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Larry Edwards, president of the White Oak Cliffs Property Owners Association, was among those who spoke out against a rezoning request that would allow 17 town homes to be built near the White Oak Cliffs community.

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Planning Commission denies rezoning request

BY NORMAN CANNADA
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SENECA — With nearly 50 residents from the White Oak Cliffs and nearby communities on hand to voice opposition, a proposed rezoning request that would bring 17 town homes to the area was unanimously denied by the Seneca Planning Commission on Monday.

Barry Duvall, chairman of the Planning Commission, said the issue will go to City Council on Dec. 11. The commission can only make recommendations to the council, he said.

J.D. Mainous, the developer for the proposed project, said he did not know what future plans for the property will be if the council also denies the rezoning request. He said the owners, Garry and Leslie Phillips, would have to make that decision. The Phillipses could not be reached for comment Monday night.

During the public hearing, Mainous said the plan calls for 17 town homes that would target "empty nesters." He said the project would not cause additional density problems to the community near the lake.



Mainous

"It is not reasonable to assume this is going to bring a massive change to the cove," he said.

Property owners disagreed, saying they were concerned about the effect the development would have on a variety of issues, including traffic, safety and property values.

"It will devalue my home and it probably will devalue other homes," said Dave Arnold, a resident of the area.

Larry Edwards, president of the White Oak Cliffs Property Owners Association, voiced concerns on a number of issues.

"I believe we would see a 25 percent increase in boat traffic," said Edwards. "You're going to see an increase in shore erosion and it will jeopardize safety in the cove."



Nearly 50 residents from communities near a proposed new development filled the Seneca City Council Chambers to voice their opposition to a rezoning request for a 1.81-acre property that the developer wants to use to build 17 town homes.

Jim Williams, another resident of the community, said he would prefer the city turn the property into a park "to beautify the city" and suggested that the council could use "imminent domain" to get ownership of the property.

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