



Locust City Council Meeting Minutes Joel Huneycutt Community Room

7:00 PM

October 9, 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 7:00pm

2. Presentation of Colors, Prayer

Mayor Huber led in the Pledge of Allegiance and Council Member Rusty Efird gave the invocation.

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

3. Adopt Agenda

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

4. Minutes - adopt September 11, 2025

M/S/A Council Members Larry Baucom and Barry Sims (6-0)
Motion to approve the September 11, 2025 minutes

September 11, 2025

5. Financial Reports

City Manager Cesar Correa reviewed the financial reports, noting that the General Fund revenues exceed expenditures by \$837,338.02 and the Wastewater revenues exceed expenditures by \$1,575,034.01. Finance

Director Stephania Morton and I are working on a comprehensive set of budget amendments that will be presented to Council during the November 13th meeting.

Financial Summary - September 2025

6. Mayor's Report

Mayor Huber had nothing to report on at this time

7. Manager's Report

City Manager Cesar Correa reviewed purchase orders. He also notated that he and P&Z Director Scott Efirid attended the ribbon cutting for the new trades facility at Stanly Community College and how it is a great asset for the county.

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

Purchase Orders

8. Administration/HR

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

9. Parks

Council Member Mandy Watson reviewed the monthly park report and recognized Bruce Wilhoit to present a special event application for the Locust Fall Festival. The event is the same as in previous years, except that this year they are hoping to bring a helicopter, ambulance, and a fire truck. It would be similar to our Hands on Locust event where children will have an opportunity to climb aboard different vehicles. This Saturday is the final movie night and the rescheduled concert finale and fireworks are Friday, October 17th. Basketball registration is still open until October 31st.

M/S/A Council Members Mandy Watson and Larry Baucom (6-0)
Motion to approve the special event application for the Locust Fall Festival

Special Event Application - Fall Festival

10. Facilities

Council Member Barry Sims gave an update on the construction of the new senior center reporting that the underground plumbing is complete, and the subcontractors are currently working on underground electrical. The foundation and framing should start next week with trusses going up the following week.. According to the schedule, they are anticipating completion by the end of February 2026. Also, please keep in mind that their contract allows until mid-May to complete the project. We are hoping they are able to stick to this schedule.

Senior Center Update

11. Public Works

Council Member Larry Baucom reviewed the monthly flow report.

Wastewater Flow - September 2025

12. ABC, Economic Development & Small Business Support

Council Member Rusty Efird stated that QT will have their grand opening October 23rd at 6:00am.

13. Public Safety

Council Member Roger Hypes reviewed the monthly statistics report highlighting the neighborhood and business checks and congratulated Officer Jerry Wallace for being the Officer of the Month for September. Thank you to the entire department for all they do.

Monthly Report - September 2025

14. Planning & Zoning

Council Member Michael Haigler was absent from the meeting, so City Manager Cesar Correa reviewed the monthly report and proceeded to review each item under the report as follows: City Clerk Amy Furr certified the sufficiency for the annexation petition of 6780 NC Hwy 24/27 that was presented at last month's meeting. Council was asked to please set a public hearing for the November 13, 2025, meeting.

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

Motion to adopt a resolution fixing the date of the public hearing for the voluntary annexation petition of 6780 NC Hwy 24/27 for November 13, 2025

Next, Council was made aware of 4 additional public hearings that need to be set for the following: 504 N. Central base district rezoning, 6780 NC Hwy 24/27 base district rezoning, Drainage and Stormwater Management Land Development Ordinance text change, and the Land Use Plan Update.

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

Motion to set a public hearing for the bast district rezoning request submitted by Leon Friedman for 504 N central Ave for November 13, 2025

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

Motion to set a public hearing for the base district rezoning request submitted by Kevin & Donna Huneycutt for 6780 NC Hwy 24/27 for November 13, 2025

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

Motion to set a public hearing for the Drainage and Stormwater Management Land Development Ordinance text change for November 13, 2025

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

Motion to set a public hearing for the Land Use Plan update for November 13, 2025

Finally, Council was presented with (3) conditional rezoning requests. The first presentation was from Saldana Properties for the conditional rezoning request for Locust Mower at 202 B N Central Ave, Locust. This will be a small engine repair shop to start. He presented a site plan to include elevations, aesthetics, signage and a fence.

Public Hearing opened at 7:30pm: No one signed up to speak
Public Hearing closed at 7:30pm

Next, William Hodge with Ray Ray's Chicken Shack gave his presentation for the conditional rezoning request for 124 James Ave, Locust to include the site plan, aesthetics, signage and elevations.

Public Hearing opened at 7:41pm No one signed up to speak
Public Hearing closed at 7:42pm

Finally, Brandon Dreher and George Prisco with Two Bucks presented their conditional rezoning request to include their site plan, elevations, aesthetics and signage. It also includes Sweet Lews BBQ in the building adjacent to it. They answered many questions and concerns from Council on how the two businesses would operate simultaneously and how they would manage and mitigate the bar side from the BBQ restaurant. Public Hearing opened at 8:14pm Crystal Wages, owner of Fun-N-Learning daycare next door, spoke in favor of the Two Bucks/Sweet Lew's BBQ and the aesthetics. Noreen Kualii spoke against the conditional rezoning and had some concerns about being kept up/clean and noise problems.
Public Hearing closed at 8:18pm

M/A Council Member Roger Hypes (No second needed) (6-0)
Motion to approve the conditional rezoning request submitted by Saldana Properties, LLC for Locust Mower parcel pin# 557503436358 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

M/A Council Member Roger Hypes (No second needed) (6-0)
Motion to approve the conditional rezoning request submitted by William Hodge for Ray Ray's Chicken Shack parcel pin# 556504604676 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

M/S/A Council Member De-Dee Nathan and Rusty Efird (5-1)
Motion to table the vote for the conditional rezoning submitted by George Prisco and Brandon Dreher for Two Bucks until the November 13th, 2025 meeting.
Council Member Roger Hypes was a "nay" vote

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:

No one signed up to speak

16. Board Closing Comments

Thank you to everyone who came out this evening. Thank you to those who spoke out on the conditional rezoning presentations. Thank you to the entire staff for all they do for the City and its citizens. We are proud that Locust is a City with a Soul, and it is the job of the Council to make sure that the businesses that come into Locust are what is best for the citizens and their families. The City of Locust is a family-friendly and family supported City and Council wants to make sure they do what is right and best. Thank you to those who are interested in bringing their business to Locust.

Council Member De-Dee Nathan has some concerns about the aesthetics of the Sweet Lews BBQ and is concerned about the exterior of the proposed Two Bucks and also expressed concern about the hiring of 16,18, and 21-year-olds. She also brought up concerns about the younger potential employees being around the alcohol and the type of atmosphere that comes along with that type of proposed establishment.

17. Executive Session

M/S/A Council Members Barry Sims and Rusty Efirid (6-0)
Motion to enter into executive session at 8:43pm GS: 143-318.11 (5)

Out of executive session at 9:01pm

M/S/A Council Members Barry Sims and De-Dee Nathan (6-0)
Motion to allow City Manager Cesar Correa to proceed with surveying and appraising the Market St property owned by the City.

18. Adjourn

M/S/A Council Members Larry Baucom and De-Dee Nathan (6-0)
Motion to adjourn at 9:23pm

Amy Furr, City Clerk

Stephen Huber, Mayor