

Minutes of a Meeting of  
The Liberty Planning Board  
Held on March 13, 2024 5:30PM

Chairman: Kevin Bowman  
Board: Jason Collins, Gail Emerson, David Staley, , Marty Bare, and Jason Glass  
Assistant Town Manager: Janie Phelps  
Town Clerk: Jessica Brown

To Order

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

Minutes

Gail Emerson made a motion to approve the minutes from the February 14, 2024 meeting. David Staley seconded the motion which passed unanimously. The minutes were approved.

Rezoning Request McNeill Capital LLC R40 (Residential) to RMF (Residential Multi Family) 3577 Hinshaw Country Road

Assistant Town Manager Janie Phelps gave an update. This is an legislative review request by applicant McNeill Capital, LLC- Jeremy McNeill, for a rezoning request from R40 (Residential 40,000 square feet) to RMF (Residential Multi-Family) on parcel 8736318014, approximately 25.41 acres , located at 3577 Hinshaw Country Road. This request allows the applicant the potential for more density. This property is identified as high density infill in the 2024 LDP (Land Development Plan). Ms. Phelps went over the Table of Uses which includes single family Townhomes. The applicant Jeremy McNeill was present to answer questions.

David Staley made a motion to approve the request with the consistency statement that in accordance with 160D-605(a), the requested rezoning of 3577 Hinshaw Country Road from R40 to RMF is consistent with the objectives of the Town's LDP due to its location, size, and proposed zoning district use. Gail Emerson seconded the motion which passed unanimously.

Rezoning Request Kimberly Hall and Cheryl Cox Industrial (I) to Residential (R6) E Lowe Avenue

This is a legislative review request by applicant Kimberly Patterson Hall and Cheryl Causey Cox, trustees of the property, fo a rezoning request from Industrial (I) to Residential 6,000 square feet (R6) on portions of parcels 8736113237 and 8736104815 approximately 1.96 acres located at E Lowe Avenue. Ms. Phelps said they are requesting the rezoning to build a new home. Applicant Kim Hall was present at the meeting. She said it is the land right behind their house and her daughter wants to build there. She would be buying the property from her cousin and selling to her daughter but needs it rezoned first.

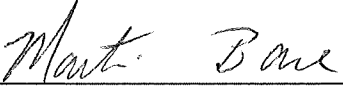
David Staley made a motion to approve the request with the consistency statement that in accordance with 160D-605(a), the requested rezoning is consistent with the objectives of the Town of Liberty LDP, due to its location, size and proposed zoning district use. Gail Emerson seconded the motion which passed unanimously.

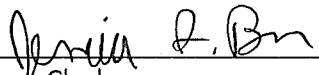
Manager's Report

The Assistant Town Manager said there has been a lot of discussion about growth and will continue to have more rezoning cases and more text amendments. Now that she is on board, Reynold Neely is pseudo retired. We have a new code enforcement company starting with the Town. March 29th is Alliance Code Enforcement's last day.

Adjourn

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

  
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Kevin Bowman, Chairman

ATTEST:   
Town Clerk



## ATTACHMENT A

### **Town of Liberty Land Development Plan Consistency Statement** *For Cheryl Causey Cox, Trustee, and Kimberly Patterson Hall, Trustee, for the Waldo Gordon Causey Trustee properties*

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, size, and proposed zoning district use. This area of the Plan is proposed to be developed as high density/infill. The properties are located off E Lowe Ave and are identified by parcel numbers 8736113237 and 8736104815. Specifically, the Plan supports this rezoning primarily by the following statements:

1. This property is within the Municipal Growth Area (MGA), as described and shown on pages 56-57 of the Plan. "Suitable development sites within MGAs should be given the highest level of encouragement and incentives for short-range development".
2. The Town will participate in the cost of providing or enhancing water mains and sewer outfalls leading to properties in Municipal and Primary Growth areas..." (page 56).
3. High Density Residential/Infill is an area designated for higher density residential development and non-residential uses that could serve as a transition to soften the impact of other commercial uses.

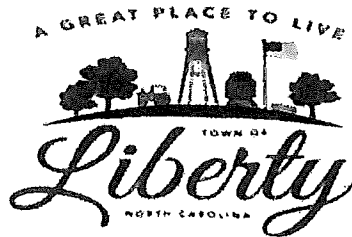
*Kevin Bowmer*

\_\_\_\_\_  
Planning Board Chair

*3-13-24*

\_\_\_\_\_  
Date





## ATTACHMENT A

**Town of Liberty Land Development Plan Consistency Statement**  
*For McNeill Capital, LLC on behalf of Jeremy McNeill, for the property addressed 3577  
Hinshaw Country Rd*

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, size, and proposed zoning district use. This area of the Plan is proposed to be developed as high density/infill. The property is located at 3577 Hinshaw Country Rd, parcel number 8736318014. Specifically, the Plan supports this rezoning primarily by the following statements:

1. This property is within the Municipal Growth Area (MGA), as described and shown on pages 56-57 of the Plan. "Suitable development sites within MGAs should be given the highest level of encouragement and incentives for short-range development".
2. The Town will participate in the cost of providing or enhancing water mains and sewer outfalls leading to properties in Municipal and Primary Growth areas..." (page 56).
3. High Density Residential/Infill is an area designated for higher density residential development and non-residential uses that could serve as a transition to soften the impact of other commercial uses.

Kevin Bowman  
Planning Board Chair

3/13/24  
Date

