Minutes of a Meeting of
The Liberty Planning Board
Held on August 13, 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.

Minutes
Chris Turner made a motion to approve the minutes from the July 9, 2025 Planning Board meeting. Gail Emerson seconded the motion which passed unanimously.

Oath of Office Jason Collins
Jason Collins took his Oath of Office from the Town Clerk. He will serve another three year term as an alternate for ETJ.

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. This was tabled from the virtual meeting of the Planning Board on July 9, 2025 to allow applicant time to speak with the Fire Marshal about concerns with the radius of the cul-de-sac.
Janie Konyek said she had made notes of questions at the previous meeting. She has included the FIre Marshal's comments. The Board has sixty days to make a recommendation which leaves twenty five days after today. Nash Duggins was present at the meeting to answer any questions. Kevin Bowman asked why no curbing? Mr. Duggins said it is not required and can create more of a problem. Ms. Konyek said this is not required and streets would be publicly maintained. The Fire Marshal cannot enforce something that has not been adopted. He agreed to sixty feet and it meets standards. Chris Turner asked if this is approved by the DOT? Ms Konyek said the DOT has provided comments based on preliminary plans. Mr. Duggins said the slabs and foundations are dictated by lots. Dennis Hargis said a lot of water goes that way. Ms Konyek said GIS does not show this area as a flood risk. She also says that WithersRavenel goes to look at the proposed subdivisions so the town is making sure to take care of checks and balances. Mr. Duggins said their engineer has to certify before they turn into the DOT. Ms. Konyek said the developer is responsible for the road the first year from completion. Dennis Hargis remarked that Randolph County Schools will probably sell once the elementary school moves and there could be even more water coming from that land. Mr. Duggins said a drain pipe or ditch does the same thing and DEQ (Department of Environmental Quality) will design put in place which has to be inspected. They have a construction stormwater pond during work.
Chair Kevin Bowman asked for a recommendation from the Board.
Council Member David Staley recommended approving the subdivision. Council Member Chris Turner seconded the motion to recommend approval. Board Members David Staley, Marty Bare, Dennis Hargis, and Chris Turner voted to recommend approval. Board Member Gail Emerson voted to deny. The Subdivision was recommended for approval 4- 1.

Text amendment request - These updates are to amend Section 96.05 and 96.07 to clarify regulations on goats/sheep weighing less than 75 pounds

Janie Konyek gave the report. There were amendments to allow goats/sheep weighing 75 pounds or less within town limits approved in February 2024. However, there are clarifications needed to specify the number allowed. This clarifies not exceeding two per half acre. The Town allows for five dogs, five cats, or five goats/sheep less than 75 pounds each or combination of not to exceed 5 each.

Board Member Marty Bare made a motion to approve the Text amendment. Board Member Gail Emerson seconded the motion to approve the recommendation. Board Members: David Staley, Marty Bare, Dennis Hargis, Christ Turner, and Gail Emerson voted to recommend approval of the Text Amendment unanimously.

Planning Board Bylaws Discussion

Janie Konyek went over the highlighted changes. The Town Council recommended Board Members be paid $50.00 for each meeting attended and Alternates $25.00 per meeting attended . If an alternate has to fill in and vote they should get $50.00 for that meeting. The consensus was to approve the by laws.

Adjourn

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

Kevin Bowman, Chairman

ATTEST: _____
Town Clerk