



Locust Planning & Zoning Board Meeting Minutes Joel Huneycutt Community Room

6:00 PM

September 25, 2025

Board Chair: Tim Fesperman
Board Members: James Baucom, Matthew Sanford, Chuck Cowherd, Amanda Pasquarello, Joe Abbatiello, Sharell Salzedo, and Jeff Claiborne
Alternate: Jarvis Williams

1. Call to Order

Board Chair Tim Fesperman called the meeting 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 Efird gave the invocation.

M/S/A Board Members Joe Abbatiello and Jarvis Williams (7-0)
Motion to excuse board members James Baucom and Sharell Salzedo

3. Adopt Agenda

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

4. Minutes - adopt August 28, 2025

M/S/A Board Members Jeff Claiborne and Joe Abbatiello (7-0)
Motion to approve the August 28, 2025 minutes

August 25, 2025

5. Public Comment Period

No one signed up to speak

6. Old Business

City Manager Cesar Correa gave an update on the Two Buck Saloon that submitted a conditional rezoning application. They are working closely with the City on making adjustments to their proposed site plan. The owners are eager to be part of the City of Locust.

7. New Business

City Manager Cesar Correa presented the base district rezoning for 504 N Central Ave from Light Highway Commercial (LHC) to General Residential (GR). The board gave some feedback on the driveway access.

M/S/A Board Members Joe Abbatiello and Matthew Sanford (7-0)

Motion to send favorable recommendation to Council for base district rezoning from LHC to GR for 504 N Central Ave.

City Manager Cesar Correa presented the base district rezoning of 6780 NC24/27 HWY E from Cabarrus A-O to Locust Highway Commercial.

M/S/A Board Members Chuck Cowherd and Matthew Sanford (7-0)

Motion to send favorable recommendation to Council for base district rezoning from Cabarrus A-O to Locust HC

City Manager Cesar Correa then presented and reviewed the LDO stormwater text change.

M/S/A Board Members Jeff Claiborne and Matthew Sanford (7-0)

Motion to send favorable recommendation to Council for the LDO stormwater text change

Finally, City Manager Cesar Correa, introduced Lela James and Lynne Hair from Centrolina Regional Planning to review and present the City of Locust 2024 Land Use Plan update.

M/S/A Board Members Joe Abbatiello and Jarvis Williams (7-0)

Motion to send favorable recommendation to Council to accept the 2024 Land Use Plan update

504 N Central Ave - Base District Rezoning

6780 NC 24/27 Hwy E - Base District Rezoning

LDO Text Change - Drainage and Stormwater

2024 Land Use Plan Update

8. Chairman's Report

Board Chair Tim Fesperman brought up the need for additional cell towers in the City of Locust.

9. Board Closing Comments

No one had any additional comments at this time.

10. Adjourn

M/S/A Board Members Joe Abbatiello and Jeff Claiborne (7-0)
Motion to adjourn at 7:59pm

Amy Furr, City Clerk

Tim Fesperman, Board Chair