

Developer plans 235 patio homes for retirees

91.8 acres cost developer \$1.1M

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SENECA — A new development could be coming to an area of undeveloped property off South Cove Road in Seneca that would include 235 patio homes for retirees.

The Seneca Planning Commission approved a proposal Monday night to recommend Seneca City Council rezone the 91.8-acre property from Planned Development Undeveloped to Planned Development Residential. The proposal by R&B Lake Investments LLC of Greenville will now likely go to city council in January, where it would need two readings to get final approval.

John Boyd, managing member for R&B Lake Investments, told The Journal his company assembled separate properties together for the development, paying a little more than \$1.1 million for the 91.8 acres.

"The plan is for no-to-low-maintenance patio homes targeting the retiree who still wants to be on the lake with a nice amenity package that doesn't necessarily want to maintain a big house and a big lot," Boyd said.

He added that the plan calls for single-level homes, but "there's a section that we've identified that we may do some townhouses."

Boyd said the property would include "dedicated green space," a clubhouse, swimming pool, pickle ball courts and "a cabana down next to the lake."

If the plan gets council approval, Boyd said he would "hope to be selling lots by the middle of summer."

vided by Seamon Whiteside and also R&B lacks clarity on what is going to happen to this parcel," Howard said.

He added that he was also concerned there was no mention in the plan for the property in Keowee Plantation, referred to as "Parcel E."

Howard also expressed concerns that docks proposed for the property should not be "designed for large parties" which

"We're already in discussion with builders," he said.

City planning and development director Ed Halbig told the commission the 235 single-family units would be restricted to 36 of the 91.8 acres, based on the plan submitted by the developer. He added that any changes such as additional units would have to be resubmitted to the commission and city council. Halbig's department recommended approval contingent on the developer getting a traffic analysis and complying with any requirements for traffic issues required by the S.C. Department of Transportation.

Chris Watson of Seamon Whiteside, which is working with R&B on the project, said discussion on the traffic study has already begun with SCDOT, and "we are in the process of getting that study started." He added that the developers are willing to comply with other recommendations presented by Halbig

Gordon Howard, a representative of the Keowee Plantation subdivision, voiced concern about the property, saying the land R&B purchased includes about 2.5 acres that is in Keowee Plantation and is subject to its covenants and restrictions.

"We are still concerned that the information pro-

could create sound that could "disrupt our quiet subdivision."

After the meeting, Howard said he didn't feel he got answers to his question about plans for the property located in Keowee Plantation and wanted the city to require the developers to follow the covenants and restrictions of Keowee Plantation.

He added that if the developers don't do any building on the property, it

would satisfy his concerns.

Boyd said after the meeting there might be some grading near or at that parcel, but no construction is planned on the property.

"We didn't even include it on our drawings," he said. "We're not going to build anything on it."

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