

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

Chairman: Kevin Bowman
Board: Jason Collins, Gail Emerson, David Staley, Dennis Hargis, 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. He also mentioned there was a quorum present.

Minutes

David Staley made a motion to approve the minutes from the May 8, 2024 Planning Board meeting. Gail Emerson seconded the motion which passed unanimously.

General Rezoning Request - John Delafield for 5484 Old 421 parcel #8737115790 from R12 to R6

This is a legislative review request by applicant John Delafield, authorized agent for property owner Clifton Smith, for a rezoning request from R12 (Residential 12,00 square feet) on parcel 8737115790 approximately 13.16 acres, located at 5484 Old 421 to R6 (Residential 6,000 square feet).

Janie Phelps gave the staff report. This was subdivided a long time ago for mobile homes. Rezoning from R12 to R6 will allow for higher density which is marked as future high density in the LDP (Land Development Plan). This property adjoins R12 and R40 residential and would utilize this to create more housing. It does meet the four standards included in the findings. Tom Delafield, son of the applicant, came forward to speak. He passed around samples of site plans. Ms. Phelps said this is a General Use Rezoning and permits anything permitted in R6. The sidewalk will most likely be in the right of way. Turf is no longer included in impervious surfaces. Access will be off of Old 421. Kevin Bowman reminded the Board that they cannot use the site plan as part of their decision. Duplexes are allowed in R6 and not R12. David Staley asked if neighbors had been notified and Ms. Phelps said they will be when it goes before the Council.

David Fogleman of 215 E. Butler came forward to speak. He said he represents property owners North of the tract. He supports the property remaining R12. He wants to maintain the hometown feel. Six thousand square foot lots do not have that feel. He thinks there will be sewer and engineering challenges and R6 is too dense and does not fit the neighborhood. Ms. Phelps said they can send to Council, Deny, or table.

Gail Emerson made a motion to deny the request to rezone 5484 Old 421 from R12 to R6. David Staley seconded the motion to deny which was unanimous with Jason Glass, Dennis Hargis, David Staley, Jason Collins, Gail Emerson and Marty Bare voting to deny. David Staley made a motion to the consistency of the request with Jason Collins seconding but still denied.

Text Amendment Request- minor amendments subdivision requirements, a relief to parking requirements, and language for arts and murals

The Town of Liberty, upon review of adopted ordinances, has determined that there are several amendments necessary to modernize the ordinance as well as keep up with current planning and zoning trends. Janie Phelps gave the staff report. These updates include minor amendments to the subdivision requirements, a relief to parking requirements, and language of arts and murals. The amendments to subdivision requirements would

be sizes that are more consistent with what we have today and paper copies instead of mylar. As for parking requirements when a developer comes in they can submit their parking plan for that project which allows for flexibility. There are proposed additions for language regarding art murals. Staff would still review the layout and they would not be for advertising. Stipulations would need to be met. NCDOT has its own regulations if public art is put in the right of way. The definition is provided from the American Planners Association. Kevin Bowman said he would like to see more than one person to approve and that the recommendations should come before the Council.

David Staley made a motion to approve text amendments except the murals should go before the Council instead of Town staff. Time limits for murals should be ninety days with no more than one extension granted not to exceed sixty days. Change of sign is subject to \$35.00 fee and \$35.00 application fee. Mary Bare seconded the motion. David Staley agreed with the consistency of the proposed amendments with the LDP and Marty Bare seconded the motion with a unanimous vote of present members: Jason Glass, Dennis Hargis, David Staley, Jason Collins, Marty Bare, and Gail Emerson.

Manager's Report

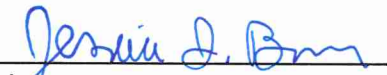
Ms Phelps has applied for the NCLM Legislative Policy Committee. There is a lot going on in the General Assembly. We are contracting with a new Town Website company which also has a zoning permitting system which will allow for better tracking. Freedom Park updates should begin soon. The Liberty Loop has been submitted to CTP (Comprehensive Transportation Plan) to see what the project would cost.

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.


Kevin Bowman, Chairman

ATTEST:
Town Clerk


Jessia L. Bunn