

Minutes of a Meeting of
The Liberty Planning Board
Held on July 9, 2025 5:30PM
Virtual

Chairman: Kevin Bowman
Board: Chris Turner, Marty Bare, Dennis Hargis, Gail Emerson, 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. This is a virtual meeting.

Minutes

Dennis Hargis made a motion to approve the minutes from the June 11, 2025 Planning Board meeting. Chris Turner seconded the motion which passed unanimously.

Major Subdivision Request - Survey Carolina, on behalf of property owner Celene Martinez, have submitted an application for a major subdivision, located at 225 E. Highfill Ave. parcel number 8736175446. It is currently zoned R12 and 11 lots are proposed.

Janie Konyek said the application was submitted on May 20, 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. Water is available, Nash Duggins with Survey Carolina and Celene Martinez applicant also joined the meeting. Kevin Bowman asked the difference between a major and minor subdivision. Ms. Konyek said five new lots or more makes it a major subdivision. The Planning Board will make a recommendation which will then go to the Town Council. Gail Emerson asked about the price range of the homes. Mr. Duggins said they will be \$275,000 - \$300,000. It is recommended by DOT to have a 50' right-of-way labeled as public or private. Kevin Bowman asked if the existing house had been taken down and the applicant said it has. He also asked if drives were big enough for two cars to park side by side. Dennis Hargis said he would lean towards a 96 foot cul-de-sac and it is hard to turn a fire truck if cars are parked on the street. Mr. Duggins said the fire marshal is required to work with DEQ requirements. The Planning Board has sixty days to make a recommendation to the Town Council which would mean some time in September.

Marty Bare made a motion to table until the August 13, 2025 Planning Board meeting. Gail Emerson seconded the motion which passed unanimously. with Dennis Hargis, Marty Bare, Chris Turner, and Jason Glass voting yes.

Planning Board Bylaws Discussion

Kevin Bowman asked who makes authorization for remote meetings because he does not feel they do justice to the citizens or the applicants and a small town should have face to face meetings. Dennis Hargis said he agrees that it is OK once in a while but most meetings should be in person. Janie Konyek said to clarify allowing for remote meetings in the bylaws does not mean they need to all be remote. There were some questions about member compensation. The amended bylaws say the members receive compensation if the meeting is held and they attend the meeting. Kevin Bowman said he thinks the Town Council should be made