

Minutes of a Meeting of  
The Liberty Planning Board  
Held on August 9, 2023 5:30PM

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

To Order

Kevin Bowman called the meeting to order at 5:30PM and thanked everyone for coming. Planning and Zoning Consultant Reynolds Neely is joining us remotely for the meeting.

Minutes

David Staley made a motion to approve the minutes from the July 12, 2023 meeting. Chris Turner seconded the motion which passed unanimously.

Zoning Ordinance Text Amendments RZ-23-3

Reynolds Neely gave the Staff Report remotely. This is requesting the action to amend the Liberty Code of Ordinances Chapter 154 Zoning. This method of zoning was eliminated by 160 D (Conditional Zoning). This would remove Conditional Use language. It will create new regulations for Public Use Facilities and change the Special Use Permit for SNIA to 10/70 option development. Pump station lots do not meet a lot of the subdivision ordinances. All Conditional Uses are scratched out. We are adding a note 54 154.191.1 for Public Use Facilities and how to regulate. The Town grants public issued permits for Public Use facilities. Standards include four standard tests. There are no special regulations like solar farms. We will go to Council with site plans. This also applies to subdivisions that may need a pump station. We are eliminating SNIA as the state did. There is an option for high density development, other than single families could ask for more. They would still have to follow the LDP (Land Development Plan). 160 D has just changed a lot of the wording.

David Staley made a motion to adopt the Zoning Ordinance text amendment RZ-23-3 and adopted this statement of consistency stating that the amendments are supported by the following Policy of the LDP : the town shall strive to provide first rate facilities and services to its citizens through continual planning for future needs. The amendments enhance the stated intent of the Zoning Ordinance and State Statute and comply with state law. For these reasons the proposed amendments are consistent with the comprehensive plan, the intent of the Zoning Ordinance and State Statute. Marty Bare seconded the motion with the consistency statement which was approved unanimously by members present: Jason Collins, Chris Turner, David Staley Marty Bare, and Gail Emerson.

LDP Special Work Session Date

Mr. Neely said we were going to have a special work session date this month with Jesse Day and Jose Colon with the PTRC video conferencing in but there were schedule conflicts so will do this at our next scheduled meeting.

Manager Report

Town Manager Scott Kidd gave the report. He received a lot of information from DEQ about extending sewer lines previously and will be meeting with them August 25th.

Citizen Comments


Mary Bartel, owner of property at 444 W Swannanoa came forward to speak. She has received her tax assessment for this property and said it has tripled in value. It is grouped in with Food Lion as commercial and she feels it should be residential. She has asked the County to send an appraiser personally. She had the property appraised herself in 2016. This property was there before Food Lion.

Mr. Neely said she can file a rezoning petition before the Board.

Adjourn

This meeting was adjourned to open the Board of Adjustment meeting.

  
Kevin Bowman, Chairman

ATTEST:   
Town Clerk