

Minutes of a Meeting of
The Liberty Planning Board
Held on June 11, 2025 5:30PM
Virtual

Chairman: Kevin Bowman
Board: Chris Turner, Marty Bare, Dennis Hargis, and
Jason Glass
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. Applicant Steve Allen joined the meeting which was held virtually.

Minutes

Marty Bare made a motion to approve the minutes from the May 14, 2025 Planning Board meeting. Dennis Hargis seconded the motion which passed unanimously.

Rezoning Request by applicant PS Allen LLC, for a rezoning request from R12 to R6 on parcel 876983096, approximately .28 acres, located at 400 N Smith St.

Janie Konyek gave the staff report. This is a legislative review request for the rezoning of parcel 876983096 on 400 N Smith Street from R12 to R6. They would like to build another home on this property which is adjacent to R12. The applicant Steve Allen said he would like to add another affordable house to the area.

Jason Glass made a motion to approve the rezoning from R12 to R6 on parcel 876983096 along with the Consistency Statement which finds 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, size, and proposed zoning district use. Dennis Hargis seconded the motion which passed unanimously with members: Chris Turner, Marty Bare, Dennis Hargis and Jason Glass voting to approve the rezoning.

Manager's Report

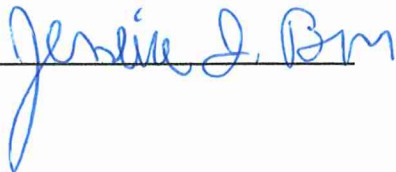
Janie Konyek gave the report. She said Budget season is ending and she is currently working on ordinances.

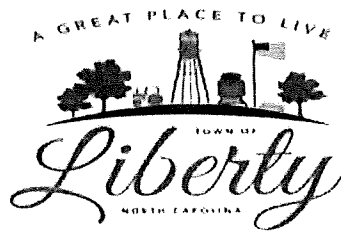
Adjourn

There being no further Planning Board business to discuss Marthy Bare made a motion to adjourn which was accepted and the virtual meeting adjourned at 5:40 PM.


Kevin Bowman, Chairman

ATTEST:
Town Clerk



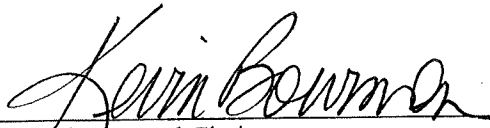


ATTACHMENT A

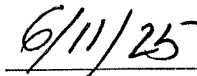
Town of Liberty Land Development Plan Consistency Statement *For PS Allen LLC, for the property addressed 400 N Smith St*

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 high density/infill. The property is located at 400 N Smith St, parcel number 8726983096. 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 Town will participate in the cost of providing or enhancing water mains and sewer outfalls leading to properties in Municipal and Primary Growth areas..." (page 56).
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.



Planning Board Chair



Date