



City of Liberty Planning Commission and Public Hearing
April 22nd, 2025, 6PM
Rosewood Center
Meeting Minutes

Members Present:

Hester Elrod
Gerald Wilson
Jon Humphrey
Karin Shore

Staff Present:

Jennifer Vissage

Opening Comments

Chairperson Elrod asked for a motion to open the meeting with a quorum and Mrs. Shore made a motion and Mr. Wilson seconded the motion. The board voted 4-0 to approve the motion to open the meeting.

March 25th, 2025th Meeting Minutes

Chairperson Elrod asked if everyone had read the minutes from the previous meeting and if any revisions needed to be made. Mr. Humphrey asked if the members who were present could be listed and if his name be spelled correctly. There were no further revisions, and Mr. Humphrey made a motion to approve, and Mr. Wilson seconded the motion. The board voted 4-0 to approve the meeting of March 25th, 2025.

General Comments

No one signed up to speak so there were no general comments received.

Chairperson Elrod stated her position on general comments should be allowed but limited to 3 minutes per person per topic.

The general understanding should be that if the topic is not on the agenda, speakers will need to be comfortable with the board having to come back after research for a full response. It is impossible to be well-versed in every topic that may come up. The board members were fine with these changes and Mrs. Vissage will bring formal language to the next meeting.

Rezoning Request - 530 East Main Street (500 Residential to Commercial)

Mrs. Vissage stated that Audra Brown is requesting a rezoning at 530 East Main Street from residential to commercial to allow for an existing barn to become an event venue. She has separated one acre from the remainder of the property to be commercial and the rest will be residential for a future

residence. Mrs. Vissage's staff report stated that she did not see a problem with the request since there are commercial uses across the street (garage, etc.).

Mrs. Brown stated they built the barn in 2020 for storage but was told it needed to be a barndominium and meet residential code because there was no primary use building on the property and a storage barn would be considered an accessory use. It is almost 25 acres, and the barn was supposed to be just a family barn. However, people started asking to rent it out for small events and were told the barn would have to meet building codes for commercial use which include a life safety plan.

She stated that the one acre split off because she wants to make sure the rest of the property remained residential for her future of building a house. She stated if they own the property, there will be no development. She stated they would be good stewards for the property and the city. It would be low key events.

Mrs. Shore asked how many people the building can hold. Mrs. Brown stated she is working that out with the architect who is working on the life safety plan. She thinks it will be between 50 and 100 people at max.

Mr. Wilson stated that he thought the building was beautiful and it was a great idea and a terrific location. He stated that it was not out of place with the other commercial uses across the street and that it does back up to the industrial park.

Mrs. Brown stated this could help other businesses in town by using local restaurants, florists, etc.

Chairperson Elrod asked if there would be serving alcohol because you would have to get a different license for that. Mrs. Brown said at this time no alcohol would be served at the property.

Mr. Humphrey's concern was spot zoning. If we allow it now, what will stop us from doing more on the same property?

Mrs. Vissage made a recommendation to rezone the property to Neighborhood Commercial instead of General Commercial. It would still allow the event venue but would restrict anything in the future. If it is General Commercial and someone buys the building/land in the future, it could be a fast-food place, a gas station, etc. With Neighborhood Commercial, it is stricter on what other uses could be allowed.

The board agreed that Neighborhood Commercial might be a better option. Mr. Humphrey made a motion to make a recommendation to rezone the one-acre property at 530 East Main Street from residential to Neighborhood Commercial. Mrs. Shore seconded the motion, and the board voted unanimously to make the recommendation.



Zoning Ordinance: Townhomes

Mrs. Vissage suggested that Townhomes be added to 501 (a) and multifamily districts. There has been interest in Townhomes, and they have never been added. It should be permitted to use these three districts.

In the 501 (a) district, the minimum lot square footage would be 2250 for townhomes and the minimum lot width would be 50 feet. The board members asked if the front, side, and rear setbacks all be the same for the different uses (single family, duplexes, townhomes, etc.). Therefore, the front setback will be 30 feet, side setbacks would be 10 feet, and the rear setback would be 15 feet.

In RM-8, the number of townhome units would be 8 per acre and the setbacks would be the same as in 501(a). RM-16 would be 16 units per acre and the setbacks would be the same as well.

Signs

Mrs. Vissage had provided the board with other sign regulations from Irmo, Lyman, and Pickens. They have requested more time to go over the examples and asked Mrs. Vissage to make her recommendations about the examples as well at the next meeting.

Other Business

The next meeting topics would include permitted uses for commercial districts and signs. Mrs. Vissage is scheduling a joint work session with the council to talk about the zoning ordinance update minus the signs.

Adjournment

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