



Locust Planning & Zoning Board Meeting Minutes Joel Huneycutt Community Room

6:00 PM

October 26, 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

1. Call to Order

Meeting was called to order at 6:00pm

2. Presentation of Colors, Prayer

Board Chairman Tim Fesperman led in the Pledge of Allegiance and P&Z Director Scott Efird gave the invocation.

M/S/A Board Members Todd Stutts and Dillon Beatty (6-0)

Motion to excuse Board Members Janice Hils, Jason Eury, and Joe Abbatiello

Board alternate Chuck Cowherd filled a vacant seat

3. Adopt Agenda

M/S/A Board Members Dillon Beatty and Lanna Thomas (6-0)

Motion to adopt agenda

4. Minutes - adopt September 28, 2023

M/S/A Board Members Todd Stutts and Dillon Beatty (6-0)

Motion to approve September 2023 minutes

September 28, 2023

5. Public Comment

6. Old Business

Project updates. The M/I Homes off of Meadowcreek Church Road was approved by Council earlier this month. Dr. Martin and Riley's Retreat have broke ground and Mavis Tire is looking to begin soon. S&S Esthetics is waiting on some permits from Cabarrus County. Pine Bluff subdivision has cut and begun grading and looking to pull house permits soon.

7. New Business

19 acres on Bell Ave, Taylor Morrison Co gave a presentation on building 86 townhomes with elevations and landscaping, making note of protecting natural area between homes and neighboring homes and cemetery. The Board would like to see another point of access off of Oakdale Ave and some type of blockade on Bell Ave.

JD Dudley with QT gave a presentation on the conditional rezoning at the corner of Hwy 24/27 and South Central Ave. Conditional rezoning request will include 2 larger monument sign.

M/S/A Board Members Chuck Cowherd and Dillon Beatty (6-0)
Motion to send favorable recommendation to Council for Taylor Morrison Conditional rezoning of Bell Ave Townhomes with the addition of an access point onto Oakdale Dr. and consider a blockade on Bell Ave.

M/S/A Board Members James Baucom and Dillon Beatty (6-0)
Motion to send favorable recommendation to Council for QT conditional rezoning.

Conditional Rezoning Reques - **Bell Ave. Townhomes**

Conditional Rezoning Request - QuickTrip

8. Chairman's Report

Board Chairman Tim Fesperman reviewed the 2024 P&Z meeting dates.

2024 P&Z Meeting Dates

9. Board Closing Comments

10. Adjourn

M/S/A Board Members James Baucom and Dillon Beatty (6-0)
Motion to adjourn at 7:26pm

Amy Furr, City Clerk

Tim Fesperman, Board Chair