



City of Liberty Planning Commission
May 28th, 2024 6 PM
Rosewood Center
Meeting Minutes
Approved July 17th, 2024

Board Members Present:

Hester Elrod
Bo McDonald
Jon Humphrey
Gerald Wilson
Karin Shore

Staff Present:

Jennifer Vissage
Jake Whitmire

Opening Comments

Chairperson Elrod opened the meeting at 6 PM and stated that a quorum was established. No one from the public signed up to speak so no comments from the public were received.

Review/Approval of April Meeting Minutes

Chairperson Elrod asked if everyone has reviewed the meeting minutes from the April 2024 meeting and if so, were there any comments and/or revisions. There was none and Mr. Wilson made a motion to approve the minutes and Mr. McDonald seconded the motion. The board voted unanimously to approve the April 2024 meeting minutes.

Comprehensive Plan Discussion

Chairperson Elrod asked if board members had their goals ready to discuss for the Comprehensive Plan Update. She began with hers which included Affordable Housing, Infrastructure Improvements, and Attracting/Sustaining businesses throughout the city.

Mr. Wilson stated that his would include Downtown Revitalization, Infrastructure Improvements, Smart Growth/Infill Development, Impact Fees, and Economic Development Database.

Ms. Shore stated that her goals are Downtown Revitalization, Code Enforcement, Infrastructure Improvements, Walkability, Marketing of the City, Recreation, and Zoning Improvements.

Mr. Humphrey wanted to know how we can have both: everyone wants new businesses but does not want the growth that attracts those businesses. The growth causes traffic and more people in the city. How do you get the industry/businesses without allowing growth?

Ms. Vissage asked what the group would want as their top goals to be included in the comprehensive plan they are all agreed on the following:

- 1) Affordable Housing which can include incentives to developers (small and big), grant programs, and allowing different options of housing (townhomes, tiny homes, cottages, patio homes, multi family, etc.).
- 2) Infrastructure improvements which need to be addressed before more growth is approved.
- 3) Downtown Revitalization which includes supporting current businesses as well as marketing to get new businesses. Code enforcement is needed for downtown revitalization.
- 4) Economic Development Database would include taking inventory of what is available to new businesses and industries. Pickens County could be a great source of information for this.
- 5) Impact Fees are needed for all growth to help with all the impact on the infrastructure and services that the city provides.
- 6) Annexation policies need to be reviewed to make sure all impacts are being addressed before annexing more land for more development. We should be looking inside the city (vacant lots and donuts holes) before going outside of the city limits.

Map

The commission then moved to the map and discussed changes that may need to be made to the zoning map and future land use map. Staff made sure to define that the Future Land Use Map is for what you want to see in the next 10 to 20 years. The existing land use map is what is on the property currently and the zoning map is what uses are permitted. Sometimes the existing land use and the zoning map do not always line up.

The board members would like to see the downtown revitalization, vacant lots and donut holes in the city limits be addressed before the outlining properties and annexation of land is addressed. They want more infill development and have transitional areas looked at first. Commercial annexation may be ok because it brings jobs and taxes but need to look harder at residential growth because of the impact on services and infrastructure.

Other Business

Mr. Wilson wanted to know if we have a schedule to have this update completed and he would like to see if done by August. Mrs. Vissage said we need one more meeting to look at the document/goals/map and then a work session with council would be necessary. A public hearing is also required before we send it to the council. Ms. Vissage felt that we could plan to be done by August and September.

Adjournment

There was no further business to discuss so Chairperson Elrod adjourned the meeting at 7:35 PM.