



**Planning and Zoning Board Agenda
January 15, 2025
6:00 P.M.
Huneycutt Community Room**

Chairman: Tim Fesperman
Board Members: James Baucom, Joseph Abbatiello, Jason Eury, Chuck Cowherd,
and Jeff Claiborne
New Member: Matthew Sanford and Amanda Pasquarello

Call to Order:

1. Call to Order
2. Presentation of Colors
3. Prayer
4. Adopt Agenda
5. Approval of Minutes
6. Public Comment Period: 30 minutes set aside
7. Matthew Sanford and Amanda Pasquarello Oath

Old Business:

8. Joint Meeting Reminder and 2025 Meeting Schedule

New Business:

9. Conditional Rezoning Request – Greater Life Church
10. Chairman's Report
11. Board Closing Comments
12. Adjourn



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**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

Amy Furr, City Clerk

Tim Fesperman, Board Chair



OATH OF OFFICE

I, **Matthew Sanford** swear (or affirm) that I will support and maintain the Constitution of the United States of America and the Constitution and the laws of the State of North Carolina, not inconsistent therewith, and that I will faithfully discharge the duties of my office as a Planning and Zoning Board Member for the City of Locust, so help me God.”

Matthew Sanford

Sworn and subscribed before me this the 19th day of December, 2024.

Amy Furr, City Clerk

Seal



OATH OF OFFICE

I, **Amanda Pasquarello** swear (or affirm) that I will support and maintain the Constitution of the United States of America and the Constitution and the laws of the State of North Carolina, not inconsistent therewith, and that I will faithfully discharge the duties of my office as a Planning and Zoning Board Member for the City of Locust, so help me God.”

Amanda Pasquarello

Sworn and subscribed before me this the 15th day of January, 2025.

Amy Furr, City Clerk

Seal



City of Locust

Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

2025 P&Z Meeting List, all meetings begin at 6:00pm 4th Thursday of every month

January 23, 2025

February 27, 2025

March 27, 2025

April 24, 2025

May 22, 2025

June 26, 2025

July 24, 2025

August 28, 2025

September 25, 2025

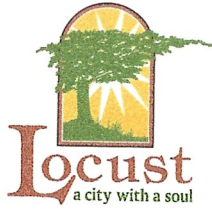
October 23, 2025

November 20, 2025**

December 18, 2025**

** 3rd Thursday due to the Thanksgiving Holiday

** 3rd Thursday due to the Christmas Holiday



City of Locust
Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

Application for Conditional Zoning Change

Date: 12-9-2024

Applicant Name: Greater Life Church Locust INC.

Company Name (if applicable) _____

Address: 103 Locust Ave, Locust NC 28097

Phone Number: 704-781-5119 (cell) 919-606-8803

Address of Property Change: 103 Locust Ave, Locust NC 28097

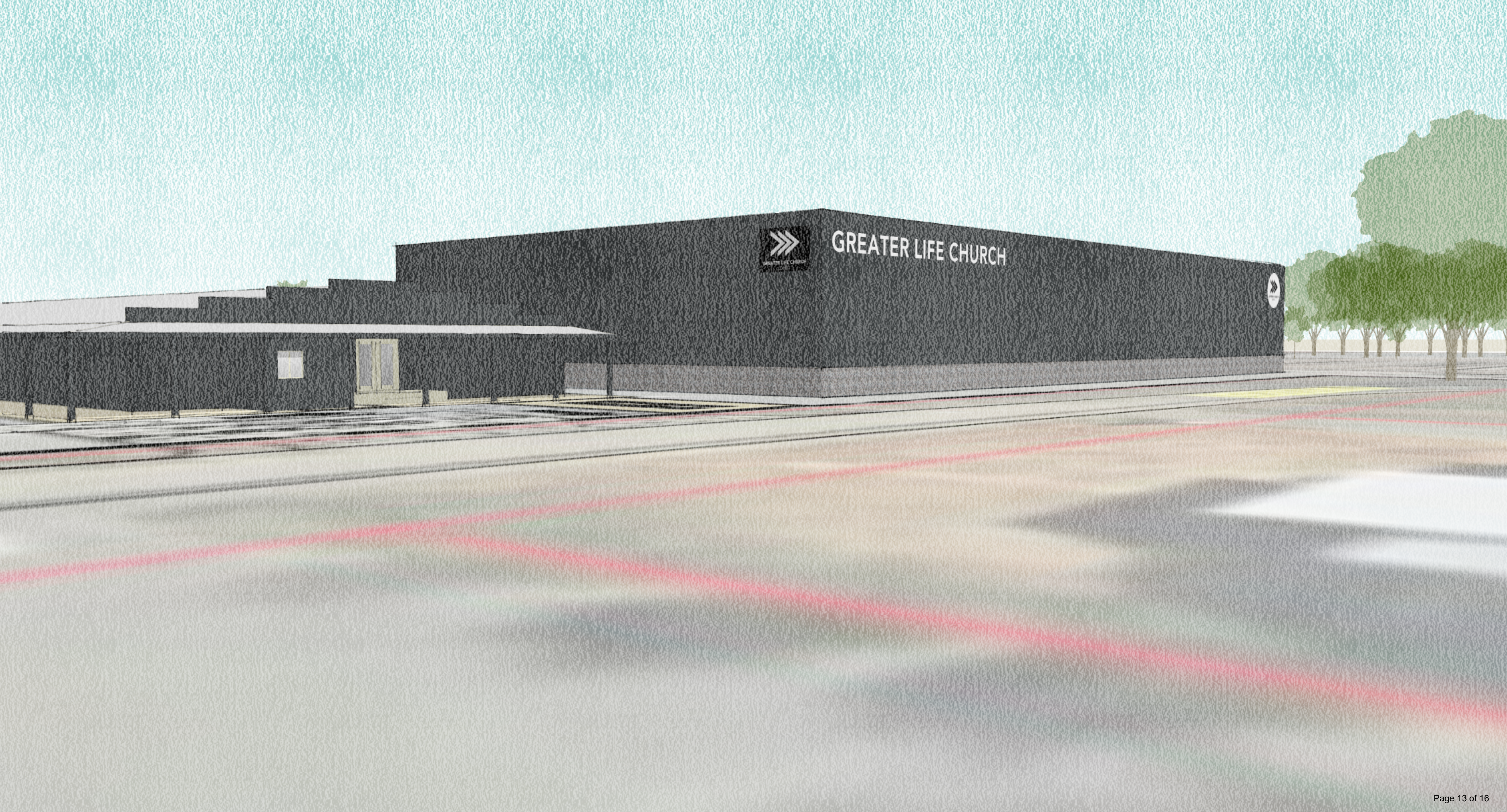
Present Zoning District: Town Center

Requested Zoning District: _____

Applicant Signature: *Daniel Hasket*

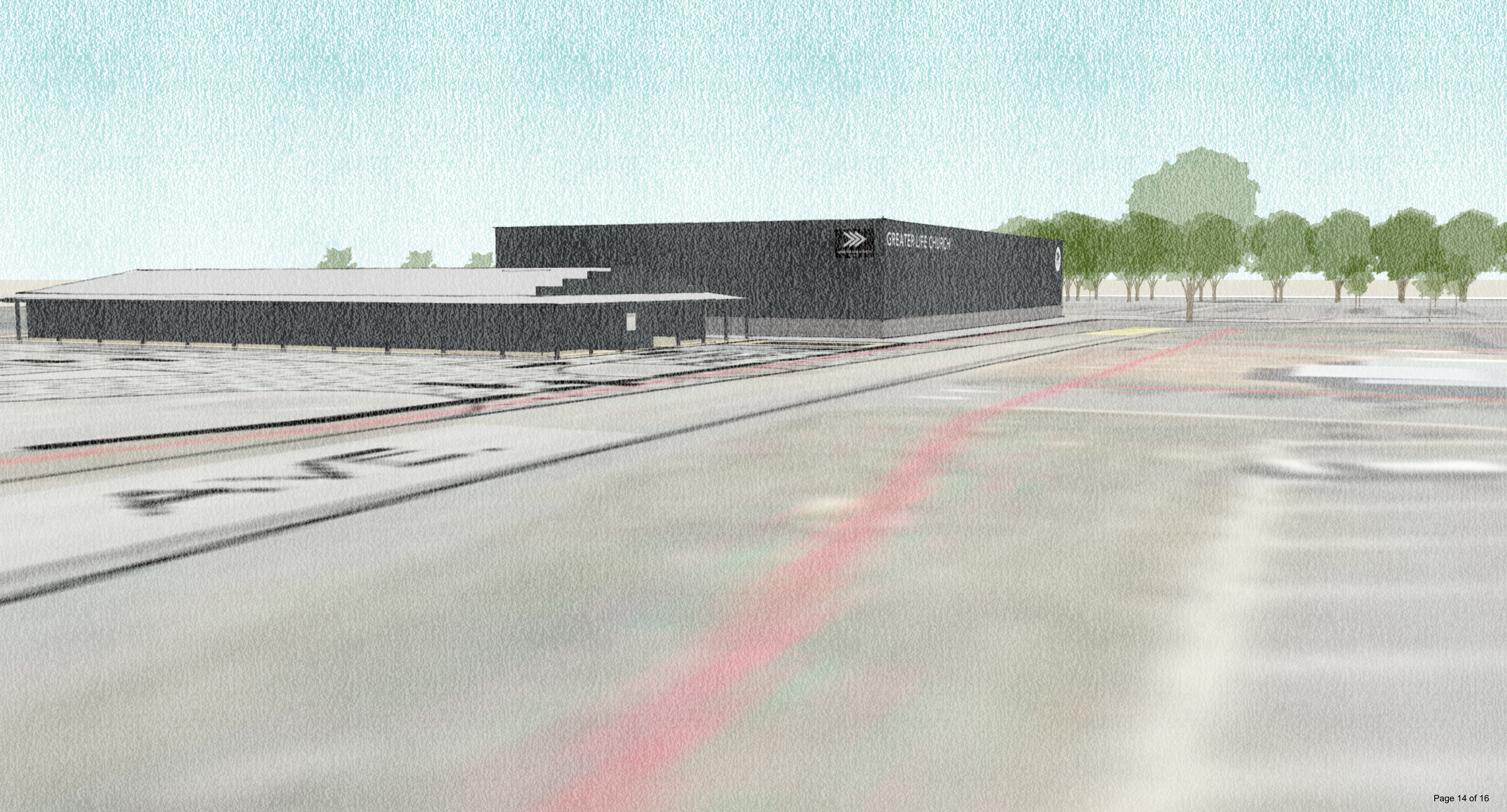
The following information is required with the application:

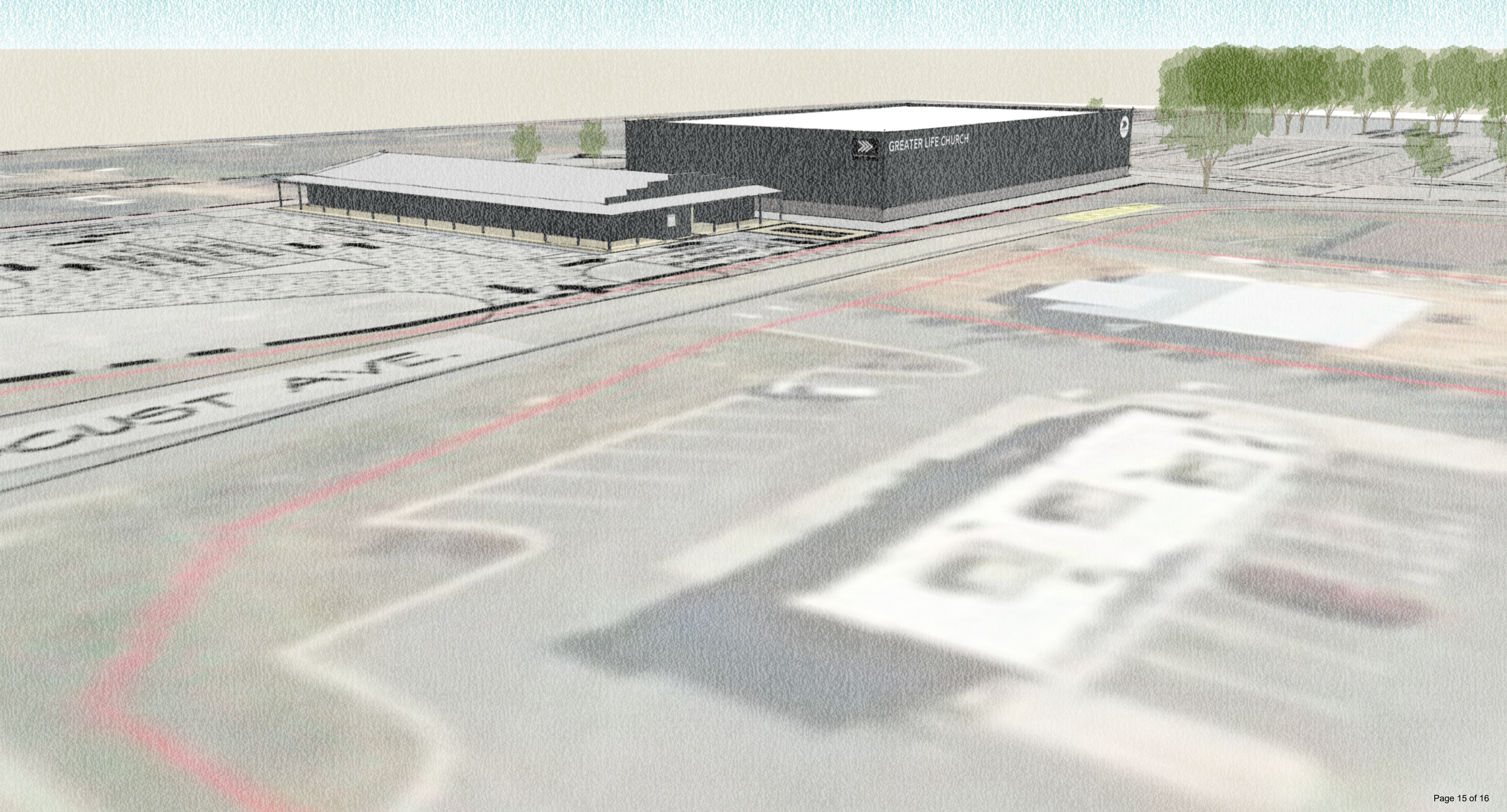
- (1) Map of the property to be rezoned, accurate description to show the following:
 - a. All property lines with dimensions, north arrow.
 - b. Names and addresses of adjoining landowners.
 - c. Location of all existing structures, use of all land.
 - d. Zoning classifications of all abutting zoning districts.
- (2) Comprehensive site plan.
- (3) Color renderings of the exterior. - Wood Shutter Green - Sherwin Williams
- (4) Comprehensive landscape plan
- (5) All signage "monument and building"
- (6) A fee of \$500 (non- refundable) must accompany this application.

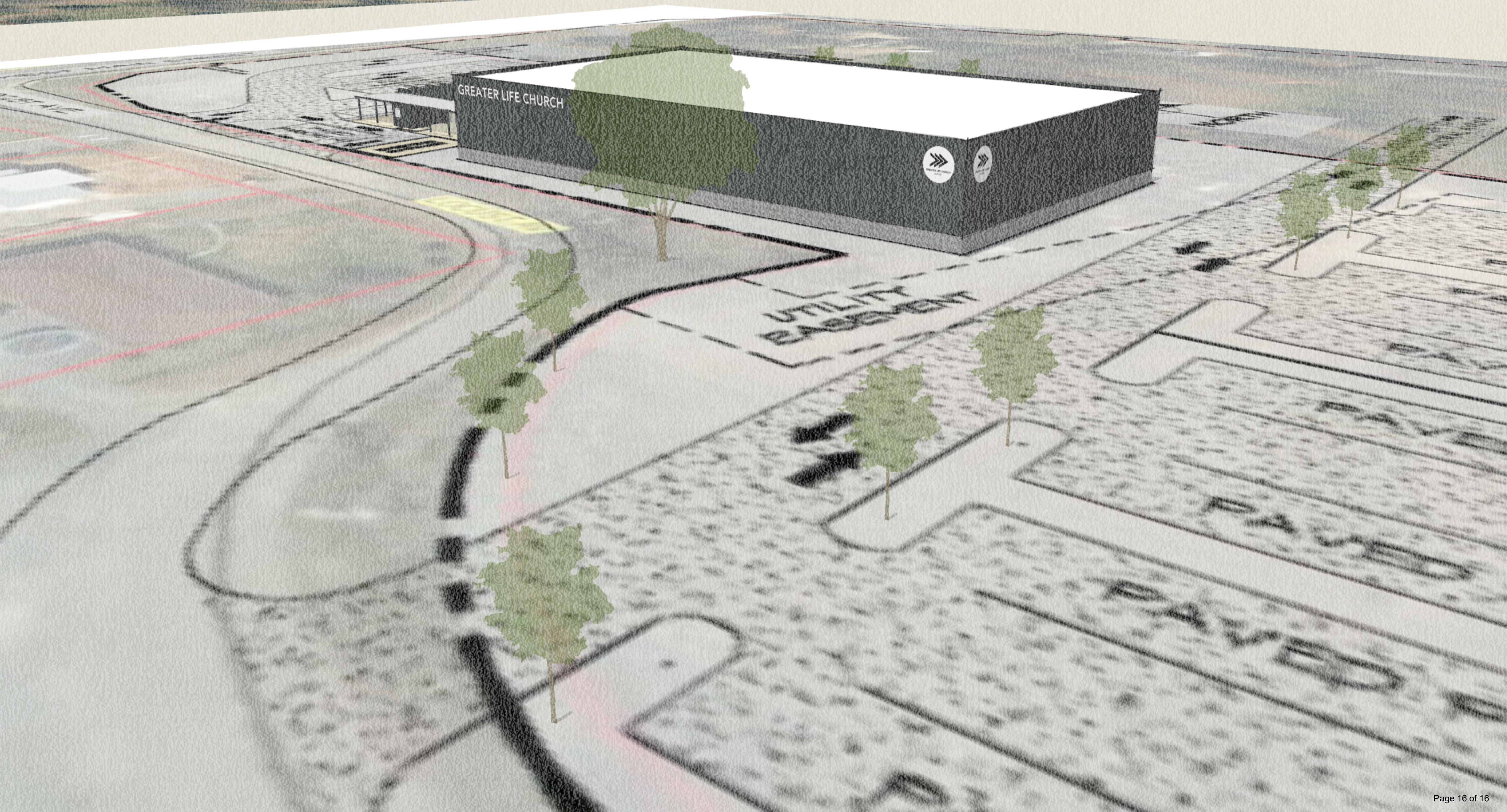


GREATER LIFE CHURCH









GREATER LIFE CHURCH

