



Locust City Council Meeting Agenda Joel Huneycutt Community Room

7:00 PM
December 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

[IGNORE_INDENT]

- | | | |
|---------------------|--|---------------|
| Call to Order: | 1. Call to Order | Mayor Huber |
| | 2. Presentation of Colors, Prayer | Mayor Huber |
| | 3. Adopt Agenda | |
| | 4. Minutes - adopt November 13, 2025 | Amy Furr |
| | • November 13, 2025 | |
| Reports: | 5. Financial Reports | |
| | • Financial Summary - November 2025 | |
| | 6. Mayor's Report | Mayor Huber |
| Department Reports: | 7. Manager's Report | Cesar Correa |
| | • 2026 Holiday Schedule | |
| | • 2026 Meeting Schedule | |
| | • Public Works - Vehicle Surplus | |
| | • Purchase Orders | |
| | • Budget Amendments | |
| | 8. Administration/HR | De-Dee Nathan |
| | 9. Parks | Mandy Watson |
| | • Fall Sports Update | |
| | 10. Facilities | Barry Sims |
| | • Senior Center Update | |
| | 11. Public Works | Larry Baucom |
| | • Wastewater Flow Report - November 2025 | |
| | 12. ABC, Economic Development & Small Business Support | Rusty Efird |
| | • ABC Board Appointment | |
| | 13. Public Safety | Roger Hypes |
| | • Public Safety Report - November 2025 | |

- LPD Dispatch Agreement

14. Planning & Zoning

Mike Haigler

- Monthly Report - November 2025
- Conditional Rezoning: 2 Bucks Saloon
- Conditional Rezoning: 6719 NC HWY 24/27 E
- Public Hearing: LDO Text Change - Section 2.5 Use Table
- Planning & Zoning Board Appointments

15. Public Comment Period:

16. Board Closing Comments

17. Adjourn

Next Scheduled Council Meeting - January 8, 2026



Locust City Council

Meeting Minutes

Joel Huneycutt Community Room

7:00 PM

November 13, 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 7:04pm

2. Presentation of Colors, Prayer

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

3. Adopt Agenda

M/S/A Council Members Larry Baucom and Barry Sims (7-0)
Motion to the agenda as presented

4. Minutes - adopt October 9, 2025

M/S/A Council Members Rusty Efird and De-Dee Nathan (7-0)
Motion to approve the October 9, 2025 minutes

October 9, 2025

5. Financial Reports

City Manager Cesar Correa and Finance Director Stephania Morton worked with the auditors to add the final touches to the audit for fiscal year ending June 30, 2025. The audit was submitted to the Local Government Commission earlier this month. Nick Wicker with Strickland Hardee PLLC, will be present during the December 11th meeting to present the audit to City Council. He will report no findings in our audit, present some numbers as required by statute, and answer any questions you may have. A digital copy of the audit will be provided to you in anticipation of the December meeting, and you will also receive a hard copy for your records. Big thanks

to Finance Director Stephania Morton for her hard work getting everything for our smoothest audit year yet. General Fund revenues exceed expenditures by \$872,105.92 and Wastewater Fund revenues exceed expenditures by \$1,726,700.35.

Financial Summary - October 2025

6. Mayor's Report

7. Manager's Report

City Manager Cesar Correa reviewed purchase orders. Locust Police Department received possession of 2 (two) new Dodge Durango SUVs last month as part of our capital improvement plan. We are prepared to auction L-731 (2015 Charger) with 95,718 miles. Locust Public Works is also prepared to send the old Ford 5610 Tractor to auction; earlier this summer they received possession of the new tractor. We are asking Council to please approve disposing of the 2 vehicle assets. City Manager Cesar Correa reached out to NCDOT regarding the proposed traffic light at the intersection of Main Street and Meadow Creek Church Rd. They informed us that their conversations with Raleigh NCDOT took a bit longer, as they evaluated the intersection for traffic light design. Earlier last month, NCDOT Division 10 informed the City that Raleigh NCDOT required changes to the design due to the overhead utilities. These are power lines that run along the westbound lane. The original proposal with wood poles will not work with the overhead utilities. Instead, they presented an alternate design, but it will require a mast along the eastbound lane of Main Street. The original price was \$150k to \$190k depending on utilities. NCDOT can offer this alternative solution at \$200k. We are asking if Council would still like to proceed with this improvement, and if so, to please authorize the additional funds to complete the expense. Just want to take a moment to thank the West Stanly Fire Department for all of their hard work. They had to respond to 3 fires this past week and they were very diligent. Thank you to the entire staff for all of their hard work and all they do for the City.

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

M/S/A Council Members Michael Haigler and De-Dee Nathan (7-0)
Motion to approve asset disposal for the 2 vehicles to go to auction (1) PD Vehicle L-731 (2015 Charger) with 95,718 miles and (1) PW Vehicle Ford 5610 Tractor

M/S/A Council Members Rusty Efird and Michael Haigler (7-0)
Motion to approve additional funds to complete traffic light at Meadowcreek Church Rd not to exceed \$200k

LPD Vehicle Surplus

Meadow Creek Traffic Light - Update

Purchase Orders Approval

8. Administration/HR

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

9. Parks

Council Member Mandy Watson reminded everyone to join the City for the 2025 Christmas Tree Lighting Ceremony on 11/20 and for the annual Christmas Parade on 12/6. In between seasons with fall and winter sports and basketball will begin soon. November is Gratitude Graffiti here in Town Center and that will run from now until Thanksgiving. Letters to Santa will begin on November 20th and run until December 15th. Breakfast with Santa will be Saturday December 13th. The Reindeer Bell Hunt will begin soon. Light up Locust sign-ups are underway.

Locust Christmas Tree Lighting Ceremony & Christmas Parade

10. Facilities

Council Member Barry Sims gave an update on the senior center construction project. Framing is nearly finished, and the new building is starting to take shape.

City Manager Cesar Correa gave an update on the conversation surrounding the City of Locust Park Property – Master Plan Request For Qualifications (RFQ): Circling back to the conversation of a new PD station on the newly purchased property that was acquired after the Parks Master Plan was completed, I'd like to present Council with a recommendation to issue an RFQ to select a consultant to help design and master plan the new City property. The idea is for a consultant to recommend suggestions on how the property could be laid out to accommodate the YMCA, a new PD station, and additional park improvements. It would also show access to other properties for future acquisition/development. The RFQ would be ready to go out in December, and we would look to present a recommendation for a consultant for Council's approval during the January or February meeting in 2026. Following the design of the plan for the property, we can begin advertising for a design-build contract for a new PD station. Timing for this will coincide with the new senior center being completed in early spring 2026 and the end of fiscal year.

M/S/A Council Members Barry Sims and De-Dee Nathan (7-0)
Motion to issue a RFQ for the City of Locust Park Property – Master Plan

Senior Center Update

City of Locust - Land Master Plan RFQ

11. Public Works

Council Member Larry Baucom reviewed the flow report and thanked the public works department for all they do for the City.

12. ABC, Economic Development & Small Business Support

Council Member Rusty Efir shared that earlier this fall the City completed the hotel feasibility study that City Council commissioned during the budget workshop. New restaurant opened up, Mexicali, in the West Main Plaza. The ABC Store sales are not as good as hoped. City Manager Cesar Correa had an opportunity to work closely with representatives from both the Stanly County Convention of Visitors Bureau (CVB) and Cabarrus County CVB (Explore Cabarrus). The consultant visited Locust in August, and received important feedback from businesses in the community to compile the report attached for your information. The highlight of the report is the confirmation that the Locust community can justify the development of a new hotel. According to the consultant, our community can support an Upper-Midscale to Upscale hotel with 80-90 rooms. The recommended brand is Hampton Inn & Suites with 85 guestrooms. This information has already been shared

with developers, and we hope to attract an interested developer in the near future. The full report is available on the City's website.

Hotel Feasibility Study - Update

13. Public Safety

Council Member Roger Hypes reviewed the monthly statistics report and notated that the officer of the month for the month of October was Officer Caleb Whitley. Thank you to Chad Whitley, Dwayne Dietz and Jared Smith for their service to the United States in their respective branches of the military over Veterans Day.

Next, City Manager Cesar Correa and Chief of Police Jeff Shew spoke about a Flock Safety Trial – License Plate Readers and wanted to inform the Council that LPD and I are working to set up a trial period for new technology for LPD. The company is called Flock Safety and they provide license plate readers that assist law enforcement with various public safety measures. The cameras capture license plate numbers, vehicle makes and models, features of vehicles (for example: bumper stickers), and uses AI technology to run reports and notifications to law enforcement. The devices are solar-powered and use Wi-Fi technology similar to a smartphone to upload all the data to the cloud. Other organizations in both Stanly and Cabarrus County are implementing or using this technology, and they all communicate together. The goal is to experience the capabilities firsthand, and if satisfied to present a recommendation to City Council during 2026 budget workshop for consideration.

Monthly Report - October 2025

Flock Safety Trial - License Plate Readers

14. Planning & Zoning

Council Member Michael Haigler reviewed the monthly report, then City Manager Cesar Correa reviewed the three rezonings, the proposed ordinance text change, the proposed voluntary annexation and scheduling 2 public hearing for next months meeting as follows:

Rezoning Vote for Two Bucks Saloon: Russel Fergusson, attorney for Two Bucks Saloon reached out on behalf of the applicant requesting Council to postpone the vote until the December 11th meeting. They would like to have additional time to review their application and presentation.

M/S/A Council Members Michael Haigler and De-Dee Nathan (7-0)
Motion to table conditional rezoning vote for Two Bucks Saloon until the December 11, 2025 meeting

Rezoning – 504 N. Central Ave: This rezoning request received a favorable recommendation from Locust P&Z during the 9/25 meeting to change the zoning designation from Light Highway Commercial (LHC) to General Residential (GR).

Public Hearing opened at 7:38pm - No one spoke for or against
Public Hearing closed at 7:38pm

M/A Council Member Michael Haigler (No Second Needed) (7-0)
Motion to approve the rezoning request designating the subject property parcel pin# 557501467287, 504 N Central Ave as General Residential (GR). The rezoning request is reasonable, and in the best interest of the

public, because it compliments an adjacent residential subdivision previously developed by the applicant; and it's consistent with the 2014 Land Use Plan within the Mixed-Use Corridor.

Voluntary Annexation – 6780 NC HWY 24-27 E: The voluntary annexation petition was submitted, and the sufficiency was certified by the City Clerk. After the public hearing, Council can vote on adopting the ordinance to extend the corporate city limits to include the named property.

Public Hearing opened at: 7:40pm - No one spoke for or against
Public Hearing closed at: 7:40pm

M/S/A Council Members Michael Haigler and Larry Baucom (7-0)
Motion to adopt an ordinance to extend the corporate city limits of the City of Locust to include parcel pin# 55653092660000 Cabarrus, 6780 NC Hwy 24/27, Midland NC to take effect 7/1/2026

Rezoning – 6780 NC HWY 24-27 E: Now they the City Council has voted to incorporate this parcel into the corporate city limits of Locust, a zoning classification is needed. This rezoning received a favorable recommendation from Locust P&Z during the 9/25 meeting to change the zoning designation from Open Space (OPS) to Highway Commercial (HC).

Public Hearing opened at: 7:43pm - No one signed up to speak
Public Hearing closed at: 7:43pm

M/A Council Member Michael Haigler (No second needed) (7-0)
Motion to approve the rezoning request designating the subject property parcel pin# 55653092660000 Cabarrus, 6780 NC Hwy 24/27, Midland NC as Highway Commercial (HC). The rezoning request is reasonable, and in the best interest of the public, because it brings the recently annexed property's use in compliance with the 2014 Land Use Plan for future commercial development along NC Hwy 24/27; and it's consistent with the 2014 Land Use Plan for "Commercial Corridor".

Ordinance: LDO Text Change Amendment – Article 7, Section 7.18 : This staff-initiated text change is the result of conversations with our engineers on ways to improve post-construction stormwater standards. Earlier this summer we received a lot of comments and complaints from residents about stormwater runoff following rain events. We explained to neighbors that given Locust's population and development density, we are not required by NCDEQ to enact our own Stormwater Utility. Whenever a project is developed, the erosion control and stormwater management is permitted through NCDEQ, and they act as the regulating agency. And because Locust's population and development density is so low, the criteria for retention and restrictions are very minimal. However, as the community grows, we are able to enhance some of our land development regulations or we can establish our own stormwater utility. Over the last few months, we worked with our engineers, and the text amendment you see attached is the recommendation that came out of those meetings. It will essentially require any new development that disturbs more than 1 acre or creates .25 acres of impervious surface, to provide retention for 2-, 10-, and 50-year storm events. Currently, NCDEQ only requires 2-year events. While we will still stay away from stormwater improvements within private property, we will adopt stricter standards for new developments, and we can still perform improvements within public right of way. This text amendment received a favorable recommendation from Locust P&Z during the 9/25 meeting.

Public Hearing opened at: 7:49pm - No one spoke for or against
Public Hearing closed at: 7:50pm

M/A Council Member Michael Haigler (No second needed) (7-0)
Motion to approve The proposed zoning text amendment is a reasonable, and it is in the best interest of the

public because it seeks to strengthen post-construction stormwater requirements for new construction; and it is consistent with the 2014 Land Use Plan, Section 2: Purpose of Plan

City of Locust Land Use Plan Update - Lela Imes with Centralina Regional Council gave a presentation based on the joint meeting with the City Council and P&Z Board and the goals set by both boards. They then engaged the community for feedback and are now here to present the update for approval. She spoke on the 6 big ideas that were focused on in the plan update and reviewed each one also with the updated land use map reviewed.

Public Hearing opened at: 8:12pm - No one signed up to speak

Public Hearing closed at: 8:12pm

M/S/A Council Members Michael Haigler and Barry Sims (7-0)

Motion to adopt the 2025 updated land use plan with the changes to the portions to the properties for low-density residential and highway commercial and the City's property should be the parks open space. The proposed land use map and plan amendment is reasonable and in the best interest of the public because it updates the comprehensive land use plan adopted in 2014 to align with Locust's vision for growth; and it is consistent with Section 2: Purpose of Plan with the current 2014 Land Use Plan

Schedule Public Hearings: We will ask Council to please schedule 2 (two) public hearings for the December 11th meeting. Both of these public hearings received favorable recommendations from Locust P&Z during the 9/25 meeting

LDO Text Change – Zoning Districts Use Table: This is another staff-initiated amendment to our land development ordinances. The amendment proposes creating an additional commercial zoning district called "Regional Commercial" (RC) and adjusting the uses listed in the Use Table.

Rezoning: 6719 NC Hwy 24/27 E: This is a new conditional rezoning for the property next to the SECU. The proposed development includes Culver's and Biscuitville.

M/S/A Council Members Michael Haigler and Larry Baucom (7-0)

Motion to schedule a public hearing for the Land Development Ordinance text change and the conditional rezoning request submitted by BPD Elkin, LLC for the December 11, 2025, meeting.

Monthly Report - October 2025

Rezoning Vote: 2 Bucks Saloon (No Public Hearing)

Rezoning: 504 N. Central Avenue

Voluntary Annexation: 6780 NC HWY 24-27 E

Rezoning: 6780 NC HWY 24/27 E.

Ordinance: LDO Text Change Amendment - Article 7, Section 7.18

Ordinance: Adoption of Land Use Plan Update

Schedule Public Hearings:

- LDO Text Change - Zoning Districts Use Table
- Rezoning: 6719 NC Hwy 24/27 E

15. Public Comment Period:

Steve Dutton, 102 Delancy Street, introduced himself and spoke about his desire to serve on the P&Z Board as an alternate.

16. Board Closing Comments

Thank you to all who came out this evening. Thank you to City Manager Cesar Correa and all the City staff for all of their professionalism and all that they do. Happy Thanksgiving. Fall Festival was huge and a great success. Thank you to the Public Works Department and the Police Department for all that they do. Thank you to Mr. Dutton for his interest in volunteering for the City P&Z Board. We are blessed and have it good in Locust.

17. Executive Session

M/S/A Council Members Larry Baucom and De-Dee Nathan (7-0)
Motion to enter into executive session GS; 143-318-11 (3) at 8:33pm

Out of executive session at 8:56pm

M/S/A Council Members Michael Haigler and De-Dee Nathan (7-0)
Motion to set a special meeting for Tuesday, December 16th as a joint meeting with the Planning and Zoning Board at 6:00pm to review the traffic impact analysis ordinance.

18. Adjourn

M/S/A Council Members Michael Haigler and Roger Hypes (7-0)
Motion to adjourn at 8:58pm

Amy Furr, City Clerk

Stephen Huber, Mayor



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

GENERAL FUND (011)

REVENUES	ACTUAL	CURRENT	ACTUAL	Y-T-D %
	FY '24/'25	BUDGET	6/30/2026	COLLECTED
PROPERTY TAXES	\$ 3,024,459	\$ 2,400,000	\$ 2,101,834	87.58%
VEHICLE TAXES/DMV VEHICLE FEES	\$ 13,680	\$ -	\$ 90	0.00%
FRANCHISE TAXES	\$ 283,533	\$ 230,000	\$ 60,493	26.30%
SALES TAXES	\$ 1,866,620	\$ 1,225,000	\$ 497,897	40.64%
CABLE VISION FRANCHISE	\$ 18,790	\$ 21,000	\$ 4,078	19.42%
SOLID WASTE	\$ 322,130	\$ 265,000	\$ 224,932	84.88%
BUSINESS REGISTRATION/PERMITS	\$ 80,803	\$ 10,000	\$ 44,352	443.52%
POWELL FUND	\$ 192,905	\$ 190,500	\$ 98,516	51.71%
ALL OTHER REVENUES	\$ 1,219,112	\$ 720,500	\$ 416,804	57.85%
	\$ 7,022,032	\$ 5,062,000	\$ 3,448,996	68.14%

EXPENDITURES	ACTUAL	CURRENT	ACTUAL	Y-T-D %
	FY '24/'25	BUDGET	6/30/2026	SPENT
GENERAL ADMINISTRATION GOV'T	\$ 799,423	\$ 824,100	\$ 413,651	50.19%
CENTRAL SERVICES	\$ 417,067	\$ 87,500	\$ 21,010	24.01%
PUBLIC SAFETY	\$ 1,896,714	\$ 2,013,500	\$ 923,436	45.86%
PUBLIC WORKS	\$ 672,241	\$ 721,000	\$ 216,720	30.06%
POWELL FUND/STREETS	\$ 142,008	\$ 296,600	\$ 61,931	20.88%
SANITATION	\$ 655,601	\$ 500,000	\$ 230,501	46.10%
PARKS & RECREATION	\$ 848,845	\$ 618,300	\$ 255,923	41.39%
CONTRIBUTION TO WASTE WATER FUND	\$ -	\$ -	\$ -	0.00%
CAPITAL PROJECT FUND	\$ -	\$ -	\$ -	0.00%
ECONOMIC DEVELOPMENT	\$ 2,000	\$ 1,000	\$ -	0.00%
TRANSFER OUT OF GENERAL FUND	\$ -	\$ -	\$ 500,000	0.00%
DEBT SERVICE	\$ -	\$ -	\$ -	0.00%
GENERAL FUND RESERVE	\$ -	\$ -	\$ -	0.00%
	\$ 5,433,900	\$ 5,062,000	\$ 2,623,172	51.82%
Y-T-D FUND BALANCE INCREASE	\$ 1,588,133	\$ -	\$ 825,823	

Sales Tax Revenue Summary

July 2025	\$ 169,007.08	rec'd 9/14/2025
Aug 2025	\$ 164,198.82	rec'd 10/14/2025
Sept 2025	\$ 164,691.48	rec'd 11/14/2025

ABC Income Summary

July 2025	\$ 17,509.25	
Sept 2025	\$ 55,205.50	Aug/Sept/FYE
Oct 2025	\$ 17,509.25	
Nov 2025	\$ 4,055.25	LEO Qtr Dist.

WASTE WATER FUND (061)

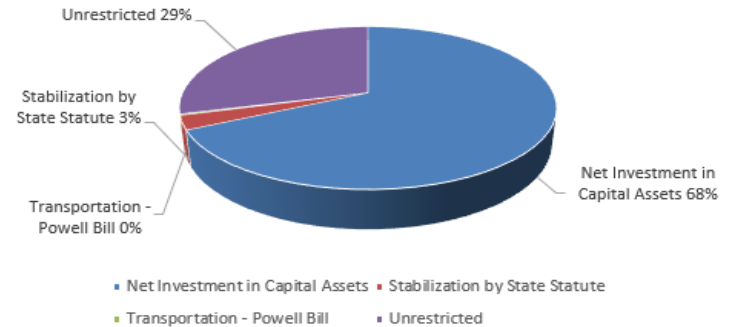
REVENUES	ACTUAL	CURRENT	ACTUAL	Y-T-D %
	FY '24/'25	BUDGET	6/30/2026	COLLECTED
MISC INCOME	\$ 13,590	\$ 1,500	\$ 690	46.00%
INTEREST INCOME	\$ 19,055	\$ 10,000	\$ 1,123	11.23%
NEW DEV SEWER TAP FEES	\$ -	\$ -	\$ -	0.00%
AVAILABILITY FEES	\$ 116,929	\$ 115,000	\$ 46,560	40.49%
USER FEES	\$ 1,640,023	\$ 1,340,000	\$ 708,306	52.86%
SYSTEM DEVELOPMENT FEE	\$ 456,450	\$ 225,000	\$ 470,000	208.89%
FUND BALANCE RESERVES	\$ -	\$ -	\$ -	0.00%
WASTEWATER RESERVES	\$ -	\$ -	\$ -	0.00%
OTHER FEE INCOME	\$ 5,054,759	\$ -	\$ 1,171,854	0.00%
	\$ 7,300,806	\$ 1,691,500	\$ 2,398,533	141.80%

EXPENDITURES	ACTUAL	CURRENT	ACTUAL	Y-T-D %
	FY '24/'25	BUDGET	6/30/2026	SPENT
ADMINISTRATION	\$ 315,722	\$ 330,600	\$ 158,818	48.04%
WASTE COLLECTION & TREATMENT	\$ 1,830,503	\$ 1,135,900	\$ 436,030	38.39%
CAPITAL PROJ - N BASIN PS	\$ 1,628	\$ -	\$ -	0.00%
CAPITAL PROJ - MEADOWCREEK PS	\$ 0	\$ -	\$ -	0.00%
TRANSFER TO CAPITAL RESERVE	\$ -	\$ 225,000	\$ -	0.00%
	\$ 2,147,853	\$ 1,691,500	\$ 594,848	35.17%
Y-T-D FUND BALANCE INCREASE	\$ 5,152,953	\$ -	\$ 1,803,685	0.00%

GENERAL FUND INVESTMENT POSITION

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

General Fund Net Position





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

2026 Holiday Schedule

Holiday	Observed
New Year's Day	Thursday, January 1st
Martin Luther King, Jr. Day	Monday, January 19th
Good Friday	Friday, April 3rd
Memorial Day	Monday, May 25th
Independence Day	Friday, July 3rd
Labor Day	Monday, September 7th
Veterans Day	Wednesday, November 11th
Thanksgiving	Thursday, November 26th & Friday, November 27th
Christmas	Thursday, December 24th, Friday, December 25th & Monday, December 28th



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

2026 Council Meeting List, all meetings begin at **7:00pm**
2nd Thursday of every month

January 8, 2026

February 12, 2026

March 12, 2026

April 9, 2026

May 14, 2026

June 11, 2026

July 9, 2026

August 13, 2026

September 10, 2026

October 8, 2026

November 12, 2026

December 10, 2026



City of Locust

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

2026 P&Z Meeting List, all meetings begin at 6:00pm
4th Thursday of every month

January 22, 2026

February 26, 2026

March 26, 2026

April 23, 2026

May 28, 2026

June 25, 2026

July 23, 2026

August 27, 2026

September 24, 2026

October 22, 2026

November 19, 2026**

December 17, 2026**

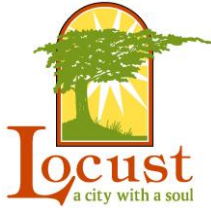
** 3rd Thursday due to the Thanksgiving Holiday

** 3rd Thursday due to the Christmas Holiday

Cesar,

Below is the data that you requested. Let me know if you need anything else.

Vehicle ID	PW003
Vehicle Year	2007
Vehicle Make	Chevrolet
Vehicle Model	Silverado
Description	1500 4WD
VIN	1GCEK14V87Z118153
Mileage	161,006



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

Purchase Order Requests
12/11/2025

Purchase Request # 6133

Vendor: Chambers Engineering PA

For: Inv 12806 On Call Fees – October 2025

Total Invoice Amount: \$2,379.00

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

Code Amount: \$2,145.00

Remaining Budget Amount: \$426.00

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

Code Amount: \$234.00

Remaining Budget Amount: \$1,531.43

Remaining amount is calculated after budget amendments are approved.

Purchase Request # 6139

Vendor: Flovac, Inc.

For: New Vacuum Service – 120 Jenkins St- Vac Pit

Amount: \$5,631.25

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

Remaining Budget Amount: \$7,812.43

Purchase Request # 6143

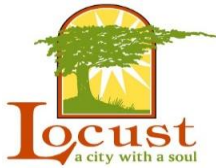
Vendor: Gopher Utility Services Inc.

For: WW Station Maint – MCVS #2 – Telemetry Maintenance

Amount: \$2,162.34

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

Remaining Budget Amount: \$10,330.13



Requested Budget Amendments 12/11/2025

General Fund

Revenues:

\$	34,352.00	011-004-03200-03240	Business Registrations/Permit Fees
\$	1,170.00	011-004-03830-03831	Interest General Fund
\$	5,000.00	011-004-03830-03846	PD - Shop With a Cop
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\$	40,522.00	Total Revenue Increase	

Expenditures:

Administration

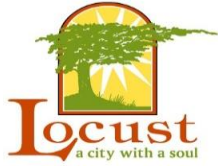
\$	88.00	011-005-04100-51240	Worker's Compensation
\$	400.00	011-005-04100-53106	Dues
\$	200.00	011-005-04100-53506	Advertising
\$	11,070.00	011-005-04100-53507	Land Use Plan
\$	2,864.00	011-005-04100-55100	Insurance - Property Liability
<hr/>			
\$	14,622.00	Subtotal	

Public Safety

\$	3,325.00	011-005-04300-51240	Worker's Compensation
\$	9,100.00	011-005-04300-53517	Police Communications
\$	7,795.00	011-005-04300-55101	Police Liability Insurance
\$	5,000.00	011-005-04300-56102	PD Donation - Shop With A Cop
<hr/>			
\$	25,220.00	Subtotal	

Public Works

\$	(157,500.00)	011-005-04000-51210	FICA Expense
\$	1,122.00	011-005-04400-53112	Office - IT Expense
\$	530.00	011-005-04400-55102	Insurance
\$	155,848.00	011-005-04400-55501	Capital - Street Paving
<hr/>			
\$	-	Subtotal	



Requested Budget Amendments 12/11/2025

General Fund

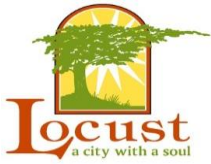
Streets-Transportation

\$	(1,405.00)	011-005-04500-51230	401K Retirement
\$	161.00	011-005-04500-53100	Supplies
\$	110.00	011-005-04500-53112	Office IT Expense
\$	1,134.00	011-005-04500-55101	Property Liability Insurance
<hr/>			
\$	-	Subtotal	

Parks & Rec

\$	680.00	011-005-06000-55100	Property and Liability Insurance
<hr/>			
\$	680.00	Subtotal	

\$	40,522.00	Total Expenditure Increase
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Requested Budget Amendments 12/11/2025

Wastewater Fund

Revenues:

\$	29,635.00	061-004-03600-03610	User Fees
\$	29,635.00	Total Revenue Increase	

Expenditures:

<u>Wastewater</u>			
\$	480.00	061-005-07100-51240	Worker's Compensation
\$	140.00	061-005-07100-53104	Uniforms
\$	110.00	061-005-07100-53112	Office IT Expense
\$	3,905.00	061-005-07100-55100	Property and Liability Insurance
\$	4,635.00	Subtotal	
<u>Waste Collections & Treatment</u>			
\$	25,000.00	061-005-07400-52103	Professional Services
\$	25,000.00	Subtotal	
\$	29,635.00	Total Expenditure Increase	

Athletics Survey Results Fall 2025

Overview:

The survey was shared with 400 individual email addresses, all of which are parents of participants of athletics from the fall season, including baseball, volleyball, and soccer. We had 39 total teams in the fall season.

The survey received 56 responses total (as of 12/4/25):

- 35 of the teams were represented (some responses were from parents with children on multiple teams)
- 4 of the teams had no responses.
- 50% of the responses are from residents (28 total).

The biggest areas we wanted to improve upon based off the survey results from spring 2025:

- Scheduling of practices and games
- Cost of Program
- Communication with Locust Parks and Recreation

How did we make improvements:

Scheduling:

- No more late games for young players (6 and under)
 - We transitioned our soccer league from the previous league to our own league with just Locust Parks and Recreation and Oakboro Parks and Recreation. This change decreased the overall number of teams in the league and allowed us to have more control of the schedule. We were able to schedule more efficiently and have less overall games, allowing for more field availability and better game times.
 - Soccer games only played on Saturdays
 - This helped with parking issues on weeknights
 - Did not have to worry about late games on school nights
 - We want to keep this same structure for the upcoming spring season
 - We made a suggestion to the baseball boards to try, when possible, scheduling the younger teams earlier.
 - We were able to do this more frequently this season, but at the cost of some of the older teams only having one umpire for their games.
- Notice of practices and games:
 - We provided a practice schedule with plenty of notice, we kept a hard limit on the cap for registration. This eliminated the need to put together another team after registration ends, find another coach, etc, which delays the team building and therefore practice schedule building. Hunter planned the coaches night one week

before the start of practices and shared the coaches meeting date and tentative start date with parents so that there is a clear expectation.

- Pre-planning or rescheduling rain-outs:
 - Rain outs are inevitable and the home-field is responsible for rescheduling games at their field. For baseball/softball, that is sometimes Oakboro, Stanfield, Endy, etc.
 - With tightening our team numbers this fall for both baseball and soccer, it allowed for more flexibility with reschedules since there was breathing room within the schedule.
- Practice availability:
 - We occasionally used half-field or shared practices to allow for reschedules or additional practice time.
 - Encouraged teams to use Saturday mornings for practices.

Cost of Program:

- Prices remained the same for this fall, but we wanted to increase the perceived value for the participants.
 - Nicer/different uniforms
 - Worked with coaches to provide an adequate number of practices and games, including reschedules, reflective of the value/cost of the program.
- Continued to advertise the sibling discount to Locust residents
- Non-resident returning coaches that are assigned to a team receive the resident rate
- Resident returning coaches receive one free child registration; it can be stacked with the sibling discount as well.

Communication:

- This fall, we created a cheat sheet for the coaches with a lot of helpful information to reference throughout the season. It had info regarding scheduling, facility use guidelines, Hunter's contact information, uniform information, etc.
 - Helped set expectations at the beginning of the season.
 - We provided hard copies at the coaches meeting and emailed a PDF to all coaches.
- We recommend several apps to coaches and parents for team communication
- Provided proper notice of practices and games (see above, under Scheduling)
- Sent a lot of reminder emails regarding important dates
- I felt like I have built good working relationships with coaches.
 - Lot of them utilize my work cell to reach out via call or text
 - They feel comfortable asking me questions or bringing concerns to my attention.

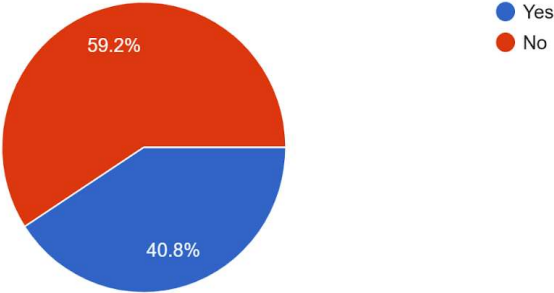
How do I think the season went:

In my humble opinion, I believe this fall season was an overall success. This is evident based on the survey results and feedback I have received from coaches in passing. I personally felt less stress during this fall season compared to the spring season. We as Locust took more control over scheduling responsibilities, which creates more up front work, but honestly allows for a more smooth and structured season. Less changes we have to make during the season because we set ourselves up for success. Also, creating firm registration caps (not at the expense of Locust residents) allowed us to operate with a total number of teams/participants we could efficiently operate with.

Survey Results Spring 2025 Compared to Fall 2025:

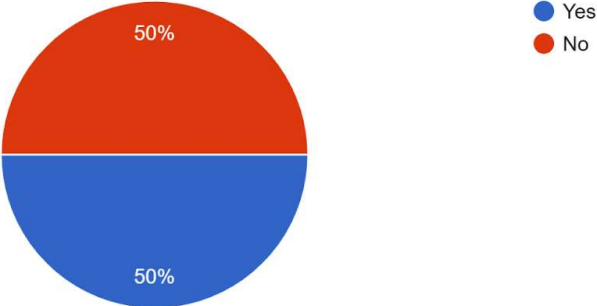
Spring 2025

Are you a resident/taxpayer within the City of Locust City Limits?
49 responses



Fall 2025

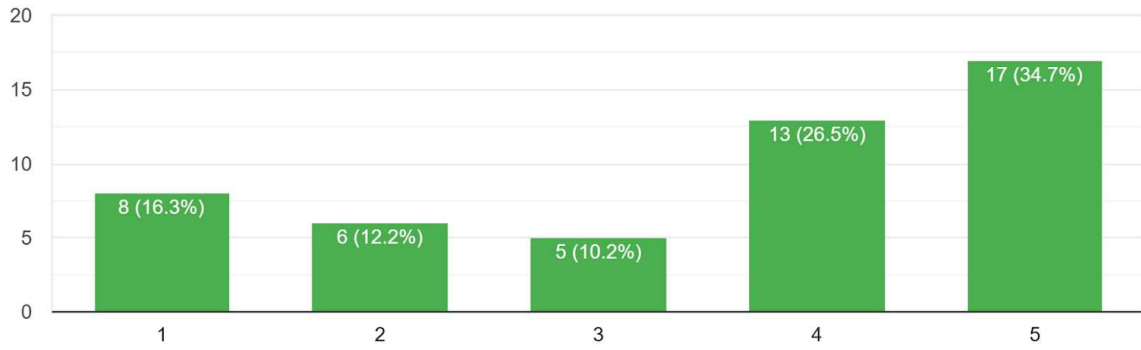
Are you a resident/taxpayer within the City of Locust City Limits?
56 responses



Spring 2025

Overall use of RecDesk

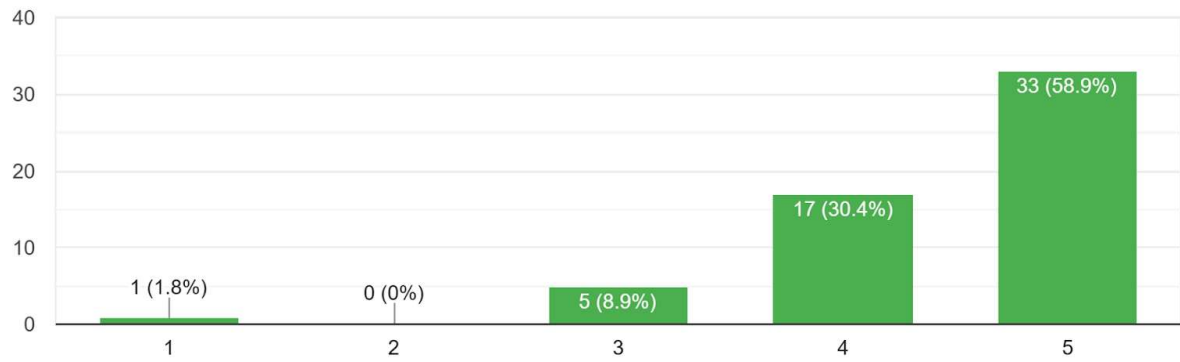
49 responses



Fall 2025

Overall use of RecDesk

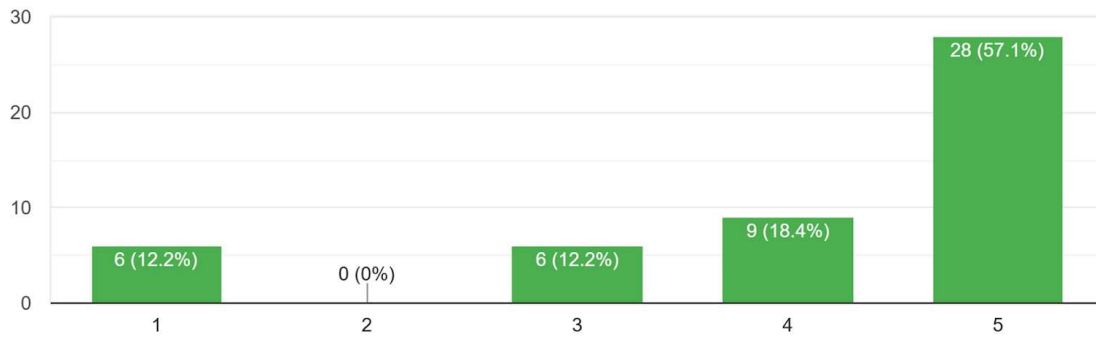
56 responses



Spring 2025

Team placement

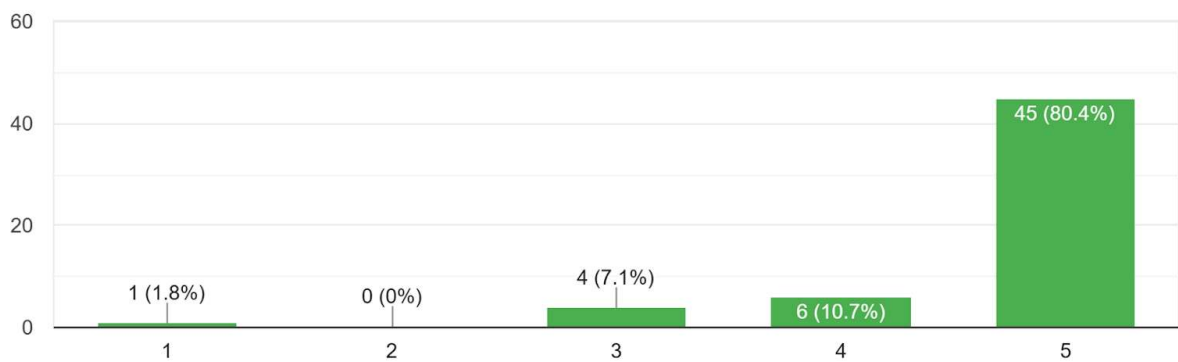
49 responses



Fall 2025

Team placement

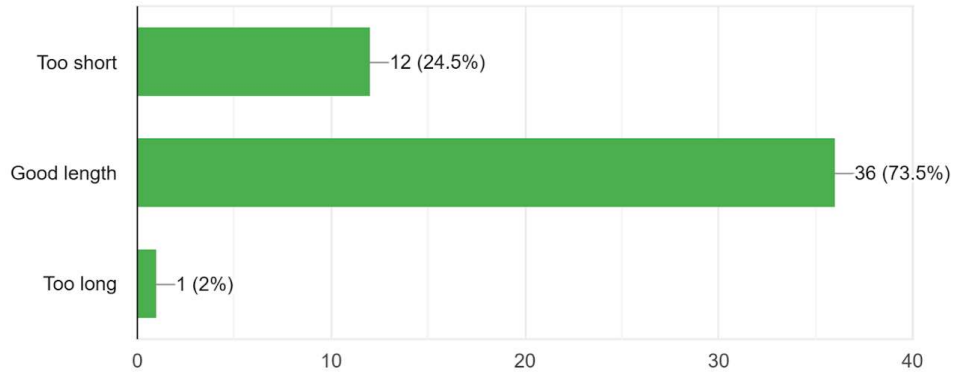
56 responses



Spring 2025

Length of Program

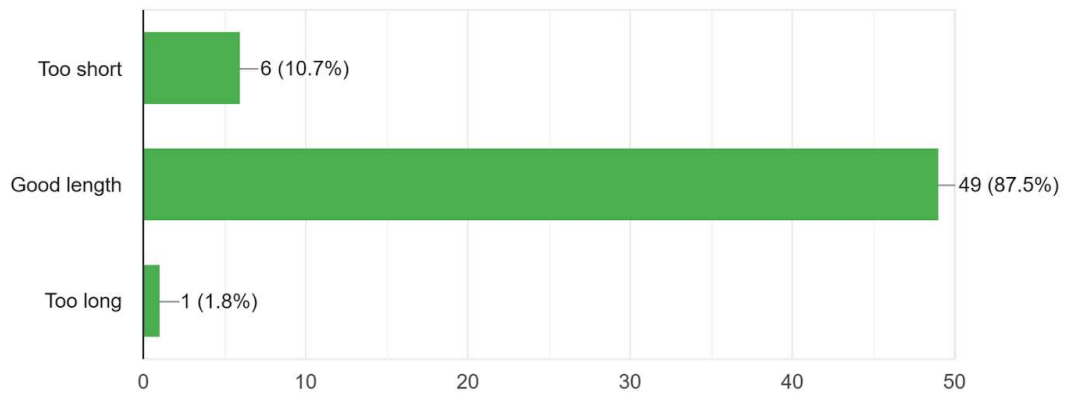
49 responses



Fall 2025

Length of Program

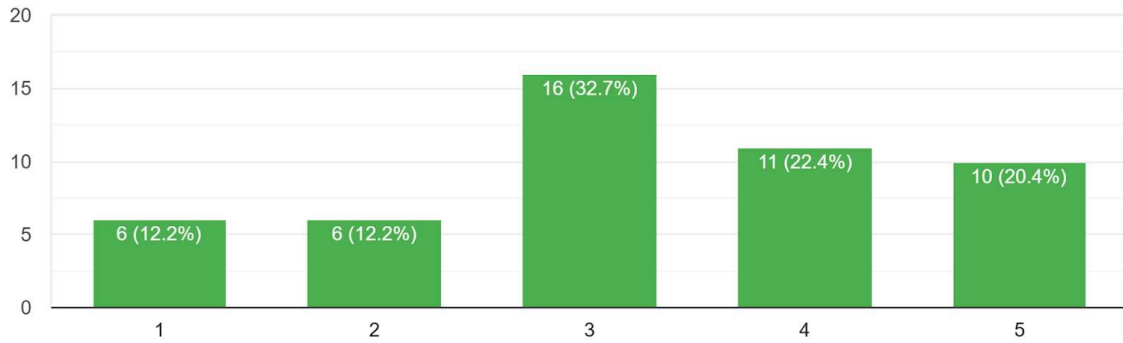
56 responses



Spring 2025

Schedule of practices and games

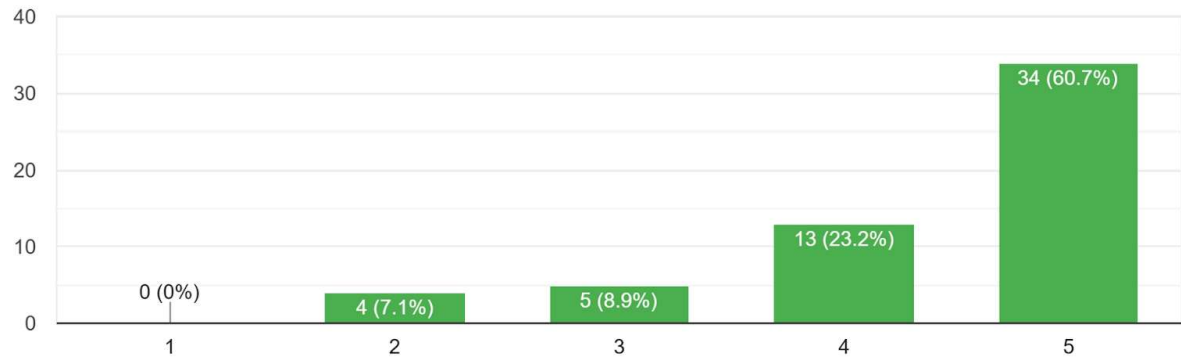
49 responses



Fall 2025

Schedule of practices and games

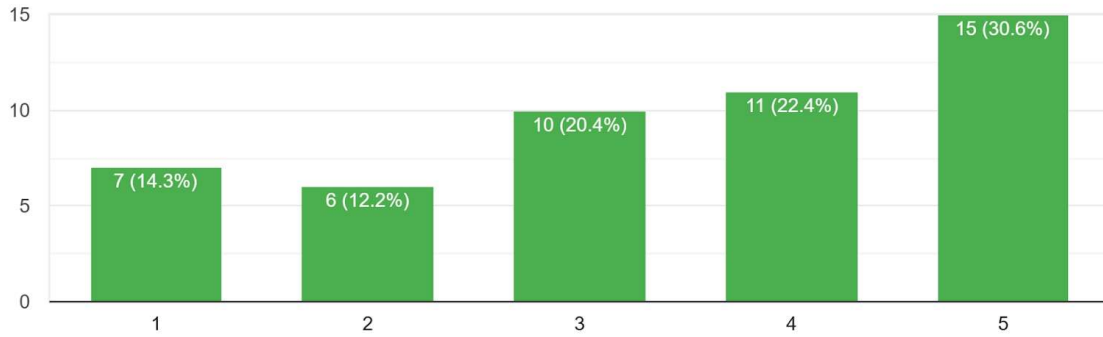
56 responses



Spring 2025

Cost of Program

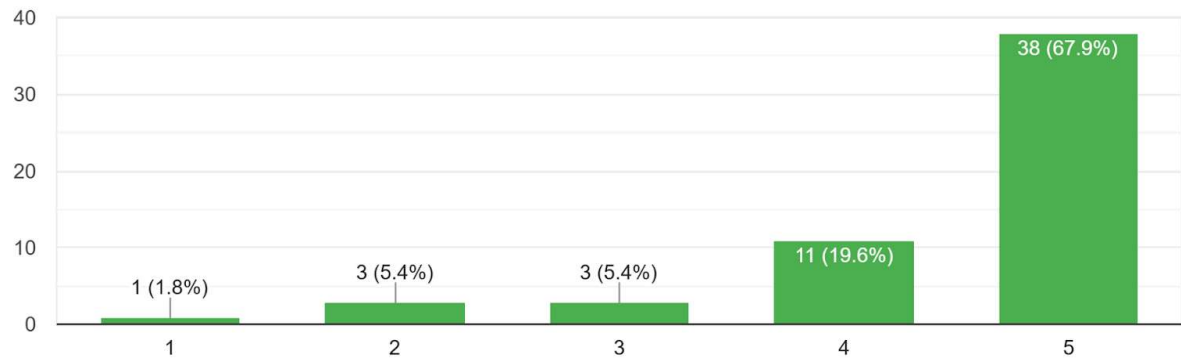
49 responses



Fall 2025

Cost of Program

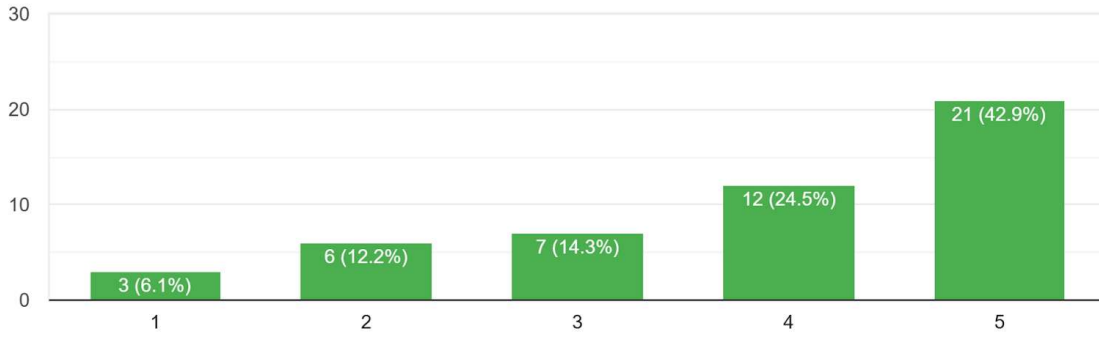
56 responses



Spring 2025

Quality of Facilities

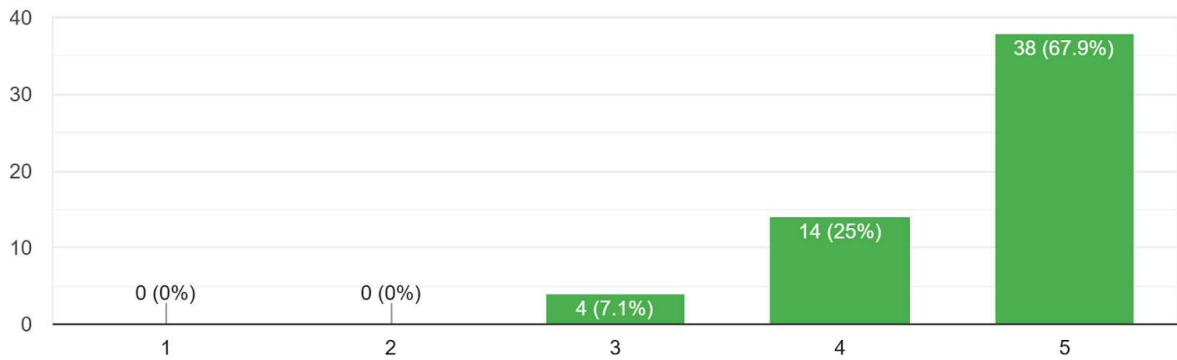
49 responses



Fall 2025

Quality of Facilities

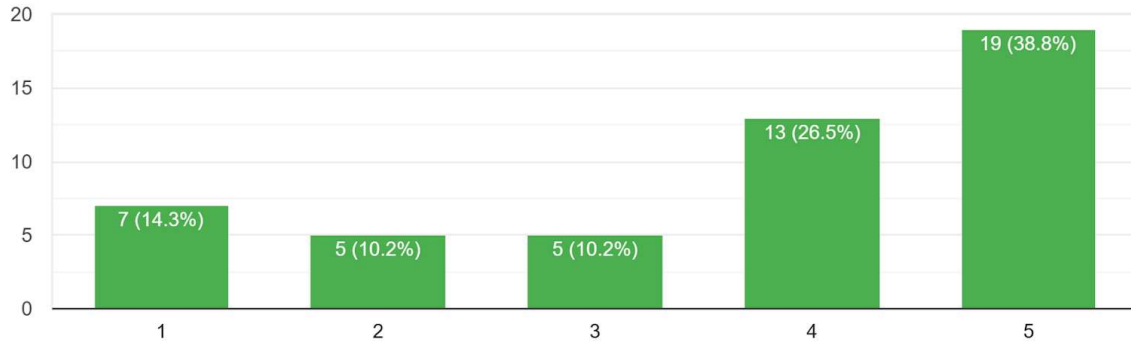
56 responses



Spring 2025

Quality of Uniforms

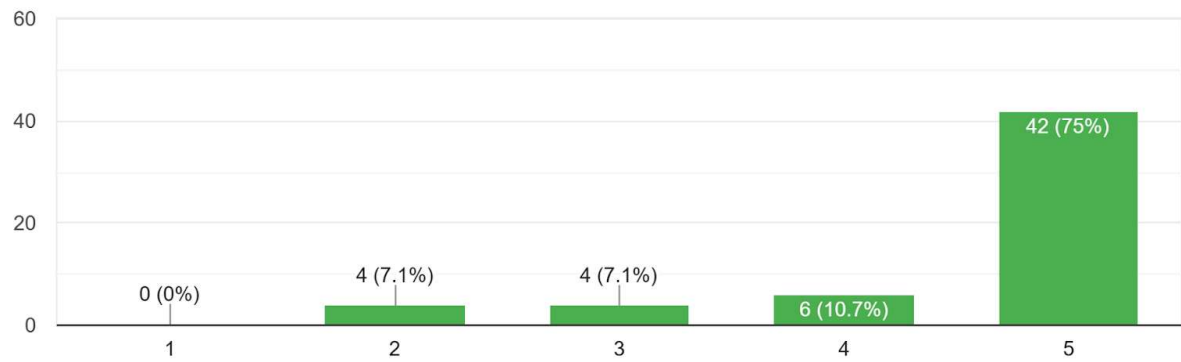
49 responses



Fall 2025

Quality of Uniforms

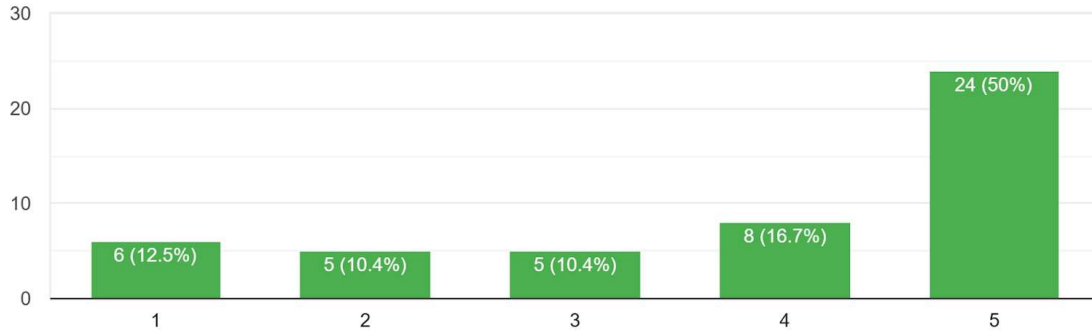
56 responses



Spring 2025

Communication with Locust Parks and Recreation Athletic Coordinator

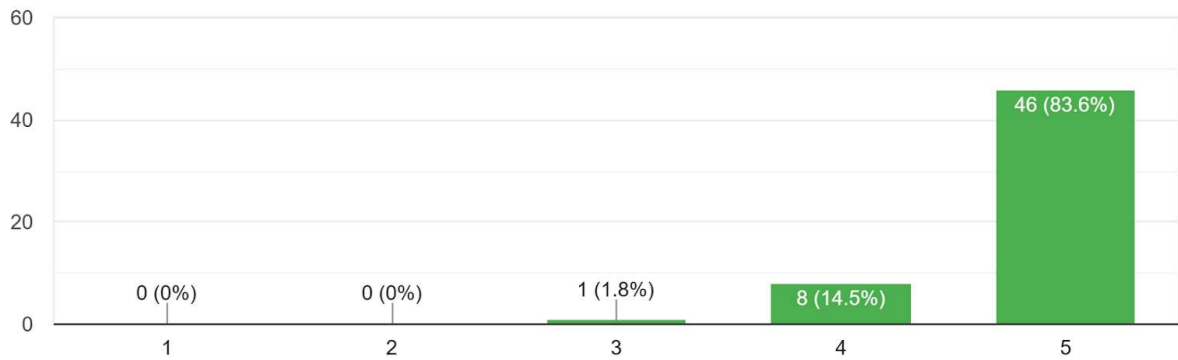
48 responses



Fall 2025

Communication with Locust Parks and Recreation Athletic Coordinator

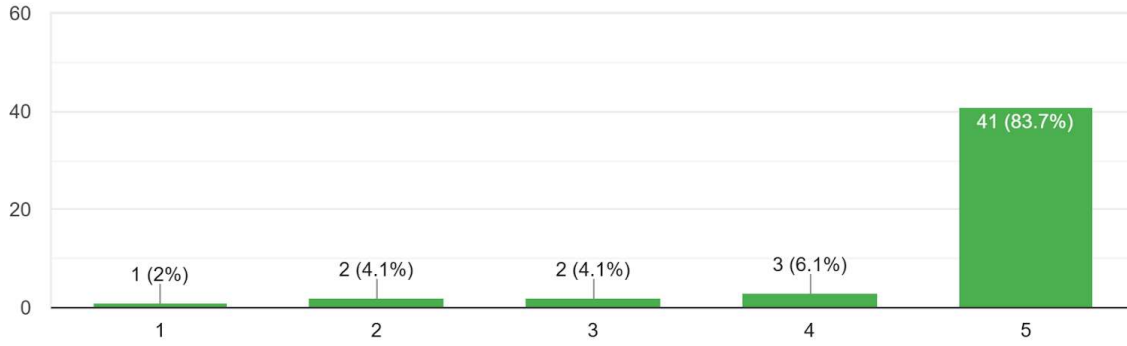
55 responses



Spring 2025

Communication with Team Coach

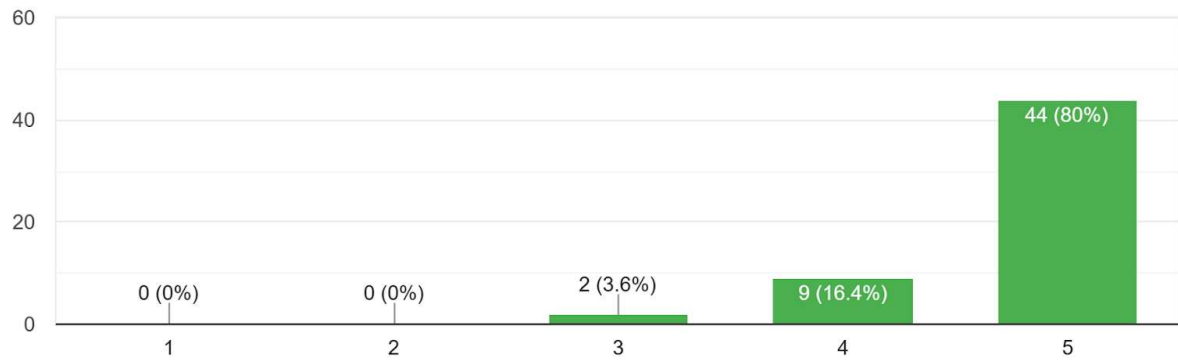
49 responses



Fall 2025

Communication with Team Coach

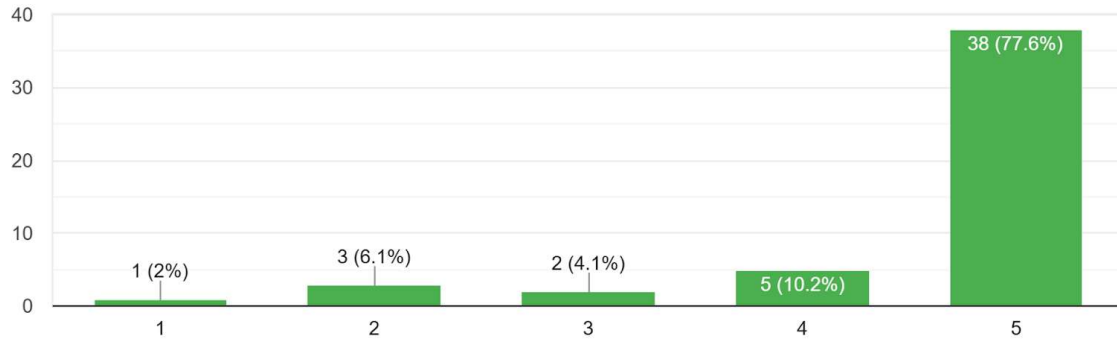
55 responses



Spring 2025

Experience with Coaches

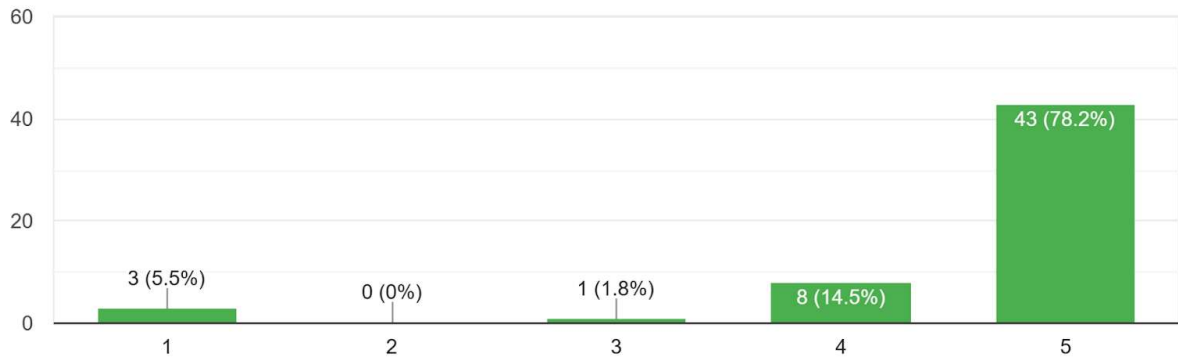
49 responses



Fall 2025

Experience with Coaches

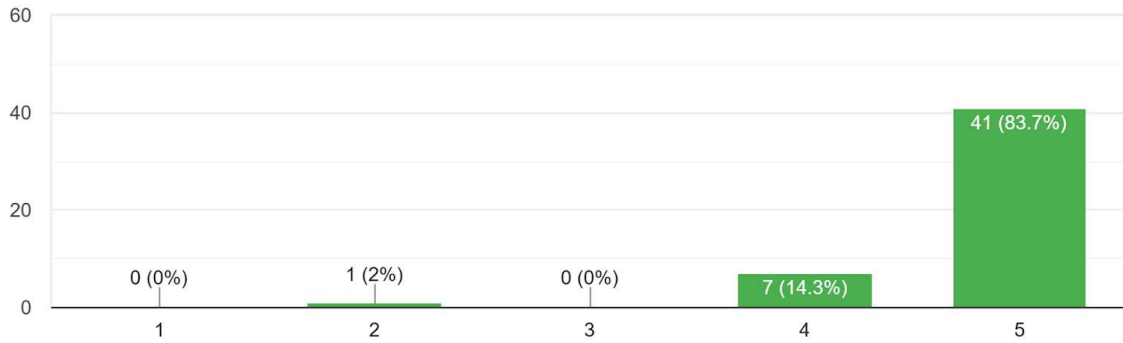
55 responses



Spring 2025

Public Safety

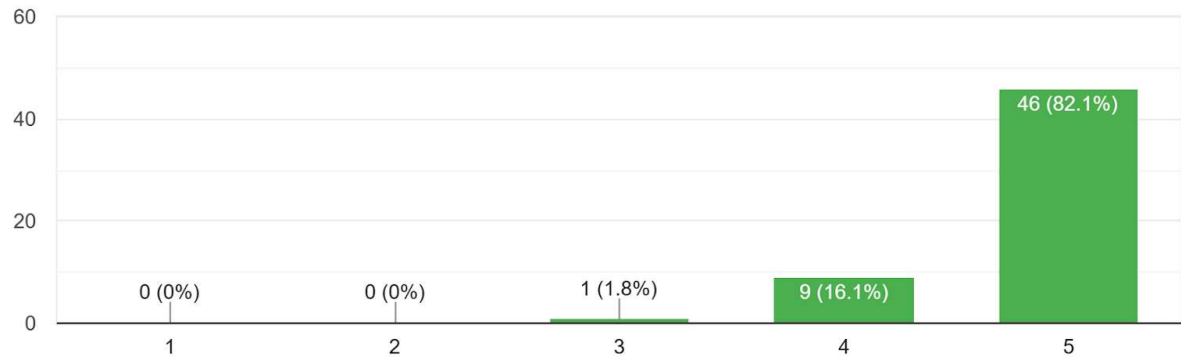
49 responses



Fall 2025

Public Safety

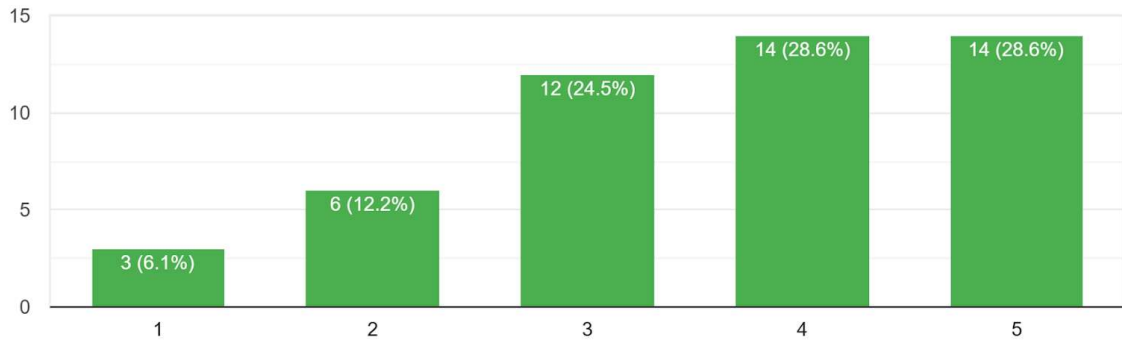
56 responses



Spring 2025

Overall satisfaction with this season

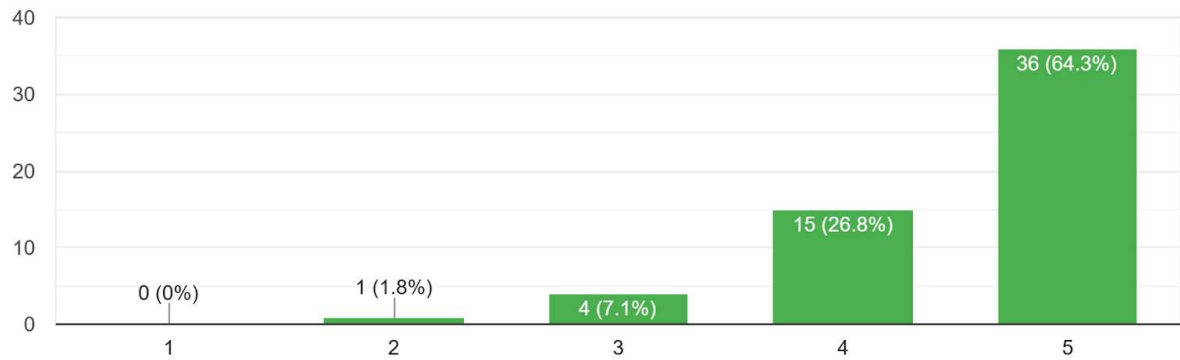
49 responses



Fall 2025

Overall satisfaction with this season

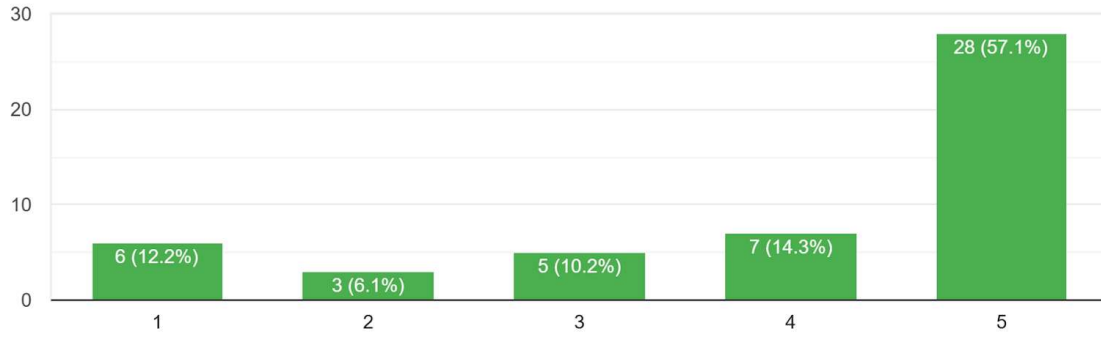
56 responses



Spring 2025

How likely are you to return to our youth athletic programs?

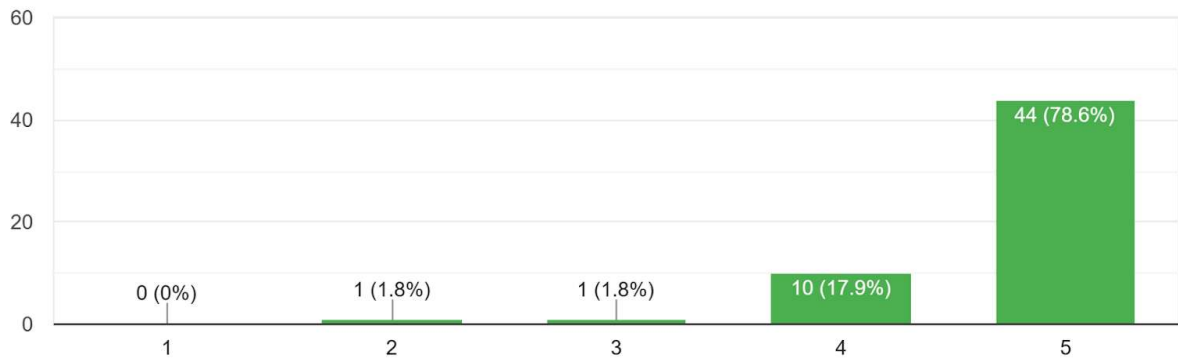
49 responses



Fall 2025

How likely are you to return to our youth athletic programs?

56 responses





December 1, 2025

Via Email

FIELD OBSERVATION REPORT NO. 004

PROJECT: LOCUST SENIOR CENTER
City of Locust

DATE / TIME: November 17, 2025 / 9:30 AM

WEATHER: Cloudy / 64 degrees

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

CPL
Robert Comery(rcomery@cplteam.com)

PURPOSE: Site Visit / OAC

Items:

- All exterior and interior wall wood framing completed.

SITE

Corridor 107, from entrance door on Kerri Dawn Lane.

View of Multi-purpose Rooms.





FIELD OBSERVATION REPORT 004

Locust Senior Center

City of Locust

November 26, 2025

Page 2 of 5

Site Discussion: View of Multi-Purpose exterior wall overhanging concrete curb.
GC – submit RFI to Structural for review.



Restrooms chase wall (double stud wall).



Janitor Room 109.





FIELD OBSERVATION REPORT 004

Locust Senior Center

City of Locust

November 26, 2025

Page 3 of 5

Men's Restroom Exterior Wall adjacent to existing Library.
Type X sheathing installed at this location



Exterior wall adjacent to existing Library.



Exterior wall at rear of building





FIELD OBSERVATION REPORT 004

Locust Senior Center

City of Locust

November 26, 2025

Page 4 of 5

Rear corner of building adjacent to Kerri Dawn Lane.



Corner of building at corner of Kerri Dawn Lane and Harrison Lane.



Main Entrance Gable end.





FIELD OBSERVATION REPORT 004

Locust Senior Center

City of Locust

November 26, 2025

Page 5 of 5

Elevation in line with existing Library.



A handwritten signature in black ink, appearing to read 'Robert Comery'.

Robert Comery
Sr. Architectural Designer

cc: All Attending
Ceaser Correa (ccorrea@locustnc.gov)
Andrey Bruyako (andrey@cinderellapartners.com)
Pam Johnson (pjohnson@benesch.com)
Roberto Rivas (rrivas@cplteam.com)
Burk Edwards (bedwards@cplteam.com)
Justice Harris (jharris@cplteam.com)
Mike Ranieri ([mranieri@cplteam.com](mailto:mrانieri@cplteam.com))
Ron Davis (rdavis@cplteam.com)
Taylor Bishal (tbishal@cplteam.com)

S:\Projects\Locust_C\Senior Center Facility\G Comm\Field Reports\2025-1117_FOR 004



December 5, 2025

Via Email

FIELD OBSERVATION REPORT NO. 005

PROJECT: LOCUST SENIOR CENTER
City of Locust

DATE / TIME: December 1, 2025 / 10:00 AM

WEATHER: Cloudy / 47 Degrees

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

CPL
Robert Comery (rcomery@cplteam.com)

PURPOSE: Site Visit / OAC

Items:

- All exterior and interior wall wood framing completed.
- Roof Truss installation completed.
- Roof wood decking in progress.
- Interior miscellaneous wood framing in progress.

Upcoming Work:

- Building should be dried-in by Thursday or Friday, with temporary plastic over window openings.
- Roof decking will be completed with felt installed.
- Once dried-in, different trades (HVAC, Plumbing, Electrical, Fire Alarm) will begin work inside the building.
- Plan is to have HVAC start first, followed by overlapping schedules for plumbers and electricians due to timelines.
- Material deliveries are being coordinated given limited laydown space; unused lumber will be removed to free up space.

Concerns:

- Ensure proper installation of HVAC ductwork (start tight to ceiling joist) to avoid future conflicts with ceiling heights and other trades.



FIELD OBSERVATION REPORT 005

Locust Senior Center

City of Locust

December 5, 2025

Page 2 of 4

SITE

Multi-Purpose space.



Corridor.



Women's Toilet.



Men's Toilet





FIELD OBSERVATION REPORT 005

Locust Senior Center

City of Locust

December 5, 2025

Page 3 of 4

Fitness Room.



Fitness Room – Joist hanger at window.
Spandrel glass scheduled at this elevation.



Main Lobby.



View from Kerri Dawn Lane.





FIELD OBSERVATION REPORT 005

Locust Senior Center

City of Locust

December 5, 2025

Page 4 of 4

At corner of Kerri Dawn Lane
and Harrison Lane.



Main entrance.




Robert Comery
Sr. Architectural Designer

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

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**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>
Saturday, November 1, 2025	11:59:59 PM	354496.3	354496.3	0.01
Sunday, November 2, 2025	11:59:59 PM	713338.9	358842.6	0.01
Monday, November 3, 2025	11:59:59 PM	1055300.2	341961.3	0.57
Tuesday, November 4, 2025	11:59:59 PM	1394670.5	339370.3	
Wednesday, November 5, 2025	11:59:59 PM	1724518.9	329848.4	
Thursday, November 6, 2025	11:59:59 PM	2060551.7	336032.8	
Friday, November 7, 2025	11:59:59 PM	2391583.6	331031.9	
Saturday, November 8, 2025	11:59:59 PM	2753998.9	362415.3	0.38
Sunday, November 9, 2025	11:59:59 PM	3127172.0	373173.1	
Monday, November 10, 2025	11:59:59 PM	3467520.7	340348.8	
Tuesday, November 11, 2025	11:59:59 PM	3809103.9	341583.1	
Wednesday, November 12, 2025	11:59:59 PM	4147648.6	338544.7	
Thursday, November 13, 2025	11:59:59 PM	4488906.7	341258.1	
Friday, November 14, 2025	11:59:59 PM	4824812.6	335905.9	
Saturday, November 15, 2025	11:59:59 PM	5175621.1	350808.4	
Sunday, November 16, 2025	11:59:59 PM	5530969.2	355348.1	
Monday, November 17, 2025	11:59:59 PM	5860817.9	329848.8	
Tuesday, November 18, 2025	11:59:59 PM	6190726.1	329908.1	
Wednesday, November 19, 2025	11:59:59 PM	6523666.7	332940.6	
Thursday, November 20, 2025	11:59:59 PM	6856614.8	332948.1	
Friday, November 21, 2025	11:59:59 PM	7188893.9	332279.1	
Saturday, November 22, 2025	11:59:59 PM	7541757.6	352863.8	
Sunday, November 23, 2025	11:59:59 PM	7904963.6	363205.9	
Monday, November 24, 2025	11:59:59 PM	8254124.5	349160.9	
Tuesday, November 25, 2025	11:59:59 PM	8602637.3	348512.8	
Wednesday, November 26, 2025	11:59:59 PM	8959068.9	356431.6	0.06
Thursday, November 27, 2025	11:59:59 PM	9291936.1	332867.2	
Friday, November 28, 2025	11:59:59 PM	9626074.5	334138.4	
Saturday, November 29, 2025	11:59:59 PM	9975707.9	349633.4	
Sunday, November 30, 2025	11:59:59 PM	10319041.7	343333.8	0.02

Monthly Total			10319041.6	1.05
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Daily Average	343968.05
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City of Locust
Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

2025 ABC Board Appointments

Michael Graham – Full Member – term: 3 years to expire in 2028

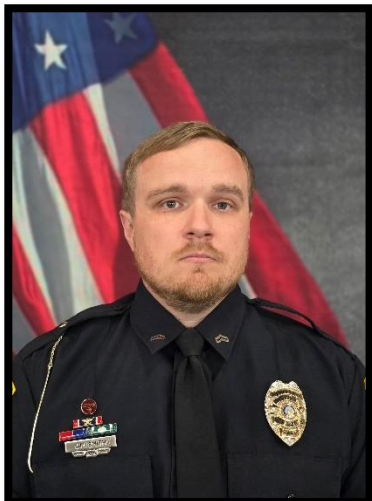


NOVEMBER 2025 SUMMARY

NOVEMBER 2025

CATEGORY	AMOUNT
Total Calls Dispatched/Initiated	322
Traffic Stops Conducted	316
Business And Neighborhood Patrols	2,582
Arrests Made (Persons)	12
Total Arrest Charges	18
Citation Charges Issued	104
Warnings Issued	255
Total Traffic Crashes Reported	34
Street/Highway Crashes	28*
PVA/Parking Lot Crashes	6
*5 Vehicle Vs. Deer	
Total Activities Attended By LPD	3,220

NOVEMBER 2025 OFFICER OF THE MONTH



Detective Jared M. Smith

Detective Smith’s investigative efforts in the breaking and entering of two Locust businesses in August resulted in the identification and apprehension of two offenders responsible for the Locust break-ins as well as similar crimes and multiple charges in at least 13 other North Carolina counties.

Law Enforcement Dispatch Services Agreement

THIS LAW ENFORCEMENT DISPATCH SERVICES AGREEMENT (hereinafter referred to as “Agreement”), made and entered into this ____ day of _____, 20___, by and between Stanly County, North Carolina (hereinafter referred to as “COUNTY”), party of the first part; and **City of Locust** (hereinafter referred to as "AGENCY" or “USER AGENCY”), party of the second part;

WHEREAS, the COUNTY’s Consolidated Public Safety Answering Point (“PSAP”) provides dispatch services for public safety agencies within Stanly County; and

WHEREAS, the AGENCY desires to utilize the dispatch services provided by the PSAP; and

WHEREAS, both parties agree that this Agreement will serve the best interest of public safety and efficient law enforcement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

1) Services Provided by PSAP

- a) The PSAP shall provide 24-hour dispatch services for the AGENCY, including but not limited to:
 - i) Receiving and processing emergency and non-emergency calls for service;
 - ii) Dispatching AGENCY personnel to calls for service;
 - iii) Maintaining accurate records of all calls and dispatch activities, in accordance with applicable laws and schedules governing records retention;
 - iv) Providing radio communications support;
 - v) Accessing and utilizing relevant database for law enforcement purposes, in accordance with applicable laws and regulations;
 - vi) Providing emergency medical dispatch pre-arrival instructions, when applicable; and
 - vii) Facilitating interagency communications and coordination.
- b) The PSAP shall maintain and operate all necessary equipment and software for the provision of dispatch services.
- c) The PSAP will maintain standard operating procedures consistent with industry standards and in consultation with the Law Enforcement Chiefs group, which consists of the Stanly County Sheriff and the chiefs of the police departments located in Stanly County and any committee created therein.
- d) The PSAP shall adhere to all applicable local, state and federal laws and regulations, including but not limited to those relating to confidentiality and data security.
- e) The PSAP shall ensure proper training and certification of 911 Telecommunicators providing dispatch services.

2) AGENCY Responsibilities

- a) The AGENCY shall provide the PSAP with accurate and up-to-date information regarding its personnel, vehicles and operational procedures;
- b) The AGENCY shall ensure its personnel are trained in the proper user of radio communications and dispatch procedure;
- c) The AGENCY shall promptly notify the PSAP of any changes to its operational status or contact information;
- d) The AGENCY shall cooperate with the PSAP in the investigations of any complaint or incident related to dispatch services;
- e) The AGENCY will provide timely feedback to the PSAP regarding service quality, and areas of potential improvement; and
- f) The AGENCY shall adhere to established radio protocols.

3) Service Level Agreements

- a) The PSAP shall strive to meet all industry standards as it relates to call answer and dispatch metrics;
- b) The PSAP will retain records in accordance with applicable laws and schedules governing records retention; and
- c) Parties agree to conduct meetings to discuss and evaluate any concerns with services provided.

4) Public Safety Data System

- a) The COUNTY has purchased and provides a county-wide Public Safety Data System consisting of a Computer Aided Dispatch (CAD) and Law Enforcement Records Management System (RMS) (hereinafter collectively referred to as "Data System");
- b) The COUNTY maintains a Master Agreement with a Data System vendor (hereinafter referred to as "Vendor");
- c) The AGENCY will coordinate with the COUNTY for any additional services the AGENCY requests for the shared system from the Vendor in accordance with any applicable terms and conditions of the Master Agreement;
- d) The COUNTY will true-up with the AGENCY license usage each year to determine if any additional or fewer licenses are required at the time of renewal of the Master Agreement in accordance with any applicable terms and conditions of the Master Agreement;
- e) The AGENCY agrees to purchase any additional licenses determined necessary by the annual true-up; and
- f) The COUNTY and AGENCY agree to the STANLY COUNTY PUBLIC SAFETY DATA SYSTEM - ACCESS TERMS and CONDITIONS, which is attached hereto and incorporated by reference herein as "Attachment A."

5) Financial Obligation

- a) The PSAP shall not charge for the actual dispatch services provided;
- b) The AGENCY agrees to pay the COUNTY for its proportionate share of general fees, maintenance, and other costs related to the Data System;
- c) The AGENCY agrees to pay the COUNTY for the AGENCY's license fees and any AGENCY-requested supplemental interfaces, systems or additions to the Master

- Agreement (hereinafter referred to as “Additional Services”) in accordance with any applicable terms and conditions of the Master Agreement;
- d) The COUNTY shall provide the AGENCY with a budgetary quote/estimate for its upcoming fiscal year no later than January 30th of each calendar year;
 - e) The COUNTY shall invoice the AGENCY annually for its proportionate share of general fees, maintenance, and others costs related to the Data System;
 - f) The COUNTY shall invoice the AGENCY annually for the full costs of the AGENCY’s license fees and any Additional Services requested by the AGENCY;
 - g) The AGENCY agrees to remit payment to the COUNTY within 15 days of the AGENCY’s receipt of each invoice; and
 - h) The amount to be paid by the AGENCY to the COUNTY shall not exceed \$18,809.95 for the July 1, 2025 through June 30, 2026 fiscal year.

6) Term and Termination

The term of this contract shall be from July 1, 2025 to June 30, 2028 (hereinafter referred to as “Initial Term”) and time being of the essence. This Agreement shall automatically renew for additional one-year terms on July 1st of each year starting July 1, 2028 (each hereinafter referred to as “Renewal Term”).

Either party may terminate this Agreement with 10 days written notice to the other party in the event of a material breach of this Agreement. Either party may terminate this Agreement with 180-days written notice without cause. The AGENCY agrees to pay the COUNTY the AGENCY’s proportionate share of general fees, maintenance, or other costs related to the Data System and the full costs of the AGENCY’s license fees and any Additional Services for the Initial Term and any Renewal Terms.

It is further agreed that transactions made to the Division of Criminal Information on behalf of the recipient AGENCY are provided as a service, and this service may be discontinued by the PSAP if at any time this service becomes a burden due to personnel manpower or computer system availability.

7) Relationship of the Parties

COUNTY shall not be responsible for any of the AGENCY’S acts or omissions. The AGENCY’s employees shall not be treated as employees of COUNTY with respect to the products/services provided hereunder for federal or state tax, unemployment or workers' compensation purposes or for purposes of eligibility for, or participation in, any employee pension, health, or other fringe benefit plan of the COUNTY. The COUNTY shall not be liable to the AGENCY for any expenses paid or incurred by the AGENCY unless otherwise agreed in writing.

8) Insurance

AGENCY shall, at its own expense, obtain a reasonable amount of liability insurance coverage for its employees, officers, and agents insuring against all liability of AGENCY and its representatives/agents arising out of and in connection with dispatch services/response. COUNTY shall, at its own expense, obtain a reasonable amount of liability insurance coverage for its employees, officers, and agents insuring against all liability of COUNTY and its representatives/agents arising out of and in connection with dispatch services/response.

9) Confidentiality

Both parties agree to maintain the confidentiality of any and all information shared during the course of this Agreement, in accordance with all applicable laws and regulations. This includes, but is not limited to, call recordings, incident reports, and personal information of individuals involved in calls for service. The AGENCY agrees to use information received from the PSAP solely for emergency response and for law enforcement and investigatory purposes. The AGENCY shall not re-disseminate such information to any other person or agency not authorized to receive such information. Notwithstanding the foregoing, each party may produce records/information as required by subpoena, court order, Chapter 132 – Public Records of the North Carolina General Statutes, or other applicable law.

10) Indemnification

To the extent permitted by applicable law, the AGENCY agrees to defend, indemnify, hold harmless and absolve of liability the COUNTY, its officials, employees, and agents from and against any and all loss, claims, liabilities, demands, actions, suits, proceedings and expense (including attorney's fees) by others, against all liability to others, including but not limited to any liability for personal injury, property damage, death, damages by reasons or arising out of any false arrest or imprisonment, or any action whatsoever, or against any loss, cost, expense, and damage, resulting therefrom arising out of or involving breach of this Agreement or of COUNTY rules and regulations, or involving the unpermitted or inappropriate access or use of information received by the AGENCY.

11) Non-Waiver

The failure of either party to exercise, or a delay in either party's exercising of, any right or remedy provided under this Agreement or by law shall not constitute a waiver of that or any other right or remedy, nor shall it preclude or restrict any further exercise of that or any other right or remedy.

12) Governing Laws

This Agreement shall be governed by and in accordance with the laws of the State of North Carolina. Unless prohibited by law, all actions relating in any way to this Agreement shall be brought solely in the General Court of Justice of the State of North Carolina sitting in Stanly County or, where applicable, the United States District Court of the Middle District of North Carolina.

13) E-Verify Compliance

If AGENCY is a person, business entity, or other organization that transacts business and employs 25 or more people in North Carolina, it agrees to comply with the E-Verify requirements found in Article 2 of Chapter 64 of the North Carolina General Statutes. AGENCY also agrees that any and all its current or subsequently hired subAGENCYs/subcontractors shall comply with said E-Verify requirements if said subAGENCYs/subcontractors employ 25 or more employees in North Carolina.

14) Iran Divestment Act Certification

AGENCY hereby certifies that, as of the date listed below, it is not identified on the Final Divestment List created by the North Carolina State Treasurer pursuant to N.C.G.S. §147-86.58 (hereinafter referred to as "Iran List"). Additionally, AGENCY hereby certifies that it shall not

utilize any subAGENCY/subcontractor in the performance of this Agreement that is identified on said Iran List.

15) Companies Boycotting Israel Divestment Act Certification

AGENCY hereby certifies that, as of the date listed below, it is not identified on the Final Divestment List created by the North Carolina State Treasurer pursuant to N.C.G.S. §147-86.81 (hereinafter referred to as “Israel List”). Additionally, AGENCY hereby certifies that it shall not utilize any subAGENCY/subcontractor in the performance of this Agreement that is identified on said Israel List.

16) Entire Agreement

The AGENCY and the COUNTY agree that this document constitutes the entire agreement between the two parties and may only be modified by a written mutual agreement signed by the parties. Modifications may be evidenced by telefacsimile or electronic (e.g.pdf) signatures of the parties to this Agreement. Additionally, both parties consent to signing this Agreement electronically, and that if signing electronically, both parties hereby deem their respective electronic signatures equivalent to wet, original signatures. Unless and until further modified, this Agreement shall consist of this document and the following attachments or addenda:

Attachment A – STANLY COUNTY PUBLIC SAFETY DATA SYSTEM- ACCESS TERMS and CONDITIONS

IN WITNESS WHEREOF, the COUNTY and the AGENCY have set their hands as of the day and year first above written and state that they have read and understand the terms herein and freely and voluntarily enter into this Agreement and that without further proof or accounting thereof, it shall be deemed an original contract.

STANLY COUNTY, NORTH CAROLINA

CITY OF LOCUST, NORTH CAROLINA

By _____

By _____

Date _____

Date _____

Stanly County 911 Communications
201 South Second Street
Albemarle, NC 28001

Mailing Address _____

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

CITY OF LOCUST FINANCE DIRECTOR

Attachment A:
Stanly County Public Safety Data System-
Access Terms and Conditions

1.0 DEFINITIONS

SERVER SITE: The County of Stanly will herein be referred to as the Server Site. As such, the dedicated server(s) for the software applications will be maintained and stored at the Server Site and its associated facilities.

USER AGENCY: Any agency connecting to the software system will herein be referred to as User Agency. As a shared entity utilizing the server (s) at the County of Stanly. User Agencies will be defined in two categories:

- a) Law Enforcement / Criminal Justice Agency: Agencies with a valid Originating Agency Identifier (ORI) for NCIC/DCI access with permissions to access CJIS data.
- b) Other/Non-Criminal Justice: Agencies without a valid Originating Agency Identifier (ORI) - having no access to CJIS data.

PUBLIC SAFETY DATA SYSTEM: All references to the system/System, software, Hexagon OnCall, OnCall Dispatch, OnCall Records, Hexagon, Octave or Public Safety Data System refer to any version or parts of the software applications provided by Hexagon Safety & Infrastructure (may be referred to as "Vendor").

AUTHORIZED INDIVIDUAL-LAW: An Authorized Individual-Law is one who has been given a unique username and password login to the Public Safety Data System. Each Authorized Individual-Law must be a current Employee in Good Standing of a Law Enforcement / Criminal Justice User Agency, as defined above and below, or an authorized IT Contractor in Good Standing designated by the Server Site, or a User Agency, to assist or perform maintenance on the System at the Server Site or User Agency site.

AUTHORIZED INDIVIDUAL-OTHER: An Authorized Individual-Other is one who has been given a unique username and password login to the Public Safety Data System for the purpose of dispatch or mobile unit/CAD access. Each Authorized Individual-Other must be a Member or Employee in Good Standing of an Other/Non-Criminal Justice agency, as defined above and below.

EMPLOYEE IN GOOD STANDING OF A LAW ENFORCEMENT/CRIMINAL JUSTICE USER AGENCY: An employee of one of the Law Enforcement/Criminal Justice agencies who has not been terminated for any reason; has not been relieved of duty pursuant to criminal justice or administrative investigation; has not had his or her access to the Public Safety Data System revoked or terminated for any reason; and has not been charged with, or subsequently convicted of, any offense or combination of offenses that would render the individual ineligible for certification by the North Carolina Sheriffs' Education and Training Standards Commission, the North Carolina Criminal Justice Education and Training Standards Commission, or the

North Carolina State Bureau of Investigation for Division of Criminal Information (DCI) certification.

MEMBER OR EMPLOYEE IN GOOD STANDING OF A OTHER/NON-CRIMINAL JUSTICE

USER AGENCY: An employee or member of one of the Other/Non-Criminal Justice agencies who has not been terminated for any reason; has not been relieved of duty pursuant to criminal justice or administrative investigation; has not had his or her access to the Public Safety Data System revoked or terminated for any reason; and has not been charged with, or subsequently convicted of, any offense or combination of offenses that would render the individual ineligible for certification by the North Carolina Sheriffs' Education and Training Standards Commission, the North Carolina Criminal Justice Education and Training Standards Commission, or the North Carolina State Bureau of Investigation for Division of Criminal Information (DCI) certification.

IT CONTRACTOR IN GOOD STANDING: An employee of an IT company that is under a current contract to provide IT services and assistance to the Server Site or a User Agency; and who has not had his or her contract to provide such services and assistance terminated directly or indirectly for any reason; and who has not been charged with, or subsequently convicted of, any offense or combination of offenses that would render the individual ineligible for certification by the North Carolina Sheriffs' Education and Training Standards Commission, the North Carolina Criminal Justice Education and Training Standards Commission, or the North Carolina State Bureau of Investigation for Division of Criminal Information (DCI) certification; and who has been fingerprinted and remains in full compliance with all FBI Criminal Justice Information Services (CJIS) and North Carolina State Bureau of Investigations - Division of Criminal Information (DCI) requirements.

SYSTEM APPLICATION ADMINISTRATOR: Often referred to as a "Super User," is a user of the Public Safety Data System who has been given the ability to access all programs in the system and has Administrator privileges. System Application Administrators are responsible for updating code tables and other applicable fields. System Application Administrators will be appointed by the Server Site Director of Information Technology & Director of Emergency Communications with consultation from the Law Enforcement Chiefs group for Stanly County, which consists of the Stanly County Sheriff and the chiefs of the police departments located in Stanly County.

AGENCY ADMINISTRATOR: Appointed by the Agency Head at each User Agency, Agency Administrators have the ability to access the programs the employing User Agency has access to within the System, and the data specific to the Agency Administrator's employing User Agency. Agency Administrators can also view partitions for the applicable User Agency; access, add, modify, and delete records for the applicable User Agency; make administrative changes to program settings for the applicable User Agency; and have full authorization to modify, and inactivate their User Agency own Authorized Individuals' and Agency Administrators' access, rights, or privileges within the System. Each Agency Head shall have Agency Administrator privileges.

AGENCY HEAD: The Chief of Police or Department Head at each User Agency and the County Sheriff.

2.0 STANDARDS

2.1 STANDARDS COMMITTEE

The Stanly County Law Enforcement Chiefs group will serve as the Standards Committee for the established Public Safety Data System. Updates related to the overall system will be given at each meeting of the Stanly County Law Enforcement Chiefs. Special meetings may be called to discuss issues, matters, improvements or projects directly related to the Public Safety Data System.

For the purposes of voting - each Law Enforcement User Agency shall have one vote, with a simple majority needed, when voting to approve or disapprove standards and proposed changes to the basic daily operations/procedures of using the Public Safety Data System.

Agency Heads or their designees shall be the primary contacts for communications regarding the Public Safety Data System, between the Server Site and User Agencies. Troubleshooting requests shall be made by electronic communication using the specific support email for the Server Site.

The Standards Committee shall be responsible for making all decisions regarding standards, substantive changes, and policies regarding the basic daily operations/procedures of using the Public Safety Data System and its design and usage but shall not be responsible for the daily oversight of said system.

The Server Site will make decisions, without a vote by the Committee, regarding standards, changes, design, etc. to the OnCall Dispatch System and OnCall Records Jail related modules.

Notwithstanding any terms to the contrary appearing in this document, the Server Site may modify the System, any contract with any vendor regarding any system, and any operational/procedural/financial aspect of the System in its sole discretion.

2.2 DATA ENTRY STANDARDS

Terms of consistency are to include consistent vocabulary and references throughout the System as well as definitions for all code tables throughout the system.

2.3 GIS SETUP AND ONGOING MAINTENANCE

It will be the responsibility of the Server Site to develop, update and maintain all GIS related functions and files for all parties, including street center lines, partial layers, police zones and common place names. The User Agencies will have full authorization to work collaboratively with the Server Site to define these specifications for system users, and the Server Site shall update the GIS files and layers based on input from the Law Enforcement User Agencies.

2.4 DATA SHARING

The Server Site shall allow the Law Enforcement User Agencies to maintain separate records and data specific to each agency's partition of the Public Safety Data System. Each Law Enforcement User Agency will have access to the master indices and agree to share relevant interagency data to the extent permitted by applicable law. Data entered into the system by any party becomes a part of the server database and will be subject to maintenance or archival procedures as determined by the Server Site, Standards Committee, or as required by applicable law and/or any applicable North Carolina Department of Cultural Resources Records Retention and Disposition Schedules.

Non-Criminal Justice/Other Agencies will have access to view relevant dispatch information-sensitive information may be restricted in accordance with applicable law and CJIS regulations.

2.5 USE OF DATA

No party will sell, give, loan, lease or otherwise transfer title, possession, or allow access or use of any of the data or screens by any person, firm corporation, or association, other than the User Agency's respective Authorized Individuals, Agency Administrators, or System Applications Administrators, without prior written approval from all Law Enforcement User Agencies. Each User Agency acknowledges that any party may deny the aforementioned acts to be undertaken by any other party.

Dissemination of data or information is the responsibility of each User Agency and shall be consistent with the provisions of this Agreement. Each party shall ensure that its Authorized Individuals, Agency Administrations, Systems Applications Administrators and Authorized Members/Employees, as applicable, do not disclose data obtained through the Public Safety Data System except as permitted by this Agreement or as required by applicable law, subpoena, or court order, including but not limited to Chapter 132 – Public Records of the North Carolina General Statutes.

2.6 NON-PUBLIC RECORDS

Pursuant to NCGS Sections 132-1.4 and 134-1.4A, records entered into the Public Safety Data System may not be subject to disclosure pursuant to the North Carolina Public Records Act, NCGS Section 132-1 et seq. Thus, before any records entered into the System are treated as public records subject to disclosure under NCGS Sections 132-1 et seq., the User Agency proposing to disclose the records as public records shall make a determination as to whether the records are exempt from such disclosure pursuant to NCGS 132-1.4 and 132-1.4A, or other applicable law, and shall share its determination with other agencies involved before any data is disclosed as public record. Stanly County Emergency Communications shall be the records custodian for all entries and data in the OnCall Dispatch system. Information pertaining to Dispatch Calls for Service entered into the System shall be only disseminated as Public Record or in response to a subpoena or court order by the Stanly County Emergency Communications Records Custodian.

2.7 SYSTEM USE

The Hexagon OnCall Public Safety Data System is intended for use by the Server Site and User Agencies public safety employees, members and officials only, and then only to the extent that the public safety employees, members and officials are Authorized Individuals, Agency Administrators, System Application Administrators or Authorized Members/Employees. Use of the Public Safety Data System shall be in compliance with all applicable terms and conditions of the Master Agreement between the Server Site and any Vendor for the System and all applicable U.S. Department of Justice, Federal Bureau of Investigations, Criminal Justice Information Security Policy, and NC State Bureau of Investigation policy.

3.0 SECURITY

Extent of access shall conform to the regulations set forth in applicable federal, state and local law.

3.1 SECURED SYSTEM ACCESS

Access to the Public Safety Data System will only be allowed through secured network access as defined and configured by the Server Site.

3.2 AUTHORIZED INDIVIDUAL USERS

Subject to the limitations provided in this Agreement, each Law Enforcement/Criminal Justice User Agency will have full authorization to add, modify, and delete that applicable User Agency's own Authorized Individuals and Agency Administrator's access, rights or privileges within the System.

The Server Site will not add, modify, or delete any access, rights, or privileges of an Authorized Individual or Agency Administrator employed by a Law Enforcement User Agency within the System without written consent from the applicable User Agency. Notwithstanding the foregoing, the Server Site may immediately modify access rights and privileges if Server Site suspects misuse of the System or fraud.

3.3 USER PERMISSIONS

Each user of the System shall have a unique user account with a unique password, thereby identifying the user's identity and the users access authority as an Authorized Individual, Agency Administrator, or Systems Applications Administrator.

Authorized individual permissions shall include, as appropriate, system rights of the user, accessibility to specific modules and applications, ability to view, modify, delete, and print any aspect of the System as defined by approved permission for each Authorized Individual User. A user's account will provide a method of account for access to information. Sharing of accounts is expressly prohibited.

The Server Site shall be expressly responsible for all user access rights, roles, responsibility and access provisioning for the OnCall Dispatch environment. As such, the Server Site reserves all rights to revoke and restrict access to OnCall Dispatch with just reason and cause.

User Agencies shall provide the Server Site with a current list of authorized users for their applicable agency. Further, User Agencies shall report any changes in the list of Authorized Users or personnel changes within 24-hours of an amicable separation from employment and within 2 hours of any non-amicable separation from employment.

3.4 SECURITY PRIVILEGES

User Agencies accessing the system reserve the right to make decisions and establish all security privileges pertaining to the applicable User Agencies data stored within the System.

3.5 SECURITY AND INTEGRITY

The Server Site's network shall remain, and the Server Site shall ensure that its network remains protected from internet threats with firewall security to prevent unauthorized access via the internet or internally. The User Agency is responsible for securing its own organization's computer resources against all unauthorized access.

User Agencies shall install and maintain a modern paid version of an EDR/AV security software from a list of vendors approved by Server Site on all devices that have access to the System. Currently, approved vendors are Sophos, Crowdstrike, and Sentinel One.

Law Enforcement User Agencies or Other/Non-Criminal Justice User Agencies under the control of a municipality shall, within 1 year of signing this agreement, acquire a .GOV domain for all email accounts.

User Agencies shall ensure all software and operating systems are updated and patched at a reasonable frequency and not EOL software or operating systems are used to access the System.

User Agencies are required to implement and maintain two-factor authentication on all email accounts used to access the system within 1 year of signing this agreement.

User Agencies shall take such precautions as are necessary to ensure that its servers and electronic systems are secure from breach or intrusion by unauthorized third parties. In the event that an Agency's system is breached, or is suspected of having been breached, and an unauthorized third party has access to or has accessed Server Site's System/data, upon discovery, Agency will immediately notify the Server Site of such breach and will take such precautions as may be necessary to prevent such breaches from occurring in the future. Where a breach or unauthorized release of personal information, as defined in NCGS 75-61 and 75-65, or in any other state or federal regulation, is attributed to Agency, Agency shall be responsible for notifying any and all affected individuals; for paying the full costs of said notifications, including any associated legal fees, either through Agency's cyber liability insurance provider or through their own entity funds; and for providing and paying for one year of credit monitoring to the affected individuals at no cost to said individuals.

4.0 EQUIPMENT AND CONNECTIVITY

4.1 EQUIPMENT AT THE SERVER SITE

The Server Site shall maintain the network, server(s), firewall, backup devices, etc. that run and house the data applicable to the System.

4.2 SERVER CONNECTIVITY

Each User Agency is responsible for maintaining its own internet connectivity to the Server Site.

4.3 MINIMUM END-USER HARDWARE SPECIFICATIONS

Computers (laptops or PCs) with access to the System that are owned, leased, or otherwise under the control of each User Agency, will meet or exceed the “minimum hardware requirements” established by Hexagon for the OnCall suite. Each User Agency will be responsible to maintain its own end-user hardware.

4.4 ACCESS TO THE SYSTEM

The Server Site will do everything within reason to ensure that the User Agencies are able to access the System 24x7x365. Should availability to the System be disrupted or terminated for any reason whatsoever, the Server Site will make prompt notifications by email.

Each User Agency is responsible for its own access to the server. Should access to the server lapse for a User Agency, the individual User Agency is responsible to work with appropriate parties to restore system access as soon as possible, and to further provide notifications to the other parties when system availability is restored.

4.5 DISASTER RECOVERY, BACK-UP AND ARCHIVING

The Server Site is responsible for ensuring full nightly backups are completed successfully. In addition to nightly backups, the Server Site will ensure that disaster recovery procedures are in place and currently in order to accommodate system failures, infrastructure failures, etc.

5.0 PENALTIES

The Server Site may immediately suspect, revoke or remove access of any individual and/or agency if any rule, procedure or provision of this Agreement is violated by any individual and/or agency. Access may be reinstated upon satisfactory assurance of correction.

6.0 LIABILITY

The information/access supplied by the Server Site or by any User Agency described herein is provided on an “as-is”, “where-is” basis “with all faults” without warranties of merchantability, durability, fitness for a particular purpose, high risk use, or as to infringement, title, or other matters. Server Site shall not be responsible for any consequential, special, punitive, indirect, or direct damages related to use of the System or information/records contained in the System.

Planning and Zoning November 2025

7 New House permits
SDH, M/I, Century.

True,

1 Sign

1 Commercial upfit

Plat Approval Cresswinds Phase 3

135 New housing permits as of 11/30/2025

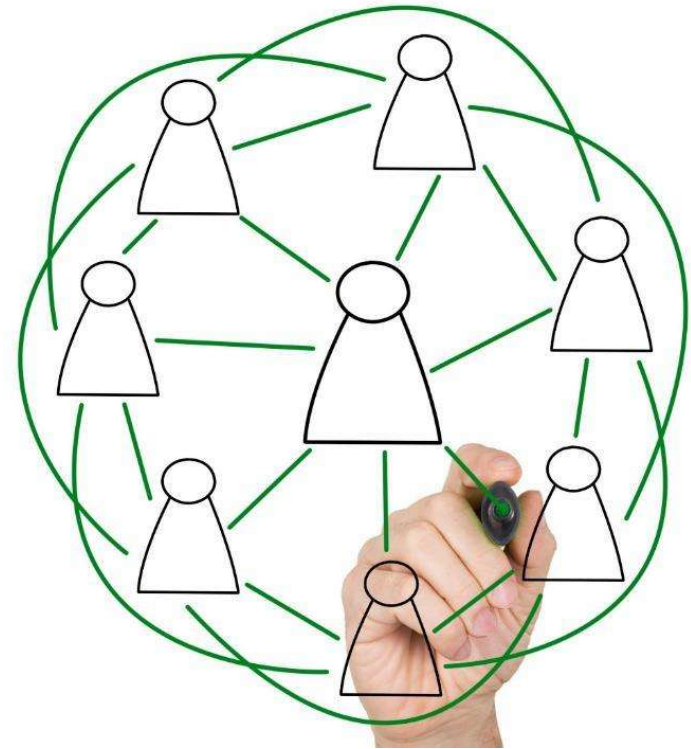
Why 'Two Buck & Sweet Lew's BBQ' is the Ideal Businesses for Locust, NC

Examining community fit and potential local benefits

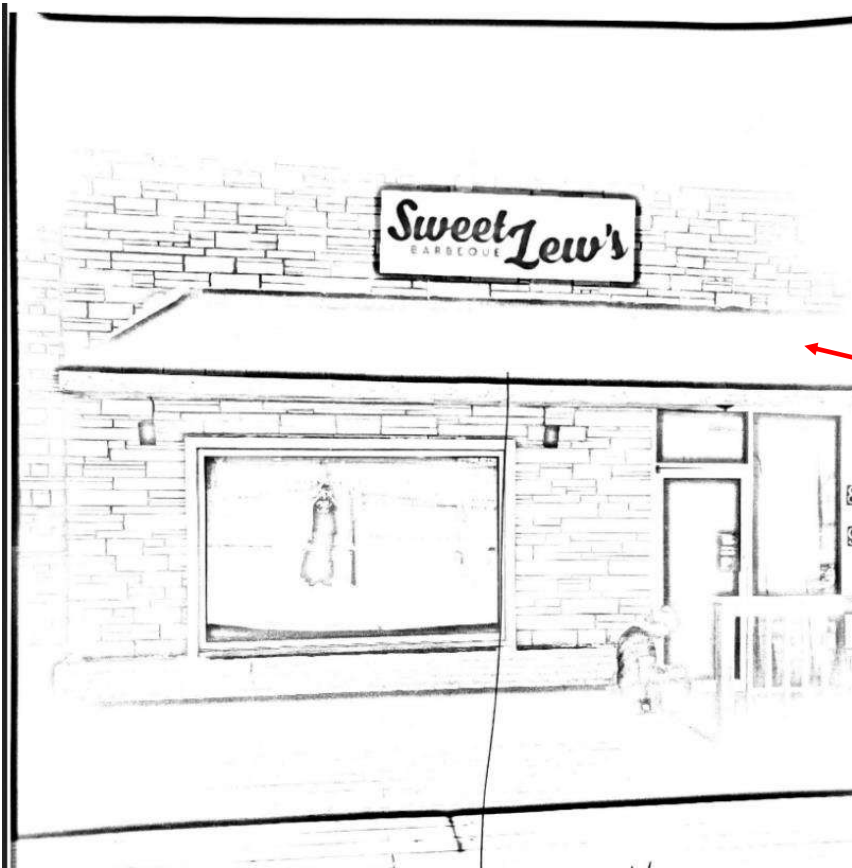


Meeting Program

- Sweet Lew's BBQ Building
- Understanding Locust, NC: Community and Demographics
- Market Demand for a Local F-B Establishment and BBQ Joint Experience
- Unique Selling Points of 'Two Buck & Sweet Lew's BBQ'
- Economic and Social Benefits for Locust, NC



Sweet Lew's BBQ Store Front Facing Albemarle Rd



Install Tin Roof to Match All Exterior Doors



Sweet Lew's BBQ Store Front in the Belmont Neighborhood

Before Tin Roof Covering



After Tin Roof Covering



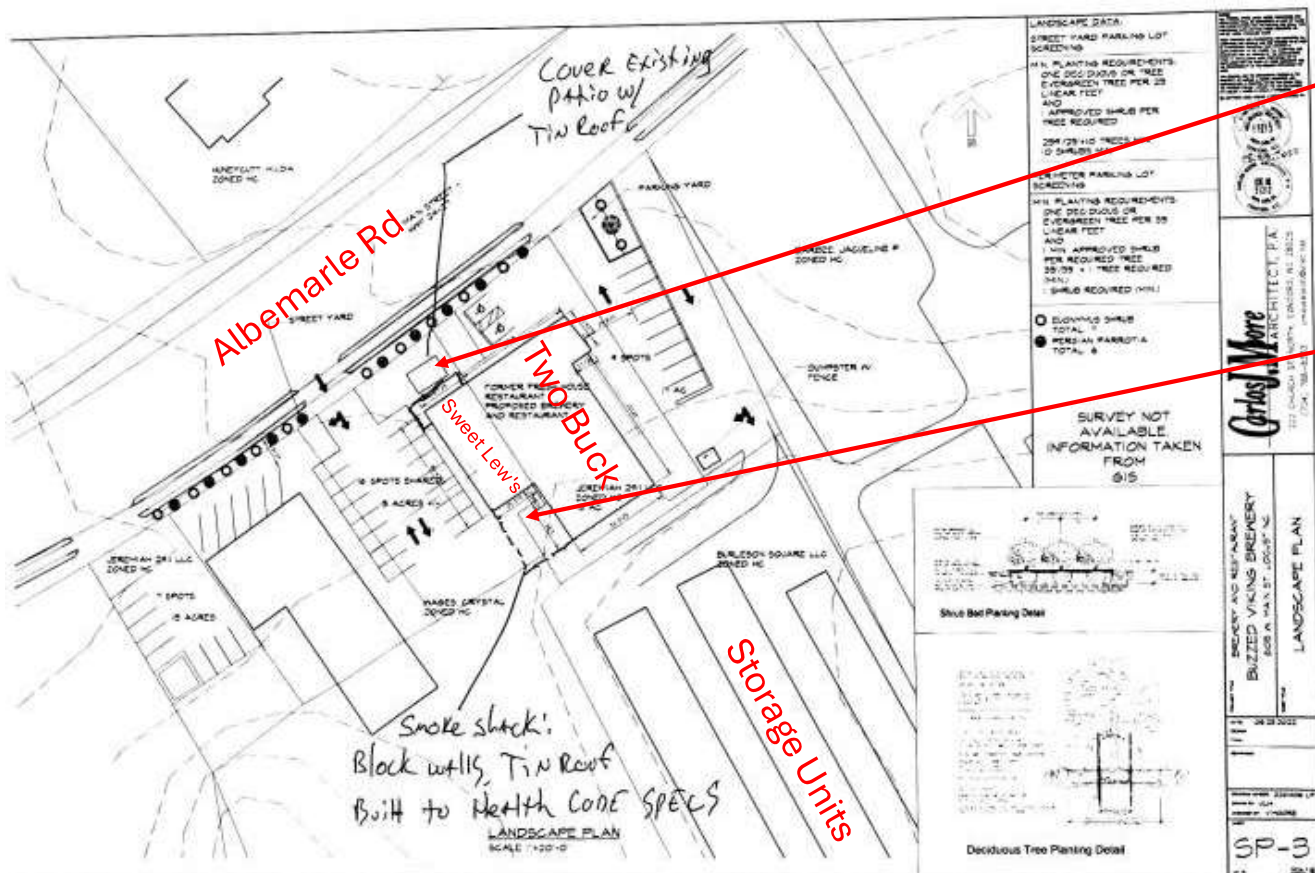
Sweet Lew's BBQ Store Front in the Belmont Neighborhood



Sweet Lew's
BARBEQUE



Sweet Lew's BBQ Overhead View

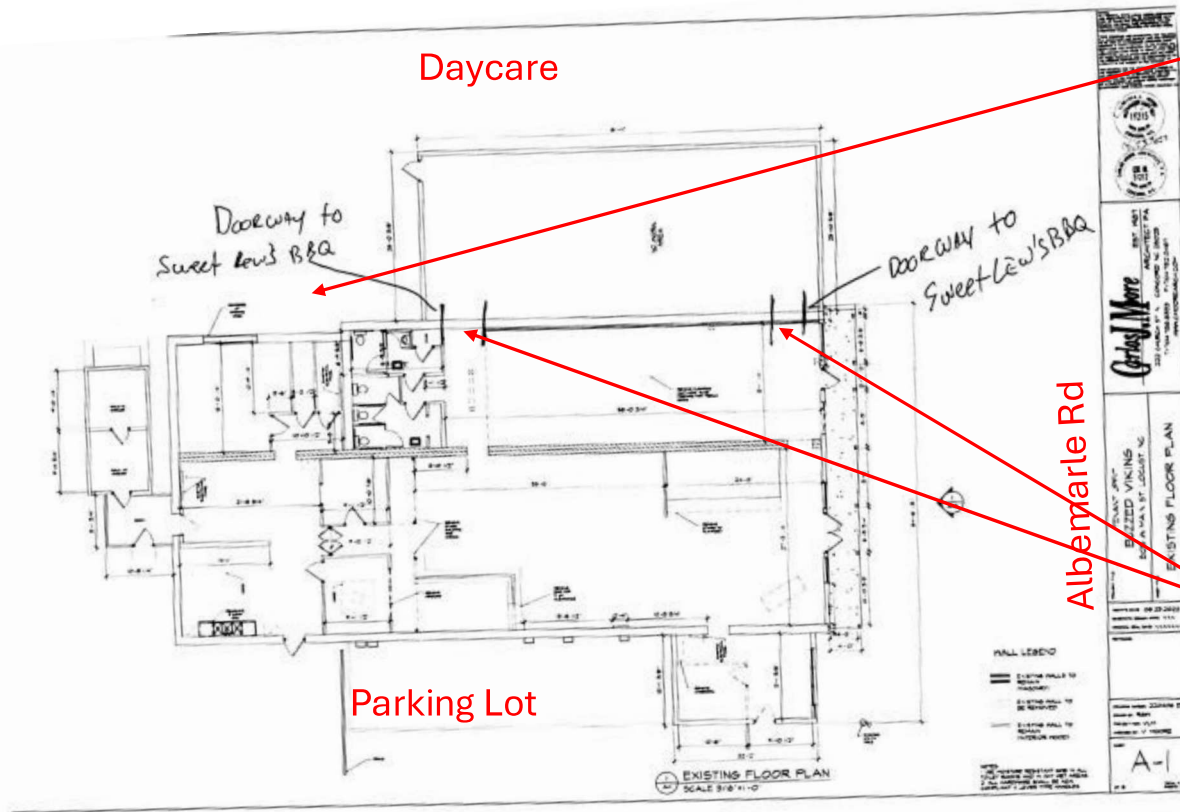


Cover Existing Patio w/ Tin Roof

Smokestack: Block Walls, Tin Roof, built to Health Code Specs.



Sweet Lew's BBQ Overhead View



Smokestack: Block Walls, Tin Roof, built to Health Code Specs.

Doorway installed to connect Two Buck & Sweet Lew's BBQ



Sweet Lew's BBQ Sign



Sweet Lew's
BARBEQUE



Sweet Lew's BBQ Menu



<div style="background-color: #e91e63; color: white; padding: 5px; text-align: center; font-weight: bold; font-size: 1.2em;">COMBO PLATES</div> <p style="font-size: 0.8em; margin-top: 5px;">served with two sides & hushpuppies</p> <p>smoked, chopped pork shoulder 6 oz seasoned with salt & pepper only & hardwood smoked</p> <p>ribs just the rack *wink*</p> <p>brisket certified angus beef smoked for 12 hours & seasoned with salt & pepper</p> <p>half chicken smo-fried pickled brined chicken</p> <p>fried wings 4 wings whole jumbo wings flat & drum</p> <p>sausage links 4 oz house made hand stuffed pork brisket blend</p> <p>fried flounder fried hard</p> <p>turkey breast smoked mustard brined</p> <div style="border: 2px solid #e91e63; border-radius: 50%; padding: 10px; width: fit-content; margin: 10px auto; text-align: center;"> <p style="font-size: 0.8em; margin: 0;">make it a sandwich \$1.50 extra <small>bun, slaw, pickles</small></p> </div>	<div style="background-color: #009688; color: white; padding: 5px; text-align: center; font-weight: bold; font-size: 1.2em;">SIDES</div> <p style="font-size: 0.8em; margin-top: 5px; text-align: center;">\$5 single (8 oz) \$10 share (16 oz) \$15 family (32 oz)</p> <table border="0" style="width: 100%; font-size: 0.8em;"> <tr> <td>pasta salad</td> <td>meaty collard greens</td> <td>house pickles</td> </tr> <tr> <td>mac & cheese</td> <td>boiled peanuts</td> <td>bbq hash & rice</td> </tr> <tr> <td>bbq red slaw</td> <td>brisket bbq beans</td> <td>Brunswick stew</td> </tr> <tr> <td>white slaw</td> <td>potato salad</td> <td>NC boiled potatoes</td> </tr> </table> <div style="background-color: #e91e63; color: white; padding: 5px; text-align: center; font-weight: bold; font-size: 1.2em; margin-top: 10px;">JUST A SANDWICH</div> <p style="font-size: 0.8em; margin-top: 5px; text-align: center;">comes with slaw & pickle + your choice of sauce</p> <table border="0" style="width: 100%; font-size: 0.8em; margin-top: 5px;"> <tr> <td>sausage dog \$8</td> <td>pork \$9</td> <td>turkey \$12</td> <td>brisket \$14</td> </tr> </table> <table border="0" style="width: 100%; font-size: 0.7em; margin-top: 5px;"> <tr> <td style="width: 50%;"><i>brisket sauce</i></td> <td style="width: 50%;"><i>pork sauce</i></td> </tr> <tr> <td><i>vinegar sauce with a dose of mustard</i></td> <td><i>classic NC vinegar with spices</i></td> </tr> <tr> <td><i>chicken sauce</i></td> <td><i>rib sauce</i></td> </tr> <tr> <td><i>Alabama style with Duke's Mayo base</i></td> <td><i>our red sauce; not sweet, but tangy</i></td> </tr> </table> <div style="background-color: #009688; color: white; padding: 5px; text-align: center; font-weight: bold; font-size: 1.2em; margin-top: 10px;">SUPER SAMPLER \$114</div> <p style="font-size: 0.8em; margin-top: 5px; text-align: center;">sample a variety of Lew's meat brisket (6oz), pork (6oz), 4 pork ribs, 4 whole wings, 1 sausage (6oz) 4 share sides & 8 sweet onion hush puppies 1/2 gallon tea or lemonade; feeds 4 - 6</p> <p style="font-size: 1.2em; font-weight: bold; margin-top: 10px; text-align: center;">by the pound?</p> <p style="text-align: center; margin-top: 10px;"> @sweetlewsbbq</p>	pasta salad	meaty collard greens	house pickles	mac & cheese	boiled peanuts	bbq hash & rice	bbq red slaw	brisket bbq beans	Brunswick stew	white slaw	potato salad	NC boiled potatoes	sausage dog \$8	pork \$9	turkey \$12	brisket \$14	<i>brisket sauce</i>	<i>pork sauce</i>	<i>vinegar sauce with a dose of mustard</i>	<i>classic NC vinegar with spices</i>	<i>chicken sauce</i>	<i>rib sauce</i>	<i>Alabama style with Duke's Mayo base</i>	<i>our red sauce; not sweet, but tangy</i>	<div style="background-color: #009688; color: white; padding: 5px; text-align: center; font-weight: bold; font-size: 1.2em;">DRINKS</div> <p style="font-size: 0.8em; margin-top: 5px; text-align: center;">tea (sweet, unsweet) \$3 house made lemonade bottled & can variety join us for free beer friday</p> <div style="background-color: #009688; color: white; padding: 5px; text-align: center; font-weight: bold; font-size: 1.2em; margin-top: 10px;">SWEETS</div> <p style="font-size: 0.8em; margin-top: 5px; text-align: center;">banana pudding \$6 fresh bananas, nilla wafers & homemade pudding</p> <p style="font-size: 0.8em; margin-top: 5px; text-align: center;">dirt pie homemade chocolate pudding, crushed Oreos, & whipped cream</p> <div style="background-color: #009688; color: white; padding: 5px; text-align: center; font-weight: bold; font-size: 1.2em; margin-top: 10px;">PIGLET PLATE</div> <p style="font-size: 0.8em; margin-top: 5px; text-align: center;">chopped pork or turkey \$9 one side apple juice, milk, tea, or lemonade add a kid activity & toy +\$3</p>
pasta salad	meaty collard greens	house pickles																								
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<i>Alabama style with Duke's Mayo base</i>	<i>our red sauce; not sweet, but tangy</i>																									



Sweet Lew's BBQ Menu



feeding a large group?
BY THE POUND
add a 32 oz side for \$15

NC chopped pork shoulder	\$15/lb
following tradition, only seasoned with salt & pepper & hardwood smoked - enjoy our take on this familiar classic	
smoked angus beef brisket	\$30/lb
certified angus beef smoked for 12 hours & seasoned with salt & pepper (perfect balance of crispy bark, & tender meat)	
pork spare ribs	\$8/lb
just the rack *wink* on average you will get 4 pounds for this deal (minimum order 4 lbs)	
sweet lew's signature smoked sausage	\$18/each
house made hand stuffed pork brisket blend	
dozen smoked wings	\$30 for 12
whole wings flat & drum	
whole chicken	\$18/each
smo-fried pickled brined chicken	
turkey breast	\$18/lb
smoked mustard brined, sliced	
fried flounder	\$21/lb
flounder by the pounder, fried hard	

WE CATER!
 Sweet Lew brings the meat to you!
 scan the QR Code for more info
 about our catering



NEED SOME SPACE?
 we keep the meat here, but the space is yours!

MEAT LEWIS

From the moment Lewis Donald slices into a radish, memories of his grandfather flood back. Traditional schooling wasn't *his thing*. During his apprenticeship at the Greenbrier, he found his true classroom in the meticulously operated kitchens.

His culinary journey has taken him across six states, honing his craft in diverse kitchens - from upscale restaurants & country clubs to resorts & specialty food stores. Each stop along the way added new flavors & techniques to his repertoire.

Now, with Sweet Lew's, Donald has realized his long-held dream: running an authentic barbecue joint that's all his own. Here, he distills the rich tapestry of his experiences into every dish he creates, infusing classic barbecue with the wisdom gleaned from a lifetime of culinary exploration.

FOLLOW US
 @sweetlewsbbq

SWEET MERCH AVAILABLE!



FIND LEWIS SMOKIN' AT
 The Carolina
 BBQ Festival



 @carolinabbqfestival



Understanding Locust, NC: Community and Demographics



Overview of Locust's Population and Growth Trends



Steady Population Growth

Locust has shown consistent population increases, signaling a thriving community with expanding opportunities. The population grew rapidly in 2020 and has been growing ever since; this western Stanly County community is expected to approach 7,000 residents in 2025, making it one of the fastest growing cities in North Carolina.

Demographic Composition

The area attracts families and young professionals, indicating a diverse and dynamic population base.

Business Opportunities

Understanding demographics helps identify customers for new businesses like casual dining and entertainment venues.



Local Culture and Recreation Preferences



Outdoor Activities

Residents actively participate in a variety of outdoor activities promoting health and social interaction.

Community Events

Community events foster social bonds and provide entertainment opportunities for locals. (Family Movie Night, Summer Concert Series, Locust Fall Festival)

Social Gatherings

Social gatherings create spaces for relaxation and entertainment within the community.



Economic Factors and Business Landscape



Support for Small to Medium Enterprises

Locust's economy encourages growth and sustainability of small to medium enterprises across various sectors.

Growth in Hospitality and Entertainment

There is increasing interest and development in hospitality and entertainment businesses within Locust.

Opportunities for New Ventures

The business environment offers ripe opportunities for ventures that meet local needs and complement existing offerings.



Market Demand for a Local F-B Establishment & BBQ Joint Experience



Analysis of Existing Eateries and Nightlife Options



Sweet Lew's
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Existing Eateries Overview

Locust has numerous eateries catering to diverse tastes, providing ample dining choices for locals and visitors. (Non-existing BBQ Joint)

Nightlife Venue Gap

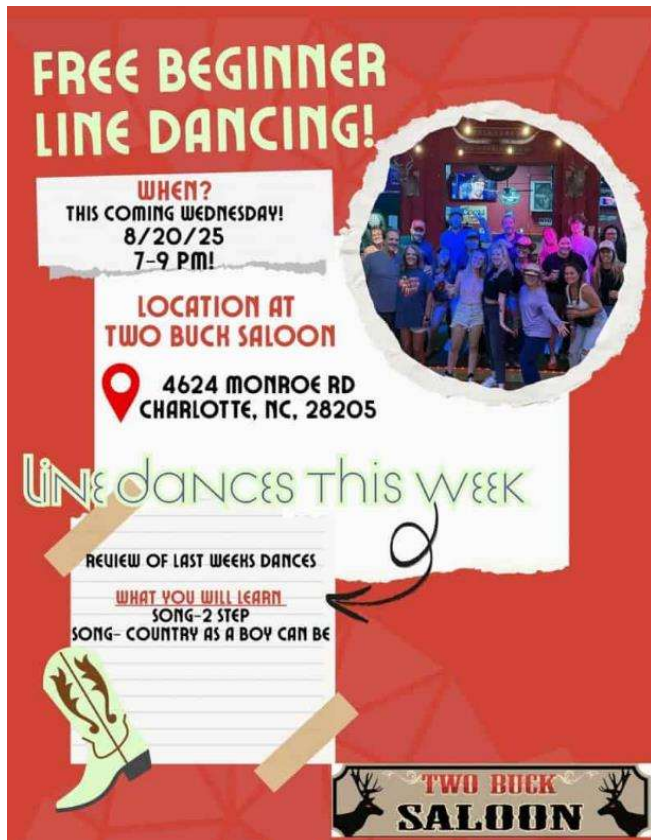
Casual nightlife and social drinking venues are limited, highlighting an opportunity to serve unmet demand in Locust.

Opportunity for Two Buck & Sweet Lew's BBQ

Two Buck & Sweet Lew's BBQ can fill the niche by offering a casual social drinking environment (Brewing our own beer) and food (serving a diverse menu to meet the local demand) not currently available in Locust.



Community Interest in Social Gathering Spaces



Community Enthusiasm

Surveys reveal strong community support for affordable, welcoming gathering spaces for social interaction.

Social Gathering Need

There is a clear demand for local F-B Establishments and restaurants to serve as friendly and accessible social hubs.

- Karaoke
- Trivia Night
- Line Dancing
- Sports Watch Parties
- Live Music (local bands)
- Family Events
- BBQ & Bourbon Festival



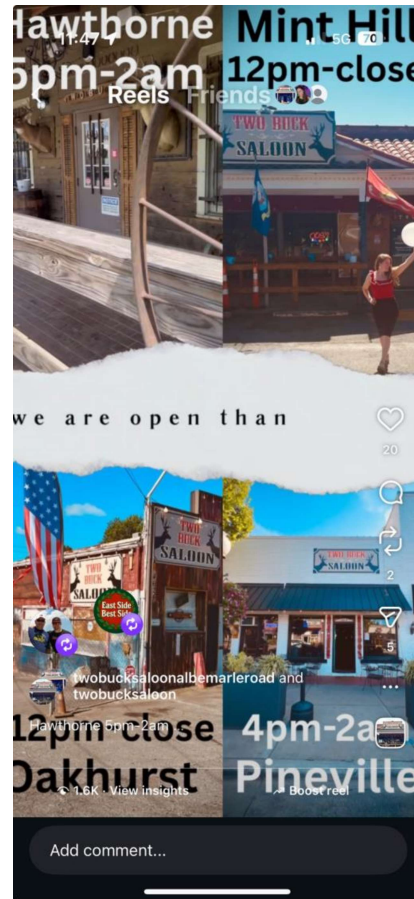
Community Interest in Social Gathering Spaces

Philanthropy, Charity and Mutual Aid



BUTCHS POKER RUN TODAY!
AUCTION ITEMS
@twobucksaloonalbemarleroad

1. Open up on Holiday's and served a full Thanksgiving dinner
2. Hosted a fundraiser for a customer who was in an automobile accident
3. Food drives at all locations



Potential for Tourism and Out-of-Town Visitors



Strategic Location

Locust's proximity to larger cities offers easy access for tourists seeking day trips or weekend visits.

Natural Attractions

Nearby natural attractions enhance the appeal for visitors interested in outdoor and authentic experiences. (Badin Lake and Lake Tillery).

Authentic Local Experience

'Two Buck & Sweet Lew's BBQ' offers a genuine local venue that attracts visitors seeking unique cultural experiences.



Unique Marketing Points of 'Two Buck & Sweet Lew's BBQ'



Affordable Pricing and Value Proposition



Sweet Lew's
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Competitive Low Prices

'Two Buck provides very low prices, attracting a broad range of customers.

“Sweet Lew's BBQ” as of right now will be the only BBQ joint located in Locust. This will continue to bring a variety of food options to the Locust Community.

Customer Accessibility

Affordable pricing, great service and reputation, makes the venues accessible to many and encourages repeat visits.



Distinctive Atmosphere and Entertainment Offerings



Welcoming Ambiance

Two Buck, creates a warm and inviting atmosphere that makes guests feel comfortable and relaxed.

Sweet Lew's BBQ is a true taste of North Carolina BBQ with Southern hospitality in a laid-back setting. A classic down-home vibe where everyone feels like family when they walk through the doors.



Live Entertainment

Regular live performances enhance the entertainment experience, attracting a variety of guests.



Games and Social Setting

Games and a friendly social environment encourage interaction among diverse groups of patrons.

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BARBEQUE



Two Buck – Plaza-Midwood Outside



Two Buck – Plaza-Midwood Inside



Two Buck – Mint Hill NC Outside



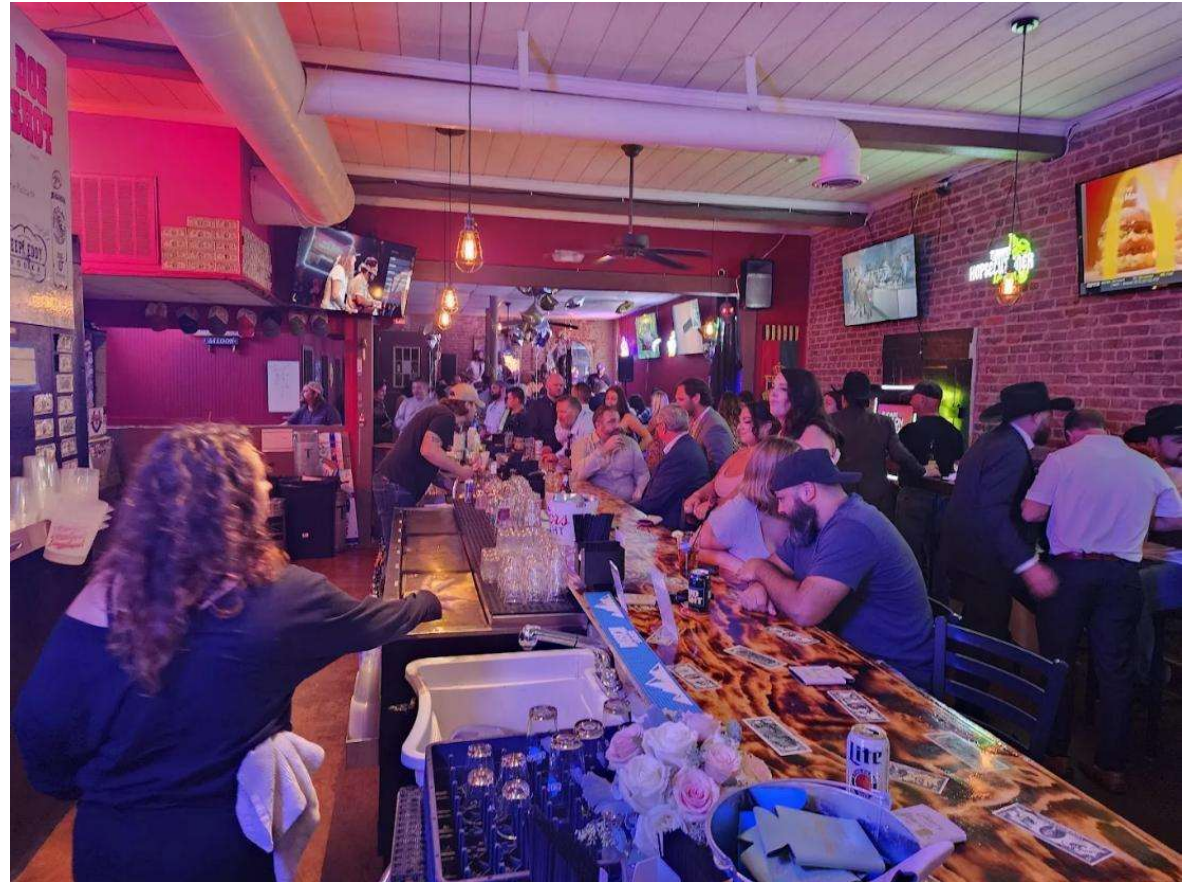
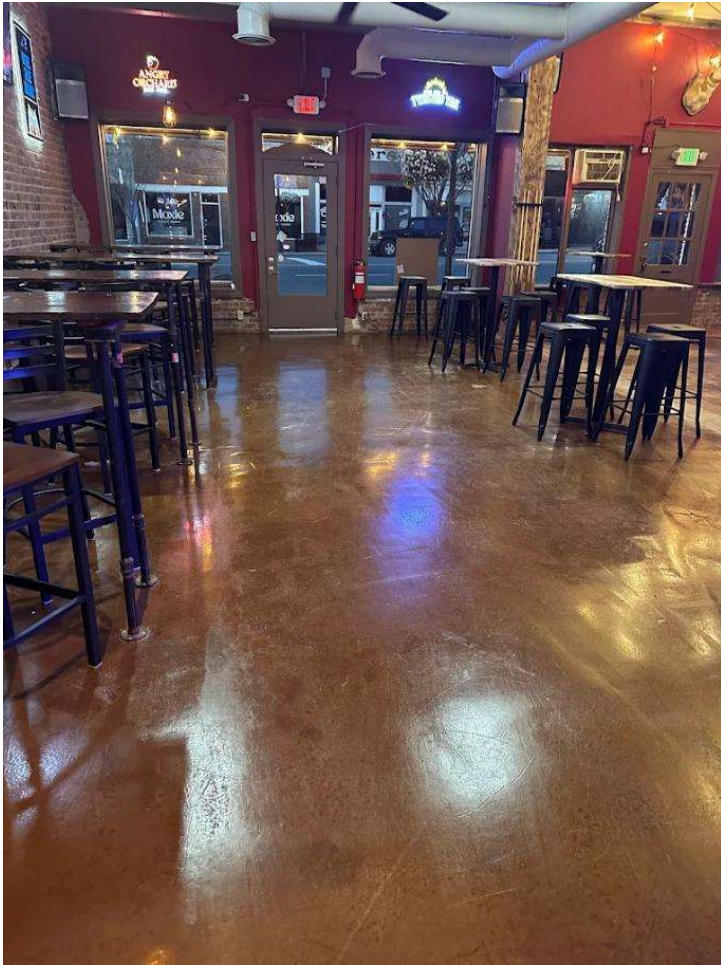
Two Buck – Mint Hill NC Inside



Two Buck – Pineville NC Outside



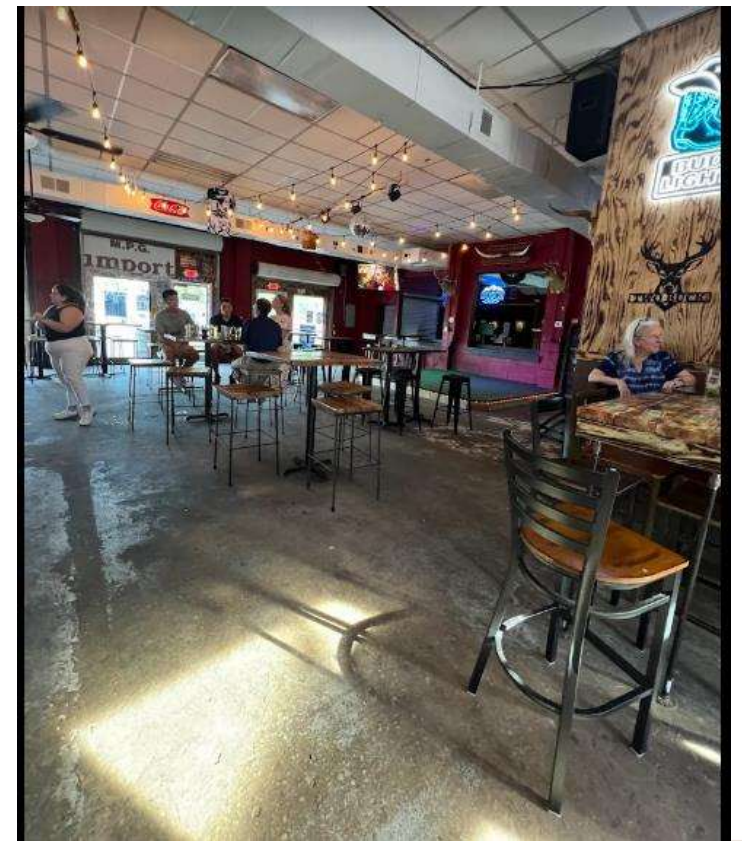
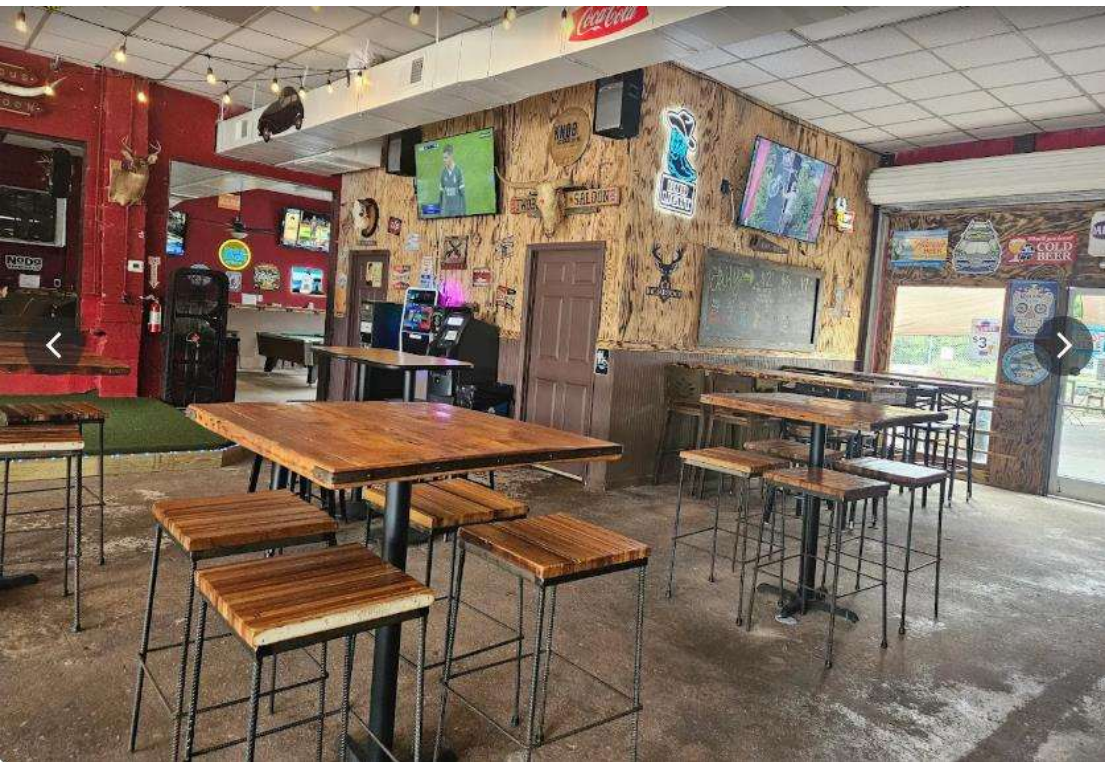
Two Buck – Pineville NC Inside



Two Buck – Oakhurst NC Outside



Two Buck – Oakhurst NC Inside



Support for Local Music and Events



Promotion of Local Musicians

The venue actively promotes local musicians, providing a platform to showcase their talent and grow their audience.

Fostering Community Events

Community events are organized to bring people together, building connections and cultural engagement.

Strengthening Local Culture

Supporting music and events helps strengthen the local culture and creates a sense of belonging among residents.



Support for Local Music and Events



Sweet Lew's
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National Association for Catering and Events Fundraiser 2025



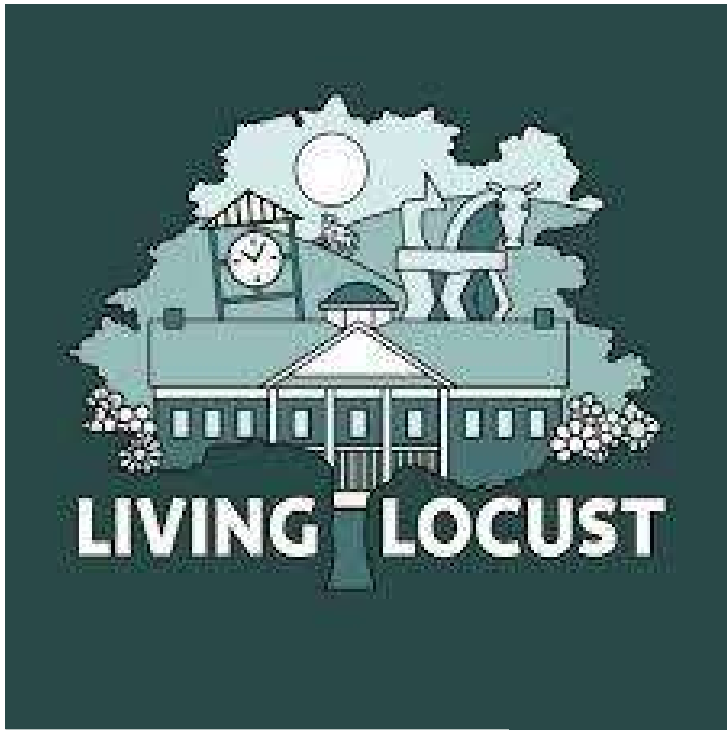
National Association for Catering and Events Fundraiser 2025



Economic and Social Benefits for Locust, NC



Job Creation and Local Employment



New Job Opportunities

The two businesses will generate new employment opportunities for local residents, reducing joblessness in the community.

Economic Growth Stimulation

Increased employment will stimulate the local economy by boosting income and consumer spending in Locust.



Opportunities for Community Engagement



Social Interaction Hub

Two Buck & Sweet Lew's will be a central place fostering social connections among community members.

Charity Events

The venue will host charity events that support local causes and promote community welfare.

Local Collaborations

The F-B Establishment encourages partnerships and collaborations among local organizations and residents.

Sweet Lew's
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Community Interest – Dog Adoption Event

Twice a year at each of our current 4 locations we sponsor and host a dog adoption day.



VENDORS

- GoodVets
- NETSILING, LLC. CARE BY VETERINARY PROFESSIONALS
- HOUNDS TOWN
- QUEEN CITY ANIMAL HOSPITAL
- Food Truck

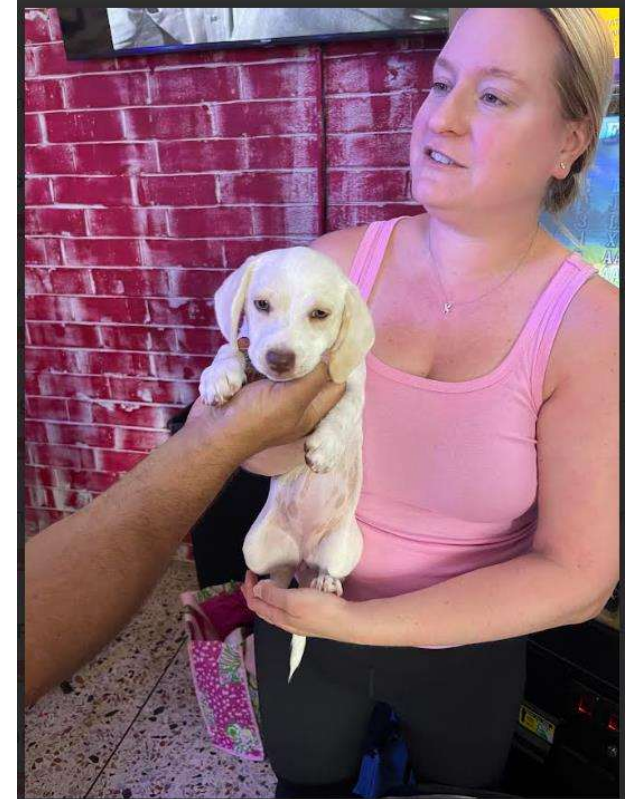
DOG ADOPTION EVENT

Saturday May 18, 2024

Two Buck Saloon | 1:00
in Plaza Midwood | 4:00

THE DOG SALOON

GREATERT CHARLOTTE SPCA



Community Interest – Support Women in Business



Community Interest – Support Local Wood Bat League



Contribution to the Town's Tax Base and Growth



Business Revenue Generation

The F-B Establishment will generate significant business revenue, contributing to the town's overall economic growth and vitality.

Increase in Visitor Spending

Visitor spending at the F-B Establishment will boost the local economy and increase taxable sales in the community.

Expanded Tax Base Support

Expanded tax revenue will support public services and infrastructure development, enhancing community wellbeing.



Conclusion

Community Needs Fulfilled

Two Buck & Sweet Lew's meets Locust's community needs by offering an affordable and welcoming social space.

Vibrant Atmosphere

The F-B Establishment provides a vibrant, lively atmosphere that attracts diverse patrons and fosters connection.

Economic Potential

Its affordable pricing and community focus make it an ideal business to thrive and enrich the local economy.





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

MEMORANDUM

Date: December 10, 2025
From: Cesar Correa, City Manager
To: Mayor & City Council
Subject: Zoning Amendment (Conditional) – Stanly County PIN#: 557503106854

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 2025 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 - Conditional. 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.

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 2025 Land Use Plan.

SUGGESTED MOTION LANGUAGE

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

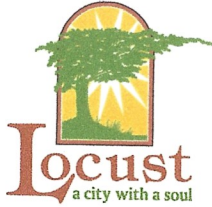
Suggested motions:

Approval:

“To approve the conditional rezoning request designating the subject property as Highway Commercial – Conditional (HC-C). The rezoning request is reasonable, and in the best interest of the public, because it repurposes a vacant building, increases ABC sales, and provides opportunities for local jobs in the community; and it’s consistent with the 2025 Land Use Plan for “Commercial Corridor”

Denial:

“To deny the conditional rezoning request designating the subject property as Highway Commercial – Conditional (HC-C). The reasoning request is not reasonable, and in the best interest of the public, because it introduces impacts that are incompatible with the surrounding community; and it’s inconsistent with the 2025 Land Use Plan’s goal of upholding high standards for sustainable development.



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Exhibit 1

Application for Conditional Zoning Change

Date: 8. 11. 25

Applicant Name: TWO BUCH SAIBOU / George Prisco

Company Name (if applicable) _____

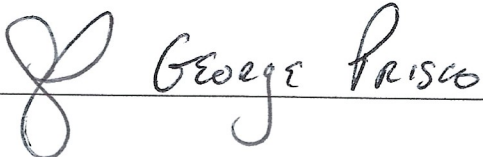
Address: 805 W MAIN ST LOCUST

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 2 - Zoning Map

804 W MAIN ST, LOCUST, NC, 28097

810 W MAIN ST, LOCUST, NC, 28097

816 W MAIN ST, LOCUST, NC, 28097

809 W MAIN ST, LOCUST, NC, 28097

811 W MAIN ST, LOCUST, NC, 28097

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(4.2A)

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4794

8740

9131

9917

313.39

293.49

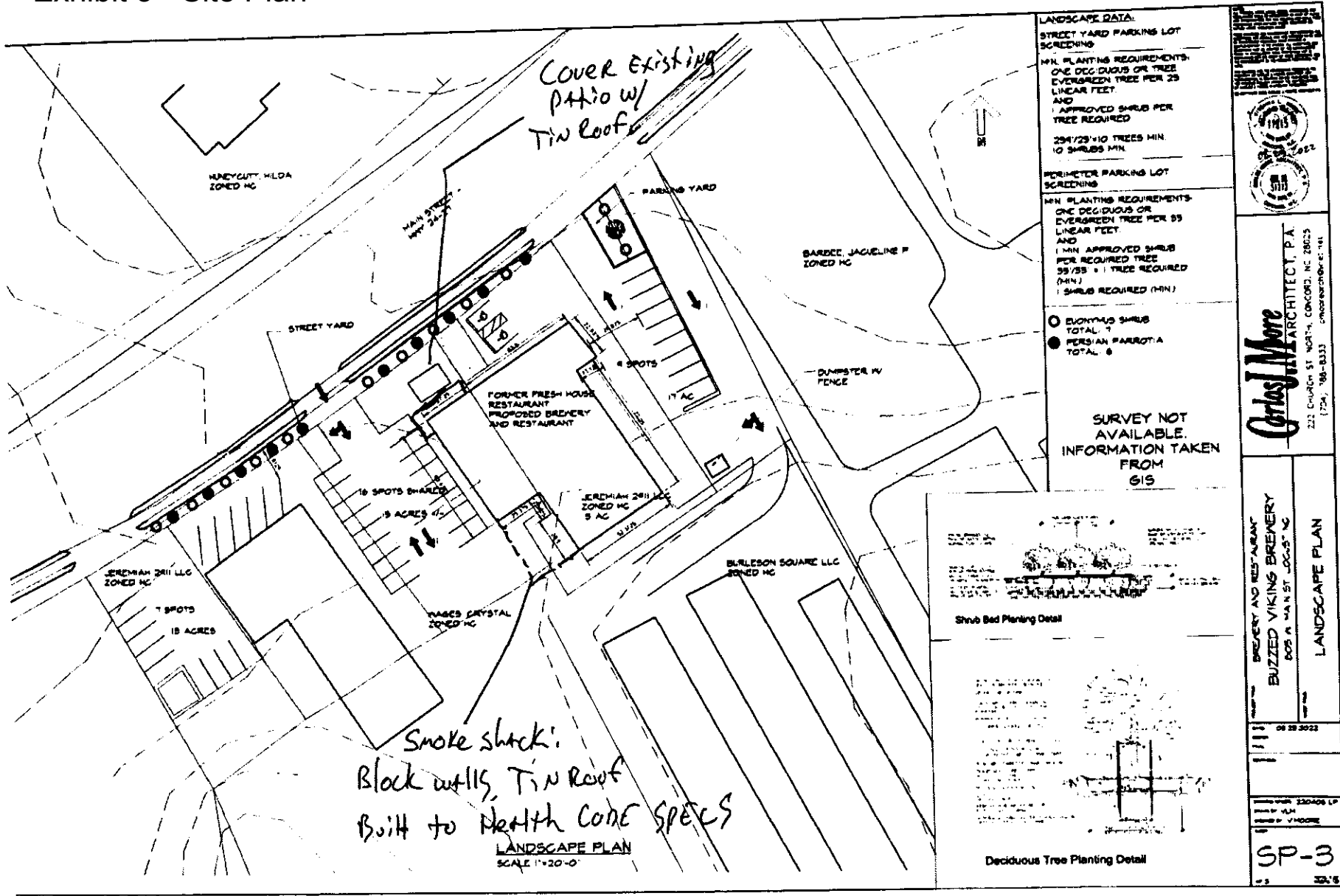
175.15

W MAIN ST

W MAIN ST

DRIVE INN RD

Exhibit 3 - Site Plan



1. Cover existing patio with tin roof. Same as Sweet Lew's in Plaza Midwood.

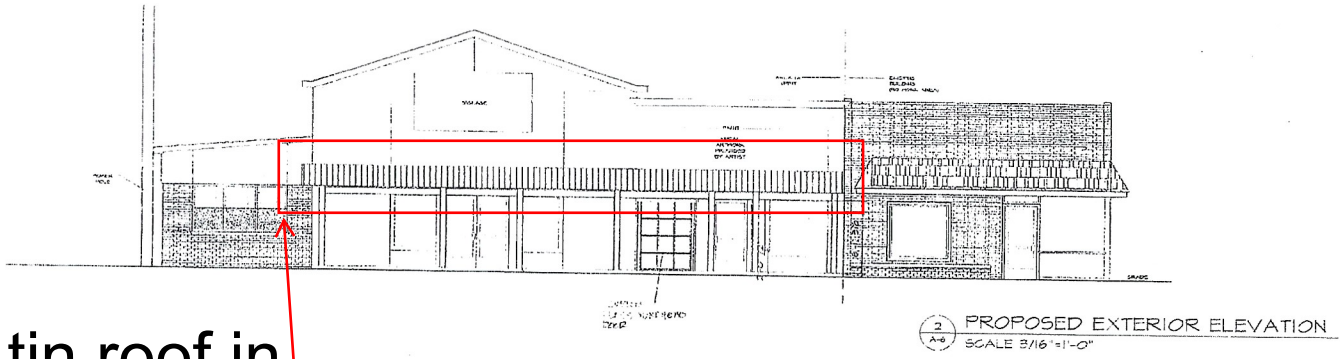
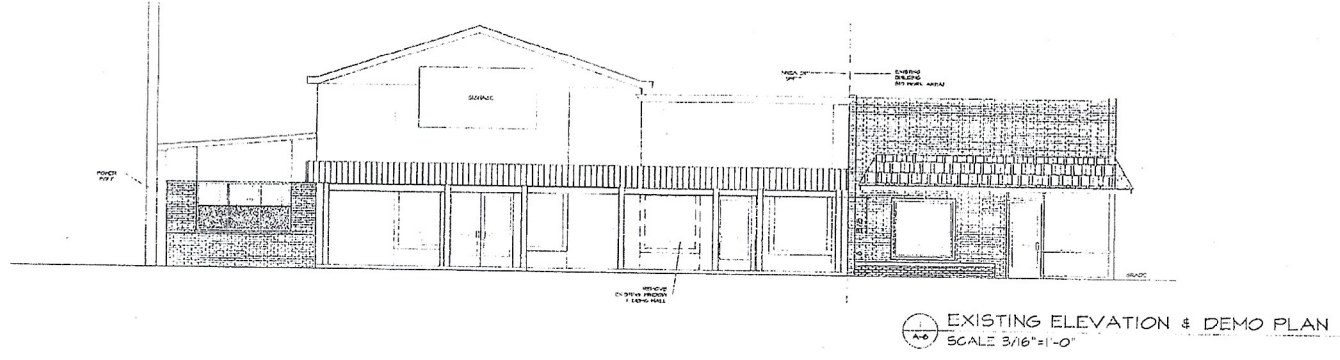




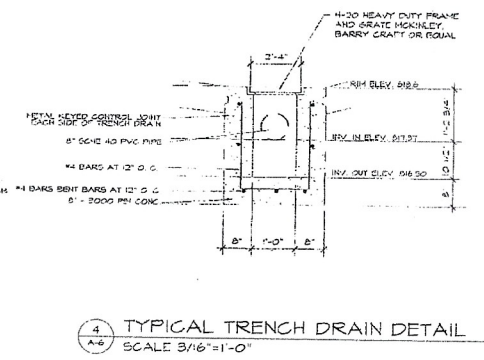
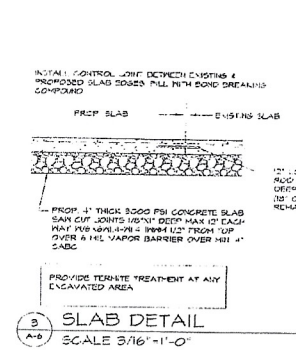
Sweet Lew's
EARBEQUE

Apply Tin Roof to match
All Exterior Doors.

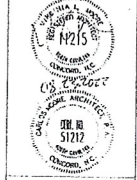
Exhibit 4



Repaint tin roof in front of the building.



THE ARCHITECT ASSURES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF AND THAT HE IS NOT PROVIDING ANY WARRANTIES OR REPRESENTATIONS OTHER THAN THOSE STATED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS THAT MAY OCCUR DURING THE CONSTRUCTION OF THE PROJECT.



CHRISTOPHER ARCHITECTS PA
222 CHARLES ST. N. CONCORD, NC 28025
704-768-8855 704-768-0-81
WWW.CHROARCH.COM

PROJECT TITLE: TENANT UPGRADE BIZZED VIKING 805 W. MAIN ST., LOCUST, NC
ARCHITECT: CHRISTOPHER ARCHITECTS PA
EXTERIOR ELEVATIONS

ISSUANCE DATE: 06/23/2022
PROJECT: 6-00006-ARCH-111
DRAWING TITLE: EXTERIOR ELEVATIONS

UNLESS NOTED OTHERWISE, ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL BUILDING CODE (IBC).

DATE: 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.



City of Locust

Post Office Box 190
Locust, North Carolina 28097-0190
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ORDINANCE NO. 2025-06: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP.

WHEREAS, the City of Locust, North Carolina, has a Land Development Ordinance (LDO) and Official Zoning Map that provides various rules and operational framework for how land can be used and developed within Locust’s planning and zoning jurisdiction; and

WHEREAS, the applicant George Prisco, submitted an application for zoning (rezoning case 2025-8) to rezone 805 W. Main Street, Locust NC 28097 (Stanly PINs#5575-0310-6854, 5575-0310-7828, and 5575-0310-4794) from Highway Commercial Conditional (HC-C) to Highway Commercial – Conditional (HC-C); and

WHEREAS, the public hearing for this zoning map amendment has been noticed in compliance with North Carolina General Statutes; and

WHEREAS, the Locust Planning & Zoning Board reviewed this zoning map amendment at its October 23, 2025, public meeting and voted unanimously to recommend approval to the City Council; and

WHEREAS, the City of Locust City Council held a public hearing on October 9, 2025, for the map amendment and, after considering the testimony in the public hearing and Council deliberations, made the finding that this petition is:

- The proposed rezoning is reasonable, and it is in the best interest of the public, because it repurposes a vacant building, increases ABC sales, and provides opportunities for local jobs in the community.
- It is consistent with the 2025 Land Use Plan for “Commercial Corridor”.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Locust, North Carolina: that approval is granted to rezoning case 2025-8 and the Locust Zoning Map is hereby amended establishing Highway Commercial – Conditional (HC-C) on the subject property (Stanly PINs#5575-0310-6854, 5575-0310-7828, and 5575-0310-4794) fully enforced from the time this ordinance is adopted.

Adopted this 11th day of December 2025.

Mayor, Steve Huber

ATTEST:

Amy Furr, City Clerk



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

MEMORANDUM

Date: December 4, 2025
From: Cesar Correa, City Manager
To: Mayor & City Council
Subject: Zoning Amendment – Cabarrus PIN# 5565-3028-5600

BACKGROUND & PETITION INFORMATION

On October 10, 2025, the City of Locust received an application for a 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: BPD Elkin, LLC

Existing Zoning: Highway Commercial (HC)

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 of *Restaurants, Limited Service (delivery, carryout, drive-through)* is a conditional use in the Highway Commercial District.

Parcel ID Numbers: Cabarrus PIN# 5565-3028-5600

Area in Acres: 7.00 AC out of +/- 15.00 AC

Site Description: The applicant has half of the property under contract for development of a new shopping center, located west of the State Employees Credit Union. The site is currently vacant.

Adjacent Land Use: Commercial (SECU and Red Bridge Commons), Residential, Open Space (Red Bridge Golf Course), and Vacant.

Surrounding Zoning: The property is surrounded by Open Space (OPS) to the north, Highway Commercial (HC) to the south and east, and Cabarrus County AO to the west.

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 Elevations

LAND USE PLAN ANALYSIS

The property lies within the area designated on the adopted 2025 Land Use Plan for commercial use.

This amendment is reasonable, and in the best interest of the public, because the property is adjacent to existing commercial uses, which are components of the overall Red Bridge Commons 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

Staff reviewed the rezoning application 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 October 23, 2025 the Locust Planning & Zoning Board reviewed the zoning amendment petition and voted to recommend *approval* of the proposed Highway Commercial – Conditional (HC-C) zoning designation.

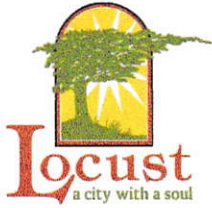
Notice of the meeting and this agenda item have been publicized, letters have been mailed to all adjacent property owners within 500ft of the subject property, and a zoning hearing sign has been posted on the property.

The Council may vote to recommend approval, denial, or to modify the recommended classification in accordance with the adopted 2025 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 rezoning request designating the subject property as Highway Commercial - Conditional (HC-C). The rezoning request is reasonable, and in the best interest of the public, because it allows for the growth and expansion of the city's commercial tax base and sales taxes; and it's consistent with the 2025 Land Use Plan for “Commercial Corridor”.



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

Application for Conditional Zoning Change

Date: October 10, 2025

Applicant Name: BPD Elkin, LLC

Company Name (if applicable) _____

Address: 5707 Peachtree Parkway, Suite 450, Peachtree Corners, GA 30092

Phone Number: 706-521-6250

Address of Property Change: 6719 NC Hwy 24-27, Locust, NC 28097

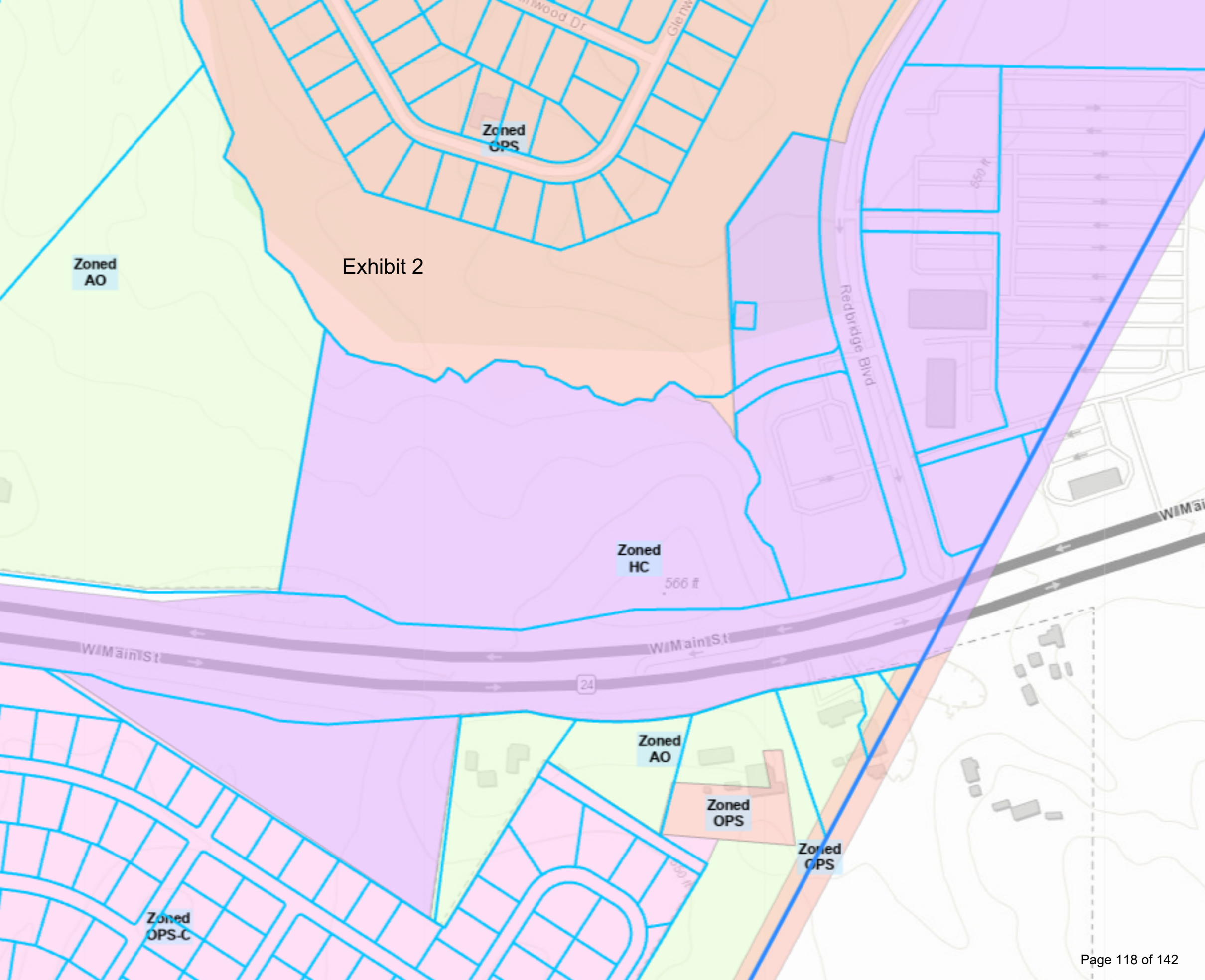
Present Zoning District: HC

Requested Zoning District: HC

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.



Zoned
AO

Exhibit 2

Zoned
OPS

Zoned
HC

566 ft

W Main St

W Main St

24

Zoned
AO

Zoned
OPS

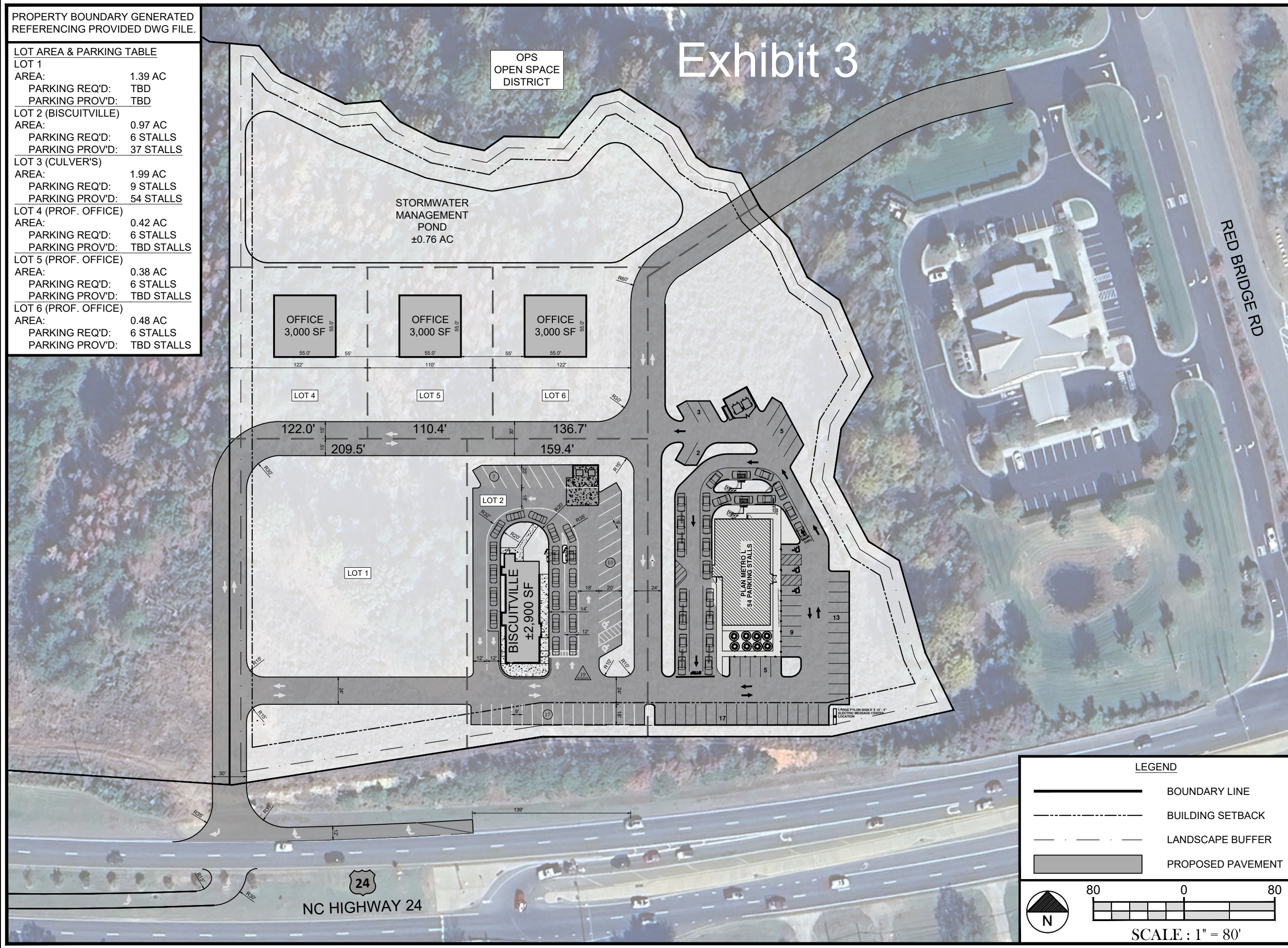
Zoned
OPS

Zoned
OPS-C

PROPERTY BOUNDARY GENERATED
REFERENCING PROVIDED DWG FILE.

LOT AREA & PARKING TABLE	
LOT 1	
AREA:	1.39 AC
PARKING REQ'D:	TBD
PARKING PROV'D:	TBD
LOT 2 (BISCUITVILLE)	
AREA:	0.97 AC
PARKING REQ'D:	6 STALLS
PARKING PROV'D:	37 STALLS
LOT 3 (CULVER'S)	
AREA:	1.99 AC
PARKING REQ'D:	9 STALLS
PARKING PROV'D:	54 STALLS
LOT 4 (PROF. OFFICE)	
AREA:	0.42 AC
PARKING REQ'D:	6 STALLS
PARKING PROV'D:	TBD STALLS
LOT 5 (PROF. OFFICE)	
AREA:	0.38 AC
PARKING REQ'D:	6 STALLS
PARKING PROV'D:	TBD STALLS
LOT 6 (PROF. OFFICE)	
AREA:	0.48 AC
PARKING REQ'D:	6 STALLS
PARKING PROV'D:	TBD STALLS

Exhibit 3



QUICK CONCEPTS GROUP



VISIT OUR WEBSITE AT
WWW.QUICKCONCEPTSGROUP.COM
SEND YOUR CONCEPT REQUESTS TO
REQUESTS@QUICKCONCEPTSGROUP.COM

PROJECT NAME:
MULTIUSE
IN LOCUST, NC

ADDRESS: 6719 NC-24
MIDLAND, NC 28107

JURISDICTION:
CITY OF LOCUST

PARCEL ID #:
55653028560000

PARCEL AREA:
±7.00 AC OUT OF ±15.00 AC

ZONE: HC
HIGHWAY COMMERCIAL

EXISTING USE:
VACANT

PROPOSED USE:
PROFESSIONAL OFFICES,
AUTOMOBILE REPAIR,
GENERAL MERCHANDISE STORE,
RESTAURANT LIMITED SERVICE
(CONDITIONAL USES)

PARKING CALCULATION:
1 PER 500 SF GFA

DRIVE AISLE:
24' TWO-WAY (MIN.)*

SETBACKS
FRONT: 30'
SIDE: 20'
REAR: 20'
BUFFERS: 10' ROW L.S.
10' VUA L.S.

FLOOD ZONE: X
FEMA MAP: 3710556500L
DATED: 11/16/2018

SITE SPECIFIC NOTES:
* PARKING STALL AND DRIVE AISLE
DIMENSIONS ARE ASSUMED AND TO
BE DETERMINED BY THE
JURISDICTION.

PROPOSED CURB CUTS AND ROW
IMPROVEMENTS ARE SUBJECT TO
JURISDICTIONAL REVIEW AND
APPROVAL.

DRAWING DATA
DATE: 10/8/2025
PROJECT NO.: 25.1117 / CONCEPT 7

DISCLAIMER: THE CONCEPT REPRESENTED
HEREIN IS FOR CONCEPTUAL PURPOSES ONLY.
INFORMATION SHOWN HEREIN WAS BASED ON
PROVIDED INFORMATION BY THE CLIENT AND
PRELIMINARY CODE RESEARCH WITH THE
SUBJECT JURISDICTION. INFORMATION SHOWN
HEREIN SHALL BE CONFIRMED BY SUBJECT
JURISDICTION AND MAY BE SUBJECT TO
CHANGE. A SURVEY IS RECOMMENDED TO
DETERMINE THE PROPERTY BOUNDARIES AND
RESTRICTIONS.

LEGEND

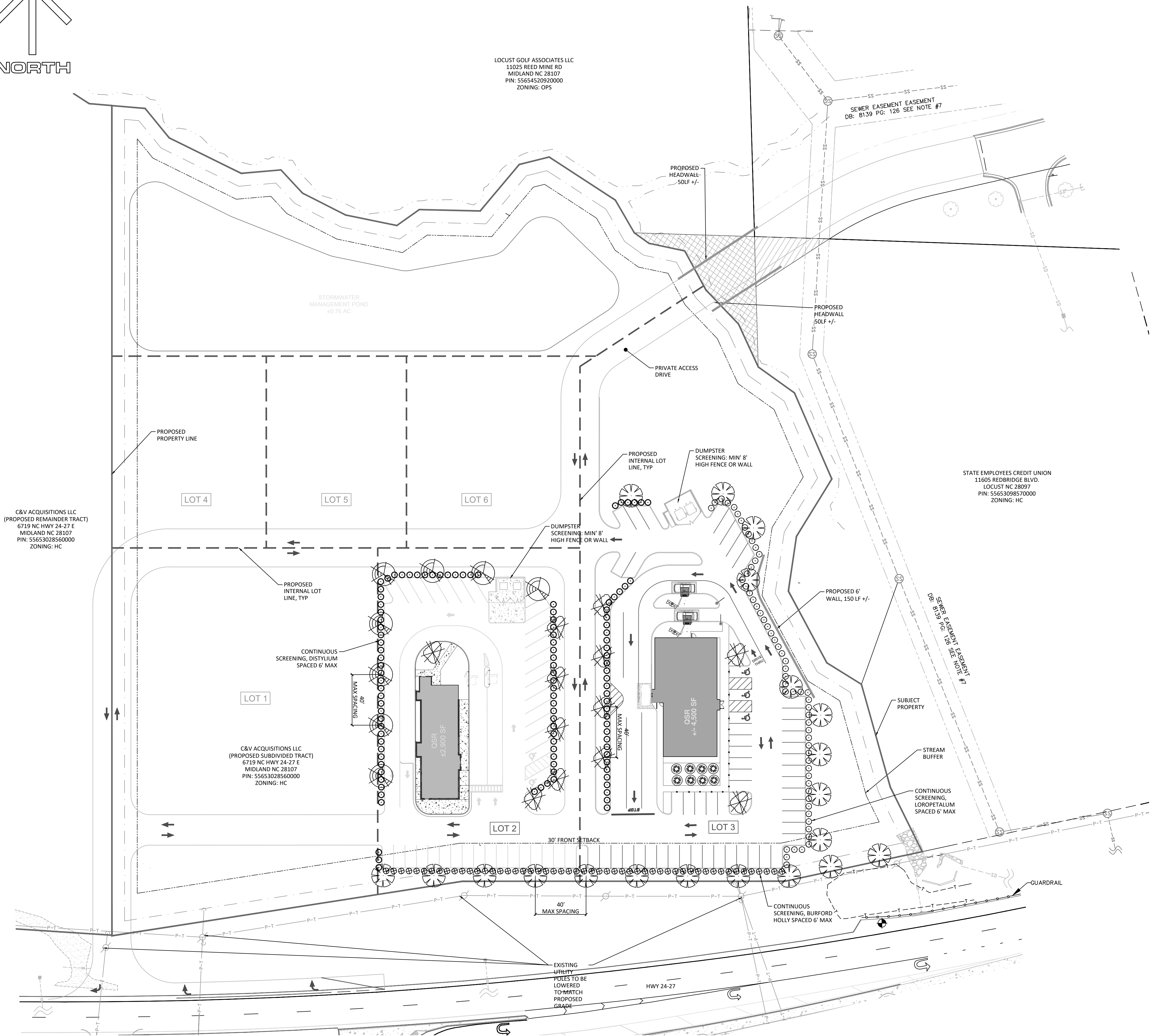
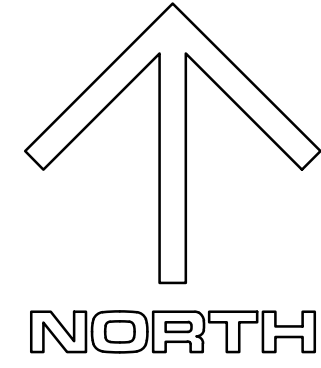
- BOUNDARY LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED PAVEMENT

N

80 0 80

SCALE: 1" = 80'

Exhibit 3



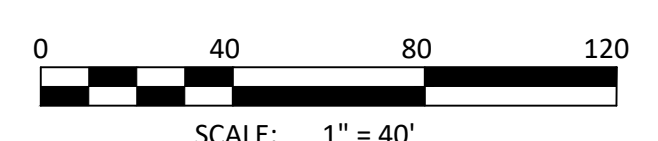
SITE DATA

GENERAL LATITUDE	00°00'00" N
LONGITUDE	00°00'00" W
SUBJECT PROPERTY	7.0 AC. +/- (PORTION OF 15.0 AC. +/- TRACT)
ZONING	HC (CITY OF LOCUST)
PROPOSED USE	LOT 2 2,900 SF +/- QSR WITH DRIVE-THRU
	LOT 3 4,500 SF +/- QSR WITH DRIVE-THRU
PARKING: REQUIRED	LOT 2 6 SPACES (1 SPACE PER 500 SF)
	LOT 3 9 SPACES (1 SPACE PER 500 SF)
PROVIDED	LOT 2 40 SPACES
	LOT 3 54 SPACES
	BICYCLE RACKS TO BE PROVIDED AT EACH BUILDING
SETBACKS	FRONT 30'
	SIDE 20'
	REAR 20'
LANDSCAPE BUFFERS	VUA (PERIMETER) 10'
	STREET 10'

LANDSCAPING REQUIREMENTS

PARKING LOT LANDSCAPING (5.1.6)	
PERIMETER SCREENING	EVERGREEN SHRUBS 6' MAX SPACING
PERIMETER TREES	
LOT 2	REQUIRED 13 TREES (1 PER 40 LF @ 510 LF)
	PROVIDED 13 TREES
LOT 3	REQUIRED 19 TREES (1 PER 40 LF @ 750 LF)
	PROVIDED 19 TREES
DUMPSTER SCREENING	WALL OR FENCE, MIN 8' HT.
STREET TREES (6.2)	
REQUIRED	11 TREES (1 PER 40 LF @ 432 LF)
PROVIDED	11 (RED MAPLE)

PLANTING LIST			
SYM.	QTY	NAME	SIZE AT PLANTING
	8	FLOWERING DOGWOOD Cornus Florida	8' MIN. HEIGHT 3' MIN. CALIPER
	20	RED MAPLE 'OCTOBER GLORY' Acer Rubrum 'october glory'	8' MIN. HEIGHT 3' MIN. CALIPER
	12	EASTERN REDBUD cercis canadensis	8' MIN. HEIGHT 3' MIN. CALIPER
	111	DISTYLIUM VINTAGE JADE 'vintage jade' distylium	3 GALLON
	60	CRIMSON FIRE LOROPETALUM 'crimson fire' loropetalum	3 GALLON
	53	BURFORD HOLLY Ilex cornuta 'Burfordii'	3 GALLON



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DRAWN BY: WIH
PROJECT #: 25004
ORIGINAL ISSUE DATE: 10/10/2025
REVISIONS:

FOR REZONING
NOT FOR CONSTRUCTION

Blue Ridge Engineering PLLC
924 Main Street - Suite 200
North Wilkesboro, NC 28659
336.838.2500
www.ridge.blue
Firm #P-0205


Prepared for:
BUTLER PROPERTIES & DEVELOPMENT, LLC
ATTN: Travis Butler
4275 Peachtree Corners Circle/Suite 240
Peachtree Corners, GA 30092
(706) 521-6250

Rezoning Landscaping Plan
Proposed Multi-Use Development
TBD Red Bridge Road
Locust, NC

SHEET
L-1.0
FOR REZONING- NOT FOR CONSTRUCTION

Exhibit 4 - Elevations & Signage

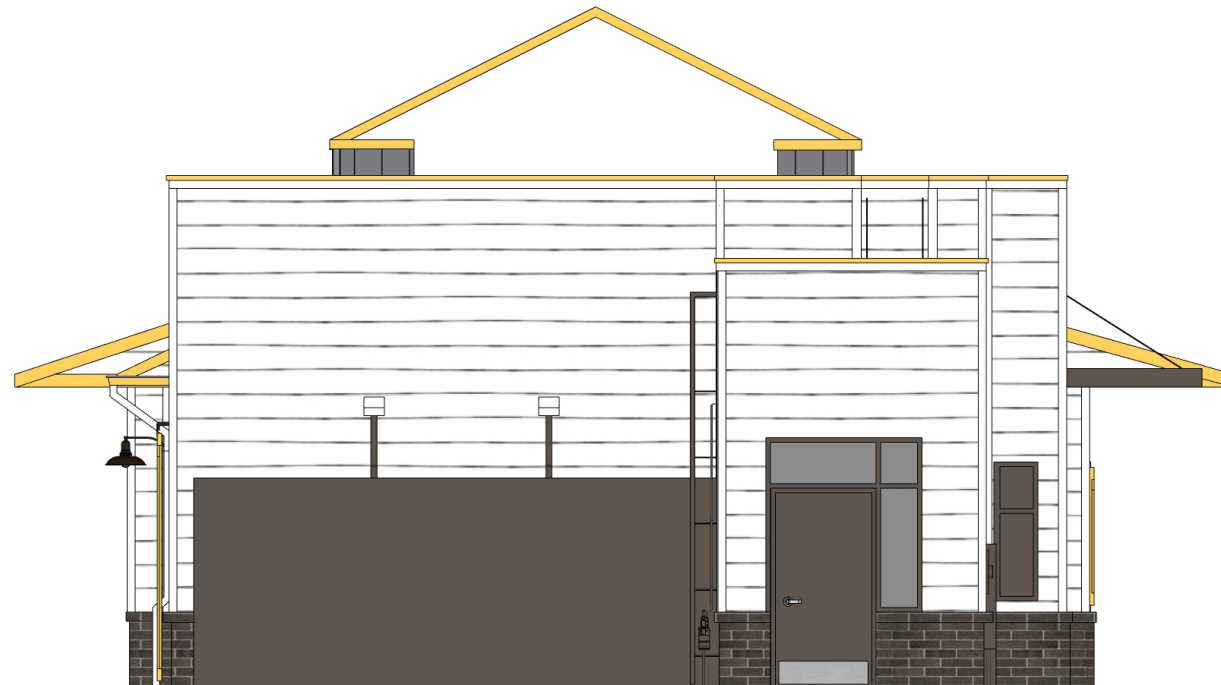


				FRONT VIEW	EXTERIOR FACADE ::
		NRD-21102	1/11/21	GARNER, NC	EXTERIOR CONCEPT ::

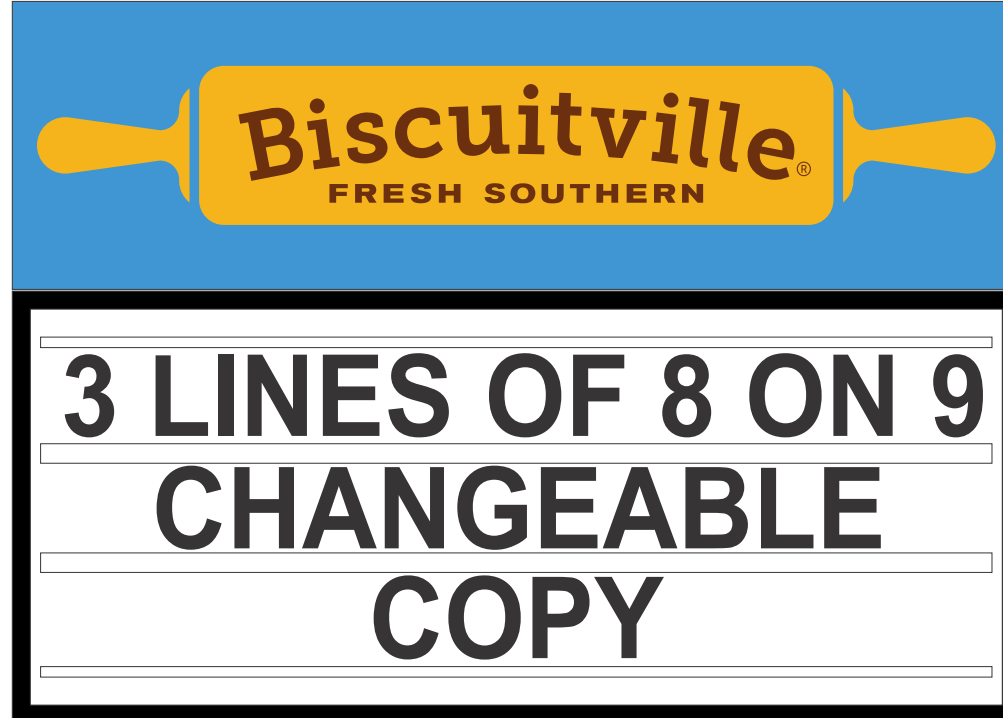


		LEFT VIEW		EXTERIOR FACADE ::
		1/11/21	GARNER, NC	EXTERIOR CONCEPT ::





PROPOSED SIGNAGE
NEW SIGN WITH NEW FOUNDATION
ENGINEERING REQUIRED







GRADE

SPECIFICATIONS

DIGITALLY PRINTED (FRONT & BACK) FLEX FACE - MIRATEC PURECOLOR SPECIFICATIONS DP-1
 J-CLIPS AND WEDGE CLAMPS
 INTERNALLY LIT W/ WHITE OSRAM BACK PLUS DS LEDs
 LED POWER SUPPLY - BASED ON 120V

COLORS/FINISHES

-  DP-1 MIRATEC/BISCUITVILLE'S CUSTOM BLUE
-  PMS 168C BROWN
-  PMS 7408C SUNFLOWER
-  P-1 SW 7020 BLACK FOX

NOTES:

1. EXPOSED FASTENERS PAINTED TO MATCH CABINET



Sign Clinic • P.O. Box 702 • Mooresville, NC 28115
 704-664-4389 • Fax: 704-664-7936
www.thesignclinic.com

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CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE



Culver's

WELCOME TO DELICIOUS 84 WISCONSIN LOVE

MONUMENT SERIES

D/F Illuminated Monument Sign with EMC



ME-70

D/F Illuminated Monument Sign with EMC

SIGN DETAILS:

Culver's sign cabinet of aluminum construction and internally illuminated with LED's

Thermoformed polycarbonate faces, embossed Culver's, 3M[®] HP vinyl decoration

Watchfire[®] 48x160 RGB full color 19mm Electronic Message Center (EMC) with RF wireless communication

Amber EMC option available

Broadband communication option available

UL marked product

SIGN & MENU BOARD BRAND STANDARDS
WITH TECHNICAL SPECIFICATIONS

SCALE: 3/8" = 1"

ME-70-L-48X160-19-RGB-PBC





Culver's

W01 F59





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

ORDINANCE NO. 2025-10: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP

WHEREAS, the City of Locust, North Carolina, has a Land Development Ordinance (LDO) and Official Zoning Map that provides various rules and operational framework for how land can be used and developed within Locust’s planning and zoning jurisdiction; and

WHEREAS, the BPD Elkin, LLC., submitted an application for zoning (rezoning case 2025-11) to rezone (Cabarrus PIN# 5565-3028-5600) from Highway Commercial (HC) to Highway Commercial – Conditional (HC-C); and

WHEREAS, the public hearing for this zoning map amendment has been noticed in compliance with North Carolina General Statutes; and

WHEREAS, the Locust Planning & Zoning Board reviewed this zoning map amendment at its October 23, 2025, public meeting and voted unanimously to recommend approval to the City Council; and

WHEREAS, the City of Locust City Council held a public hearing on December 11, 2025, for the map amendment and, after considering the testimony in the public hearing and Council deliberations, made the finding that this petition is:

- The proposed rezoning is reasonable, and it is in the best interest of the public, because it allows for the growth and expansion of the city’s commercial tax base and sales taxes.
- It is consistent with the 2025 Land Use Plan for “Commercial Corridor”.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Locust, North Carolina: that approval is granted to rezoning case 2025-11 and the Locust Zoning Map is hereby amended establishing Highway Commercial – Conditional (HC-C) on the subject property (Cabarrus PIN# 5565-3028-5600) fully enforced from the time this ordinance is adopted.

Adopted this 11th day of December 2025.

Mayor, Steve Huber

ATTEST:

Amy Furr, City Clerk



City of Locust

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

**ORDINANCE NO. 2025-05: AN ORDINANCE AMENDING
ARTICLE 2 – ZONING DISTRICTS, SECTION 2.5: USE TABLE
OF THE CITY OF LOCUST LAND DEVELOPMENT ORDINANCE**

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

Section 1: Article 2 – Zoning Districts, Section 2.5 “Use Table” is amended to read as shown in the attached Exhibit A, which is incorporated and made a part of this ordinance.

Section 2: This ordinance shall become effective as of December 11, 2025.

Adopted this 11th day of December 2025.

Mayor, Steve Huber

ATTEST:

Amy Furr, City Clerk

Exhibit A:

ARTICLE 2 – ZONING DISTRICTS, , SECTION 2.5 “USE TABLE”

P - Permitted Use	S - Permitted Use with Supplemental Regulations	C - Conditional Zoning				(-) Prohibited Use				
		Zoning Districts								
Use		OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O
RESIDENTIAL										
Accessory Dwellings (8.1)		S	S	S	-	-	-	-	-	S
Duplex (2 dwellings units per lot) (8.13)		S	S	S	S	S	-	-	-	S
Group Home (See Article 12 for definition)		P	P	P	P	P	-	-	-	P
Home Occupations (8.19)		S	S	S	S	S	-	S	S	S
Multi-family Dwellings - 3 or more dwelling units		C	-	-	C	C	-	-	-	C
Single family, attached		P	P	P	C	-	-	-	P	P
Single family, detached		P	P	P	C	-	-	-	-	P
Single family, manufactured home (3.2.7(a))		-	-	-	-	-	-	-	S	-
Single family, modular home		-	P	P	-	-	-	-	P	-
INSTITUTIONAL & CIVIC										
Animal Shelter		-	-	-	-	-	-	P	-	-
Auditorium/Indoor Public Assembly, up to 350 seats		-	-	-	C	C	-	P	-	-
Auditorium/Indoor Public Assembly, more than 350 seats		-	-	-	-	C	-	P	-	-
Botanical Gardens/Nature Preserves		P	-	-	-	-	-	-	-	-
Campgrounds, private		C	-	-	-	-	-	-	-	-
Cemeteries & Mausoleums (8.7)		C	C	C	C	-	-	C	-	-
Child Care Center & Small Day Care Homes (8.11)		S	S	S	S	C/S	C/S	S	S	S
Civic, Social and Fraternal Organizations (11.2.1)		C	C	C	C	C	C	C	-	C
Correctional Institutions		-	-	-	-	-	-	C	-	-
Country Club/Recreational Sports Clubs (excl. shooting ranges)		P	-	-	-	-	-	P	-	-
Convention Center/Visitors Bureau		-	-	-	P	C	P	P	-	-
Golf Course, public or private		P	-	-	-	-	-	-	-	-
Government Buildings (excl. correctional institutions) and Facilities		P	-	-	P	P	P	P	-	-
Hospital		-	-	-	-	C	-	P	-	-
Museums and Art Galleries		-	-	-	P	P	-	P	-	-
Park - Public, neighborhood		P	P	P	P	-	-	-	P	P
Park - Public, other than neighborhood.		P	P	P	P	-	-	P	P	P
Postal Service Facilities		-	-	-	C	C	C	-	-	-
Religious Institutions, up to 350 seats		-	-	-	C	C	-	C	-	-

P - Permitted Use	S - Permitted Use with Supplemental Regulations	C - Conditional Zoning					(-) Prohibited Use			
		Zoning Districts								
Use		OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O
Religious Institutions, more than 350 seats		P	-	-	-	C	-	C	-	-
School - Boarding		-	-	-	-	P	-	P	-	-
School - Business, Computer and Management		-	-	-	P	P	P	P	-	-
School - Charter, Private & Parochial		C	-	-	-	P	-	P	-	-
School - Public, Elementary & Secondary (8.35)		S	S	S	S	-	-	S	-	S
School - Technical & Trade		-	-	-	-	P	-	P	-	-
School - University or College		-	-	-	-	-	-	P	-	-
Social Assistance (excluding childcare centers)		-	-	-	-	C	-	C	-	-
Zoo, public or private		C	-	-	-	-	-	-	-	-
PROFESSIONAL OFFICE/BUSINESS SERVICES										
Accounting & Tax Services		-	-	-	P	P	C	-	-	-
Advertising & Related Services (excl. Sign Lettering/Painting)		-	-	-	P	P	C	-	-	-
Architectural, Engineering & Related Services		-	-	-	P	P	C	-	-	-
Automobile Repair		-	-	-	C	C	-	P	-	-
Banks, Finance an Insurance Offices		-	-	-	P	C	C	P	-	-
Broadcasting & Telecommunications (excl. Towers)		-	-	-	C	C		P	-	-
Building, Chimney, Pool Cleaning Services		-	-	-	P	P	-	P	-	-
Carpet & Upholstery Cleaning Services		-	-	-	P	P	-	P	-	-
Catering Services		-	-	-	P	C	-	P	-	-
Clothing Alterations/Repair, Footwear Repair		-	-	-	P	P	-	P	-	-
Collection Agencies		-	-	-	P	P	-	P	-	-
Computer System Design & Related Services		-	-	-	P	P	P	P	-	-
Credit Bureaus		-	-	-	P	P	P	P	-	-
Data Processing and News Services		-	-	-	P	P	P	P	-	-
Delivery/Courier Service, Local		-	-	-	P	C	-	P	-	-
Dry Cleaning and Laundry Services		-	-	-	P	C	-	P	-	-
Electronics and Appliance Repair		-	-	-	P	C	-	P	-	-
Employment/Personnel Services/Agencies		-	-	-	P	P	P	P	-	-
Environmental Consulting Services		-	-	-	P	P	P	P	-	-
Fortune Telling/Palm Reading Services (8.14)		-	-	-	-	C	-	-	-	-
Funeral Home & Services		-	-	-	-	C	-	-	-	-
Graphic Design Services		-	-	-	P	P	P	P	-	-
Hair, Nail & Skin Care Services		-	-	-	P	P	-	P	-	-
Indoor Recreational Facilities		-	-	-	-	C	-	P	-	-
Industrial Design Facilities		-	-	-	P	P	P	P	-	-
Interior Design Services		-	-	-	P	P	P	P	-	-
Investigation & Security Services, Locksmiths		-	-	-	P	P	P	P	-	-
Janitorial Services		-	-	-	P	P	P	P	-	-

P - Permitted Use	S - Permitted Use with Supplemental Regulations	C - Conditional Zoning					(-) Prohibited Use			
		Zoning Districts								
Use		OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O
Legal Services		-	-	-	P	P	P	P	-	-
Management/Holding Company Offices		-	-	-	P	P	P	P	-	-
Management & Marketing Consultants		-	-	-	P	P	P	P	-	-
Medical/Health Care Offices		-	-	-	P	C	C	P	-	-
Motion Picture & Sound Recording (excl. Theaters)		-	-	-	P	P	-	P	-	-
Office Administrative Services		-	-	-	P	P	P	P	-	-
Other Business Support Services		-	-	-	P	P	P	P	-	-
Personal and Household Goods Repair		-	-	-	-	P	-	P	-	-
Pest Control Services		-	-	-	-	P	-	P	-	-
Pet Care Services (excl. Kennels & Veterinary Serv.)		-	-	-	P	C	-	P	-	-
Pet Care Services - Kennels only		-	-	-	-	C	-	P	-	-
Photocopy Services (excl. studios)		-	-	-	P	P	P	P	-	-
Publishing Industries		-	-	-	-	C	-	P	-	-
Real Estate & Leasing Offices (excl. mini-warehousing)		-	-	-	P	P	P	P	-	-
Scientific Research & Development Services		-	-	-	P	P	-	P	-	-
Sports and Recreation Instruction/Camps		P	-	-	P	C	-	P	-	P
Telemarketing/Telephone Call Centers		-	-	-	-	C	-	C	-	-
Travel Services/Agents		-	-	-	P	P	P	P	-	-
Veterinarian Offices/Animal Hospitals		-	-	-	P	C	-	P	-	-
Weight Reducing centers, non-medical		-	-	-	P	P	-	P	-	-
RETAIL TRADE										
Amusement Park		-	-	-	-	-	-	C	-	-
Amusement Arcade (indoor only)		-	-	-	C	C	-	C	-	-
Art Dealers		-	-	-	P	C	-	P	-	-
Art Supply Stores		-	-	-	P	C	-	P	-	-
Auction House (General Merchandise)		-	-	-	P	C	-	P	-	-
Automotive Parts, Tires, and Accessories		-	-	-	C	C	-	P	-	-
Automobile Rental & Leasing		-	-	-	C	C	-	P	-	-
Automobile Sales, New & Used		-	-	-	C	C	-	C	-	-
Baked Goods/Snack Shops (excl. drive-thru)		-	-	-	P	C	-	P	-	-
Bar, Tavern		-	-	-	-	C	-	-	-	-
Bed & Breakfast Inns		C	-	-	P	C	-	P	-	-
Book, Periodical & Music Stores		-	-	-	P	P	-	P	-	-
Bowling Centers		-	-	-	P	C	-	P	-	-
Building Material Supply (with outdoor storage)		-	-	-	-	C	-	P	-	-
Building Material Supply (with no outdoor storage)		-	-	-	C	C	-	P	-	-
Brewpubs/Brewery - Micro		-	-	-	P	C	-	P	-	-
Brewery - Large		-	-	-	-	C	-	P	-	-
Car Wash (as a principal use)		-	-	-	-	C	-	P	-	-

P - Permitted Use	S - Permitted Use with Supplemental Regulations	C - Conditional Zoning					(-) Prohibited Use			
		Zoning Districts								
Use		OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O
Cemetery Monument Dealers		-	-	-	-	C	-	P	-	-
Clothing & Clothing Accessories		-	-	-	P	C	-	P	-	-
Consignment/Used Merchandise Stores		-	-	-	C	C	-	P	-	-
Convenience Store (with or without gas sales)		-	-	-	C	C	-	P	-	-
Distillery		-	-	-	P	C	-	P	-	-
Equestrian Boarding & Riding Arenas, Commercial	C	-	-	-	-	-	-	-	-	-
Equipment Rental & Leasing (with indoor storage)		-	-	-	C	C	-	P	-	-
Equipment Rental & Leasing (with outdoor storage)		-	-	-	-	C	-	P	-	-
Electronics & Appliance Rental		-	-	-	C	P	-	P	-	-
Electronics, Camera & Appliance Stores		-	-	-	P	C	-	P	-	-
Electronic Gaming Establishments (8.14)		-	-	-	-	C/S	-	S	-	-
Farmer's Market, Fruit & Vegetable Stand (8.37)	S	-	-	-	S	S	-	S	-	-
Florist		-	-	-	P	P	-	P	-	-
Formal Wear & Costume Rental		-	-	-	P	P	-	P	-	-
Furniture & Home Furnishings		-	-	-	C	C	-	P	-	-
Furniture/Party Supply/Sporting goods Rental		-	-	-	C	C	-	P	-	-
Game Preserves	C	-	-	-	-	-	-	-	-	-
General Merchandise Stores (less than 25,000 sq. ft.)		-	-	-	P	C	-	P	-	-
Gift, Novelty & Souvenir Stores		-	-	-	P	P	-	P	-	-
Grocery/Food Stores (excl. convenience stores)		-	-	-	P	C	-	P	-	-
Health Clubs & Fitness Centers		-	-	-	P	C	-	P	-	-
Hobby, Toy & Game Stores		-	-	-	P	C	-	P	-	-
Hotel, Motels & Extended Stay Lodging Facilities		-	-	-	C	C	-	C	-	-
Jewelry, Luggage and Leather Goods		-	-	-	P	P	-	P	-	-
Lawn & Garden Supply (with outdoor storage or display)		-	-	-	-	C	-	P	-	-
Lawn & Garden Supply (with no outdoor storage or display)		-	-	-	C	C	-	P	-	-
Liquor Sales (ABC Stores)		-	-	-	P	P	-	P	-	-
LP Gas & Heating Oil Dealers		-	-	-	-	C	-	P	-	-
Manufactured Home Sales		-	-	-	-	C	-	C	-	-
Miniature Golf Course		-	-	-	C	C	-	P	-	-
Mini-warehousing/Self-storage Leasing		-	-	-	-	C	-	P	-	-
Motion Picture Theaters (excl. drive-in)		-	-	-	P	C	-	P	-	-
Motion Picture Theaters (drive-in)		-	-	-	-	C	-	P	-	-
Motorcycle, Boat & RV Dealers, New & Used		-	-	-	-	C	-	P	-	-
Musical Instrument & Supplies		-	-	-	P	P	-	P	-	-

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		Zoning Districts								
Use	OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O	
Nurseries	C	-	-	-	C	-	P	-	-	
Office Supplies & Stationery Stores	-	-	-	C	C	-	P	-	-	
Parking Lots & Structures, Commercial	-	-	-	-	-	-	P	-	-	
Pawnshops (subject to NCGS, Chapter 91A)	-	-	-	-	C	-	-	-	-	
Pet & Pet Supply Stores	-	-	-	C	C	-	P	-	-	
Pharmacies, Health & Personal Care Stores	-	-	-	P	C	-	P	-	-	
Photography Studios	-	-	-	P	P	-	P	-	-	
Private Clubs	-	-	-	P	C	-	P	-	-	
Racetracks/Spectator Sports (includes racing test tracks) (8.32)	-	-	-	-	-	-	S	-	-	
Reception Facilities	-	-	-	P	C	-	P	-	-	
Restaurant, Full Service (dine-in only)	-	-	-	P	C	-	P	-	-	
Restaurant, Limited Service (delivery, carryout, drive-thru) (8.12)	-	-	-	C	C	-	S	-	-	
Sewing, Needlework & Piece Goods Stores	-	-	-	P	P	-	P	-	-	
Sewer/Septic Cleaning Services	-	-	-	-	P	-	P	-	-	
Sexually-Oriented Businesses (8.2)	-	-	-	-	C	-	-	-	-	
Shoe Stores	-	-	-	P	C	-	P	-	-	
Shopping Centers, less than 25,000 gross sq. ft.	-	-	-	C	C	-	P	-	-	
Shopping Centers/Superstore, 25-80,000 gross sqft.	-	-	-	-	C	-	P	-	-	
Shopping Centers/Superstore, 80,000+ gross sqft.	-	-	-	-	C	-	C	-	-	
Shooting Ranges/Archery Ranges	-	-	-	-	-	-	P	-	-	
Sign Lettering & Painting	-	-	-	-	P	-	P	-	-	
Sporting Goods Stores	-	-	-	C	C	-	P	-	-	
Swimming Pool, Hot Tub Supply Stores	-	-	-	-	C	-	C	-	-	
Tanning Salons, Ear Piercing, Permanent Make-up Salons	-	-	-	C	C	-	P	-	-	
Tattoo Parlors, Body Piercing	-	-	-	C	C	-	P	-	-	
Tobacco Stores and Vapor Shops	-	-	-	C	C	-	P	-	-	
Trophy Shops	-	-	-	P	P	-	P	-	-	
Truck Stop, Travel Plaza	-	-	-	C	C	-	C	-	-	
Video Tape & Disk Rental	-	-	-	C	C	-	C	-	-	
Winery-Cidery	-	-	-	C	C	-	P	-	-	
Vineyard-Orchard	C	-	-	-	-	-	-	-	-	
WHOLE TRADE (No outside storage unless specified)										
Alcohol Beverage Supply	-	-	-	C	C	-	P	-	-	
Book, Periodical & Newspaper Sales	-	-	-	P	C	-	P	-	-	

P - Permitted Use	S - Permitted Use with Supplemental Regulations	C - Conditional Zoning					(-) Prohibited Use			
		Zoning Districts								
Use		OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O
Chemical, Plastics & Allied Products		-	-	-	-	-	-	P	-	-
Clothing, Piece Goods & Shoe Supply		-	-	-	-	-	-	P	-	-
Coal & Ore Supply (with outdoor storage)		-	-	-	-	-	-	C	-	-
Electronic Equipment and Parts Supply		-	-	-	-	-	-	P	-	-
Farm Products (Raw Materials) Sales		-	-	-	-	-	-	P	-	-
Farm Supply Products Sales (with indoor storage)		-	-	-	-	C	-	P	-	-
Farm Supply Products Sales (with outdoor storage)		-	-	-	-	C	-	C	-	-
Florist & Nursery Supply (with indoor storage)		-	-	-	-	C	-	P	-	-
Florist & Nursery Supply (with outdoor storage)		-	-	-	-	C	-	C	-	-
Furniture & Home Furnishings Sales		-	-	-	-	C	-	P	-	-
Grocery/Food Sales		-	-	-	-	C	-	P	-	-
Hardware, Plumbing & Heating Supply		-	-	-	-	C	-	P	-	-
Jewelry Supply		-	-	-	-	C	-	P	-	-
Lumber & Construction Materials (with indoor storage)		-	-	-	-	C	-	P	-	-
Lumber & Construction Materials (with outdoor storage)		-	-	-	-	C	-	C	-	-
Metal & Pipe Supply (with indoor storage)		-	-	-	-	C	-	P	-	-
Metal & Pipe Supply (with outdoor storage)		-	-	-	-	C	-	C	-	-
Motor Vehicle - New Parts Supply		-	-	-	-	C	-	P	-	-
Motor Vehicle - Used/Salvaged Parts (indoor storage)		-	-	-	-	-	-	P	-	-
Motor Vehicle - Used/Salvaged Parts (outdoor storage)		-	-	-	-	-	-	C	-	-
Music & Musical Instrument Supply		-	-	-	-	C	-	P	-	-
Paint, Varnish & Paint Supplies		-	-	-	-	C	-	P	-	-
Paper/Paper Product Supply		-	-	-	-	C	-	P	-	-
Petroleum/Petro. Products (excl. Bulk Terminals)		-	-	-	-	-	-	P	-	-
Petroleum/Petro. Products (Bulk Terminals)		-	-	-	-	-	-	P	-	-
Pharmaceutical and Drug Supply		-	-	-	-	-	-	P	-	-
Professional & Commercial Equipment Supply		-	-	-	-	-	-	P	-	-
Tobacco/Tobacco Product Sales		-	-	-	-	-	-	P	-	-
AGRICULTURAL USES							-			
Animal Production & Support (excl. Swing & Feed Lots) (8.3)		S	-	-	-	-	-	-	-	-
Auction Sales - Livestock only (8.3)		S	-	-	-	-	-	-	-	-
Crop Production (9.3)		S	-	-	-	-	-	-	-	-
Crop Production Support Activities (8.3)		S	-	-	-	-	-	-	-	-
Feed Lots (8.3)		S	-	-	-	-	-	-	-	-

P - Permitted Use	S - Permitted Use with Supplemental Regulations	C - Conditional Zoning					(-) Prohibited Use			
		Zoning Districts								
Use		OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O
Forestry and Logging (8.3)		S	-	-	-	-	-	-	-	-
Hunting, Fishing and Game Preserves (commercial) (8.3)		S	-	-	-	-	-	-	-	-
Swine Farms (8.3)		S	-	-	-	-	-	-	-	-
MANUFACTURING AND INDUSTRIAL USES										
Abrasive Products Manufacturing		-	-	-	-	-	-	P	-	-
Automotive Race Cars and Parts Manufacturing		-	-	-	-	-	-	P	-	-
Beverage & Tobacco Manufacturing		-	-	-	-	-	-	P	-	-
Broom, Brush & Mop Manufacturing		-	-	-	-	-	-	P	-	-
Burial Casket Manufacturing		-	-	-	-	-	-	P	-	-
Candle & Potpourri Manufacturing		-	-	-	-	-	-	P	-	-
Cement/Concrete (ready-mix) and Concrete Produce Manufacturing		-	-	-	-	-	-	P	-	-
Chemical Manufacturing		-	-	-	-	-	-	P	-	-
Clay & Brick Product Manufacturing		-	-	-	-	-	-	C	-	-
Computer, Electronics & Appliance Manufacturing		-	-	-	-	-	-	P	-	-
Concrete (dry mix), Synthetic Stone, Stucco Manufacturing		-	-	-	-	-	-	P	-	-
Contractors Office/Shop (with outdoor storage)		-	-	-	-	-	-	C	-	-
Contractors Office/Shop (with indoor storage)		-	-	-	-	-	-	P	-	-
Cut Stone & Stone Product Manufacturing (excl. quarrying)		-	-	-	-	-	-	P	-	-
Dental Laboratories (5,000 sq. ft or less gross floor area)		-	-	-	-	-	-	P	-	-
Dental Laboratories (exceeding 5,000 sq. ft of gross floor area)		-	-	-	-	-	-	P	-	-
Electronic Shopping & Mail-Order Houses		-	-	-	-	-	-	P	-	-
Equipment Manufacturing (all types)		-	-	-	-	-	-	P	-	-
Fabricated Metal Product Manufacturing		-	-	-	-	-	-	P	-	-
Fastener, Button, Needle & Pin Manufacturing		-	-	-	-	-	-	P	-	-
Food Manufacturing (excl. Animal Slaughtering & Processing)		-	-	-	-	-	-	P	-	-
Food Manufacturing - Animal Slaughtering & Processing)		-	-	-	-	-	-	P	-	-
Furniture & Related Products Manufacturing		-	-	-	-	-	-	P	-	-
Gasket, Packing & Sealing Device Manufacturing		-	-	-	-	-	-	P	-	-
Glass/Glass Product Manufacturing		-	-	-	-	-	-	P	-	-
Industrial Launderers		-	-	-	-	-	-	P	-	-
Jewelry & Silverware Manufacturing		-	-	-	-	-	-	P	-	-
Landfill - Demolition & Inert Debris		-	-	-	-	-	-	P	-	-

P - Permitted Use	S - Permitted Use with Supplemental Regulations	C - Conditional Zoning					(-) Prohibited Use			
		Zoning Districts								
Use		OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O
Lime & Gypsum Product Manufacturing (excl. quarrying)		-	-	-	-	-	-	P	-	-
Mineral Wool/Fiberglass Insulation Manufacturing		-	-	-	-	-	-	P	-	-
Mining/Extraction Industries		-	-	-	-	-	-	P	-	-
Musical Instrument Manufacturing		-	-	-	-	-	-	P	-	-
Office Supply (excl. Paper) Manufacturing		-	-	-	-	-	-	P	-	-
Paper/Paper Product Manufacturing		-	-	-	-	-	-	P	-	-
Petroleum, Asphalt & Coal Manufacturing		-	-	-	-	-	-	P	-	-
Plastics & Rubber Manufacturing		-	-	-	-	-	-	P	-	-
Primary Metal Processing/Manufacturing		-	-	-	-	-	-	P	-	-
Printing and Related Support Activities		-	-	-	-	-	-	P	-	-
Retail (on premise secondary use) with Outdoor Storage		-	-	-	-	-	-	C	-	-
Retail (on premise secondary use) with Indoor Storage		-	-	-	-	-	-	P	-	-
Sign Manufacturing (with indoor storage)		-	-	-	-	-	-	P	-	-
Sign Manufacturing (with outdoor storage)		-	-	-	-	-	-	C	-	-
Solid Waste Collection and/or Disposal (non-hazardous)		-	-	-	-	-	-	P	-	-
Solid Waste Collection and/or Disposal (hazardous)		-	-	-	-	-	-	C	-	-
Sporting & Athletic Goods Manufacturing		-	-	-	-	-	-	P	-	-
Textile Mills & Apparel Manufacturing		-	-	-	-	-	-	P	-	-
Toy, Doll & Game Manufacturing		-	-	-	-	-	-	P	-	-
Transportation Equipment Manufacturing		-	-	-	-	-	-	C	-	-
Waste Remediation/Recovery Services (incl. salvage/junk yard)		-	-	-	-	-	-	C	-	-
Wood Products Manufacturing (excl. sawmills, manufactured homes)		-	-	-	-	-	-	P	-	-
Wood Products Manufacturing (manufactured homes)		-	-	-	-	-	-	P	-	-
Wood Products Manufacturing (sawmills,)		-	-	-	-	-	-	P	-	-
Vending Machine Operators		-	-	-	-	-	-	P	-	-
TRANSPORTATION, WAREHOUSING & UTILITIES USES										
Air Transportation & Support Facilities (8.4)		-	-	-	-	-	-	S	-	-
Charter/Limousine Services (8.26)		-	-	-	-	C/S	-	-	-	-
Electric Power Generation		-	-	-	-	-	-	P	-	-
Electric Power Transmission and Distribution		P	P	P	P	P	-	P	P	P
Lumber - Bulk Storage		-	-	-	-	P	-	P	-	-
Natural Gas Distribution Facilities/Equipment		P	P	P	P	P	-	P	P	P

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		Zoning Districts								
Use		OPS	GR	NR	CC	HC	LHC	CBI	MH	TND-O
Petroleum - Bulk Storage (refer to Fire Marshal)		-	-	-	-	-	-	S	-	-
Pipeline Transportation of Petroleum & Natural gas							-	P		
Public Urban, Interurban and Rural Transit Systems		P	P	P	P	P	-	P	P	P
Sewage Treatment Facility, public		P	-	-	-	-	-	-	-	-
Taxi Service/Stand		-	-	-	-	C	-	-	-	-
Truck Transportation, Terminal & Support Facilities (8.40)		-	-	-	-	-	-	S	-	-
Warehousing and Storage, Farm Products (8.26)		S	-	-	-	-	-	S	-	-
Warehousing and Storage, General & Refrigerated (8.26)		-	-	-	-	-	-	S	-	-
Water Distribution Facilities/Equipment (excl. Water Treatment)		P	P	P	P	P	-	P	P	P
Water Transportation & Support Facilities		-	-	-	-	-	-	P	-	-
Water Treatment Facility		C	-	-	-	-	-	-	-	-
Wireless Telecommunications (WTS Tower) (8.9)		S	S	S	S	S	-	S	S	S
WTS Co-location of equipment on existing tower		S	S	S	S	S	-	S	S	S
SOLAR ENERGY FACILITIES							-			
Roof Mounted, Parking lot cover, or building integrated (not facing public street) (Level 1)		P	P	P	P	P	P	P	P	P
Ground Mounted: ≤ 1/2 acre (level 2)		-	-	-	-	-	-	C	-	-
Ground Mounted: < 10 acres (level 2 or 3)		-	-	-	-	-	-	C	-	-
Ground Mounted: > 10 acres (level 3)		-	-	-	-	-	-	C	-	-
TECHNOLOGY & INFRASTRUCTURE										
Data Center/Data Processing Facility		=	=	=	=	=	=	C	=	=
Telecommunications Hub		=	=	=	=	=	=	C	=	=
EV Charging Station (non-residential)		=	=	=	P	P	=	P	=	=



City of Locust
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(704) 888-5260

2025 Planning & Zoning Board Appointments

Jeff Claiborne – Full Member – term: 4 years to expire in 2029

Chuck Cowherd – Full Member – term: 4 years to expire in 2029

Amanda Pasquarello – Full Member – term: 4 years to expire in 2029

Steve Dutton – Alternate Member – term: 4 years to expire in 2029