



Planning and Zoning Board Agenda

March 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:

7. Conditional Rezoning – Riley’s Retreat
8. Chairman’s Report
9. Board Closing Comments
10. Adjourn



Locust Planning & Zoning Board Meeting Minutes Joel Huneycutt Community Room

6:00 PM

February 26, 2026

Board Chair
Board Members and Alternate

Tim Fesperman
James Baucom, Matthew Sanford, Chuck
Cowherd, Amanda Pasquarello, Joe
Abbatiello, Jeff Claiborne, Jarvis Williams
and Steve Dutton

1. Call to Order

Meeting was called 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 Jamed Baucom and Joe Abbatiello (8-0)
Motion to adopt the agenda as presented

4. Minutes - adopt January 22, 2026

M/S/A Board Members Joe Abbatiello and Jeff Claiborne (8-0)
Motion to approve the January 22, 2026, minutes

January 22, 2026

5. Public Comment Period

No one signed up to speak

6. Old Business

7. New Business

Jaden Forte with Locust Mower was present to speak and present a conditional rezoning request to expand his building to accommodate the level of business he has received since he opened. He is requesting to build a 26x32 addition.

M/S/A Board Members Joe Abbatiello and Jeff Claiborne (8-0)

Motion to send favorable recommendation to Council for the conditional rezoning request submitted by Jaden with Locust Mowers

Dennis Patterson presented a conditional rezoning request for 607 N Central Ave. They are not looking to change anything other than the sign and move his HVAC business from Mt. Pleasant to Locust.

M/S/A Board Members Chuck Cowherd and James Baucom (8-0)

Motion to send favorable recommendation to Council for the conditional rezoning request submitted by Dennis Patterson HVAC

Conditional Rezoning - Locust Mower

A4-A4

Conditional Rezoning - Dennis Patterson HVAC

8. Chairman's Report

Nothing to report at this time

9. Board Closing Comments

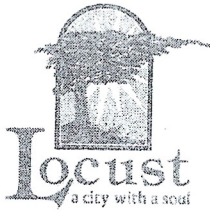
10. Adjourn

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

Motion to adjourn at 6:28pm

Amy Furr, City Clerk

Tim Fesperman, Board Chair



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

Application for Conditional Zoning Change

Date: 3/11/26

Applicant Name: Rebecca Thompson

Company Name (if applicable) Viteys Retreat

Address: 112 S. Beverly Dr Locust, NC 28097 ^{physical} PO Box 190 Locust NC 28097 ^{mailing}

Phone Number: 704-781-5058

Address of Property Change: 112 S. Beverly Dr Locust, NC 28097

Present Zoning District: HCC

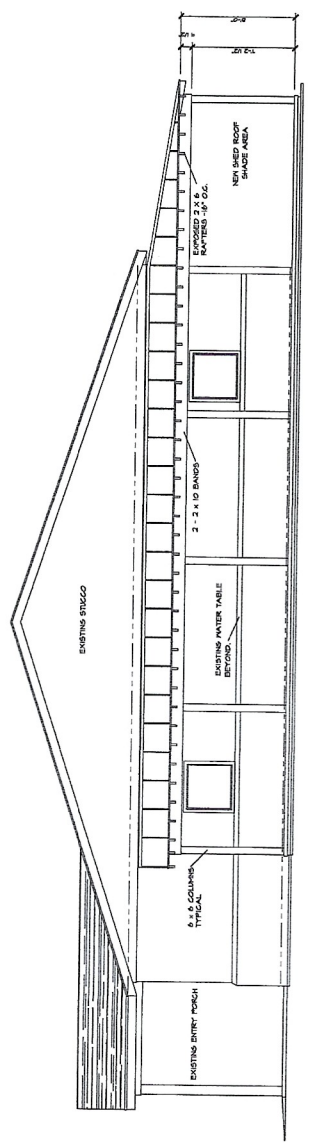
Zoning District Request: HCC

Proposed Use: shade addition to existing building

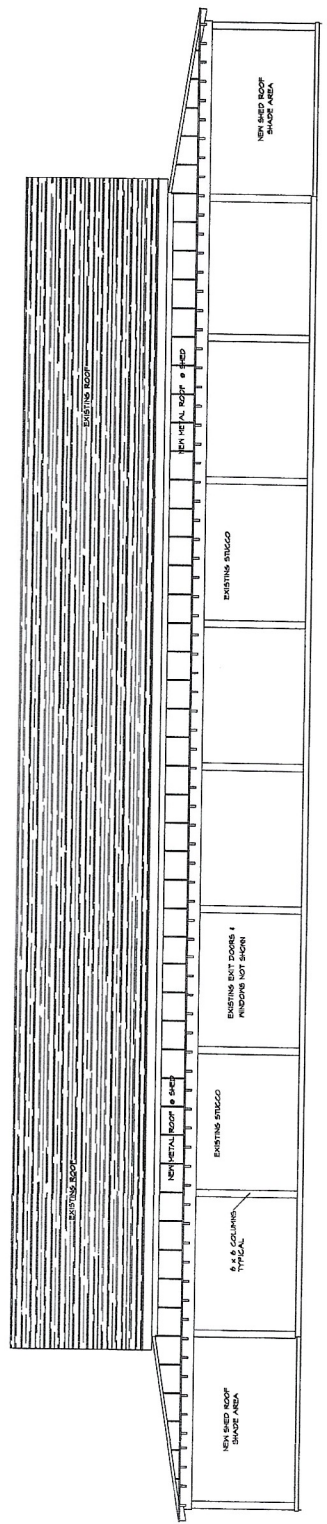
Applicant Signature: [Signature]

The following information is required with the application:

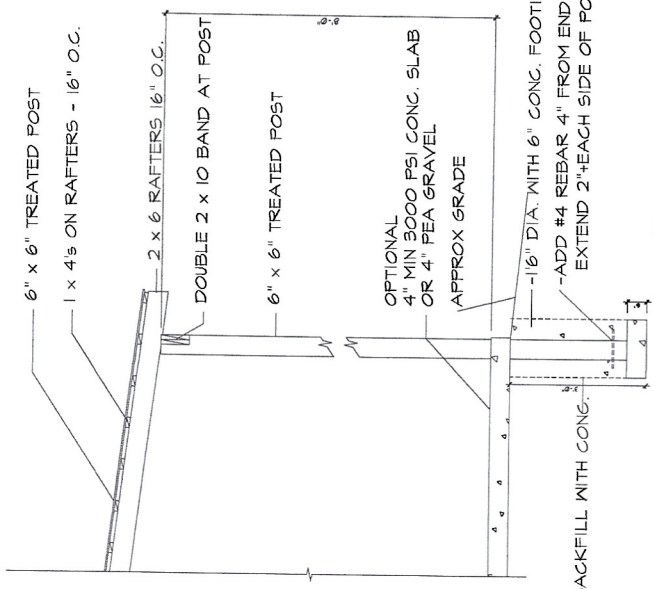
- (1) Map of the property to be rezoned, accurate description to show the following:
 - a. All property lines with dimensions, north arrow.
 - b. Names and addresses of adjoining landowners.
 - c. Location of all existing structures, use of all land.
 - d. Zoning classifications of all abutting zoning 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.



RIGHT SIDE ELEVATION W/ ADDITION
 SCALE: 1/4" = 1'-0"



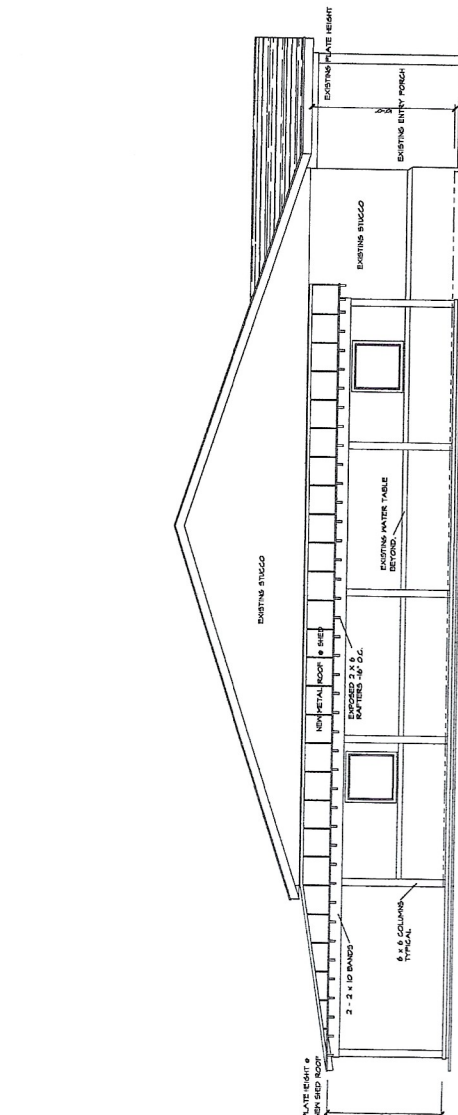
REAR ELEVATION W/ ADDITION
 SCALE: 1/4" = 1'-0"



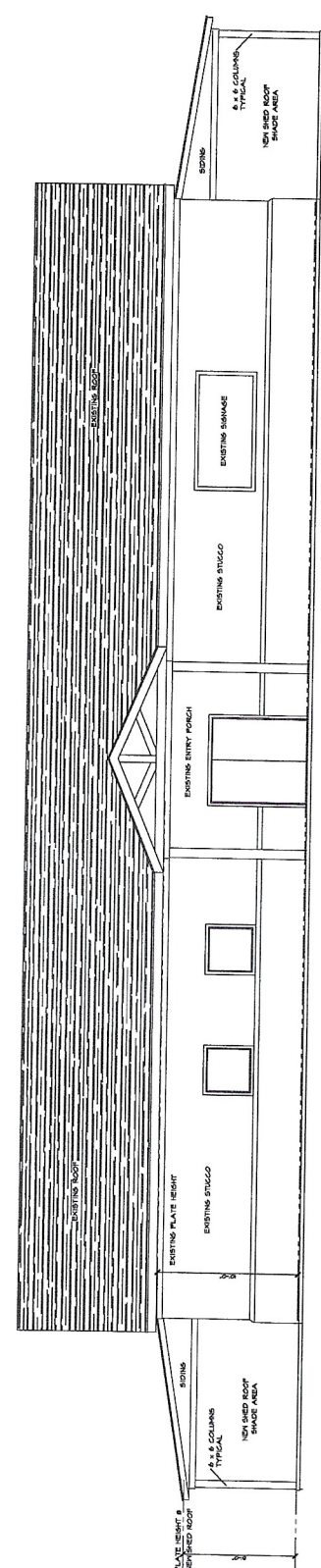
BACKFILL WITH CONG. -

-16" DIA. WITH 6" CONC. FOOTING
 -ADD #4 REBAR 4" FROM END - THROUGH 6x6 POST TO
 EXTEND 2" EACH SIDE OF POST.

1 TYPICAL FOOTING AND WALL SECTION
 A-2



LEFT SIDE ELEVATION W/ ADDITION
 SCALE 1/4" = 1'-0"



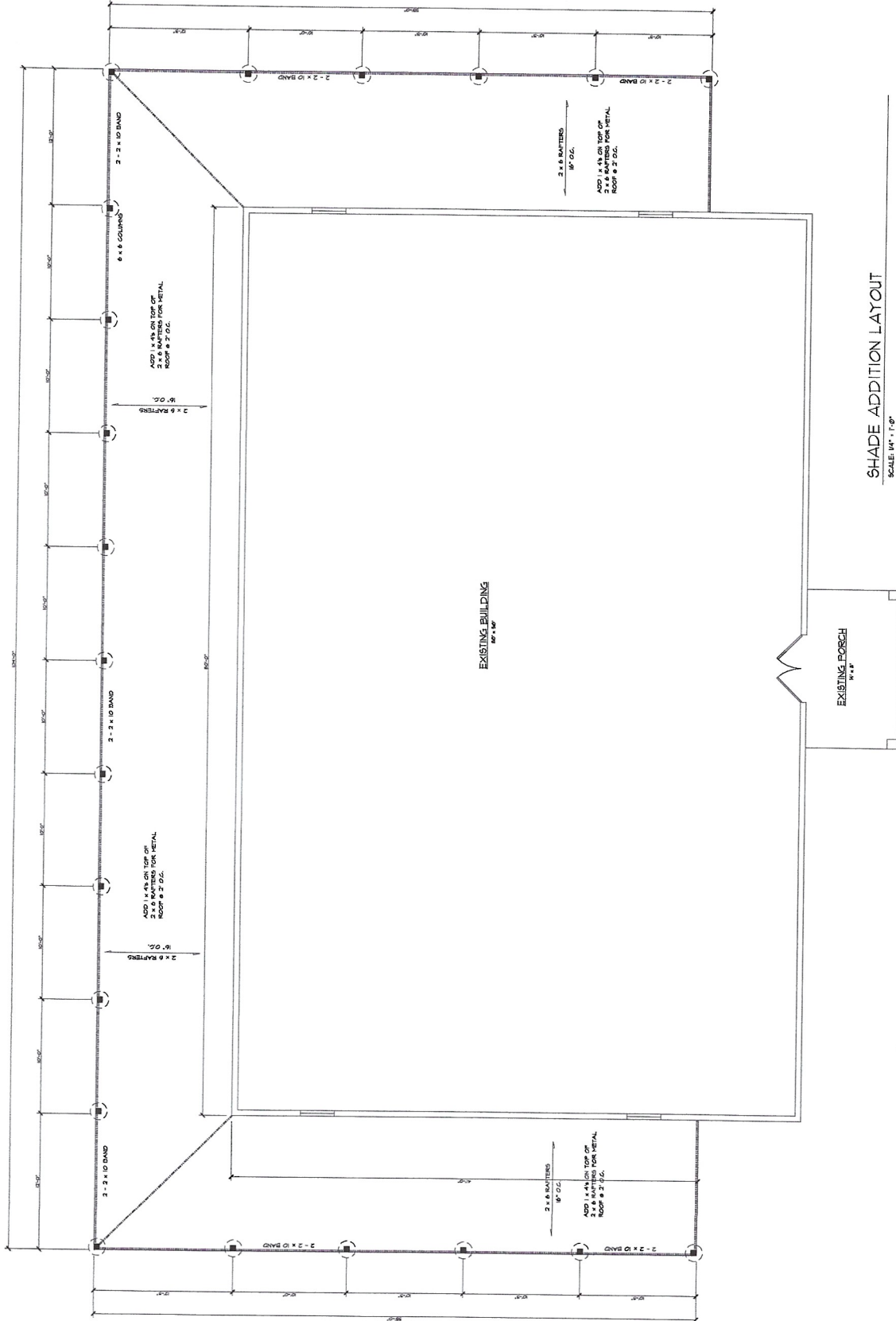
FRONT ELEVATION W/ ADDITION
 SCALE 1/4" = 1'-0"

ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
FLOOR FINISH: 3/4" CONCRETE ON 4" SAND
ROOF FINISH: 1/2" GYP BOARD ON 2" X 6 BATTENS ON 2" X 10 RAFTERS
WALL FINISH: 5/8" GYP BOARD ON 2" X 4 STUDS ON 2" X 6 BATTENS ON 2" X 10 RAFTERS

FEBRUARY 12, 2026

PROJECT NUMBER: 2026-0000
DRAWN BY: [Redacted]
CHECKED BY: [Redacted]
REVISION: [Redacted]

A-1



SHADE ADDITION LAYOUT
SCALE: 1/4" = 1'-0"