

Minutes of a Meeting of
The Liberty Planning Board
Held on April 10, 2024 5:30PM

Chairman: Marty Bare
Board: Jason Collins, David Staley, Dennis Hargis, and Jason Glass
Assistant Town Manager: Janie Phelps
Town Clerk: Jessica Brown

To Order

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

Minutes

David Staley made a motion to approve the minutes from the March 13, 2024 Planning Board meeting. Dennis Hargis seconded the motion which passed unanimously.

Rezoning Request Duke Energy Progress, LLC, 1.15 acres located at W. Brower Avenue from TOWN to Industrial (I)

Assistant Town Manager Janie Phelps gave the report. This is a legislative review request by the Town of Liberty, acting on behalf of Duke Energy Progress, LLC, for a rezoning request from TOWN to Industrial (I) on parcels 8726940940 and 8726940797, approximately 1.15 acres located a W. Brower Avenue. The properties are currently zoned as a TOWN district. The Town of Liberty does not have an adopted TOWN district. Representatives for Duke Energy Progress have been in discussions with staff to conduct upgrades to the site, which cannot be done due to a nonexistent zoning district. The purpose of the request is to correct what appears to be an administrative error many years ago. The zoning should be corrected. An attorney from Duke Energy Progress was present at the meeting.

David Staley made a motion to approve the rezoning request by the Town made on behalf of Duke Energy Progress to rezone parcels 8726940940 and 8726940797 at W. Brower Avenue from TOWN to Industrial (I) with the consistency statement that the plan supports this rezoning primarily : 1. Since light industries typically do not require large land areas, they can be more easily located within urbanized areas, 2. Due to this zoning district being an oversight prior to current staff, this request is to correct an oversight during the plan update. Jason Collins seconded the motion which passed unanimously.

Manager's Report

Ms Phelps said we are getting closer to completing the Budget for the new fiscal year.

Adjourn

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


Kevin Bowman, Chairman

ATTEST:
Town Clerk

