



# Locust Planning & Zoning Board Meeting Agenda

**Joel Huneycutt Community Room**

6:00 PM

September 28, 2023

## **Board Members**

Chairman Tim Fesperman, James Baucom, Lanna Thomas, Dillon Beatty, Todd Stutts, Joe Abbatiello, Jason Eury, and Janice Hils

## **Board Alternates**

De-Dee Nathan and Chuck Cowherd

## **Call to Order:**

- |                                                                                                                  |                          |
|------------------------------------------------------------------------------------------------------------------|--------------------------|
| 1. Call to Order                                                                                                 | Chairman Tim Fesperman   |
| 2. Presentation of Colors, Prayer                                                                                | Chairman Tim Fesperman   |
| 3. Adopt Agenda                                                                                                  |                          |
| 4. Minutes - adopt August 24, 2023 <ul style="list-style-type: none"><li>• August 24, 2023</li></ul>             | Amy Furr                 |
| 5. Public Comment                                                                                                |                          |
| 6. Old Business                                                                                                  | P&Z Director Scott Efird |
| 7. New Business <ul style="list-style-type: none"><li>• Conditional Rezoning Application - James Schad</li></ul> | P&Z Director Scott Efird |
| 8. Chairman's Report                                                                                             | Chairman Tim Fesperman   |
| 9. Board Closing Comments                                                                                        |                          |
| 10. Adjourn                                                                                                      |                          |

Next Scheduled Council Meeting (Date)

**Date:** August 24, 2023  
**Meeting of:** Locust Planning and Zoning Board  
**Time:** 6:00 p.m.  
**Place:** Joel Huneycutt Community Room  
**Members Present:** Tim Fesperman, Jason Eury, Lanna Thomas, Todd Stutts, and Janice Hils  
**Alternates:** De-Dee Nathan  
**Members Absent:** Dillon Beatty, James Baucom, Joe Abbatiello and Alternate Chuck Cowherd  
**Order:** Chairman Tim Fesperman  
**Pledge:** Chairman Tim Fesperman  
**Prayer:** Chairman Tim Fesperman

**Meeting called to order at 6:00pm**

**M/S/A** Board Members James Baucom and Joe Abbatiello (6-0)  
**Motion to excuse Board Members Dillon Beatty, James Baucom and Joe Abbatiello**  
**Alternate De-Dee Nathan filled a vacant seat**

**M/S/A** Board Members Todd Stutts and Lanna Thomas (6-0)  
**Motion to adopt agenda**

**M/S/A** Board Members Todd Stutts and Lanna Thomas (6-0)  
**Motion to approve July 2023 minutes**

**Old Business** – Council set public hearings for PVG Trucking and M/I Homes. Zaxby's and Mavis Tire have both been permitted. ModWash is scheduled to open in 4-6 weeks. Have not heard anything from Circle K and Dunkin' Donuts is looking to secure another business to make the access road feasible.

**New Business** – Conditional rezoning request was submitted by All Phase Everything Auto, an automotive repair and restoration center and TwentyFour West Marketplace, a multi-vendor store for gifts and furniture.

**M/S/A** Board Members Todd Stutts and De-Dee Nathan (6-0)  
**Motion to send favorable recommendation to Council for All Phase Everything Auto Conditional Rezoning Request**

**M/S/A** Board Members Janice hils and Lanna Thomas (6-0)  
**Motion to send favorable recommendation to Council for TwentyFour West Marketplace Conditional Rezoning Request**

**Chairman Report** – None

**Board closing comments** – N/A

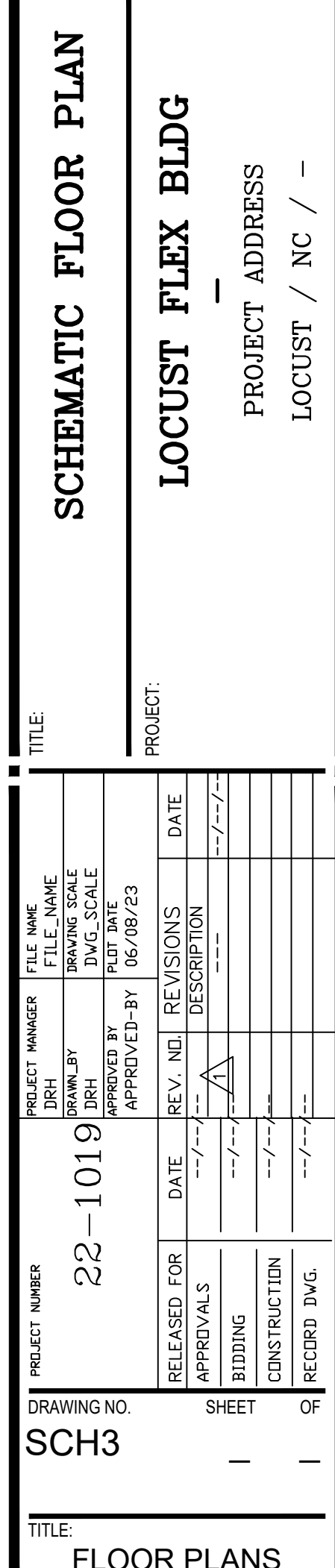
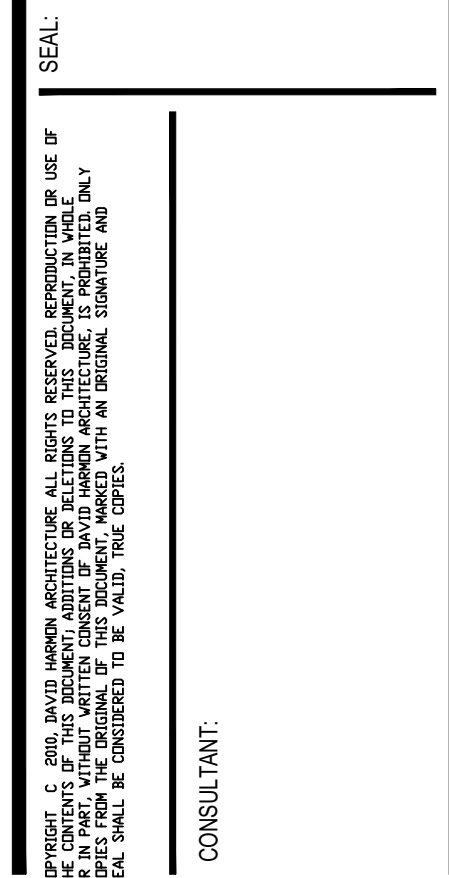
**M/S/A** Board Members JTodd Stutts and Lanna Thomas (-0)  
**Motion to adjourn meeting at 6:19pm**

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Amy Furr, City Clerk

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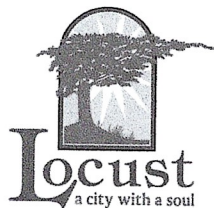
Tim Fesperman, Board Chairman











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

**Application for Conditional Zoning Change**

Date: 09/19/23

Applicant Name: James Schad

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

Address: 1109 East Ozark Ave, Gastonia, NC 28054

Phone Number: 704-608-4885

Address of Property Change: Corner of James Avenue & Brown Hill Road

Present Zoning District: HC

Requested Zoning District: HC- Conditional

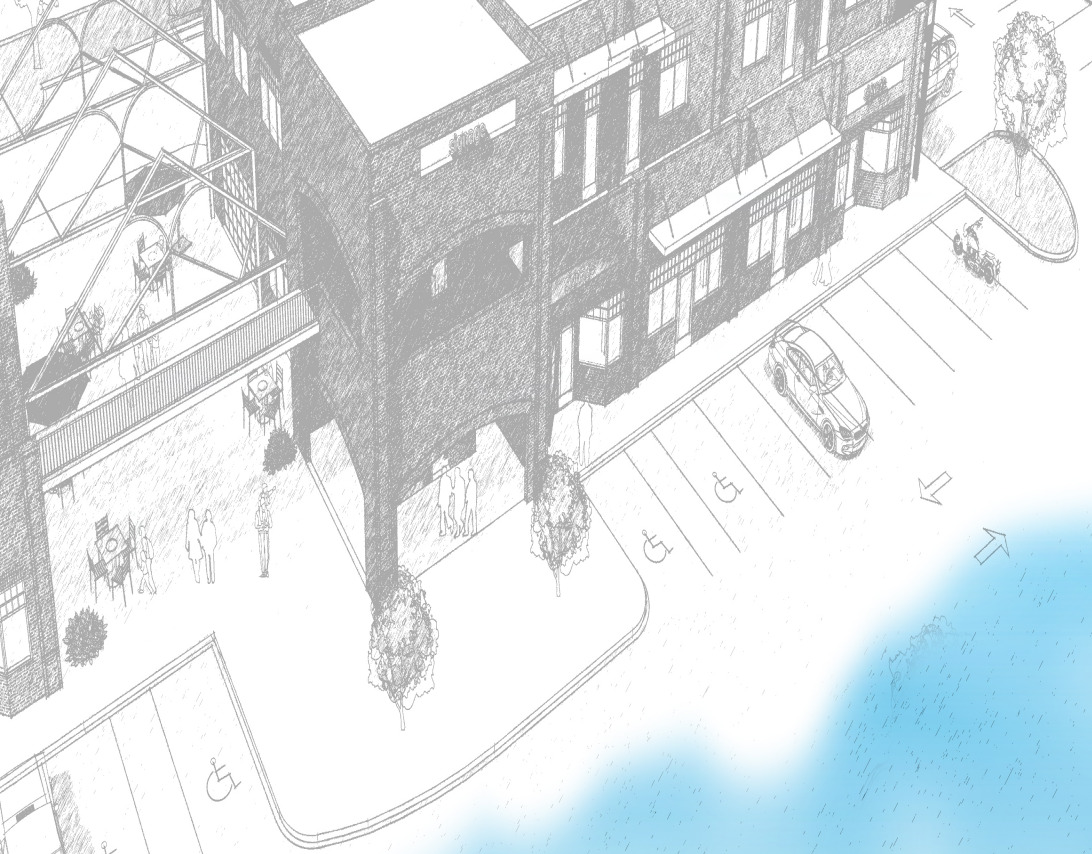
Applicant Signature: \_\_\_\_\_

*[Handwritten Signature]* (AGENT FOR OWNER)

The following information is required with the application:

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













David Harmon Architecture