



Locust Planning & Zoning Board Meeting Agenda

Joel Huneycutt Community Room

6:00 PM

November 28, 2023

Chairman

Tim Fesperman

Board Members

Vice Chairman James Baucom, Joseph Abbatiello, Dillon Beaty, Jason Eury, Janice Hills, Lanna Thomas. Alternates: Chuck Cowherd, and De-Dee Nathan.

Call to Order:

- | | |
|---|--------------------|
| 1. Call to Order | Chairman Fesperman |
| 2. Presentation of Colors, Prayer | Chairman Fesperman |
| 3. Adopt Agenda | |
| 4. Public Comment Period: | |
| 5. Minutes - adopt October 26, 2023 | Amy Furr |
| 6. Old Business | |
| 7. New Business | |
| • Conditional Rezoning Request - Kolter Homes | |
| 8. Chairman's Report | |
| 9. Board Closing Comments | |
| 10. Adjourn | |

Next Scheduled Board Meeting - Thursday, December 28, 2023



Site Information:

Total Site Acreage:	516.5 Ac.
North Site:	343.1 Ac.
South Site:	173.4 Ac.
Total Rezonning Acreage:	507.7 Ac.
Tax Parcel Numbers:	
557604828727	
557604715582	(Only 8.27 a included in t
557604943737	
558603023332	
558603037868	
558603032576	
558603044056	
557602863292	
557604827518	
557604910852	

(Only 8.27 acres of this parcel to be included in this rezoning)

Zoning Jurisdiction:	Stanly County, NC
Proposed Annexation:	The City of Locust
Zoning Classification:	Stanly County - Open Space District
Proposed Zoning:	OPS Conditional- Open Space Conditional

Acreage Information:

Total Open Space Required:	10% (50.8 Ac.)
Total Open Space Provided:	
With Ponds:	51.4% (261.0 Ac.)
Without Ponds:	41.9% (213.0 Ac.)

Building Setbacks:

Primary:
Side Yard:
Side Yard (Corner Lot):
Rear Yard:

Common Open Space Between Backs of Lots to be 20' min.

Lot Information:

Proposed Lot Sizes:

- 40' x 125'
- 50' x 125'
- 60' x 125'
- 70' x 125'

<u>Total Lots Proposed:</u>	<u>North Site</u>	<u>South Site</u>
- 40' Lots: 166 (14.9%)	110	56
- 50' Lots: 557 (49.9%)	381	176
- 60' Lots: 390 (34.9%)	249	141
- 70' Lots: 3 (0.3%)	3	---
1116	743	373

Proposed Density: 2.2 dua

Scale: 1" = 300'



LEGEND	
	PROPERTY LINE
	30' PERIMETER BUFFER
	TREE SAVE BOUNDARY
	POTENTIAL WETLAND MITIGATION AREA
	PROPOSED BMP
	SURVEY WETLAND TYP.
	15' WETLAND BUFFER
	LOT BOUNDARY
	40' LOT
	50' LOT
	60' LOT
	70' LOT
	OPEN SPACE
	PROPOSED POND
	TREE SAVE AREA