



Locust Planning & Zoning Board Meeting

Minutes

Joel Huneycutt Community Room

6:00 PM

December 28, 2023

Board Chairman

Tim Fesperman

Board Members and Alternates

James Baucom, Lanna Thomas, Dillon Beatty, De-Dee Nathan, Joe Abbatiello, Janice Hils, Jason Eury 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 Joe Abbatiello and Dillon Beatty (7-0)

Motion to excuse Board Members James Baucom and Janice Hils

3. Public Comment Period:

No one signed up to speak

4. Adopt Agenda

M/S/A Board Members Joe Abbatiello and Lanna Thomas (7-0)

Motion to adopt the agenda as presented

5. Minutes - adopt November 28, 2023

M/S/A Board Members Lanna Thomas and Joe Abbatiello (7-0)
Motion to approve November 28, 2023 minutes

November 28, 2023

6. Old Business

City Council approved the conditional rezoning of QT to take place at the corner of Hwy 200 and Hwy 24/27. City Council also tabled the Bell Ave Townhomes due to the owner having a conflict. They are looking to come back at the January or February 2024 meeting. Mavis Tire and the Dr Martin buildings are well underway. Zaxby's is looking to break ground early next year. 14 rezoning cases over this past year. Thank you for all you have done over this past year. Kolter Homes is expected to make their presentation at the January 11th meeting to the Council meeting.

Project Updates

7. New Business

Conditional rezoning request was presented by Mr. Scott Carptener for Brentwood Farms, a wedding and event venue. This venue will still be required to abide by all ordinances. P&Z Director Scott Efird spoke about the need for text changes to the dimensions for minimum lot size, density and width for OPS, NR, GR and CC and residential single family for CC from permitted by right to conditional. *See table.

M/S/A Board Members Dillon Beatty and Joe Abbatiello (7-0)
Motion to send favorable recommendation to Council for the conditional rezoning request submitted by Scott Carpenter for Brentwood Farms

M/S/A Board Members Dillon Beatty and Lanna Thomas (7-0)
Motion to send favorable recommendation to City Council for text change for lot dimensions for minimum lot size, density and width for OPS, NR, GR and CC *See table.

M/S/A Board Members Dillon Beatty and Lanna Thomas (7-0)
Motion to send favorable recommendation to City Council for text change for residential single family attached and detached for CC from permitted by right to conditional

Zoning District	Minimum Lot Size (sq ft)	Maximum Density (per acre)	Minimum Lot Width	Minimum Lot Depth
OPS	From 30,000 current to 44,000 new	1 (no change)	From 100 current to 120 new	From 300 current to 367 new
NR	From 20,000 current to 30,000 new	from 2 current to 1 new	From 90 current to 110 new	From 225 current to 273 new
GR	20,000 (no change)	2 (no change)	From 90 current to 100 new	From 225 current to 200 new
CC	From 5,000 current to 10,000 new	From 10 current to 4 new	From 50 current to 60 new	From 100 current to 168 new

Conditional Rezoning Request - Brentwood Farms

Text Change - Lot dimensions

Text Change - Residential

8. Chairman's Report

Nothing to report

9. Board Closing Comments

Thank you to the Board for all you have accomplished this year.

10. Adjourn

M/S/A Board Members Joe Abbatiello and Dillon Beatty (7-0)

Motion to adjourn at 7:36pm

Amy Furr, City Clerk

Time Fesperman, Board Chair