

## Annexation Staff Report

<b>To:</b> Seneca Planning Commission	<b>Date:</b> December 4 <sup>th</sup> , 2018
<b>From:</b> Edward Halbig, Director	<b>Public Hearing:</b> December 17 <sup>th</sup> , 2018
	<b>Docket:</b> ZA: 2018-11

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<b>Property Owner:</b>	Tribble Foundation and R&B Investments LLC	<b>Applicant:</b>	Seamon Whiteside and Associates
<b>Location:</b>	South Cove Rd	<b>Tax Map #:</b>	520-80-01-003 208-00-03-021 223-00-02-032 208-00-01-013 223-00-02-047
<b>Present Zoning:</b>	PDU - Planned Development Undeveloped	<b>Requested Zoning:</b>	PDR- Planned Development Residential

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### Applicant Proposal

The subject property is approximately 91.8 acres located off of South Cove Road.

### Proposed Action, Current Land Uses, and Impacts on Services

The applicants seek to rezone the entire property from PD-U (undeveloped) to PD-R residential.

As part of a planned development application, the applicants are submitting a plan to be adopted as the plan of record for the property and proposed rezoning. The submittal of the plan establishes criteria that direct the development of the property and provide assurances to the Planning Commission and City Council of the type of land uses that are to be developed upon rezoning of the property. As per the City of Seneca Zoning ordinance, Planning Commission and City Council shall approve the plan as a condition of approving the zoning designation, and future intent to deviate from the approved plan requires resubmission of an amended plan and subsequent approval of such amendments by Planning Commission and City Council.

The proposed plan is attached for your review. Some of the details are as follows: The applicant seeks to develop 235 units on 91.8 acres. This equates to a density of 2.55 units per acre. By comparison, R-20 is 2.18 units per acre and R-15 is 2.75 units per acre.

The proposal is to restrict the development to 36 acres, which would result in a developed density near 6.5 units per acre (R-6 allows for a density of 7.26 units per acre); combined with the street network, the density is approximately 4.8 units per acre.

PDR allows for a density of 14 units per acre. PD-R also lists lot sizes as a minimum of 7000 square feet; however, the purpose of PD-R is to “derive benefits of efficiency, economy and flexibility provided by unified development of large residential sites, while also obtaining the advantages of creative site design, improved appearance, compatibility with adjacent uses, optimum service of community facilities, open space amenities, and improved functioning of vehicular access and circulation.” The development is subject to lot area “only insofar as the Planning Commission and City Council shall deem appropriate to fulfill the intent of this section.”

Lots are proposed to be fee-simple ownership. Streets are proposed to be built to city standards and turned over to the city for maintenance. Rights-of-way will have to meet city standards as well for location of utilities and sidewalks proposed for the development. The city has requested increased driveway depth and/or increased setbacks to accommodate vehicles over 15 feet in length while not obstructing sidewalks where they will be present.

As a city development, the property would be served by all city services (police, fire, sanitation, building and code enforcement). It would be on city water and is also expected to become part of the city’s electric service area.

Traffic is a concern with this development. Currently the gross density of the proposed development is in keeping with other city subdivisions, and denser than surrounding county subdivisions of Indian Oaks and Port Santorini. The addition of the proposed development is expected to trigger a SCDOT review of South Cove Road’s capacity to handle the increased traffic added to South Cove Road. Beyond South Cove Road, the intersection of Keowee School Road and Highway 28 is a concern. The City has reached out to the county for information on this intersection.

Current land uses surrounding the subject parcels are as follows:

<u>Adjacent Land Uses</u>	<u>Existing zoning</u>	<u>Existing Use</u>
North	Unincorporated County	Vacant/Community Facilities/Low Density Residential
South	Unincorporated County	Low Density Residential
East	Unincorporated County	Low Density Residential
West	Unincorporated County	Commercial

**Analysis**

- The proposed zoning gives the Planning Commission, City Council and the public a greater understanding of the proposed development; PD-R provides assurances that the proposed development is what can be expected.

- If there are aspects of the proposal that are unclear, inadequate, or possible to improve upon, the planning Commission may ask for resubmission before rendering a recommendation to City Council.

### **Staff Recommendation**

The planning staff recommends approval of the request, with the understanding that the developer will work with SCDOT to provide, if required, analysis of the traffic impact of the new subdivision, and will furthermore comply with SCDOT requirements prior to proceeding with development of the new subdivision (or concurrent with development if SCDOT so allows).