



Locust Planning & Zoning Board Meeting Minutes Joel Huneycutt Community Room

6:00 PM

October 23, 2025

Board Chair
Board Members and Alternate

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

1. Call to Order

Meeting was called to order at 6:03pm

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 Chuck Cowherd (7-0)

Motion to excuse Board Member Sharell Salzedo and James Baucom

Alternate Jarvis Williams filled a vacant seat for the meeting.

3. Adopt Agenda

M/S/A Board Members Joe Abbatiello and Amanda Pasquarello (7-0)

Motion to adopt the agenda as presented

4. Minutes - adopt September 25, 2025

M/S/A Board Members Joe Abbatiello and Chuck Cowherd (7-0)

Motion to approve the September 25, 2025 minutes

September 25, 2025 Minutes

5. Public Comment Period

No one signed up to speak

6. Old Business

QT opened this morning and Ray Ray's Chicken Shack opened earlier this week.

7. New Business

Stephanie DeMaioribus with Cooper Legal Firm/BPD Elkin, LLC presented a conditional rezoning for 6719 Hwy 24/27 with a site plan to include Biscuitville and Culvers to also include traffic improvements, elevations, landscaping and aesthetics.

City Manager Cesar Correa presented a text change to the Land Development Ordinance in zoning districts under the use table to include bar/taverns and technology and infrastructure like data centers, telecommunications hub and EV charging stations.

He then gave the Board a heads up about a Traffic Impact Analysis ordinance update and the City will have traffic engineers present at an upcoming joint meeting, that is yet to be scheduled, to review the comprehensive changes that the City is recommending.

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

Motion to send favorable recommendation to Council for the Land Development Ordinance Text Change in the zoning districts use table

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

Motion to send favorable recommendation to Council for the conditional rezoning request submitted by BPD Elkin, LLC for 6719 NC Hwy 24/27, Locust NC

LDO Text Change - Zoning Districts Use Table

6719 NC Hwy 24/27 - Conditional Rezoning

8. Chairman's Report

Nothing to report at this time

9. Board Closing Comments

Thank you to the Board for all of their hard work.

10. Adjourn

M/S/A Board Members Chuck Cowherd and Jarvis Williams (7-0)

Motion to adjourn at 6:43pm

Amy Furr, City Clerk

Tim Fesperman, Board Chair