

## Staff Report

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

**Date:** January 2<sup>nd</sup> 2019  
**Public Hearing:** January 22<sup>nd</sup>, 2019  
**Docket:** ZA 2019-01 and AN 2019-01

**Property Owner:** Lake Keowee Marina Oconee, LLC     **Applicant:** Ben Collins/  
Pandacon, LLC

**Location:** 515 & 517 Old Salem Road     **Tax Map #:** 209-00-01-002/  
209-00-01-038

**Present Zoning:** None     **Requested Zoning:** PDU-(Planned  
Development Undeveloped)

### Applicant Proposal

The subject properties are two parcels of land totaling 4.05 acres located at 515 and 517 Old Salem Road.

The properties have approximately 400 feet of frontage on Old Salem Road, is bounded on the East, North and West on unincorporated Oconee County and south by Marina Bay Subdivision.

### Proposed Action, and Current Land Uses

The following is summary of the proposed action, current land uses surrounding properties, and impacts:

1. The proposed action is to rezone approximately 4.05 acres as PDU (Planned Development Undeveloped). The properties are currently not zoned.

A PD-U zoning classification does not grant any land uses by right and is more of a “place holder” zoning district until such time an applicant/owner wishes to submit a PD amendment or rezone to another zoning category.

2. 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	
South	R-15	Residential
East	Unincorporated County	County
West	Unincorporated County	

**Staff Recommendation**

The planning staff recommends approval of the request.