



**Planning and Zoning Board Agenda**  
**February 26, 2026**  
**6:00 P.M.**  
**Joel Huneycutt Community Room**

**Chairman:** Tim Fesperman

**Board Members:** James Baucom, Amanda Pasquarello, Jeff Claiborne, Chuck Cowherd, Joseph Abbatiello, Jarvis Williams, and Matthew Sanford

**Alternates:** Steve Dutton

**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:**

8. Conditional Rezoning – Locust Mower
10. Conditional Rezoning – Dennis Patterson HVAC
11. Chairman’s Report
12. Board Closing Comments
13. Adjourn



# 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

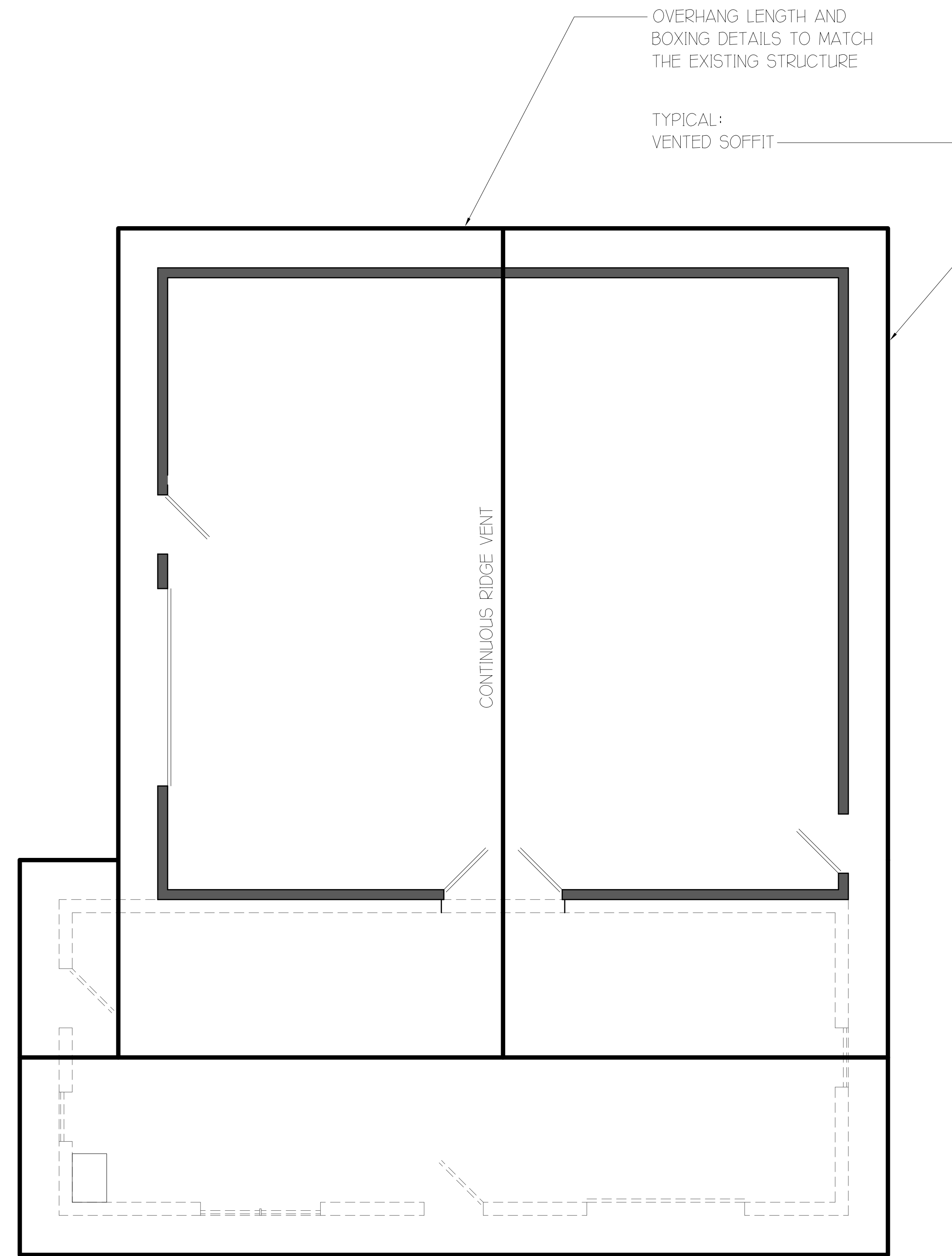
M/S/A Board Members James Baucom and Jeff Claiborne (8-0)  
Motion to adjourn at 7:09 pm

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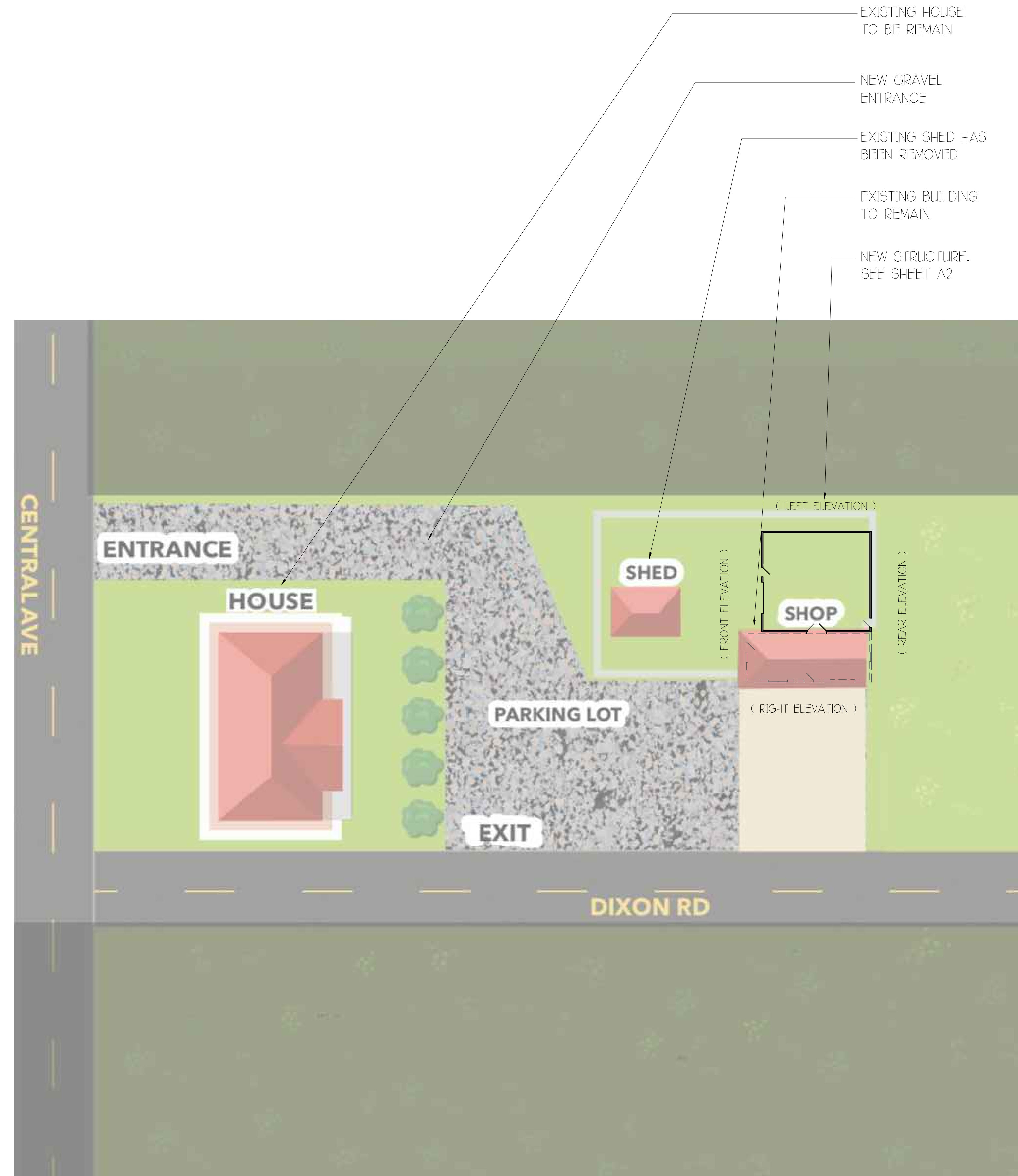
Amy Furr, City Clerk

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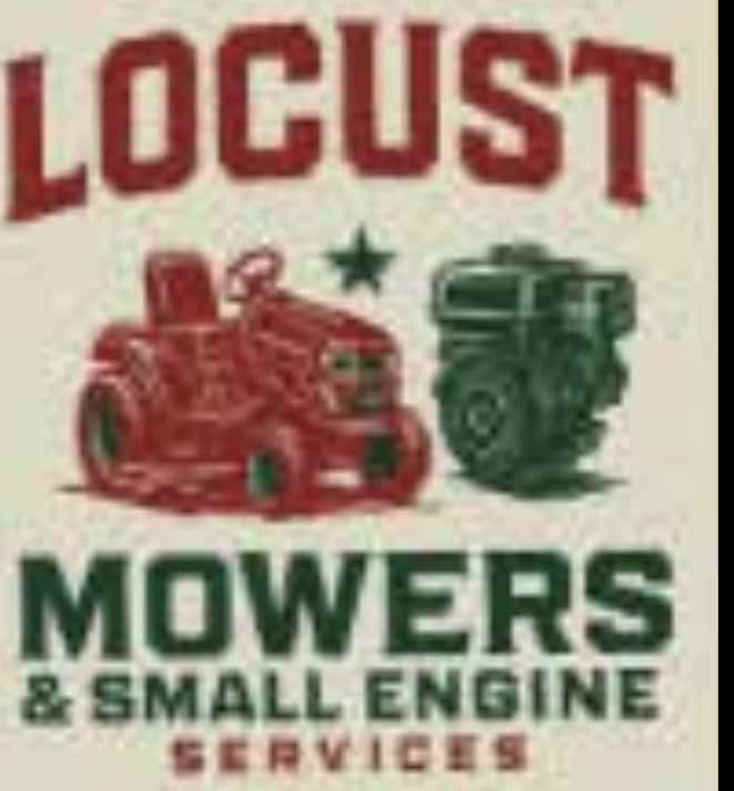
Tim Fesperman, Board Chair



ROOF PLAN



SITE PLAN



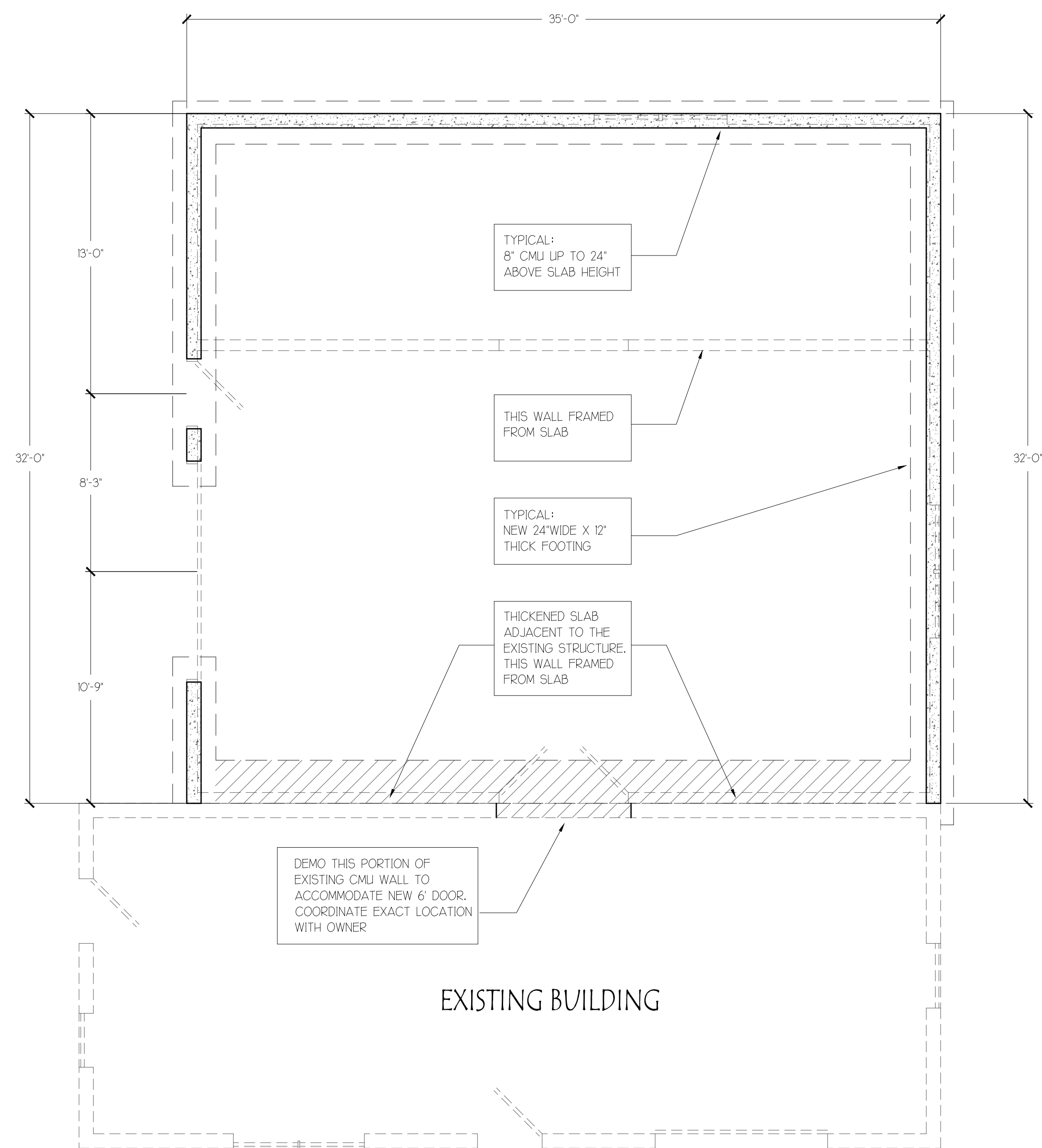
704.888.9797

FEBRUARY 10  
2026

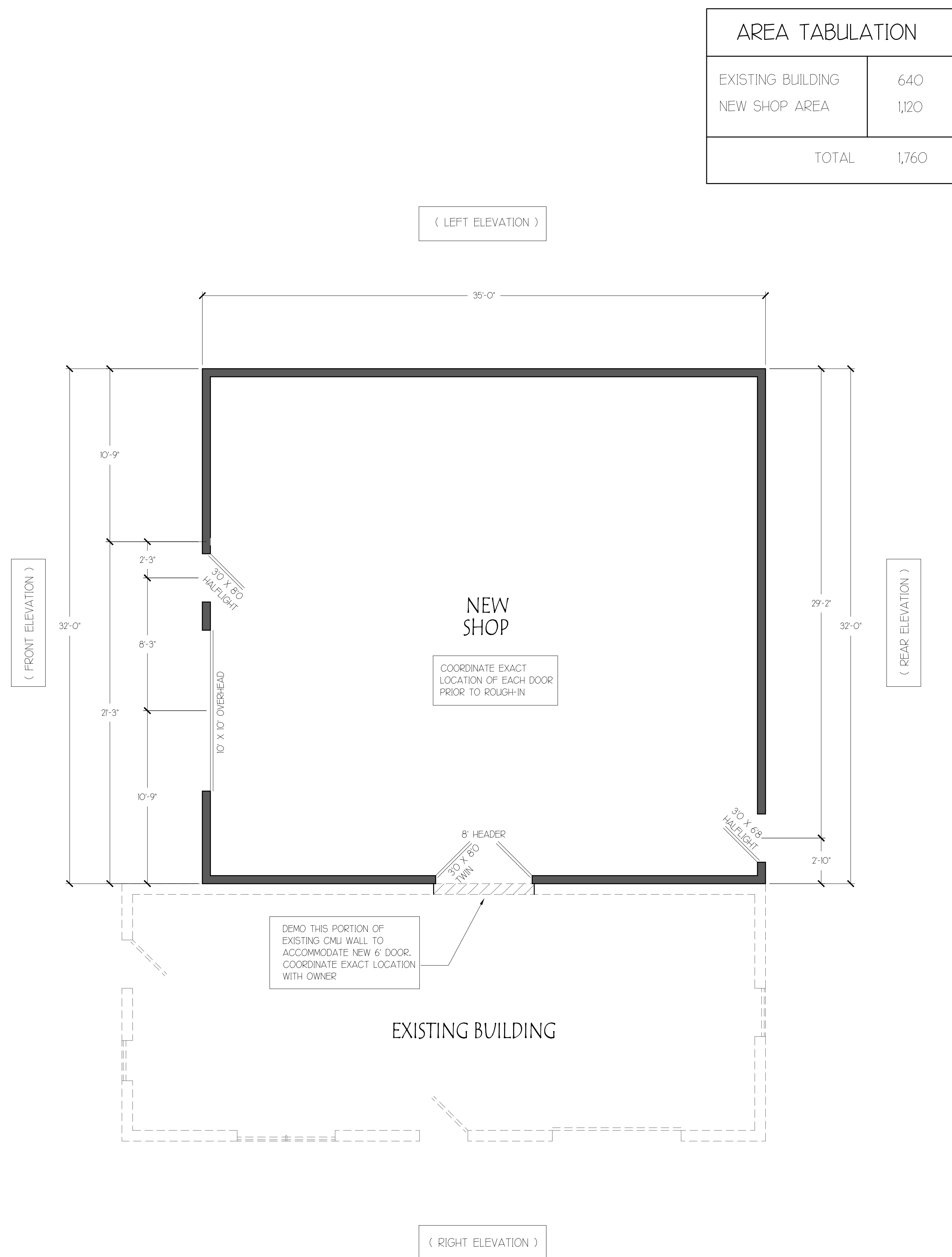
202 NORTH  
CENTRAL AVE  
LOCUST, NC

SITE AND  
ROOF  
PLAN

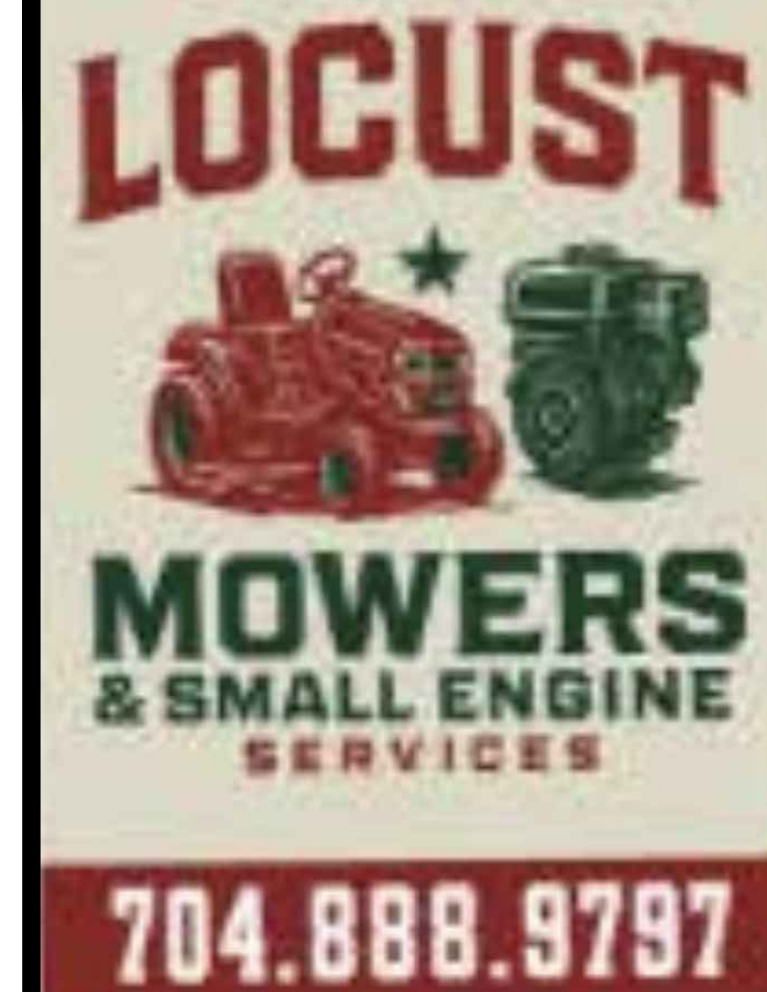
A1  
1/4"=1'-0"



FOUNDATION PLAN



FLOOR PLAN

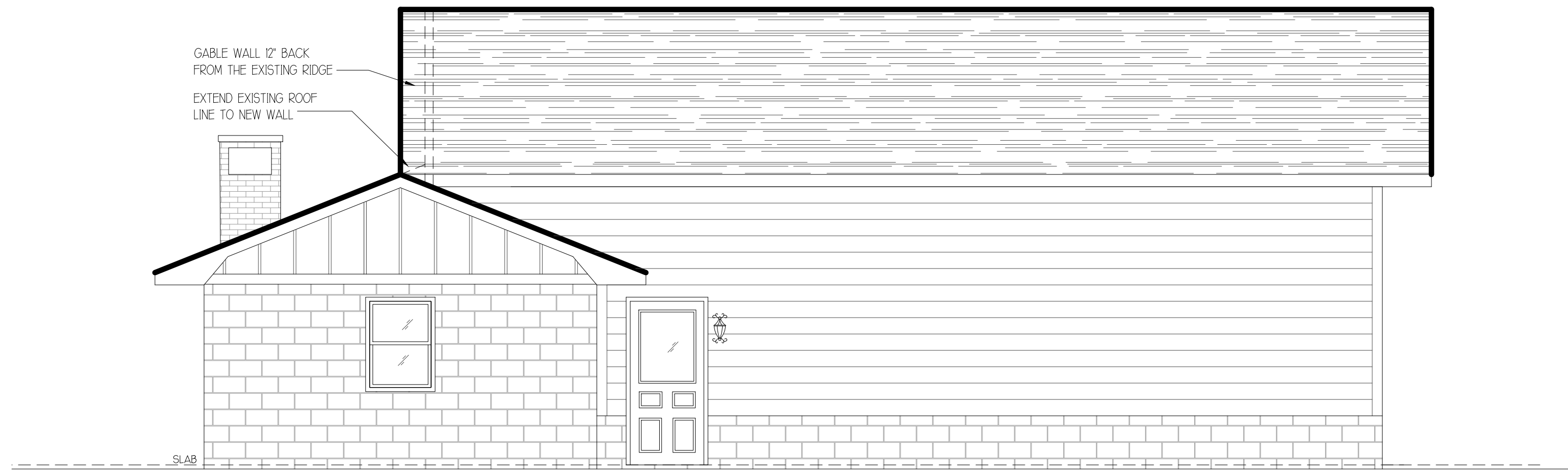


FEBRUARY 10  
2026

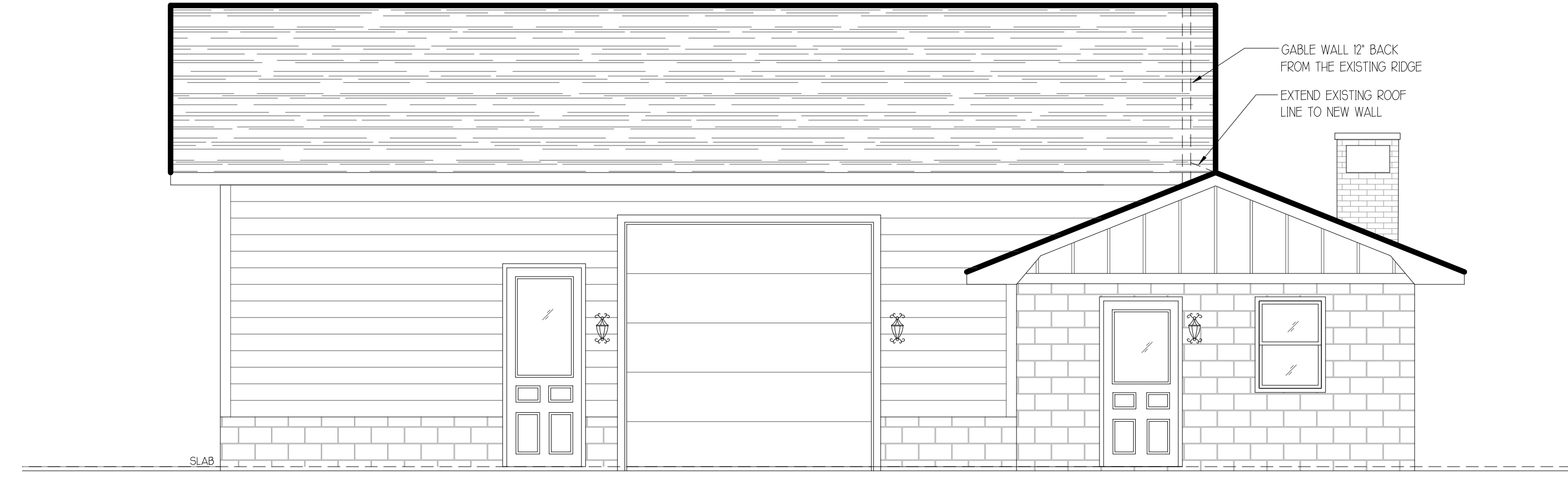
202 NORTH  
CENTRAL AVE  
LOCUST, NC

FLOOR  
PLANS

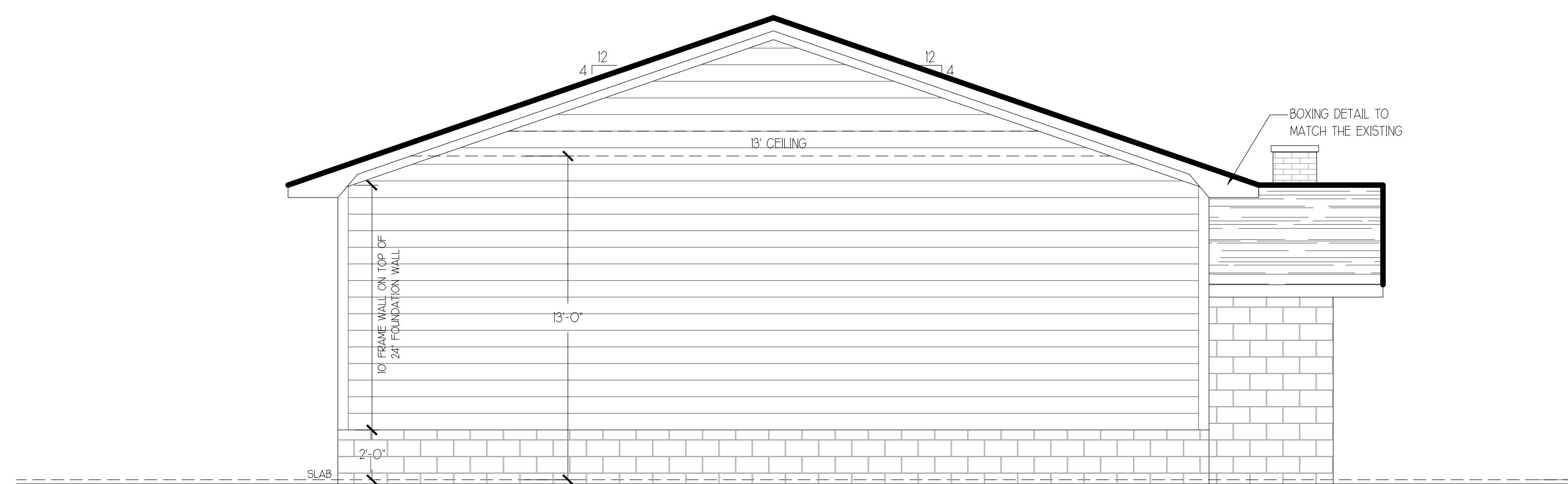
A2  
1/4"=1'-0"



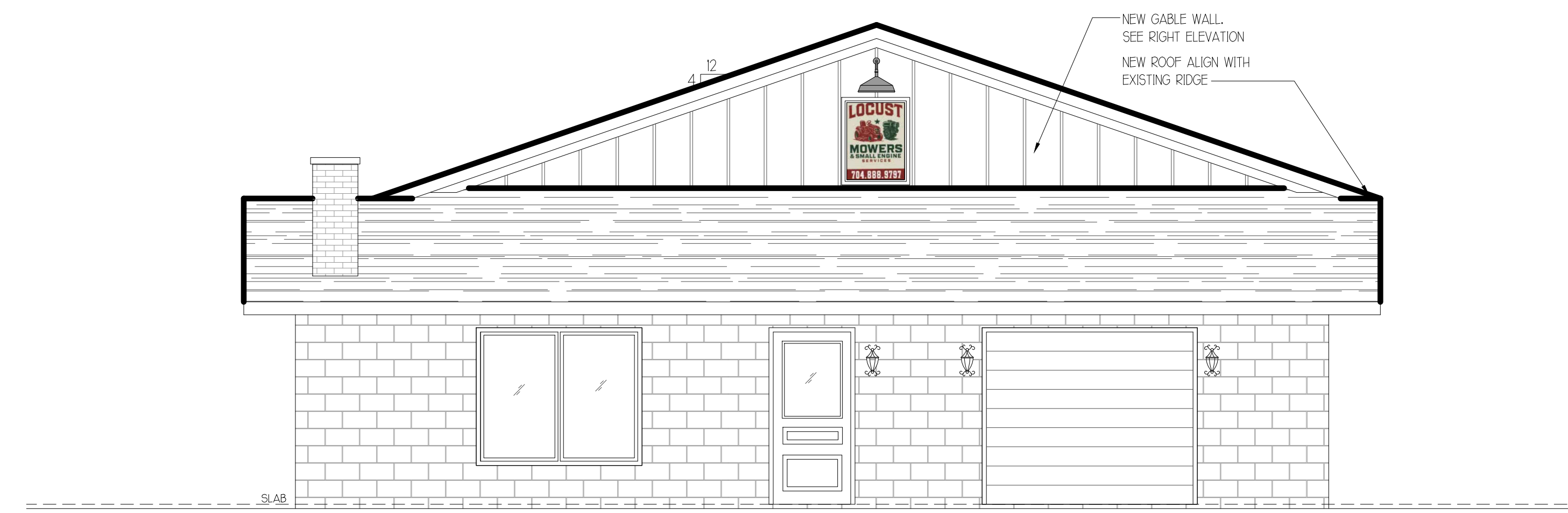
REAR ELEVATION



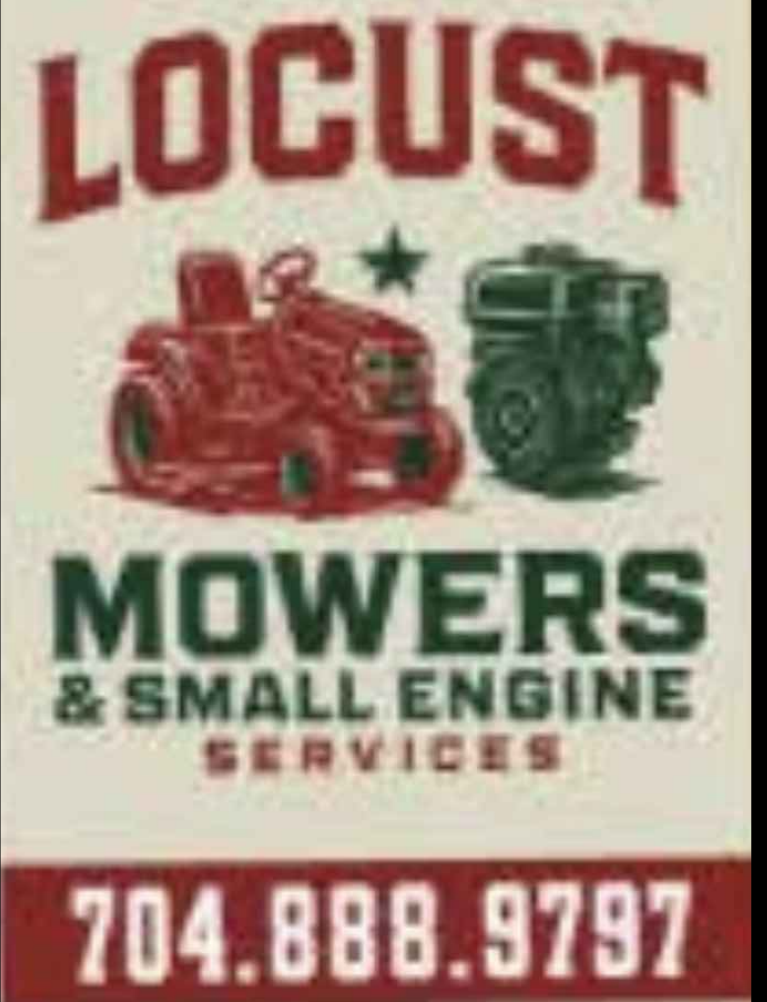
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



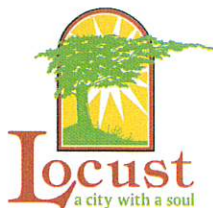
FEBRUARY 10  
2026

202 NORTH  
CENTRAL AVE  
LOCUST, NC

MAIN  
LEVEL

A3  
1/4"=1'-0"





# City of Locust

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

## Application for Conditional Zoning Change

Date 02/09/2026

Applicant Name: Dennis Patterson

Company Name (if applicable) Dennis Patterson HVAC, Inc.

Address: 2950 Barnhardt Road, Mt. Pleasant, NC 28124

Phone Number: 704-237-7166

Address of Property Change: 607 N Central Avenue, Locust, NC 28097

Present Zoning District: \_\_\_\_\_

Zoning District Request: \_\_\_\_\_

Proposed Use: Contractors Shop with/office with indoor storage

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

✓ # 1022 2-13-26  
500<sup>00</sup>





