

**Date:** July 8, 2021

**Meeting of:** Locust City Council

**Time:** 7:00pm

**Members Present:** Mayor Stephen Huber, Mayor Pro Tem Larry Baucom, Rusty Efird, Mandy Watson, Harry Fletcher, JC Burris, Michael Haigler and Roger Hypes

**Members Absent:** Mayor Stephen Huber

**Order:** Mayor Pro Tem Larry Baucom

**Pledge:** Mayor Pro Tem Larry Baucom

**Prayer:** Scott Efird

**PUBLIC HEARING: Conditional Rezoning – 6370 NC HWY 24/27**

Jimmy Gaskins – Smith Douglas Homes and Andrew Grant – BGE, INC both support rezone request

**PUBLIC HEARING: Rezoning from OPS to HC of 6719 NC HWY 24/27**

No one spoke for or against

**Call to order at 7:02pm**

**M/S/A** Council Members Larry Baucom and Harry Fletcher **(7-0)**  
**Motion to excuse Mayor Huber**

**M/S/A** Council Members Harry Fletcher and Roger Hypes **(7-0)**  
**Motion to adopt agenda**

**M/S/A** Council Members Harry Fletcher and Mandy Watson **(7-0)**  
**Motion to adopt June 2021 minutes**

**Financial Report** –Accepted. GF revenues ending out the fiscal year with a surplus of about \$371,000 and that includes the additional \$150,000 payment on the City Hall loan and also includes the cost of paving all of Redah Ave. The WW fund will end the fiscal year also with a healthy surplus of approximately \$325,000 and that may decrease a little after the audit.

**Mayor's report** – Mayor Huber has been excused.

**Administrator's report** – Purchase orders and budget amendments were reviewed. Capital Reserve Fund resolution was read. A resolution was presented to Council to accept the American Rescue funds and to appoint the City Administrator Cesar Correa to take necessary steps to receive the funds.

**M/S/A** Council Members Harry Fletcher and Rusty Efirid **(7-0)**  
**Motion to Adopt Capital Reserve Fund Resolution**

**M/S/A** Council Members Michael Haigler and Roger Hypes **(7-0)**  
**Motion to Adopt Resolution to accept the American Rescue funds and to appoint the City Administrator Cesar Correa to take necessary steps to receive the funds.**

**M/S/A** Council Members Roger Hypes and Harry Fletcher **(7-0)**  
**Motion to approve 2020-2021 purchase orders**

**M/S/A** Council Members JC Burris and Harry Fletcher **(7-0)**  
**Motion to approve 2021-2022 purchase orders**

**M/S/A** Council Members Harry Fletcher and JC Burris **(7-0)**  
**Motion to approve 2020-2021 budget amendments**

**Admin/HR** –Thanks to staff for all their hard work

**Parks** – Locust hosted the Dixie Youth District Tournament. The tournament profited approximately \$14,000 for the City. It was a great event. Hopefully we will be able to host the State Tournament in July 2022. Fall sports registration is open.

**Facilities** – N/A

**PW** –Thanks to the department and the flow is looking great. Only 2 days over 300,000 gallons/day.

**ABC/EDC/Small Bus.** – ABC Store doing great, they are up 25% over last year. There is a new restaurant coming to the Food Lion shopping plaza called Roll and Bowl. City Administrator Cesar Correa reviewed the Retail Strategies presentation. The looked at all the data and compared it to peer communities. The developed a list of retailers that would benefit from our location and provided contact information to those retailers for the City to reach out to them to see about recruiting.

**PD** – Letter of appreciation from Stanly County EMS was presented regarding aid over incident. Police Chief Jeff Shew has created an insights and helpful information booklet for citizens and businesses.

**P&Z** – Presentation was given by Andrew Grant, Engineer for Smith Douglas Homes of the proposed neighborhood development for the property at 6370 NC Hwy 24/27 that the rezone request public hearing that was held earlier in the evening. They are proposing 114, 90ft lots. Limited view from HWY 24/27 with an 8ft berm with trees and landscaping and 100ft buffer from highway to back of home lot. Sidewalk on one side of street and on street parking on the opposite side, walking trails and a playground. The rezoning request of 6370 HWY 24/27 from HC to Conditional OPS was discussed,

recommendation came unfavorable from the P&Z Board. Another rezoning request was discussed regarding 6719 HWY 24/27 from OPS to HC, this recommendation came favorable from the P&Z Board.

**M/S/A** Council Members Michael Haigler and Roger Hypes (5-2)

**Motion to approve rezoning of 6730 HWY 24/27 from HC to Conditional OPS**

I move that the request by Smith Douglas Homes to rezone the parcel located at 6370 NC Hwy 24/27 E from HC Highway Commercial to OPS Conditional be approved. The proposed zoning is inconsistent with the 2014 Land Use Plan. Should the rezoning to OPS Conditional be deemed appropriate, the 2014 Land Use Plan should be modified to Medium Density Residential to reflect the proposed zoning and use. Harry Fletcher and Larry Baucom opposed

**M/A** Council Members Michael Haigler (7-0)

**Motion to approve rezoning of 6719 HWY 24/27 from HC to Conditional OPS**

I move that the request to rezone the parcel owned by C&V Acquisitions LLC and located at 6719 NC Hwy 24/27 E, Locust from OPS Open Space District to HC Highway Commercial be approved. This parcel is on the Highway 24/27 next to the Wal-Mart shopping plaza. The proposed use is consistent with our 2014 Land Use Plan. No second needed, recommendation came favorable from P&Z Board

**Public Comment – N/A**

**Board Closing Comments:** Good meeting. Thank you to PD for all their hard work. Thank you to Smith Douglas Homes for working diligently on the Taylor property project. Great to see everyone here from the community.

**M/S/A** Council Members Harry Fletcher and JC Burris (7-0)

**Motion to adjourn at 8:29pm**

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Stephen Huber, Mayor

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Amy Meachum, City Clerk