



The Seneca Planning Commission met on Monday, May 17<sup>th</sup>, 2021 at 6:00 p.m. in the Council Chambers at City of Seneca. Members present included Mr. Barry Duvall, Chair, Mr. Keith Hart, Vice Chair, Mr. Ted Durham Jr., Mr. Matt Durham and Mr. John Gillespie. Also present were Mr. Edward Halbig, Director, and Mrs. Tammy Winchester, Administrative Assistant 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 at 6:00 p.m. He asked for a motion on the previous meeting's minutes.

**MOTION-MINUTES**

Motion made by Mr. Durham Jr. to approve minutes as submitted.

SECOND made by Mr. Gillespie.

AYE Mr. Durham, Mr. Durham Jr., Mr. Gillespie, Mr. Hart and Mr. Duvall.

NAY none

**DOCKET #1  
ZA 2021-04**

Mr. Halbig read the application: ZA 2021-04

Mr. Duvall read the public hearing procedures.

Mr. Halbig read staff report regarding tax parcel 520-29-04-008, and the intent of the applicant to rezone the property from OC to RO. Mr. Halbig stated that RO allowed for residential use, which was the applicant's intent, but that staff had recommended R-6 instead, as the adjacent zoning included R-6 and the rezoning to RO would be similar to spot zoning.

Mr. Duvall asked if there was anyone who would like to speak in favor of application. The applicant Jacob Emerson explained that the application was to develop it as a single-family residential lot, and that R-6 was an acceptable zoning designation.

Mr. Duvall asked if there was anyone to speak in opposition of application; there were none.

**MOTION: To  
Discuss**

Mr. Duvall called for a motion to discuss.

MOTION made by Mr. Durham to discuss.

SECOND made by Mr. Gillespie.

AYE Mr. Durham, Mr. Durham Jr., Mr. Gillespie, Mr. Hart and Mr. Duvall.

NAY none

Mr. Durham asked about the effects of spot zoning. Mr. Halbig stated that the zoning ordinance allowed for lots less than two acres to be rezoned to zones that are less intense in the same category such as commercial, and that the designation of Residence Office was less intense than Office Commercial and yet allowed for residential. He stated that since the adjoining properties were residential R-6, changing this lot to R-6 would equate to moving an existing zoning line instead of creating a single separate zone on one lot.

SENECA PLANNING COMMISSION

May 17, 2021

Mr. Duvall verified that the applicant was in agreement with R-6 designation. Mr. Emerson stated that he was amenable to the R-6 designation.

MOTION  
ZA 2021-04

MOTION made by Mr. Durham to accept application ZA 2021-04 from OC to R-6.  
SECOND made by Mr. Hart.  
AYE, Mr. Durham, Mr. Durham Jr., Mr. Gillespie, Mr. Hart and Mr. Duvall.  
NAY none

Old Business

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

There being none.

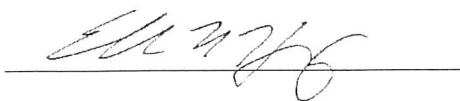
New Business

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

There being none.

Adjourn

Meeting adjourned at 6:12 p.m.



Edward Halbig, Director  
Planning & Development

## Zoning Amendment Application

**City of Seneca**

**Planning & Community Development**

Amendment # 2021-05

Date: 05/19/2021

Property Owner: Sylvia Porter

Owner Address: \_\_\_\_\_

Owner Phone Number: 864-304-7087

Applicant: Freeman Development, LLC

Applicant Address: 230 S. Summit Dr.

Seneca, SC 29672

Applicant Phone Number: 864-325-6098

Property Interest: Agent

Property Location: (a plat must accompany this application)

Fairfield Rd, Seneca, SC

Do Not Write In This Space

Advertised: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Receipt #: \_\_\_\_\_

Property Posted: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

Application Taken By: \_\_\_\_\_

Tax Map Number: 254-00-01-090

Lot Area: 7.65

Present Zoning: R10

Requested Zoning: R10 + R6

Property Characteristics:

VACANT LAND

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

Current Use of Property: VACANT

Proposed Use of Property: RESIDENTIAL

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

YES - THE LAND WAS VOTED TO BE ANNEXED INTO THE CITY LIMITS ON 5-11-2021 WITH R10 ZONING

Reasons for request and any supporting information:

TO CONTINUE WITH THE R10 ZONING ON LOTS ON FAIRFIELD RD. AND WE WOULD LIKE TO REQUEST R6 ZONING ON THE LOTS IN THE REAR OF THE NEIGHBORHOOD (SEE ATTACHED PRELIMINARY PLAT)

Property Owner's Signature :

SYLVIA PORTER

dotloop verified  
05/19/21 10:45 PM EDT  
QTGG-SQVH-QBFH-1XVN

Date: 05/19/2021

Approved ☐ Date: \_\_\_\_\_

Chairman \_\_\_\_\_

Disapproved ☐

Planning Commission

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



## Staff Report

**To:** Seneca Planning Commission  
**From:** Ed Halbig  
Planning Director

**Date:** 06/11/21  
**Public Hearing:** 06/21/21  
**Docket:** ZA-2021-05

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**Property Owner:** Rupert Porter Rev Trust      **Applicant:** Freeman Dev.  
**Location:** Fairfield Drive,      **Tax Map #:** 254-00-01-090  
**Present Zoning:** R-10      **Requested Zoning:** R-6 and R-10

**Analysis:** The applicant is to develop the subject property at a higher density than allowed at R-10 alone. The subject property is approximately 6.5 acres. It is adjacent to Fairfield Drive with 560 feet of road frontage. The subject property was annexed into the city earlier this year and was requested to be R-10 at that time.


The city would propose that the R-10 zoning be maintained to a distance of 167 feet south of and parallel to the centerline of Fairfield Drive; this would maintain approximately 2.25 acres of R-10 and 4.25 acres of R-6.

**Staff Comments:** The city is not opposed to higher density single family development in the area; however, it is the city's effort, along with that of SCDOT, to limit the number of driveways on Fairfield Drive. Higher density on Fairfield would result in lot frontages of 50 feet, allowing as many as ten driveways and a right-of-way, with possible reduction to eight driveways. Maintaining R-10 at the front can limit the driveways to seven with reduction to as few as five. Any further reduction would be the purview of SCDOT to require shared driveways; the city does not set such requirements but defers to SCDOT to permit encroachment as they deem necessary.

The net change of rezoning to R-6 is expected to be approximately two additional lots. As with the previous request, staff recommends that the development of the property should include fencing of lots backing up to the multi-family development, as that development has no other buffering, nor was it required to provide buffering at the time of development; currently a chain-link fence of 4 feet separates the two properties.



DATE	10/1/2014
BY	Gray
CHECKED BY	
APPROVED BY	
PROJECT NO.	14-001
SHEET NO.	1



**Gray Engineering**

11111 10th Street, Suite 100  
Fairfield, CA 94533  
Tel: (925) 436-1111  
Fax: (925) 436-1112  
www.grayeng.com

**FAIRFIELD STREET  
SUBDIVISION**

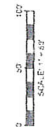
STAKEOUT PLAN

SENeca, S

PROJECT NAME	FAIRFIELD STREET
PROJECT NO.	14-001
DATE	10/1/2014
BY	Gray
CHECKED BY	
APPROVED BY	
SHEET NO.	1



**SITE DATA: \*\***  
 NEW LOTS: 23  
 LOT SIZE: 6,000 SF/10,000 SF  
 NEW ROAD: 535 L.F.

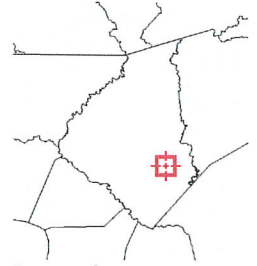


**CV-1**





#### Overview



#### Legend

- Parcels
- Landhook
- Roads

Parcel ID	254-00-01-090	Alternate ID	33549	Owner Address	PORTER RUPERT M REV TST &	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	n/a		% PORTER SYLVIA ANN	Date	Price	Reason	Qual
Property Address		Acreage	7.65		PO BOX 1026	6/28/2012	0	9	U
					SENECA, SC 29679	n/a	0	n/a	n/a
District	07								
Brief	TRACT B & C TMH#20832								
Tax Description	(Note: Not to be used on legal documents)								

Date created: 6/14/2021

Last Data Uploaded: 6/11/2021 9:30:40 PM

Developed by Schneider  
GEOSPATIAL