



## **Planning and Zoning Board Agenda**

**May 22, 2025**

**6:00 P.M.**

**Joel Huneycutt Community Room**

**Chairman:** Tim Fesperman

**Board Members:** James Baucom, Amanda Pasquarello, Jeff Claiborne, Chuck Cowherd, Joseph Abbatiello, Jason Eury, and Matthew Sanford

**Alternates:** Sharell Salzedo and Jarvis Williams

### **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

### **Old Business:**

### **New Business:**

7. Rock Therapy - Conditional Rezoning
8. Chairman's Report
9. Board Closing Comments
10. Adjourn



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

6:00 PM

March 27, 2025

Board Chair  
Board Members and Alternates

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

## 1. Call to Order

Meeting was called 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 joe Abbatiello and Jeff Claiborne (8-0)  
Motion to adopt the agenda as presented

## 4. Minutes - adopt February 27, 2025

M/S/A Board Members Jeff Claiborne and Joe Abbatiello (8-0)  
Motion to approve February 27, 2025 minutes

**February 27, 2025**

## 5. Public Comment Period:

No one signed up to speak

## 6. Old Business

**7. New Business**

Brian Upton, civil engineer with The Isaac Group, presented for Cookout a conditional rezoning request with elevations, materials, signage, and esthetics. This will be on James Avenue between Burger King and Mavis Tire. He reviewed the need for the specific orientation of the building to improve traffic flow and reduce traffic backup.

M/S/A Board Members Chuck Cowherd and Joe Abbatiello (8-0)  
Motion to send favorable recommendation to Council

City Clerk Amy Furr administered the oath to newly appointed alternate Jarvis Williams. He then gave a brief introduction about himself and explained a little about his background.

**Oath - Jarvis Williams**

**Conditional Rezoning - Cookout**

**8. Chairman's Report**

Board Chair Tim Fesperman wanted to make sure that there were processes in place that once a conditional rezoning is approved that there is proof of the site specific conditions that are tied to the property.

**9. Board Closing Comments**

**10. Adjourn**

M/S/A Board Members James Baucom and Matthew Sanford (8-0)  
Motion to adjourn at 6:36pm

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Amy Furr, City Clerk

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Tim Fesperman, Board Chair



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

Application for Conditional Zoning Change

Date: APRIL 18, 2025

Applicant Name: PAULA EVERETT

Company Name (if applicable) EVER-FRAY LLC

Address: 1342 FOREST BLUFF DR MIDLAND, NC 28107

Phone Number: 704-668-7907

Address of Property Change: 124 LAURIN CT LOCUST, NC

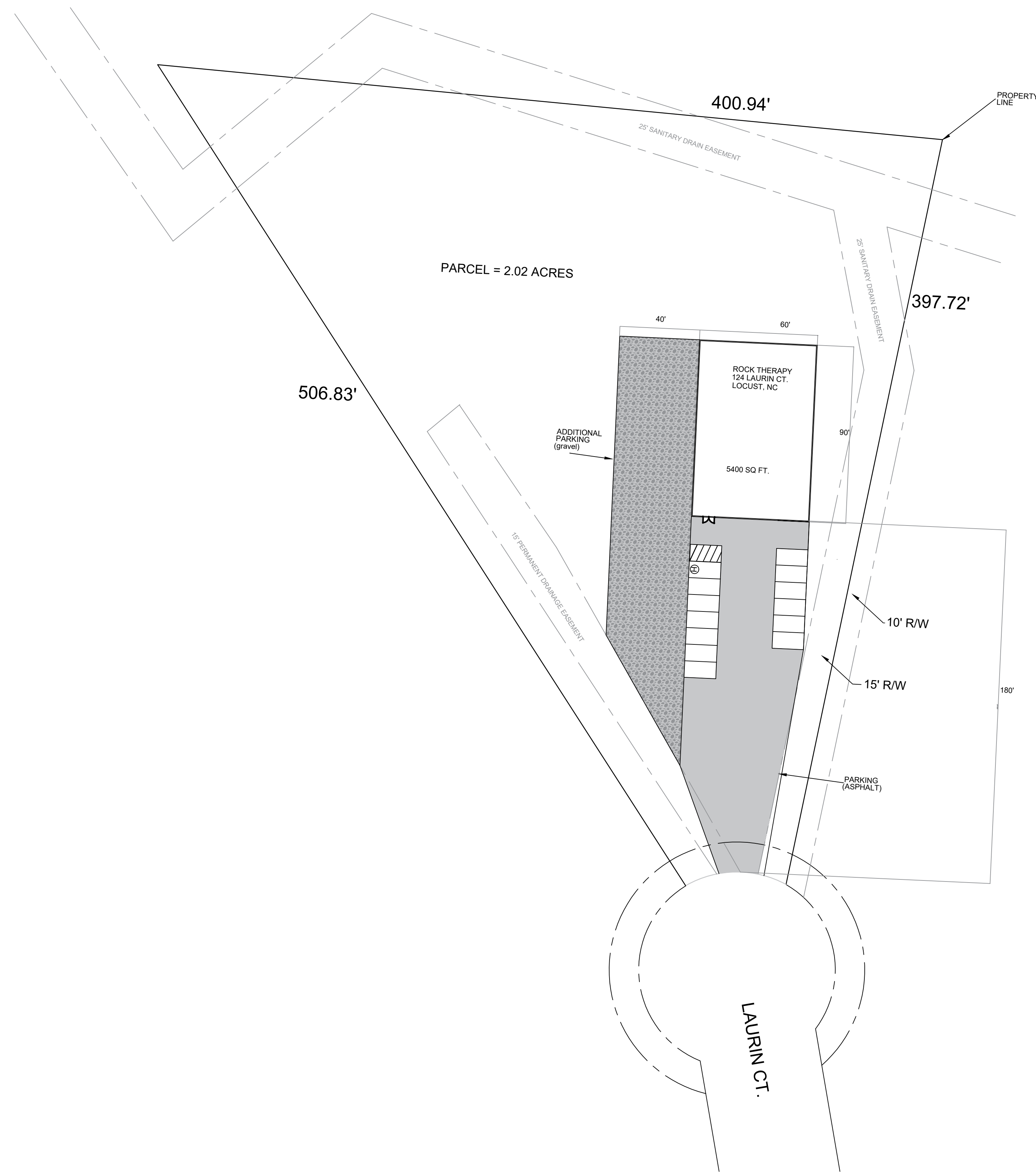
Present Zoning District: HIGHWAY COMMERCIAL

Requested Zoning District: HIGHWAY COMMERCIAL CONDITIONAL

Applicant Signature: [Signature box]

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.
(4) Comprehensive landscape plan
(5) All signage "monument and building"
(6) A fee of \$500 (non-refundable) must accompany this application.



**1**  
**SITE** **PROPOSED SITE PLAN**  
1/32" = 1-0"

**Sean M. Reymann**  
704.944.077  
sean@reymann.com  
12400 W. Highway 101  
Charlotte, NC 28215  
Design  
Construction  
Consulting  
Restaurant Brokerage



*Sean Reymann*  
04/15/25  
SEAN REYMANN  
DESIGNER

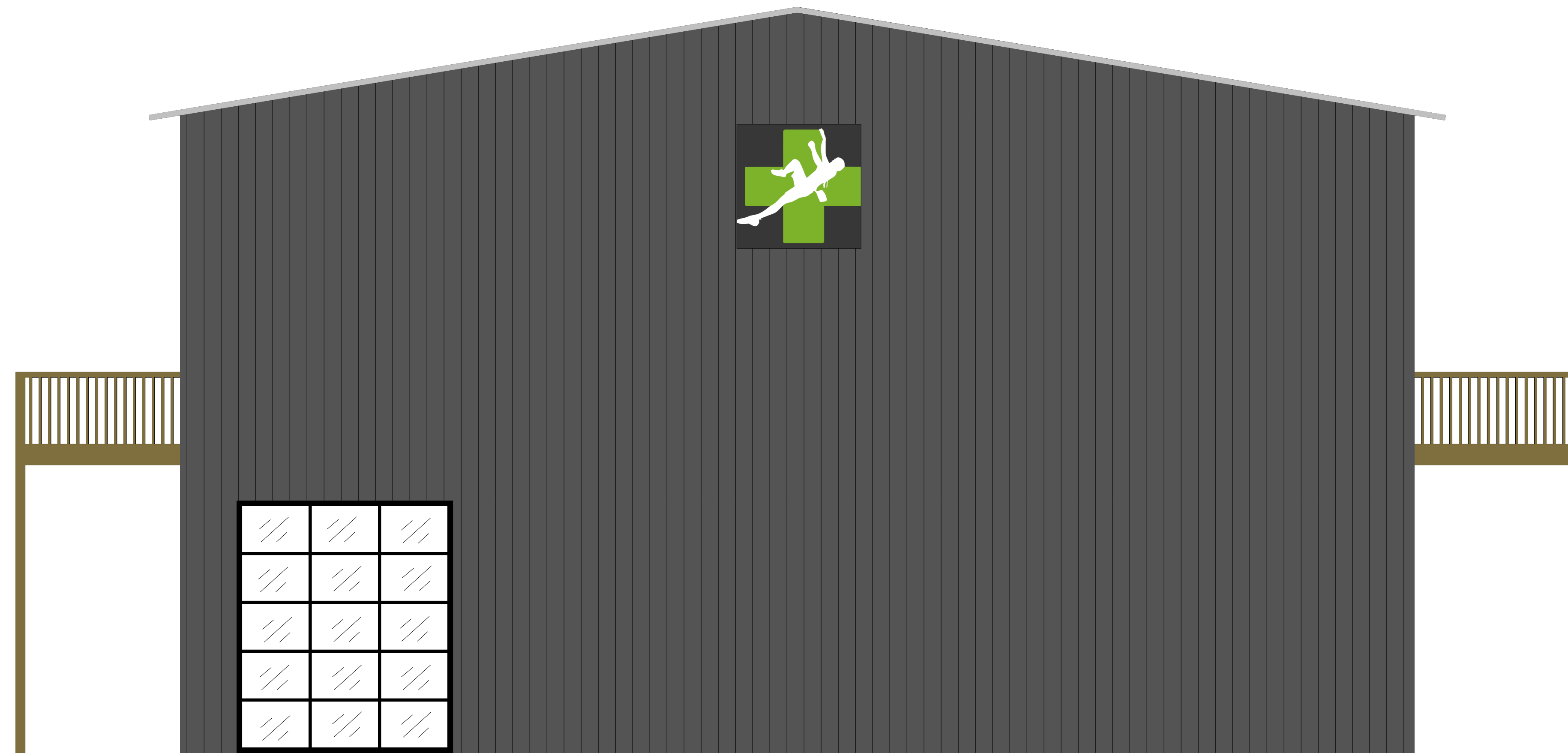
ROCK THERAPY  
124 LAURIN CT.

PROJECT INFORMATION	
DATE:	04.15.2025
DWN BY:	DRW
CHK BY:	SMR

ISSUE/DATE	
2	
3	
4	
5	

SHEET TITLE:  
**PROPOSED  
SITE  
PLAN**

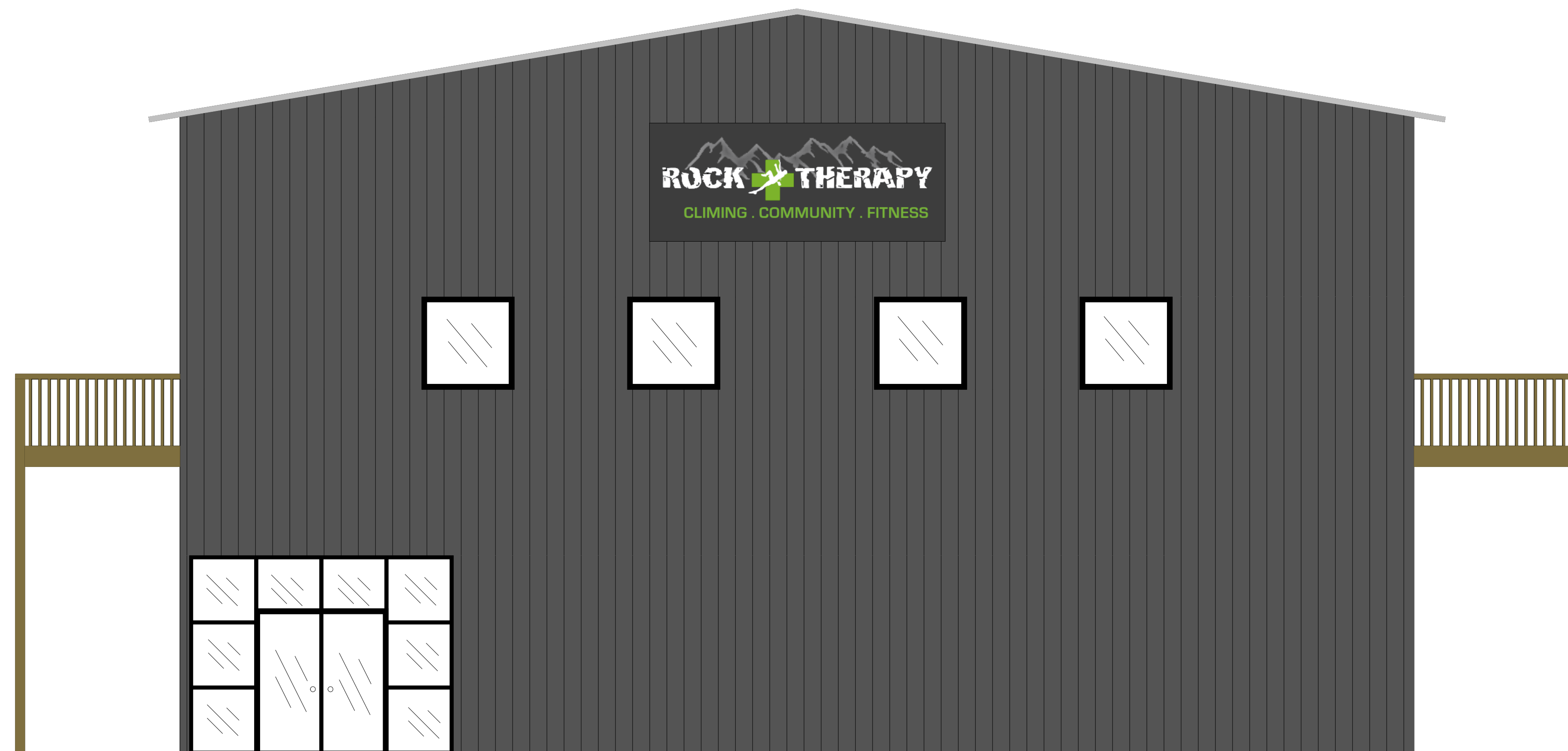
SHEET NO:  
**SITE**



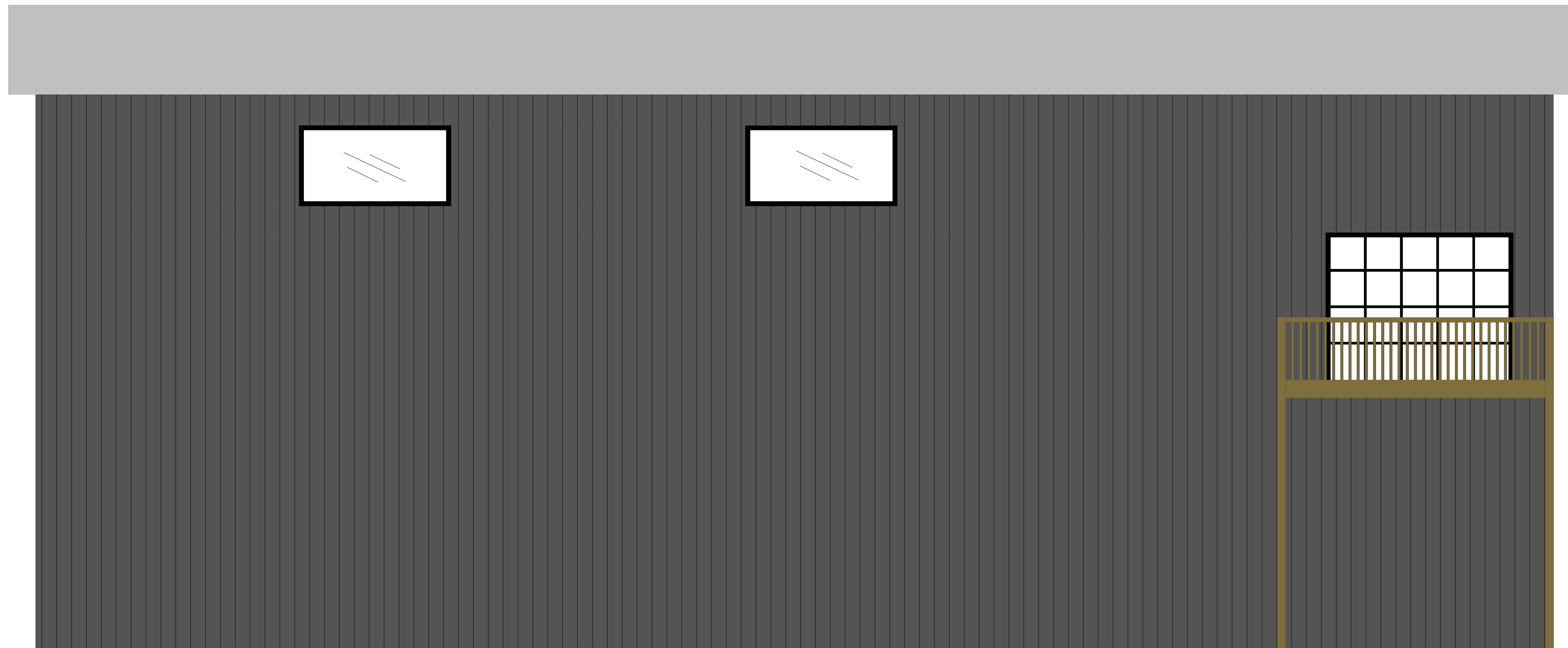
ROCK THERAPY  
REAR ELEVATION  
SCALE: 1/4" = 1'

NOTES:

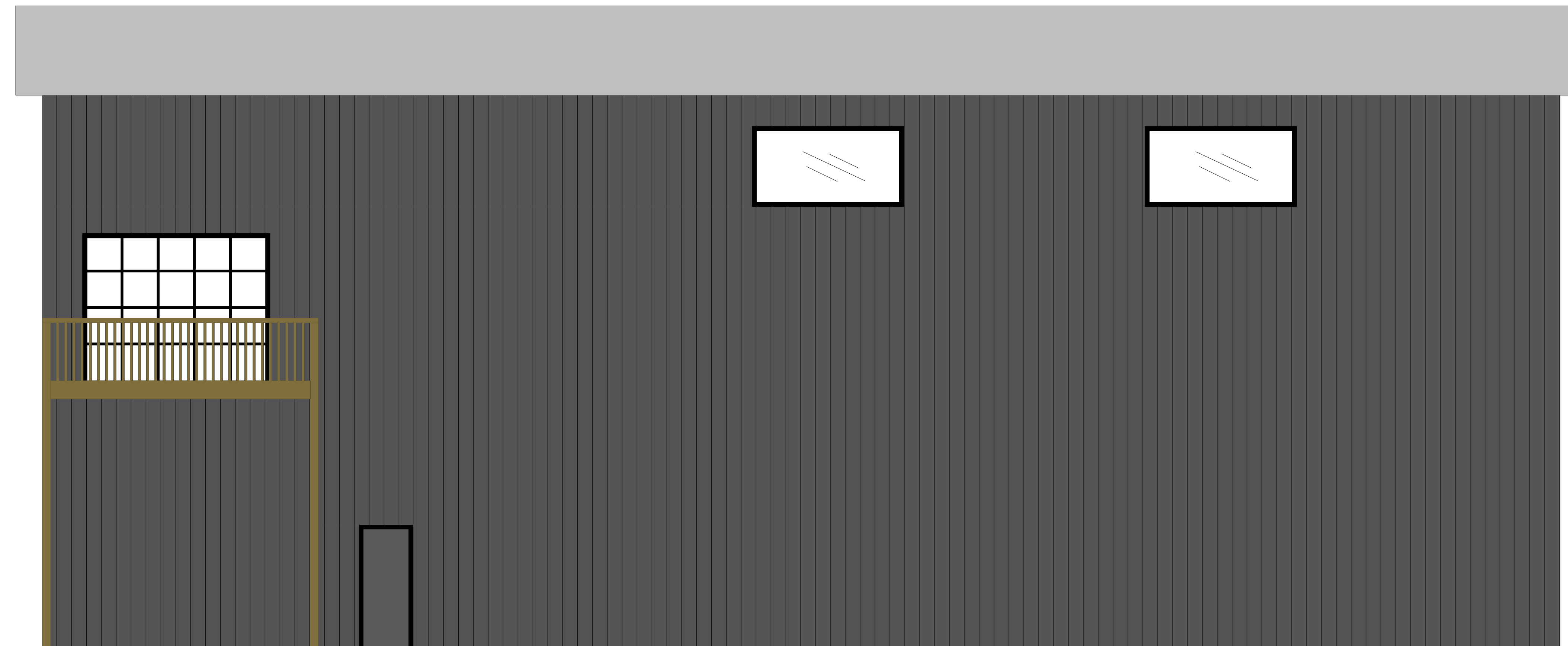
- Exterior finish is metal siding with the exception of the front being Board and Batten vinyl
- Exterior color is charcoal grey finish
- Window and door finish is bronze finish
- Exterior porch (2) will be wooden
- Front Entrance will be clear glass door with surrounding clear glass panels



ROCK THERAPY  
FRONT ELEVATION  
SCALE: 1/4" = 1'



ROCK THERAPY  
LEFT ELEVATION  
SCALE: 1/4" = 1'



ROCK THERAPY  
RIGHT ELEVATION  
SCALE: 1/4" = 1'