



**Locust Planning & Zoning Board  
Meeting Minutes  
Joel Huneycutt Community Room**

6:00 PM

September 26, 2024

**Chairman**

Tim Fesperman

**Board Members and Alternate**

James Baucom, Lanna Thomas, Janice Hils,  
Chuck Cowherd, Joseph Abbatiello, Jason Eury,  
and De-Dee Nathan

Jeff Claiborne

**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.

**3. Adopt Agenda**

M/S/A Board Members James Baucom and Jeff Claiborne (6-0)

Motion to adopt the agenda as presented

**4. Minutes - adopt August 22, 2024**

M/S/A Board Members Chuck Cowherd and Lanna Thomas (6-0)

Motion to adopt the August 22, 2024 minutes

**5. Public Comment Period**

No one signed up to speak

**6. Old Business**

Joint Meeting With City Council on November 21, 2024, one week earlier due to the Thanksgiving holiday, to review and update the Land Use Plan.

## **7. New Business**

Jose and Ruby Munoz presented a conditional rezoning application to change the property at 164-A Browns Hill Rd from HC to HC-C for the property formerly the Dog Grooming site to allow Auto Sales. They will reuse the current building and just change the sign and utilize the same size.

Kolter Homes submitted a conditional rezoning application for a site plan change as they acquired additional property and updated the site plan and additional 43 homes and amenities. There were no changes to the roads and the addition of the lots were due to property acquisition and wetland reduction.

M/S/A Board Members Chuck Cowherd and De-Dee Nathan (6-0)

Motion to send favorable recommendation to City Council for the conditional rezoning request submitted by Jose & Ruby Munoz for 164-A Browns Hill Rd

Board Member Joe Abbatiello arrived at 6:23pm

Sam's Xpress Car Wash submitted a conditional rezoning request for the property at 1713 West main Street for a car wash and fueling stations. They currently have 18.5 acres but will only be utilizing 1 of the 5 parcels. They have to complete a traffic impact analysis and the access will be off of Browns Hill Rd. Stephanie Cooper gave an introduction about Sam's Xpress and their history, reviewed the presentation with site plan, elevations, signs and materials.

Pastor Brandon with New Life Church presented a conditional rezoning request to rezone 157 Browns Hill Rd property from OPS to CBI

M/S/A Board Members James Baucom and Joe Abbatiello (7-0)

Motion to send favorable recommendation to City Council for the conditional rezoning request submitted by Kolter Homes for the Cresswind Project site plan change

M/S/A Board Members De-Dee Nathan and Chuck Cowherd (7-0)

Motion to send favorable recommendation to City Council for the conditional rezoning request submitted by Sam's Xpress Car Wash

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

Motion to send favorable recommendation to City Council for the rezoning request submitted by New Life Church from OPS to CBI

### **Jose & Ruby Munoz - Conditional Rezoning**

### **Kolter Homes - Conditional Rezoning/Site Plan Update**

### **Sam's Express Car Wash - Conditional Rezoning**

### **New Life Church - Conditional Rezoning**

**8. Chairman's Report**

Board Chairman Tim Fesperman asked City Manager Cesar Correa for clarification regarding the natural gas line being installed.

**9. Board Closing Comments**

No one had a comment

**10. Adjourn**

M/S/A Board Members James Baucom and Lanna Thomas (7-0)

Motion to adjourn at 7:27pm

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Amy Furr, City Clerk

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Tim Fesperman, Board Chair