



## **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  
September 21<sup>st</sup>, 2020  
Council Chambers – City Hall  
6:00 PM**

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

<b>Docket No 1:</b>	<b>ZA 2020-03</b>
<b>Property Owner:</b>	<b>Kyle McCormick</b>
<b>Applicant:</b>	<b>Same</b>
<b>Property Address:</b>	<b>501 S Fairplay</b>
<b>Tax Map's #:</b>	<b>520-40-05-001/520-40-05-002 520-40-05-003</b>
<b>Present Zoning:</b>	<b>NC</b>
<b>Requested Zoning:</b>	<b>R-10</b>
<b>Docket No 2:</b>	<b>ZA 2020-04</b>
<b>Property Owner:</b>	<b>City of Seneca</b>
<b>Applicant:</b>	<b>Same</b>
<b>Tax Map's #:</b>	<b>238-00-03-008/238-00-03-006 238-00-03-007 and 238-00-03-008</b>
<b>Present Zoning:</b>	<b>None</b>
<b>Requested Zoning:</b>	<b>R-20</b>

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

SENECA PLANNING COMMISSION

July 20<sup>th</sup>, 2020

The Seneca Planning Commission met on Monday, July 20<sup>th</sup>, 2020 at 6:00 p.m. in the Council Chambers at City of Seneca. Members present included Mr. Barry Duvall, Chair, Mr. Ted Durham Jr., Mr. Matt Durham, and Mr. Drew Merck. Also present, Mr. Edward Halbig, Director, and Ms. Tracy C. Smith, Administrative Assistant and other interested persons listed in minute book. The press and public were duly notified as required by law. Mr. Keith Hart, vice chair, and Mr. James Mazyck, were absent.

**OPENING**

Mr. Duvall opened the meeting.

**MOTION-  
MINUTES**

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

SECOND made by Mr. Durham

AYE Mr. Durham Jr., Mr. Durham, Mr. Duvall, and Mr. Merck.

NAY none

**DOCKET #1  
ZA 2020-01**

Ms. Smith read application: Docket #1: ZA 2020-01

Mr. Duvall read procedures.

Mr. Halbig read staff report.

Mr. Duvall asked if there was anyone who would like to speak in favor of application.

Mr. Gary Adam Wood introduced himself to board. He discussed the intent of property.

Mr. Duvall asked if there was anyone to speak in opposition of application.

There being none.

**MOTION: To  
Discuss**

MOTION made by Mr. Durham to discuss.

SECOND made by Mr. Merck.

AYE Mr. Durham Jr., Mr. Durham, Mr. Duvall, and Mr. Merck.

NAY none

Mr. Durham stated he had no issue with request.

Mr. Duvall agreed.

**MOTION: ZA  
2020-01**

MOTION made by Mr. Durham to approve application ZA 2020-01 as submitted from RM-16 to HC Zoning.

SECOND made by Mr. Merck

AYE Mr. Durham Jr., Mr. Durham, Mr. Duvall, and Mr. Merck.

NAY none

SENECA PLANNING COMMISSION

July 20<sup>th</sup>, 2020

**DOCKET #2**  
**ZA: 2020-02**

Mr. Durham read application: Docket #2: ZA 2020-02

Mr. Halbig read staff report. He discussed the purpose of the amendment to allow short-term rentals in noncommercial structures in the downtown core commercial zoning and to address parking requirements.

**MOTION: To**  
**Discuss**

MOTION made by Mr. Merck to discuss.

SECOND made by Mr. Durham

AYE Mr. Durham Jr., Mr. Durham, Mr. Duvall, and Mr. Merck.

NAY none

Mr. Merck discussed designated parking areas.

Mr. Halbig discussed the different areas that are being considered for designated parking for short term rentals in core commercial.

Discussion followed.

**MOTION: ZA**  
**2020-02**

MOTION made by Mr. Durham to approve application ZA 2020-02 as submitted.

SECOND made by Mr. Merck

AYE Mr. Durham Jr., Mr. Durham, Mr. Duvall, and Mr. Merck.

NAY none

**NEW BUSINESS**

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

Mr. Halbig stated that board member terms needs to discussed at next meeting.

**OLD BUSINESS**

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

There being none.

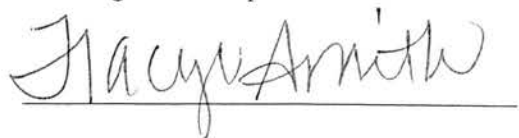
**ADJOURN**

Meeting adjourned at 6:25 p.m.

Edward Halbig, Director  
Planning & Development



Tracy C. Smith, Administrative Assistant  
Planning & Development



# ZONING AMENDMENT APPLICATION

City of Seneca

Planning & Community Development

AMENDMENT # ZA 2020-03

Date: 8/25/2020

Property Owner: Kyle McCormick  
Owner Address: 307 Warbranch Rd.  
Central, SC 29630  
Owner Phone Number: (843) 368-4825  
Applicant: Kyle McCormick  
Applicant Address: 307 Warbranch Rd.  
Central, SC 29630  
Applicant Phone Number: (843) 368-4825  
Property Interest: Residential

Do Not Write In This Space	
Advertised:	
Public Hearing:	<u>9/21/2020</u>
Receipt #:	
Property Posted:	
Fee Paid:	<u>\$ 50.00</u>
Application Taken By:	<u>YN</u>

Property Location: (a plat must accompany this application)  
501 S. Fairplay St. TMS 520-40-05-001  
Seneca, SC 29678 TMS 520-40-05-002  
TMS 520-40-05-003

Tax Map Number: \_\_\_\_\_ Lot Area: 1.75 acres  
Present Zoning: NC Requested Zoning: R-10

Property Characteristics: ca. 1900's home, black addition, detached black shop, vacant land  
Vacant land 43% vacant

Frontage on Public Road: ☒ Water Available? Yes ☒ No ☐ Sewer Available? Yes ☒ No ☐  
Current Use of Property: Former Daycare (Abandoned)  
Proposed Use of Property: Residential 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.  
N/A

Reasons for request and any supporting information:

Redevelopment and ~~continued~~ continued revitalization of Historic District

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: Kyle McCormick

Date: 8/25/2020

Approved ☐ Date: \_\_\_\_\_

Chairman \_\_\_\_\_

Disapproved ☐

Planning Commission

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

## Staff Report

<b>To:</b> Seneca Planning Commission	<b>Date:</b> September 10, 2020
<b>From:</b> Edward R. Halbig, A.I.C.P.	<b>Public Hearing:</b> September 21, 2020
	<b>Docket:</b> ZA 2020-03

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<b>Property Owner:</b>	Kyle McCormick	<b>Applicant:</b>	Same
<b>Location:</b>	501 S Fairplay Street 104 E S 5 <sup>th</sup> Street South Townville Street	<b>Tax Map #:</b>	520-40-05-001 520-40-05-002 520-40-05-003
<b>Present Zoning:</b>	NC	<b>Requested Zoning:</b>	R-10

### Applicant Proposal

The subject parcels of land totaling 1.67 acres is located in the downtown residential section of Seneca. The proposed action is to rezone three parcels from Neighborhood Commercial to R-10.

### Analysis

In 1990, the owners of the property were seeking to rezone the property from R-10 to Office Commercial for the purpose of allowing a daycare to operate at that location. Prior to the rezoning request, it had been the site of Seneca Mortuary from 1968 until 1985. The three parcels in question have been used as a commercial use from around 1990 until 2015.

Rezoning the three parcels would be in keeping with the surrounding zoning of R-10. The applicant has expressed a desire to subdivide the property. Planning staff estimates that the area can support six to seven parcels.

### Staff Recommendation

Planning staff recommends approval of the request.

Staff further recommends that the property at 510 S. Townville Street (520-40-05-004) be considered in this request. The property has had a dwelling since 1950. There are no indications that there has been a commercial use on that property at any time. However, it was included in the rezoning of 1990.

Retaining the NC zoning at this location would create a nonconforming situation, as the remaining property would not be of a size to permit NC uses. NC requires 20,000 square feet of land area; the remnant zoning would cover a property of only 10,000 square feet.

Planning staff has notified the property owner to make them aware of the rezoning and that their property is being considered in the current rezoning recommendation.



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Oconee County, SC



#### Overview



#### Legend

- Parcels
- Landhook
- Roads

Parcel ID	238-00-03-005	Alternate ID	31136	Owner Address	O'BARR MITCHELL D ETAL 1918 BASILDON DR MOUNT PLEASANT, SC 29466	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	Unclassified			Date	Price	Reason	Qual
Property Address		Acreage	7.73			2/14/2018	0	Other Not Valid	U
District	007					1/29/2013	\$5	Family or business relation	U
Brief Tax Description	TRACT 2								

(Note: Not to be used on legal documents)

Date created: 9/11/2020

Last Data Uploaded: 9/10/2020 10:22:33 PM

Developed by  Schneider  
GEOSPATIAL



## **CITY OF SENECA**

### **Planning & Development**

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221 East North First Street  
Seneca, South Carolina 29679  
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fax: 864-885-2701  
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**Edward R. Halbig, AICP**  
**Director**

September 10, 2020

Connor Samuel D  
506 S Townville St  
Seneca, SC 29678

RE: Rezoning of property on South 5<sup>th</sup> Street, between Fairplay and Townville

Dear Mr. Conner:

The City of Seneca is hearing a rezoning on your block on September 21<sup>st</sup>, and we could use your help.

In 1990, the previous owners of your property joined with the owners of three other parcels to get much of the block zoned to Neighborhood Commercial. Now the owner of the three other parcels is seeking to get the property returned to residential R-10; this would mean single family homes on lots similar in size to your own.

The Planning Department believes this would benefit the area; but we look to include your property in the rezoning as well and will be recommending such to the Planning Commission.

Rezoning your property to R-10 would make the property's zoning conform with its use as a residence. The rezoning would have no adverse impact on your use of the property as a residence.

I would be happy to speak about this with you further at your convenience. Please give me a call at 864-723-5467 (cell) or 885-2726 (office); or you can e-mail me at [ehalbig@seneca.sc.us](mailto:ehalbig@seneca.sc.us).

Sincerely,

Edward R. Halbig, AICP  
Planning Director

*"City of Smiles, City with Style"*

Seneca City Council Meeting  
January 9, 1990  
Page one of eight

The Seneca City Council met on Tuesday, January 9, 1990 at 7:00 pm in the Seneca Police Department Courtroom. The following members of the City Council were present: Mayor Ed Hines Lowery; Mayor Pro Tem Frances Holleman; Dan Alexander; Devoe Blackston; Al Gaines, Sr.; Marvin G. Gray, Jr.; Ronnie O'Kelley; Saverne D. Williams; Mike Adams.

Also present were the following: Tommy Grant, Director of Utilities; Frank Wise, Planning and Community Development Director; Marty Lee, Ass't Police Chief; Wayne Shirley, Codes Administrator; Richard Timms, Fire Chief; Bob Fleming, Recreation Director; Ken Holliday, Public Works Director; Walter Smith, City Clerk/Treasurer; Mike Smith, City Attorney; Tom Johnson of the Shopping Guide; Jenny Munro of the Greenville News; Mike Harper, Oconee County Council Member; and other interested citizens. The press and public were notified of the meeting as required by law.

Invocation

Mayor Lowery called the meeting to order and Mr. Gaines gave the invocation.

City Council  
12/ '89  
01/09/90

MOTION by Mr. Blackston to approve City Council minutes dated December 12, 1989.

SECOND by Mr. Alexander

Vote unanimous

MOTION by Mr. Blackston to ratify and approve the Called City Council meeting minutes dated January 3, 1990.

SECOND by Mr. Alexander

Vote unanimous

Appoint  
James D.  
Rutledge-  
Seneca  
Election  
Commission

Mayor Lowery recommended to the Council that Mr. James D. Rutledge be appointed to the Seneca Election Commission for another four year term. He said Mr. Rutledge had been serving on the Commission and had done an excellent job.

MOTION by Mr. Gray to reappoint James D. Rutledge to the City Election Commission for a four year term.

SECOND by Mr. Gaines

Vote unanimous

Mayor Lowery asked permission to change the agenda. There were no objections from Council.

Ms. Holleman informed Council that a meeting had been scheduled with the Public Works Committee and Mr. Blake Griffith and Mr. Bill Bond. She also said the Committee was studying the possibility of recycling waste.

L & W  
Line Truck

Mr. Blackston referred Council to the Light and Water Committee minutes of January 2, 1990 and the section concerning the three

Seneca City Council Meeting  
January 9, 1990  
Page two of eight

bids received for a new line truck. He said the low bid was submitted by Baker Equipment and the bids would expire shortly. He therefore felt the order should be placed immediately.

MOTION by Mr. Blackston to accept the bid from Baker Equipment Co. for a line truck with bucket for fifty four thousand, four hundred and forty two dollars (\$54,442.00).

SECOND by Mr. Gray

Vote unanimous

MOTION by Mr. Blackston to approve the Light and Water Committee minutes dated January 2, 1990.

SECOND by Ms. Williams

Vote unanimous

L & W  
Minutes  
01/02/90

Purchase  
Land -  
Lift Station  
#2

Mayor Lowery asked for an explanation of the purchase of land from Mr. Mimms for Lift Station #2. Mr. Blackston said the City had been fined by DHEC for spills and the station was redesigned by Metro Engineering. The redesign made it necessary to purchase approximately one half acre. Mr. Grant said the survey and deeds were not quite ready.

Muddy  
Water

Mr. Alexander said the Light and Water Committee had discussed the problem of muddy water in the City. He said the committee was planning a program to solve the problem in the near future. Mr. Gray said he had seen a presentation made by the City of Winnsboro at the Municipal Association Meeting during the summer. He said Winnsboro had developed a method for refurbishing and replacing underground pipes and had received an award for the system. He said other States were also interested in using the system. He said he had invited, with the Mayor's permission, the City of Winnsboro to make a presentation to Council on January 18, 1990 at 7:00 pm.

Pay Bills

MOTION by Mr. Alexander to pay the City bills.

SECOND by Mr. Gray

Vote unanimous

Mr. Gray commended the Clerk Treasurer's office for the work done in paying the City's bills and maintaining the City's records.

Mayor Lowery asked permission to change the order of the agenda. There were no objections. Mayor Lowery asked Mr. Gray to present the zoning request for the property of William J. Bailey.

Bail  
Rezoning

Mr. Gray said the City Council tabled a request from William J. Bailey to rezone property on the corner of Robin Drive and N. Pine Street from R-15 to Neighborhood Commercial.

Seneca City Council Meeting  
January 9, 1990  
Page three of eight

MOTION by Mr. Gray to rescind the previous motion to table this rezoning request.

SECOND by Mr. Alexander

The motion passed on the following vote:

<u>YEA</u>	<u>ABSTAIN</u>
Mr. Gaines	Ms. Williams
Mr. O'Kelley	Ms. Holleman
Mr. Gray	
Mr. Lowery	
Mr. Alexander	
Mr. Adams	
Mr. Blackston	

MOTION by Mr. Gray that property owned by William J. Bailey located on the corner of Robin Drive and N. Pine Street be rezoned from R-15 to Neighborhood Commercial contingent upon the execution and recording of the "restrictions upon real property" as submitted by the applicant, William J. Bailey.

SECOND by Mr. O'Kelley

City Attorney Mike Smith explained the term "restrictions upon real property". He said Mr. Bailey had agreed to restrict the use of the property to child care or educational facilities only and would sign an agreement to that effect. The agreement would remain in effect as long as Mr. Bailey owned the property and would give the City the right to rezone the property to residential if it was sold or transferred by Mr. Bailey. Discussion followed regarding the position of the neighbors. The consensus of opinion was that the neighbors were satisfied with the rezoning in light of the agreement.

The motion passed by unanimous vote.

Planning  
Commission  
12/18/89

MOTION by Mr. Gray to approve the Planning Commission minutes dated December 18, 1989.

SECOND by Mr. Adams

Vote unanimous

Mills  
Rezoning

MOTION by Mr. Gray to accept the Planning Commission's recommendation to rezone property located at 114 Linsay Road of John A. Mills from R-6 to RM-3.

SECOND by Mr. Adams

Mr. Alexander said there were no objections from the adjacent land

Seneca City Council Meeting  
January 9, 1990  
Page four of eight

owners to the rezoning and the rezoning would not change the character of the neighborhood.

The motion passed by unanimous vote.

Sandifer  
Rezoning

MOTION by Mr. Gray to accept the Planning Commission's recommendation to rezone property belonging to William E. and Sandra P. Sandifer and Ronald and Deborah Osborne located on the corner of Fairplay and S. 5th Street and the corner of S. Townville Street and S. 5th Street from R-10 to office Commercial.

SECOND by Mr. Adams

Mayor Lowery informed Council there were some citizens who had requested to speak regarding the rezoning.

Mr. Bill Sandifier spoke as one the persons requesting the rezoning. Mr. sandifier said his business, the Seneca Mortuary, had been located on the property from 1968 until 1985. He said his usage of the property predated the original zoning ordinance and the property had, in his opinion, been in effect Office Commercial. Mr. Sandifer said he was concerned with the character and the condition of the neighborhood and wished to utilize the property in a manner that would enhance the neighborhood, not degrade it. He said, in his opinion, the proposed child care center would only improve the neighborhood. He said they selected a zoning classification which would restrict any undesirable activities in the area and therefore protect the surrounding property. He said there was a definite need for additional day care capacity in Seneca.

Ms. Debbie Reid, a concerned resident of the neighborhood, spoke against the proposed rezoning. She said the noise associated with the day care center would disturb her husband's sleep and would aggravate her headaches. She said her husband was a truckdriver and had to sleep during the day. She also said she had severe headaches requiring medication from a doctor. In addition she expressed concern about the other allowed usages under Office Commercial such as a motel, tourist home, private or semi-private club. She said she was concerned about the effect on the neighborhood, the safety of the neighborhood children, the effect on property values, and the general appearance of a day care center.

Mr. Ted Cooper, a concerned resident of the neighborhood, spoke in favor of the rezoning. He said he had no objections to the rezoning and did not feel it would degrade the neighborhood. He said the neighborhood had gone down during the past few years and he was concerned about the future. He said he knew the young

Seneca City Council Meeting  
January 9, 1990  
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couple planning to open the day care center and thought they would operate the center in a manner which would enhance the neighborhood. He said he would welcome the new business.

Ms. Wallace, a concerned resident of the area, spoke against the rezoning. She said her family bought their property in 1879 when Seneca was being organized and had lived there ever since. She said her property was located directly across from the proposed rezoning and the day care center would disturb her peace and quiet.

Ms. Sandifer spoke in favor of the rezoning. She said the Planning Commission had voted unanimously to recommend the rezoning and she asked the Council to consider the work and study done by the Commission in coming to that conclusion. She asked the Council to uphold the recommendation of the Planning Commission.

Mr. Blackston suggested the parties get together and work out a compromise and bring it back to Council.

MOTION by Mr. Blackston to table the motion.

SECOND by Ms. Holleman

The motion to table failed by the following vote:

<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>
Ms. Holleman	Mr. Gaines	Ms. Williams
Mr. Blackston	Mr. O'Kelley	Mr. Lowery
	Mr. Gray	Mr. Alexander
	Mr. Adams	

Mayor Lowery called for a vote on the original motion. The motion to rezone passed on the following vote:

<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>
Mr. Gaines	Mr. Lowery	Ms. Williams
Mr. O'Kelley	Mr. Alexander	Ms. Holleman
Mr. Gray		Mr. Blackston
Mr. Adams		

Ms. Holleman said she abstained because she knew both parties to the rezoning and lived in the area. She said she was unable to make a decision. Discussion followed.

Mr. Gray informed Council that Mr. Martin Hunter, on behalf of the Seneca Merchant's Association, had requested permission to use the sidewalks downtown for vendors and craft displays during the Spring Festival. He said the Planning Committee decided to support the merchant's idea to utilize the sidewalks pending approval by the SC

Seneca City Council Meeting  
January 9, 1990  
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Wild  
Animal  
Ordinance

Highway Department and the appropriately signed waivers as to liability by the vendors and craft persons.

Mr. Gray reminded Council that on November 14, 1989, a motion was passed to table the Wild Animal Ordinance.

MOTION by Mr. Gray to rescind the previous motion to table the Wild Animal Ordinance.

SECOND by Mr. Alexander

Discussion followed regarding the original tabled motion and the time limit to rescind. Mayor Lowery said Mike Smith had ruled the motion to table could be rescinded and the original motion brought back before Council.

The motion passed on the following vote:

<u>YEA</u>	<u>NAY</u>
Mr. Gaines	Mr. Lowery
Mr. O'Kelley	Mr. Blackston
Mr. Gray	
Ms. Williams	
Ms. Holleman	
Mr. Alexander	
Mr. Adams	

MOTION by Mr. Gray to approve the first reading of Ordinance 89-11,  
AN ORDINANCE TO PROHIBIT WILD ANIMALS WITHIN THE CITY OF SENECA.

SECOND by Mr. Adams

Discussion followed concerning the reasons for tabling the original ordinance. Mike Smith reviewed the provisions in the ordinance being presented. He said veterinarians and breeders holding a federal license would be exempt under the ordinance. He also said the ordinance would only apply to a wild animal ordinarily confined to a zoo and/or one which would cause a reasonable person to be fearful of bodily harm. More discussion followed.

The motion passed on the following vote:

<u>YEA</u>	<u>NAY</u>
Mr. Gaines	Mr. Lowery
Mr. O'Kelley	Mr. Blackston
Mr. Gray	
Ms. Williams	
Ms. Holleman	
Mr. Alexander	

Seneca City Council Meeting  
January 9, 1990  
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Mr. Adams

ADHOC  
Committee  
12/18/89

MOTION by Mr. Gray to approve the minutes of the December 18, 1989 meeting of the ADHOC Committee on the revision of the Official Zoning Ordinance.

SECOND by Mr. O'Kelley

Vote unanimous

Mr. Gray recognized Mr. John McLellan.

Sure -  
Check  
to City

Mr. McLellan presented to the City a check for \$5,706.02 representing the balance remaining in the SURE bank account after all final bills were paid. He also presented a letter to Council from SURE requesting that \$819.01 of the funds returned be allocated for trees and their maintenance. He said this money was donated to the Tree Account of SURE by private citizens. He expressed appreciation to Frank Wise and Janie Wilbanks for their work with SURE. He presented a petition from the Merchant's Association requesting the Pear trees be pruned in the springtime before they bloom.

Fire  
Committee  
01/03/90

MOTION by Mr. Adams to approve the Fire Committee minutes dated January 3, 1990.

SECOND by Mr. O'Kelley

Vote unanimous

Extended  
Sick Leave  
Morris Smith

MOTION by Mr. Adams to extend the sick leave for Firefighter Morris Smith for a period of thirty (30) days with pay.

SECOND by Ms. Williams

Vote unanimous

Fire Dept.  
Bids

Mr. Adams informed Council that the bids for the Fire Department addition would be opened on Wednesday, January 10, 1990.

Mr. Gaines commended the Planning Commission for the time and effort put forth in their decisions.

Mayor Lowery, at Mr. Blackston's request, recognized a group of Boy Scouts attending the meeting.

Election  
Ordinance

Mike Smith read Ordinance 90-1, AN ORDINANCE PROVIDING FOR THE TIME, PLACE AND PROCEDURE FOR THE MUNICIPAL GENERAL ELECTION TO ELECT A MAYOR AND MEMBERS OF CITY COUNCIL FOR THE CITY OF SENECA. Mr. Smith asked the Council to amend the original ordinance to set the election for March 20, 1990 instead of March 13, 1990 and the filing deadline to February 19, 1990.

MOTION by Mr. Gray to approve on second reading Ordinance 90-1, AN ORDINANCE PROVIDING FOR THE TIME, PLACE AND PROCEDURE FOR THE

Seneca City Council Meeting  
January 9, 1990  
Page eight of eight

MUNICIPAL GENERAL ELECTION TO ELECT A MAYOR AND MEMBERS OF CITY COUNCIL FOR THE CITY OF SENECA, as amended.

SECOND by Mr. Gaines

Vote unanimous

Resolution  
Driver  
Awareness  
Week

Mike Smith read a Resolution recognizing January 28, 1990 thru February 3, 1990 as Driver Awareness Week and congratulating the Seneca Rotary Club for sponsoring the event.

MOTION by Mr. Gray to adopt the Resolution recognizing the week of January 28, 1990 thru February 3, 1990 as Drivers Awareness Week and congratulating the City of Seneca Rotary Club for sponsoring the event.

SECOND by Mr. Gaines

Vote unanimous

Mr. Blackston asked if the vote on the Election Ordinance was to approve the second reading or just to approve the amendment. Discussion followed. Mayor Lowery said, in order to prevent any questions later, the Council would vote again.

Ordinance  
90-1  
Election

MOTION by Mr. Gray to approve on second reading Ordinance 90-1, as amended.

SECOND by Mr. Gaines

Vote unanimous

Executive  
Session

MOTION by Mr. Alexander to go into executive session to discuss a personnel and legal matter.


SECOND by Ms. Williams

Vote unanimous

Open  
Session

Mr. Alexander informed the public no action would be taken as a result of the executive session.

There being no further business, the meeting was adjourned at approximately 9:10 pm.

  
Mayor Ed Hines Lowery

  
City Clerk Treasurer

# ZONING AMENDMENT APPLICATION

City of Seneca

Planning & Community Development

AMENDMENT # 2020-04

Date: 8/28/2020

Property Owner: City of Seneca  
Owner Address: PO Box 4773  
Seneca, SC 29679  
Owner Phone Number: 864-885-2700  
Applicant: Same  
Applicant Address: \_\_\_\_\_  
Applicant Phone Number: \_\_\_\_\_  
Property Interest: Vacant land  
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: \_\_\_\_\_

TM# 238-00-03-005, 238-00-03-006, 238-00-03-007, and 238-00-03-008

Tax Map Number: See above Lot Area: 30.92 acres  
Present Zoning: None Requested Zoning: R-20  
Property Characteristics:

Vacant land

Frontage on Public Road: \_\_\_\_\_ Water Available? Yes ☐ No ☐ Sewer Available? Yes ☐ No ☐  
Current Use of Property: \_\_\_\_\_  
Proposed Use of Property: \_\_\_\_\_

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:

**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: 9/11/2020

T. Scott Moulder

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, 2020  
**Public Hearing:** September 21, 2020  
**Docket:** ZA 2020-04

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**Property Owner:** City of Seneca

**Applicant:** Same

**Location:** E. Perkins Creek Rd.

**Tax Map #:** 238-00-03-005  
238-00-03-006  
238-00-03-007  
238-00-03-008

**Present Zoning:** None

**Requested Zoning:** R-20

### **Applicant Proposal**

The subject parcels of land totaling 30.92 acres is located at E. Perkins Creek Road behind the city's Shaver Recreation property. The property was annexed by resolution of City Council earlier in the year; the city is seeking zoning assignment of the property.

### **Analysis**

The City acquired the 30.92 acres of unincorporated land surrounded by city property on three sides and by Tri-County Worship Center on the fourth side. The property formed a "donut hole" within the city limits. The city sought the property in order to grow the recreation capacity of Shaver Recreation Center.

Rezoning the four parcels would be in keeping with the surrounding zoning of R-20. R-20 zoning allows for public parks and recreation areas as a permitted use.

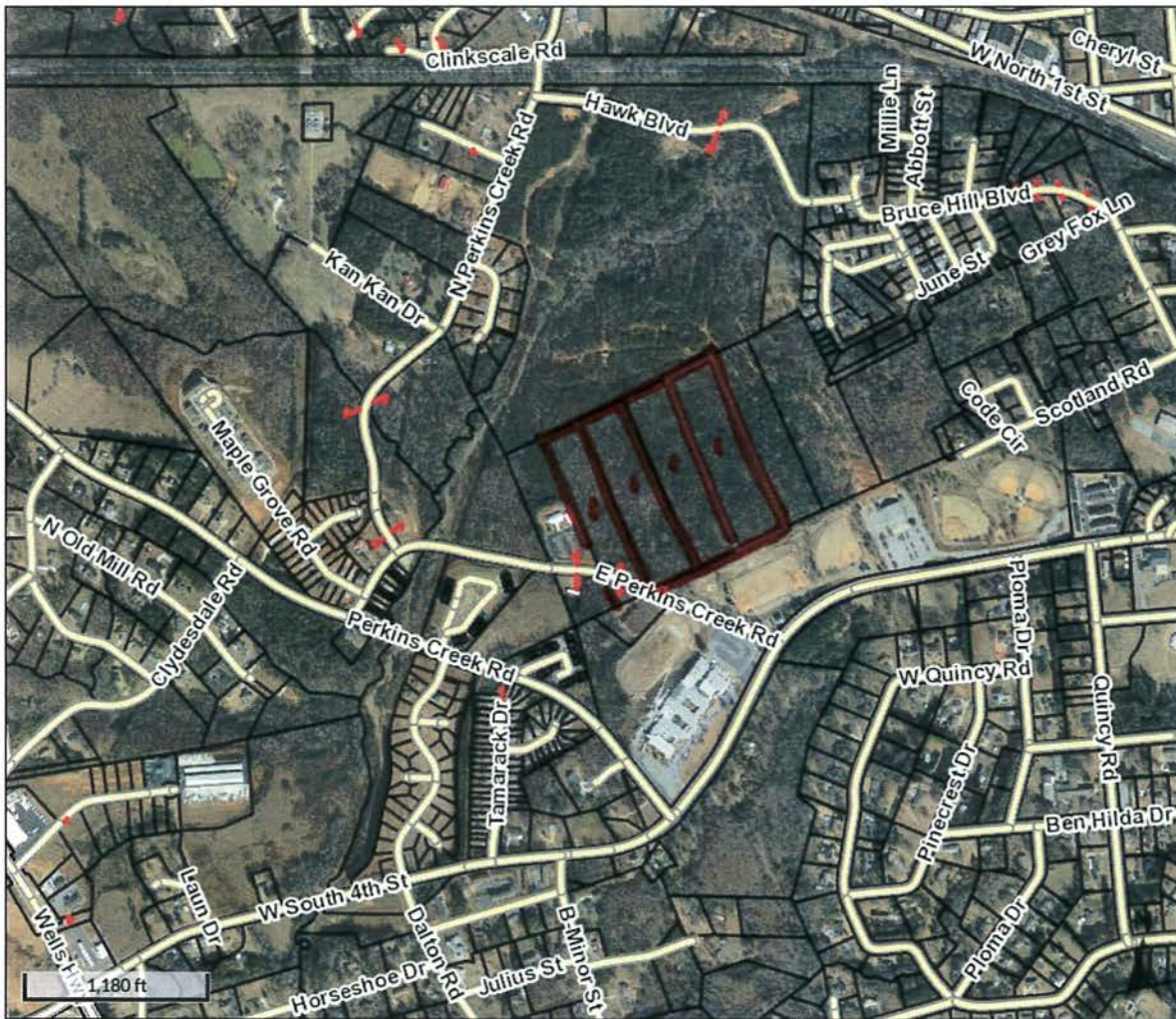
### **Staff Recommendation**

Planning staff recommends approval of the request.



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Oconee County, SC



#### Overview



#### Legend

- Parcels
- Landhook
- Roads

Parcel ID	238-00-03-008	Alternate ID	31139	Owner Address		Last 2 Sales			
Sec/Twp/Rng	n/a	Class	Unclassified			Date	Price	Reason	Qual
Property Address		Acreage	7.73			2/14/2018	0	Other Not Valid	U
District	007					1/29/2013	\$5	Family or business relation	U
Brief	MapPlatB P42 MapPlatP 138								
Tax Description	TRACT 5								
	(Note: Not to be used on legal documents)								

Date created: 9/11/2020

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