

Minutes of a Meeting of  
The Liberty Planning Board  
Held on December 13, 2023 5:30PM

Chairman:	Kevin Bowman
Board:	Jason Collins, Gail Emerson, Marty Bare, and Chris Turner
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.

Minutes

Gail Emerson made a motion to approve the minutes from the September 13, 2023 meeting. Marty Bare seconded the motion which passed unanimously.

Gail Emerson made a motion to approve the minutes from the October 4, 2023 meeting. Marty Bare seconded the motion which was passed unanimously.

Rezoning Request by Blower Engineering

This item was moved ahead of the LDP Discussion in the agenda since the applicant Tom Byrnes owner of Blower Engineering was present. They are currently zoned B2 with an SUP (Special Use Permit) to operate and would like to be rezoned to industrial. They would like to grow their business and utilize the skilled labor in this area. Board Chair Kevin Bowman said he sees this as industrial with some residential behind it. Tom Byrnes came forward to speak. They do light assembly and construction and have been there since 2014. He has three local employees and three family members that work there currently. They do transport systems for blowers for grains used in cereal and flour. He wants his business to stay in this Town.

Board Member Chris Turner made a motion to approve the rezoning request. Board Member Jason Collins seconded the motion which passed unanimously.

Board Member Chris Turner made a motion to approve the Town of Liberty Land Development Plan Consistency State which says : In accordance with 160D-605 (a), the requested rezoning is consistent with the objectives of the Town of Liberty Land Development Plan due to its location and existing use. This area of the Land Development Plan is proposed to be developed as industrial. Board Member Gail Emerson seconded the motion which passed unanimously.

LDP Update Discussion - PTRC - Jose Colon

Mr. Colon introduced himself. He said the Plan is similar to a couple of months ago and there has been a lot of work put into it by previous Board members and current, Reynolds Neely, and Janie Phelps. He said there are six sections: 1) Introduction 2) Existing Conditions, 3) Public Involvement and Community Input, 4) Design Guidelines, Vision, and User Guide 5)Development Plan-Policies and Recommendations 6) Future Land Development and Implementation. He went through them quickly. Ms. Phelps said they didn't feel comfortable putting Parks and Rec in Conservation because they have not done the studies. She said an LDP is not per parcel, that is what zoning is for and it is a living document - more conceptual and updated. We will have a community meeting in January and have a recommendation to the Council in February. Mr. Neely asked if we want to propose a recommendation or let the Public review it first? Board Chair Kevin Bowman said let's meet on January 10th and plan to present to the community at the end of January. Mr. Neely said we can continue to the 10th and have an Open House after the regular meeting. Mr. Bowman said Fox 8 would like to come once it is adopted.

Marty Bare made a recommendation to table the LDP Discussion until the January 10th meeting. Gail Emerson seconded the motion which passed unanimously.

Text Amendments - Janie Phelps

Ms. Phelps is working on amendments to get ordinances to match 160D and modernizing and updating sections. She is looking at pulling ordinances from American Legal and making them a stand alone document. She is reorganizing the definitions and putting them together.

Marty Bare made a motion to approve the amendments with the Town of Liberty Land Development Plan Consistency Statement which states in accordance with 160D-605(a), the requested revisions are consistent with the objectives of the Town of Liberty Land Development Plan, due to maintaining compliance with NC General Statutes and fostering growth appropriately by amending development regulation to either minimum state standards or specific standards for the development of Liberty. Chris Turner seconded the motion which passed unanimously.

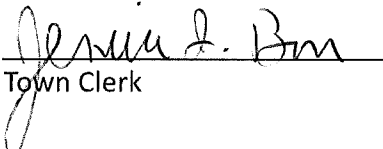
Manager Report

Town Manager Scott Kidd gave the report. He is getting zoning questions all the time. The other Shell building next to Americhem has been purchased by Toyota. Bella Mia's Restaurant had a soft opening. There hasn't been any movement on the Train Depot because it is still tied up in the Estate.

Adjourn

There being no further Planning Board business to discuss Marty Bare made a motion to adjourn the meeting. Gail Emerson 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, due to its location and existing use. This area of the Land Development Plan is proposed to be developed as industrial.

Kevin Boarma  
Planning Board Chair

12-13-23  
Date





## ATTACHMENT A

### Town of Liberty Land Development Plan Consistency Statement

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Kevin Bowmer      12-13-23  
Planning Board Chair      Date

