



Locust Planning & Zoning Board Meeting Agenda

Joel Huneycutt Community Room

6:00 PM

February 24, 2025

Board Chair

Tim Fesperman

Board Members and Alternates

James Baucom, Amanda Pasquarello, Jeff Claiborne, Chuck Cowherd, Joseph Abbatiello, Jason Eury, Matthew Sanford, and Sharell Salzedo

Call to Order:

1. Call to Order
2. Presentation of Colors, Prayer
3. Adopt Agenda
4. Minutes - adopt January 15, 2025 and January 21, 2025
 - January 15, 2025
 - January 21, 2025

Board Chair Tim Fesperman

Reports:

5. Public Comment Period
6. Old Business

Department Reports:

7. New Business
 - Oath - Ms. Sharell Salzedo
 - Conditional Rezoning Request - Caliber Corner
8. Board Closing Comments
9. Adjourn



Locust Planning & Zoning Board Meeting Minutes Joel Huneycutt Community Room

6:00 PM

January 15, 2025

Board Chair
Board Members

Tim Fesperman
James Baucom, Chuck Cowherd, Jeff
Claiborne, Joe Abbatiello, Jason Eury,
Matthew Sanford, and Amanda
Pasquarello

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 Efirm gave the invocation

3. Adopt Agenda

M/S/A Board Members James Baucom and Joe Abbatiello (5-0)
Motion to excuse Board Member Jason Eury

M/S/A Board Members Chuck Cowherd and Joe Abbatiello (5-0)
Motion to adopt the agenda as presented

January 15, 2025

4. Minutes - adopt September 26, 2024

M/S/A Board Members James Baucom and Chuck Cowherd (5-0)
Motion to approve the September 26, 2024 minutes

September 26, 2024

5. Public Comment

No one signed up to speak

6. Oath

City Clerk Amy Furr administered the oath to newly appointed Board Member Matthew Sanford.

Matthew Sanford Oath

Amanda Pasquarello Oath

7. Old Business

P&Z Director Scott Efird reviewed the 2025 Meeting Schedule and reminded the Planning Board about the joint meeting on January 23, 2024 with the City Council to review the 2014 Land Use Plan.

M/S/A Board Members Joe Abbatiello and James Baucom (6-0)
Motion to approve the 2025 P&Z Board Meeting Schedule

2025 P&Z Meeting Schedule

8. New Business

Pastor Daniel Hackett with Greater Life Church submitted a conditional rezoning request for their parcel on Locust Ave in order to build an approximately 17,500 sq ft single story building behind the current facility with additional parking. They have remodeled the existing building but have experienced substantial growth that warrants an additional building. Planning Board Chair Tim Fesperman brought to the attention that there was a strip of land that the fire department purchased connecting to Locust Ave for a private sewer access. It does not show up on GIS and the church closed on the property the end of November 2024 without the fire department's part of the parcel. P&Z Director Scott Efird has been tasked with rectifying or finding out about the property strip that is supposedly owned by the fire department for the private sewer line. The Planning Board decided to postpone the vote until the line issue is resolved. The Board had no issues with the proposed facility or materials.

Conditional Rezoning Request - Greater Life Church

Greater Life Site Plan

9. Chairman's Report

Board Member Janice Hills resigned from the board and P&Z Director Scott Efird has a plaque to present to her.

10. Board Closing Comments

11. Adjourn

M/S/A Board Members Joe Abbatiello and James Baucom (6-0)
Motion to adjourn at 6:46pm



Locust Planning & Zoning Board Meeting Minutes Joel Huneycutt Community Room

5:00 PM

January 21, 2025

Board Chair
Board Members

Tim Fesperman
Jason Eury, Jeff Claiborne, Joe Abbatiello,
Amanda Pasquarello, Chuck Cowherd,
Matthew Sanford, and James Baucom

1. Call to Order

Meeting was called to order at 5:01pm

M/S/A Board Members Joe Abbatiello and Matthew Sanford (5-0)
Motion to excuse Board Members James Baucom and Jason Eury

2. Adopt Agenda

M/S/A Board Members Jeff Claiborne and Joe Abbatiello (5-0)
Motion to adopt the agenda as presented

3. Conditional Rezoning Request

M/S/A Board Members Joe Abbatiello and Chuck Cowherd (5-0)
Motion to send favorable recommendation for the conditional rezoning request submitted by Greater Life Church to the City Council

Grater Life Church - Conditional Rezoning 103 Locust Ave

4. Board Closing Comments

5. Adjourn

M/S/A Board Members Jeff Claiborne and Joe Abbatiello (5-0)
Motion to adjourn at 5:09pm

Amy Furr, City Clerk

Time Fesperman, Board Chair



OATH OF OFFICE

I, **Sharell Salzedo** 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 Alternate for the City of Locust, so help me God.”

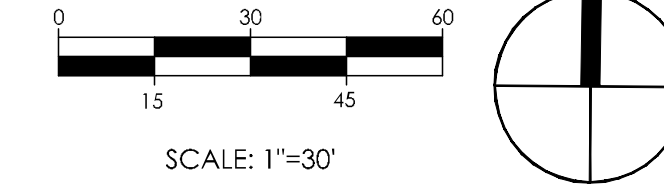
Sharell Salzedo

Sworn and subscribed before me this the 27th day of February, 2025.

Amy Furr, City Clerk

Seal

RE-ZONING SITE PLAN



D&A WOLVERINE
CIVIL ENGINEERING
D&A WOLVERINE, PLLC
 6120 BROOKSHIRE BOULEVARD UNIT R
 CHARLOTTE, NC 28273
 TEL: 704.494-9776
WWW.DNAWOLVERINE.COM
 NCBELS LICENSE NO: P-1223

SEAL:

 02/14/25

**CONDITIONAL RE-ZONING
 PLAN ONLY, NOT FOR
 CONSTRUCTION.**

**CALIBER CORNER
 AT MEADOW CREEK
 MEADOW CREEK BUSINESS PARK
 CITY OF LOCUST, NORTH CAROLINA
 RE-ZONING SITE PLAN**

BRACK INVESTMENTS LLC.
 164 KYLIE CT.
 DB. 1519, PG. 745
 PIN: 556401384221
 ZONED CBI

PHINLEAH INC.
 KYLIE CT.
 DB. 1685, PG. 281
 PIN: 556401385179
 ZONED CBI

PHINLEAH INC.
 KYLIE CT.
 DB. 1685, PG. 281
 PIN: 556401387177
 ZONED CBI

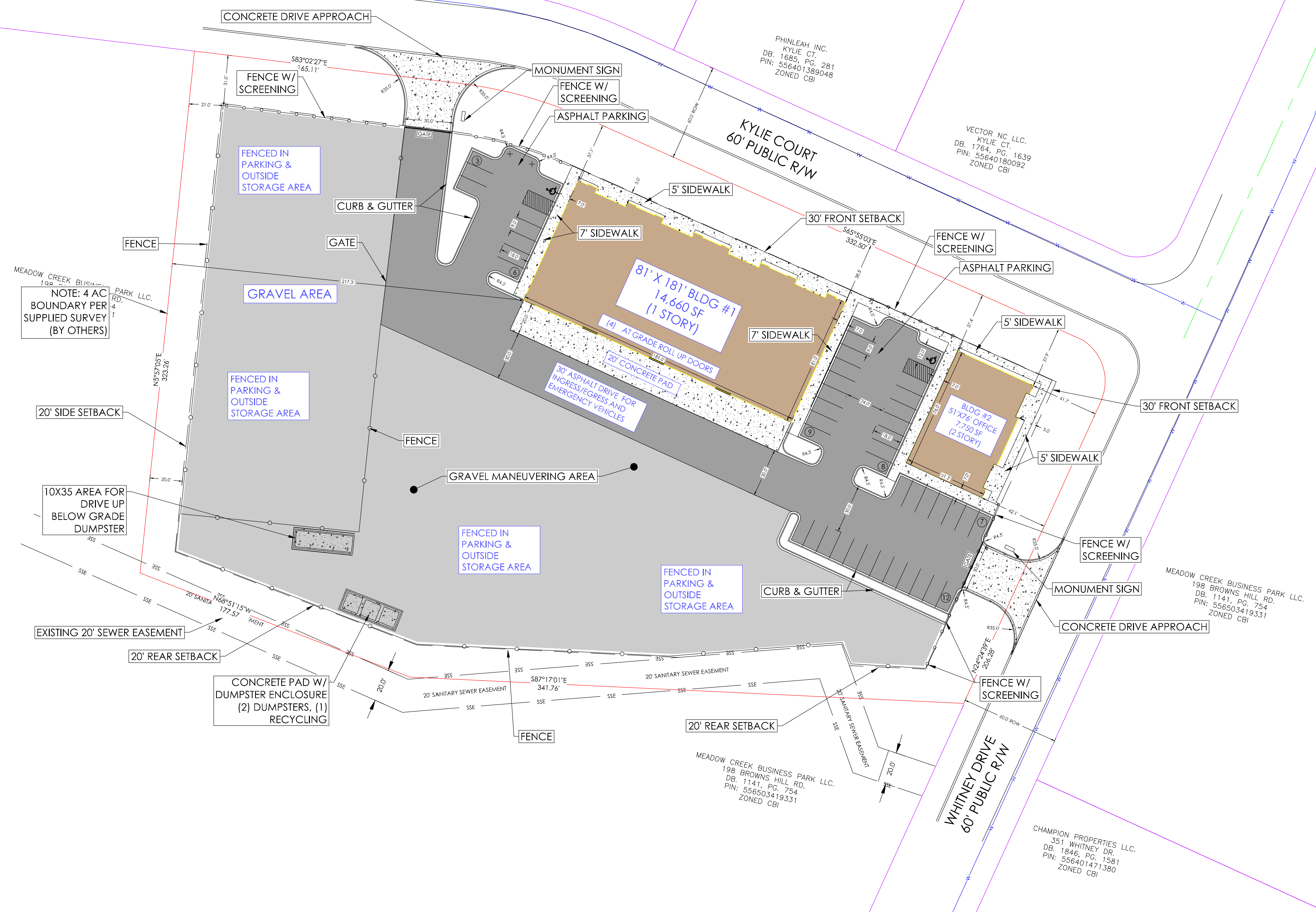
PHINLEAH INC.
 KYLIE CT.
 DB. 1685, PG. 281
 PIN: 556401389048
 ZONED CBI

VECTOR NC LLC.
 KYLIE CT.
 DB. 1764, PG. 1639
 PIN: 55640180092
 ZONED CBI

MEADOW CREEK BUSINESS PARK LLC.
 198 BROWNS HILL RD.
 DB. 1141, PG. 754
 PIN: 556503419331
 ZONED CBI

MEADOW CREEK BUSINESS PARK LLC.
 198 BROWNS HILL RD.
 DB. 1141, PG. 754
 PIN: 556503419331
 ZONED CBI

CHAMPION PROPERTIES LLC.
 351 WHITNEY DR.
 DB. 1846, PG. 1581
 PIN: 556401471380
 ZONED CBI



NOTE: 4 AC
 BOUNDARY PER
 SUPPLIED SURVEY
 (BY OTHERS)

CONCRETE PAD W/
 DUMPSTER ENCLOSURE
 (2) DUMPSTERS, (1)
 RECYCLING

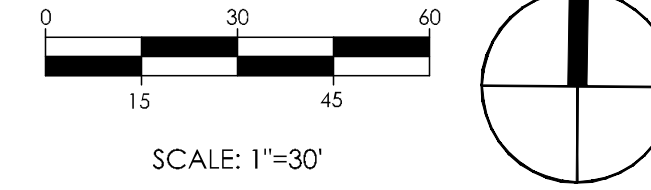
81' X 181' BLDG #1
 14,660 SF
 (1 STORY)

BLDG #2
 51' X 78' OFFICE
 7,750 SF
 (2 STORY)

| DATE | BY | REVISION |
|------------|----|----------|
| 23/2020 | | |
| 02/14/2025 | | |

| | | | |
|------------|------------|--------------|-----|
| PROJECT #: | 232020 | DRAWN BY: | DCF |
| DATE: | 02/14/2025 | CHECKED BY: | FLG |
| SCALE: | 1"=30' | APPROVED BY: | CMF |
| | | SHEET: | R-2 |

LANDSCAPING PLAN



D&A WOLVERINE
CIVIL ENGINEERING
D&A WOLVERINE, PLLC
 6120 BROOKSHIRE BOULEVARD UNIT R
 CHARLOTTE, NC 28273
 TEL: 704.494-9776
 WWW.DNAWOLVERINE.COM
 NCBELS LICENSE NO: P-1223

SEAL:

 02/14/25

**CONDITIONAL RE-ZONING
 PLAN ONLY, NOT FOR
 CONSTRUCTION.**

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 AT MEADOW CREEK
 MEADOW CREEK BUSINESS PARK
 CITY OF LOCUST, NORTH CAROLINA
 LANDSCAPING PLAN**

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PHINLEAH INC.
 KYLIE CT.
 DB. 1685, PG. 281
 PIN: 556401389048
 ZONED CBI

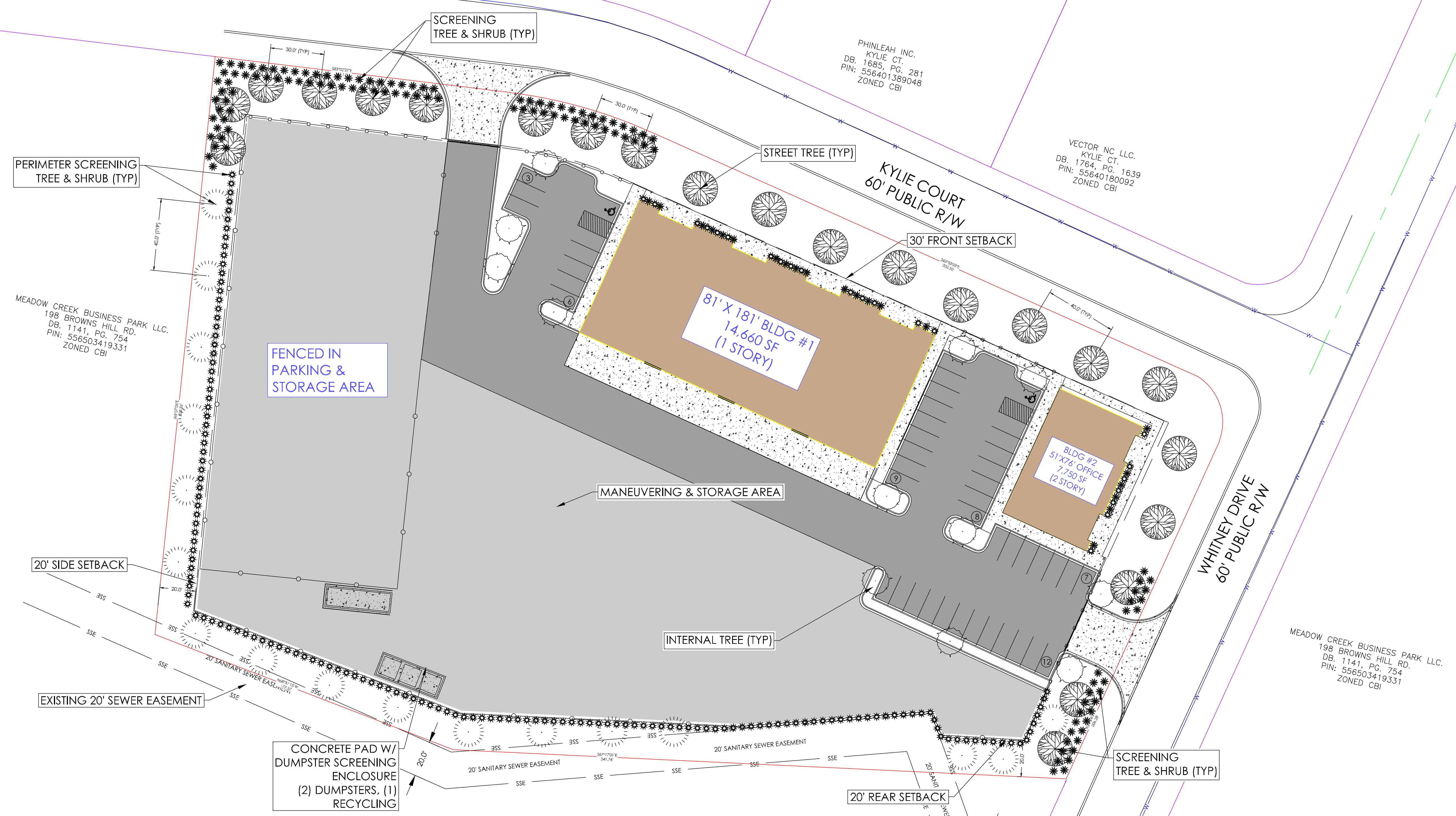
VECTOR NC LLC.
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 DB. 1764, PG. 1639
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CHAMPION PROPERTIES LLC.
 351 WHITNEY DR.
 DB. 1846, PG. 1581
 PIN: 556401471380
 ZONED CBI



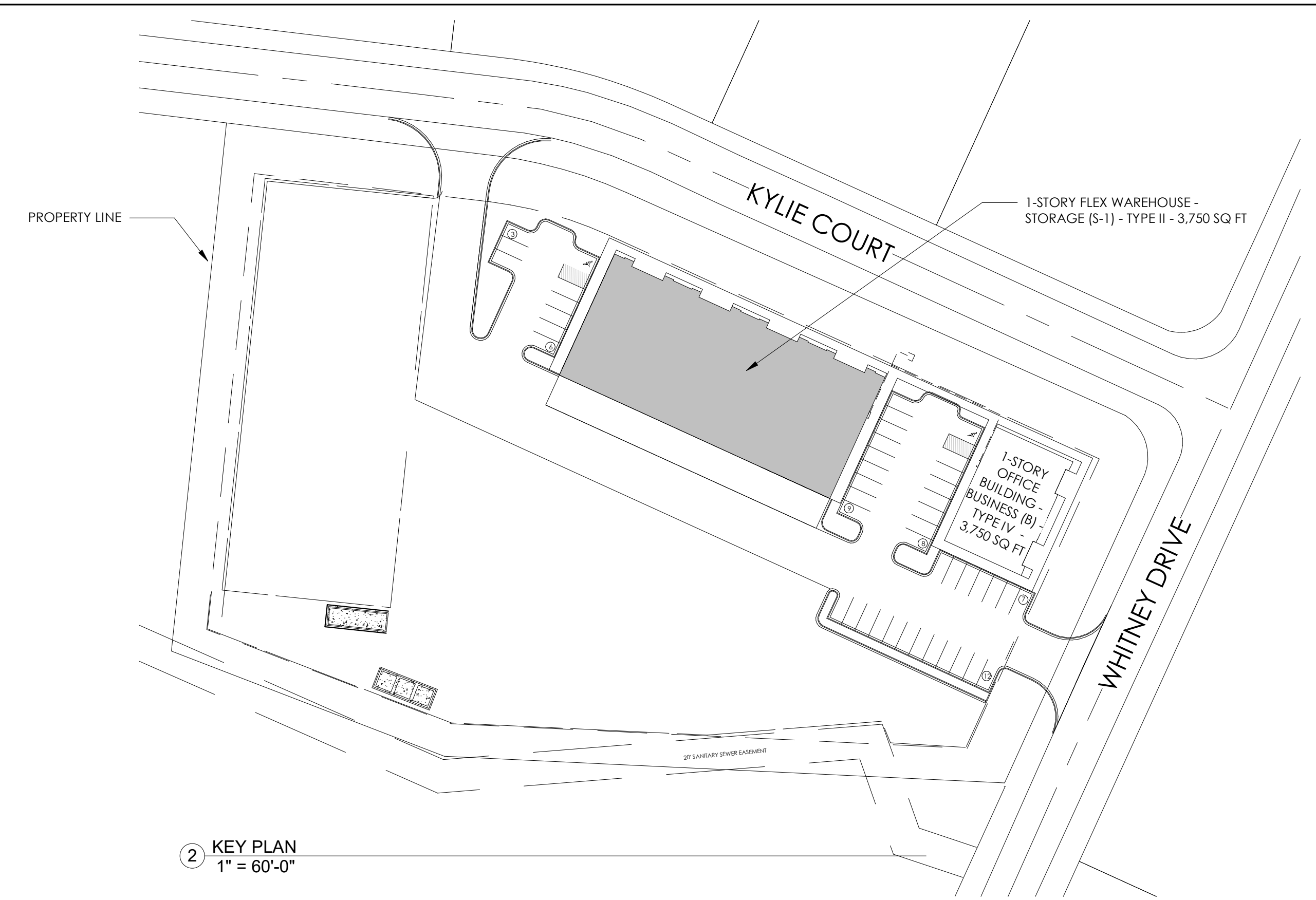
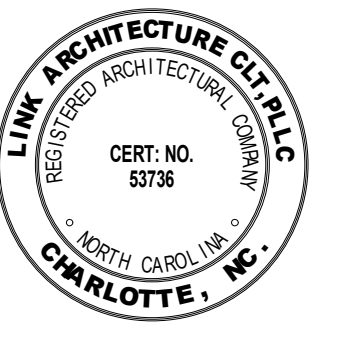
TREE LIST

| SYMBOL | QTY | TYPE | APPLICATION | SIZE |
|--------|-----|--------------------------------|----------------------|-----------------------------|
| | 12 | OVERCUP OAK (QUERCUS LYRATA) | LARGE INTERNAL TREE | 3" CAL. MIN. 8' HEIGHT MIN. |
| | 22 | NUTTALL OAK (QUERCUS NUTTALLI) | LARGE STREET TREE | 3" CAL. MIN. 8' HEIGHT MIN. |
| | 17 | SUGAR MAPLE (ACER SACCHARUM) | LARGE PERIMETER TREE | 3" CAL. MIN. 8' HEIGHT MIN. |

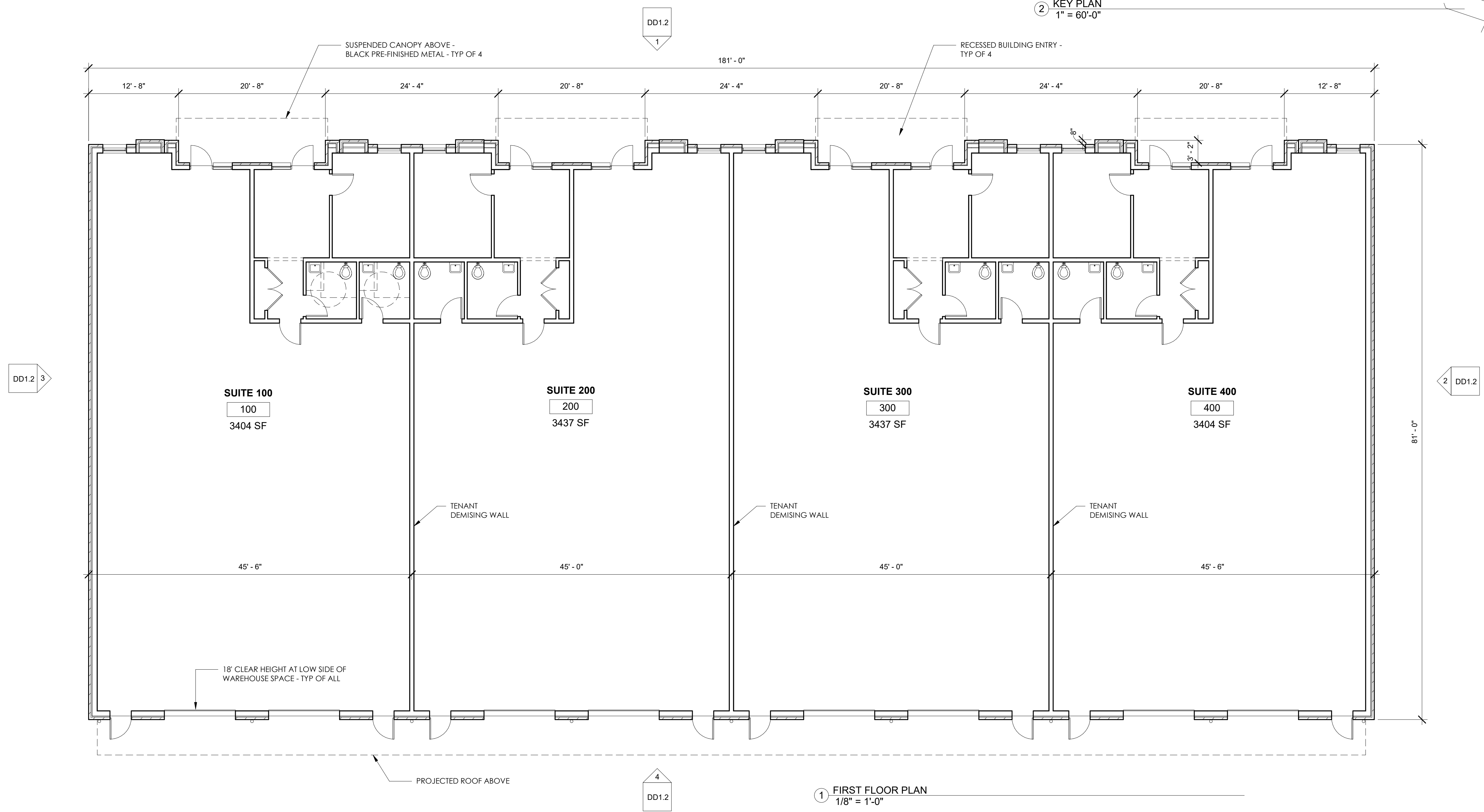
SHRUB LIST

| SYMBOL | QTY | TYPE | APPLICATION | SIZE |
|--------|-----|---|-----------------------------|---|
| | 175 | EVERGREEN SHRUB BURFORD HOLLY (ILEX CORNUTA 'BURFORDII NANA') | PARKING & UTILITY SCREENING | PLANTING: 3'0" HT MIN MATURE: 6'0" HT MIN |
| | 140 | EVERGREEN SHRUB HELLERS JAPANESE HOLLY (ILEX CRENATA 'HELLERI') | PARKING & UTILITY SCREENING | PLANTING: 3'0" HT MIN MATURE: 6'0" HT MIN |

| DATE | BY | REVISION |
|------------|------------|------------------|
| PROJECT #: | 232020 | DRAWN BY: DCF |
| DATE: | 02/14/2025 | CHECKED BY: FLG |
| SCALE: | 1"=30' | APPROVED BY: CMF |
| | | SHEET: L-1 |



2 KEY PLAN
1" = 60'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"

**CALIBER CORNER @
MEADOW CREEK**

SOUTHWEST CORNER OF
WHITNEY DRIVE & KYLIE COURT
LOCUST, NC 28097

PROJECT NUMBER: 23-048
ISSUED: 02/14/2025

REVISIONS:

| No. | Description | Date |
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**FLEX BUILDING -
FLOOR PLAN**

DD1.1

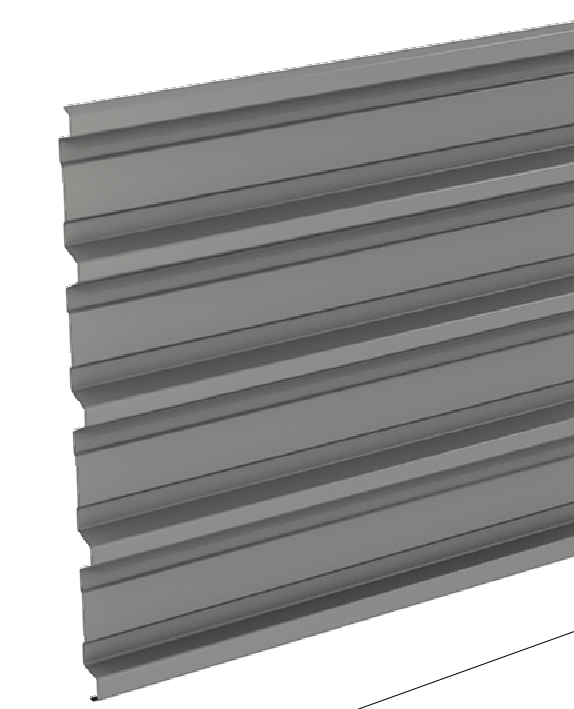


6 WHITE BRICK WITH BLACK TRIM
12" = 1'-0"

SAMPLE PROJECT W/
PANEL TYPE TR4-36



5 CENTRIA METAL PANEL
12" = 1'-0"



MODEL #TR4-36 - 36" WIDE EXPOSED
FASTENER METAL PANEL - PANEL
PROFILE BY CENTRIA; A NUCOR
COMPANY OR EQUAL ALTERNATE -
STANDARD COLOR: TBD

STANDARD COLOR OPTIONS -
FINAL COLOR TBD



5444 Aged Copper



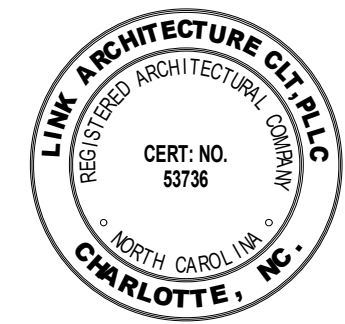
9910 Light Seawolf

LINK

ARCHITECTURE-CLT

1464 CENTER PARK DRIVE
CHARLOTTE, NC 28217
704-599-1010

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ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT WRITTEN
PERMISSION FROM LINK ARCHITECTURE-CLT, PLLC.



CALIBER CORNER @ MEADOW CREEK

SOUTHWEST CORNER OF
WHITNEY DRIVE & KYLIE COURT
LOCUST, NC 28097

PROJECT NUMBER: 23-048

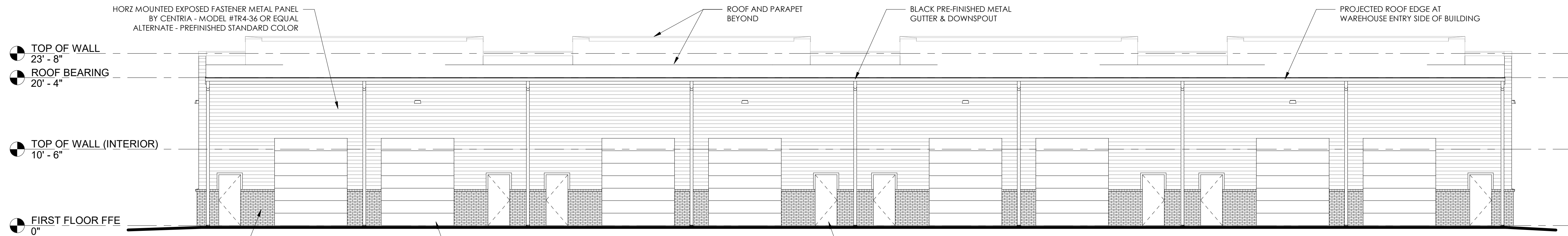
ISSUED: 02/14/2025

REVISIONS:

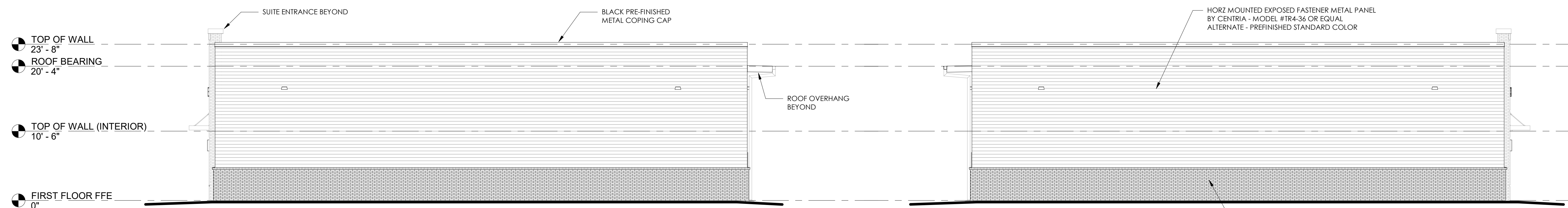
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FLEX BUILDING - EXTERIOR ELEVATIONS

DD1.2

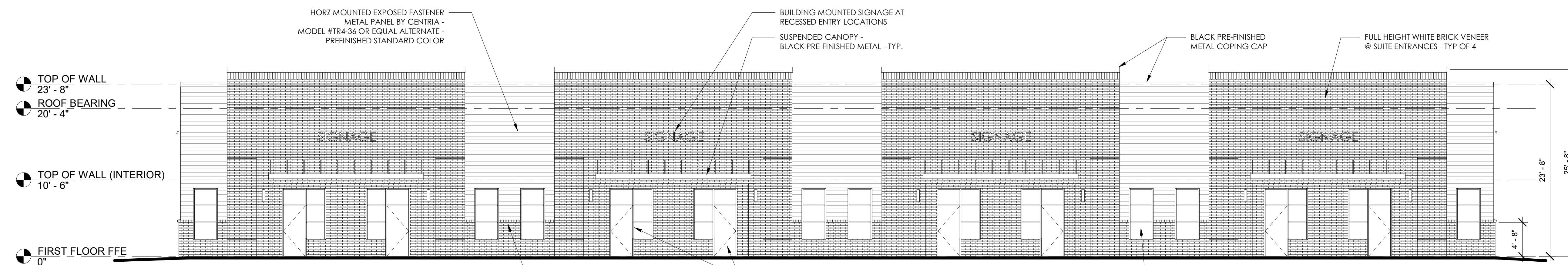


4 TRUCK COURT ELEVATION
1/8" = 1'-0"



3 SIDE ELEVATION 2
1/8" = 1'-0"

2 SIDE ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION (KYLIE CT)
1/8" = 1'-0"



FRONT PERSPECTIVE



AERIAL PERSPECTIVE

LINK

ARCHITECTURE-CLT

1464 CENTER PARK DRIVE
 CHARLOTTE, NC 28217
 704-599-1010

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**CALIBER CORNER @
 MEADOW CREEK**

SOUTHWEST CORNER OF
 WHITNEY DRIVE & KYLIE COURT
 LOCUST, NC 28097

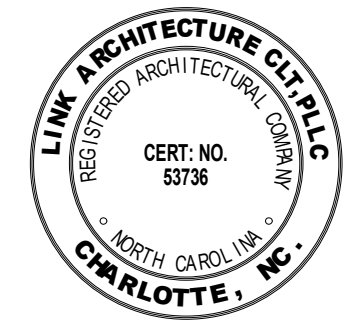
PROJECT NUMBER: 23-048
 ISSUED: 02/14/2025

REVISIONS:

| No. | Description | Date |
|-----|-------------|------|
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**FLEX BUILDING -
 RENDERINGS**

DD1.3



**CALIBER CORNER @
MEADOW CREEK**

SOUTHWEST CORNER OF
WHITNEY DRIVE & KYLIE COURT
LOCUST, NC 28097

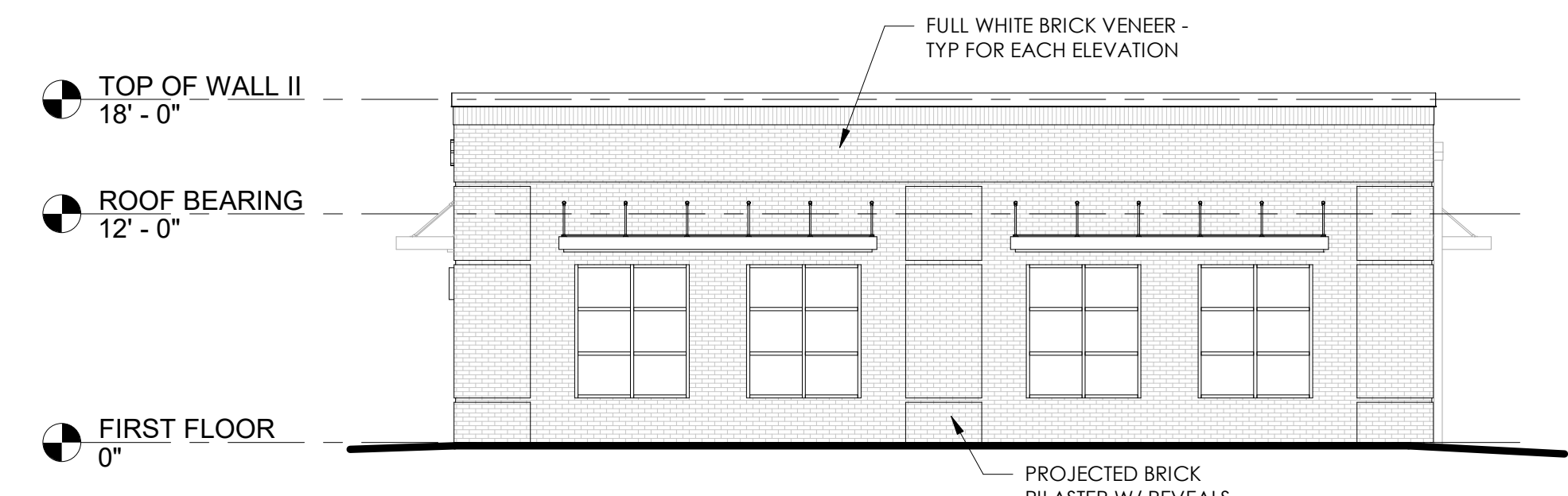
PROJECT NUMBER: 23-048
ISSUED: 02/14/2025

REVISIONS:

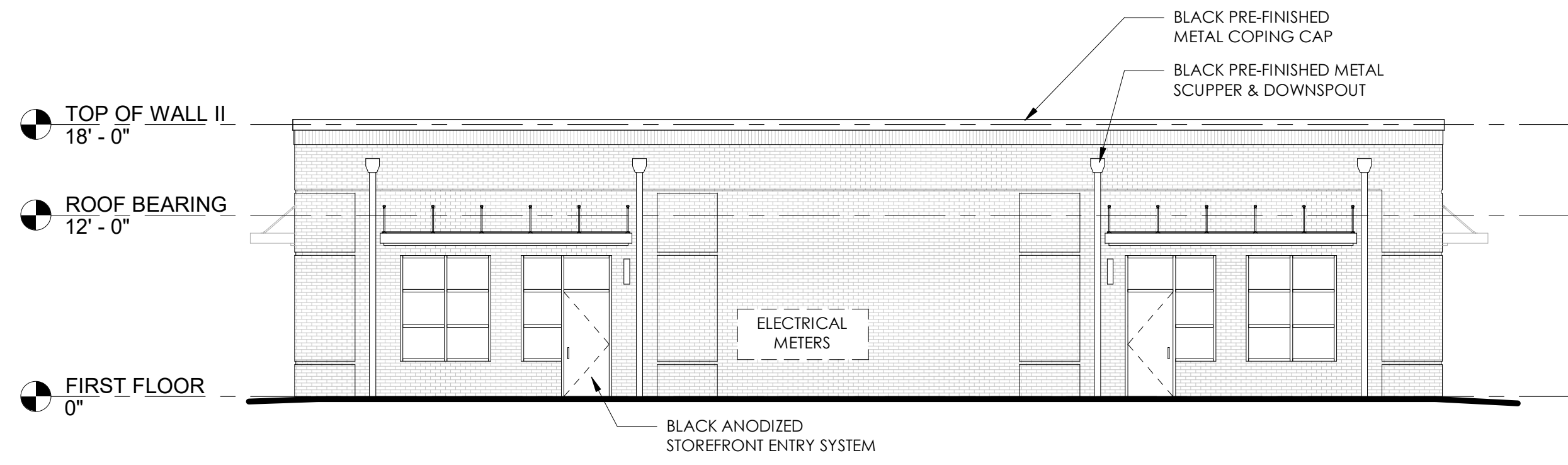
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**OFFICE BUILDING -
PLAN & ELEVATIONS**

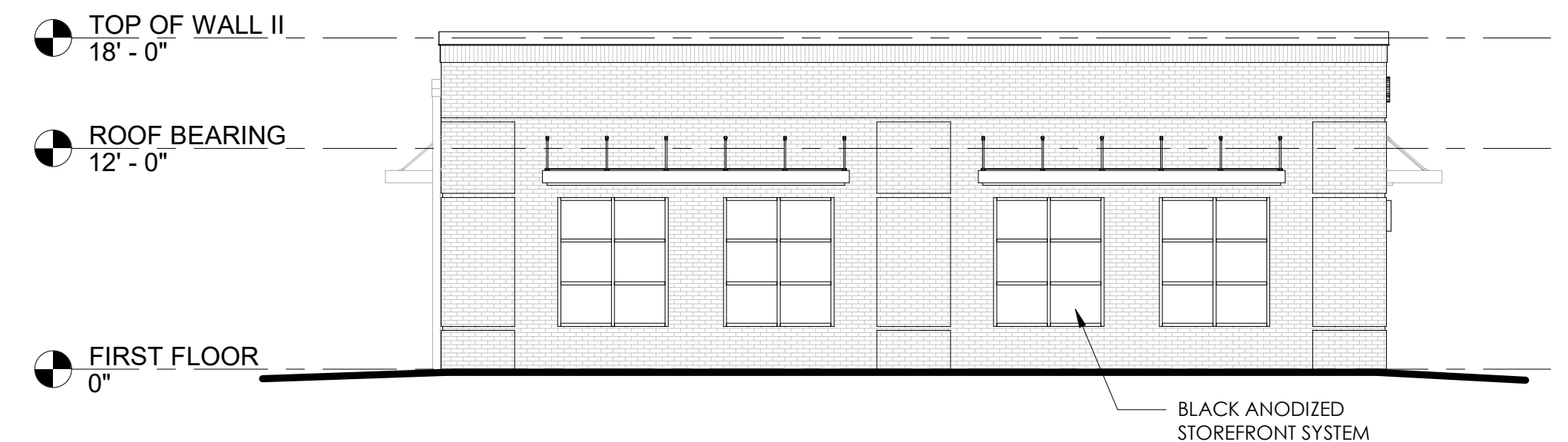
DD2.1



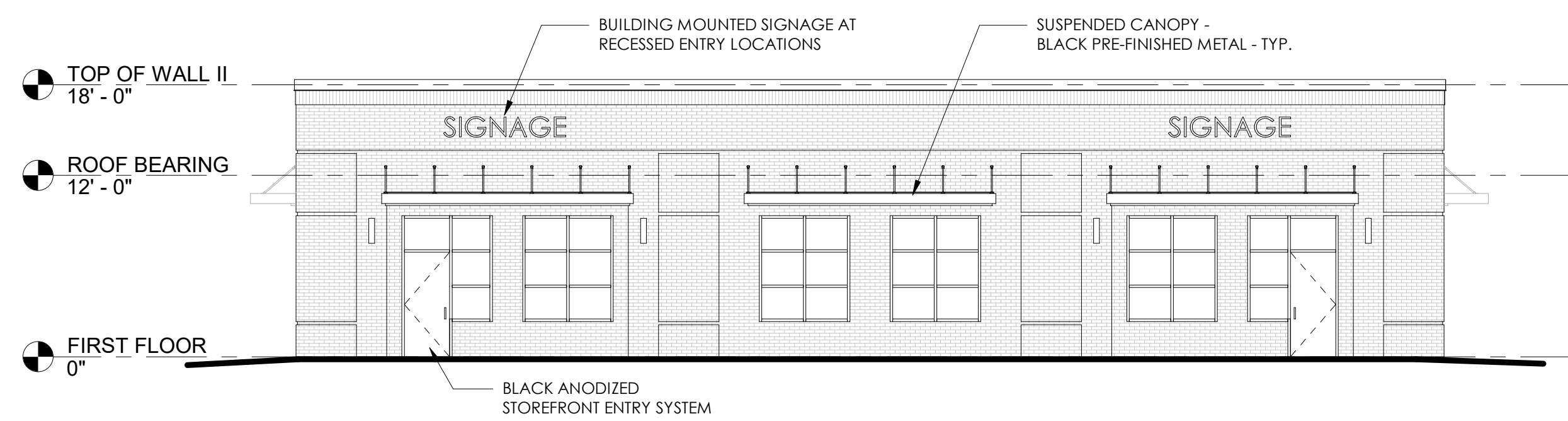
6 West
1/8" = 1'-0"



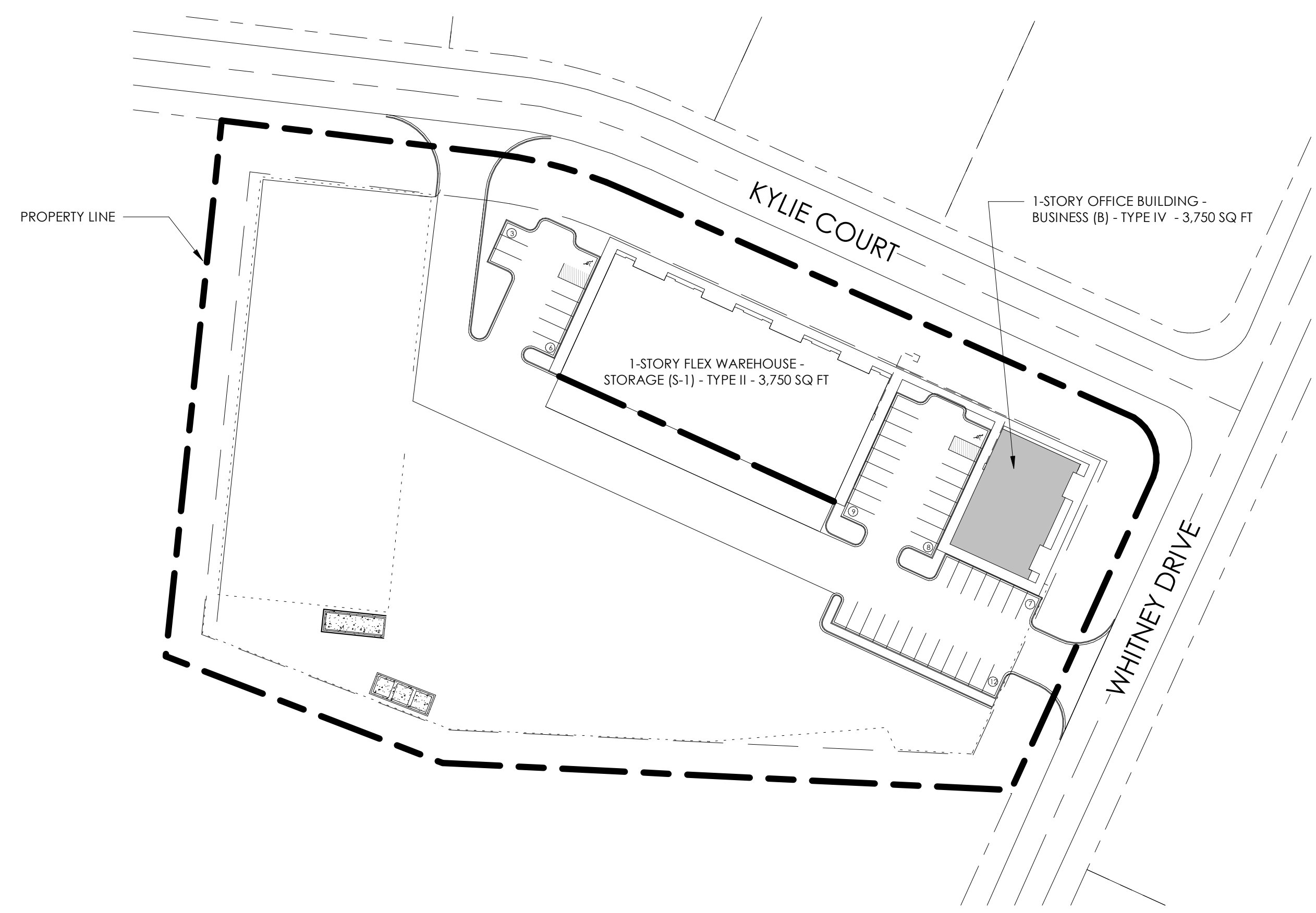
5 REAR ELEVATION @ PARKING LOT
1/8" = 1'-0"



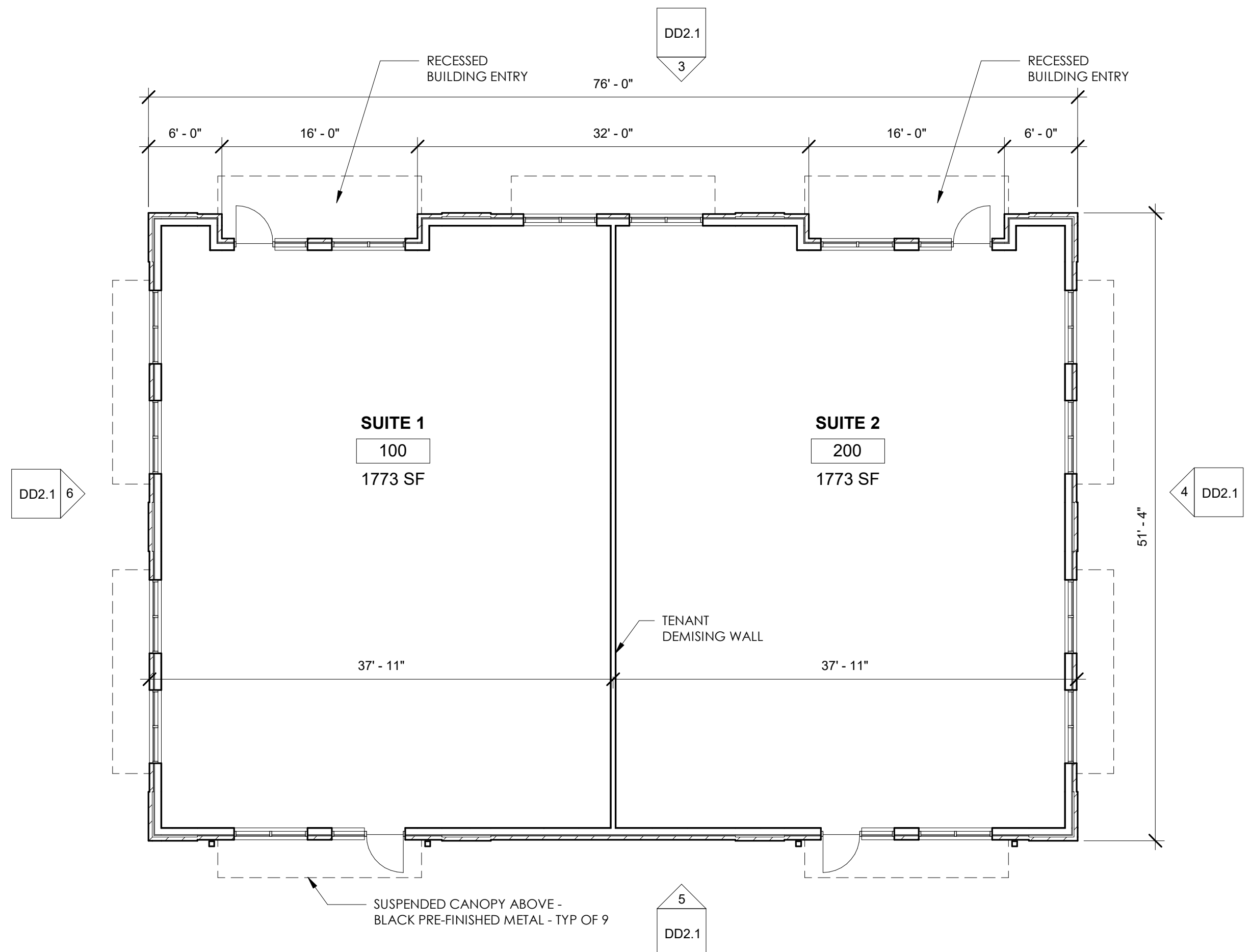
4 SIDE ELEVATION 1
1/8" = 1'-0"



3 FRONT ELEVATION (WHITNEY DRIVE)
1/8" = 1'-0"



2 KEY PLAN
1" = 60'-0"



1 FIRST FLOOR
1/8" = 1'-0"



FRONT PERSPECTIVE



CORNER PERSPECTIVE

LINK

ARCHITECTURE-CLT

1464 CENTER PARK DRIVE
CHARLOTTE, NC 28217
704-599-1010

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**CALIBER CORNER @
MEADOW CREEK**

**SOUTHWEST CORNER OF
WHITNEY DRIVE & KYLIE COURT
LOCUST, NC 28097**

PROJECT NUMBER: 23-048

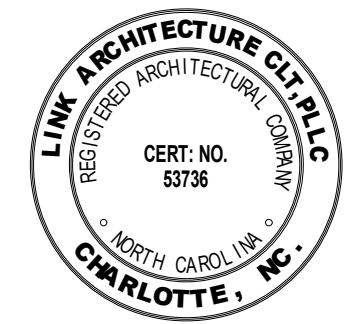
ISSUED: 02/14/2025

REVISIONS:

| No. | Description | Date |
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**OFFICE BUILDING -
RENDERINGS**

DD2.2



**CALIBER CORNER @
MEADOW CREEK**

**SOUTHWEST CORNER OF
WHITNEY DRIVE & KYLIE COURT
LOCUST, NC 28097**

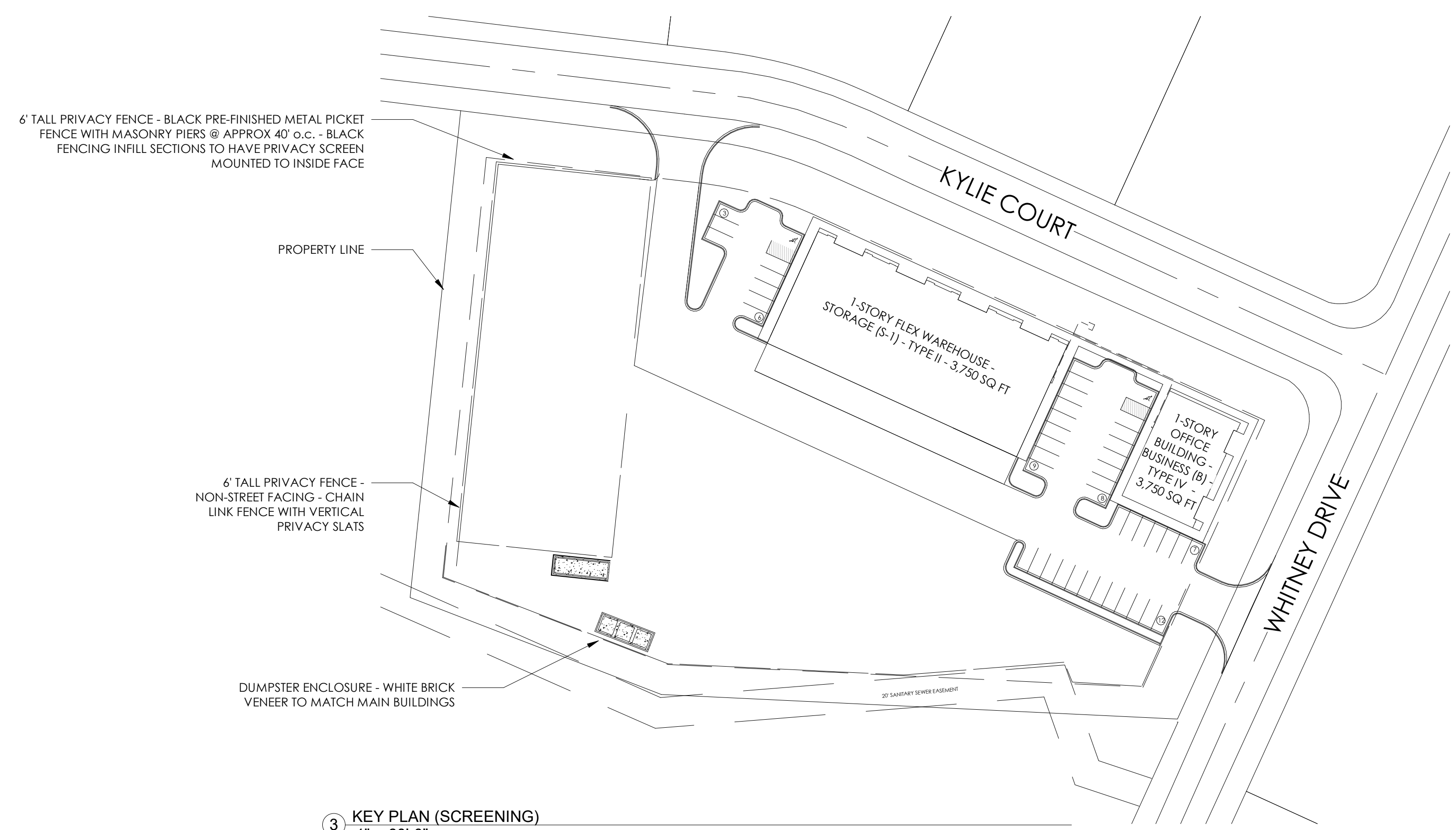
PROJECT NUMBER: 23-048
ISSUED: 02/14/2025

REVISIONS:

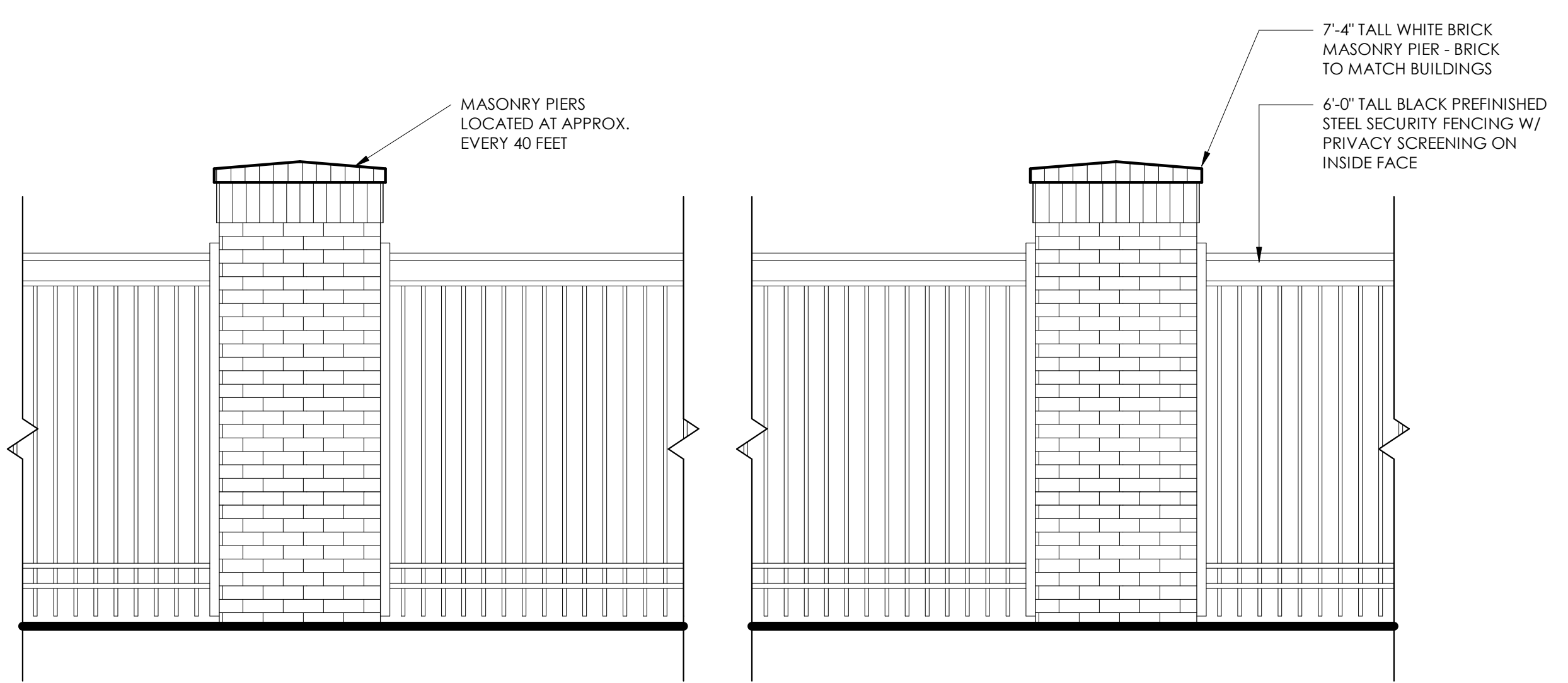
| No. | Description | Date |
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**SCREENING
ELEVATIONS**

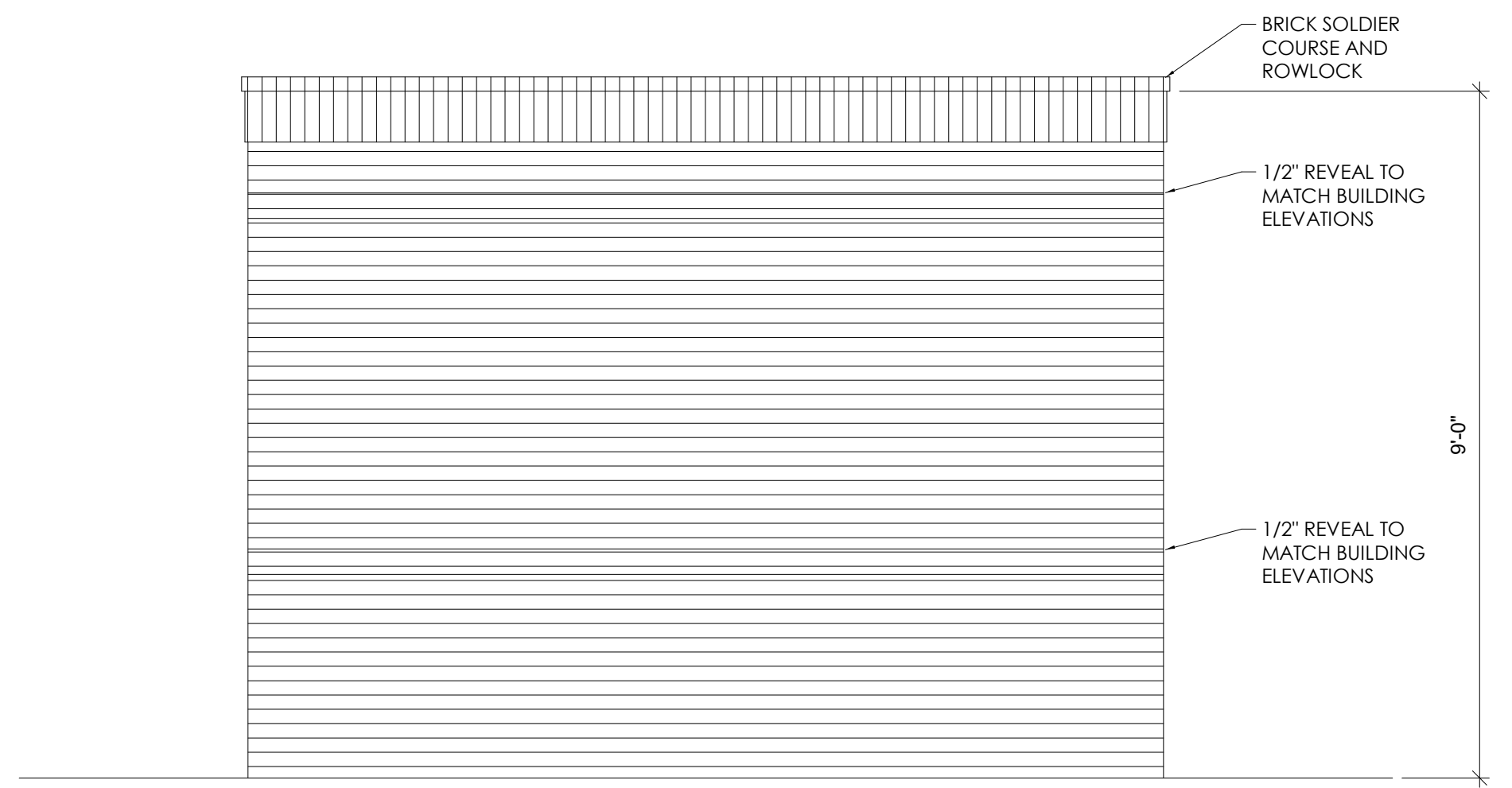
DD3.1



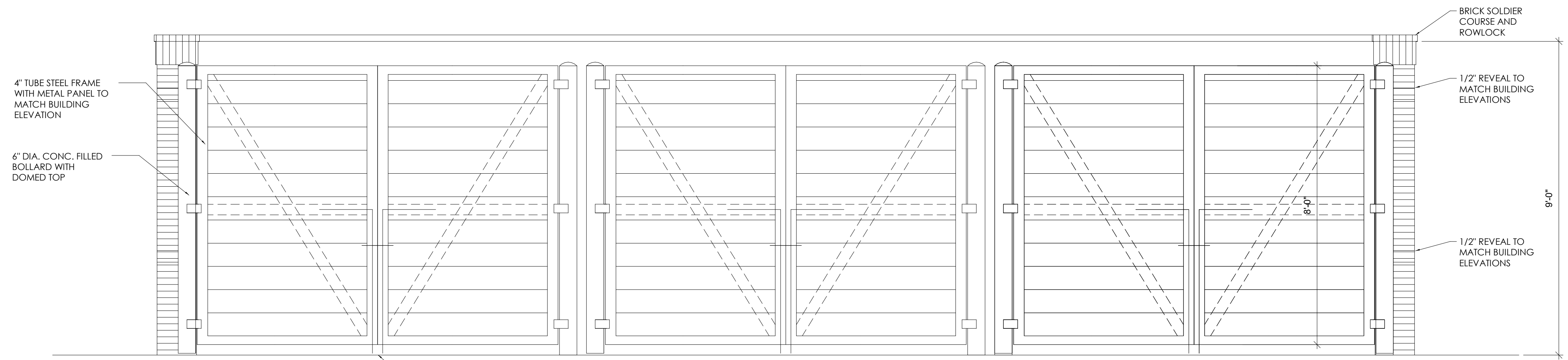
3 KEY PLAN (SCREENING)
1" = 60'-0"



2 PRIVACY FENCING - TYPICAL STREET ELEVATION
1/2" = 1'-0"



TYPICAL SIDE ELEVATION



FRONT ELEVATION

1 TRASH ENCLOSURE ELEVATIONS
1/2" = 1'-0"