



Locust Planning & Zoning Board Meeting Minutes Joel Huneycutt Community Room

6:00 PM

May 23, 2024

Board Chair

Tim Fesperman

Board Members:

James Baucom, Lanna Thomas, Janice Hils, Dillon Beatty, Joseph Abbatiello, Jason Eury, and DeDee Nathan

Alternates:

Chuck Cowherd and Jeff Claiborne

1. Call to Order

Board Chair Tim Fesperman called the meeting to order at 6:03pm

2. Presentation of Colors, Prayer

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

3. Adopt Agenda

M/S/A Board Members James Baucom and De-Dee Nathan (5-0)
Motion to adopt agenda as amended removing item #7

4. Minutes - December 28, 2023

M/S/A Board Members James Baucom and De-Dee Nathan (5-0)
Motion to adopt December 2023 minutes

December 28, 2023

5. Public Comment Period

No one signed up to speak

6. Old Business

City Clerk Amy Furr administered the oath to New P&Z Board Alternate Jeff Claiborne prior to the start of the meeting so this item was removed from the agenda.

Alternate Jeff Claiborne filled one of the board vacancies.

Jeff Claiborne Oath

7. New Business

City Manager Cesar Correa gave a brief introduction regarding the proposed conditional rezoning project. Focusing on the securing of water and sewer and reviewing engineered drawings for the proposed project. Rear alleyways will be wider than what is currently in Town Center and allowing the HOA to maintain ownership of the alleyways and the existing storm pond. He reviewed the street and ally dimensions and the preservation of the old tree that in on the property. There will be underground stormwater and an amenity area. He also focused on the fire truck turn arounds proposed. 86 units with clusters of 3-4 units with 2 being 5 unit clusters. Elevations of the proposed townhomes were reviewed. He also spoke to the concern about the impact to the schools and making the superintendents aware of the projects. Spencer McNabb with the landscaping firm and Logan with Smith Douglas Homes reviewed the conditional rezoning project. Founders Drive will be realigned and the landscape will match what is already present in Town Center. There was a concern brought up with the added homes and the congestion in Town Center as it is, what plan is there for another point of access to Hwy 24/27 as the number of proposed cars cause concern. City Manager Ceasar Correa expressed that the City is actively looking for ways to complete the Ardsley Dr extension to Hwy 24/27. The build out for this project is proposed by the end of 2027. Average square foot of the townhomes will be 2200 with an advertised starting price at the low to mid \$300,000. The concern of the P&Z Board Members is the density for this proposed project.

M/S/A Board Members Joe Abbatiello and James Baucom (6-0)
Motion to deny and send unfavorable recommendation to Council

LTC Development Conditional Rezoning Request

8. Chairman's Report

Thank you to the board for all of your time and doing what is right for the community.

9. Board Closing Comments

The decisions that this board makes have future and lasting impacts, so thank you for not being in a rush and doing what is best for not only the residents but the business in Locust as well.

10. Adjourn

M/S/A Board Members James Baucom and Jeff Claiborne (6-0)
Motion to adjourn at 7:23pm

Amy Furr, City Clerk

Tim Fesperman, Board Chair