



TOWN OF LIBERTY

239 S. Fayetteville Street | PO Box 1006 | Liberty, NC 27298

Office (336) 622-4276 | Fax (336) 622-2665

www.Liberty-NC.com

A G E N D A

Planning Board

January 5, 2026 5:30PM

1. Call to Order
2. Approval of November, 12 2025 minutes
3. Oath of Office Marty Bare
4. A legislative review request by applicant April Brunet, on behalf of property owner Cynthia Greer of Warehouse 143 LLC, for a rezoning request from I (Industrial) to B1 (Business) on parcel 8736053314, approximately 0.6 acres, located at 143 S Asheboro St.
5. Manager's Report
6. Citizen Comments
7. Adjourn



GENERAL USE REZONING REQUEST

<p>DATE: TO: FROM:</p>	<p>January 5, 2026 Planning Board Janie Konyek, Assistant Town Manager</p>
<p>ABSTRACT:</p>	<p>A legislative review request by applicant April Brunet, on behalf of property owner Cynthia Greer of Warehouse 143 LLC, for a rezoning request from I (Industrial) to B1 (Business) on parcel 8736053314, approximately 0.6 acres, located at 143 S Asheboro St.</p>
<p>BACKGROUND:</p>	<p>April Brunet submitted the application for a zoning map amendment on December 5, 2025.</p> <p>Currently, the property is zoned I. The request to rezone to B1 will allow the applicant to utilize the property for generally permitted uses by right in B1 and no parking requirements. The lot is an abnormal shape, adjacent to the railroad right-of-way, and not conducive to current parking requirements within Liberty's Development Ordinances.</p>
<p>DISCUSSION:</p>	<p>The Town of Liberty Land Development Plan 2024 (LDP) identifies this property within the Industrial classification. That description is to identify "areas designated for manufacturing, distribution, and other industrial uses". (page 54). If recommending approval, the classification would need to be changed to High Density Residential/Infill or Commercial.</p> <p>The applicant refers to the LDP in that it emphasizes revitalizing Liberty's downtown. Economic Development Policy #3 on page 48 specifically refers to this.</p> <p>The maximum built upon area (BUA) for the lot is 6,272.64 square feet. The majority of this lot has been developed previous to October 1, 1993, so a survey would be required to determine the amount available if future development is requested.</p> <p>There are no water features or floodable area on the property.</p>



	The adjacent zoning to the west is R6, to the north is B2 and railroad right-of-way, to the east is R12 and railroad right-of-way with B1 adjacent to the railroad, and to the south is R12.
RECOMMENDATION:	<p>The Planning Board shall review and discuss the request. The following statements are provided:</p> <p>APPROVE the request and forward it to the Town Council for consideration.</p> <p>-OR-</p> <p>DENY the request.</p> <p>-OR-</p> <p>TABLE the request for further discussion to a future Planning Board meeting.</p>
ATTACHMENTS:	Attachment A includes a consistency and inconsistency statement for compliance with the Land Development Plan. Attachment B is the applicant's application.



Aerial of subject property





ATTACHMENT A

Town of Liberty Land Development Plan Consistency Statement

For April Burnet, on behalf of property owner Cynthia Greer of Warehouse 143 LLC, for the property addressed 143 S Asheboro St

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 (*HighDensity or Commercial*). Currently, the property is classified as Industrial in the Plan, and shall be updated to be (*HighDensity or Commercial*). The property is located at 143 S Asheboro St, parcel number 8736053314. 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 property is also located within the Downtown Investment Area (DIA), as described and shown on pages 56-57 of the Plan. “Developments/uses that are pedestrian in scale, include a variety of uses and active ground floors should be encouraged in this Area”.
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. Commercial are “Areas designated for...services catering to local residents and visitors alike”.

Planning Board Chair

Date



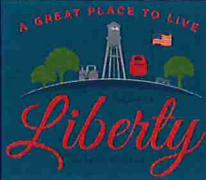
Town of Liberty Land Development Plan Inconsistency Statement

For April Burnet, on behalf of property owner Cynthia Greer of Warehouse 143 LLC, for the property addressed 143 S Asheboro St

In accordance with 160D-605(a), the requested rezoning is inconsistent with the objectives of the Town of Liberty Land Development Plan (the “Plan”), due to its location, size, and proposed zoning district use. The property is located at 143 S Asheboro St, parcel number 8736053314. This area of the Plan is proposed to be developed as Industrial.

Planning Board Chair

Date



Application For Rezoning

Town of Liberty • P. O. Box 1006 • 128 South Fayetteville Street • Liberty, NC 27298
Phone (336) 622-4276 • Fax (336) 622-2665 • www.Liberty-NC.com

The following fees are associated with a Rezoning application.

- General Use Rezoning - \$550
- Conditional Rezoning - \$575

Applicant Information

First Name *

April

Last Name *

Brunet

Email *

april@sapphire24fitness.com

Applicant Address Differs from Project Location & Owner Address

Address

PO Box 893

Address 2

Address 2

City

LIBERTY

State

NC

Zip Code

27298

Rezoning Information

Location Details

Property Location *

143 S ASHEBORO ST

Q Search

Block *

8736053314

Lot

Lot

Qualifier

Qualifier

Owner Name

Owner Address

143 S ASHEBORO ST

Owner City

LIBERTY

Owner State

NC

Owner Zip Code

27298

Parcel Number(s)

Enter all parcel numbers for the project

Property Acreage

Enter total property acreage

Acreage to be included

Enter total acreage to be included in project

Current Zoning *

I

Additional Current Zoning

N/A

Requested Rezoning Type *

General Use

Requested Zoning Reclassification *

B1

Deed Book

Enter deed book

Deed Page

Enter deed page

Plat Book

Enter plat book

Plat Page

Enter plat page

Section

Enter section

Lot #

Enter lot #

Project Details

Please answer the following statements (if any statements are left unanswered, the application shall be deemed **incomplete**).

Is there any alleged error in this chapter which would be corrected by the proposed amendment? If so, please provide a detailed explanation of the error in the chapter and detailed reasons how the proposed amendment will correct the same; *

There is no error in the zoning chapter itself; however, the current zoning classification applied to this parcel no longer reflects the property's true function or long-established development pattern as part of Liberty's downtown business area. The building was constructed in 1938, well before modern zoning standards and the lot configuration, structure placement, and available parking align naturally with the traditional downtown form rather than the requirements of the current district. Rezoning to B-1 (Downtown Business) corrects this mismatch by placing the property in the district specifically intended for established downtown commercial sites where reduced or flexible parking and walkable access are expected. This amendment ensures that regulations appropriately match the property's existing conditions and intended commercial use.

Minutes of a Meeting of
The Liberty Planning Board
Held on November 12, 2025 5:30PM

Chairman: Kevin Bowman
Board: Chris Turner, Marty Bare, Dennis Hargis, Gail Emerson,
Jason Glass, Jason Collins, and David Staley
Assistant Town Manager: Janie Konyek
Town Clerk: Jessica Brown

To Order

The meeting was called to order at 5:30 PM by Chair Kevin Bowman. All Board members are present.

Minutes

David Staley made a motion to approve the minutes from the October 8, 2025 Planning Board meeting. Gail Emerson seconded the motion which passed unanimously.

Text amendment request - These updates are to amend Sections 152.200, 154.275 (I), 154.275 (H) as a response to SL2025-94 to modernize the ordinance, keep up with current P & Z trends, and adopt language pursuant to changing legislation

Assistant Town Manager said this is to comply with state legislative requirements. It basically takes away the one year waiting period to re-submit a withdrawn application.

David Staley made a motion to approve the ordinance amending the zoning ordinance and that they are consistent with the LDP (Land Development Plan). Dennis Hargis seconded the motion which passed unanimously with Board Members: Jason Glass, David Staley, Marty Bare, Dennis Hargis, Chris Turner, and Gail Emerson voting yes.

Major Subdivision Request - Anthony Hezar, on behalf of property owner Robert Cavinder, has submitted an application for a major subdivision located at Bunton Swaim Rd, parcel number 8727510425. It is currently zoned R 40 and twelve lots are proposed

Ms. Koyek said the application was submitted on October 8, 2025. Concept plans have been distributed to Planning/Zoning, Public Works, DEQ, Fire Marshal, Liberty Police, Randolph County Building Inspections, NCDOT, and the Randolph County School Board to provide comments. This is in the ETJ. These are big lots. Anthony Hezar and the engineer are here. This would be a private water/sewer system and shows an easement at the force main. Lots 6 - 8 are off site and a soil area. It is in the staff's opinion that the preliminary plat for this proposed major subdivision is consistent with the LDP. This submitted plat also meets all the requirements as listed in the adopted Town of Liberty Ordinance.

David Staley made a motion to approve the preliminary plat recommendation for this subdivision. Dennis Hargis seconded the motion which passed unanimously with Board Members: Jason Glass, David Staley, Marty Bare, Dennis Hargis, Chris Turner, and Gail Emerson voting yes.

Manager's Report

Ms. Konyek said the road work around town is being finished up. She attended an event at Toyota that included Governor Stein, Senator Budd, and the Secretary of Transportation.

Adjourn

There being no further Planning Board business to discuss Gail Emerson made a motion to adjourn. The meeting was adjourned.

Kevin Bowman, Chair

ATTEST: _____