

The Seneca Zoning Board of Appeals met on Thursday, May 24th, 2018 at 6:00 p.m. in the City Hall Council Chambers. Members present included Mr. Marvin Gray, Chair, Ms. Tammy Garland, and Mr. John Luedeman. Mr. John Gillespie and Mr. John Voss were absent. Also present was Mr. Edward Halbig, Director; and Ms. Tracy C. Smith, Admin. Assistant and other interested persons (list in minute book). The press and public were duly notified as required by law.

Mr. Gray called the meeting to order at 6:00 p.m. He asked if there was any conflict of interest among the board members with the following request and asked that the record reflect there was a quorum.

MOTION made by Ms. Garland to have minutes accepted as submitted.

SECOND made by Mr. Luedeman

AYE Mr. Luedeman, Ms. Garland and Mr. Gray

NAY None

MINUTES

MOTION

Ms. Smith read the hearing process.

Ms. Smith read the variance application.

Docket No 1:	VA 2018-03
Property Owner:	Keowee Pointe Development, LLC
Applicant	Jennifer Burns
Property Address:	400 Loran Pointe Cir
Tax Map #:	520-58-01-104

VA-2018-03

Mr. Halbig presented the staff report.

Mr. Gray asked if there was anyone who wished to speak in favor of the application.

Ms. Jennifer Burns introduced herself to the board as property owner. She discussed their intent for the property. She gave board handout of the proposed homes. She stated no one in the subdivision has shown any opposition to their proposal.

Mr. Luedeman asked for clarification of the sewer line on property.

Mr. Halbig discussed the city sewer system.

Ms. Garland discussed setbacks.

Ms. Burns stated the architect had verified all setback requirements for this property.

Mr. Gray asked applicant if they had notified the homeowners association of their intent.

Ms. Burns stated yes.

Mr. Luedeman asked staff for clarification as to why the zoning application for VA 2005-10 was in staff report.

Mr. Halbig stated it was to show that a previous rezoning application was approved citing Section 904.2(d) as a conditional use for the size lot.

Mr. Ludeman stated since a variance was approved before it shouldn't be a problem to approve this variance which is seeking the same use.

Ms. Burns discussed Section 904.2 (d & e) that she thought would relate to their variance request.

Mr. Gray asked if there was anyone who wished to speak in opposition of the application.

There being none.

MOTION made by Mr. Luedeman to accept VA 2018-03 due to previous zoning application being approved with the same conditions, citing Section 904.2 d- The authorization of a variance will not be a substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by granting of the variance.

SECOND by Mr. Garland

AYE Mr. Luedeman, Ms. Garland and Mr. Gray

NAY None

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

**OLD
BUSINESS**

Mr. Luedeman asked for status of lawsuit.

Mr. Halbig stated it is city council's decision as to whether or not they wish to move forward with the ordinance with short term rental.

Mr. Luedeman asked about restrictions for short term rental within subdivisions home owners association.

Discussion followed.

**NEW
BUSINESS**

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

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Mr. Gray asked if all board members wished to stay on board with the same slate.

MOTION

MOTION made by Ms. Garland to maintain same slate of board members and chair/vice chairperson as is.

SECOND made by Mr. Luedeman

AYE Mr. Luedeman, Ms. Garland and Mr. Gray

NAY None

MOTION

MOTION made by Ms. Garland to adjourn.

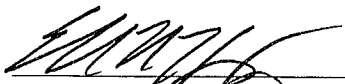
SECOND made by Mr. Luedeman

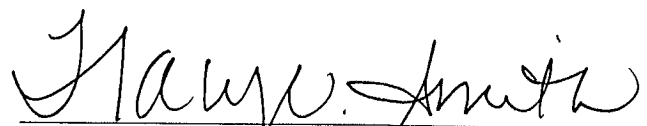
AYE Mr. Luedeman, Ms. Garland and Mr. Gray

NAY None

ADJOURN

Meeting adjourned at 6:31 p.m.


Edward Halbig, Director
Planning & Development


Tracy C. Smith, Administrative Assistant
Planning & Development