

Anderson County Planning Commission  
June 9, 2015- 6:00 PM  
County Council Chambers  
2<sup>nd</sup> Floor – Historic Courthouse  
Anderson, South Carolina

AGENDA

1. Call to Order
2. Welcome
3. Approval of Agenda
4. Approval of Minutes (from May 12<sup>th</sup> meeting)
5. Public Comments  
During Public Comments, please state your name and address and limit speaking time to a maximum of five (5) minutes in order to allow for other comments. The Chairperson may, at his/her discretion and/or after consultation with other members of the Planning Commission, allow additional time to a speaker to complete his/her comments.
6. Public Hearing
  - A. Siren's Cove Tattoo
7. Old Business
  - A. Airport Height and Land Use Ordinance Update
8. New Business
9. Adjournment

**Anderson County Planning Commission**  
**Tuesday, May 12, 2015**  
**6:00 PM**  
**Council Chambers**  
**Second Floor - Historic 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 by the Planning Secretary.*

Members Present: David Cothran, Jane Jones, Ed Dutton and Jerry Vickery

Members Absent: Brad Burdette and Debra Chapman

Staff Present: Jeff Parkey, Alesia Hunter and Celia Myers

Call to Order: Planning Commission Chairman David Cothran called the meeting to order at 6:25 PM, with a quorum present to conduct the meeting. Chairman Cothran welcomed all present to the meeting.

Approval of Agenda: Chairman Cothran called for any changes to be made to the agenda. Hearing none, Chairman Cothran called for a motion of approval. Mrs. Jones moved to approve the agenda; and Mr. Vickery seconded the motion. The motion to approve was carried unanimously.

Approval of Minutes: Chairman Cothran called for any changes to the minutes from the April 14<sup>th</sup> regular Commission meeting. Hearing none, Mrs. Jones made a motion of approval; and Mr. Dutton seconded his motion. 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.

Preliminary Subdivision: Wild Meadows

Ms. Alesia Hunter presented the staff report for the proposed 14 lot subdivision on 8.73 acres at Oak Hill Drive. Staff offered a recommendation of approval with conditions. Hearing no questions from the Commissioners, Mrs. Jones moved to accept staff's recommendations; and Mr. Vickery seconded. The motion to approve with conditions passed 4-0.

Preliminary Subdivision: Three & Twenty Development

Ms. Alesia Hunter presented the staff report for the proposed 10 lot subdivision on 8.73 acres at Oak Hill Drive. Staff offered a recommendation of approval with conditions. Hearing no questions from the Commissioners, Mr. Vickery moved to accept staff's recommendations; and Mrs. Jones seconded. The motion to approve with conditions passed 4-0.

Public Hearing:

Request for major amendments to a PD Statement of Intent pm ~12.81 acres (147-00-07-005, et al), located on Midway Road, in Council District #1

Dr. Jeff Parkey presented the staff's findings and recommendation of approval for the requested change. The applicant requests three changes: amendment of the range of allowable house

square footage from 1,800 – 2,100 sq.ft. to 1,800 – 2,800 sq.ft.; addition of an 18" brick water table with a brick row lock along the bottom of the homes at sides and rear; and addition of two monument signs at the subdivision's entrance. Both the addition of the brick water table and the two monument signs are considered to be minor changes. Mrs. Jones asked the representative Mr. Jason Powell if the larger homes would be placed together. Mr. Powell stated that it will be buyer's choice. Mr. Dutton questioned the rationale for requesting an additional 700 sq.ft. Mr. Powell stated that 5 additional house plans would be available with the added square footage versus the current two plans. This is to allow a total of 7 house plans for the 35 lots subdivision. He added that the house price difference for the additional square footage would be minimal. Chairman Cothran opened the public hearing. No one spoke during the public hearing. The public hearing was then closed. Mr. Dutton then moved to accept staff's recommendation of approval for this request; and Mr. Vickery seconded. The motion carried 4-0.

Old Business:

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

New Business:

Chairman Cothran called for any new business. No information was presented. Mrs. Jones questioned the possibility of holding called or smaller meeting via video-conferencing or conference calls. Staff indicated that it was not currently available but would check with the County Attorney. Chairman Cothran and others stated their displeasure with the way the May 5<sup>th</sup> Called Meeting was handled. Technically, specially called meetings should be done at the direction of the Chair.

Hearing no further business, Chairman Cothran adjourned the meeting at 6:45 pm.

Respectfully Submitted,

Celia Boyd Myers

Anderson County Planning Commission Meeting  
June 9, 2015  
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

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<b>Preliminary Project Name:</b>	Siren's Cove Tattoo
<b>Property Owner of Record:</b>	Jeremy Brett Roberson
<b>Authorized Representative:</b>	Alysia Roberson
<b>Intended Development:</b>	Tattoo Facility
<b>Location:</b>	3121-A Highway 153, Piedmont-Existing strip mall
<b>Details of Development:</b>	This application involves a tattoo facility
<b>Surrounding Land Use:</b>	North – Un-zoned Commercial South – Un-zoned Commercial East – Un-zoned Commercial West – Un-zoned Commercial
<b>Total Site Area:</b>	0.49
<b>County Council District:</b>	Six
<b>Zoning:</b>	Not Zoned
<b>Tax Map Number:</b>	237-00-05-002
<b>Extension of Existing Dev:</b>	No
<b>Existing Access Roads:</b>	Highway 153
<b>Sewer Supplier:</b>	Powdersville Water District
<b>Water Supplier:</b>	Powdersville Water District

**Power Supplier:** Duke Power

**Variance:** None requested

**Traffic Impact Analysis:**

Anderson Road is classified as an arterial road. There is no maximum average vehicle trip per day requirement. No encroachment permit will be required; the driveway is 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 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: Alycia Roberson  
Business Name (if applicable): Siren's Cove Tattoo  
Mailing Address: 3121-A Highway 153, Piedmont, SC 29673  
Telephone and Fax: (864) 283-6900 E-Mail: Alycia\_Roberson@yahoo.com

## Authorized Representative's Information

Name: Jeremy Brett Roberson  
Company Name: Siren's Cove Tattoo  
Mailing Address: 3121-a Hwy 153 Piedmont SC 29673  
Telephone and Fax: 864-283-6900 E-Mail: JBRoberson17@yahoo.com

## Project Information

Property Location: 3121-A, Highway 153, Piedmont, SC 29673  
Parcel Number(s)/TMS: 2370005002  
County Council District: District 6 Ken Waters School District: Anderson School District 1  
Total Acreage: 0.49 Current Zoning: Commercial  
Proposed Land Use: Tattoo Shop Current Land Use: Tattoo Shop  
Water Supplier: Powdersville Water District Sewer Supplier: Powdersville Water District Power Supplier: Duke Power  
Private Covenants or Deed Restrictions on the Property: Yes \_\_\_\_\_ No ☒

If you indicated no, your signature is required.

Alycia Roberson  
Applicant's Signature

05-13-15  
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.

  
Applicant's Signature

5-13-15  
Date

\_\_\_\_\_  
Applicant's Signature

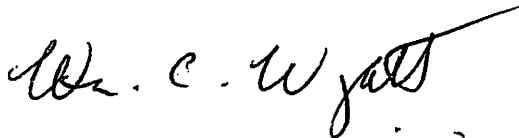
\_\_\_\_\_  
Date

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: _____

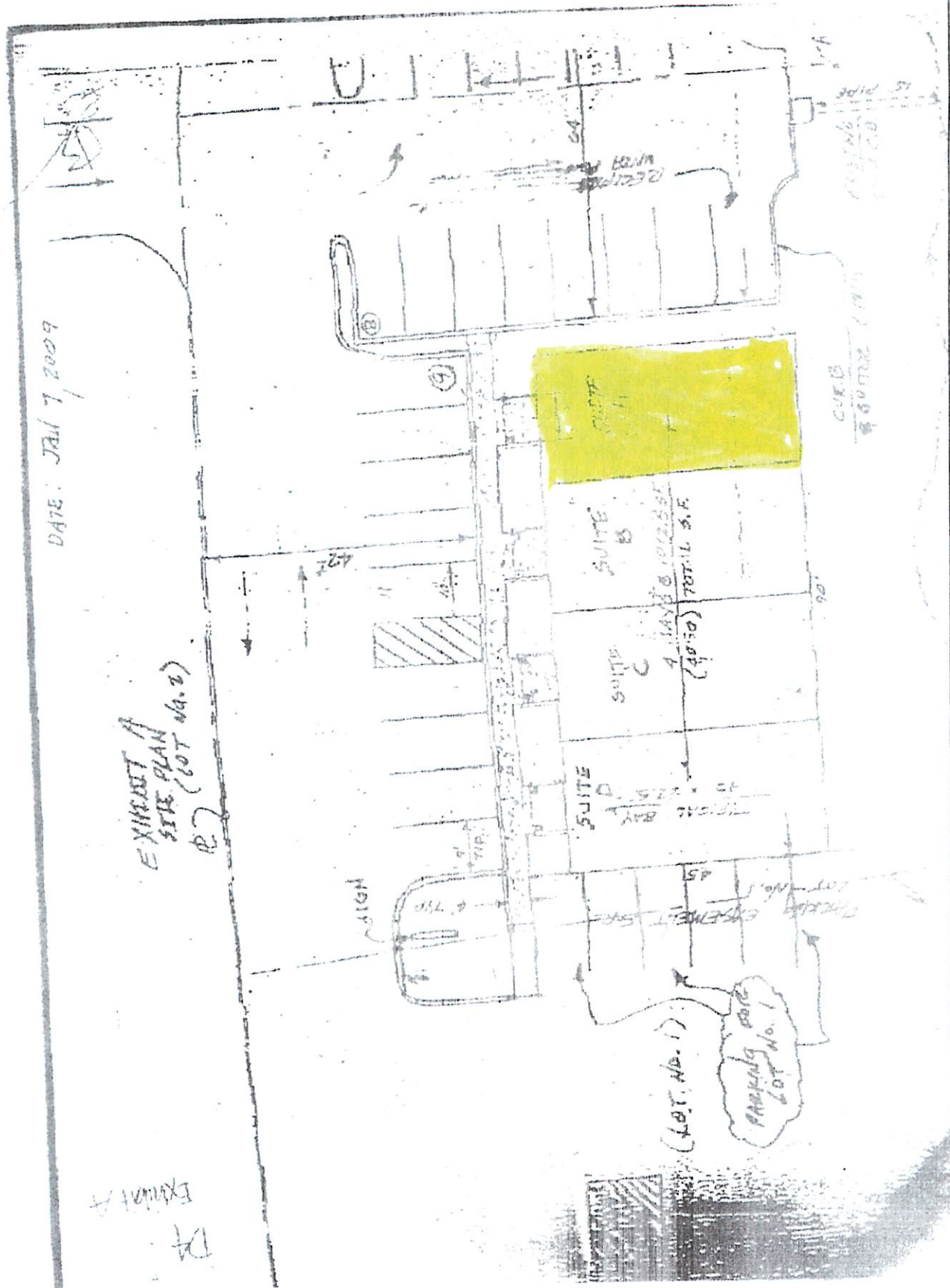
The land use for the property will be used as a tattoo facility, Siren's Cove Tattoo, at 3121-A Highway 153, Piedmont, SC 29673.

Alycia Roberson - Owner

A handwritten signature in black ink, appearing to read 'Alycia Roberson', written in a cursive style.A handwritten signature in black ink, appearing to read 'W. C. Wyatt', written in a cursive style.

My commission expires

5/3/2025.





5/13/2015

3121 SC-153 - Google Maps

Search nearby: hotels restaurants

3121 SC-153  
Powdersville, SC 29673

Directions

Save

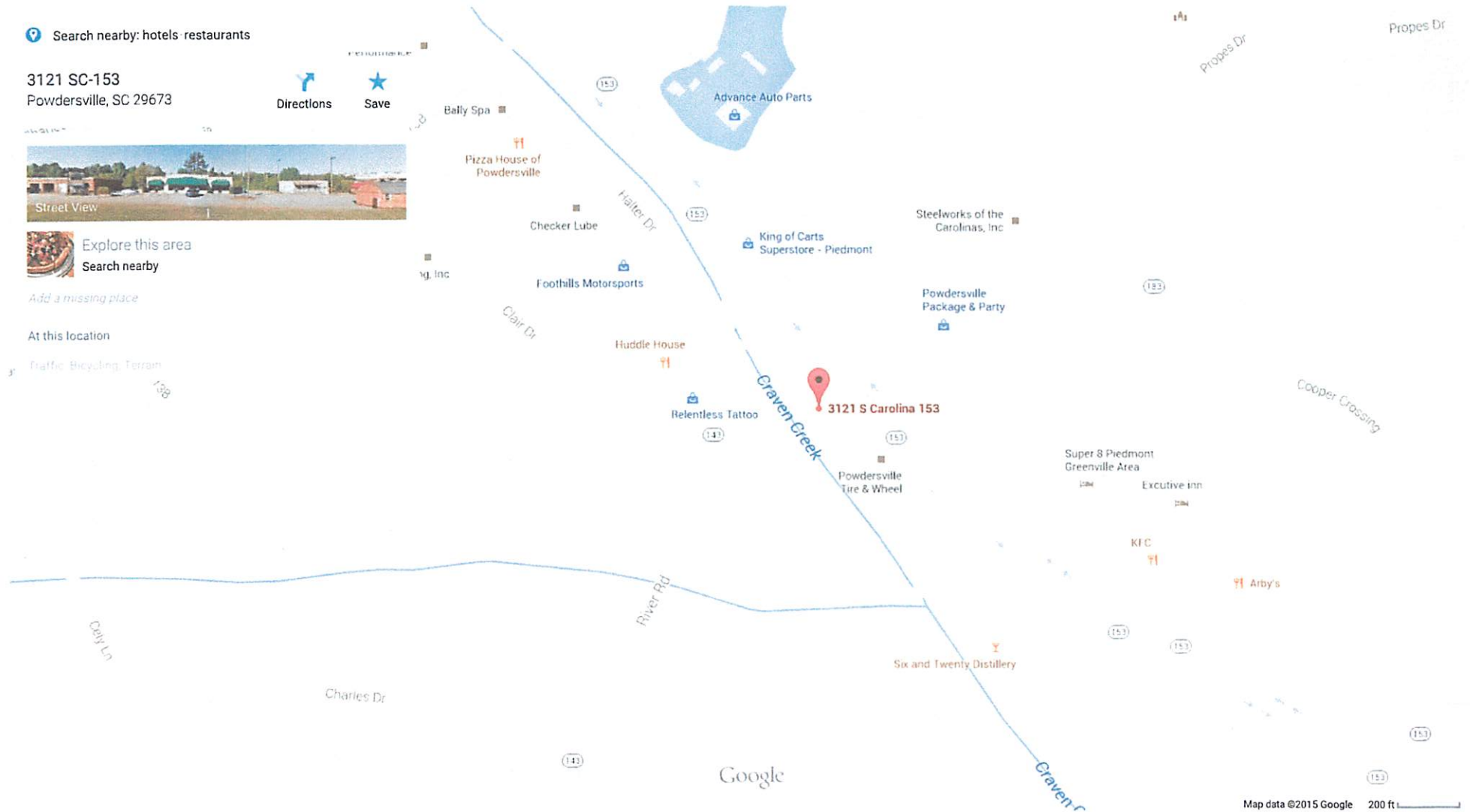


Explore this area  
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Add a missing place

At this location

Traffic Bicycling Terrain



All businesses surrounding\*

(Commercial) Properties

\* Steel works is industrial