

Staff Report

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

Date: January 2nd, 2019
Public Hearing: January 22nd, 2019
Docket: ZA 2019-02

Property Owner:	James Goldman	Applicant:	Same
Location:	540 Pruitt Rd	Tax Map #:	520-60-01-015
Present Zoning:	GC	Requested Zoning:	R-20

Applicant Proposal

The subject parcel of land totaling 10.1 acres is on Pruitt Road.

The property has approximately 510 feet of frontage on Wells Highway, is bounded on the north by City of Seneca R-20 zoning, and east, west and south residential use Oconee County.

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 10.1 acres as R-20 (Residential Single Family). The property is currently zoned GC (General Commercial).
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	R-20	Residential
South	Unincorporated County	Residential
East	Unincorporated County	Residential
West	Unincorporated County	Residential

Analysis

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

Staff Recommendation

The planning staff recommends approval of the request.