



Locust Planning & Zoning Board Meeting Minutes Joel Huneycutt Community Room

6:00 PM

January 22, 2026

Board Chair

Tim Fesperman

Board Members and Alternate

James Baucom, Matthew Sanford, Chuck Cowherd, Amanda Pasquarello, Joe Abbatiello, Jeff Claiborne

Jarvis Williams

1. Call to Order

The meeting 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 Jeff Claiborne and Joe Abbatiello (8-0)

Motion to adopt agenda as presented

Alternate Steve Dutton filled in for the missing Member Matthew Sanford

4. Minutes - adopt October 23, 2025

M/S/A Board Members Chuck Cowherd and Jarvis Williams (8-0)

Motion to approve the October 23, 2025 minutes

October 23, 2025

5. Public Comment Period:

No one signed up to speak

6. Old Business

City Clerk Amy Furr administered oaths to re-appointed Board Members Chuck Cowherd, Jeff Claiborne and Amanda Pasquarello. She then administered the oath to newly appointed alternate Steve Dutton. Jarvis Williams moved to full board member filling the seat vacated by Sharell Salzedo.

Oaths

7. New Business

City Manager Cesar Correa joined the meeting via Zoom to present the amendment to the Transportation Impact Analysis (TIA) Ordinance to include the changes that were made by both boards in the "Streets, Section 4.2.1.e. during the joint sessions.

M/S/A Board Members Joe Abbatiello and Jeff Claiborne (8-0)
Motion to send a favorable recommendation to Council for approval for the TIA

He then presented the LDO text change to add a new base zoning district to include Regional Commercial - RC. To include standards and lot sizes. Board Chair Tim Fesperman asked City Manager Cesar Correa to check on zoning business out via restrictions before it's presented to the City Council.

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

Then P&Z Director Scott Efirid presented a conditional rezoning request submitted by Ross Furr Homes, LLC for the property at 2016 N Central Ave. Rachel Carter with Chambers Engineering spoke about the plan for the property including stormwater, elevations and materials. NCDOT has approved the entrance to the small subdivison. This is at the corner of Mission Church Road and Highway 200 N. He wants to split the property into 10 lots. There are concerns about stormwater runoff and would like to see a lot removed to make it big enough for a retention pond.

M/S/A Board Members Jeff Claiborne and Chuck Cowherd (8-0)
Motion to send favorable recommendation to Council for the conditional rezoning at 2016 N Central Ave, by Ross Furr Homes, LLC

Transportation Impact Analysis Ordinance Update

LDO Text Change Ordinance - Base Zoning District

Conditional Rezoning - 2016 N Central Ave

8. Chairman's Report

Nothing to report at this time

9. Board Closing Comments

Thank you to the Board for all of their diligence and investment into Locust. Welcome to new Alternate Steve Dutton.

10. Adjourn

M/S/A Board Members James Baucom and Jeff Claiborne (8-0)

Motion to adjourn at 7:09 pm

Amy Furr, City Clerk

Tim Fesperman, Board Chair