



City of Liberty Planning Commission and Public Hearing
February 25th, 2025, 6PM
Rosewood Center
Meeting Minutes

Hester Elrod, Chairperson (ABSENT)
Gerald Wilson, Vice Chairperson (Present)
Karin Shore (Present)
Jon Humphrey (Present)

Opening Comments

Vice Chairperson Wilson opened the meeting at 6 PM with prayer and pledge. He stated that a quorum was established and stated that Chairperson Elrod could not attend so he will be leading the meeting. He explained the process of the zoning update process and how the planning commission makes recommendations to the council. The Planning Commission is currently working on the entire document and hopes to have something to council soon in a work session to get their opinions as well.

January 28th Meeting Minutes

Vice chairperson Wilson asked for a motion to approve the January 28th meeting minutes and Ms. Shore made a motion. Mr. Humphrey seconded the motion and with no discussion, the board voted unanimously to approve the meeting minutes.

General Comments

There were no general comments received from the public.

Text Amendments:

Chairperson Wilson asked for a motion to start the discussion on the text amendments and Ms. Shore made a motion and Mr. Humphrey seconded the motion. The board voted unanimously to approve the motion to discuss the amendments being presented concerning tiny homes and tiny home developments. Chairperson Wilson wanted to make sure that time was taken to really discuss the topic and get a chance to hear from the community as well.

He asked Mrs. Vissage to do a quick rundown of both text amendments. Mrs. Vissage read the two proposed text amendments concerning tiny homes and pointed out major discussion points including size and location of tiny homes.

Board members made some suggestions:

- 1) Changing the setback requirements and lot size to be standardized with the zone regulations
- 2) For development, have two entrances for traffic control.

Vice Chairperson Wilson opened the public hearing to gather public comments concerning the proposed text amendments:

Diane Rice recommended that the text amendments for tiny homes and tiny home development until the city is more financially stable and the infrastructure is improved. She lives on Palmetto Street and the sewage overflows into the streets and creeks. She feels that any new development is a violation of public safety. She stated that she would like the planning commission to recommend an ordinance stating that no tiny homes be allowed in the City of Liberty. She felt that in the future it could be reviewed again but until downtown it is revitalized, and the town is in better shape, tiny homes and developments should not be allowed. Mrs. Rice did ask if there was any development planned and if so, where would they be located and where the developers were from in town. Mrs. Vissage stated there were no tiny home developments being presented at this time and no properties being developed at this time. She stated she received calls about tiny homes, but nothing has been submitted at this time.

Peggy Edwards stated that she does not like tiny homes as infill because they just will not fit with existing housing. Tiny home developments are ok with being in multifamily zones but the size of 8 per acre is not a good idea. These will affect sewage and traffic and will encourage transit populations. It will lower property values. If the developments were going to be allowed, 4 per acre instead of 8. She also stated that a moratorium of all development should be put in place for the City of Liberty until things are more stable in the City of Liberty.

Renee Holcombe stated that a tax base revenue study should be done on these developments before allowing them. It is transient in nature which could cause increased crime.

Planning Commissioner Humphrey stated that the planning commission was looking at these items because it was part of the comprehensive plan. It needs to be looked at to create a framework for future development. Guidelines need to be in place to be able to address anything that might be submitted for development. He likes the idea of a moratorium, but council is the one that makes that decision, not the planning commission.

Commissioner Shore stated that more research needs to be done on this topic, and the planning commission and staff need to do more due diligence.

Vice Chairperson Wilson stated that he would like to put the tiny home language back in the overall zoning ordinance that the planning commission is currently updating. He said putting in there will give the planning commission a chance to let council see if in the document and get their opinions on what they think about tiny homes and tiny home developments.

He made a motion to postpone any vote until the entire zoning ordinance is complete. Ms. Shore seconded the motion, and the board voted unanimously to table the tiny home text amendments.

Zoning Ordinance:



Industrial Zoning Districts

Mrs. Vissage stated that the City of Liberty has two industrial zones, limited and basic. The two zones are completely the same and she sees no need to keep both. She recommends combining the two into Limited, which is a little more restrictive. The board agreed.

Planned Developments Zoning District

Mrs. Vissage stated that she did not make any changes to PDD because the next big project the planning commission will be taking on is Land Development Regulations and that will change everything in the PDD zones. The board has agreed to not change anything currently.

Parking

Mrs. Vissage reminded the board that there was a discussion last time about off-street parking and how the grocery store numbers did not make any sense, especially for small food stores located downtown. Therefore, she proposed changes to make the required spots for grocery stores smaller depending on the square footage of the building. The board agreed.

Definitions

Mrs. Vissage stated that she added tiny homes and bed and breakfast. She took out a trailer and updated mobile home to be manufactured at home. She asked that the board make a list of any terms that need to be added before the next meeting. Ms. Shore stated we need to add short-term rentals.

Other Business

Vice Chairperson thanked everyone from the public for attending and stating their concerns. He hopes they will come to more meetings in the future. He also stated that there were board vacancies on the Planning Commission and BZA and those in the audience should consider applying.

Adjournment

Mr. Humphrey made a motion to adjourn the meeting, and Ms. Shore seconded the motion. The board voted unanimously to adjourn the meeting at 7:05 PM.