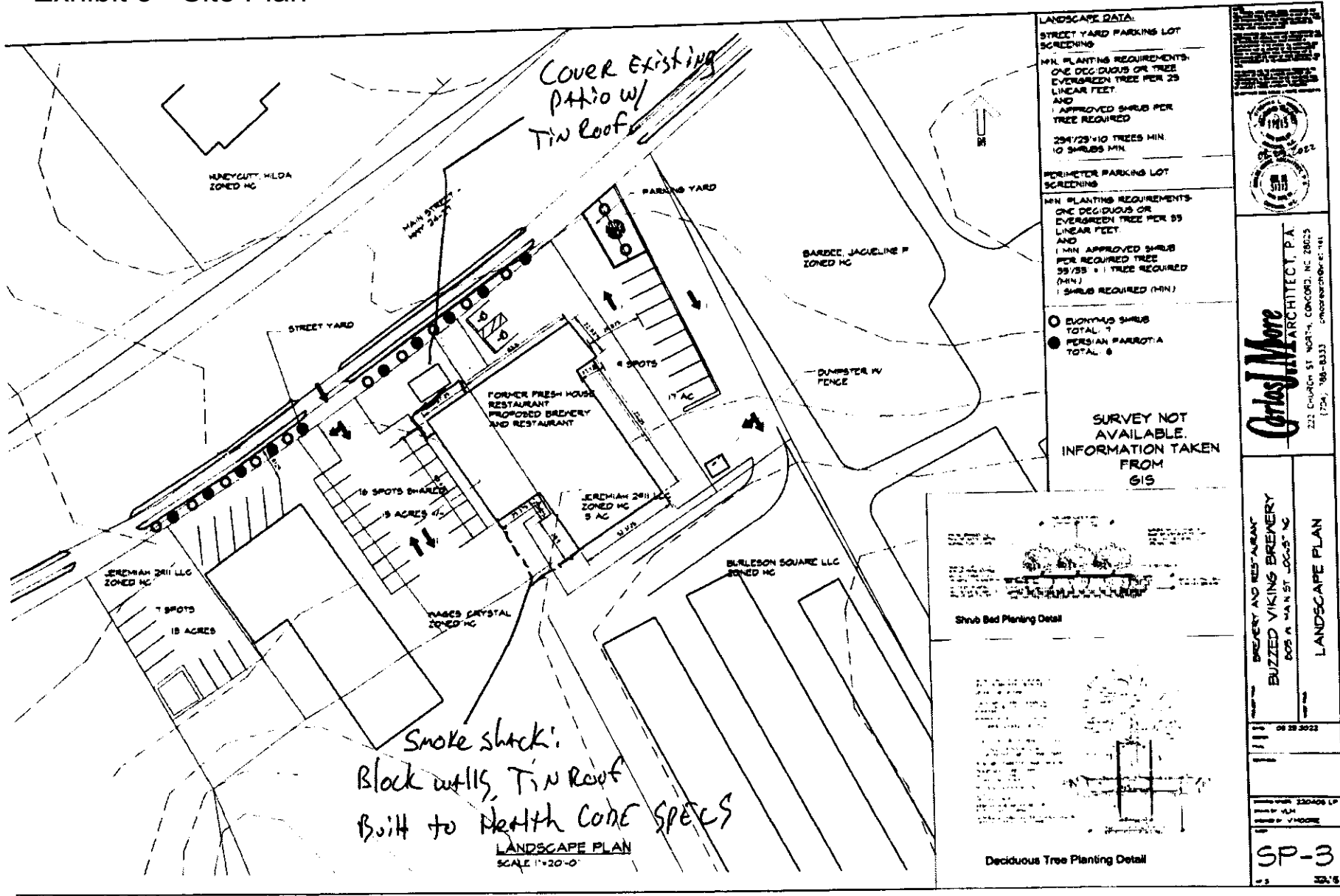
Applicant Signature:  George Prisco

The following information is required with the application:

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



# Exhibit 3 - Site Plan



1. Cover existing patio with tin roof.
2. Smoke Shack: Privacy fence, tin roof, not visible from road/patrons.





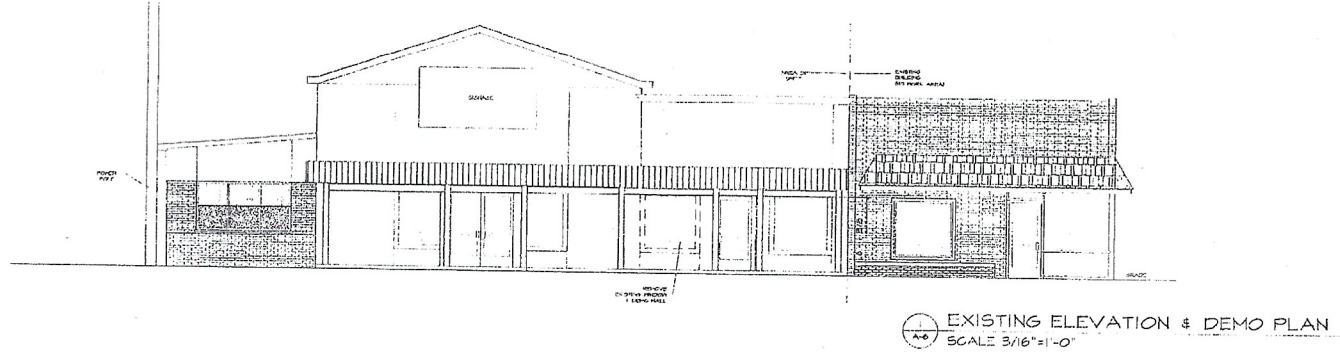
Sweet Lew's  
EARBEQUE

Apply Tin Roof to match

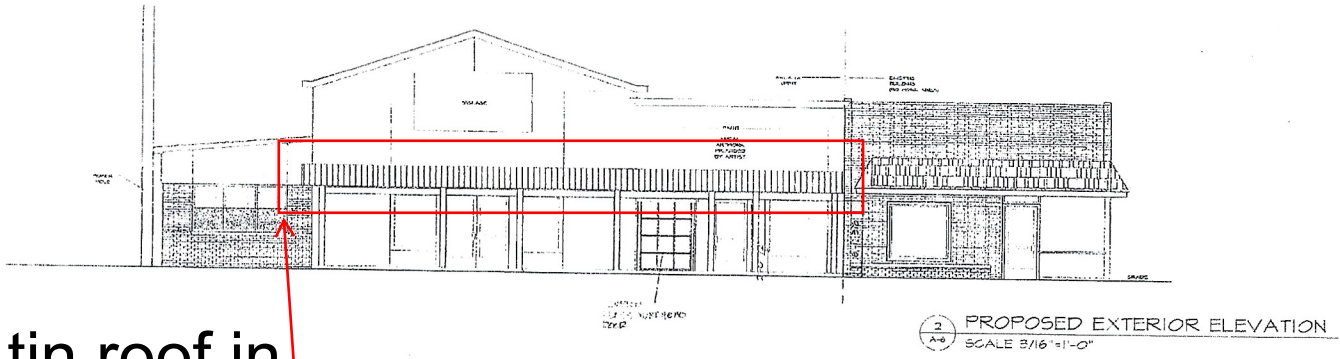
All Exterior Doors



# Exhibit 4

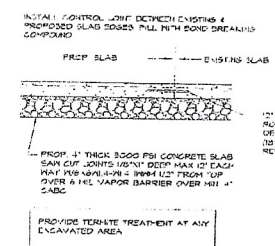


1 EXISTING ELEVATION & DEMO PLAN  
SCALE 3/16"=1'-0"

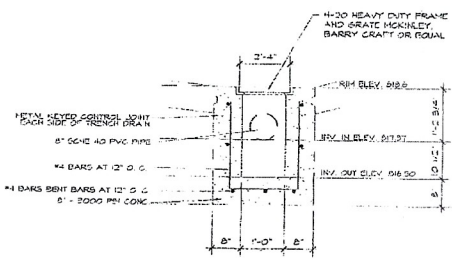


2 PROPOSED EXTERIOR ELEVATION  
SCALE 3/16"=1'-0"

Repaint tin roof in front of the building.



3 SLAB DETAIL  
SCALE 3/16"=1'-0"



4 TYPICAL TRENCH DRAIN DETAIL  
SCALE 3/16"=1'-0"

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT AND SHALL BE SUBJECT TO THE SUPERVISION AND CONTROL OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.

PROJECT TITLE: TENANT UPFIT  
BYZZED VIKING  
805 W MAIN ST., LOCUST, NC

ARCHITECT: *Christy Moore* ARCHITECT PA  
222 CHARLES ST. N. CONCORD, NC 28025  
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ISSUED HEREON: 220-106 EEL  
DRAWN BY: RSN  
CHECKED BY: VLM  
DATE: 06/23/2022

A-6





1. Proposed left-side mural removed from application request.
2. Proposing to paint building like a barn.
3. Proposing to pave parking lot at future date.