

Anderson County Planning Commission

David Cothran, Chair, District #5
Ed Dutton, District #1
Brad Burdette, District #3
Debbie Chapman, District #7

Jane Jones, Vice-Chair, District #6
Lonnie Murray, District #2
Jerry Vickery, District #4

April 12, 2016
Regularly Scheduled Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Minutes (from March 8th meeting)
3. Public Hearing:
 - A. Tattoo Land Use Permit – Vanguard Studio
4. New Business
 - A. North Pointe Subdivision, Preliminary Plat
5. Other Business
6. Adjournment

The Planning Commission meets on the second Tuesday of each month, unless otherwise noted. Meetings are held at 6:00 PM in the County Council Chambers, 2nd floor of the old courthouse, located at 101 South Main Street, Anderson.

**Anderson County Planning Commission
Tuesday, March 8, 2016
6:00 PM
County Council Chambers
Second Floor – Old Courthouse
Anderson, South Carolina**

Minutes

In accordance with the South Carolina Freedom of Information Act, Section 30-4-10 et seq., South Carolina Code, 1976, as amended and the Anderson County Ordinance #386, as adopted on September 21, 1993, the media was duly notified of the date, time, and place of the meeting.

Members Present: David Cothran, Ed Dutton, Lonnie Murray, Brad Burdette, Jerry Vickery and Debbie Chapman

Members Absent: Jane Jones

Staff Present: Michael Forman, Jeff Parkey and Celia Myers

Call to Order: Planning Commission Chairman David Cothran called the meeting to order, with a quorum present to conduct the meeting. Chairman Cothran welcomed all present to the meeting.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the February 9th regular Commission meeting. Hearing none, the minutes were unanimously approved.

Public Comments: Chairman Cothran called for any public comments that did not pertain to agenda items. No public comments were heard at this time.

Subdivisions:

Vandiver Road: This request was withdrawn at the request of the applicant prior to the start of the meeting.

Public Hearings:

Request for text amendments to Chapter 70 – Zoning, of the Anderson County code of Ordinances (Changes include clarification to internal processes and to bring the Chapter into compliance with certain State and Federal Legislation)

Mr. Michael Forman presented the amended Chapter 70 to the Commission and reiterated that the changes shown were to clarify internal processes and bring the Code into alignment with State and Federal Legislations. Chairman Cothran opened the Public Hearing and invited public comments. No one approached to speak. Chairman Cothran then closed the Public Hearing. After brief comments made by the Commissioners; Mr. Dutton moved to recommend approval of the amendments, as presented. Mr. Vickery seconded the motion. The motion was approved unanimously.

Request to rezone +/- 26.83 acres at 5585 Highway 187 from R-20 (Single-Family Residential with a minimum lot size of 20,000 sq ft) to R-A (Residential-Agricultural)

Dr. Jeff Parkey presented the staff's findings and recommendation of approval for the request at 5585 Hwy 187. The applicant is requesting to rezone +/- 26.83 acres from R-20 to R-A for the purpose of allowing horses and cattle next to his residence. Chairman Cothran opened the Public Hearing and invited public comments. No one approached to speak. Chairman Cothran then closed the Public Hearing. Mr. Murray requested a clarification of lot size. Mr. Dutton questioned whether the applicant could change to pork and poultry. Mr. Forman stated that according to Anderson's Code of Ordinances, this would be

allowed - R-A zoning does not differentiate between animals. After a further brief discussion by the Commission, Mr. Burdette moved to accept staff's recommendation of approval and to forward it to County Council. Mr. Dutton seconded his motion; and the motion carried unanimously.

Old Business:

Planning Commission By-Laws Update

Mr. Michael Forman presented the revised draft of the Planning Commission By-Laws update. Hearing no further comments from the Commission, Mr. Dutton moved to adopt the revised By-Laws, as presented; and Ms. Chapman seconded. The motion was carried unanimously.

Chairman Cothran then called for any other old business. No other information was presented.

New Business:

Chairman Cothran called for any new business. Hearing no further business, Chairman Cothran adjourned the meeting at 6:18 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

Anderson County Planning Commission Meeting

April 12, 2016

6:00 PM

Staff Report – Certain Land Uses- Tattoo Facilities require a Public Hearing
and a Distance Requirement of 1000’ of a church, school or playground

Preliminary Project Name:	Vanguard Studio
Property Owner of Record:	Lisa M. Alewine
Authorized Representative:	Lisa M. Alewine
Intended Development:	Tattoo Facility
Location:	4356A Highway 24-Existing Building
Details of Development:	This application involves a tattoo facility
Surrounding Land Use:	North – Un-zoned Commercial South – Un-zoned Commercial East – Un-zoned Commercial West – Un-zoned Commercial
Total Site Area:	-
County Council District:	5
Zoning:	Not Zoned
Tax Map Number:	069-00-02-001
Extension of Existing Dev:	No
Existing Access Roads:	Highway 24, Whitehall Road, and Highway 187
Sewer Supplier:	Anderson County
Water Supplier:	West Anderson Water District

Power Supplier: Duke Power

Variance: None requested

Traffic Impact Analysis:

Highway 24 is classified as a major arterial road and Highway 187 and Whitehall Road are classified as minor arterial roads. There is no maximum average vehicle trip per day requirement for these roads. No encroachment permit will be required; the driveways are already installed and currently in use.

Staff Recommendation:

Based upon the site plan and site visit, the applicant meets the distance requirement of 1000' feet of a church, school, or playground, as defined in Section 38-183(2)

Staff recommends **APPROVAL** with the following conditions:

- Developer must obtain all necessary permits from SCDHEC for the operation of the tattoo facility and submit the Final Permit to Anderson County Development Standards Department prior to opening and services to customers.
- Developer will meet all land use standards without variances.



Land Use Permit Application

Date of Application Completion

Permit Status (Approved or Denied)

Owner's Information

Name: Lisa M. Alewine
Business Name (if applicable): Vanguard Studio
Mailing Address: 18106 Bell Rd Iva, SC 29655
Telephone and Fax: 864-993-8924 E-Mail: lisamarie8924@gmail.com

Authorized Representative's Information

Name: ~~Kyle A. Smith~~ Lisa M. Alewine
Company Name: Vanguard Studio
Mailing Address: 18106 Bell Rd Iva, SC 29655
Telephone and Fax: 864-993-8924 E-Mail: _____

Project Information

Property Location: 4365A Hwy 24
Parcel Number(s)/TMS: 069-00-02-001
County Council District: 5 School District: 5
Total Acreage: _____ Current Zoning: n/gzcd
Proposed Land Use: Retail/tattoo Current Land Use: Retail
Water Supplier: _____ Sewer Supplier: _____ Power Supplier: _____
Private Covenants or Deed Restrictions on the Property: Yes _____ No X

If you indicated no, your signature is required.

Lisa M. Alewine
Applicant's Signature

Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1145: July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office.

Comments: _____

**A processing fee of \$200 is required for applications within zoned areas and due at the time of application submittal. **

As the applicant(s), I (we) hereby confirm that the required information and materials for this application are authentic and have been submitted to the Anderson County Planning Division – Development Standards.

Lisa J. Alexine
Applicant's Signature

Date

Applicant's Signature

Date

Page 2 of 2

For Office Use Only:

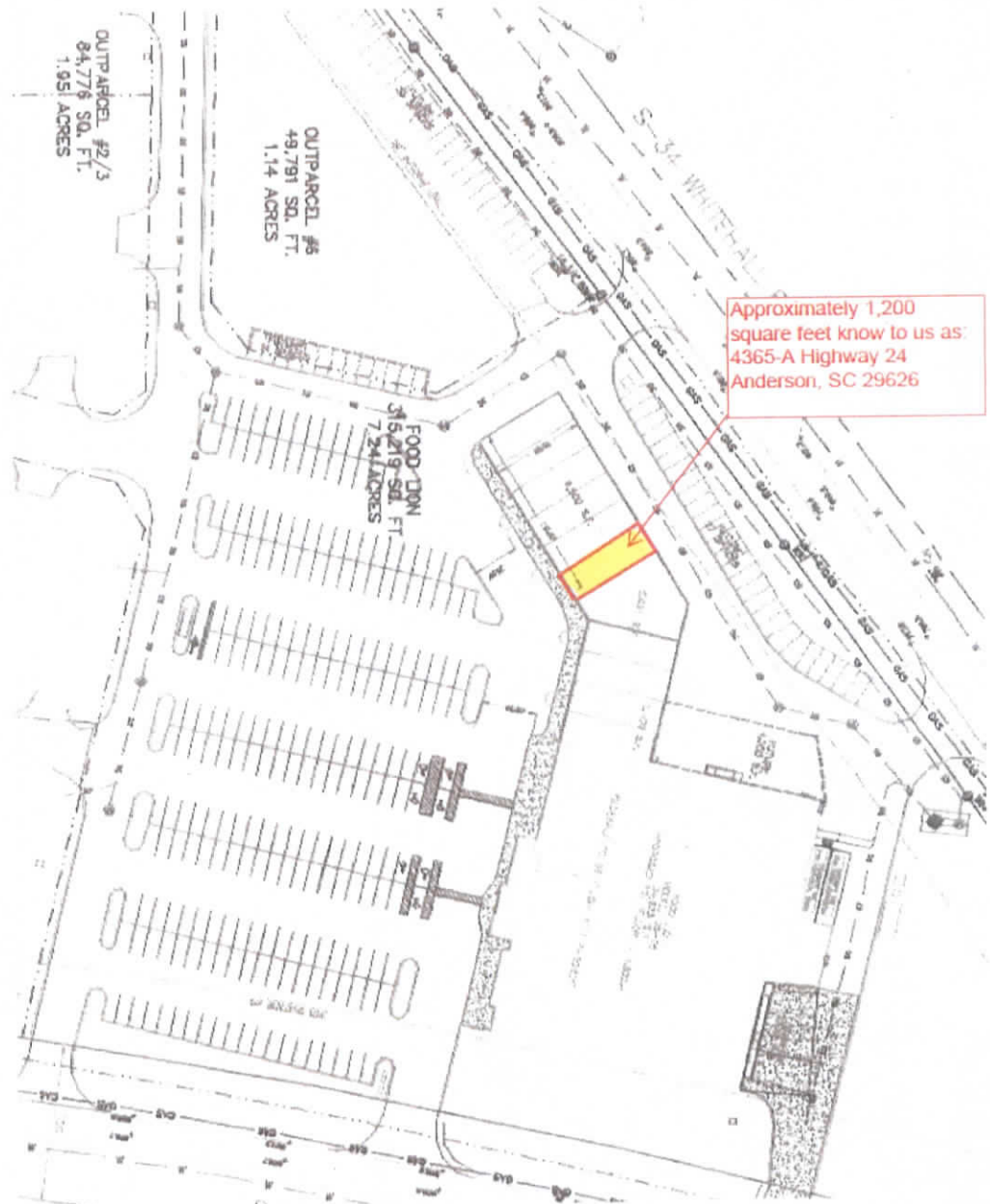
Scheduled Public Hearing Date: _____

Application Received By: _____ Date Complete Application Received: _____

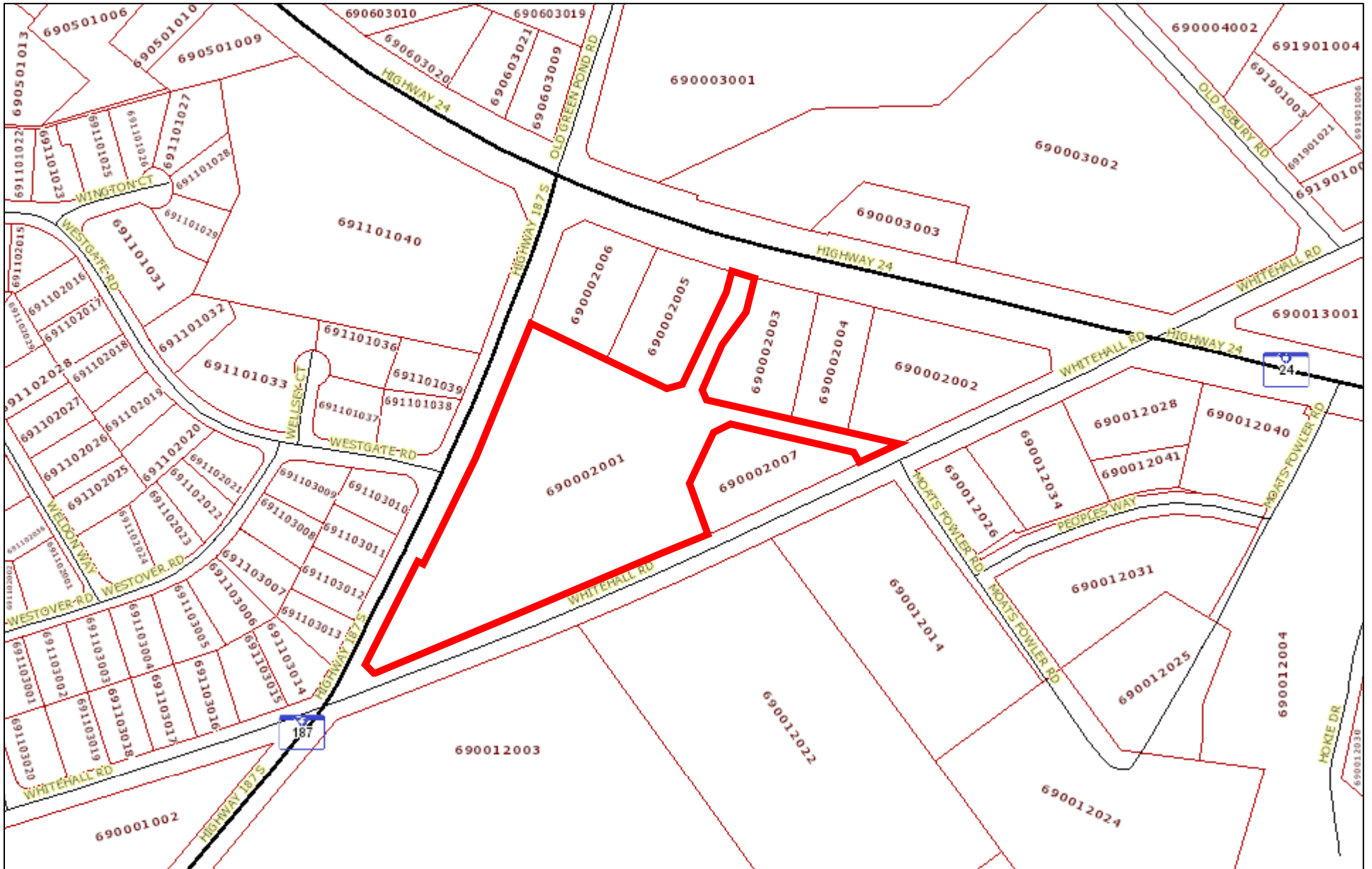
Application Fee Amount Paid: _____ Check Number: _____

Staff Recommendation: _____ Planning Commission Decision: _____

Exhibit "A"
Site Plan



Vanguard Studio



April 5, 2016 Disclaimer accepted.

TMS:	TMS			
Owner:	Owner			
Owner Address:	Owner Address			
City/State:	City/State			Zip Code: Zip Code
Deed Book:	Deed Bk	Deed Page:	Deed Pg	
Tax District:	Tax District	Description:	Description	
Sale Year:	Sale Year	Sale Price:	Sale Price	Market Value: Market Value


$$1 \text{ in} = 300 \text{ ft}$$

A number line with two scales. The top scale is labeled in miles (mi) with major tick marks at 0, 0.03, 0.06, and 0.12. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.05, 0.1, and 0.2. The scales are aligned such that 0.03 miles corresponds to 0.05 kilometers, 0.06 miles to 0.1 kilometers, and 0.12 miles to 0.2 kilometers.

ESRI, Highland Mapping, and Anderson County GIS

Anderson County Planning Commission

April 12, 2016

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	North Pointe Subdivision
Intended Development:	Residential
Applicant:	Nu-South Surveying.
Surveyor/Engineer:	Nu-South Surveying
Location:	Highway 81 N at McGee Road
County Council District:	4
Surrounding Land Use:	North – Agriculture South – Anderson County School East – Road West – Residential
Zoning:	R-20
Tax Map Number:	145-00-08-027 & 028
Extension of Existing Dev:	No
Existing Access Road:	McGee Road & Highway 81 North
Number of Acres:	62.0
Number of Lots:	84 lots plus 3 tracts undeveloped
Water Supplier:	Hammond Water
Sewer Supplier:	Septic
Variance:	None Requested

Traffic Impact Analysis:

This new subdivision is expected to generate 840 new trips per day. McGee Road is classified as a collector road and Highway 81 North is an arterial road. There is not a maximum average vehicle trips per day requirement. An encroachment permit shall be required by Anderson County Roads and Bridges Department and possibly by SCDOT. For SCDOT encroachment, a traffic impact study may be required.

Staff Recommendation:

Approval, staff recommends **APPROVAL** of the preliminary subdivision with the following conditions.

- Subdivision and road names must be approved by the Addressing Department.
- If volumes and pressures exist, fire hydrants must be placed within 1000' of all lots.
- All lots must access proposed internal roads only.
- Developer must obtain the following permits prior to proceeding with development to include;
 - Anderson County Roads and Bridges for road profile construction.
 - A SCDOT encroachment permit may be required for Learning Lane entrance. Access to state roads shall be approved in writing by permit from SCDOT prior to plat approval by the Subdivision Administrator.
 - Application must be filed with SCDHEC for individual onsite wastewater systems.
 - SCDHEC and Anderson County Stormwater Department for review and approval of Erosion and Sediment Control.
- Setbacks are required to be shown on the Preliminary Plat. Typical setbacks for R-20 are: minimum of 10% lot width for sides, 20' for front and 5' for rear. Other setbacks are as follows: In addition to the 30' imposed buffer shown, Lots 4, 5, 6 will need an additional setback of 20 feet for arterial road setbacks. Lot 41 is shown as a double frontage lot, requiring a 20' front setbacks on both roads. Lots 1, 3, 74, and 84 meet the required 30 foot setback for collector roads.



Subdivision Plat Application

Date of Application Completion

Name of Project

Applicant's Information

Name: NU-SOUTH SURFACING
Mailing Address: 117 E MAULDIN ST. ANDERSON, SC 29621
Telephone and Fax: 224-2754 E-Mail: nusouthsc@gmail.com

Owner's Information

(If Different from Applicant)

Name: T. WALTER BRASHIER
Mailing Address: PO BOX 17859 GREENVILLE, SC 29606
Telephone and Fax: 864-918-5015 E-Mail: Twbrashier@yahoo.com

Project Information

Project Location: HWY 81 NORTH OF ANDERSON
Parcel Number/TMS: 145-00-08-027 + 028
County Council District: 4 School District: 5
Total Acreage: 62 Number of Lots: 84
Intended Development: RESIDENTIAL Current Zoning: R-20
Surrounding Land Uses: North: AG South: SCHOOL East: RD West: RES
Water Supplier: HAMMOND WATER Sewer Supplier: NONE
Have any changes been made since this plat was last before the Planning Commission?: NO
If so, please describe: _____

Is there a request for a variance?: NO If so, please attach the description to this application.

As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.

Applicant's Signature

Date

Page 1 of 1

For Office Use Only:

Scheduled Public Hearing Date: _____

Application Received By: Ann B. Dove

Date Complete Application Received: 3/16/2016

Amount of Fee Paid: CHECK 5559

Check Number: 5559

Staff Recommendation: _____

Planning Commission Decision: _____

TMS:	TMS		
Owner:	Owner		
Owner Address:	Owner Address		
City/State:	City/State	Zip Code:	Zip Code
Deed Book:	Deed Bk	Deed Page:	Deed Pg
Tax District:	Tax District	Description:	Description
Sale Year:	Sale Year	Sale Price:	Sale Price
		Market Value:	Market Value



ESRI, Highland Mapping, and Anderson County GIS