



**Planning and Zoning Board Agenda
September 25, 2025
6:00 P.M.
Joel Huneycutt Community Room**

Chairman: Tim Fesperman

Board Members: James Baucom, Amanda Pasquarello, Jeff Claiborne, Chuck Cowherd, Joseph Abbatiello, Sharell Salzedo, and Matthew Sanford

Alternates: 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. 504 N Central Ave - Base District Rezoning
8. 6780 NC 24/27 Hwy E – Base District Rezoning
9. LDO Text Change – Stormwater
10. 2024 Land Use Plan Update
11. Chairman’s Report
12. Board Closing Comments
13. Adjourn



Locust Planning & Zoning Board Meeting Minutes Joel Huneycutt Community Room

6:00 PM

August 28, 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 6:01pm

2. Presentation of Colors, Prayer

Board Chair Tim Fesperman led in the Pledge of Allegiance and P&Z Director Scott Efirm gave the invocation

M/S/A Board Members Matthew Sanford and Joe Abbatiello (7-0)
Motion to excuse Board Member Amanda Pasquarello

3. Adopt Agenda

M/S/A Board Members Joe Abbatiello and Jarvis Williams (7-0)
Motion to adopt the agenda as presented

4. Minutes - adopt July 24, 2025

M/S/A Board Members Jeff Claiborne and Joe Abbatiello (7-0)
Motion to approve the July 24, 2025 minutes

July 24, 2025

5. Public Comment Period

No one signed up to speak

6. Old Business

7. New Business

Locust Mower gave a presentation to repair and restore mowers and small engine repairs. He presented a site plan with gravel driveway and fence.

Ray Ray's Chicken Shack is looking to go into the old Hwy 55 building. He came and did a presentation showing the site plans, esthetics and elevations.

Two Bucks Saloon presented a conditional rezoning for the old Buzzed Viking building. He presented site plans and elevations to include a mural and exterior decor. They plan to pave the parking lot in the future.

M/S/A Board Members Joe Abbatiello and Chuck Cowherd (7-0)
Motion to send favorable recommendation to Council for conditional rezoning for Locust Mower

M/S/A Board Members James Baucom and Matthew Sanford (7-0)
Motion to send favorable recommendation to Council for conditional rezoning for Ray Ray's Chicken Shack

M/S/A Board Members Joe Abbatiello and Jeff Claiborne (7-0)
Motion to send favorable recommendation to Council for the conditional rezoning for Two Bucks Saloon

Locust Mower - Conditional Rezoning

Ray Ray's Chicken Shack - Conditional Rezoning

2 Bucks Saloon - Conditional Rezoning

8. Chairman's Report

Board Member Jason Eury submitted his resignation from the board as he has moved out of Locust. Alternate Sharell Salzedo will assume the vacant board member seat for the remaining term that ends in December 2025.

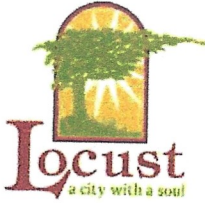
Resignation of Board Member Jason Eury

9. Board Closing Comments

Thankful that there are businesses interested in coming to Locust and utilizing vacant buildings. Thank you all for your service to the City as Board Members.

10. Adjourn

M/S/A Board Members James Baucom and Joe Abbatiello (7-0)
Motion to adjourn at 6:38pm



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

Application for Conditional Zoning Change

Date: 09/02/2025

Applicant Name: Leon Friedman

Company Name (if applicable): Red Bridge New Homes, llc


Address: PO Box 40, Locust NC 28097

Phone Number: (646) 737- 2622 / (704) 996-7844

Address of Property Change: 504 N. Central Ave, Locust, NC 28097

Present Zoning District: Light Highway Commercial

Requested Zoning District: General Residential

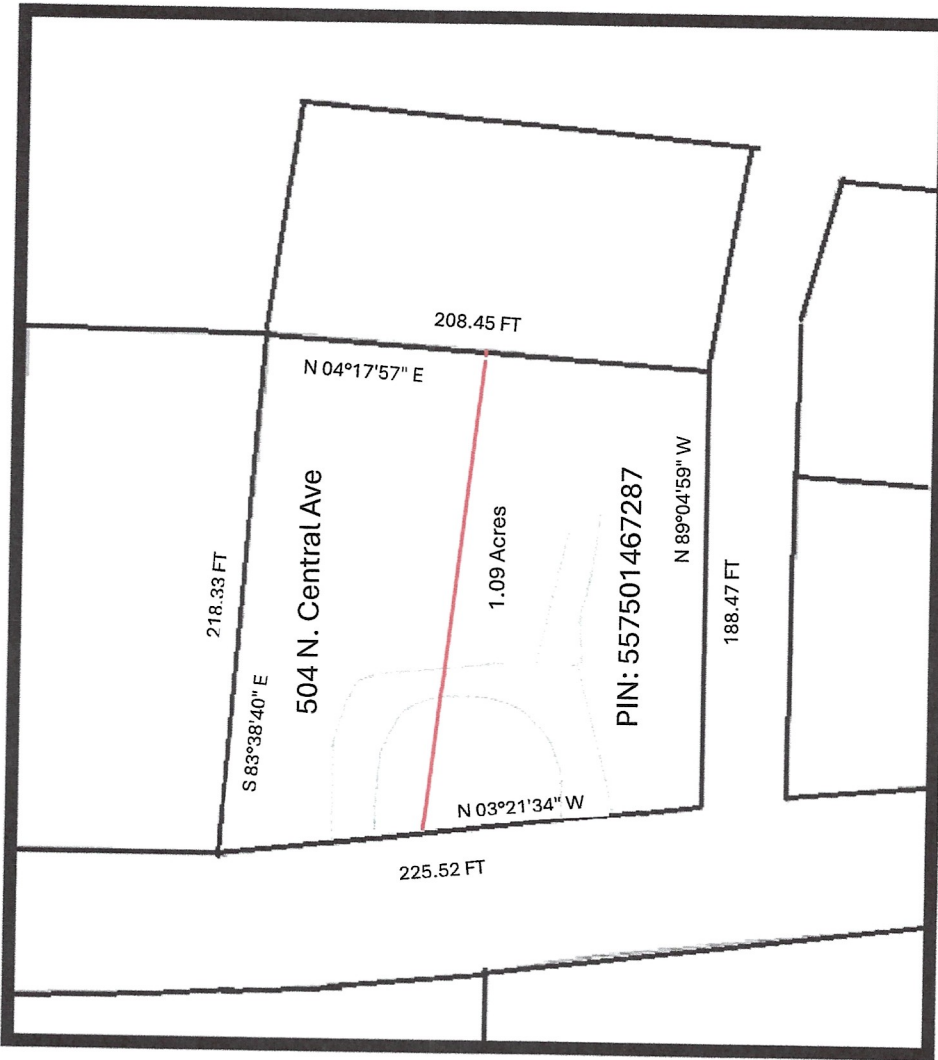
Applicant Signature: 

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.
- (3) Color renderings of the exterior.
- (4) Comprehensive landscape plan
- (5) All proposed signage (monument and/or building mounted)
- (6) A fee of \$500 (non- refundable) must accompany this application.

LOT TABLE

LINE TABLE



DATE: 11/15/17	SCALE: 1" = 100'	NO. OF SHEETS: 1	SHEET NO.: 1
PROJECT: 504 N. Central Ave	OWNER: NC Hwy 200 Subdivision	DATE: 11/15/17	PROJECT: 504 N. Central Ave
PREPARED BY: [Redacted]	DESIGNED BY: [Redacted]	CHECKED BY: [Redacted]	APPROVED BY: [Redacted]
504 N. Central Ave Locust, NC 28097			
NC Hwy 200 Subdivision Locust Valley Construction Inc. 10408 Locust, NC 28097 704.466.1121			
Preliminary Layout			



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

Application for Zoning Change: From DPS to HC
Date: Aug 21 2025
Applicant Name: Kevin H. Humeycutt Donna C. Humeycutt
Company Name (if applicable) _____
Address: 6780 NC 24/27 Hwy E. Midland NC 28107
Phone Number: 980-621-7350 7352
Address of Property Change: SAME
Present Zoning District: AO CABARRUS
Requested Zoning District: HC
Applicant Signature: Kevin H. Humeycutt Donna C. Humeycutt
980-621-7352

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, if commercial or multi-family.
- (3) A fee of \$500 (non-refundable) must accompany this application.

BK 1885 PG 1119 (5)

DOC# 478400

This Document eRecorded:

06/12/2025 08:31:26 AM

Fee: \$26.00

Stanly County, North Carolina

Jennifer Helms, Register of Deeds

Received By: KELLI DELIA

CHECKED BY
TAX COLLECTOR: Rhonda Carver

Excise Tax \$ 0.00

Recording Time, Book and Page

NORTH CAROLINA SPECIAL WARRANTY DEED

FILE # 21-7100sak

Tax Lot No.		Parcel Identifier No.	55653092660000 (Cabarrus)/ 556503400141 (Stanly)
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Prepared and eRecorded by Ferguson Hayes Hawkins, PLLC PO Box 444 Concord NC 28026
This instrument was prepared by Brian P. Hayes

Brief Description for the index 1.38 acres Hwy 24/27

THIS DEED made this 11th day of June, 2025, by and between

GRANTOR

GRANTEE

**Kendale Huneycutt and wife,
Traci Huneycutt; and
Kevin Huneycutt and wife,
Donna C. Huneycutt
4733 McDade Ln
Gastonia, NC 28056**

**Kevin Huneycutt and wife,
Donna C. Huneycutt;

4733 McDade Ln
Gastonia, NC 28056**

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Cabarrus and Stanly Counties, North Carolina and more particularly described as shown on the attached EXHIBIT A.

Submitted electronically by "Ferguson Hayes Hawkins, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Stanly County Register of Deeds.

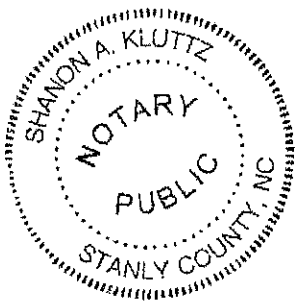
EXHIBIT A

Beginning at an iron pipe located at NC Grid Coordinates Northing:550333.6190, Easting: 1563641.9240, the northwestern corner of the property of Steve Hartsell (Deed Book 16075, Page 115; Cabarrus PIN 55643979150000); Thence, North 73-36-14 East a length of 193.01 feet, a cord of 192.99 feet, along a radius of 3944.39 and to an iron; Thence, North 81-00-04 East 18.10 feet to a number four rebar, said rebar marking the POINT AND PLACE OF BEGINNING and being located at the northwestern corner of Kendale and Kevin Huneycutt and the northeastern corner of Steve M. Hartsell; Thence, continuing North 81-00-04 East 188.16 feet to an iron pin; Thence, South 31-50-53 East 41.48 feet to a point; Thence, South 02-11-00 East 23.60 feet to a point; Thence, South 18-41-33 East 18.92 feet to a point; Thence, South 04-54-37 East 14.47 feet to point; Thence, South 33-33-27 West 32.68 feet to an iron pin; Thence, South 15-11-41 East 208.57 feet to an iron pin; Thence, South 01-25-58 West 18.40 feet to an iron pin, a new corner in Huneycutt; Thence, South 67-22-43 West 144.38 feet to a number four rebar, another new corner in Huneycutt; Thence, North 18-04-05 West 383.06 feet back to the point and place of beginning, the foregoing constituting 1.38 acres of the Huneycutt property as shown on that certain survey dated March 17-March 30, 2025 and being identified as the "Minor Division Survey for Kevin Huneycutt" as prepared by Douglas S. Pressley, P.I.S - 3488, South Point Surveying, PLLC.

Kevin Huneycutt (SEAL)
Kevin Huneycutt

Donna Huneycutt (SEAL)
Donna Huneycutt

SEAL-STAMP



NORTH CAROLINA,
CABARRUS COUNTY

I, a Notary Public of the County and State aforesaid, certify that **Kevin Huneycutt and wife Donna Huneycutt**, Grantors, personally appeared before and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17th day of **June, 2025**.

Notary Public

Shanon A. Klutz

My commission expires: 8/12/2028.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 16075, 0118 Cabarrus County and Book 1790, Page 602 Stanly County**. See also **Book 258, Page 150, Cabarrus County Registry and Book 189, Page 78, Stanly County Registry**.

A map showing the above described property is recorded in **Book 105 Page 37, Cabarrus County and Book 33, Page 85 Stanly County**.

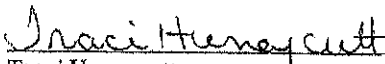
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.



Kendale Huneycutt (SEAL)


Traci Huneycutt (SEAL)

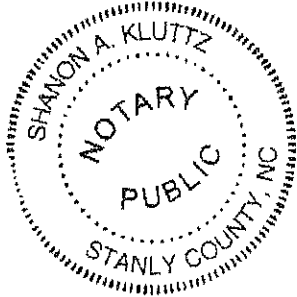
SEAL-STAMP

NORTH CAROLINA,
CABARRUS COUNTY

I, a Notary Public of the County and State aforesaid, certify that **Kendale Huneycutt and wife Traci Huneycutt**, Grantors, personally appeared before and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 11th day of **June, 2025**.


Notary Public

My commission expires: 8/12/2028.





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

ORDINANCE NO. 2025-03: AN ORDINANCE AMENDING

**ARTICLE 7 – GENERAL PROVISIONS, SECTION 7.18: DRAINAGE AND STORMWATER
MANAGEMENT**

OF THE CITY OF LOCUST LAND DEVELOPMENT ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOCUST, NORTH CAROLINA:

Section 1: Article 7 – General Provisions, Section 7.18 “Reserved” is amended to read as shown in the attached Exhibit A, which is incorporated and made a part of this ordinance.

Section 2: This ordinance shall become effective as of November 13, 2025.

Adopted this 13th day of November 2025.

Mayor, Steve Huber

ATTEST:

Amy Furr, City Clerk

Exhibit A:

ARTICLE 7 – GENERAL PROVISIONS, SECTION 7.18 “DRAINAGE AND STORMWATER MANAGEMENTRESERVED”:

1. General Drainage Standards:

- a. All developments must be provided with a drainage system that is adequate to prevent the undue retention of surface water on the development site.
- b. No surface water may be channeled or directed into a sanitary sewer.
- c. Whenever practicable, the drainage system of a development must coordinate with and connect to the drainage systems or drainage ways on surrounding properties or street.
- d. Private streets (including alleys) must utilize curb and gutter, and storm drains to provide adequate drainage if the grade of such streets or alleys is too steep to provide drainage in another manner.
- e. Drainage swales, curbs and gutters, and storm drains must be designed and constructed in accordance with NCDOT standards.
- f. No fences or structures may be constructed across an open drainageway that will reduce or restrict the flow of water.

2. Stormwater Management:

- a. No development may be constructed or maintained so that such development impedes the natural flow of water from higher adjacent properties.
- b. No development may be constructed or maintained so that the natural flow of surface waters from such development are discharged in another location.
- c. Post-development stormwater discharge rates at the property boundary for all developments exceeding one acre of land disturbance or .25 acres of impervious area may not exceed the pre-development rate for the 2-, 10- and 50- year storm events.

3. Site Grading:

- a. **Positive drainage required:** Developments must be designed and constructed with a positive drainage flow away from buildings towards approved stormwater management facilities.
- b. **Drainage plans to account for all development:** In the design of site grading plans, all impervious surfaces in the proposed development (including off-street parking areas and other built-upon areas) must be considered.
- c. **Protection from sedimentation:** Site grading and drainage facilities must protect wetlands, ponds and lakes from increased sediment loading.
- d. **Landscaping:** All disturbed areas within the development must be restored with vegetation.

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