



City of Liberty Planning Commission
Meeting and Public Hearing
July 27th, 2021 5 PM
Rosewood Center
Meeting Minutes

Board Members Present:

Peg Edwards
Bo McDonald
Brian Deese
Bill Smith
Sarah Gilstrap

Staff Present:

Jennifer Vissage

Mr. Deese opened the meeting at 5:02 PM and established that a quorum was established. He introduced himself and asked that all other board members introduce themselves as well. Mr. Deese then explained that Mrs. Vissage would explain the process in hopes that everyone involved would be professional and civil.

Mrs. Vissage explained that the board was to review a rezoning request for the property located at the corner of Bracken Court and Highway 178. It is currently zoned Office Commercial and the applicant would like to rezone it to 501 (a) to allow for duplexes. Mrs. Vissage explained that the applicant would present their development plans, then the board would ask questions and have any concerns addressed, and then the public would be allowed to speak with a three minutes time limit.

Rezoning Request - Cedar Rock Investments (Bracken Court and Highway 178)

Anna Glenn of Glen Construction presented her plans to the board. She would like to rezone the property to allow four duplexes, which would be eight total units. They have



built these in Pendleton and are currently building them in City of Pickens. They will be a low density and well-landscaped development with two bedrooms and two baths. A landscaping buffer between the development and other existing residential areas would be installed. The rent will be \$950 a month with the target renters being the elderly and young professionals.

She stated that a few years ago a former City of Liberty council member had seen the development in Pendleton and had reached out to her wanting the same to come to Liberty. At the time, their plate was full and could not take another project. She also stated that she had a plat that showed there should be four lots on the property that was part of the Bracken Oaks subdivision. The plat was approved by the City of Liberty.

Mr. Deese asked where the front of the units would be facing. Mrs. Glenn stated they would face Highway 178 but the access would be off Bracken Court.

Mr. McDonald asked when the projects were completed in Pendleton. Mrs. Glen stated they started in 2017 and finished the second phase in 2019. Mr. McDonald also asked about turnover rate in Pendleton. She stated that turnover varies. The elderly residents tend to stay but the young professionals tend to move out when their families grow. She said probably 50% of the original residents from 2019 are still there. Mr. McDonald stated that he visited the site and was very impressed and could see that they were well maintained.

Ms. Edwards asked how the residents are vetted. Mrs. Glenn stated that they perform both criminal and background checks. They have never had anyone with any issues and no criminal activity has happened in the ones in Pendleton. They do not take government assistance funds for any of their units.

Ms. Gilstrap asked who would maintain the landscaping and maintenance. Mrs. Glenn stated that they have a crew that takes care of everything.

Mr. Deese stated that there is a slope of the proposed property and did they know how they were going to address it. Mrs. Glenn stated that would be accommodate by leveling as needed.

Mr. Smith's biggest concerns is the congestion and traffic eight units could cause in the already busy area.

Mr. Deese then opened the meeting to public comments and questions. He reminded everyone that wanted to speak they would have a three minute time limit.



Karyn Garvin (110 Bracken Ct) stated she was for development in Liberty and feels that Liberty needs more housing. However, these new units will bring on more traffic, the runoff from the property is already causing problems, and that the water and sewer in the area could not handle more units. She would like to see the number of units be reduced two units if possible. She does not have a problem with duplexes, just a problem with the amount.

Robbie Shoenleben (109 Bracken Ct) concerns included the runoff from the property, the addition of parking lots for the duplexes, and the infrastructure in the area. He would like to see more new single-family units in the city than more multifamily.

Rick Robertson (24 Highland Terence) concerns included that with duplexes the surrounding property values could decrease. He has concerns with drainage and storm water. He also has concerns with the controlling of visitors and extra cars in the duplex development.

Darren Deitz (5 Boggs Drive) feels that the duplex development is not a good idea with a main concern being traffic. The traffic on Highway 178 is already bad and the new development will not help with the traffic and the blind spot on the hill near the area. He feels that property values will decrease and the sewer and water infrastructure cannot handle new development. He does not want a precedence to be set because if this development is allowed nothing can stop others from all over the City of Liberty.

David Caron (117 Bracken Ct) feels that the number of units should be decreased to three or two instead of four. There are too many water and sewer issues in the area to add more development.

Tonya Arnold (704 Andersen Dr) asked if the entire area was rezoned or just the single property. Mrs. Vissage stated that it would only be the one piece of property.

Deanna Shoeleben (109 Bracken Ct) stated that Bracken Oaks is cul de sac neighborhood and the traffic is already heavy when all houses are occupied. An additional development will make the traffic in and out of the neighborhood even worse. There has already been some erosion since the property has been cleared two month ago and trash is starting to build up on the property. She would also not mind if the number of units was decrease.

Devier Dozier (3 Dixie Ave) is afraid that if this development is approved it will set precedence for others in the future. He feels that more houses need to be built in Liberty and to market first time homebuyers.



Jackie Frazier (108 Bracken Ct) lives next door to the property. Since it is currently zoned Office Commercial, she is worried about what can come in to the property if we it is not rezoned.

Mr. Deese closed the public comment section of the meeting and will now allow each board member to make any comments.

Mr. Deese stated his concerns are with the water, sewer, drainage, and traffic. The city is working with the infrastructure but there is so many issues and not enough money to fix them all at one time. Any further development will not help these issues. He did remind everyone that the Planning Commission only makes a recommendation to council because council will have final say. He stated that if you do not like the way the vote goes tonight, you would need to show up at City Council to voice your concerns.

Ms. Edwards stated her concerns included that four units seems to be too many and no additional parking for visitors. She stated that leaving it commercial could be a risk and that two duplexes or single family would be the best option.

Mr. McDonald had some questions of the developers. First, how did you address traffic issues in Pendleton? Mrs. Glenn stated that the units were one to two people max with no kids so the traffic and parking were not hard to address. They market towards small families and singles with the two BD/2BA to help with traffic, visitors, and keeping the places well maintained. Second, he wanted to know how the drainage could be addressed. Mrs. Glenn stated it would designed to go downhill.

Mr. Smith said he was not in favor on the duplexes. He does not fell it was a good fit for the area.

Ms. Gilstrap did not have any comments or concerns.

Mr. Deese asked for a motion for or against the rezoning request. Ms. Gilstrap made a motion to approve the rezoning and Mr. McDonald seconded it. The board voted 3 to 2 to not approve the rezoning request and therefore will not recommend rezoning request to City Council.

Mr. Deese adjourned the meeting at 6:05 PM.



Adopted August 24th, 2021

Brian Deese, Chairperson