



**Planning and Zoning Board Agenda
August 28, 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. Locust Mower - Conditional Rezoning
8. Ray Ray's Chicken Shack - Conditional Rezoning
9. 2 Bucks Saloon - Conditional Rezoning
10. Chairman's Report
 - Resignation of Board Member Jason Eury
11. Board Closing Comments
12. Adjourn



Locust Planning & Zoning Board Meeting Minutes Joel Huneycutt Community Room

6:00 PM

July 24, 2025

Board Chair
Board Members

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

Alternates

Sharell Salzedo and Jarvis Williams

1. Call to Order

Meeting was called to order at 6:00pm

2. Presentation of Colors, Prayer

P&Z Director Scott Efird led in the Pledge of Allegiance and gave the invocation.

M/S/A Board Members James Baucom and Jeff Claiborne (7-0)

Motion to excuse Board Members Matthew Sanford and Joe Abbatiello

3. Adopt Agenda

M/S/A Board Members Chuck Cowherd and Amanda Pasquarello (7-0)

Motion to adopt the agenda as presented.

4. Minutes - adopt May 22, 2025

M/S/A Board Members James Baucom and Jeff Claiborne (7-0)

Motion to approve the May 22, 2025 minutes

May 22, 2025

5. Public Comment

No one signed up to speak

6. Old Business

P&Z Director Scott Efird gave an update on the QT project and the Papa John's project.

7. New Business

Daniel Haskett, Pastor of Greater Life Church presented an update to the conditional re-zoning request for Greater Life Church to include a retention pond and easement to QT.

M/S/A Board Members Jeff Claiborne and Jason Eury (7-0)

Motion to send a favorable recommendation to the City Council for the rezoning request submitted by Greater Life Church.

Conditional Rezoning - Greater Life Church

8. Chairman's Report

Thanks to everyone for all they do.

9. Board Closing Comments

No one had a comment

10. Adjourn

M/S/A Board Members James Baucom and Jarvis Williams (7-0)

Motion to adjourn at 6:20pm.

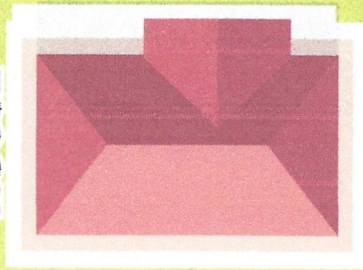
Amy Furr, City Clerk

Tim Fesperman, Board Chair

CENTRAL AVE

ENTRANCE

HOUSE



PARKING LOT

SHED



SHOP



EXIT

DIXON RD



3x4 ft Alum sign



Wood posts and frame

18" x 12" ft Alum sign



18" x 12" ft Alum sign

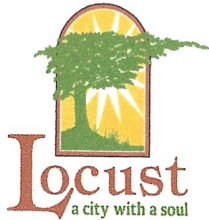












City of Locust
Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

Application for Conditional Zoning Change

Date: _____

Applicant Name: Olegario Saldana

Company Name (if applicable) Saldana Properties LLC

Address: 117 N. Central Ave. Locust, NC 28097

Phone Number: (980) 734-9336

Address of Property Change: 202 B N. Central Ave. Locust, NC 28097

Present Zoning District: _____

Requested Zoning District: _____

Applicant Signature: 

Jades323@gmail.com

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.



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Application for Conditional Zoning Change

Date: 8/7/25

Applicant Name: William Hodge

Company Name (if applicable) Ray Ray's Chicken Shack

Address: PO Box 180 Seagrove, NC 27341

Phone Number: 336-653-6747

Address of Property Change: 124 James Ave Locust, NC 28097

Present Zoning District: HCC

Requested Zoning District: HCC

Applicant Signature:

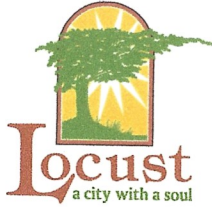
The following information is required with the application:

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









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

Application for Conditional Zoning Change

Date: 8. 11. 25

Applicant Name: TWO BUCH SAIBOU / George Prisco

Company Name (if applicable) _____

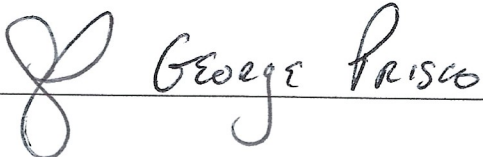
Address: 805 W MAIN ST LOCUST

Phone Number: 704 778 8838

Address of Property Change: 805 W MAIN ST LOCUST

Present Zoning District: _____

Requested Zoning District: _____

Applicant Signature:  George Prisco

The following information is required with the application:

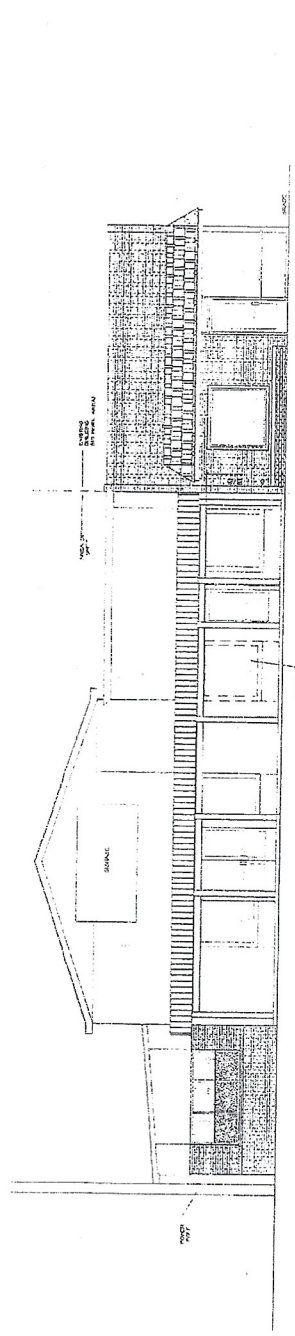
- (1) Map of the property to be rezoned, accurate description to show the following:
 - a. All property lines with dimensions, north arrow.
 - b. Names and addresses of adjoining landowners.
 - c. Location of all existing structures, use of all land.
 - d. Zoning classifications of all abutting zoning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

Carlos Moore
 ARCHITECT P.A.
 EST. 1991
 222 GARDEN ST. N. CONCORD, NC 28025
 P: 704-768-8888 F: 704-768-8181
 WWW.CMOOREARCH.COM

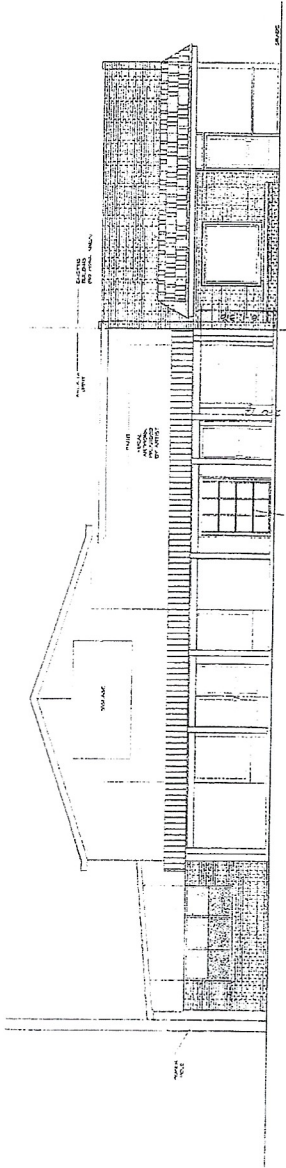
TENANT UPFIT
BUZZED VIKING
 808 W YAN ST. LOCUST NC
 EXTERIOR ELEVATIONS

PROJECT NO. 22002
 DATE: 08-29-2022
 DRAWN BY: J. GIBSON
 CHECKED BY: J. GIBSON
 PROJECT: 808 W YAN ST.

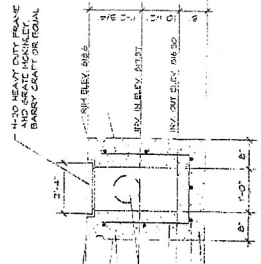
SHEET NO. 22002-06
 TOTAL SHEETS: 06
 REGISTERED PROFESSIONAL ARCHITECT
 STATE OF NORTH CAROLINA
 No. 1491
A-6



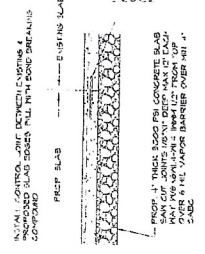
1. EXISTING ELEVATION & DEMO PLAN
 SCALE 3/16"=1'-0"



2. PROPOSED EXTERIOR ELEVATION
 SCALE 3/16"=1'-0"



4. TYPICAL TRENCH DRAIN DETAIL
 SCALE 3/16"=1'-0"



3. SLAB DETAIL
 SCALE 3/16"=1'-0"

1. 100 HEAVY DUTY FRAME
 WITH 1/2" SPACER INSULATED
 BARS ON TOP OF FRAME
 2. 1/2" POLYURETHANE FOAM
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SECTION THROUGH 4 2ND FLOOR



SECTION THROUGH 4 2ND FLOOR



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