

CITY OF SENECA

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Edward R. Halbig, AICP
Director

SENECA PLANNING COMMISSION

Agenda

Monday, July 20th, 2020
Council Chambers – City Hall
6:00 PM

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

<u>Docket No 1:</u>	ZA -2020-01
Property Owner:	William E. Sandifer III
Applicant:	Chad Hamilton (D1 Performance)
Property Address:	10126 Clemson Blvd.
Tax Map #:	520-14-03-009
Present Zoning:	OC
Requested Zoning:	HC

<u>Docket No 2:</u>	ZA -2020-02
	Textural Amendment to 514.3(c)
	Core Commercial Conditional Uses

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

SENECA PLANNING COMMISSION

October 21st, 2019

The Seneca Planning Commission met on Monday, October 21st, 2019 at 6:00 p.m. in the Gignillait Community Center. Members present included Mr. Barry Duvall, Chair, Mr. Keith Hart, vice chair, 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. Ted Durham Jr. was absent.

Mr. Duvall opened the meeting.

OPENING

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

**MOTION-
MINUTES**

SECOND made by Mr. Hart

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

NAY none

**DOCKET #1
ZA 2019-08**

Ms. Smith read application: Docket #1 ZA 2019-08

Mr. Duvall read procedures.

Mr. Halbig read staff report. He stated that he had spoken with Fire Marshal who requested that there be two accesses to the property.

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

Mr. Chad Kirby introduced himself to board as contractor for project. He discussed the intent of property.

Mr. Mazyck stated his concern was the amount of traffic that would be on S. Fairplay and S. Townville Streets.

Mr. Kirby stated they would be working with SCDOT on all traffic concerns.

Mr. Halbig discussed the traffic concerns.

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

Mr. Bill and Jane Foster (608 S. Fairplay Street) discussed their concerns of maintaining integrity of neighborhood, density, and traffic. He felt it would be a negative impact for the area.

Mrs. Jane Foster discussed her concern of traffic on S. Fairplay Street.

Mr. Bruce Kilpatrick (611 S. Fairplay Street) stated his concern was traffic.

SENECA PLANNING COMMISSION

October 21st, 2019

**MOTION: To
Discuss**

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

Mr. Durham discussed the PD-R density and if the property could be zoned differently, as well as his concern for traffic.

Mr. Duvall discussed the density comparability between PD-R and R-6 zoning. He also addressed traffic concerns.

Mr. Hart asked if buffering was required.

Mr. Halbig stated that no buffering is required between residential single family. He also addressed traffic concerns.

Mr. Merck asked about the two way street access.

Discussion followed.

MOTION made by Mr. Mazyck to deny application ZA 2019-08 as submitted from R-10 to PD-R Zoning.

SECOND made by Mr. Durham
NAY Mr. Duvall and Mr. Hart
ABSTAIN Mr. Merck

**MOTION: ZA:
2019-08**

Mr. Halbig asked Mr. Merck for clarification as to why he abstained.

Mr. Merck stated due to the traffic and density.

Mr. Duvall stated that the dead lock vote would be forwarded to city council.

Ms. Smith read application: Docket #2 ZA 2019-09

**DOCKET #2
ZA: 2019-09**

Mr. Halbig read staff report.

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

Mr. Josh Thomas introduced himself to board as property owner. He discussed his intent with property.

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

SENECA PLANNING COMMISSION

October 21st, 2019

Reverend Lavant Gibson (615 S. Cherry St) introduced himself to board. He discussed his concerns with board.

MOTION made by Mr. Hart to discuss.

SECOND made by Mr. Durham

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

NAY none

**MOTION: TO
Discuss**

Mr. Hart asked for clarification on Locust Street.

Mr. Halbig stated that it did not have to remain.

Discussion followed.

Mr. Duvall discussed PD-R and R-6 zonings.

MOTION made by Mr. Merck to close discussion.

SECOND made by Mr. Mazyck

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

NAY none

**MOTION: To close
Discussion**

MOTION made by Mr. Durham to approve ZA 2019-09 application as submitted from NC and R-15 to R-6 zoning.

SECOND made by Mr. Mazyck

AYE Mr. Mazyck, Mr. Durham and Mr. Duvall

NAY Mr. Merck and Mr. Hart.

**MOTION: ZA:
2019-09**

Mr. Merck and Mr. Hart discussed their reasons for denying application.

NEW BUSINESS

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

Ms. Smith reminded board members of upcoming training on October 24th, 2019.

OLD BUSINESS

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

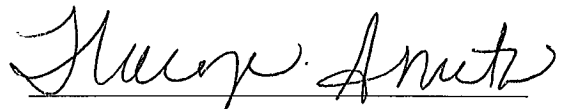
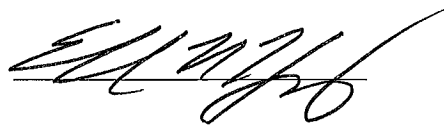
Mr. Duvall stated he didn't think the board should be explaining reasons for denying applications.

ADJOURN

Meeting adjourned at 7:03 p.m.

Edward Halbig, Director
Planning & Development

Tracy C. Smith, Administrative Assistant
Planning & Development



Zoning Amendment Application

City of Seneca

Planning & Community Development

Amendment # ZA-2020-01

Date: 6/16/2020

Property Owner: William E. Sandifer III
Owner Address: 112 Cardinal Dr.
Seneca SC 29672.

Owner Phone Number: _____
Applicant: Chad Hamilton (DI Performance)
Applicant Address: 516 W. North 1st St
Seneca SC 29678.

Applicant Phone Number: 402-616-3189
Property Interest: _____

Property Location: (a plat must accompany this application)

10126 Clemson Blvd Seneca SC 29678.

Tax Map Number: 520-14-03-009
Present Zoning: Office Commercial.
Property Characteristics: _____

Lot Area: 4.50
Requested Zoning: Highway Commercial (HC).

Do Not Write In This Space	
Advertised: _____	\$50 FEE
Public Hearing: _____	
Receipt #: _____	
Property Posted: _____	
Fee Paid: _____	
Application Taken By: _____	<u>EA</u>

Frontage on Public Road: 88 Water Available? Yes No Sewer Available? Yes No
Current Use of Property: Vacant (Funeral Home).
Proposed Use of Property: Boat Dealership.

Has any application involving this property been considered previously by the Seneca Planning Commission or Zoning Board of Adjustments? If yes, please state details.
Yes, previous potential purchase for condos, sale did not go through.

Reasons for request and any supporting information:

Property Owner's Signature: [Signature] Date: 6/9/2020

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: July 10,2020
Public Hearing: July 20, 2020
Docket: ZA 2020-01

Property Owner: William Sandifer III **Applicant:** Chad Hamilton
Location: 10126 Clemson Blvd. **Tax Map #:** 520-14-03-009
Present Zoning: RM-16 **Requested Zoning:** HC

Applicant Proposal

The subject parcel of land totaling 4.25 acres is located on 10126 Clemson Blvd.

The proposed action is to rezone approximately 4.25 acres as HC Highway Commercial. The property is currently zoned for multi-family residential. The property was zoned Office Commercial previously and served as a funeral home previously.

Analysis

The property does have access to municipal water, electric, and sewer.

Access to the property is approximately 97 feet of frontage on Highway 123. There is also access to this property is on Swansea Lane, a private road on the adjacent piece of property. The property has four driveways onto Swansea Lane outside of the public right of way. Swansea Lane has a highway crossing on Highway 123, allowing access to both eastbound and westbound lanes.

HC zoning is appropriate for Highway 123 and makes up the majority of the highway's zoning. Current land uses surrounding the subject parcels are as follows:

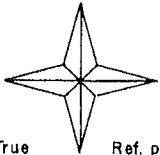
<u>Adjacent Land Uses</u>	<u>Existing zoning</u>	<u>Existing Use</u>
North	HC	Commercial
South	None	Unincorporated
East	None	Unincorporated
West	None	Residential

No plans have been submitted as of this report. The application lists a boat dealership as a proposed use. Any commercial use would be allowed, and the access onto Hwy 123 with a crossover to westbound makes the location accessible.

Staff Recommendation

The planning staff recommends approval of the request.

North



True
 Grid
 Ref. plat
 Magnetic

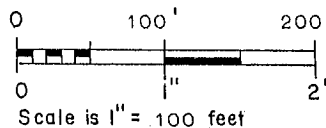
EAST BOUND LANE OF HWY 123

FRED PELFREY
P-41-297

"A"

PROPOSED BUILDING

CHRISTINE MORGAN SPEARMAN TRUST
4-J-299



Tax Map no. 1

 U.S. 123
 S. 176
 Location Map
 (No Scale)

This property is located in the State of South Carolina, County of OCONEE, the Township of SENECA, the City of _____, and contains 4.50 acres.
 On 05-11-84, this plat was prepared for
RADNOR FOREST COMPANY
H. D. MORGAN
Michael L. Henderson
 Michael L. Henderson, RLS 6946

- Legend
- iron pin found
 - iron rod set
 - △ traverse station
 - conc. monument found
 - conc. monument set
 - ◇ stone found

Cornerstone of Seneca, Inc.
 P.O. Box 822, Seneca, SC 29679
 803/882-8476

I certify that the ratio of precision of the unbalanced field survey is 1/7,500 or better and that the area was determined by DMD method of area calculation. This document does not convey title. Survey may or may not follow title lines.

Staff Report

To: Seneca Planning Commission
From: Edward R. Halbig, A.I.C.P.

Date: July 10,2020
Public Hearing: July 20, 2020
Docket: ZA 2020-01

Textual Amendment

514.3 Conditional Uses:

c) Short-term rental units, provided that:

1) *Buildings in Core Commercial Zoning designed as residences and set back from the sidewalk may use any floor(s) of the structure for short term rental use. Buildings designed as commercial with commercial storefronts that abut the sidewalk may include short term rental units on floor(s) above or below the main floor but shall maintain the main floor for permitted commercial uses (the main floor being the one directly accessible to the sidewalk by five or fewer steps);*

4) required paved parking be provided onsite for one vehicle per bedroom, with additional improved parking onsite as needed; street right-of-way shall not be considered for paved or improved parking; *The applicant for short term rental units in commercial buildings without onsite parking shall make arrangements with the Planning Department to determine appropriate public parking that does not interfere with city events.*

Analysis

The purpose of the amendments are twofold: first is to expand the use of short term rentals in the core commercial of downtown, specifically to allow as a conditional use Short term Rentals in the downtown's Core Commercial zoning in a number of structures that are residential in nature without restricting those structures from using the main floor of the building. At the same time the amendment continues to restrict commercially-designed buildings in the downtown – those with traditional storefronts and which abut the public sidewalks – from using the main floor as short term rentals and designates such use conditionally on floors other than the main floor.

Second, there are no onsite parking requirements in Core Commercial; therefore, requiring onsite parking for commercial buildings is prohibitive in nature. The city seeks to encourage short term rentals in the downtown, but must balance this with events that result in street closings and other parking restrictions in public lots. The city sees resolution to this by working with applicants to designate areas that are as convenient as is feasible in areas that are not subject to closure or other restrictions.

Staff Recommendation

The planning staff recommends approval of the request.

Attached is the current language of the ordinance

514.3 Conditional Uses:

c) Short-term rental units, provided that:

- 1) such use does not occur on the first floor of the building. The first floor shall be determined by the property's main access to the street or streets on which the building fronts. No short-term rental units shall be permitted to operate on the first floor of a building in this district;
- 2) the applicant for a short-term rental unit conditional use shall submit to the zoning administrator an application for a short-term rental unit; the application shall include: the applicant's name, the address of the proposed short-term rental unit, contact information, including a telephone number and address, of the local management agent responsible for management of the short-term rental unit, and the applicant's tax identification number;
- 3) the maximum total rental occupancy of the short-term rental unit is two (2) guests per bedroom, and in no case shall the total rental occupancy of the short-term rental unit exceed twelve (12) guests total;
- 4) required paved parking be provided onsite for one vehicle per bedroom, with additional improved parking onsite as needed; street right-of-way shall not be considered for paved or improved parking;
- 5) the property has a local management agent available twenty-four hours per day, seven days per week. Local management agent shall mean, for the purposes of this Section 509.3, a property manager located within twenty (20) miles of the City of Seneca or a property owner located within seventy-five (75) miles of the City of Seneca. A property manager acting as a local management agent shall be required to have a business license from the City, either individually or as part of a professional agency, and shall be responsible for ensuring that accommodations taxes are collected and remitted. A property owner acting as a local management agent shall not be required to have a business license with the City if they are managing fewer than two (2) short-term rental units, but is responsible for ensuring that accommodations taxes are collected and remitted. A property owner managing two (2) or more short-term rental units shall be required to have a business license from the City.