

CITY OF SENECA

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Edward R. Halbig, AICP
Director

SENECA PLANNING COMMISSION

Agenda

Monday, September 16th, 2019
Council Chambers – City Hall
6:00 PM

- I. Opening**
- II. Approval of Minutes**
- III. Docket Number:**

<u>Docket No 1:</u>	ZA -2019-09
Property Owner:	Thomas & Co LLC
Applicant:	Josh Thomas
Property Address:	404 E S 6th St, 617 S Walnut St, Walnut St, and S Cherry St
Tax Map #:	520-40-12-002/520-40-12-007 520-40-12-006/520-40-12-005
Present Zoning:	NC
Requested Zoning:	R-6

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

“City of Smiles, City with Style”

SENECA PLANNING COMMISSION

June 17th, 2019

The Seneca Planning Commission met on Monday, June 17th, 2019 at 6:00 p.m. in the City Hall Council Chambers. Members present included vice chair Mr. Keith Hart, Mr. James Mazyck, 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. Barry Duvall and Mr. Ted Durham Jr. were absent.

OPENING

Mr. Hart opened the meeting.

MOTION-MINUTES

Motion made by Mr. Mazyck to approve minutes as submitted.
SECOND made by Mr. Merck
AYE Mr. Mazyck, Mr. Durham, Mr. Hart, and Mr. Merck.
NAY none

**DOCKET #1
ZA 2019-07**

Ms. Smith read application:
Docket No 1: ZA 2019-07
Textural Amendment to City of Seneca Zoning Code to
add Section 738- Small Wireless Facilities

Mr. Hart read procedures.

Mr. Halbig read staff report. He stated that the public notification was correct, however, a modification has been made to amend the official Zoning Ordinance Section 735 to include small wireless facilities instead of adding Section 738. He discussed the affects and how this would apply to the city.

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

There being none.

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

There being none

**MOTION:
DISCUSS**

MOTION made by Mr. Durham to discuss.
SECOND made by Mr. Merck
AYE Mr. Mazyck, Mr. Durham, Mr. Hart, and Mr. Merck.
NAY none

Mr. Durham stated he agreed with the need to update wireless facilities.

Mr. Hart asked if there would be a permitting process.

Mr. Halbig stated yes and discussed.

**MOTION: ZA
2019-07- SMALL
WIRELESS
FACILITIES**

MOTION made by Mr. Durham to recommend approval of ZA 2019-07 to amend Section 735-
Small Wireless Facilities as written to City Council in place of adding Section 738.

SECOND made by Mr. Merck

AYE Mr. Mazyck, Mr. Durham, Mr. Hart, and Mr. Merck.

NAY none

NEW BUSINESS

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

There being none.

OLD BUSINESS

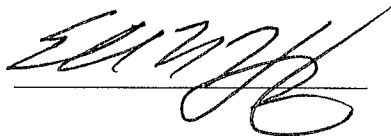
Mr. Hart asked if there was any old business to discuss.

There being none.

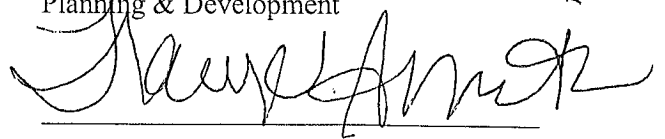
ADJOURN

Meeting adjourned at 6:11 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 2019-09

Date: 8/16/2019

Property Owner: Thomas R Co. LLC
Owner Address: 404 E MAIN ST WALTHAM, SC 29691
Owner Phone Number: 864-710-9998, Josh Thomas
Applicant: 404 E MAIN ST
Applicant Address: WALTHAM, SC 29691
Applicant Phone Number: 864-710-9998
Property Interest: NEW HOUSING DEVELOPMENT (12 Homes)
Property Location: (a plat must accompany this application)

Do Not Write In This Space
Advertised:
Public Hearing: 9/16/19
Receipt #:
Property Posted:
Fee Paid: 50.00
Application Taken By: [Signature]

404 E 5.6th, 617 S. Walnut St, Walnut St, S Cherry St.

Tax Map Number: 520-40-12-002 (see back) Lot Area: 200
Present Zoning: ~~Residential Commercial~~ Requested Zoning: R-6
Property Characteristics: Neighbored

Vacant land Has A CITY OWNED ROAD THROUGH IT. I BELIEVE IT USED TO BE A NEIGHBORHOOD

Frontage on Public Road: 42 Water Available? Yes [checked] No [] Sewer Available? Yes [checked] No []
Current Use of Property: Vacant
Proposed Use of Property: Residential housing (12 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.
?

Reasons for request and any supporting information: to construct new residential homes

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: [Signature] Josh Thomas

Date: 8/16/2019

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, 2019
Public Hearing: September 16th, 2019
Docket: ZA 2019-09

Property Owner: Thomas & Co. LLC

Applicant: Josh Thomas

Location: 406 E. S. 6th St
617 S. Walnut St
S. Walnut St
S. Cherry St

Tax Map #: 520-40-12-002
520-40-12-007
520-40-12-006 and
520-40-12-008
520-40-12-005

Present Zoning: NC & R-15

Requested Zoning: R-6

Applicant Proposal

The subject properties are five vacant parcels of land located at 404 E. South 6th Street, 617 South Walnut Street, and South Cherry Street. Applicant seeks to rezone parcels from present zoning of NC (Neighborhood Commercial) and R-15 (Residential Single Family 15,000 square ft. lot size) to R-6 (Residential Single Family 6,000 square ft. lot size).

Site Characteristics

The properties have approximately 270 feet of frontage on South Walnut Street, 115 feet on East South 6th Street and 50 feet South Cherry Street.

Locust Street (unimproved) is shown to run behind and across several of the properties, and an unimproved alley follows Locust Street and continues southward, separating the Cherry Street parcel from the other four.

The property does have access to municipal water, electric, and sewer. Adjacent streets on three sides are state maintained roads. The property slopes gradually from the north then more steeply downward to the south.

Staff Comments

The Planning Department recognizes the need for higher densities in the downtown. A portion of the land in question was rezoned from RM-8 to NC in the early 2000s, yet it has not developed as such. Road capacities in the area are under-utilized since the closing of the textile mill on 6th Street. Other infrastructure is likewise able to handle higher density development.

The City would entertain abandoning the alley to adjacent property owners as is the policy with undeveloped alleys.

R-6 requires single-family, site built homes. The property currently has only one residential structure upon it. R-6 could support up to 13 single family homes on 6,000 square foot lots.

E South 5th St

R-10

S Depot St

Reclory Dr

E South 6th St

NC

S Locust St
S Walnut St

S Cherry St

E South 7th St

Willow Tree Ln

R-15

E South 7th St

Mitchell Dr

S Depot St

E South 8th St