

Seneca residents voice concern over proposed development

BY RILEY MORNINGSTAR
THE JOURNAL

SENECA — Residents spoke out at Tuesday night's Seneca City Council meeting against a proposed rezoning ordinance for an undeveloped property on South Cove Road that would include 235 patio homes for retirees.

More than 25 people attended the council meeting, with nine speaking in opposition to the ordinance due to traffic concerns on South Cove Road, Keowee School Road and S.C. Highway 28.

"It would be a traffic nightmare for five to seven years, if not years beyond,"

Larry Day said. "The first thing I'd like to say is that I think there was inadequate attention paid to increased traffic that the development would bring to South Cove Road, Keowee School Road and (S.C.) 28."

"We already have a problem there, and to add more traffic to the area just wouldn't make any sense," John Croft added.

In December, the Seneca Planning Commission approved a proposal by R&B Lake Investments to recommend Seneca City Council rezone the 91.8-acre property from Planned Development Undeveloped to Planned Development Residential.

"I have a problem with this traffic study that hasn't been done yet, and it seems like they've put the cart before the horse," Terri Baumann told council members.

Patrick Kelly added "it's pretty clear" the traffic pattern expected to be created "is beyond the possibility of being successful."

"As someone mentioned earlier, it's putting the cart before the horse, and let's

figure out what the plan is going to be here," he said.

After taking public comments, council members voted 5-1 to pass first reading of the rezoning ordinance, with Councilwoman De-

being able to complete that study and next steps.

"I believe it's the council's intent not to hold second reading of this ordinance until that impact analysis has been completed and an alternate exit and entrance location can be researched as well."

Moulder said R&B Lake Investments managing member John Boyd was already looking into a traffic study with the S.C. Department of Transportation and secondary entrances for the planned development before the council meeting.

"He has indicated he's

willing to work through those issues and perform a traffic analysis," he said.

Moulder said a traffic analysis study would take two to three months to be completed.

Councilman Joel Ward thanked all those who participated in the discussion prior to the conclusion to the meeting, saying the information would be brought to the developers.

"I think the information y'all gave us was great, and we'll go take that to them," Ward said.

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John Croft
Seneca resident

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