



Locust Planning & Zoning Board Meeting Minutes Joel Huneycutt Community Room

6:00 PM

July 25, 2024

Board Chair

Tim Fesperman

Board Members & Alternates

James Baucom, Lanna Thomas, Jnaice Hils, Joseph Abbatiello, Jason Eury, and De-Dee Nathan

Chuck Cowherd and Jeff Claiborne

1. Call to Order

Board Chair Tim Fesperman called the meeting to order at 6:00pm

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 Lanna Thomas (8-0)
Motion to adopt the agenda as presented

4. Minutes - adopt June 27, 2024

M/S/A Board Members Joe Abbatiello and De-Dee Nathan (8-0)
Motion to adopt the June 27, 2024 minutes

June 27, 2024

5. Public Comment Period

No one signed up to speak

6. Old Business

QT has begun demolition of the homes on the property of their new planned facility. Zaxby's is looking to begin construction soon.

7. Conditional Rezoning Request - Vella Drive

37+ acre, 2 parcel property proposed development. The parcels are identified as medium density according to our Land Use Plan and are zoned as NR. They are looking to have rezoned to GR-Conditional for 50 residential units. 38 lots will be 1/2 acre- 3/4 acre with homes ranging from 2600-4500 sq ft and 12 units will be age restricted (55+) on a 7,000sq ft lot with homes ranging from 800-1200 sq ft. Max Thomusseit with Maverick Builders gave the Frances Estates presentation. He gave a brief overview of his experience and displayed examples of the homes that his company builds including the esthetics and materials and current projects underway. 7 distinct floor plans with 17 different elevations. Both one and two story. Exterior products consist of brick, stucco, stone and cement siding, consistent on all sides of the homes. Target price for larger homes is \$600,000-\$650,000. The age restricted homes target price will be around \$300,000. The goal is to try to preserve as many of the trees on the property as possible.

M/S/A Board Members Joe Abbatiello and James Baucom (8-0)

Motion to send favorable recommendation to Council to approve the conditional rezoning.

Application

Site Plan

Elevation

Monument Sign

8. Land Use Plan Update

The City is going to be making some comprehensive changes to the Land Use Development Plan as it hasn't been updated since 2014. A requirement in order for the City to continue to have land development regulations is we have to update it regularly. The Centralina Council of Government is going to be assisting us with this project. Council awarded them the contract to begin in August taking about 6-9 months to complete. Updating 2 different documents, our LDO and the Land Use Map. The P&Z Board will play a pivotal role in getting this completed and updated as well as Council and staff. There will be joint session between both boards and a subcommittee will be formed to voice the changes and have public input sessions to see how everyone wants to see how Locust will grow and move forward and then a public hearing will be set and then the update will be adopted.

9. Chairman's Report

Nothing to report at this time.

10. Board Closing Comments

The Board had no closing comments.

11. Adjourn

M/S/A Board Members James Baucom and Lanna Thomas (8-0)

Motion to adjourn at 7:31pm