

Patio home development on hold

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SENECA — Plans for 235 patio homes in a proposed development off South Cove Road in Seneca are on hold as city officials await the results of a study about how the project would affect traffic in the area.

Seneca planning and development director Ed Halbig said Friday he heard from John Boyd, managing partner for R&B Lake Investments LLC in Greenville, this week on the status of the traffic study. Halbig said he understood that Boyd had reviewed “initial re-

sults of the traffic study” with Chris Watson of Seamon Whiteside, which is working with R&B on the project. Halbig said he expects to hear more about the traffic study from Watson.

Once the city receives the traffic study, Halbig said officials would have

an engineer they contract with verify the results of the study.

Boyd presented plans to the Seneca Planning Commission in December to put 235 townhomes on about 36 acres of the 91.8 acres R&B owns at the site. He said his company has assembled separate properties

awaiting traffic study

together for the proposed development, paying a little more than \$1.1 million for the 91.8 acres.

The planning commission approved a recommended rezoning of the property, which is already in the city limits, to Planned Development Residential. Halbig rec-

ommended approval of the request contingent on the developer getting a traffic analysis and complying with any requirements for traffic issues required by the S.C. Department of Transportation.

Nine residents spoke

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against the plan at a Seneca City Council meeting in January, saying they had concerns about traffic issues they believe the development could bring to South Cove Road, Kewee School Road and S.C. Highway 28.

“It would be a traffic nightmare for five to seven years, if not years beyond,” said Larry Day, one of the residents attending the meeting.

Patrick Kelly said at the meeting the traffic pattern expected to be created “is beyond the possibility of being successful.”

Council approved first reading of the rezoning request by a 5-1 vote at the January council meeting with the contingency for

the traffic study still in place. City administrator Scott Moulder said in January officials would discuss the issue with the developers. The issue was not on the agendas at the February and March council meetings since Halbig had not seen a completed traffic study.

Halbig said Friday he doesn’t expect the issue to go before council at its next meeting on April 9.

“We still have to have our person look at (the traffic study) as well,” Halbig said. “We contract out with somebody for that type of technical expertise.”

When he presented the project to the planning commission in January, Boyd it would have “dedicated green space,”

a clubhouse, swimming pool, pickleball courts and “a cabana down next to the lake.”

“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 in December.

The property for the proposed development is located behind the site of the former Covidien plant, which is now a storage business. Boyd is also an owner of the former Covidien property, which is outside the city limits, but Halbig said that building is not part of the development.