



City of Liberty Planning Commission
Public Hearing
June 27th, 2023 5:15 PM
Mills Gym
Meeting Minutes
Approved October 24th, 2024

Board Members Present:

Bo McDonald
Hester Rose Elrod
Bill Smith

Staff Present:

Jennifer Vissage
Phillip Trotter

Opening Comments, Establishment of a Quorum

Mr. McDonald opened the meeting at 5:20 PM and stated that a quorum was established.

Public Comment (General Comments)

No one signed up to speak during the general comment section.

Review of May 23rd, 2023 Meeting Minutes

Mr. McDonald asked if the board members had reviewed the meeting minutes for May 23rd and if so, were there any comments or revisions. Mr. Smith made a motion to approve the minutes and Mrs. Elrod seconded the motion. The board voted 3-0 to approve the meeting minutes from the May 23rd, 2023 meeting.

Rezoning Application 127 Maplecroft (501 to 501a)

Mrs. Vissage stated that Jim Ogle is requesting to rezone the property from 501 to 501 (a) to be allowed to build two duplexes. Megan Thomas, realtor, spoke on Mr. Ogle's behalf. She has worked with Mr. Ogle for many years and can speak for his workmanship and craftsmanship. He is from Pickens and has built many houses and duplexes throughout the county. She share examples of his past work.

Mr. Ogle spoke and shared the site plan for the duplexes. He said they would be three bedrooms/two bathroom units that will be at maximum rent. It will not be cheap work and will not be cheap rent. It would be worth the money. He is not an investor and plans to keep these as his retirement plan.

Mrs. Elrod asked what the acreage was on the property and Ms. Thomas said it was .65 acres. Mrs. Vissage stated that his plans meet all square footage and setback requirements for two buildings. Ms. Elrod asked how many buildings it will be and it will be two buildings with two units each.

Mr. McDonald opened the public hearing for comments for those that signed up to speak. Alan Crandall, 130 Maplecroft, stated his concerns with more traffic on the single lane road. He is also concerned about more people creating more noise and waste. It is a nice community that needs to stay single family.

Frank Bell, 119 Maplecroft, said his questions were answered because he was just concerned about the location of the buildings on the property. He is also concerned about the additional traffic on the street.

Mrs. Elrod stated that the duplexes do not fit in the area and is concerned about the children playing on the street with the addition of more people living there. Mr. Smith does feel the duplexes fit in the area and would not want to recommend rezoning. He did not like the idea of allowing spot zoning and would not vote for it.

Mr. McDonald asked if there was motion and Ms. Elrod made a motion to not recommend the rezoning request for 127 Maplecroft. Mr. Smith seconded the motion and the board voted 3-0 to not recommend the rezoning request. Mrs. Vissage reminded everyone that city council has final say and will have their votes at their next meeting.

Zoning Ordinance Updates:

Sign Regulations

Mrs. Vissage started the discussion of the sign regulations. She stated that most of the items in the regulations were also ready in the current zoning ordinance but have never been enforced. Many things changed were the wording. One of the confusing items was that in the current sign ordinance that is one section fluttering banners are not allowed but, in another section, they are allowed. It would need to be addressed as well as allowing projecting/armed signs.

Mrs. Elrod wanting the wording about no banners for now hiring taken out. Mrs. Elrod and Mr. McDonald asked that the restriction on the number of colors be omitted. Mr. Smith asked that fluttering flags be omitted because he felt that the American flag would be counted in that, and he did not want those to be prohibited. All board members agree that portable signs shall be prohibited.

Board Regulations

Mrs. Vissage stated that the only changes she was proposing on board regulations for both Planning Commission and the Board of Zoning Appeals would include a definition of what each board did. She also suggested that there be regulations about how much time residents can talk during public



comment, and they all agree that three minutes should be plenty of time. They can sign up prior to the meeting and they must live in the city and/or have a business within the city limits.

Council suggestions

Mrs. Vissage let the board members know what comments the council members had at the work session. Comments included allowing tiny homes in city limits and to be used as a garage/accessory apartment, sheds can be used for home occupations, and making sure all signs (permanent and temporary) must not block any visibility (pedestrian and vehicular).

RV/Campsites

Mrs. Vissage discussed the possibility of allowing RV/Campsites in the City of Limits. Staff has been approached by a developer that would like to place one (no site has been finalized). Board members thought it was a great idea and it should be a special exception where certain regulations would have to be met. This will include how many campsites, not a permanent living place, no more than 180 days at the site, staff on site, and buffers. Zones that they could possibly be allowed would be commercial, industrial, and high-density residential areas. Mrs. Vissage said she would do more research on how others deal with it and get an example to share with planning commission and council.

Short Term Rentals

Mrs. Vissage wanted to get a board feeling short-term rentals (Air B & B, etc.). Should they be allowed and if so, where? Mrs. Vissage shared an example from the City of Clemson and board members liked many of their regulations. The board felt that short-term rentals could be a good thing for the city and wanted language added. Mrs. Vissage said she do more research of how others are dealing with it and get an example to share with planning commission and council.

Other Business/Adjournment

No other business was discussed, and Mrs. Elrod made a motion to adjourn the meeting. Mr. Smith seconded the motion and the board voted 3-0 to adjourn the meeting at 6:15 PM.