

Minutes of a Meeting of
The Liberty Planning Board
Special Meeting
Held on January 17, 2024 5:30PM

Chairman: Kevin Bowman
Board: Gail Emerson, Marty Bare, David Staley, Chris Turner, Jason Collins,
and Dennis Hargis
P & Z Consultant: Reynolds Neely
Town Clerk: Jessica Brown
Assistant Town Manager: Janie Phelps
Town Manager: Scott Kidd

To Order

Kevin Bowman called the meeting to order at 5:30PM and thanked everyone for coming.

Rezoning Request EHC Builders R6 to RMF West Butler Avenue Extension
(tabled from regular meeting)

“Shorty” Coblentz, owner of EHC Builders, came forward to answer any questions. Marty Bare asked why she wanted the change. She said Liberty is growing and she wants to build apartments/townhomes that are handicap accessible. These will not be Section 8 and will be for working families. Town Manager Scott Kidd said our SOC amendment has been approved by the state and we can now add on to our sewer. Marty Bare said he does have concerns about apartments. Ms. Coblentz said they will have to have a certain credit score and there will be rules and regulations for residents. She will own these and is not going anywhere. They are named after her grandson. David Staley asked if there was only one exit and she said she has not gotten that far yet. He asked if she had thought about leaving an easement for Newlin and Janie Phelps said Newlin has access off York Martin. Once her plans are submitted that can be looked at. Tom Meacham came forward and said he has been handling Newlin for twenty some years. The fifty foot easement comes out on York Martin which would relieve some congestion.

Karen Coble Albright of Pleasant Garden West Market Realty came forward and asked about multi family housing at the megasite. Kevin Bowman told her that question is for the County since they handle their permitting.

Kevin Bowman said we need apartments for young people.

Jason Collins made a motion to approve the rezoning for EHC Builders R6 to RMF West Butler Avenue Extension and that in accordance with 160 D-605(a), the requested rezoning is consistent with the objectives of the Town of Liberty Land Development Plan (the Plan) due to its location and existing use, but inconsistent with the existing designation. This area of the Plan is proposed to be developed as low density residential. Due to the Town currently updating the Plan and the future use of the property to be high density residential, the Plan shall be reflected to show these properties in a proposed use of high density residential/infill.

David Staley seconded the motion with the consistency statement.

Dennis Hargis, Gail Emerson, David Staley, Jason Collins, and Chris Turner voted to approve.

Marty Bare voted no.

The rezoning was approved five to one.

LDP Discussion and Recommendation

Kevin Bowman said he was very pleased with the turnout of citizens on the tenth that came to review the LDP.

Janie Phelps said there were not a lot of updates or changes.

There were no citizen comments. Reynolds Neely thanked everyone for working so many years on this Plan and he was very proud of it.

Christ Turner made a recommendation to approve the LDP Plan and send it to the Town Council. David Staley seconded the motion which passed unanimously.

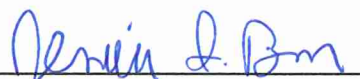
Manager Report

The Town Manager said Billy Hardin has seven lots he is moving forward with developing. Kevin Bowman said the link he shared to the Table of Uses was very helpful.

Adjourn

There being no further Planning Board business to discuss David Staley made a motion to adjourn the meeting. Marty Bare seconded the motion which passed unanimously.


Kevin Bowman, Chairman

ATTEST: 
Town Clerk



ATTACHMENT A

Town of Liberty Land Development Plan Consistency Statement

In accordance with 160D-605(a), the requested rezoning is consistent with the objectives of the Town of Liberty Land Development Plan (the "Plan), due to its location and existing use, but inconsistent with the existing designation. This area of the Plan is proposed to be developed as low density residential. Due to the Town currently updating the Plan and the future use of this property to be high density residential, the Plan shall be reflected to show these properties in a proposed use of high density residential/infill.

Kerrin Bowma
Planning Board Chair

1/17/24
Date



Town of Liberty Land Development Plan Consistency Statement

In accordance with 160D-605(a), the requested modifications to the current adopted Town of Liberty Land Development Plan is consistent with the objectives of the Town of Liberty and factors of increased development, growth, and statutory requirements in order to maintain a zoning program.

Kerrin Bowmer
Planning Board Chair

1/17/24
Date

