



City of Liberty Planning Commission Special Called Meeting
June 30th, 2025 6 PM
Rosewood Center
Meeting Minutes

Members Present:

Hester Elrod
Jon Humphrey
Gerald Wilson
Karin Shore

Staff Present:

Jennifer Vissage

Chairperson Elrod opened the meeting at 6 PM and stated that a quorum was established. She asked Vice Chairperson Wilson to lead the pledge and moment of silence.

General Comments

No one signed up for general comments.

Review of May 27th, 2025 Meeting Minutes

Chairperson Elrod asked the commission members if they had reviewed the May 27th meeting minutes and asked for any comments or revisions. Mr. Humphrey asked if we could add a note that Chairperson Elrod was late and that Vice Chairperson Wilson started the meeting. Everyone agreed and Mr. Humphrey made a motion to approve the minutes. Vice Chairperson Wilson seconded the motion, and the commission voted 4-0 to approve the May 27th meeting minutes.

Rezoning Request – Old Norris Road

Daniel Spivery of TRG Communities presented the plan for the property located on Old Norris Road. It is a 19-acre vacant piece of property currently zoned Industrial. The applicant is requesting to rezone from Industrial to RM-8 Multi-Family Residential. They are proposing 100 to 110 town homes that will be for sale, not rent. The property has a major slope that will be used for buffering to other residential uses. The development will have amenities such as a playground and fire pit.

Vice Chairperson Wilson asked if the roads will be public or private and if there will be an HOA? Mr. Spivey stated that if the roads are allowed to be public, that is the plan. And yes, there will be an HOA.

Mr. Humphrey asked why there were no plans to see, and Mrs. Vissage stated that the plans would be submitted to the planning commission once the rezoning is finalized. Mr. Spivey stated they it is still in development phases. Mr. Humphrey asked if they would have two stories and Mr. Spivey stated it could be 3 stories with a garage. Mr. Humphrey asked the size of the units, and Mr. Spivey stated that they could be anywhere from 1200 to 2000 square feet, depending on demand.

Vice Chairperson Wilson asked if there were time constraints on getting the rezoning done quickly and what the time was to get started. Mr. Spivey stated that they were under contract, but they could renegotiate if the city needed more time.

Chairperson Elrod asked if he knew where the egress and ingress would be for the development. Mr. Spivey stated that the main entrance would be on Old Norris Road right past the cell tower.

Chairperson Elrod asked about how they would address the safety concerns of the railroad being right across the street. Mr. Spivey stated that it would be sure to keep a distance between the railroad and that buffers would help with noise and safety.

Chairperson Elrod asked who would be targeted for these units. Mr. Spivey stated that young families and young people.

Vice Chairperson Wilson asked if they knew the price point. Mr. Spivey stated low to mid 200s.

Mr. Humphrey asked what was surrounding the property, and it is lots of residential with some industrial. He wanted to know who owns it and it is an industrial company.

Chairperson Elrod opened the meeting to public comments. Andrea Wagner stated that she did not feel comfortable with this development. It has too many units in a small space, and she has concerns about the sewer capacity. Cynthia Bryant stated that there were too many long-term effects from this development, including strains on the resources. It would be costly to expand the infrastructure, and the roads need to be improved. It would also impact on emergency services and schools. This development will be a burden on the current citizens with higher taxes.

Vice Chairperson Wilson stated that the Planning Commission does have any say in the sewer capacity. It is the responsibility of the council. He stated that he does not feel that he can vote without a public hearing being held by the Planning Commission. He understands that state law would allow the council to hold the public hearing, but he feels he cannot make a decision without connecting with the citizens. He asked Mr. Spivey if the planning commission tabled the rezoning request for a public hearing, would it affect his plans and contract? Mr. Spivey stated that it should not be a problem if contract negotiation is needed.

Chairperson Elrod stated that she feels she needs to speak to the majority of the citizens. She asked what the permitted uses were in RM8 and that would be single family, duplexes, townhomes, and multifamily. She asked Mr. Spivey if he knew how it would affect the school traffic since they are all close to the property. He said he was not sure, but an engineering report will be required because it is an SCDOT road.

Mr. Humphrey made a motion to table to rezoning request until the planning commission could hold a public hearing to receive all public comments. Vice Chairperson Wilson seconded the motion, and the commission voted 4-0 to table the rezoning.



Zoning Ordinance

Mrs. Vissage stated that she wanted to go over the items that were discussed at the work session with the City Council and make any revisions that the planning commission saw that were needed.

The city council wanted to keep the minimum square footage of housing in all residential areas, which means there are no tiny homes. Therefore, tiny homes do not need to be addressed because they will not meet the minimum square footage requirements.

The council agreed to combine the industrial zones and the no changes to the Planned Development District.

There was a discussion about Accessory Dwelling Units with no real agreement reached. The Planning Commission would like to have permitted use in residential areas but must meet regulations that include no more than 800 square feet, separate utilities from the main house, no rental units, and must meet international building code. The Planning Commission hopes the council will agree.

Mrs. Vissage read the definition of shed per the International Building Code, which is typically made of wood or metal and used for storage. A dwelling must provide adequate living conditions, including functional plumbing, electricity, and climate control. A shed does not meet these standards. The planning commission does not want to be permanent living quarters.

The Planning Commission wants to make sure that RVs are not used as permanent living quarters. It was discussed that they could be used as temporary use for six months while a house is being built or renovated but not permanently. It was also discussed that if an RVs can be stored on the side of the house that there should be some setbacks like an accessory use so that they are not right on the property line.

The Planning Commission does not agree with the 25% of service industry regulation in the Core Commercial and would like that to be removed. They feel that regulations would be a great option once the downtown area reaches a 50% occupancy rate. They asked that this be sent to the council in hopes of some type of compromise that will help the downtown area grow.

Other Business

Mrs. Vissage stated that she would get a date for the public hearing as soon as she talked to the newspaper about running an ad. At the next meeting, we will discuss the rezoning request, any last items on the zoning ordinance, and update the zoning maps.

Adjournment

Mrs. Shore made a motion to adjourn the meeting and Vice Chairperson Wilson seconded the motion. The board voted 4-0 to adjourn the meeting.

