

**CITY OF LIBERTY  
PLANNING COMMISSION  
February 9, 2018 at 1:00 PM  
CITY HALL CONFERENCE ROOM**

**AGENDA**

**Welcome and Call to Order**

**Action Item #1 Review and approval of request for zone change on 3 parcels between Mat St., W Front St. and Hillcrest**

Motion to approve the zone change request for 3 parcels. This also confirms the waiver by the Fire Chief for a height variance.

**Motion to adjourn:**

**CITY OF LIBERTY, SC  
REZONING HEARING**

**Rezoning hearing will be held for the following properties:**

**4087-08-98-0557**

**4087-08-88-5228**

**4087-08-88-8313**

**Location – North side of W. Front St., West of Hillcrest St.**

**The request is to rezone from 500 L. D. Residential**

**To 503 Multiple Family R-16**

**The Planning Commission Meeting will be held at City Hall in the Conference Room**

**on Feb. 9, 2018 at 1:00 PM**



**City of Liberty**  
**Zoning Map Amendment (Rezoning) Application**

Date filed \_\_\_\_\_ Request No. \_\_\_\_\_

Instructions

A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator, or City Council.

If the applicant is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent Section.

THE APPLICANT HEREBY REQUESTS that the property described below be rezoned from  
500 to 503

APPLICANT(S) print: Sarah Niemann

Address: 6205 Wild Timber Rd Sugar Hill GA 30518  
Telephone: 678-296-1800 cell/work [home]  
Interest: \_\_\_\_\_ Owner(s);  Agent of owner(s); Other \_\_\_\_\_

OWNER(S) [if other than Applicant(s)]: Wilson C Dunford & Valerie L Meador

Address: 6 S. Hillcrest St. Liberty SC  
Telephone: 864-934-3121 [work] [home]  
[Use reverse side if more space is needed]

PROPERTY ADDRESS: 6 S Hillcrest St Liberty SC  
Lot \_\_\_\_\_ Block \_\_\_\_\_, Subdivision \_\_\_\_\_  
Tax Map No. 4087-08-98-0557 Plat Book 595, Page 28  
Lot Dimensions: \_\_\_\_\_ Area: 1.56  
Zoning District: 500 ~~28~~ Zoning Map Page: \_\_\_\_\_

DESIGNATION OF AGENT [complete only if owner is not applicant]:

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for rezoning.

Date: 1/13/18

Wilson C Dunford  
Valerie L Meador  
Owner signature(s)

I (we) certify that the information in this request is correct.

Date: 1/12/18

Sarah Niemann  
Applicant signature(s)

**City of Liberty**  
**Zoning Map Amendment (Rezoning) Application**

Date filed \_\_\_\_\_ Request No. \_\_\_\_\_

Instructions

A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator, or City Council.

If the applicant is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent Section.

THE APPLICANT HEREBY REQUESTS that the property described below be rezoned from  
500 to 503

APPLICANT(S) print: Sarah Niemann

Address: 6205 Wild Timber Rd Sugar Hill GA 30518  
Telephone: 678-296-1800 [work] \_\_\_\_\_ [home] \_\_\_\_\_  
Interest: \_\_\_\_\_ Owner(s);  Agent of owner(s); Other \_\_\_\_\_

OWNER(S) [if other than Applicant(s)]: George I Newton Living Trust, George D. Newton, Trustee  
Address: PO Box 1016 Eastey SC 29141  
Telephone: \_\_\_\_\_ [work] \_\_\_\_\_ [home] \_\_\_\_\_  
[Use reverse side if more space is needed]

PROPERTY ADDRESS: W Front St, Liberty SC  
Lot \_\_\_\_\_ Block \_\_\_\_\_, Subdivision \_\_\_\_\_  
Tax Map No. 4087-08-88-5228 Plat Book \_\_\_\_\_, Page \_\_\_\_\_  
Lot Dimensions: \_\_\_\_\_ Area: 0.53  
Zoning District: 500 Zoning Map Page: \_\_\_\_\_

DESIGNATION OF AGENT [complete only if owner is not applicant]:  
I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for rezoning.

Date: \_\_\_\_\_  
\_\_\_\_\_  
Owner signature(s)

I (we) certify that the information in this request is correct.  
Date: 1/12/18  
Sarah K Niemann  
Applicant signature(s)

**City of Liberty**  
**Zoning Map Amendment (Rezoning) Application**

Date filed \_\_\_\_\_ Request No. \_\_\_\_\_

Instructions

A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator, or City Council.

If the applicant is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent Section.

THE APPLICANT HEREBY REQUESTS that the property described below be rezoned from 500 to 503

APPLICANT(S) print: Sarah Niemann

Address: 6705 Wild Timber Rd Sugar Hill GA 30518

Telephone: 678-296-1800 [work] \_\_\_\_\_ [home] \_\_\_\_\_

Interest: \_\_\_\_\_ Owner(s);  Agent of owner(s); Other \_\_\_\_\_

OWNER(S) [if other than Applicant(s)]: ~~John & Dawn Croftwell~~ Henry F Croftwell

Address: 1095 Estate Drive York SC 29745-7740

Telephone: \_\_\_\_\_ [work] \_\_\_\_\_ [home] \_\_\_\_\_

[Use reverse side if more space is needed]

PROPERTY ADDRESS: W Front Street, Liberty, SC

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Tax Map No. 4087-08-88-8313 Plat Book \_\_\_\_\_ Page \_\_\_\_\_

Lot Dimensions: 8313 Area: ~~1.99~~ 1.99

Zoning District: 500 Zoning Map Page: \_\_\_\_\_

DESIGNATION OF AGENT [complete only if owner is not applicant]:

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for rezoning.

Date: \_\_\_\_\_

X

Owner signature(s)

I (we) certify that the information in this request is correct.

Date: 1/12/18

Sarah K Niemann

Applicant signature(s)

(to be placed on local letterhead)

Date

Sarah Niemann  
Niemann Consulting, Inc.  
6205 Wild Timber Rd  
Sugar Hill, GA 30518

**RE:** W Main St, S Hillcrest St and W Front St  
**Liberty, SC**  
**Tax Map Number #** 4087-08-88-5228, 4087-08-88-3313,  
4087-08-98-0557

Dear Ms Niemann,

It is our understanding you are considering a parcel in the City of Liberty for multi-family housing located on W Main St, S Hillcrest St and W Front St. The site is currently zoned \_\_\_\_\_ which allows for multi-family development and is located in census tract #110.02.

There are presently no known violations to the subject property or the facilities thereon, nor has this department to date, received any notice of violation at the property. There are no known actions or proceedings that are pending before any court with respect to zoning of the property.

Please contact me at \_\_\_\_\_ if I can be of further assistance.

Sincerely,

Name  
Title

(to be placed on local letterhead)

Date

Sarah Niemann  
Niemann Consulting, Inc.  
6205 Wild Timber Rd  
Sugar Hill, GA 30518

**RE:** W Main St, S Hillcrest St and W Front St  
**Liberty, SC**  
**Tax Map Number # 4087-08-88-5228, 4087-08-88-3313,**  
**4087-08-98-0557**

Dear Ms Niemann,

It is our understanding you are considering a parcel in the City of Liberty for multi-family housing located on W Main St, S Hillcrest St and W Front St. The site is located in in census tract #110.02.

The City of Liberty Comprehensive and Master Plan establishes a goal of maintaining and enhancing diversity by providing the opportunity for people of all income levels to live and work here. While the City grows, the future residents will have a need for safe, convenient and affordable housing. To that end, we are committed to working with non-profits and the private sector and support diversified workforce multi-family housing options to the residents of Liberty, SC.

Please contact me at \_\_\_\_\_ if I can be of further assistance.

Sincerely,

Name  
Mayor



**SAMPLE UTILITY LETTER**

(The following language is to be on the letterhead of the appropriate city department or utility company providing the specific utility service.)

Date

Ms. Sarah Niemann  
6205 Wild Timber Rd  
Sugar Hill, GA 30518

Location of Project: W Main St, Hillcrest St and W Front St  
**Liberty, SC**  
Tax Map Number # 4087-08-88-5228, 4087-08-88-3313,  
4087-08-98-0557

Proposed Project: **Up to 56 Senior Multi-family units**

Dear Ms Niemann,

This letter will confirm that there are adequate accessible and available (select from the following):

electric,  sewer,  storm sewer,  water,  
 gas services and facilities

to serve the above referenced proposed housing project and is within 350 feet or less (or give specific location if within 350 feet or attach map of location).

If you need further information, please contact me at:

\_\_\_\_\_  
Name of City Dept./Utility Co.  
By: \_\_\_\_\_  
Name/Title

- k) The minimum heated floor area for multi-family dwelling units shall be as shown:

Efficiency	500 s. f.
One-Bedroom	550 s. f.
Two Bedrooms	600 s. f.
Three or more bedrooms	700 s. f.

- l) Additional Requirements: Uses permitted in RM-8 Zoning Districts shall meet all standards set forth in Article VII, pertaining to off-street parking, loading and other requirements.
- m) Signs: Signs are permitted in accordance with the provisions set forth in Article VI of this Ordinance.

**Section 503. RM-16 Residential, Multi-Family District.**

503.1 **Intent of District.** It is the intent of this section that the RM-16 Zoning District be developed and reserved for medium-to-high density residential purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for several different types of multi-family dwellings, and to discourage unwanted encroachment of commercial, industrial, or other uses capable of adversely affecting the residential character of the district.

503.2 **Permitted Uses.** The following uses shall be permitted in any RM-16 Zoning District:

- a) All uses permitted in the MR Residential District, as shown in Section 501.2. Such uses shall be subject to development specifications included in Section 501.
- b) Multi-family dwellings.
- c) Boarding houses.
- d) Professional offices limited to professional occupations licensed by the State of South Carolina.

- c) The maximum density for multi-family dwellings shall be sixteen (16) units per acre.
- d) Minimum Lot Width measured at the Building Line: One hundred (100) feet.
- e) Minimum Front Yard Depth measured from the nearest abutting street right-of-way line: Thirty (30) feet. For exceptions to this requirement, see Article VII, Sections 704 and 705.
- f) Minimum Side Yard: No less than fifteen (15) feet for each side. For side yard requirements pertaining to corner lots, see Article VII, Sections 702 and 704.
- g) Minimum Rear Yard: Thirty (30) feet. For rear yard requirements pertaining to double frontage lots, see Article VII, Section 704.
- h) A buffer strip in compliance with Section 726 of this ordinance shall be provided if the parcel borders any parcel zoned LR or MR.
- i) Maximum Building Height: Thirty-five (35) feet, as measured upward from the point of lowest ground level elevation of said building. Multi-family dwellings may exceed thirty-five (35) feet in height only after approval of the Fire Chief. For other exceptions to the height regulations, see Article VII, Section 722.
- j) The maximum number of residents permitted in any dwelling unit within the RM-16 zone shall be two (2.00) per bedroom.
- k) The minimum heated floor area for multi-family dwelling units shall be as shown:
 

Efficiency	500 s. f.
One-Bedroom	550 s. f.
Two Bedrooms	600 s. f.
Three or more bedrooms	700 s. f.
- l) Additional Requirements: Uses permitted in RM-16 Zoning Districts shall meet all standards set forth in Article VII, pertaining to off-street parking, loading and other requirements.

From: R Abel Rabel@langston-black.com  
Subject: Liberty Rezoning application, please sign ASAP  
Date: January 13, 2018 at 10:33 AM  
To: Barbara Crotwell crotwell3@comporium.net



Henry,

Good morning,

Attached is the rezoning application that needs to be printed and signed ASAP. If you have the ability you can print, sign it, scan it (take a picture with smartphone), and email it back to me.

OR, you can mail it directly to the City of Liberty

Attention: Richard Davidson  
City of Liberty  
206 West Front Street  
P.O. Box 716  
Liberty, SC 29657

### City of Liberty Zoning Map Amendment (Rezoning) Application

Date filed \_\_\_\_\_ Request No. \_\_\_\_\_

#### Instructions

A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator, or City Council.

If the applicant is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent Section.

THE APPLICANT HEREBY REQUESTS that the property described below be rezoned from  
500 to 503

APPLICANT(S) print: Sarah Niemann

Address: 12205 Wild Timber Rd Sugar Hill GA 30518

Telephone: 770-291-1800 [work] \_\_\_\_\_ [home]

Interest: \_\_\_\_\_ Owner(s):  Agent of owner(s); Other \_\_\_\_\_

OWNER(S) [if other than Applicant(s)]: ~~Richard Davidson~~ Henry Crotwell

Address: 1095 Estate Drive York SC 29745-1140

Telephone: \_\_\_\_\_ [work] \_\_\_\_\_ [home]

[Use reverse side if more space is needed]

PROPERTY ADDRESS: W. Front Street, Liberty, SC

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Tax Map No. 4087-08-88-3213 Plat Book \_\_\_\_\_ Page \_\_\_\_\_

Lot Dimensions: \_\_\_\_\_ Area: 1.97

Zoning District: 500 Zoning Map Page \_\_\_\_\_

DESIGNATION OF AGENT [complete only if owner is not applicant]:  
I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for rezoning.

*Henry Crotwell* 1/15/18

Date: 1/15/18

Henry F. Artwell  
Owner signature(s)

I (we) certify that the information in this request is correct.

Date: 1/12/18

Sarah K. Neman  
Applicant signature(s)

Thank you for your time,

Robert "R.W." Abel  
[rabel@langston-black.com](mailto:rabel@langston-black.com)  
cell: 864.729.3304  
office: 864.848.9070

Langston-Black Real Estate

**City of Liberty  
Zoning Map Amendment (Rezoning) Application**

Date filed \_\_\_\_\_ Request No. \_\_\_\_\_

Instructions

A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator, or City Council.

If the applicant is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent Section.

THE APPLICANT HEREBY REQUESTS that the property described below be rezoned from \_\_\_\_\_ to 532 \_\_\_\_\_

APPLICANT(S) print: Sarah Niemann

Address: 4705 Wild Timber Rd Sugar Hill GA 30518 [home]

Telephone: 678-240-1800 [work] \_\_\_\_\_ [home]

Interest: \_\_\_\_\_ Owner(s): \_\_\_\_\_ Agent for owner(s) Other: \_\_\_\_\_

OWNER(S) [if other than Applicant(s)]: George I Newton Living Trust, George D. Newton, Trustee [work] \_\_\_\_\_ [home] \_\_\_\_\_

Address: PO Box 10116 Marietta GA 30067 [work] \_\_\_\_\_ [home] \_\_\_\_\_

Telephone: \_\_\_\_\_ [work] \_\_\_\_\_ [home] \_\_\_\_\_

PROPERTY ADDRESS: W Front St, Liberty SC

Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Lot \_\_\_\_\_ Tax Map No. 4087-08-88-5225 Plat Book \_\_\_\_\_ Page \_\_\_\_\_

Lot Dimensions: \_\_\_\_\_ Area: 0.158

Zoning District: 500 Zoning Map Page: \_\_\_\_\_

DESIGNATION OF AGENT [complete only if owner is not applicant]:  
I (we) hereby appoint the person named as Applicant(s) my (our) agent to represent me (us) in this request for rezoning.

Date: 1/15/18

George D. Newton  
Owner's signature(s)

Sarah K Niemann  
Applicant's signature(s)

*Handwritten:*  
Sarah  
↓  
678 296 1800  
678 977 0074