



**CITY OF SENECA REGULAR COUNCIL MEETING
JULY 13, 2021 6:00PM-CITY HALL COUNCIL CHAMBERS**

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

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, Ernie Beck-Public Works Director, Ammia Martin-Human Resources, Danielle Smith-Assistant Finance Officer.

CALL TO ORDER:

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

WELCOME:

Mayor Alexander

INVOCATION:

Mr. Scott Durham

PLEDGE OF ALLEGIANCE:

Mr. Stuart Pohl

PUBLIC COMMENTS:

Mr. Jorge Campos addressed Council to thank Chief Casey Bowling and the City staff for putting speed limit signs in the Jamesway Dr and Lancaster Dr neighborhood. He had additional concerns and wanted to know what the plans are for traffic control once the new Seneca Middle School opens regarding a blind curve at Wells Hwy and Jamesway Dr. He questioned the plan of how the school will stage and queue buses and how the parents will drop off and pick up students because this will affect the neighborhood.

Mr. Glenn O'Neill addressed Council saying he had the same concerns as his neighbors.

APPROVAL OF MINUTES:

MOTION by Mr. Ward, **SECONDED** by Mr. Honeycutt to approve the City of Seneca Council meeting minutes dated June 8, 2021, Exhibit A. ***Approved unanimously 9-0.***

MOTION by Mr. Durham, **SECONDED** by Mr. Moore to approve the City of Seneca Special Called Council meeting minutes dated June 29, 2021, Exhibit B. ***Approved unanimously 9-0***

MOTION by Mr. Honeycutt, **SECONDED** by Mr. Moore to approve the Seneca Planning Commission meeting minutes dated June 21, 2021, Exhibit C. ***Approved unanimously 9-0***

MOTION by Mr. Ward, **SECONDED** by Mr. Durham to approve the Seneca Improvement Corporation meeting minutes dated June 28, 2021, Exhibit D. ***Approved unanimously 9-0.***

MOTION by Mr. Gaines, **SECONDED** by Mr. Honeycutt to approve the Seneca Facilities Corporation meeting minutes dated June 28, 2021, Exhibit E. ***Approved unanimously 9-0.***

PAY CITY'S BILLS:

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

SECOND READING OF ORDINANCE 2021-13:

MOTION by Mrs. Rozman, **SECONDED** by Mr. Durham to approve the 2ND reading of ordinance 2021-13, an ordinance to rezone Walnut St. from OC to R-6. Exhibit F. ***Approved unanimously 9-0.***

FIRST READING OF ORDINANCE 2021-14:

MOTION by Mr. Honeycutt, **SECONDED** by Mr. Pohl to approve the 1st reading of ordinance 2021-14, an ordinance to rezone Fairfield Dr. from R-10 to R-6. Exhibit G. ***Approved unanimously 9-0.***

APPROVAL OF MEMORANDUM AGREEMENT WITH THE SCDJJ:

MOTION by Mr. Moore, **SECONDED** by Mr. Durham to approve the memorandum of agreement for the provision of secure detention services with the SC Dept of Juvenile Justice detention center for the fiscal year 2021-2022. Exhibit H. ***Approved unanimous 9-0.***

MAYOR ALEXANDER:

Mayor Alexander and the City Administrator Scott Moulder recognized the new Municipal Clerk, Kathy Wilkes on her first City Council Meeting. Kathy Wilkes thanked everyone for the recognition.

\$2.5 Million Dollar Grant Approved:

City Administrator Mr. Scott Moulder wanted to report to the Mayor, Council, members of the public and media that there is a \$2.5 Million Dollar grant in the state budget for the City of Seneca. He thanked Representative Bill Sandifer and Senator Thomas Alexander for helping to push the grant through. It is listed as tornado reimbursement in the state budget. It is a reimbursement for some of the money that the city spent to recover from the tornado. Mr. O'Kelley asked when will the money be in the bank and Mr. Moulder stated that he is unsure but possibly 30-60 days. There is a process for disbursement of the grant, but they are working through it. It was stated that this money is separate from FEMA money.

FEMA:

A FEMA packet has also been submitted in the hopes to get back \$5 Million of the \$8 Million dollars the City spent for the tornado relief.

AMERICAN RESCUE PLAN:

Mr. Pohl asked Mr. Moulder for an update of the American Rescue Plan. Mr. Moulder stated that the county has received their \$15 Million through the federal government but the city's money is handled differently. It will have to go through the state and as of today the state has not received those funds that he is aware of. Once the state

receives the funds, they will then disperse it to the cities. There isn't a clear definition on what the funds can be used for, but some things include water, sewer and broadband. He also stated that they are very strict in how you can use the money for Covid Relief funds when it comes to essential workers pay.

CONSTRUCTION UPDATE:

Mrs. Rozman asked Mr. Moulder for an update on the Harpers project across the street from City Hall. Mr. Moulder stated that they are pleased with the process so far, however it will start to slow down as they enter the design phase. The Geo Technical and the Structural Engineer completed their initial site inspections. They are awaiting test results, but the design for the footings and roof structures should begin soon. Mayor Alexander stated that sod has been laid and more will be laid to help with runoff. Mr. Moulder added that he is excited to turn the buildings back into safe shells in order bring businesses back into those buildings.

SCBDSC:

Mayor Alexander wanted to highlight the Seneca Business Development Support Center. The website is up, and he encouraged people to visit the website to see the current activity and different levels of the program. Mr. Moulder stated they have new members who have signed up and they are currently adding members.

ADJOURN:

Mayor Alexander adjourned the meeting at 6:20pm.

Daniel W. Alexander, Mayor

Kathy Wilkes, Municipal Clerk



**CITY OF SENECA WORK SESSION AND SPECIAL CALLED COUNCIL MEETING
JULY 27, 2021 6:00PM-CITY HALL COUNCIL CHAMBERS**

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

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, Ammia Martin-Human Resources, Kathy Wilkes-Municipal Clerk.

CALL TO ORDER:

Mayor Alexander called the Special Called Meeting to order at 6:05pm.

WELCOME:

Mayor Alexander

INVOCATION:

Mrs. Denise Rozman

PLEDGE OF ALLEGIANCE:

Mr. Ronnie O'Kelley

PUBLIC COMMENTS:

None

SPECIAL CALLED MEETING: *Mutual Aid Agreements between the Seneca Police Dept and the cities of Clemson, Walhalla, and Westminster.*

Mrs. Denise Rozman asked if the mutual aid agreements were just at special times or if at any point could an officer from another jurisdiction come over and give a ticket in Seneca. Mr. Moulder stated that they could not. It would require a request for assistance. For example, if one of the police depts were short staffed and needed another police department to cover a certain time period it would be required that a request be made to those jurisdictions.

MOTION by Mr. Honeycutt **SECONDED** by Mr. Moore to approve the mutual aid agreement between the Seneca Police Dept and the Oconee County Sheriff's Office, Exhibit A. **Approved unanimously 7-0.**

MOTION by Mr. Moore **SECONDED** by Mr. Durham to approve the mutual aid agreement between the Seneca Police Dept and the Westminster Police Dept, Exhibit B. **Approved unanimously 7-0.**

MOTION by Mr. Durham **SECONDED** by Mr. Honeycutt to approve the mutual aid agreement between the Seneca Police Dept and the Walhalla Police Dept. Exhibit C. ***Approved unanimously 7-0.***

MOTION by Mrs. Rozman **SECONDED** by Mr. Pohl to approve the mutual aid agreement between the Seneca Police Dept and the Clemson University Police Dept, Exhibit D. ***Approved unanimously 7-0.***

MOTION by Mr. Durham **SECONDED** by Mr. Honeycutt to approve the mutual aid agreement between the Seneca Police Dept and the Clemson Police Dept, Exhibit E. ***Approved unanimously 7-0.***

MOTION by Mr. Honeycutt **SECONDED** by Mr. Moore to approve the contract for Law Enforcement Services at Clemson University special events, Exhibit F. ***Approved unanimously 7-0.***

CONSTRUCTION UPDATE:

Harpers Building-Mr. Moulder stated that he has spoken with Representative Sandifer and has been made aware that the monies for the grant that was in the budget will be available late September or early October of 2021. The Geo Technical engineer is scheduled to be on site August 9th, 2021 to do the drilling.

Kellet Building-Mr. Moulder stated that it is complete, and two reimbursements have been received. They are just waiting on the close out documents to get the final payment on that.

ANIMAL CONTROL:

Oconee County has made changes to their animal control regulations with regards to the animal shelter, and how they will treat feral and stray cats. They will no longer intake feral or stray cats into their shelter program. Cats that they feel are not dangerous will be caught, sanitized, and dropped back off in the same location that they were picked up. This will affect the City of Seneca's animal control because they won't be able to drop cats off at the Counties animal shelter. They will have to be left where they are or try and find another shelter that may take them.

RIDE TO WORK MINISTRY AND THE FOOD PANTRY:

Mayor Alexander stated he is glad that the city is able to support so many nonprofit organizations and different agencies. They all contribute a lot to the community. There are great people within the organization of The Food Pantry and the Ride to Work Ministry. The Ride to Work Ministry is a nonprofit organization that helps people who do not have transportation to and from work. They offset the cost with donations. They have helped people get to work, get home, and get on their feet. They also help financially and teach money management. The Food Pantry was very helpful during the tornado to make sure everyone got food. All these agencies do so much for this community. Contact information for the Ride to Work Ministry is rtwministry.org.

ADJOURN:

Mayor Alexander adjourned the meeting at 6:14pm.

Daniel W. Alexander, Mayor

Kathy Wilkes, Municipal Clerk

The Seneca Planning Commission met on Monday, July 19, 2021, 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. Keith Hart, Vice Chair, Mr. John Gillespie, and Mr. Matthew Durham. Also present, Mr. Edward Halbig, Director, and 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. Drew Merck was absent.

Mr. Duvall opened the meeting.

OPENING

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

**MOTION-
MINUTES**

SECOND made by Mr. Gillespie

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

NAY none

**DOCKET #1
ZA 2021-06**

Ms. Chapman read the application: Docket #1: ZA 2021-06

Mr. Duvall read the procedures.

Mr. Halbig read the staff report. He recommended the resubmittal of PDR zoning, and discussed Section 521.11 of the Official City of Seneca Ordinance concerning Administrative Application and Review Procedures for Planned Development.

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

Mr. Chad Kirby the developer for project addressed the board and presented a handout to board. He discussed the intent of the application request and the reason for requesting the rezoning.

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

There being none.

**MOTION-
To Discuss**

MOTION made by Mr. Hart to discuss.

SECOND made by Mr. Gillespie

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

NAY none

Mr. Hart asked for clarification on interior streets.

Mr. Kirby stated the original plans did have interior homes, lots, and streets. He discussed "eyebrow" streets instead due to SCDOT requirements for fewer driveway access onto streets.

Mr. Duvall asked if infrastructure cost was an issue.

Mr. Kirby stated yes. SCDOT and DHEC regulations and requirements will be very costly.

Mr. Duvall discussed the present PDR zoning and that it gave the city a plan for the development. He asked what issues would arise if the zoning was changed to R-6 or to a new PDR zoning.

Mr. Halbig discussed the different buffering requirements for each zoning, such things as common area, and green spaces. He discussed the modification requirements when going from R-6 zoning to a PD-R zoning. He stated that while in discussions with Mr. Kirby their might have been some miscommunications of which zoning direction staff wanted them to go. Mr. Halbig stated a resubmittal of PDR would be a better solution. He discussed the requirements of SC DHEC.

Mr. Kirby discussed the DHEC concerns, resubmittal of plans, including drainage. He stated to resubmit plans with the PDR zoning it would be very expensive, but with R-6 zoning the project would not be as costly. He discussed the reasons for requesting the R-6 zoning.

Mr. Duvall discussed his concern was a possible 38 lots and a need for a basin to catch runoff.

Mr. Kirby discussed the basin and only having a 50-foot minimum of road frontage in R-6. He stated there would be no way to fit 38 lots due to not having enough road frontage to support.

Mr. Halbig stated that flag lots have always been allowed when not meeting minimum requirements for R-6 and in all zoning districts. It is not a road width it's a width of the property where house is being built.

Mr. Duvall asked staff what the adjacent properties are zoned.

Mr. Halbig stated R-10 single family and NC neighborhood commercial.

Mr. Hart asked if driveways would be allowed off eyebrow streets.

Mr. Halbig stated it would take the driveway control away from SCDOT. They would create two encroachments points for however many houses and the eyebrow streets would be private. Mr. Halbig stated eyebrow streets were not a facet to R-6 zoning and there has been a lot of discussion regarding this being a means to bypass DOT regulations, but not a requirement of R-6.

Discussion followed.

Mr. Hart asked if Mr. Kirby could present a better layout to visualize the homes and driveways.

Mr. Duvall agreed. The board would have a better understanding how the number of homes and driveways would fit regulations as well as different zoning destinations and what is allowed.

Mr. Halbig stated that the board didn't need to try and visualize the layout, that is for the developer to do. He discussed a block of R-6 zoning being suitable where you have different mix of zoning surrounding property.

Mr. Durham stated that having a PDR zoning is a safe zoning and to have it brought back to the board and asked to be changed, is going to be a difficult decision by the board to use a zoning classification that will be a lot less restrictive.

Discussion followed regarding lot size and units.

Mr. Duvall discussed his concerns.

Mr. Durham asked if it benefited the city to leave it zoned PD-R.

Mr. Duvall stated it benefited the board. It gives a true guideline as to what is going to go into location.

Mr. Hart discussed the number of homes.

Mr. Gillespie asked for clarification on driveways.

Mr. Kirby discussed lots, the number of driveways allowed onto streets, and the eyebrow streets.

Mr. Durham asked if there was an option to table and give board more time to review.

Mr. Halbig stated yes.

Mr. Duvall asked staff if the application were tabled till next month would that give staff and the developer enough time to bring a draft or an overlay of the home, lots, and driveway plan and what would be needed to zone property PD-R and a study of what R-10 zoning would work like. He asked for those minimum requirements and bring those to next month's meeting.

Mr. Halbig stated yes. He discussed all that was requested from developer in previous PDR zoning request and will provide to board.

Mr. Duvall asked Mr. Kirby if he could provide a mockup of his intentions with R-6 and R-10 zoning.

Mr. Kirby stated yes, he could provide information to board.

MOTION made by Mr. Durham to table application ZA 2021-06 as submitted from PDR to R-6 zoning until planning staff and developer provide more information.

SECOND made by Mr. Gillespie

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

NAY none

MOTION: Table

SENECA PLANNING COMMISSION

July 19, 2021

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

NEW BUSINESS

There being none.

OLD BUSINESS

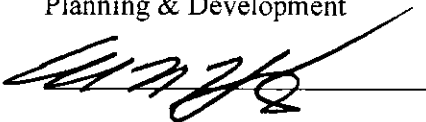
Mr. Duvall asked if there was any old business to discuss.

There being none.

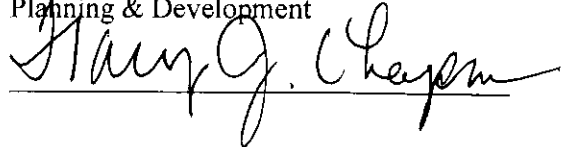
ADJOURN

Meeting adjourned at 6:52 p.m.

Edward Halbig, Director
Planning & Development

A handwritten signature in black ink, appearing to read 'E. Halbig', written over a horizontal line.

Tracy J. Chapman, Zoning Administrator
Planning & Development

A handwritten signature in black ink, appearing to read 'Tracy J. Chapman', written over a horizontal line.

CITY OF SENECA

ORDINANCE NO. 2021-14

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

WHEREAS, that certain properties located at Fairfield Drive, and denoted by Tax Map number 254-00-01-090, as shown on a plat of survey attached herein as Exhibit "A", and:

WHEREAS, pursuant to application, said property is requested to be zoned R-6.

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 zone property located at Fairfield Drive, and denoted by Tax Map number 254-00-01-090, as shown on a plat of survey attached herein as Exhibit "A" to R-6.

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 13th day of July 2021.

R. Boatner Bowman, City Attorney

APPROVED AND RATIFIED on First Reading this 13th day of July 2021 by a vote of

9 YES 0 NO 0 ABSTAIN

APPROVED, RATIFIED and ADOPTED on Second and Final Reading this _____ day of _____ 2021 by a vote of

_____ YES _____ NO _____ ABSTAIN

_____, Clerk

Attest:

_____, Mayor