



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

Monday, October 21st, 2019
Council Chambers – City Hall
6:00 PM

- I. Opening**
- II. Approval of Minutes**
- III. Docket Number's:**

| | |
|----------------------------|---------------------------------------------------------|
| <u>Docket No 1:</u> | ZA -2019-08 |
| Property Owner: | Morgan Legacy Partners Inc |
| Applicant: | Seasons Building Company |
| Property Address: | E S 7th Street and S Townville Street |
| Tax Map #: | 520-46-01-002/ 520-46-01-004 |
| Present Zoning: | R-10 |
| Requested Zoning: | PD-R |

| | |
|----------------------------|---------------------------------------------------------------------------------------|
| <u>Docket No 2:</u> | ZA -2019-09 |
| Property Owner: | Thomas & Co LLC |
| Applicant: | Josh Thomas |
| Property Address: | 404 E S 6th St, 617 S Walnut St, Walnut St, and S Cherry St |
| Tax Map #: | 520-40-12-002/520-40-12-007 520-40-12-006/520-40-12-005/ 520-40-12-008 |
| Present Zoning: | NC & R-15 |
| Requested Zoning: | R-6 |

- IV. New Business**
- V. Old Business**
- VI. Adjourn**

ZONING AMENDMENT APPLICATION

City of Seneca

Planning & Community Development

AMENDMENT # ZA2019-08

Date: 9/6/2019

Property Owner: Morgan Legacy Partners Inc
Owner Address: 470 Mast Rd
Goffstown, NH 03045
Owner Phone Number: _____
Applicant: Seasons Building Company
Applicant Address: 1447A W Main Street
West Union SC 29696
Applicant Phone Number: (864) 888-7643
Property Interest: Developer
Property Location: (a plat must accompany this application)

E. South 7th Street & S. Townsville St
Tax Map Number: 520-46-01-002/520-46-01-004 Lot Area: 3.62 acres
Present Zoning: 520-46-06-003 Requested Zoning: PD-R
Property Characteristics: R-10
Vacant land

Frontage on Public Road: YES Water Available? Yes ☒ No ☐ Sewer Available? Yes ☒ No ☐
Current Use of Property: Vacant
Proposed Use of Property: Planned 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:

This will provide an opportunity to build attractive homes at an attainable price.

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: 

Date: 9/6/2019

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 9, 2019
Public Hearing: October 21, 2019
Docket: ZA 2019-08

| | | | |
|------------------------|-----------------------------------------|--------------------------|-------------------------------------------------|
| Property Owner: | Morgan Legacy Partners Inc. | Applicant: | Seasons Builders |
| Location: | E S 7 th St and Townville St | Tax Map #: | 520-46-01-002 520-46-01-004 520-46-06-003 |
| Present Zoning: | R-10 | Requested Zoning: | PD-R |

Applicant Proposal

The subject parcels of land totaling 3.62 acres are located at the block bounded by East South 7th Street to the north, South Fairplay Street to the west and South Townville Street to the east. The applicant also seeks to include previously undeveloped “paper” streets, including an arm of Fairplay street and what would have been East and West 8th Street.

The proposed action is to rezone the 5.5 acres (including “paper” streets) to PD-R (Planned Development Residential) for one and two story single-family homes on smaller lots at approximately 6 units per acre. The Density is comparable to R-6 (which allows for 7 units per acre). The property is currently zoned OC (Office Commercial).

Analysis

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

Access to the property is approximately 450 feet of frontage on South Townville Street, 400 feet of Frontage on South Fairplay Street and 200 feet of frontage on south 7th Street. Access to the property would be via new internal streets that connect to Fairplay and Townville Streets. The plan calls for internal greenspace.

Single Family residential land use surrounds the subject parcels.

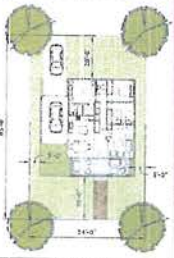
With Planned Unit Development, the Planning Commission is approving a plan along with recommendation of rezoning.

Staff Recommendation

The planning staff recommends approval of the request.



Typical Lot types



Perimeter Lots
Minimum Lot Size: 4,500 sq.ft.



Interior Lots
Minimum Lot Size: 3,400 sq.ft.

Site Information:

Total Site acreage: 5.58 Acres
Total Units: 34 16 Perimeter Lots, 18 Interior Lots
Density: 6 units/Acre
Green Space Actual : 30,660 sq.ft.
Green Space Required : 12,169 sq.ft.
30ft. Interior drive RW, 16ft drive width



Steph
FULLER
DESIGNS

Townville Road Community

City of Seneca, SC Oconee, County September, 3, 2019



ZONING AMENDMENT APPLICATION

City of Seneca

Planning & Community Development

AMENDMENT # ZA 2019-09

Date: 8/16/2019

Property Owner: Thomas & Co. LLC
Owner Address: 404 E MAIN ST
WALTHAM, SC 29691
Owner Phone Number: 864-710-9998, Josh Thomas
Applicant: 404 E MAIN ST
Applicant Address: WALTHAM, SC 29691
Applicant Phone Number: 864-710-9998
Property Interest: NEW HOUSING DEVELOPMENT (12 HOMES)
Property Location: (a plat must accompany this application)

Do Not Write In This Space

Advertised: _____
Public Hearing: 9/16/19
Receipt #: _____
Property Posted: _____
Fee Paid: 50.00
Application Taken By: [Signature]

404 E 5.6th, 617 S. Walnut St, Walnut St, S Cherry St.
Tax Map Number: 520-40-12-002 (See Back) Lot Area: 200

Present Zoning: Residential Commercial Requested Zoning: R-6
Property Characteristics: Neighborhood

Vacant land

Has A CITY OWNED ROAD THROUGH IT. I BELIEVE IT USED TO BE A NEIGHBORHOOD

Frontage on Public Road: 46 Water Available? Yes ☒ No ☐ Sewer Available? Yes ☒ No ☐

Current Use of Property: vacant

Proposed Use of Property: residential housing (12 Homes)

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

2

Reasons for request and any supporting information:

to construct new residential homes

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: [Signature]
Josh Thomas

Date: 8/16/2019

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: September 10, 2019
Public Hearing: September 16th, 2019
Docket: ZA 2019-09

Property Owner: Thomas & Co. LLC

Applicant: Josh Thomas

Location: 406 E. S. 6th St
617 S. Walnut St
S. Walnut St
S. Cherry St

Tax Map #: 520-40-12-002
520-40-12-007
520-40-12-006 and
520-40-12-008
520-40-12-005

Present Zoning: NC & R-15

Requested Zoning: R-6

Applicant Proposal

The subject properties are five vacant parcels of land located at 404 E. South 6th Street, 617 South Walnut Street, and South Cherry Street. Applicant seeks to rezone parcels from present zoning of NC (Neighborhood Commercial) and R-15 (Residential Single Family 15,000 square ft. lot size) to R-6 (Residential Single Family 6,000 square ft. lot size).

Site Characteristics

The properties have approximately 270 feet of frontage on South Walnut Street, 115 feet on East South 6th Street and 50 feet South Cherry Street.

Locust Street (unimproved) is shown to run behind and across several of the properties, and an unimproved alley follows Locust Street and continues southward, separating the Cherry Street parcel from the other four.

The property does have access to municipal water, electric, and sewer. Adjacent streets on three sides are state maintained roads. The property slopes gradually from the north then more steeply downward to the south.

Staff Comments

The Planning Department recognizes the need for higher densities in the downtown. A portion of the land in question was rezoned from RM-8 to NC in the early 2000s, yet it has not developed as such. Road capacities in the area are under-utilized since the closing of the textile mill on 6th Street. Other infrastructure is likewise able to handle higher density development.

The City would entertain abandoning the alley to adjacent property owners as is the policy with undeveloped alleys.

R-6 requires single-family, site built homes. The property currently has only one residential structure upon it. R-6 could support up to 13 single family homes on 6,000 square foot lots.

E South 5th St

R-10

Rectory Dr

S Depot St

E South 6th St

NC

S Locust St

S Walnut St

S Cherry St

E South 7th St

Willow Tree Ln

R-15

E South 7th St

Mitchell Dr

S Depot St

E South 8th St



E South 5th St

S Depot St

Rectory Dr

E South 6th St

Locust St

S Cherry St

E South 7th St

Willow Tree Ln

S Walnut St

E South 7th St

Mitchell Dr

S Depot St

E South 8th St



| Oconee County Assessor | | | |
|-----------------------------------|---------------------------------------|--------------------|-------|
| Parcel: 520-40-12-002 Acres: 0.77 | | | |
| Name: | MCALISTER THOMAS | Land Value: | 16890 |
| Site: | 404 E SOUTH 6TH ST | Improvement Value: | 0 |
| Sale: | \$30000 on 2007-12-12 Reason=0 Qual=Q | Accessory Value: | 0 |
| Mail: | 1508 OLD SENECA RD | Total Value: | 16890 |
| | CENTRAL, SC 29630 | | |
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