

ZONING AMENDMENT APPLICATION

City of Seneca

Planning & Community Development

AMENDMENT # 2018-09

Date: September 27, 2018

Property Owner: Charles Theivagt
Owner Address: 1614 Sunnyside Drive
Harlingen, TX 78552
Owner Phone Number: 864-508-4012
Applicant: BlockSolid, Inc. (attn: Ernie Eden)
Applicant Address: P.O. Box 473
Central, SC 29630
Applicant Phone Number: 404-310-6659
Property Interest: under contract to purchase
Property Location: (a plat must accompany this application)

Do Not Write In This Space	
Advertised:	<u>9/29/18</u>
Public Hearing:	<u>10/15/18</u>
Receipt #:	
Property Posted:	
Fee Paid:	<u>\$150.00</u>
Application Taken By:	<u>[Signature]</u>

corner of Short Street & Mountain View Drive (see attached tax plat)
Tax Map Number: 520-15-03-013 Lot Area: 4.76 acres
Present Zoning: HC-Highway Commercial Requested Zoning: RM-16 Multifamily Resl
Property Characteristics: Sloped and wooded

Frontage on Public Road: Yes Water Available? Yes x ☐ No ☐ Sewer Available? Yes x ☐ No ☐
Current Use of Property: Undeveloped commercial property
Proposed Use of Property: 76-unit senior 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 property owner has the property under contract to a developer who plans to build a 76-unit building.

I (we) attest that there are no recorded deed restrictions or restrictive covenants that apply to this property which are contrary to, conflict with, or prohibit the permitted activity being requested or appealed.

Property Owner's Signature:

Charles Theivagt

Date:

9/26/18

Approved ☐

Date: _____

Chairman _____

Disapproved ☐

Planning Commission _____

City Council Approved ☐

Disapproved ☐

Date: _____

Staff Report

To: Seneca Planning Commission
From: Edward R. Halbig, A.I.C.P.

Date: October 2, 2018
Public Hearing: October 15th, 2018
Docket: ZA 2018-09

Property Owner:	Charles Theivagt	Applicant:	BlockSolid, Inc
Location:	Intersection of Short St and Mountain View Dr	Tax Map #:	520-15-03-013
Present Zoning:	HC	Requested Zoning:	RM-16

Applicant Proposal

The subject parcel of land totaling 4.76 acres is located on Short Street and Mountain View Drive.

The applicant is seeking to rezone parcel to RM-16 zoning for the intent to build a 76 unit building.

Proposed Action, and Current Land Uses

The following is summary of the proposed action, current land uses surrounding properties, and impacts:

1. The proposed action is to rezone approximately 4.76 acres as RM-16 (Residential Multi Family). The property is currently zoned HC (Highway Commercial).
2. Current land uses surrounding the subject parcels are as follows:

<u>Adjacent Land Uses</u>	<u>Existing zoning</u>	<u>Existing Use</u>
North	R-20	Residential
South	HC	Commercial
East	R-20/RM-16	Residential/ Townhomes
West	R-20/ HC	Residential/ Commercial

3. Mulit Family Land uses can serve as a transition from commercial to residential. Currently the property is zoned commercial and can be developed to uses allowed in Highway Commercial.
RM-16 use can serve as a buffer between residential and commercial uses.

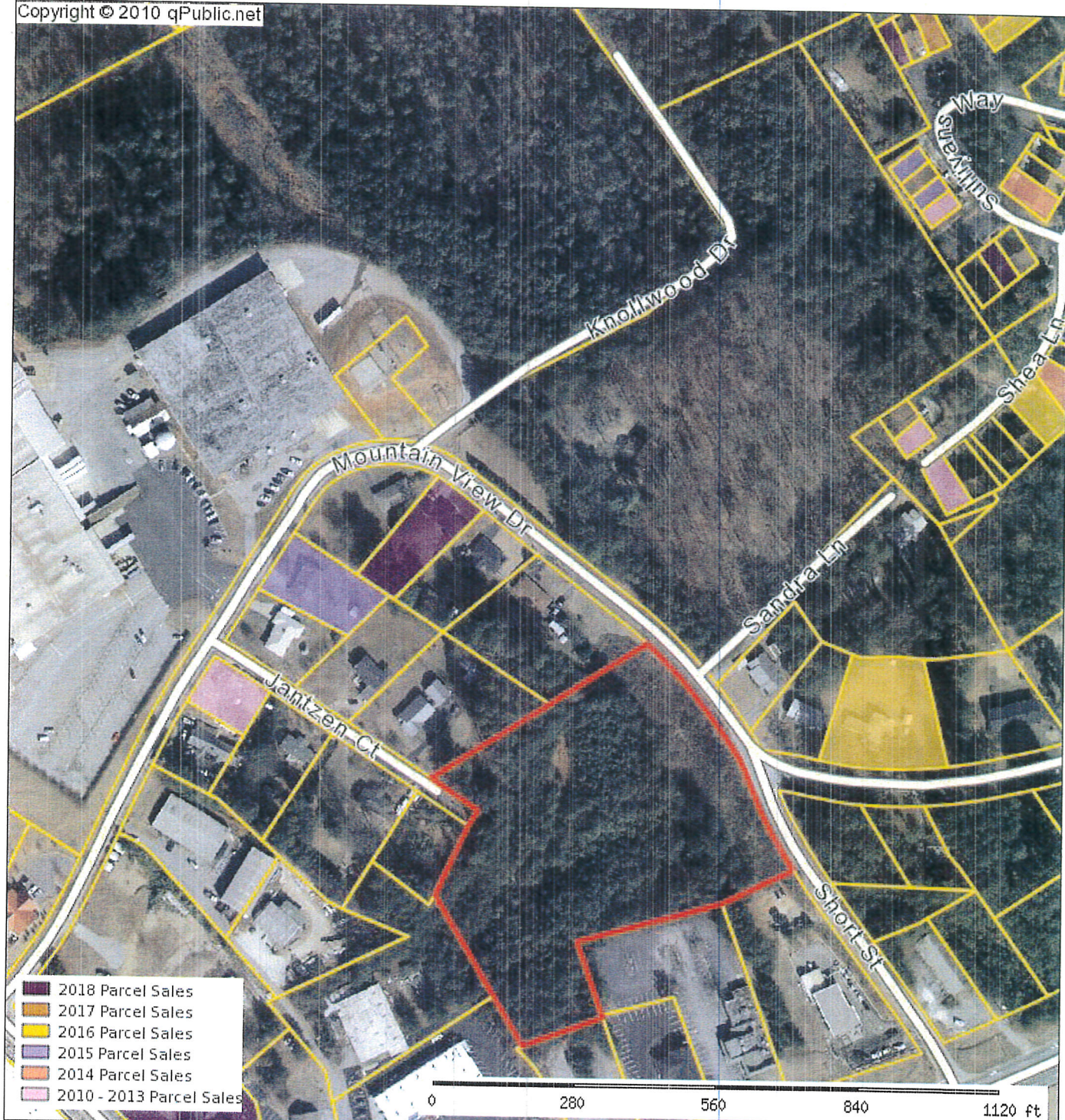
Analysis

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

RM-16 zoning has a density that would allow up to 76 units. A traffic study will be necessary for development.

Staff Recommendation

The planning staff recommends approval of the request.



Oconee County Assessor

Parcel: 520-15-03-013 Acres: 4.77

Name:	THEIVAGT CHARLES P	Land Value:	140400
Site:		Improvement Value:	0
Sale:	\$300000 on 2018-04-02 Reason=9 Qual=U	Accessory Value:	0
Mail:	1614 SUNNYSIDE DR HARLINGEN, TX 78552	Total Value:	140400



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