

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: TO
DISCUSS**

MOTION made by Mr. Merck to discuss

SECOND made by Mr. Gillespie

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

NAY none

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

Mr. Duvall stated he had no objections to rezoning.

SENECA PLANNING COMMISSION

January 24th, 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 these 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

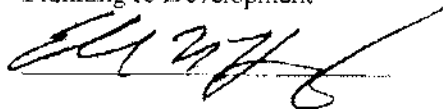
January 24th, 2022

NEW BUSINESS Mr. Duvall asked if there was any new business to discuss.
Mr. Halbig discussed next month's upcoming meeting.

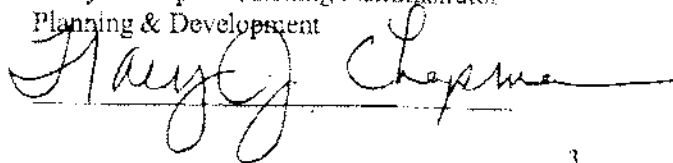
OLD BUSINESS Mr. Duvall asked if there was any old business to discuss.
There being none.

ADJOURN Meeting adjourned at 6:21 p.m.

Edward Halbig, Director
Planning & Development



Tracy J. Chapman, Zoning Administrator
Planning & Development



SENECA IMPROVEMENTS CORPORATION

EXHIBIT B

BOARD MEETING

CITY OF SENECA - CITY HALL

January 26, 2022 – 9:45 AM

ATTENDING

Scott Moulder, City Administrator/ President
Josh Riches, Finance Director/Secretary/Treasurer
Ed Halbig, Member
Bob Faires, Member
Mayor Dan Alexander, Member

Others:

Debbie Williams, Exec. Assist.
Riley Morningstar, The Journal
Dick Mangrum, WGOG

The press and public were notified of the meeting in advance as required by law.

**CALL TO ORDER AND
WELCOME**

Mr. Moulder called the meeting of the Seneca Improvements Corporation to order at 9:45 AM and welcomed those in attendance.

INVOCATION

Bob Faires

AGENDA ITEMS

**STATE ALLOCATED
FUNDING FOR
DOWNTOWN
REVITALIZATION**

Mr. Moulder asked Mr. Riches to give an update as to where we are with the state funding.

Mr. Riches said that the state had allocated the funding for the grants, but then we had to go back and make a thorough application with itemized budgets. The request was approved as submitted, and we have received the funding in the amount of \$2.5 million.

Mr. Moulder said we have received minor engineering invoices but nothing major yet. He said we will be working with Mike Simpson as structural engineer on the project. Goodwyn Mills Cawood (GMC) will be doing the architectural work. He said he met with Shannon

Galloway of GMC last week. He was here to present his initial design concepts for the project. Mr. Moulder said they met for quite some time, and changes were discussed. Mr. Galloway will be making those changes and hopefully will have some cost estimates for us soon. He said we are looking at a French Quarter design/layout for buildings and park. The grant we received was for both Harpers and Kimbrells. Mr. Moulder feels confident that we will have adequate funds to do both, but that we want to take it a step at a time to make sure before we start demolition work on Kimbrell's, which is estimated at approximately \$200,000.

**UPDATE ON
CURRENT CBIP
REIMBURSEMENT
REQUESTS
STATUS**

Mr. Moulder asked Mr. Halbig to give an update on the status of reimbursement requests that we have received.

Mr. Halbig said that G's Pizza had been completely reimbursed. With the request from Papa Julio's, we received lots of receipts and Mr. Halbig has requested assistance from the finance department in sorting out the many receipts that were submitted. Sorting out what is relevant, and what is not, will be the next task at hand. With The Clay Market, that application required a little extra attention in that some invoices were missing. As of last week, Misty Taylor had supplied the invoices that Mr. Halbig needs to complete the processing. A few discrepancies were worked through, and he said we might need to discuss possible approval of fencing as part of the scope of the Clay Market grant. Mr. Moulder said fencing could very well be considered a safety factor in this application. He indicated that code compliance safety-related issues were certainly an important part of the original concept of the grant. Consensus was that because of a precedent set with other CBIP reimbursements, the fencing should be included.

**DISCUSSION
ECONOMIC INCENTIVE
REINSTATEMENT**

Mr. Moulder said that before the Board enters into a discussion concerning the possible reinstatement of the economic incentive plans, he wanted to mention that there were three businesses that wished to submit an application for the two economic incentive plans, but due to a miscommunication or misunderstanding, Belle's Spa, Market South and Elements by Eastern Design, did not submit their applications before the program ended in June. They were under the impression that they had to be in business for a year before they could submit their applications. Mr. Moulder said he shares this information with the Board so that if the Board recommends to City Council to reinstate the economic incentive programs, the question of "will these three businesses be considered for the program?" will already be on the table. He said no answer was required at this time.

Mr. Halbig said Strickland's Restaurant had also inquired about being faced with this same dilemma of a misunderstanding of the application timing. They wanted to submit an EDIP application.

A discussion then ensued about the possibility of reinstatement of the economic incentive programs. Mr. Moulder said that many comments had been received by buyers and possible buyers of downtown property that the incentive programs were very important in their decisions to consider opening a business in downtown Seneca.

Mayor Alexander said that he had received similar comments and there was no doubt in his mind that the incentive programs have been very important in drawing new businesses to downtown Seneca and that he would like to see the momentum continue. He said he would like to see the programs reinstated if we are able to financially fund new programs.

Mr. Riches commented that all the businesses to which we had given grant approval are still in business and are thriving. He said we need to identify what funding source we would use for future programs. Mr. Riches said the funding for the previous programs came from the former peak shavings account. He noted there will be no future funds coming into the peak shavings account. Sources of possible future funding sources were discussed by the Board that might allow SIC to continue the economic incentive programs.

Mr. Halbig said that he thinks if we move forward with reinstatement of the program, we should refine our communication of the parameters of the programs to businesses and thoroughly explain how they work. Also, we should refine our reporting requirements and help the applicants understand what they should be doing throughout the process to properly submit an application and have it considered for reimbursement. Mr. Halbig said he also feels the percentage of reimbursement might be decreased gradually.

Mr. Moulder said we should consider if we want to modify the program, i.e., change what we incentivize, in other words, to look at the program to see if we want to restructure the program.

Mr. Riches said that we currently have the funds to reinstate the program.

Mr. Moulder said that he understood that the Board is saying they are interested in reinstating the program; that there is funding available at some level to be determined; that there possibly might be a realignment of incentives; and, that a discussion to identify types of businesses that might fit our vision of future development of the downtown area might be helpful in deciding what we want to incentivize; and, that we might possibly staircase down the CBIP incentives reimbursement percentages.

Mr. Riches said he would like to see those businesses mentioned earlier in the meeting to be considered for possible approval.

MOTION

Mr. Faires made a motion to the Board that Mr. Moulder and Mr. Halbig be directed to meet to lay out a restructuring of the previous CBIP and EDIP programs, and to bring back to this board a

recommendation for approval and subsequent recommendation to City Council.

SECOND

Mr. Riches seconded the motion, and hearing no further discussion, the motion was then approved unanimously.

There being no further business to bring before the Board, Mr. Riches made a motion to adjourn the board meeting of the Seneca Improvements Corporation at 9:09 am. The motion was seconded by Mr. Halbig and the motion passed unanimously.

Respectfully submitted,



Scott Moulder, President



Debbie Williams, Executive Assistant

Exhibit C



CITY OF SENECA REGULAR COUNCIL MEETING FEBRUARY 8, 2022, 6:00PM-CITY HALL COUNCIL CHAMBERS

ATTENDEES: Council Members- Mayor Dan Alexander, Mayor Pro Tem Ronnie O'Kelley, Al Gaines, Denise Rozman, Lekesha Benson, Joel Ward, Dana Moore, Scott Durham, and WC Honeycutt.

ALSO, PRESENT- Scott Moulder-City Administrator, Bo Bowman-City Attorney, Danielle Smith-Assistant Finance Officer, Bob Faires-Utilities Director, Ernie Beck-Public Works Director, Casey Bowling-Police Chief, Kathy Wilkes-Municipal Clerk.

CALL TO ORDER:

Mayor Alexander called the meeting to order at 6:00pm.

WELCOME:

Mayor Alexander

INVOCATION:

Denise Rozman

PLEDGE OF ALLEGIANCE:

Ronnie O'Kelley

BLACK HISTORY MONTH PROCLAMATION

Kathy Wilkes

DAR EXCELLENCE IN HISTORIC PRESERVATION AWARD

Lisa Cowan and Sally Gravino from the DAR Wizard of Tamassee Chapter Seneca presented the Dar Excellence in Historic Preservation Award to Mayor Dan Alexander, City Administrator Scott Moulder, Shelby Henderson, and Nick McKinney from The Bertha Lee Strickland Cultural Museum. The award is given for their outstanding dedication and work for preserving the rich and diverse history that the City of Seneca is blessed with, including restoration of buildings, historical collections, archives, and stories.

SENECA HIGH SCHOOL EMERGING WOMEN

Kendall Willis, Hannah Jacobs, Emily Edgar, and Haley Aufhammer are members of the Seneca High School's Emerging Women group. The group creates a safe space twice a month for young ladies at Seneca High School to have productive conversations. The group has a diverse group of girls who wants to build the community, foster, and teach leadership. They are asking for a \$1000 donation to help fund a fair on March 26, 2022, from 11am-4pm at the Seneca High School. This fair will help benefit Safe Harbor. Safe Harbor is organization that helps women flee domestic violence.

PUBLIC COMMENTS:

Josh Ledbetter (Owner of the Hive restaurant that will be opening soon on Nelson Ln in Seneca.)

I am in full support of the annex of Nelson Ln. George Chandler and I own Nelson Ln which is the private road that cuts between the restaurant. No one has told me what the 2% hospitality tax paid to city goes towards. I know that we have Jazz on the Alley. George Chandler and I are bringing business and jobs into the City and we want to find the right person to talk to about getting the City to take over the maintenance of that private road. Mr. Chandler recently paid to get potholes fixed but it was a traffic hazard out there. I know there are probably grandfather laws that don't allow me to put up signs saying it's a private road and you can't use it, but I wouldn't do that anyway. If someone were to have a car accident, I'm sure with it being on private property, I'm probably liable for it. I want to know what kind of commitment we can get from the City to take over this road. I am willing to sign it over to the city or whatever I must do. I don't know why in a developing area it's our responsibility to maintain the private road.

Mayor Alexander-For the record can you leave your phone number so that someone can contact you and talk with you about it. We do appreciate your business coming in. The city has taken over roads in the past, but they must already be at a certain standard and that is one thing we look at. There are DOT standards and certain requirements. We will get your phone number and will follow back up with you.

George Chandler-864-710-1211-15879 Wells Hwy

I echo Josh's concerns for Nelson Ln. My thing is yes, we do have other things going on next to Hive, which is Josh's project. We purchased that whole track from Linda Bearden and the road was built by Sam Thrift for some convenience to connect Wells Hwy to Radio Station Rd. It is a good road. Informal traffic counts suggest that a thousand people plus use this road a day. It seems logical to me as a land developer that we come up with a plan. Can we agree that we have a safety issue, high traffic, and we're a big benefit to the City. You annexed a business for their tax revenue; lets own the sidewalks, the street, the lighting. Something that says hey we're proud of this area and we're asking for the City's assistance in that. Including financial assistance. We're not asking for anything for free, we've put a lot of money into it.

Mayor Dan Alexander-I've had a lot of people ask me about that restaurant, can you tell us what type of restaurant it is?

Josh Ledbetter-We are looking at a March opening. It's healthy fast food. Salads, wraps, bowls, flat breads. We will have a full breakfast, lunch and dinner and we also have great coffee.

APPROVAL OF MINUTES:

MOTION by Mr. Ward, **SECONDED** by Mr. Durham to approve the City of Seneca Council meeting minutes dated January 11, 2022, Exhibit A. ***Approved unanimously 9-0.***

MOTION by Mr. Durham, **SECONDED** by Mr. Moore to approve the City of Seneca Work Session meeting minutes dated January 25, 2022, Exhibit B. ***Approved unanimously 9-0.***

PAY CITY'S BILLS:

MOTION by Mr. O'Kelley, **SECONDED** by Mr. Durham to pay City bills. ***Approved unanimously 9-0.***

RESOLUTION 2022-02

MOTION by Mr. Gaines, **SECONDED** by Mrs. Rozman to approve Resolution 2022-02. A Resolution to Amend the American Rescue Plan Premium Pay Resolution 2022-01-Exhibit C. ***Approved unanimously 9-0.***

ORDINANCE 2022-01

MOTION by Mr. Honeycutt, **SECONDED** by Mr. Durham to approve the 1st reading of Ordinance 2022-01. An Ordinance to Rezone 315 Holland Ave from RM-8 to NC-Exhibit D. ***Approved unanimously 9-0.***

Scott Moulder: I need to bring to your attention that we have a scrivener's error on the agenda as well as on the Ordinance document for the zoning. The address is supposed to be 106 Nelson Ln, but we have 105 Nelson listed. What I would request is to make sure the ordinance passes with the accurate address. The annexation ordinance I think we are fine to go ahead and approve because it's referenced by meets and bounds as well as the tax map number. For the ordinance to rezone I would recommend that you ask for an amendment to change it to 106 Nelson Ln before approving the ordinance if the City Attorney is fine with that process.

ORDINANCE 2022-02

MOTION by Mr. Moore, **SECONDED** by Mr. Durham to approve the 1st reading of Ordinance 2022-02. An Ordinance to Annex Nelson Lane-Exhibit E. ***Approved unanimously 9-0.***

ORDINANCE 2022-03

MOTION by Mr. Ward, **SECONDED** by Mr. Durham to approve Ordinance 2022-03. An Ordinance to zone 106 Nelson Lane to GC-Exhibit F. ***Approved unanimously 9-0.***

MOTION by Mr. Moore, **SECONDED** by Mr. Durham to approve a friendly amendment to ordinance 2022-03 to zone 106 Nelson Ln instead of the scrivener's error of 105 Nelson Ln. ***Approved unanimously 9-0.***

ORDINANCE 2022-04

MOTION by Mr. Gaines, **SECONDED** by Mr. Ward to approve Ordinance 2022-04. An Ordinance to Amend Business License Ordinance 2021-17-Exhibit G. ***Approved unanimously 9-0.***

SENECA HIGH SCHOOL EMERGING WOMEN

MOTION by Mr. Moore, **SECONDED** by Mrs. Durham to approve Seneca High School Emerging Women \$1,000 Donation Request-Exhibit H. ***Approved unanimously 9-0.***

ADJOURN:

Mayor Alexander adjourned the meeting at 6:35pm.

Daniel W. Alexander, Mayor

Kathy Wilkes, Municipal Clerk



**CITY OF SENECA WORK SESSION AND SPECIAL CALLED COUNCIL MEETING
FEBRUARY 22, 2022, 6:00PM-CITY HALL COUNCIL CHAMBERS**

ATTENDEES: Mayor Dan Alexander, Mayor Pro Tem Ronnie O'Kelley.

Council Members-Denise Rozman, Dana Moore, Scott Durham, WC Honeycutt, Al Gaines, Joel Ward and Lekesha Benson

ALSO PRESENT- Scott Moulder-City Administrator, Bo Bowman-City Attorney, Josh Riches-Finance Director, Bob Faires-Utilities Director, Ed Halbig-Planning Director, Casey Bowling-Police Chief, Richie Caudill-Fire Chief, Danielle Smith-Assistant Finance Officer, Ernie Beck-Public Works Director, Kathy Wilkes-Municipal Clerk.

CALL TO ORDER:

Mayor Alexander called the Special Called Meeting to order at 6:00pm.

WELCOME:

Mayor Alexander

INVOCATION:

Mr. Scott Durham

PLEDGE OF ALLEGIANCE:

Mr. Al Gaines

WORK SESSION:

• **CITY-WIDE LANDSCAPING:**

Mr. Moulder: Hopefully everyone has noticed what our new Beautification Director, Eric Shuler, and his crew have been able to do to many of our properties. We're excited about what has been done and want to build off that. We currently have two contracts that maintain much of our properties, Hyatt Landworks and Busy B Lawncare. As we analyzed our total contractors cost for this year, we've spent \$193,000 on grounds maintenance. As we look at what Eric Shuler has been able to do and take on, we started evaluating if we'd be better off to hire additional staff for him and handle everything in house versus continuing paying contractors. We feel it would be in our best interest to hire three additional staff members. We would eventually save money from what we're spending on contracts. Total cost for hiring three individuals would roughly be \$160,000 and an additional \$10,000 for needed equipment. Being able to control grounds maintenance in-house is more beneficial because you would have those employees five to six days a week and they can also help in other areas versus contractors are here one to two days a week to do a specific job. The reason I am presenting to Council now is because we're about to get into grass cutting season so we either needed to rebid our contracts now or get the authority to hire three staff

members. Tonight, we are asking, if you would like to consider it, for a vote to add three additional staff members for the beautification department utilizing savings from not hiring contractors.

Mr. O'Kelley: Is that general fund budgeted item?

Mr. Moulder: It will be split between Light & Water and general funds.

Mayor Alexander: Eric has done a great job.

Mr. Rozman: I worked with Eric on the planter project, and he was amazing to work with.

Mr. Moulder: Eric will oversee the properties and staff and report directly to me.

- **PROPOSED CAPITAL VEHICLE/EQUIPMENT LEASE FOR FY2023:**

Mr. Moulder: We previously discussed the supply chain of equipment and vehicles regarding the lag time that exists for ordering. For example, Fire trucks are a year and half out. We talked about getting the approval to issue a capital lease for vehicles and equipment now so that we can get those ordered. We do have some vehicle equipment needs. I sat down with Ernie Beck and other department heads, and we looked at maintenance records, condition of equipment, mileage, and cost of ownership right now due to repair issues and came up with a list of equipment that we feel would be appropriate to replace next year. We're looking at 1.6 million dollars total borrowing. We have about 1.1 million dollars in existing need with a cushion of about \$400,000 to \$500,000 for additional equipment as we go through the budget process. Finance Director, Josh Riches evaluated our existing leases and what we don't want to do is become to lease heavy. We don't want to have over \$700,000 lease payments total. We've worked up a plan to go ahead and issue a 1.6-million-dollar capital lease this year with a low interest rate because we will have two other leases that will be rolling off that will help absorb that payment. Our ladder truck is about to be decommissioned in the next year or so, and that is a big purchase so we want to go ahead and get permission to order that, but the payments won't be until a year or a year and a half. We are looking at a Quint Fire Truck which is smaller but can serve as a pumper a ladder truck. We are not asking you to approve this tonight, we still have to get some additional paperwork, but we did want to present it.

Mr. Moore: I would like to sit down with you and look at the schedule and different equipment, if you can provide that information to all of us.

Mr. Moulder: Yes, we fully intend on providing you with a list of vehicles, leasing schedule, capital financing, cost, and all of that before we even ask for you to vote on it.

Mr. Honeycutt: So basically, the one truck that we buy will be replacing two things in the lease?

Mr. Moulder: We have two leases that are going to roll off and we'll no longer have those payments. We're proposing adding the 1.6 million dollars and that will make our payments about \$40,000 higher than the existing payment which is relatively close. The Quint Fire Truck would basically be replacing two vehicles for one.

Mayor Alexander: Has the Quint always been out there?

Mr. Moulder: I think they have been out for about 10 years.

Fire Chief Caudill: Everyone is running them now because they are so multi duty and give you more options. They run on a single axle instead of a dual axle. Our ladder truck is 16 years old and if it goes down, we don't have a backup plan. If we get a Quint Fire Truck, we'll also be able to keep our old truck on reserve for a while and eventually phase it out.

Mr. Durham: When you say those things get outdated, you're still able to keep it and bring the new one on?

Chief Caudill: Yes, we can keep it as a reserve and use it in the case we have a major fire event, but eventually the 16-year-old truck will have to be phased out.

Mr. Durham: What is the timeframe of getting this stuff?

Mr. Moulder: About a year to a year and a half on the fire truck and about a year out for other equipment. The problem with supply and inventory is if you try to buy something that's on the lot right now, you're going to be

paying retail price, versus if you order it, you will get fleet pricing; you just have to wait until it's built and delivered.

Mr. O'Kelley: Keep an eye out on the purchase versus lease. Leasing isn't always a good deal.

Mr. Moulder: They are purchases. We will buy and own the vehicle. When we say capital lease it's technically a loan, but in the municipal world instead of saying loan, it's called a capital lease.

- **JULY 4TH & YOUTH FESTIVAL EVENT:**

Mr. Moulder: The July 4th and Youth Festival were a big success last year, we're trying to get vendors locked down and contracts done. We need to sign those now and put a deposit down, but we don't have July 1st budget approved yet for next year's events. So, in the next meeting we'll be asking you to go ahead and give approval for next budget year's funding to put in place contracts, secure vendors and participants.

Mrs. Rozman: When is the Youth Festival?

Mr. Moulder: That one is in October.

Mr. Durham: In the past there were committees, will there be committees like the Finance Committee or Events Committee that this will go through?

Mr. Moulder: City events and the City staff have been doing all the planning and provisions, so we didn't see a need to take it to a committee. If that is something that you would still like to be a part of, then we can. We as a staff have just been trying to take care of everything.

- **2ND READING OF ORDINANCE 2022-01, 2022-02 & 2022-03.**

Mr. Halbig: Next meeting there will be the 2nd reading of Ordinance 2022-01 to rezone Holland St to neighborhood commercial for the purpose of the Blue Ridge Community Center to be able to function as it is proposed and intended to do. We also have ordinance 2022-02 to annex Nelson Ln, and ordinance 2022-03 to zone the Nelson Ln property that has the restaurant on it to general commercial.

Mr. Gaines: You said rezoning Holland St to what?

Mr. Halbig: Holland St will be rezoned from RM-8 to Neighborhood Commercial.

Mayor Alexander: The request for that is so that it will allow them to do some of the things that they wanted to do by being in that neighborhood zoning.

Mr. Halbig: The agreement between the School District and the Blue Ridge Community Center allowed them to do several things that right now would not be appropriate in RM-8 zoning but would be appropriate in Neighborhood Commercial.

- **1ST READING OF ORDINANCE 2022-05**

Mr. Halbig: The last item is the 1st reading of Ordinance 2022-05 and that is to rezone Sunrise Ln. Due to the Presidents Day Holiday we had to reschedule the Planning Commission meeting to February 28, 2022. The request in front of the planning commission is a request to rezone property at Sunrise Ln from R-20 to R-10. We are having a public meeting on February 24, 2022, at the Fire Station at 7pm for the surrounding neighbors in that subdivision to discuss this. We have sent a mailer to everyone in that subdivision and neighborhood to inform them of what is being proposed and to see if they wanted to sign off and join in on the larger rezoning.

Mr. Moore: Are all the residents in that area out of compliance?

Mr. Halbig: There are two pieces of property that are large enough to be in compliance. Every other property on 4th Street, Sunrise and 5th Street are sub-standard for R-20 zoning. They are allowed to continue to maintain residences and being non-conforming is really no impact to them, except if they wanted to add or expand a structure, they would be up against larger set back requirements.

PUBLIC COMMENTS:

Janet Figueroa-2802 High Bluff Rd, Seneca SC

Mrs. Figueroa: My husband Steve and I have lived in Seneca for over 30 years. We love Seneca and appreciate the work that you do to keep it such a nice City. My sanctuary since 2020, when we had the pandemic, and the tornado was Shaver Complex. I appreciate that place very much. I could get out to walk and run. I go there nearly everyday so you can imagine my shock two weeks ago when I walked by and more than ten mature, healthy, beautiful, shade bearing trees had been cut down or in the process of being cut down. I was truly devastated so I went inside the building and asked what was going on. I was told that the trees were being removed to add extra yardage onto the ball field. I am not naive on how City government and recreation work. My husband was the Recreation Director for the City of Clemson for nearly 40 years. I know the value of youth sports, but I must ask was this really the right decision, and what other options were there? I came with a list of questions that I would like to have answered.

1. I'm interested to know who the parties were that cut the trees, and who was involved in making that decision in a community that less than 2 years ago lost thousands of trees from the tornado?
2. Were you as City Council members aware that these ball fields were going to be extended, and if so, did you realize that they would be cutting down the trees to do it?
3. What options were considered to enlarge those ball fields? I hope that there were many and well researched and exhausted before the decision was made to cut those trees down.
4. What efforts were made to include the stakeholders in this? I am a taxpayer; I am a stakeholder. I use that park every day. Those trees belong to me just as much of any of you. Was there public input in this at all?
5. What efforts were made to inform the public that this was going to happen? I read the Seneca Journal everyday, it was not in there. They didn't think it was a newsworthy story either. I read the Seneca newsletter that you put out; it wasn't in there. It is not on the City's website or Facebook page.

I know there is nothing that we can do right now that'll bring those tree's back, but I think this might be a call to action to include your public in the decisions that are being made and have more transparency about it. I know what's happening in Clemson because it's in the paper once a month. I think that Seneca should consider having a tree ordinance because we already have areas in our City that look like wastelands. I will close in saying that I don't have a vendetta or malicious attitude against anyone. I just want to let you know that those trees were valued, and this is heart breaking to me. I do appreciate everyone who called me back when I left messages and for listening to me and letting me talk.

SPECIAL CALLED MEETING:

MOTION by Mr. Gaines **SECONDED** by Mr. Honeycutt to approve the 2nd Reading of Ordinance 2022-04, An Ordinance to Amend Business License Ordinance 2021-17, Exhibit A.

Approved unanimously 9-0.

MOTION by Mrs. Rozman **SECONDED** by Ms. Benson to approve the City-Wide Landscaping to Add & Authorize 3 Additional Beautification Employees Utilizing Savings from Grounds Maintenance Contracts.

Approved unanimously 9-0.

Mr. Moulder: We have a special guest here today that would like to make some statements and presentation to council. I want to welcome Dr. Rhondda Thomas. She is a Calhoun Lemon Professor of literature at Clemson University. She has been very involved in working with Ms. Shelby and Nick at our museums. She has been a great partner and sounding board for Ms. Shelby and myself. Very brilliant and nice lady.

Special Guest: Dr. Rhondda Thomas (Clemson University Professor)

Dr. Thomas: I want to start by thanking Shelby Henderson and Nick McKinney for all the work that they do and for inviting me to be a part of that work. They are both members of the Call My Name Coalition, an organization that brings communities together to document African Americans at Clemson. I want to tell you some of the things that we're working on together. We're creating a traveling museum exhibit that will reconnect the history of African Americans on campus with the communities. We're also working on a play that we hope will open on January 28, 2023, which is the 60th anniversary of desegregation at Clemson University. We're also producing a music video. Our theme song for the project is "Hush Somebody's Calling My Name." I am working with the Fruster Family who are descendants of the enslaved community and are renowned gospel musicians. We're collecting stories of African Americans on campus and in the community. I'm writing a second book titled "Voices of Black Clemson Silenced No More" and working on a podcast where we will be interviewing black athletes starting with Craig Mobley who integrated Clemson Athletics. Cookie Blakley was the first African American female basketball player at Clemson. I'm excited about our most recent initiative which is a data base of historic sites associated with African American history in the upstate area. We're working with SC African American Heritage Commission to make sure attention is drawn to the upstate. I will be at the Bertha Lee Strickland Museum on Sunday signing copies of my book "Call My Name Clemson." I want to end to by saying that most of you know that I'm the coordinator of the Cemetery Project at Clemson. We are working on a preservation plan and thinking of ways to honor everyone who is buried at Woodland Cemetery. There are 667 unmarked graves along with about 600 marked graves. If you're ever interested, we have started our tours of Woodland for the spring. Please stop by or if you want us to create a special tour for City Council, we can do that as well. I'm here to serve, I'm honored to do this work and I thank you for this opportunity. I want to thank Scott and let him know that I value the support that he's offering.

ADJOURN:

Mayor Alexander adjourned the meeting at 6:47pm.

Daniel W. Alexander, Mayor

Kathy Wilkes, Municipal Clerk



EXHIBIT E

**CITY OF SENECA SPECIAL CALLED COUNCIL MEETING
FEBRUARY 28, 2022, 6:00PM-CITY HALL COUNCIL CHAMBERS
(Due to extenuating circumstances the meeting was held in the conference room)**

ATTENDEES: Mayor Dan Alexander, Mayor Pro Tem Ronnie O'Kelley.

Council Members-Denise Rozman, Dana Moore, Scott Durham, WC Honeycutt, Al Gaines, Joel Ward and Lekesha Benson.

ALSO PRESENT- Scott Moulder-City Administrator, Bo Bowman-City Attorney, Casey Bowling-Police Chief and Kathy Wilkes-Municipal Clerk.

CALL TO ORDER:

Mayor Alexander called the Special Called Meeting to order at 6:00pm.

WELCOME:

Mayor Alexander

INVOCATION:

Mr. Dana Moore

PLEDGE OF ALLEGIANCE:

Mr. Ronnie O'Kelley

PUBLIC COMMENTS:

None

SPECIAL CALLED MEETING:

MOTION by Mr. Honeycutt ***SECONDED*** by Mr. Durham to go into an executive session to discuss a pending legal matter regarding the OJRSA, The City of Walhalla & The City of Westminster. To include Mayor, City Council, City Administrator, City Attorney & Attorney Lane Davis.

Approved unanimously 9-0.

(EXECUTIVE SESSION: 6:05pm-6:45pm)

Action Taken on Items Discussed in Executive Session: (Mr. Moore)

MOTION by Mr. Honeycutt ***SECONDED*** by Mr. Gaines to authorize legal counsel and staff to proceed with all necessary legal actions to protect the City of Seneca's legal rights in relation to the OJRSA; including, but not limited to, proceeding with legal action or pursuit of a negotiated resolution if possible.

Approved unanimously 9-0.

ADJOURN:

Mayor Alexander adjourned the meeting at 6:50pm.

Daniel W. Alexander, Mayor

Kathy Wilkes, Municipal Clerk

The Seneca Planning Commission met on Monday, February 28th, 2022, 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, Ms. Tracy Chapman, Zoning Administrator, 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 and read procedures.

**MOTION-
MINUTES**

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

SECOND made by Mr. Merck

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

NAY none

ZA 2022-03

Ms. Chapman read application for Docket Item # 1 ZA 2022-03.

Mr. Halbig read staff report. He discussed the intent of the applicants to rezone parcels. Mr. Halbig stated that planning staff held a public meeting to discuss rezoning of the properties. He discussed rezoning the entire subdivision to become conforming.

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

Ms. Frank T. Cobs introduced himself to board. He stated he agreed with application request and the rezoning of subdivision. He discussed his intent with vacant parcel.

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. Gillespie

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

NAY none

Mr. Hart asked for clarification of lot applicant seeks to rezone.

Mr. Duvall showed and discussed rezoning entire subdivision.

Mr. Halbig discussed the contents of public meeting. He stated rezoning would not impact property taxes.

Mr. Duvall thanked staff and councilman Ronnie O'Kelley for holding the public meeting.

SENECA PLANNING COMMISSION

February 28th, 2022

MOTION made by Mr. Merck to accept ZA 2022-01 as submitted from R-20 to R-10 along with remaining properties in subdivision.
SECOND made by Mr. Gillespie
AYE Mr. Hart, Mr. Merck, Mr. Duvall, and Mr. Gillespie
NAY none

MOTION:
ZA 2022-03

DOCKET #2 Docket Item #2 Roads Ordinance

Mr. Halbig discussed the need to present the proposal for public comment. He stated that the Seneca Light and Water Director and Public Works Director have expressed interest in the proposal to take to city council.

Mr. Duvall stated he trust the decision of the directors.

Mr. Dick Mangrum with the news outlet asked for clarification on the ordinance.

Mr. Halbig discussed the need for having the basic guidelines for development.

MOTION made by Mr. Hart to recommend approval of Road Ordinance as submitted.
SECOND made by Mr. Merck
AYE Mr. Hart, Mr. Merck, Mr. Duvall, and Mr. Gillespie
NAY none

MOTION: TO
APPROVE- Road
Ordinance

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

NEW BUSINESS Mr. Halbig discussed vacant seats on board and the need for reelection of officers. He asked existing board members if they wished to remain on board. All stated they would.

MOTION made Ms. Chapman to remain board secretary.
AYE Mr. Hart, Mr. Merck, Mr. Duvall, and Mr. Gillespie
NAY none

MOTION

MOTION made by Mr. Duvall to nominate Mr. Hart as Vice Chairman.
SECOND made by Mr. Merck
AYE Mr. Hart, Mr. Merck, Mr. Duvall, and Mr. Gillespie
NAY none

MOTION

MOTION made by Mr. Hart to nominate Mr. Duvall as Chairman.
SECOND made by Mr. Gillespie
AYE Mr. Hart, Mr. Merck, Mr. Duvall, and Mr. Gillespie
NAY none

MOTION

Ms. Chapman stated next meeting would be March 31st, 2022, meeting.

SENECA PLANNING COMMISSION

February 28th, 2022

Discussion followed.

OLD BUSINESS

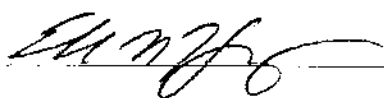
Mr. Duvall asked if there was any old business to discuss.

There being none.

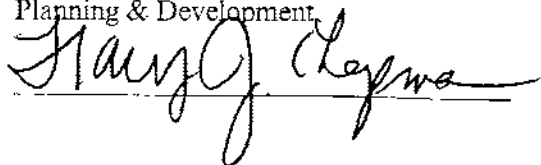
ADJOURN

Meeting adjourned at 6:33 p.m.

Edward Halbig, Director
Planning & Development



Tracy J. Chapman, Zoning Administrator
Planning & Development



CITY OF SENECAORDINANCE NO. 2022-01AN ORDINANCE TO AMMEND THE OFFICIAL ZONING ORDINANCE
OF THE CITY OF SENECA

WHEREAS, that certain properties located at 315 Holland Avenue and denoted by Tax Map #520-35-20-013 and #520-35-20-014, as shown on a plat of survey attached herein as Exhibit "A", and:

WHEREAS, pursuant to application, said properties are requested to be rezoned from RM-8 to NC.

BE IT ENACTED BY THE governing Body of the City of Seneca and Council duly assembled, and by the authority of same that the Official Zoning Ordinance of the City of Seneca is herein amended to rezone properties located at 315 Holland Avenue and denoted by Tax Map #520-35-20-013 and #520-35-20-014 as shown on plat of survey attached herein as Exhibit "A" to NC.

DONE AND DULY ORDAINED BY THE municipal Council of the City of Seneca, in Council duly assembled on the date hereinafter set forth.

PROPOSED ORDINANCE APPROVED AS TO FORM this 8th day of February 2022.

R. Boatner Bowman, City Attorney

APPROVED AND RATIFIED on First Reading this 8th day of February 2022 by a vote of

9 YES ☒ NO ☒ ABSTAIN

APPROVED, RATIFIED and ADOPTED on Second and Final Reading this _____ day of
_____ 2022 by a vote of

____ YES _____ NO _____ ABSTAIN

_____, Clerk

Attest:

_____, Mayor

This is a black and white map of a residential neighborhood in St. Louis, Missouri. The map shows a grid of streets and property boundaries. Key streets labeled include Winthrop St at the top, Lathrop Ave running vertically on the left, and several horizontal streets including 20th St, 21st St, 22nd St, 23rd St, 24th St, 25th St, 26th St, 27th St, 28th St, 29th St, 30th St, 31st St, 32nd St, 33rd St, 34th St, 35th St, 36th St, 37th St, 38th St, 39th St, 40th St, 41st St, 42nd St, 43rd St, 44th St, 45th St, 46th St, 47th St, 48th St, 49th St, 50th St, 51st St, 52nd St, 53rd St, 54th St, 55th St, 56th St, 57th St, 58th St, 59th St, and 60th St. A large, irregularly shaped lot is highlighted in the center-left area, bounded by Lathrop Ave to the west, 24th St to the north, 26th St to the south, and a diagonal street to the east. This lot is divided into several smaller sections by a diagonal line. The map also shows various other lots and streets, including a street labeled 'Lathrop Ave' running diagonally from the bottom left towards the center. The overall layout is a mix of rectangular and irregular blocks.

100

U.S. 1

10

10

100

1997

11

CITY OF SENECA

ORDINANCE NO. 2022-02

AN ORDINANCE TO ANNEX PROPERTY INTO THE CORPORATE LIMITS
OF THE CITY OF SENECA

City Council of the City of Seneca has received a Petition in due form for the annexation into the City the property as hereinbelow described:

Pursuant to Section 5-3-120 of the Code of Laws of South Carolina, 1976, Council has determined that said Petition signee is stockholder of a corporation owning 100% of the assessed value of the property and have submitted Petition in proper form; and

The property sought to be annexed is contiguous to the present City Limits

NOW THEREFORE BE IT ORDAINED:

1. that the real property to be annexed is described as follows:

All that certain piece, parcel or lot of land situate, lying and being in the state of South Carolina, County of Oconee, having the following metes and bounds to-wit:

Beginning at a point that is the northwest corner of the intersection of N. Radio Station Road and Nelson Lane, thence N77d58'25"E a distance of 37.23 feet thence S14d38'57"W a distance of 28.03 feet; thence S13d20'14"W a distance of 85.38 feet; thence S11d12'37"W a distance of 72.12 feet; thence S06d29'37"W a distance of 55.47 feet; thence S74d45'38"W a distance of 135.31 feet; thence S74d45'38"W a distance of 34.90 feet; thence N11d07'36"E a distance of 250.81 feet; thence N77d58'25"E a distance of 129.33 feet to the Point of Beginning.

AND ALSO

This annexation to include all abutting and adjacent Rights-of-Way.

1. The above described property is hereby annexed and incorporated into the corporate limits of the City of Seneca pursuant to Section 5-3-120, Code of Laws of South Carolina, 1976, as amended.
2. This Ordinance shall take effect upon second reading hereof.

PROPOSED ORDINANCE APPROVED AS TO FORM this ____ day of _____, 2022

R. Boatner Bowman, City Attorney

APPROVED AND RATIFIED on First Reading this 8th day of February 2022 by a vote of

9 YES 0 NO 0 ABSTAIN

APPROVED, RATIFIED and ADOPTED on Second and Final Reading this _____ day of
_____ 2022 by a vote of

____ YES _____ NO _____ ABSTAIN

_____, Clerk

Attest:

_____, Mayor

CITY OF SENECA

ORDINANCE NO. 2022-03

AN ORDINANCE TO AMMEND THE OFFICIAL ZONING ORDINANCE
OF THE CITY OF SENECA

WHEREAS, that certain property located at 106 Nelson Lane and denoted by Tax Map #238-00-01-034, as shown on a plat of survey attached herein as Exhibit "A", and:

WHEREAS, pursuant to application, said properties are requested to be zoned to GC,

BE IT ENACTED BY THE governing Body of the City of Seneca and Council duly assembled, and by the authority of same that the Official Zoning Ordinance of the City of Seneca is herein amended to rezone property located at 106 Nelson Lane and denoted by Tax Map #238-00-01-034 as shown on plat of survey attached herein as Exhibit "A" to GC.

DONE AND DULY ORDAINED BY THE municipal Council of the City of Seneca, in Council duly assembled on the date hereinafter set forth.

PROPOSED ORDINANCE APPROVED AS TO FORM this 8th day of February 2022.

R. Boatner Bowman, City Attorney

APPROVED AND RATIFIED on First Reading this 8th day of February 2022 by a vote of

9 YES Ø NO Ø ABSTAIN

APPROVED, RATIFIED and ADOPTED on Second and Final Reading this _____ day of

_____ 2022 by a vote of

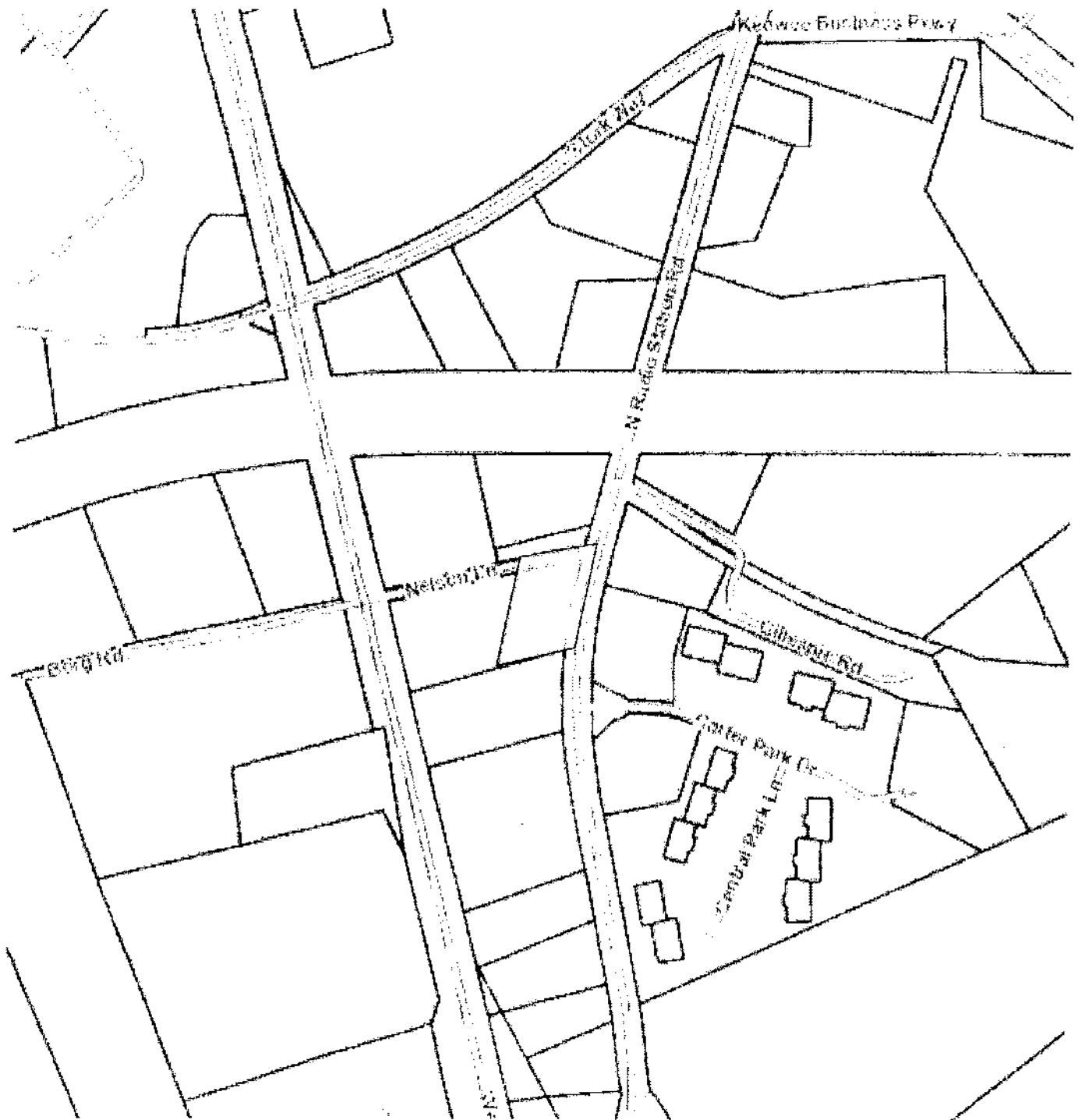
_____ YES _____ NO _____ ABSTAIN

_____, Clerk

Attest:

_____, Mayor

Exhibit A



ORDINANCE NO. 2022-05

AN ORDINANCE TO AMMEND THE OFFICIAL ZONING ORDINANCE
OF THE CITY OF SENECA

WHEREAS, that certain properties located between W. South 4th Street on the north, W. South 5th Street on the south, Pine Street on the east and the City of Seneca property on the west, denoted as Adams East View subdivision and adjacent properties, and containing 7.9 acres including rights-of way, and denoted by the Tax Map numbers listed in exhibit "A" and the map attached herein as Exhibit "A", and;

WHEREAS, pursuant to application, said properties are requested to be rezoned from R-20 to R-10.

BE IT ENACTED BY THE governing Body of the City of Seneca and Council duly assembled, and by the authority of same that the Official Zoning Ordinance of the City of Seneca is herein amended to rezone property located between W. South 4th Street on the north, W. South 5th Street on the south, Pine Street on the east and the City of Seneca property on the west, denoted as Adams East View subdivision and adjacent properties, and containing 7.9 acres including rights-of way, and denoted by the Tax Map numbers listed in exhibit "A" and the map attached herein as Exhibit "A" to R-10.

DONE AND DULY ORDAINED BY THE municipal Council of the City of Seneca, in Council duly assembled on the date hereinafter set forth.

PROPOSED ORDINANCE APPROVED AS TO FORM this 8th day of March 2022.

R. Boatner Bowman, City Attorney

APPROVED AND RATIFIED on First Reading this 8th day of March 2022 by a vote of

____ YES _____ NO _____ ABSTAIN

APPROVED, RATIFIED and ADOPTED on Second and Final Reading this _____ day of

_____ 2022 by a vote of

____ YES _____ NO _____ ABSTAIN

_____, Clerk

Attest:

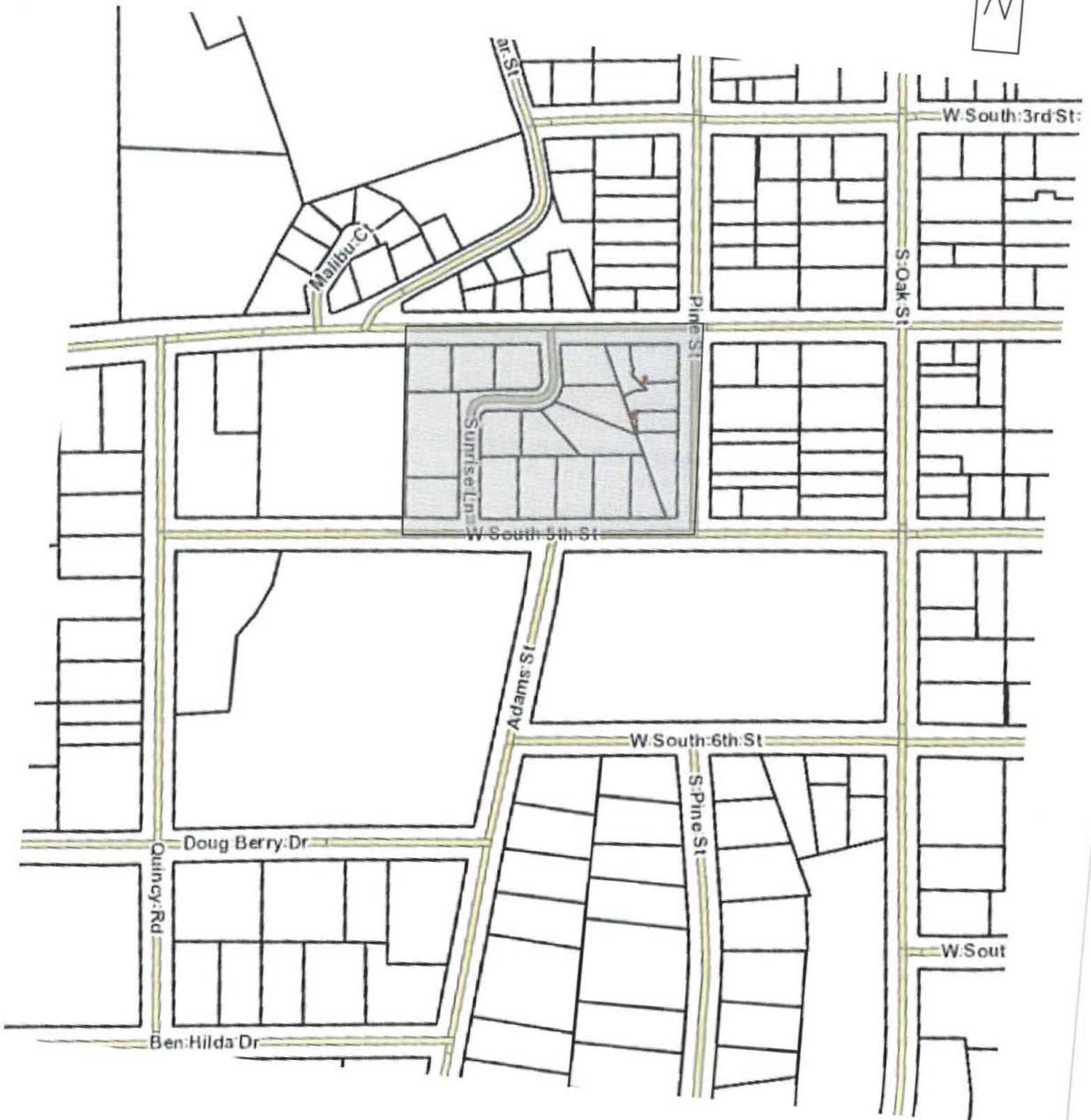
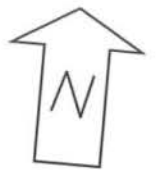
_____, Mayor

Exhibit A

Tax Map Numbers of properties included in Ordinance 2022-05

520-39-01-004
520-39-01-005
520-39-01-006
520-39-01-007
520-39-01-008
520-39-02-001
520-39-02-002
520-39-02-003
520-39-02-004
520-39-02-005
520-39-02-006
520-39-02-007
520-39-02-008
520-39-02-009
520-39-02-010
520-39-02-011
520-39-02-012
520-39-02-013
520-39-02-014
520-39-02-015

Exhibit B



Ordinance 2022-06

AN ORDINANCE TO AMEND SECTION 701 OF THE SENECA ZONING ORDINANCE

WHEREAS, the City of Seneca seeks to promote safer, more efficient subdivision and development, and

Whereas, the City of Seneca seeks to reduce the financial burden of maintaining substandard roads,

Now, therefore be it ordained by the mayor and councilmembers of the City of Seneca, that section 701 of the City of Seneca Zoning Ordinance shall be hereby amended as follows:

SECTION 701 ROAD CLASSIFICATION AND DESIGN STANDARDS

Before any private connections to public water and or sewer infrastructure for new construction are made, all street improvements shall have been completed and approved in accordance with the design standards as set forth in this section and in accordance with SCDOT and AASHTO guidelines. Such approval shall be set forth in writing by the Zoning Administrator stating that said improvements are located within the corporate limits of a municipality and were completed in accordance with standards and specifications.

701.1 Roadway Classifications

For the purpose of this Ordinance, all streets within the City of Seneca shall be classified based upon the projected traffic volume on the street. These classifications and the required Design Standards for each are included in the table below and further detailed in following descriptions.

Classification	Pavement Width (feet)	Maximum Design Speed	Vehicles Per Day	Minimum Pavement Section	Minimum Right of Way (feet)
Arterial and Minor Arterial	Per SCDOT	Per SCDOT	> 4,000	Per SCDOT	120
Major Collector	Per SCDOT	Per SCDOT	> 4,000	Per SCDOT	100
Minor Collector	26	40 mph	1,250 – 4,000	1.5" Top; 2.5" Base; 6" Stone Sub base	80
Residential Sub-collector	24	35 mph	400 – 1,250	1.5" Top; 2.5" Base; 6" Stone Sub base	50
Residential Local	24	25 mph	< 400	1.5" Top; 2.5" Base; 6" Stone Sub Base	50
Commercial or Industrial	28	40 mph	N/A	2" Top; 4" Base; 6" Stone Sub Base	80

Private Responsibility of Landowner, Developer or HOA	24	AS DESIGNED	N/A	2" Top; 6" Stone Sub Base	50
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In cases where access will serve subdivisions of not more than four lots, unless greater dimensions and standards are otherwise required by the adopted International Fire Code or lesser standard is allowable and approved by the Fire Marshal, the access may be provided by a shared driveway/street having a minimum 50 foot wide ingress/egress easement with a minimum road width of 20 feet, with such road width having at least a 6 inch stone base, and adequate storm drainage provided within the ingress/egress easement. The driveway/street shall be no longer than 500 feet in length. The developers must require and receive a hold harmless agreement and indemnification agreement signed by each landowner. These agreements shall be presented to and approved by the Zoning Administrator prior to final platting and shall operate to relieve the city of any liability or responsibility arising from the construction and use of the private street and/or drainage facility. This release shall be in favor of the city from any harm which may result from the use of the private street by adjoining landowners, visitors, or any user of the road, including the public at large. Each signed agreement will be recorded with the plat and reference shall be made as to the character of the road on the plat.

701.2 Roadway Design Standards

Street and road design shall comply with the following design standards as reviewed and approved by the Zoning Administrator and Seneca Fire Department based on the most recently adopted edition of the International Fire Code by the S.C. Building Codes Council, and those appendices that have been adopted by Seneca City Council. To ascertain standards applying to any specific classification, refer to the design standards chart. In all instances where reference is made to a section of the South Carolina Department of Transportation (SCDOT) specifications for highway construction (SCDOT specifications), it is the most recent edition.

a) Right-Of-Way and Roadway Cross Section - A proposed right-of-way shall be of sufficient width to accommodate the required street cross section, but in no case shall the right-of-way be less than that required in the design standards chart. In instances where construction or maintenance may necessitate going beyond the normal right-of-way, a temporary right-of-way will be required to be given by easement.

Pavement width shall be sufficient to serve the projected traffic on and use of the street, but in no instance shall the pavement width be less than that required in the Design Standards Chart.

b) Grades - The minimum vertical tangent grade on any proposed curbed street shall not be less than one-half (0.5) percent and the maximum grade shall not exceed five (5) percent.

All proposed street grades when intersecting an existing street or highway shall be constructed as to meet the same horizontal grade of the existing intersection and shall have a maximum approach grade

of four (4) percent for a distance of 100 feet from the gutter line elevation of the existing street to which the proposed connection is being.

c) K Factors/Vertical Curves - All vertical curve design shall be in accordance with the most current AASHTO Policy of Geometric Design and SCDOT standards.

d) Horizontal Curves - Where a deflection angle in the alignment of the street occurs, the right-of-way shall be curved. The minimum horizontal radius of curvature at the centerline of proposed street rights-of-way in all areas shall be designed in accordance with the most current AASHTO Policy of Geometric Design and SCDOT standards.

At subdivision entrances there should be a minimum of 50-foot tangent prior to the start of any horizontal curve.

e) Signs - All signs and speed limit designations shall be in accordance with the most current Manual of Uniform Traffic Control Devices (MUTCD).

f) Reverse Curves - Reverse curves in the street rights-of-way shall be connected by tangents of not less than 100 feet for all roadway classifications with the exception on non-residential which shall be a minimum of 150 feet.

g) Intersecting Streets - Minor Collector, Residential Sub collector, Residential Local and Nonresidential streets shall be laid out so as to intersect other streets at right angles whenever possible. No street shall intersect any other street at an angle less than 75 degrees.

h) Street Offsets - Where there is an offset in the alignment of a street across an intersection, the minimum offset of the centerline shall be as shown in the following chart:

SPEED LIMIT ON MAIN THROUGH STREET	OFFSET IN FEET
25 MILES PER HOUR	125 FEET
35 MILES PER HOUR	150 FEET
45 MILES PER HOUR	175 FEET
55 MILES PER HOUR	200 FEET

i) Cul-de-sac Streets - Cul-de-sac streets are defined as those streets designed to be terminated. Cul-de-sacs shall have a minimum length of 125 feet and a maximum length of 1,200 feet.

701.3 General Survey Standards

In order to maintain and improve Oconee County land records, general survey standards must be followed. Land parcels subject to the requirements specified herein, are required to be referenced by South Carolina State Plane Coordinates, as defined in the SC Code of Laws, (The South Carolina Coordinate Act, as amended), either by Global Positioning System (GPS) Surveys or Terrestrial Surveys. Additionally, digital files shall be submitted in a standard format, in addition to standard printed

documents required by this Article. These files consist of a copy of the CAD drawing containing all applicable layers and an ASCII text file describing the technical parameters and contact information for the CAD file (metadata).

701.4 Guaranty of Maintenance

Where the development or subdivision is to be served by private roads, the mechanism for the perpetual maintenance of private roads and the collection of funds for future maintenance shall be explicitly documented before the planning commission at the time of submission and recorded with the approved plat allowing lot sales in the form of restrictive covenants. All transactions involving properties accessed by said private road shall contain a copy of the private road maintenance provisions contained in the restrictive covenants. At a minimum, a process for collecting or creating a fund for future maintenance shall be documented in the covenants and restrictions affecting the parcels to use the private roads, and the planning commission shall require a property or homeowners association be formed and restrictive covenants and by-laws adopted and filed of record before issuing final approval for the subdivision and/or sale of lots. Included in the submission to the Planning Commission shall be an estimate provided by a licensed South Carolina Professional Engineer of the maintenance costs for the roads, including the estimated cost of resurfacing/refurbishing after the expected life of the initial pavement not to exceed a period of ten (10) years; the fund for future maintenance shall be designed so as to create a fund of no less than 125% of the estimated costs at time of resurfacing/refurbishing, as well as an ongoing fund to provide periodic maintenance and repair when predicted to be needed. Nothing contained herein shall be construed or interpreted as creating a responsibility or liability of the city for the adequacy of the mechanism and/or amounts to be collected for maintenance.

701.5 Guaranty of Workmanship/Materials

- a) The subdivider/developer shall guaranty the completed roadways and drainage system improvements against defect in function, workmanship, and materials for two years following acceptance of such improvements under warranty.
- b) The subdivider/developer shall furnish a cash bond, letter of credit, or other acceptable security with the city guaranteeing the maintenance of the improvements and/or correction of deficiencies during the warranty period.
- c) The warranty period security shall be in an amount equal to 20 percent of the cost of the completed roadway and drainage system improvements.
- d) The security shall empower the city to draw on the posted funds to correct deficiencies which the subdivider/developer does not correct in a timely manner."

701.6 Noncompliance

Failure to comply with any of the conditions of site plan approval subsequent to the receipt of a Plat Approval, Construction Permit or Certificate of Occupancy, as the case may be, shall be construed to be a violation of this chapter and shall be grounds for the revocation of any Construction Permit or

Certificate of Occupancy, as the case may be. If the Zoning Administrator and/or Building Official finds that any conditions of site plan approval have not been met, the Planning and Development department shall give the applicant ten (10) days written notice to comply with said conditions, and failure to comply within this ten-day period shall result in revocation of the Zoning Permit, Construction Permit, Certificate of Occupancy or Certificate of Temporary Occupancy, as the case may be.

This ordinance shall take effect upon second reading thereof.

PROPOSED ORDINANCE APPROVED AS TO FORM this ____ day of _____ 2022.

R. Boatner Bowman, City Attorney

APPROVED AND RATIFIED on first reading this ____ day of ____ 2022 by vote of

____ YES ____ NO ____ ABSTAIN

APPROVED, RATIFIED AND ADOPTED on second and final reading this ____ day of ____ 2022 by vote of

____ YES ____ NO ____ ABSTAIN

_____, Clerk

Attest

_____, Mayor



STREET FOOD VENDOR POLICIES

- A maximum of five (5) street food vendors will be permitted within the Jazz on the Alley area (event area is subject to change).
- To qualify, street food vendors must also be operating in a brick-and-mortar restaurant within the city limits of the City of Seneca. The location must be considered a permanent restaurant building; therefore, mobile units will not be considered for qualification purposes.
- Street food vendors must possess a valid DHEC license to operate a restaurant within the City of Seneca limits.
- Street food vendors must also keep insurance certification and coverage in good standing as may apply to restaurant and vendor services in a mobile or remote location. Each street food vendor must also agree to comply with all DHEC rules and regulations that apply to mobile food services.
- The brick-and-mortar restaurant must be in good standing and up to date with all Hospitality and Accommodations Tax payments, utility payments, and payment of all other City required licenses or permits.
- The City in some circumstances may be able to provide electricity to the vendor, but we encourage self-contained operations.
- All street food vendors must arrive by 5:00 PM to set up. Setup and all related equipment and staff must be completely clear of all sidewalks as not to impede pedestrian traffic along sidewalk areas.
- Vendors must not interfere with or restrict access to entrances of businesses.
- Food and Beverage items are the only permitted items to be sold. No other merchandise will be allowed.
- All serving containers must be paper or plastic. No glass containers, serving dishes, glasses or bottles will be permitted at Jazz on the Alley.
- If the street food vendor is cooking outside of a fully enclosed, approved, and licensed mobile food truck, all street food vendors are required to provide a ground covering under outside cooking areas to prevent staining and pollution in the streets. Ground covering may be plastic, rubber mats, carpet, etc.
- All street food vendors providing alcoholic beverages are responsible for verifying customers are over 21 years of age.
- Dumping of any material into the storm drainage system is expressly prohibited.
- Any street food vendor found in violation of these policies may be asked to leave the area and could result in denial of further participation at Jazz on the Alley.