



City of Liberty Planning Commission
Regularly Scheduled Meeting
August 25th, 2026 6 PM
Rosewood Center

- 1) Opening Comments
- 2) Pledge and Moment of Silence
- 3) General Comments
- 4) Review of May 12th, 2026 Meeting Minutes
- 5) Rezoning Application- 273 North Palmetto (Rezoning Request from 500 to 501)
 - a. Presentation
 - b. Board Discussion
 - c. Vote
- 6) Zoning Ordinance Discussion
 - a. Vested Rights
- 7) Adjournment



City of Liberty Planning Commission Staff Report
August 25th, 2026

Report By: Jennifer Vissage, Planner
Applicant: Austin Meares/Homeland Builders
Owner: BAP BETO LLC
Request: Rezoning Request from Residential Medium Density (501) to Residential Medium Density and Duplex (501a)
Property Location: 273 North Palmetto Street
Zoned: Medium Density Residential (501)

Medium Density Residential (501)

501.1 *Intent of District.* It is the intent of this Section that the MR Zoning District be developed and reserved for medium density one-family residential purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for one-family dwellings situated on lots of 10,000 square feet or more; and to discourage any encroachment by commercial, industrial, or other use capable of adversely affecting the residential character of the district.

Section 501(a). - MRD Medium Density Duplex Residential District.

501(a).1 *Intent of District.* It is the intent of this Section that the MRD Zoning District be developed and reserved for medium density one-family residential purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for one-family and two-family dwellings and to discourage any encroachment by commercial, industrial, or other use capable of adversely affecting the residential character of the district.

Background:

The property owner would like to build one duplex on the site. The vacant building (shown in picture) has been removed from the property. It is currently zoned 501, which would only allow single-family homes. The surrounding properties are zoned 501 and 501 (a). A new set of duplexes was just built on two surrounding properties.



273 North Palmetto Street (house has been removed and a duplex unit is being proposed)



125/129 Scout Circle has duplexes or
will have duplex- zoned 501 (a)



219 N Palmetto Street (American Legion
Post vacant house) – zoned 501 (a)



114 Scout Circle – vacant outbuilding-
Zoned 501



301 N Palmetto Street – zoned 501

Staff Recommendations:

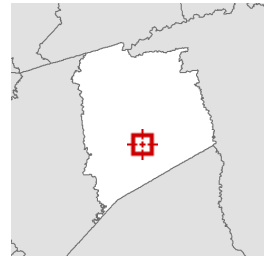
Staff recommends that the planning commission approve this rezoning request. First, the area has other 501 (a) properties with duplexes as well. Second, the future land use map shows the area as single-family, surrounded by multi-family. The rezoning will fit in the area and create another affordable housing option in the City of Liberty.



Pickens County, SC



Overview



Legend

- Parcels
- 911 Address
- Roads

Parcel ID	4098-17-00-7458	Account	Residential	Ownership	BAP BETO LLC	Documents			
Account No	R0041532	Type			7245	Date	Price	Doc	Vacant or Improved
Property	273 N PALMETTO ST	Class	1 Story		MOOREFIELD				
Address	LIBERTY	Acreage	n/a		MEMORIAL HWY	8/2/2024	\$30,000	2704 / 155	Improved
District	2-Liberty	LEA	0025		LIBERTY, SC	7/16/2024	\$0	620 / 259	Vacant
Brief	LOT 19 W/SIDE	Code			29657-0000				
Tax Description	PALMETTO ST, PLAT 620/259	Value	\$30,000						
	(Note: Not to be used on legal documents)								

Date created: 8/4/2026

Last Data Uploaded: 8/4/2026 9:48:44 AM

Developed by SCHNEIDER
GEOSPATIAL



Application for Rezoning
\$50 Fee

Applicant

Name Homeland Builders, LLC

Mailing Address 223 Vickery Dr, Central, SC 29630

Telephone Number 864-643-5091 Email Address austin@homelandbuildersSC.com

Property Owner (if other than Applicant)

Name Bap Beto, LLC

Mailing Address 7245 Moorefield Memorial Hwy, Liberty, SC 29657

Telephone Number 864-903-2185 Email Address hcpatel95@gmail.com

Property Information

Address 273 N Palmetto St, Liberty SC

Tax Map Number 4098-17-00-7458 Existing Zoning 501

Current Use of Property Vacant

Acres: 0.26 Lot Dimensions 66.38 wide x 173.46 deep

Property Characteristics

Property is currently vacant, mostly cleared, and directly across the street from a series of newly
built duplexes

Property Size 0.26 acres

Proposed Zoning: 501(a) - MRD Proposed Use of Property Duplex

Reasons for request/supporting information and justification to be listed in the staff's report and evaluation

This lot is in a transitional area. Several years ago, this section of Scout Circle and N Palmetto was predominately dilapidated or abandoned single family homes. In the past 3 years, it has been
largely redeveloped and now includes a series of new duplexes across Scout circle from this lot. Restriction of this property to a single family residence would be inconsistent with the surrounding area.

CHECKLIST

_____ \$ _____ Fee
_____ seven (7) copies of the current plat of the property
_____ a legal description of the property

I certify that all of the information presented by me in this application is accurate to the best of my knowledge and belief.

Signature *Art Mer* Date 7-7-26

For Office Use Only

Completed Application Received _____

PC Approved _____ PC Disapproved _____

Fee \$ _____

City Council 1st Reading _____

City Council 2nd Reading _____

Approval Signature: _____

Application Number _____

Date of PC Meeting _____

Date of Public Hearing _____