



## **CITY OF SENECA**

*P.O. Box 4773  
250 East North Second Street  
Seneca, South Carolina 29679  
(864) 885-2726  
Fax: 864-888-0879  
www.Seneca.SC.US*

**Edward R. Halbig, AICP  
Director**

### **SENECA PLANNING COMMISSION AGENDA**

**Thursday, March 31<sup>st</sup>, 2022  
Council Chambers – City Hall  
6:00 PM**

**I. Opening**

**II. Approval of Minutes**

**III. Docket Number's:**

**Item 1 - Docket No:** ZA 2022-05 and AN 2022-02  
**Property Owner:** The Seneca Church of God of Prophecy  
**Applicant:** Danny Holtzman  
**Tax Map Number:** 238-00-05-042  
**Property Location:** W S 4<sup>th</sup> St  
**Present Zoning:** N/A  
**Requested Zoning:** R-6

**Item 2 - Docket No:** ZA 2022-06  
**Property Owner:** Charles Theivagt  
**Applicant:** Same  
**Tax Map Number:** 520-15-03-013  
**Property Location:** corner of Short Street and Mountain View St  
**Present Zoning:** HC  
**Requested Zoning:** RM-16

**Item 3 - Docket No:** ZA 2022-07  
**Property Owner:** Blue Bird Property LLC and Saha Subrata & Pamela S  
**Applicant:** Barrett Wood/ GMC Network Arch & Engineering  
**Tax Map Number:** 520-59-01-007/ 520-59-01-005  
**Property Location:** Wells Highway  
**Present Zoning:** OC/HC  
**Requested Zoning:** RM-16

**IV New Business**

**V. Old Business**

**VI. Adjourn**

# SENECA PLANNING COMMISSION

February 28<sup>th</sup>, 2022

The Seneca Planning Commission met on Monday, February 28<sup>th</sup>, 2022, at 6:00 p.m. in the Council Chambers at City of Seneca. Members present included Mr. Barry Duvall, Chairman, Mr. Keith Hart, Vice Chairman, Mr. Drew Merck, and Mr. John Gillespie. Also present, Mr. Edward Halbig, Director, Ms. Tracy Chapman, Zoning Administrator, and other interested persons listed in minute book. The press and public were duly notified as required by law. Mr. Matt Durham was absent.

## OPENING

Mr. Duvall opened the meeting and read procedures.

## MOTION- MINUTES

Motion made by Mr. Gillespie to approve minutes as submitted.

SECOND made by Mr. Merck

AYE Mr. Hart, Mr. Merck, Mr. Duvall, and Mr. Gillespie

NAY none

## ZA 2022-03

Ms. Chapman read application for Docket Item # 1 ZA 2022-03.

Mr. Halbig read staff report. He discussed the intent of the applicants to rezone parcels. Mr. Halbig stated that planning staff held a public meeting to discuss rezoning of the properties. He discussed rezoning the entire subdivision to become conforming.

Mr. Duvall asked if anyone wished to speak in favor of application.

Ms. Frank T. Cobs introduced himself to board. He stated he agreed with application request and the rezoning of subdivision. He discussed his intent with vacant parcel.

Mr. Duvall asked if anyone wished to speak in opposition to the application.

There being none.

Mr. Duvall asked board members if they had would like to move toward discussion.

## MOTION: TO DISCUSS

MOTION made by Mr. Hart to discuss.

SECOND made by Mr. Gillespie

AYE Mr. Hart, Mr. Merck, Mr. Duvall, and Mr. Gillespie

NAY none

Mr. Hart asked for clarification of lot applicant seeks to rezone.

Mr. Duvall showed and discussed rezoning entire subdivision.

Mr. Halbig discussed the contents of public meeting. He stated rezoning would not impact property taxes.

Mr. Duvall thanked staff and councilman Ronnie O'Kelley for holding the public meeting.

SENECA PLANNING COMMISSION

February 28<sup>th</sup>, 2022

MOTION made by Mr. Merck to accept ZA 2022-01 as submitted from R-20 to R-10 along with remaining properties in subdivision.  
SECOND made by Mr. Gillespie  
AYE Mr. Hart, Mr. Merck, Mr. Duvall, and Mr. Gillespie  
NAY none

**MOTION:**  
**ZA 2022-03**

**DOCKET #2**      Docket Item #2 Roads Ordinance

Mr. Halbig discussed the need to present the proposal for public comment. He stated that the Seneca Light and Water Director and Public Works Director have expressed interest in the proposal to take to city council.

Mr. Duvall stated he trust the decision of the directors.

Mr. Dick Mangrum with the news outlet asked for clarification on the ordinance.

Mr. Halbig discussed the need for having the basic guidelines for development.

MOTION made by Mr. Hart to recommend approval of Road Ordinance as submitted.  
SECOND made by Mr. Merck  
AYE Mr. Hart, Mr. Merck, Mr. Duvall, and Mr. Gillespie  
NAY none

**MOTION: TO**  
**APPROVE- Road**  
**Ordinance**

Mr. Duvall asked if there was any new business to discuss.

**NEW BUSINESS**

Mr. Halbig discussed vacant seats on board and the need for reelection of officers. He asked existing board members if they wished to remain on board. All stated they would.

MOTION made Ms. Chapman to remain board secretary.  
AYE Mr. Hart, Mr. Merck, Mr. Duvall, and Mr. Gillespie  
NAY none

**MOTION**

MOTION made by Mr. Duvall to nominate Mr. Hart as Vice Chairman.  
SECOND made by Mr. Merck  
AYE Mr. Hart, Mr. Merck, Mr. Duvall, and Mr. Gillespie  
NAY none

**MOTION**

MOTION made by Mr. Hart to nominate Mr. Duvall as Chairman.  
SECOND made by Mr. Gillespie  
AYE Mr. Hart, Mr. Merck, Mr. Duvall, and Mr. Gillespie  
NAY none

**MOTION**

Ms. Chapman stated next meeting would be March 31<sup>st</sup>, 2022, meeting.

SENECA PLANNING COMMISSION

February 28<sup>th</sup>, 2022

Discussion followed.

OLD BUSINESS

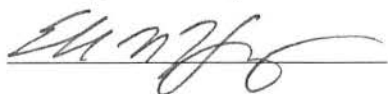
Mr. Duvall asked if there was any old business to discuss.

There being none.

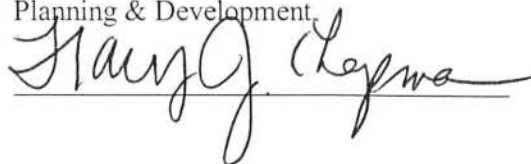
ADJOURN

Meeting adjourned at 6: 33 p.m.

Edward Halbig, Director  
Planning & Development



Tracy J. Chapman, Zoning Administrator  
Planning & Development





## ANNEXATION Application

City of Seneca

Planning & Community Development

Amendment # 2022-05 An-2022-02

Date: 1/17/2022

Property Owner: The Seneca Church of God of Prophecy  
Owner Address: P O Box 1617  
Seneca, SC 29679  
Owner Phone Number: 864-882-5108  
Applicant: Danny Holtzman  
Applicant Address: 580 Coneross Park Road  
Townville, SC 29689  
Applicant Phone Number: 864-304-1181  
Property Interest: Developer  
Property Location: (a plat must accompany this application)

Do Not Write In This Space

Advertised: \_\_\_\_\_  
Public Hearing: \_\_\_\_\_  
Receipt #: \_\_\_\_\_  
Property Posted: \_\_\_\_\_  
Fee Paid: \_\_\_\_\_  
Application Taken By: SC

Tax Map Number: 238-00-05-042 Lot Area: +/- 19.80 Acres  
Present Zoning: Oconee County Requested Zoning: R-6  
Property Characteristics:

Property is 19.80 acres that fronts on West South 4th Street for 331.2 feet. Property has moderate slopes and drains generally to the southeast.  
Property is currently in the county but surrounded by city properties zone HC, & R10 with areas of RM-8 in close proximity. Sewer is available on property.

Frontage on Public Road: yes Water Available? Yes ☒ No ☐ Sewer Available? Yes ☒ No ☐  
Current Use of Property: Vacant  
Proposed Use of Property: Residential Development

Has any application involving this property been considered previously by the Seneca Planning Commission or Zoning Board of Adjustments? If yes, please state details.

No

Reasons for request and any supporting information:

Proposed development of single family residential subdivision consisting of 51 lots per the attached concept plan. The site is currently owned by the neighboring church of god. Intent is to develop the site as proposed and to tie onto city sewer.

Property Owner's Signature: Carol Becknell  
Danny Holtzman

Date: 1-31-22

Alvin A. Kinder

Approved ☐ Date: \_\_\_\_\_ Chairman \_\_\_\_\_  
Disapproved ☐ Planning Commission  
City Council Approved ☐ Disapproved ☐ Date: \_\_\_\_\_

## Staff Report

**To:** Seneca Planning Commission      **Date:** March 1<sup>st</sup>, 2022  
**From:** Tracy Chapman,  
Zoning Administrator      **Public Hearing:** March 22<sup>nd</sup>, 2022  
**Docket:** AN 2022-02  
ZA 2022-05

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**Property Owner:** The Seneca Church of God of Prophecy      **Applicant:** Danny Holtzman  
**Location:** W South 4<sup>th</sup> Street      **Tax Map #:** 238-00-05-042  
**Present Zoning:** N/A      **Requested Zoning:** R-6  
Residential Single Family

### Applicant Proposal

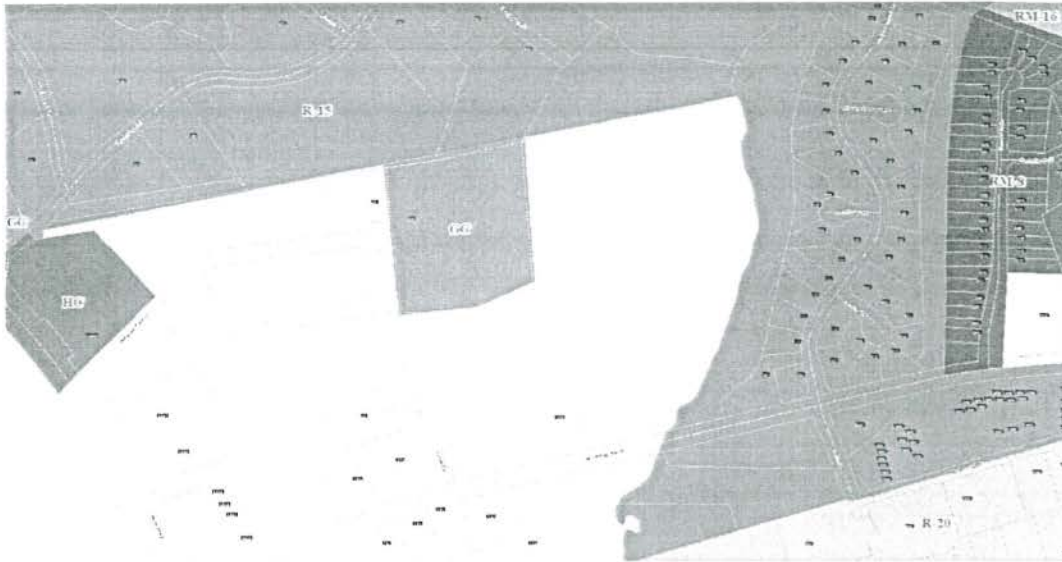
The applicant's intent is to seek the annexation of subject parcel of land totaling 19.8 acres fronting W South 4<sup>th</sup> Street (a state road) into the corporate limit of the City of Seneca and subsequent assignment of R-6 zoning classification (Residential Single Family 6,000 square foot lots) for the intent of developing a subdivision consisting of 51 lots. The road frontage of parcel is 576 feet.

### Current Land Uses, Conditions, and Impact on Services

The following is summary of the current land uses surrounding property, conditions, and impact of services:

1. Current land uses surrounding the subject parcels are as follows:

<u>Adjacent Land Uses</u>	<u>Existing zoning</u>	<u>Existing Use</u>
North	GC/R-15	Commercial/Residential
South	Unincorporated County/ R-15	Vacant lot/ Residential
East	R-15	Residential
West	Unincorporated County	Vacant Lot



2. Property Conditions:

The property does have access to municipal water, electric and sewer.

Perkins Creek is the sewer basin for the area. Buffering of the GC (General Commercial) parcel is recommended to separate from subject parcel

The applicant is proposing 51 lots. The density of land is more in line with R-15 zoning which would allow for 138 lots, but R-6 zoning is needed due to the flood plain area. The subject parcel has 4.9 acres of land located within the flood plain that is not buildable.

3. Impact on Services:

The annexation of the property would bring police, code enforcement, zoning, and sanitation into the city's jurisdiction. The traffic will have impacts on surrounding road network, 51 homes would add around 510 trips. A traffic study from 2021 showed 4800 trips on the section of W South 4<sup>th</sup> street in front of the property.

### Analysis

Section 504 - R-6 One Family Residential District of the Official City of Seneca Zoning Ordinance allows for single family dwelling as a permitted use.

- The proposed development is consistent with existing residential uses within the vicinity of this request.
- The proposed development does have access to municipal water and sanitary sewer.
- The proposed development will increase traffic on W South 4<sup>th</sup> Street, however existing infrastructure should accommodate any increase.

### Staff Recommendation

The planning staff recommends *approval* of the request for these reasons.

## NOTES

## 1) REFERENCES

D.B. 1076 PG. 7  
P.B. A-738 PG. 2  
TAX MAP NUMBER: 238 00 05-008 P.O.

## 2) ACREAGE SHOWN INCLUDES ALL RIGHT-OF-WAYS AND OR EASEMENTS

## 3) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS AND OR RESTRICTIONS THAT A CURRENT TITLE SEARCH MAY DISCLOSE

03183

Edwin  
10-00

254

PRELIMINARY SURVEY FOR  
SENeca CHURCH OF GOD  
OF PROPHECY

SENeca TOWNSHIP, Oconee COUNTY, SOUTH CAROLINA

STEPHEN R. EDWARDS & ASSOCIATES, INC.  
142 W. MAIN ST. WEST LENOIR, S.C. 28656  
(864) 718-1170

DATE 12-16-2001 JOB NUMBER: 07-337

0 100 200 300  
SCALE: 1"=100'

LOCATION MAP

NO. 8058

LOCATION MAP

NO. 8058

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LOCATION MAP

NO. 8058



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, BELIEF, AND FAITH, THAT THE FOREGOING SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTHERN SURVEYING BOARD FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTHERN SURVEYING BOARD FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA.

STEPHEN R. EDWARDS  
NO. 1001

KEOWEE DEVELOPMENT  
COMPANY INC.  
D.B. 1076 PG. 7  
P.B. A-738 PG. 2

JOHN PAUL PROPERTIES LLC  
D.B. 1559 PG. 66  
P.B. B-183 PG. 5

KEOWEE DEVELOPMENT  
COMPANY INC.  
D.B. 1529 PG. 178  
P.B. B-182 PG. 9

DONALD T. & ALICE CARVER  
D.B. 1236 PG. 250  
P.B. A-253 PG. 3

REVISED LOT 6  
ELIZABETH & MARGARET DEROSA  
D.B. 1503 PG. 164  
P.B. B-136 PG. 7

REVISED LOT 5  
AUCHEY J. LEBLANC  
D.B. 1553 PG. 118  
P.B. B-136 PG. 7

+/- 19.800 ACRES

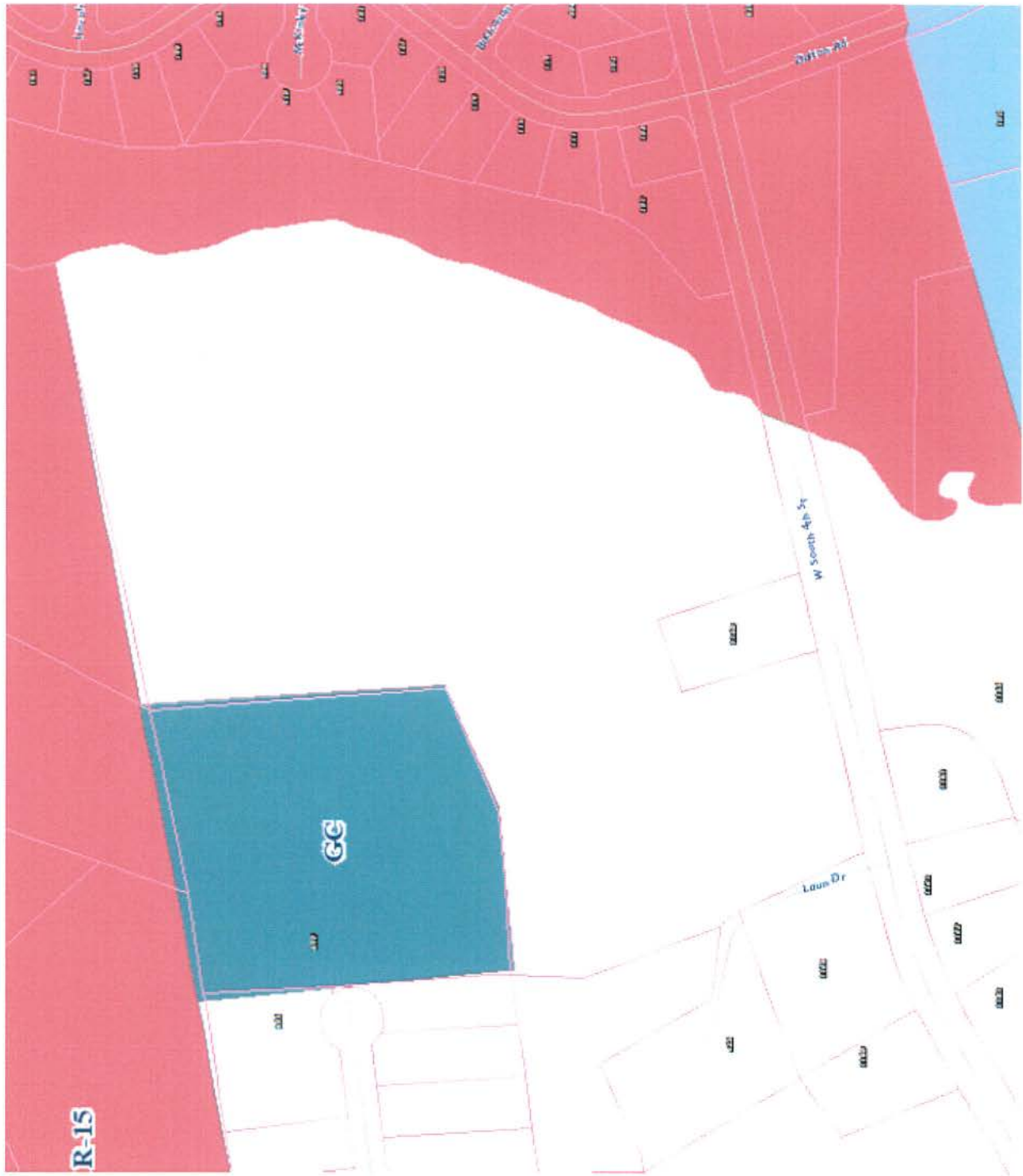
MERIDIAN LANDSON POINTE LLC  
D.B. 1536 PG. 183  
P.B. A-468 PG. 4

LINE	LENGTH	BEARING
1.1	54.31	S84°55'19"E
1.2	15.54	N79°17'44"E
1.3	77.60	N14°40'22"W
1.4	28.38	N79°17'22"E
1.5	53.40	S15°47'49"E
1.6	83.71	S84°23'47"W
1.7	18.93	S19°08'21"E
1.8	83.01	N40°51'03"W
1.9	32.84	N60°01'31"W

014 12 611 E

014 12 611 E  
014 12 611 E  
014 12 611 E











TO THE MAYOR AND COUNCIL OF THE CITY OF SENECA

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat, hereby petition for annexation of said territory to the City of Seneca by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

19.80 acres with 331.2 ft frontage on West South 4th street. Site has moderate slopes and drains to the southeast. Property is surrounded by city property zoned HC & R10. Sewer is available on property. Site does contain floodplain. Site plan is attached.

The property is designated as follows on the County tax map:

Tax Map Parcel 238-00-05-042

It is requested that the property be zoned as follows:

R-6 (Single family Residential)

Attached is a plat or site map of the area to be annexed ( see Exhibit "A"

(attached)

<i>Delbert E. Smith</i>	134 N. Black Jack Rd. Westminster, SC 29693	1-31-22
<i>Melvin C. Jif</i>	559 Sam Brown Rd. Seneca, S.C. 29678	1-31-22
<i>Carol Becknell</i>	206 Willow Creek Seneca SC 29678	1-31-22
<i>Alvin A. Kinder</i>	122 Peterson Rd. Seneca, SC 29678	1-31-22
Signature	Street Address, City	Date

FOR MUNICIPAL USE

Petition received by \_\_\_\_\_ Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_ Date \_\_\_\_\_

Recommendation by: \_\_\_\_\_ Date \_\_\_\_\_

OCONEE COUNTY  
 STATE TAX 751.40  
 COUNTY TAX 317.90  
 EXEMPT \_\_\_\_\_

Doc ID: 001411660003 Type: DEE  
 BK 1645 PG 256-258

## STATE OF SOUTH CAROLINA

TITLE EXAM  
 BY DR&W

COUNTY OF OCONEE PO Box 1617

Grantee Address:

Seneca  
SC 29679

## TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS that, Keowee Development Co., Inc., in the state aforesaid, for and in consideration of the sum of two hundred eighty-nine thousand (\$289,000.00) dollars, to it in hand paid by **Melvin Nix, Gene Pope and Richard Whitfield, Trustees of The Seneca Church of God of Prophecy**, receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions ("Exceptions") set forth below unto the said **Melvin Nix, Gene Pope and Richard Whitfield, Trustees of The Seneca Church of God of Prophecy**, subject to the below stated Exceptions, their successors and assigns forever, the following described real property, to wit:

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Oconee, on the north side of West South 4<sup>th</sup> Street, **containing 19.800 ACRES**, more or less, as shown and more fully described on a Plat thereof by Stephen R. Edwards, Surveyor, dated 12-18-2007 and recorded in Plat Book 6251, page 3, records of Oconee County, South Carolina.

THIS PROPERTY IS CONVEYED SUBJECT TO A 20 FOOT SEWER RIGHT OF WAY OVER THE AFOREMENTIONED PROPERTY WHICH THE GRANTOR RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS. SAID EASEMENT AND RIGHT OF WAY BEING FOR THE PURPOSE OF LAYING, CONSTRUCTING AND MAINTAINING A SEWER LINE AND MANHOLES, AS SHOWN ON THE AFOREMENTIONED PLAT. SAID EASEMENT BEING 20 FEET IN WIDTH AND BEING DESIGNATED AS "PROPOSED SEWER RIGHT OF WAY AND PROPOSED MANHOLE" ALONG THE WESTERN AND SOUTHERN PROPERTY LINES OF THE AFOREMENTIONED TRACT AND IS FOR THE BENEFIT OF THE GRANTOR AND ITS SUCCESSORS IN TITLE AND ASSIGNS.

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING EXCEPTIONS:** The protective covenants and restrictions as to use of lots in this Subdivision set out and enumerated in instrument of record in Deed

THIS PROPERTY DESIGNATED AS  
 MAP 238 SUB 00 BLK 05 PARC 008710  
 ON OCONEE COUNTY TAX MAPS

OCONEE COUNTY ASSESSOR

(Page #1 of 3 Pages)

Recorded this 22 day of Feb.  
 Book 2008 Page 80646  
 Fee \_\_\_\_\_

Andrea R. Nix  
 Auditors Oconee County, S.C.

FILED FOR RECORD  
 OCONEE COUNTY, S.C.  
 REGISTER OF DEEDS

2008 FEB 21 P 1:10

DR&W  
 10-00

013182



Book 1559, page 68, records of Oconee County, all of which are to run with the land, and is further subject to any and all easements or rights of way heretofore conveyed by the Grantor herein or any predecessor in title as may appear of public record or upon the premises.

This being a portion of the property conveyed unto Keowee Development Co., Inc. by deed of Donald L. Rima, recorded on the 29<sup>th</sup> day of February, 2000 in Deed Book 1076 at page 7 in the records of Oconee County, South Carolina.

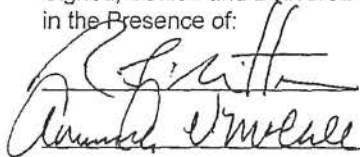
TOGETHER with, subject to the above stated Exceptions, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, subject to the above stated Exceptions, all and singular, the premises before mentioned unto the said **Melvin Nix, Gene Pope and Richard Whitfield, Trustees of The Seneca Church of God of Prophecy**, their successors and assigns forever.

AND, it does hereby bind itself and its successors, executors, and administrators, to warrant and forever defend all and singular the premises before mentioned, subject to the above stated Exceptions, unto the said **Melvin Nix, Gene Pope and Richard Whitfield, Trustees of The Seneca Church of God of Prophecy**, their successors and assigns, from and against itself and its successors and assigns, and against every person whosoever lawfully claiming or to claim the same or any part thereof.

WITNESS its hand and seal this 20<sup>th</sup> day of February, in the two thousand-eighth year of our Lord and in the two hundred thirty-second year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered  
in the Presence of:



Keowee Development Co., Inc.

BY: Erin R. Theel, Pres. [SEAL]

STATE OF SOUTH CAROLINA

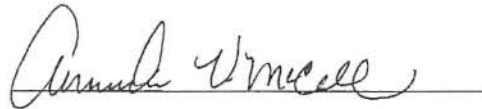
]

COUNTY OF OCONEE

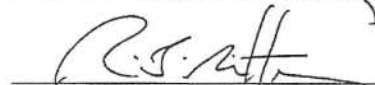
]

PROBATE

PERSONALLY APPEARED, the Undersigned witness, who being duly sworn says that (s)he saw the within named Grantor, Keowee Development Co., Inc., sign, seal and as its act and deed deliver the within written instrument for the uses and purposes therein mentioned and that the Deponent, together with the second witness above subscribed, witnessed the execution thereof.



Sworn to before me this  
20 day of February, 2008.

 [LS]  
 Notary Public of South Carolina  
 My Commission Expires: 9/20/17

# Zoning Amendment Application

City of Seneca

Planning &amp; Community Development

Amendment # 2022-06Date: February 21, 2022

Property Owner: Charles Theivagt  
 Owner Address: 1614 Sunnyside Drive  
Halingen, TX 78552  
 Owner Phone Number: 864-508-4012  
 Applicant: Charles Theivagt  
 Applicant Address: 1614 Sunnyside Drive  
Halingen, TX 78552  
 Applicant Phone Number: 864-508-4012  
 Property Interest: Owner to develop with partner Multifamily Residential  
 Property Location: (a plat must accompany this application)

Do Not Write In This Space

Advertised: \_\_\_\_\_  
 Public Hearing: 3/21/22  
 Receipt #: \_\_\_\_\_  
 Property Posted: \_\_\_\_\_  
 Fee Paid: 50.00  
 Application Taken By: JU

Tax Map Number: 520-15-03-013 Lot Area: 4.76 acres  
 Present Zoning: HC - Highway Commercial Requested Zoning: RM-16 Multifamily Residential  
 Property Characteristics:

4.76 acres sloped and wooded location at the corner of Short Street and Mountain View Street

Frontage on Public Road: yes Water Available? Yes ☒ No ☐ Sewer Available? Yes ☒ No ☐  
 Current Use of Property: Undeveloped commercial property  
 Proposed Use of Property: 120 unit housing community

Has any application involving this property been considered previously by the Seneca Planning Commission or Zoning Board of Adjustments? If yes, please state details.

No.

Reasons for request and any supporting information:

The owner and his partner have thought about developing for several years.

Property Owner's Signature :

DocuSigned by:

Charles Theivagt

5B3F4A8CAE4A450...

Date: 2/21/2022 | 9:33:03 AM PSTApproved ☐ Date: \_\_\_\_\_

Chairman \_\_\_\_\_

Disapproved ☐

Planning Commission

City Council Approved ☐ Disapproved ☐ Date: \_\_\_\_\_

### **Staff Report**

To: Seneca Planning Commission  
From: Edward R. Halbig  
Planning Director

Date: March 17, 2022  
Public Hearing: March 31, 2022  
Docket: ZA2022-06

Property Owner: Charles Theivagt

Applicant: Same

LOCATION: Short Street

Tax Map #520-15-03-013

Present Zoning: HC

Requested Zoning: RM-16

Applicant Proposal: Applicant proposes 120-unit housing community on 4.76 acres of property.

Analysis: The request assumes a density of over 25 units per acre. RM-16 permits 16 units per acre. The city does not provide for density higher than 16 units per acre.

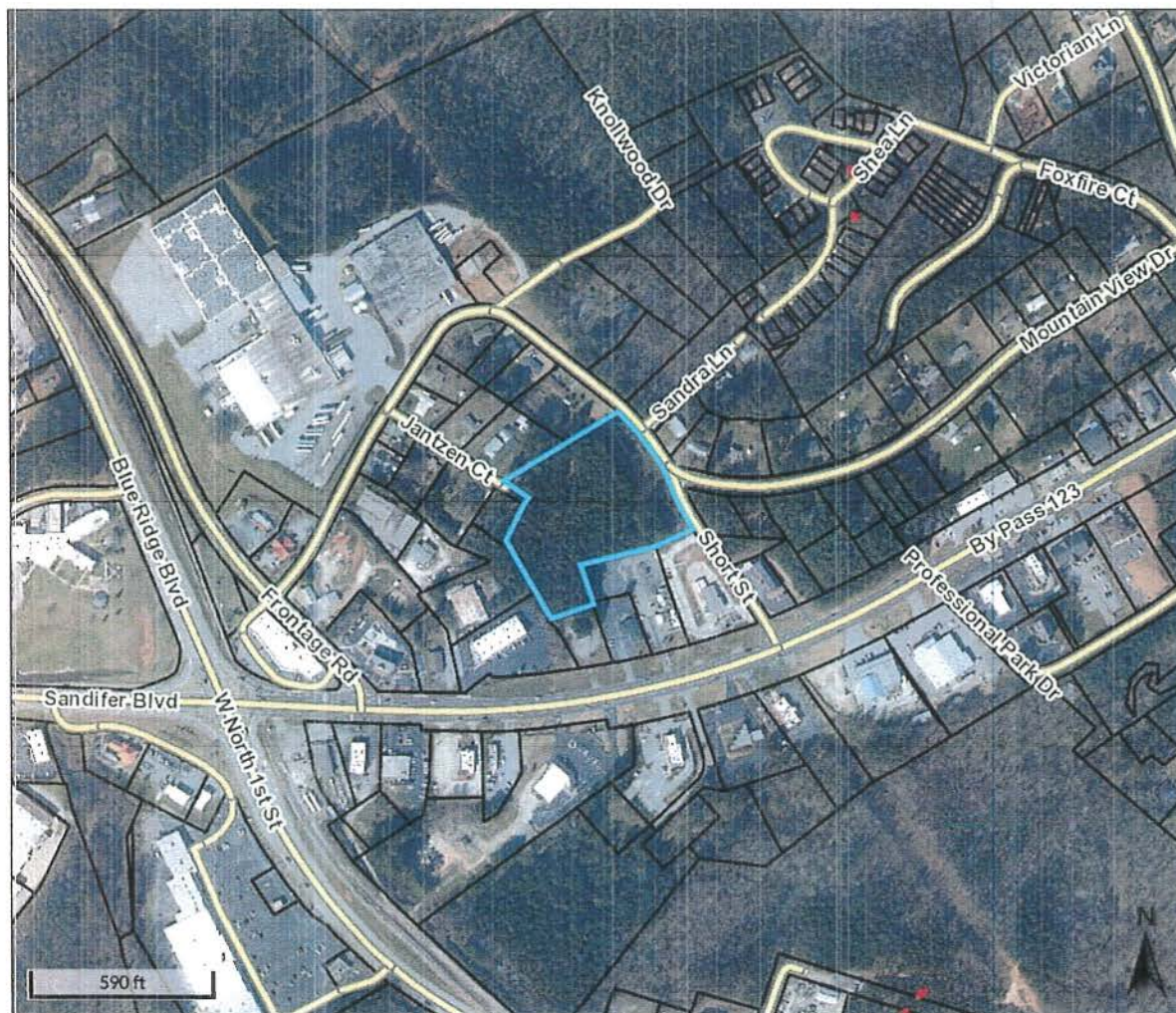
The property was subject to a rezoning request in 2018 for 76 units and was failed to receive a positive recommendation from Planning Commission at that time.

Staff Recommendation: Staff must recommend denial as the application does not meet the criteria of the zoning that is being requested.

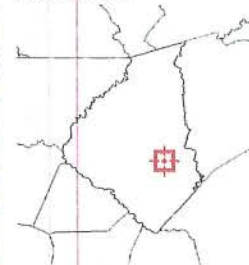


Printed Name: JAY DUNK

US AIR 76 & 123  
LOCAS NOW MAG N.C.S.



#### Overview



#### Legend

-  Parcels
-  Landhook
-  Roads

Parcel ID	520-15-03-013	Alternate ID	55800	Owner Address	THEIVAGT CHARLES P	Last 2 Sales		
Sec/Twp/Rng	n/a	Class	n/a		1614 SUNNYSIDE DR	Date	Price	Reason
Property Address		Acreage	4.77		HARLINGEN, TX 78552	4/2/2018	\$300000	9 U
						2/8/2018	\$50000	9 U

District 20  
 Brief  
 Tax Description SHORT STREET (4.77 AC)

(Note: Not to be used on legal documents)

Date created: 2/22/2022

Last Data Uploaded: 2/21/2022 9:27:21 PM

Developed by  **Schneider**  
 GEOSPATIAL



## Zoning Amendment Application

City of Seneca

Planning &amp; Community Development

Amendment # 2022-07Date: 2/22/22

Property Owner: SAHA SUBRATA & PAMELA S  
 Owner Address: 14014 38TH AVE NE  
SEATTLE WA 98125  
 Owner Phone Number: \_\_\_\_\_  
 Applicant: Barrett Wood / GMC Network Arch & Engineering  
 Applicant Address: 147 Welborn Street  
Greenville, SC 29601  
 Applicant Phone Number: 904-383-8210  
 Property Interest: \_\_\_\_\_  
 Property Location: (a plat must accompany this application)

Do Not Write In This Space

Advertised: \_\_\_\_\_  
 Public Hearing: 3/21/22  
 Receipt #: \_\_\_\_\_  
 Property Posted: \_\_\_\_\_  
 Fee Paid: 50  
 Application Taken By: JC

Tax Map Number: 520-59-01-005 Lot Area: \_\_\_\_\_  
 Present Zoning: OC Requested Zoning: RM-16  
 Property Characteristics: \_\_\_\_\_

Frontage on Public Road: Yes Water Available? Yes ☒ No ☐ Sewer Available? Yes ☒ No ☐  
 Current Use of Property: N/A  
 Proposed Use of Property: Residential Townhomes

Has any application involving this property been considered previously by the Seneca Planning Commission or Zoning Board of Adjustments? If yes, please state details.

Reasons for request and any supporting information:

Property Owner's Signature :

Authentisign  
**Subrata Saha**

Date: 02/21/2022

2/21/2022 5:18:57 PM EST

Authentisign  
**Pamela S. Saha**

2/21/2022 1:10:08 PM EST

Approved ☐ Date: \_\_\_\_\_

Chairman \_\_\_\_\_

Disapproved ☐

Planning Commission

City Council Approved ☐ Disapproved ☐ Date: \_\_\_\_\_

## Zoning Amendment Application

City of Seneca

Planning & Community Development

Amendment # 2022-04

Date: 2/22/22

Property Owner: Blue Bird Property LLC  
Owner Address: 208 ISLAND VIEW LN  
SENECA SC 29672  
Owner Phone Number: \_\_\_\_\_  
Applicant: Barrett Wood / GMC Network Arch & Engineering  
Applicant Address: 147 Welborn Street  
Greenville, SC 29601  
Applicant Phone Number: 904-383-8210  
Property Interest: \_\_\_\_\_  
Property Location: (a plat must accompany this application)

Do Not Write In This Space

Advertised: \_\_\_\_\_  
Public Hearing: \_\_\_\_\_  
Receipt #: \_\_\_\_\_  
Property Posted: \_\_\_\_\_  
Fee Paid: 50.00  
Application Taken By: \_\_\_\_\_

Wells Hwy

Tax Map Number: 520-59-01-007  
Present Zoning: 00 HC  
Property Characteristics: \_\_\_\_\_

Lot Area: \_\_\_\_\_  
Requested Zoning: RM-16

Frontage on Public Road: Yes Water Available? Yes ☒ No ☐ Sewer Available? Yes ☒ No ☐  
Current Use of Property: N/A  
Proposed Use of Property: Residential Townhomes

Has any application involving this property been considered previously by the Seneca Planning Commission or Zoning Board of Adjustments? If yes, please state details.

Reasons for request and any supporting information:

Property Owner's Signature: Michael S. Paluy, member Date: 2/21/22  
Blue Bird Enterprises, LLC

Approved ☐ Date: \_\_\_\_\_ Chairman \_\_\_\_\_  
Disapproved ☐ Planning Commission  
City Council Approved ☐ Disapproved ☐ Date: \_\_\_\_\_



## Staff Report

**To:** Seneca Planning Commission      **Date:** March 1<sup>st</sup>, 2022  
**From:** Tracy Chapman,  
Zoning Administrator      **Public Hearing:** March 22<sup>nd</sup>, 2022  
**Docket:** ZA 2022-07

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**Property Owner:** Blue Bird Property LLC/  
Saha Subrata & Pamela      **Applicant:** Barrett Wood/GMC  
Network Arch Engineering  
**Location:** Wells Hwy      **Tax Map #:** 520-59-01-007/  
520-59-01-005  
**Present Zoning:** HC/OC      **Requested Zoning:** RM-16  
Residential Multi Family

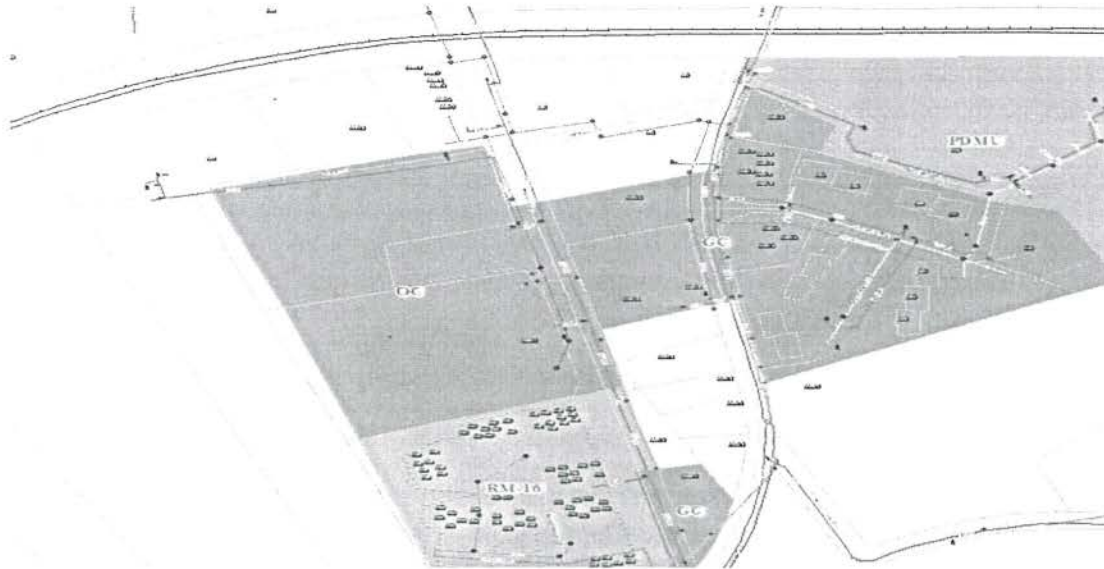
### Applicant Proposal

The applicant seeks to rezone with one application for both subject parcels of land totaling 9.71 acres fronting Wells Highway (a state road). There are two separate owners of parcels, but since both parcels are contiguous and have been submitted by the same applicant, staff recommended combining both applications into one. Applicant seeks to rezone parcels from HC (highway commercial) and OC (Office Commercial) to RM-16 for the intent of building 85 townhomes. RM-16 zoning would allow up to 131 unites per average based on lot area. The road frontage of both parcels combined is 534 feet.

### Current Land Uses,

1. Current land uses surrounding the subject parcels are as follows:

<u>Adjacent Land Uses</u>	<u>Existing zoning</u>	<u>Existing Use</u>
North	Unincorporated County	Commercial Uses
South	RM-16	Residential Nursing Home
East	GC	Commercial Uses
West	Unincorporated County	Vacant Lot



2. Property Conditions:

The property does have access to municipal water, electric, and sewer. Buffering of the parcel is recommended to separate townhomes from nursing home and commercial uses surrounding property.

3. Impact on Services:

The property has police, fire, code enforcement, zoning, and sanitation. The traffic will have impacts on surrounding road network. In RM-16 zoning 131 units per average would add around 1310 trips. A traffic study from 2021 showed 12,100 trips on the section of Wells Highway in front of this parcel.

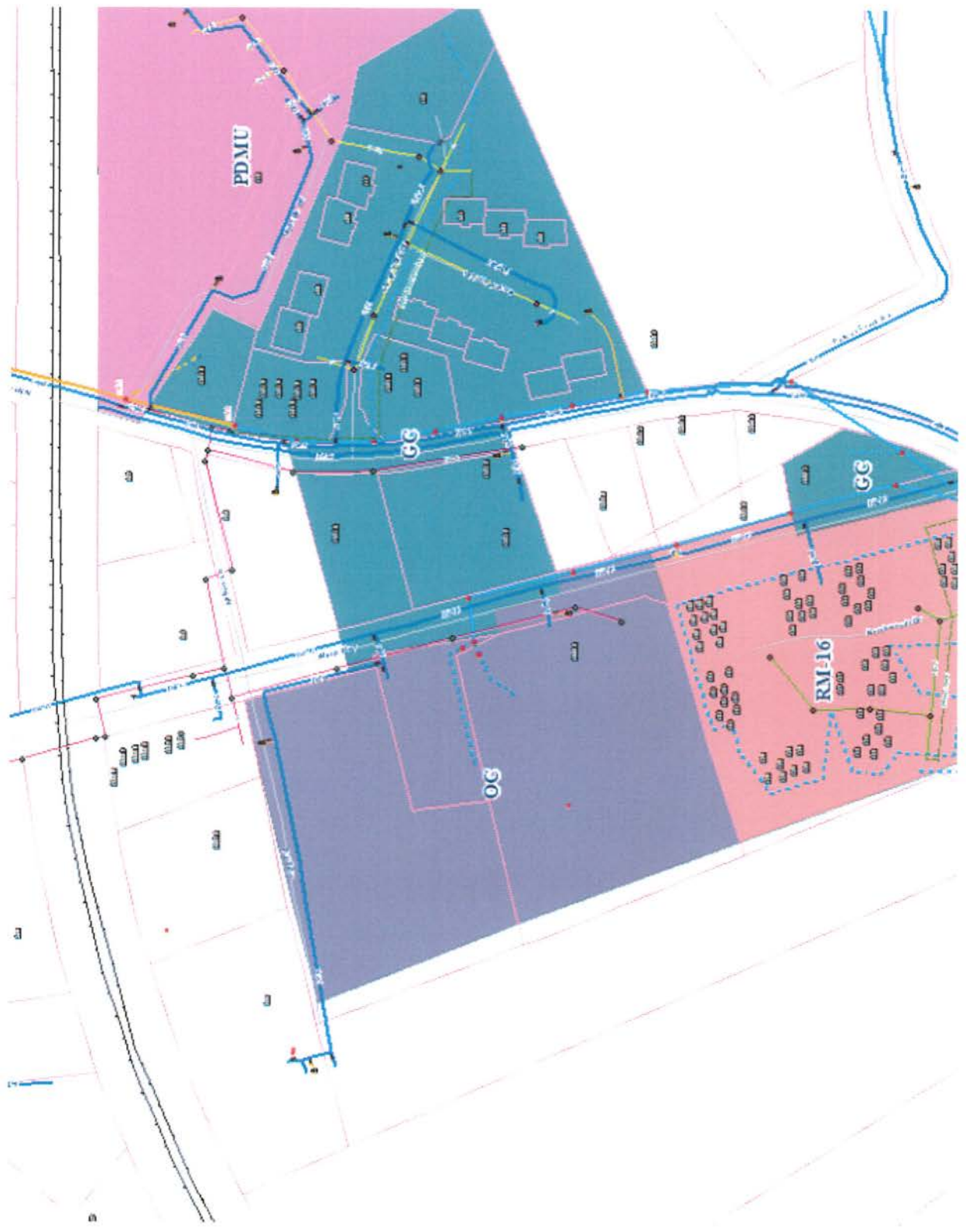
### Analysis

Section 506- RM-16 Residential District of the Official City of Seneca Zoning Ordinance allows for the permitted uses of multi family dwelling units.

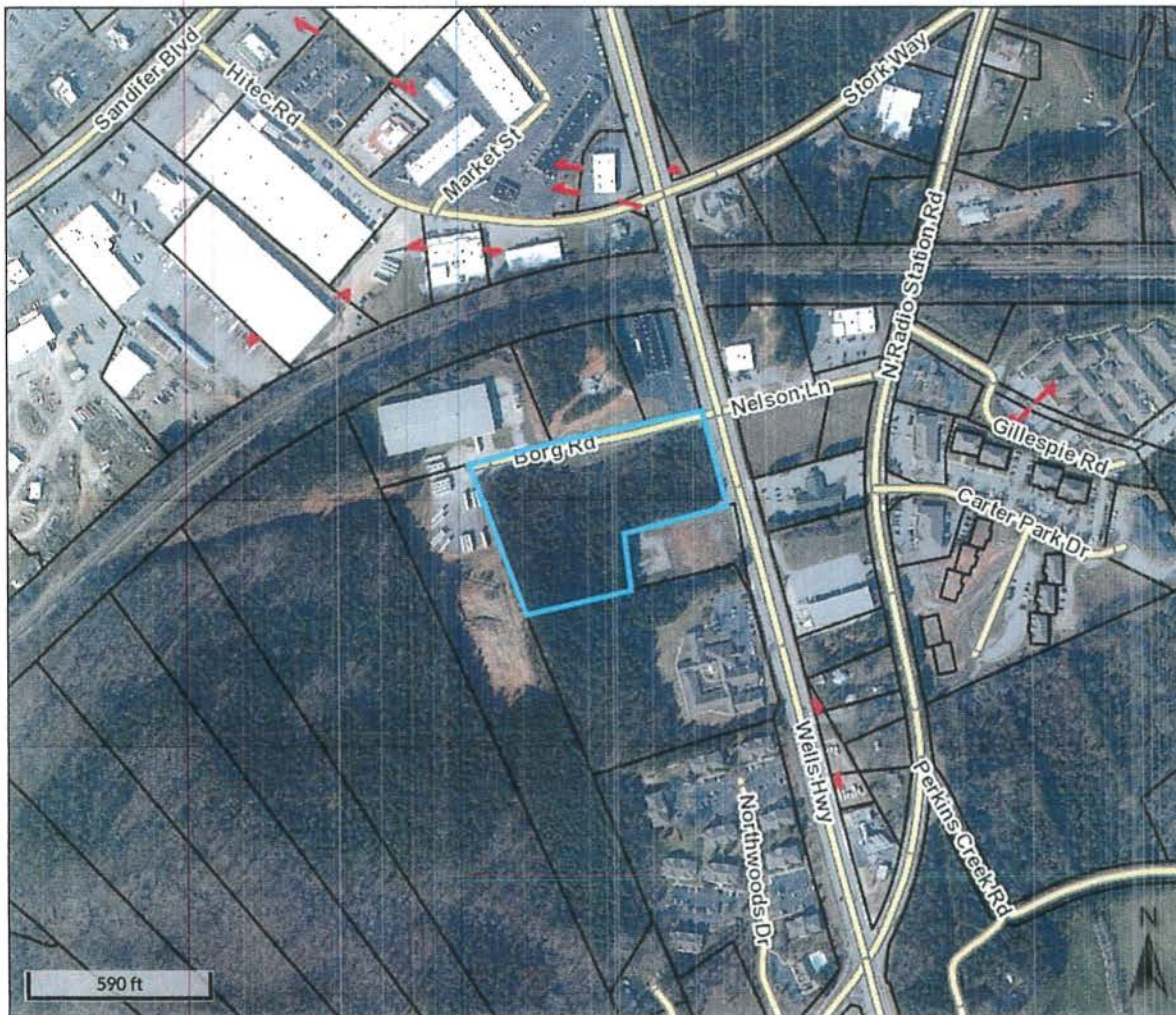
- The proposed development is consistent with uses allowed within the RM-16 (Residential Multi Family) district.
- The proposed development does have access to municipal water and sanitary sewer.
- The proposed development will increase traffic on Wells Highway, however existing infrastructure should accommodate any increase.

### Staff Recommendation

The planning staff recommends *approval* of the request for these reasons.







**Overview**



**Legend**

- Parcels
- Landhook
- Roads

Parcel ID	520-59-01-005	Alternate ID	59250	Owner Address	SAHA SUBRATA & PAMELA S	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	n/a		14014 38TH AVE NE	Date	Price	Reason	Qual
Property Address		Acreage	7.61		SEATTLE, WA 98125	n/a	0	n/a	n/a
						n/a	0	n/a	n/a

District 20

Brief Tax Description n/a

(Note: Not to be used on legal documents)

Date created: 2/22/2022

Last Data Uploaded: 2/21/2022 9:27:21 PM

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Oconee County, SC



Overview



Legend

- Parcels
- Landhook
- Roads

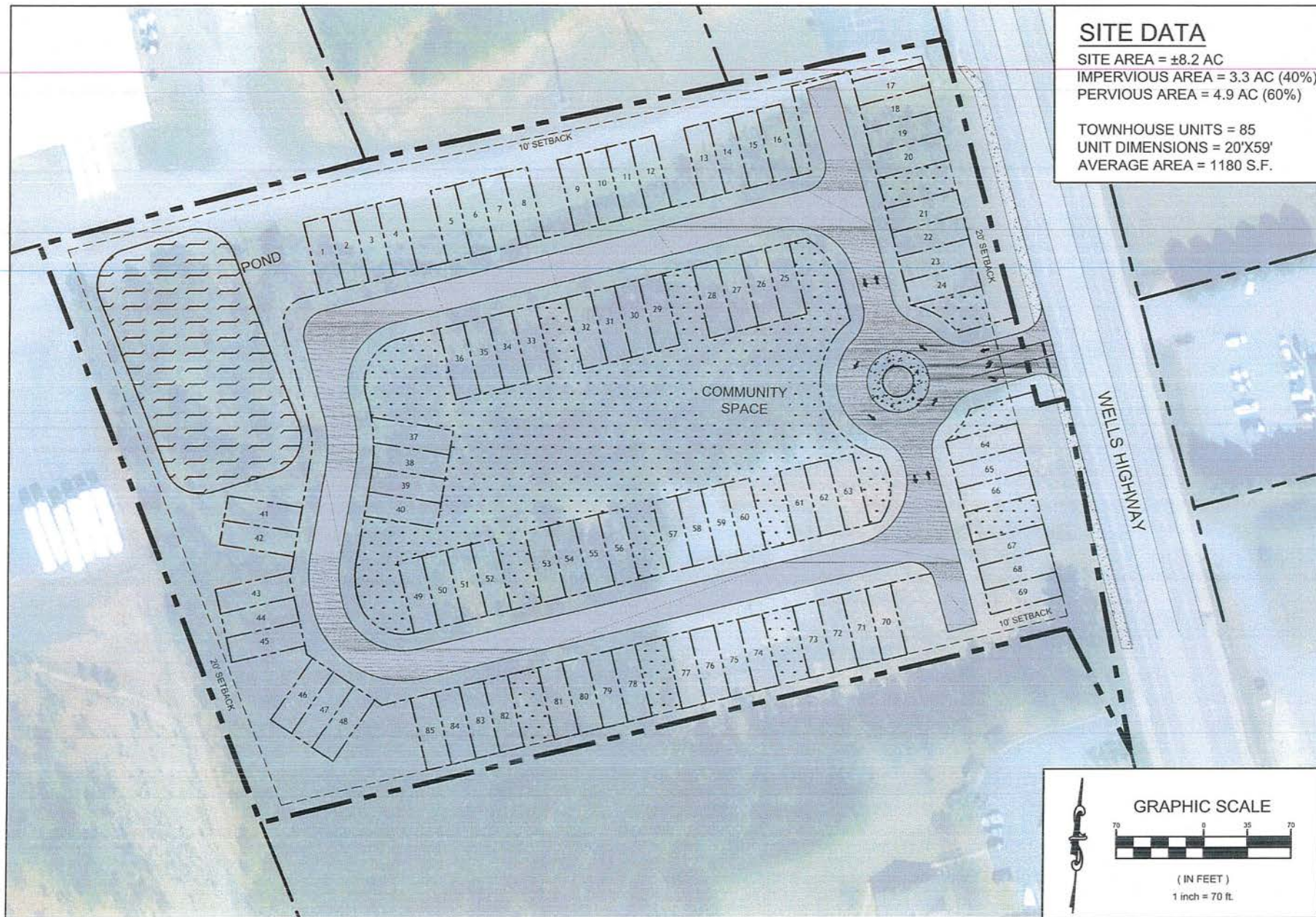
Parcel ID	520-59-01-007	Alternate ID	59252	Owner Address	BLUE BIRD ENTERPRISES LLC	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	n/a		208 ISLAND VIEW LN	Date	Price	Reason	Qual
Property Address		Acreage	2.1		SENECA, SC 29672	3/14/2011	\$10	2	U
District	20					3/14/2011	\$175000	7	U
Brief	TRACT A & LOT B								
Tax Description	(Note: Not to be used on legal documents)								

Date created: 4/14/2021

Last Data Uploaded: 4/13/2021 9:33:39 PM

Developed by Schneider  
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### SITE DATA

SITE AREA =  $\pm 8.2$  AC

IMPERVIOUS AREA = 3.3 AC (40%)

PERVIOUS AREA = 4.9 AC (60%)

TOWNHOUSE UNITS = 85

UNIT DIMENSIONS = 20'X59'

AVERAGE AREA = 1180 S.F.



GOODWYN MILLS CAWOOD LLC.

617 East McBee Avenue, Suite 200  
Greenville, SC 29601

T 864.527.0460

GMCNETWORK.COM

WELLS HWY TOWNHOMES

WELLS HWY & NELSON LN  
SENECA, SC 29678

CITY SENECA

CONCEPTUAL  
PLAN