

Date: May 27, 2021
Meeting of: Locust Planning and Zoning Board
Time: 6:00 p.m.
Place: Joel Huneycutt Community Room
Members Present: Tim Fesperman, Sean Lambert, Lanna Thomas, James Baucom, David Mansel, Joe Abbatiello, Ed Curlee and Janice Hils
Alternates: Dillon Beatty and Todd Stutts
Members Absent:
Order: Chairman Tim Fesperman
Pledge: Chairman Tim Fesperman
Prayer: Mayor Stephen Huber

Meeting called to order at 6:00pm

Public Comment: Mayor Stephen Huber spoke to the board and thanked them for their service to the City and the citizens of Locust. That they were very appreciated.

M/S/A Board Members Lanna Thomas and James Baucom (7-0)
Motion to adopt agenda

M/S/A Board Members Sean Lambert and Ed Curlee (7-0)
Motion to approve minutes

New Business – A rezone request application has been received for 6370 Hwy 24/27. The Taylor property. 60 acres that is at the corner of Hwy 24/27 and Pine Bluff Rd. The request is to rezone from HC to OPS Conditional. Smith Douglas Homes presented a proposal with 145 homes. Home sizes would vary between single story and multi-story homes. There is proposed 30- 80ft lots and 115- 70ft lots with playground amenities and walking trails. Mail kiosks, HOA, water and sewer and storm water ponds. Sidewalks on both sides of the street and wide streets with space for on-street parking and curb and guttering. The Board expressed concerns with this plan not following our Land Use Plan with keeping Hwy 24/27 a “commercial corridor”. This project warrants a traffic study by the City for impact analysis and if zoned OPS conditional, the conditions stay with the property if ever sold. Another rezone request was presented for property located at 6719 NC Hwy 24/27. 15 acres behind SECU from OPS to HC. This request is consistent with the City’s Land Use Plan.

M/S/A Board Members Ed Curlee and Sean Lambert (7-0)
Motion to send unfavorable recommendation to Council for rezone request from HC to OPS conditional of 6370 Hwy 24/27

M/S/A Board Members Ed Curlee and Sean Lambert (7-0)
Motion to send favorable recommendation to Council for rezone request from OPS to HC of 6719 Hwy 24/27

Chairman Report – N/A

Board closing comments - Thanks to everyone.

M/S/A Board Members Janice Hils and Lanna Thomas

(7-0)

Motion to adjourn meeting at 7:21 pm

Chairman Tim Fesperman

Amy Meachum, City Clerk