



## **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  
February 28, 2022  
Council Chambers – City Hall  
6:00 PM**

- I. Opening**
- II. Approve Minutes**
- III. Zoning Amendment:**

**Docket No 1:           ZA 2022-03**  
**Property Owner:     Frank T. Cobs**  
**Applicant:           Same**  
**Property Address:    W. S. 4<sup>th</sup>, W. S. 5<sup>th</sup> Streets, and**  
**Sunrise Lane**  
**Tax Map # :           Multiple Tax Map #'s**  
**Present Zoning:      R-20**  
**Requested Zoning:    R-10**

**Docket No 2:           Roads Ordinance**

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

# SENECA PLANNING COMMISSION

January 24<sup>th</sup>, 2022

The Seneca Planning Commission met on Monday, January 24, 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, and other interested persons listed in minute book. The press and public were duly notified as required by law. Ms. Tracy Chapman, Zoning Administrator, Mr. Matt Durham and Mr. Ted Durham Jr. was absent.

## OPENING

Mr. Duvall opened the meeting.

## MOTION-MINUTES

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

SECOND made by Mr. Hart

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

NAY none

## ZA 2022-01

Mr. Duvall discussed Docket Item # 1 ZA 2022-01.

Mr. Halbig read application and staff report for ZA 2022-01. He discussed the intent of the applicants to rezone parcels. Mr. Halbig stated that planning staff met with applicants to discuss uses of the property. After the meeting staff found a condition that exist on deed that will cause property to revert to SDOC if the property ceases to be used as original agreement.

Mr. Duvall read hearing procedures.

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

Ms. Donna Peppers introduced herself to board. She stated she had a daycare business and would like to have the opportunity to have it located at Blue Ridge Community Center. She stated she had already moved in and is just waiting on final inspections to proceed.

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 made by Mr. Merck to discuss.

SECOND made by Mr. Gillespie

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

NAY none

## MOTION: TO DISCUSS

Mr. Merck stated he had no issue with the rezoning.

Mr. Duvall stated he had no objections to rezoning.

SENECA PLANNING COMMISSION

January 24<sup>th</sup>, 2022

**MOTION: TO  
APPROVE**

MOTION made by Mr. Merck to approve Docket Item 1 ZA 2022-01 as submitted from RM-8 to NC.

SECOND made by Mr. Gillespie

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

NAY none

**An 2022-01 AND  
ZA 2022-02**

Docket Item #2 AN 2022-01 and ZA 2022-02

Mr. Halbig read application and staff reports for AN 2022-01 and ZA 2022-02. He stated staff recommends approval of request.

Mr. Duvall read hearing procedures.

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

Mr. Josh Ledbetter introduced himself to board. He stated he is the owner of the property, and he is in favor of annexing and zoning the parcel into the city limits. He discussed his issue with having to sign a water service agreement just to annex into the city limits to receive water. He stated that while having to annex into the city limits, and paying hospitality tax, he tried to get the city to take over maintenance of Nelson Lane, but they do not have plans to do so.

Mr. Duvall stated he understood his point and told him to address those issues at the upcoming city council meetings.

Discussion followed.

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. Merck

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

NAY none

Mr. Hart stated he had no issue with application request.

**MOTION: TO  
APPROVE**

MOTION made by Mr. Hart to accept Docket Item 2 to annex 106 Nelson Lane into the city limits and zone parcel ZA 2022-01 with GC zoning classification.

SECOND made by Mr. Merck

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

NAY none

SENECA PLANNING COMMISSION

January 24<sup>th</sup>, 2022

NEW BUSINESS

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

Mr. Halbig discussed next month's upcoming meeting.

OLD BUSINESS

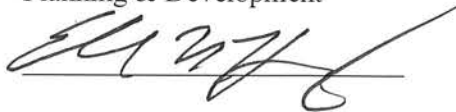
Mr. Duvall asked if there was any old business to discuss.

There being none.

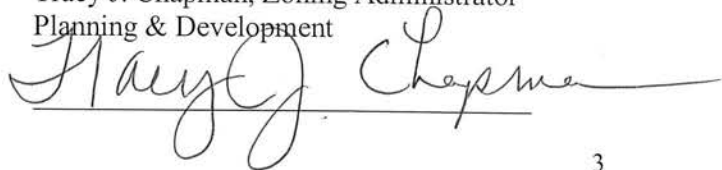
ADJOURN

Meeting adjourned at 6:21 p.m.

Edward Halbig, Director  
Planning & Development



Tracy J. Chapman, Zoning Administrator  
Planning & Development





# ZONING AMENDMENT APPLICATION

City of Seneca

Planning & Community Development

AMENDMENT #

2022-03

Date:

Property Owner: Frank T. Cobs  
Owner Address: 215 W.S. 4th St.  
Seneca, SC 29678  
Owner Phone Number: (864) 320-4835  
Applicant: Frank T. Cobs  
Applicant Address: 215 W.S. 4th St.  
Seneca, SC 29678  
Applicant Phone Number: (864) 320-4835  
Property Interest: 100% owner

Do Not Write In This Space

Advertised: ☒  
Public Hearing: 2/28/22  
Receipt #:   
Property Posted: ☒  
Fee Paid: ☒  
Application Taken By: JC

Property Location: (a plat must accompany this application)

Sunrise Lane, Seneca, SC (Vacant lot, address not assigned yet)

Tax Map Number: 520-39-01-007 Lot Area: 24,829 Sq ft  
Present Zoning: R-20 Requested Zoning: R-10

Property Characteristics: (Signed letters Attached)

520-39-01-005, 520-39-01-006, 520-39-02-014, 520-39-02-013, 520-39-02-012, 520-39-02-011, 520-39-02-010, 520-39-02-009, 520-39-02-001

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

Current Use of Property: Residential Construction - Vacant lot

Proposed Use of Property: Residential Construction

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:

Rezone R-20 to same R-10 as all houses in neighborhood which divides lot and allows residential construction on each. (Letter attached)

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:

*Frank T. Cobs*

Date:

2/1/22

(Signed Letters Attached)

Approved ☐

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

Chairman \_\_\_\_\_

Disapproved ☐

Planning Commission

City Council Approved ☐

Disapproved ☐

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

## Staff Report

**To:** Seneca Planning Commission  
**From:** Tracy Chapman,  
Zoning Administrative

**Date:** February 14, 2022  
**Public Hearing:** February 28, 2022  
**Docket:** ZA 2022-03

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**Property Owner:** Frank T. Cobs and multiple owners  
**Applicant:** Frank T. Cobs  
**Location:** W S 4<sup>th</sup>, W S 5<sup>th</sup> Streets and Sunrise Lane  
**Tax Map #:** Multiple Tax Map #'s  
**Present Zoning:** R-20  
**Requested Zoning:** R-10

### Applicant Proposal

The applicant requests to rezone 3.42 acres of land in Adams Eastview Subdivision including his .57 acres of land from present zoning R-20 (Residential Single Family 20,000 square ft. lot size) to R-10 (Residential Single Family 10,000 square ft. lot size). For applicant to rezone parcels, there must be a minimum of two (2) contiguous acres. Therefore, applicant has joined with property owners on W S 4<sup>th</sup> Street, W S 5<sup>th</sup> Street, and Sunrise Lane to seek rezoning. Applicant has communicated with homeowners in a written request and has their support for parcels to be included in the rezoning of subdivision. In doing so, this would allow applicant to split his parcel into two (2) lots to construct a house on each.

According to Section 401- Lot Reduction Prohibited- No yard or lot shall be reduced in dimension or area below the minimum requirements.

Section 402- Use of Substandard Lots of Record- owners can have substandard lots of record which does not conform to the dimensional measurement requirements.

Section 1002- Limitations to Parcels to be Rezoned- There shall be no limitation on the shape or quality of any parcel subject to the creation of a new and separate zoning district, except that a minimum of two (2) contiguous acres shall be required.

The chart below shows the average size of lots in subdivision.

Tax Map #	Address	Lot Size
520-39-01-007	Vacant Lot	24,829
520-39-01-005	313 W S 4 <sup>th</sup> St	11,326
520-39-01-006	311 W S 4 <sup>th</sup> St	11,326
520-39-02-001	307 W S 4 <sup>th</sup> St	12,197
520-39-02-014	403 Sunrise Ln	25,265
520-39-02-013	405 Sunrise Ln	11,761
520-39-02-012	407 Sunrise Ln	10,890
520-39-02-011	312 W S 5 <sup>th</sup> St	13,939
520-39-02-010	310 W S 5 <sup>th</sup> St	13,504
520-39-02-009	318 W S 5 <sup>th</sup> St	13,939



### Current Land Uses

Current land uses surrounding the subject parcels are as follows:

<u>Adjacent Land Uses</u>	<u>Existing zoning</u>	<u>Description</u>
North	R-10	City of Seneca Residential Single-Family Dwellings
South	R-20	City of Seneca Residential Single-Family Dwellings, (Trinity Baptist Church of Seneca, and City of Seneca property)
East	R-10	City of Seneca Residential Single-Family Dwelling
West	R-20	City of Seneca Residential Single-Family Dwellings and City of Seneca Fire Department

### Analysis

- The subdivisions lot size makes them non-conforming. Citing Section 402 allows for substandard lots of record but must meet dimensional measurements requirements.
- The proposed development has existing municipal water, electric, trash pickup, and sewer.
- The Adams Eastview (Sunrise) subdivision conforms with R-10 zoning in the areas located to the North and East. The property is isolated from R-20 zoning by Trinity Baptist, City of Seneca Property, and the Fire Department (see picture below).



### Staff Recommendation

The planning staff recommends *approval* of the request.

# Sunrise Lane Zoning Change

No.	Tax Map ID		Address	Zoning	Acres	Land Sq Ft
1	520-39-01-007	Frank T. Cobs	Vacant land	R20	0.57	24,829
2	520-39-01-005	Bell Frank & Mildred C	313 W S 4th St	R10	0.26	11,326
3	520-39-01-006	Mcwhorter Cecilia	311 W S 4th St	R10	0.26	11,326
4	520-39-02-001	Rutledge Jacqueline & James D	307 W S 4th St	R10	0.28	12,197
5	520-39-02-014	Owens Sean R	403 Sunrise Lane	R10	0.58	25,265
6	520-39-02-013	Melinda Moody	405 Sunrise Lane	R10	0.27	11,761
7	520-39-02-012	McNeil Eugenia/Brian McNeil (POA)	407 Sunrise Lane	R10	0.25	10,890
8	520-39-02-011	Rosemond Helen P.	312 WS 5th St	R10	0.32	13,939
9	520-39-02-010	Rosemond Helen P.	310 WS 5th St	R10	0.31	13,504
10	520-39-02-009	Wiltgen Stephen A. & Lori A.	318 WS 5th St	R10	0.32	13,939
			<b>Total</b>		<b>3.42</b>	



February 1, 2022

Zoning Amendment Request  
Lot 520-39-01-007  
Sunrise Lane  
Seneca, SC

I am writing to seek a zoning amendment for lot 520-39-01-007 on Sunrise Lane, Seneca, SC. Current zoning rules say that lots must be a minimum 20,000 sq. ft. All other properties under the prior R-10 (minimum 10,000 sq. ft) zoning regulations except one are between 10,890 and 14,810 sq. ft. per the attached table. These houses were built when the zoning was R-10. I respectfully request for my property to change the zoning from R-20 to R-10, the same as all the other properties in the neighborhood. This would allow splitting my 24,829 sq. ft. lot into two 12,415 sq. ft. lots and construct a house on each of equal to or greater value. This would be the same as the rest of the neighborhood. Your agreement with this change is acknowledged with your signature below. Thank you very much.

The above was my original request which you have already signed. Per the city for Lot 520-39-01-007 to change to R-10 zoning 2 acres of contiguous lot owners must also agree to R-10 zoning. Your agreement with this change of your lot below to R-10 zoning is acknowledged with your signature below. Thank you very much.

Frank T. Cobs

  
Mildred Bell

Date: 2/1/2022  
Phone: (864) 882-5168

  
Witness

Parcel 520-39-01-005  
Address: 313 W.S. 4<sup>th</sup> St  
Seneca, SC 29678

Acres: .26

February 1, 2022

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Seneca, SC

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Frank T. Cobs

  
Cecilia McWhorter

Date: Feb. 1, 2022  
Phone: 864-882-3604

  
Witness

Parcel 520-39-01-006  
Address: 311 W.S. 4<sup>th</sup> St  
Seneca, SC 29678

Acres: .26

February 1, 2022

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Sunrise Lane  
Seneca, SC

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Frank T. Cobs

  
Sean R. Owens

Date: 2-1-22

Phone: 844-280-1243

  
Witness

Parcel 520-39-02-014  
Address: 403 Sunrise Lane  
Seneca, SC 29678

Acres: .58



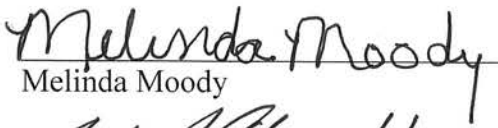

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Frank T. Cobs

  
Melinda Moody  
 2/1/22  
Witness

Date: 2-1-2022  
Phone: 864-784-1120

Parcel 520-39-02-013  
Address: 405 Sunrise Lane  
Seneca, SC 29678

Acres: .26

February 1, 2022

Zoning Amendment Request  
Lot 520-39-01-007  
Sunrise Lane  
Seneca, SC

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Frank T. Cobs

  
Eugenia McNeill/Brian McNeill (POA)

Date: 2-1-2022

Phone: 864-557-3349

  
Witness

Parcel 520-39-02-012  
Address: 407 Sunrise Lane  
Seneca, SC 29678

Acres: .25

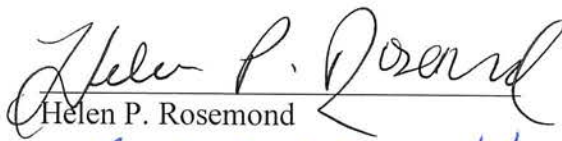

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Frank T. Cobs

  
Helen P. Rosemond  
  
Witness

Date: 2-1-2022  
Phone: 864-903-0547

Parcel 520-39-02-010  
Address: 310 W.S 5<sup>th</sup> St.  
Seneca, SC 29678

Acres: .31

Parcel 520-39-02-011  
Address: 312 W.S 5<sup>th</sup> St.  
Seneca, SC 29678

Acres: .32



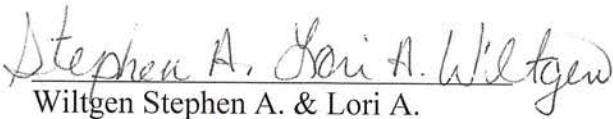
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Frank T. Cobs

  
Wiltgen Stephen A. & Lori A.

Date: 2-1-2022

  
Witness

Phone: 320-291-6109

Parcel 520-39-02-009  
Address: 308 W.S 5<sup>th</sup> St.  
Seneca, SC 29678

Acres: .32

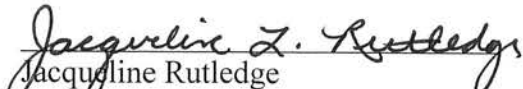
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Frank T. Cobs

  
Jacqueline Rutledge

Date: 2/3/2022

Phone: (864) 882-8607

  
Witness

Parcel 520-39-01-001  
Address: 307 W.S. 4<sup>th</sup> St  
Seneca, SC 29678

Acres: .28