Lancaster County
DEVELOPMENT REVIEW COMMITTEE
January 12, 2016
MINUTES

Subject: Joe Dillon/Johnson Custom Cabinets
DRC 016- 002
Time of Meeting: 10:00 a.m.
Date: 01-12-16

Attached you will find Development Review Committee Meeting Sign In Sheet regarding everyone present for this meeting.

The following press were notified of the meeting by email: news@thelancasternews.com; newsera@comporium.net; news@fortmilltimes.com.

Meeting Minutes: (See attached Planners report of the discussion of the meeting)

Meeting was adjourned at 11:00 a.m.

SIGN IN SHEET

Date: 1/12/16

Meeting Time: 10:00 a.m.

DRC: 016-002 Joe Dillon

Please list name and email address:

Name	E-Mail Address
Andy Rowe	arowe@lancastercountysc.net
Nick Cauthen	ncauthen@" "
[illegible]	gsolutions@yahoo
Emily Rogers	emily@johnsoncustomcabinets.com
Earl Johnson	" "
Amy Bowers	amybowers@lancastercountysc.net
Kenneth Cauthen	kcauthen@lancastercountysc.net
JAMES HAWTHORNE	JAMES.HAWTHORNE@LCWASD.ORG
David Gamble	Gambledd@scDOT.org
Stephen Blackwood	sblackwood@lancastercountysc.net
Darin Robinson	drobinson@lancastercountysc.net
Vic Edwards	edwardsVM@SCDOT.org
Penelope Karagounis	pKaragounis@lancastercountysc.net

Lancaster County Planning Department
101 N. Main St., Ste. 108
P.O. Box 1809
Lancaster, South Carolina 29721-1809

FILE COPY

Telephone (803) 285-6005
Fax (803) 285-6007

January 28, 2016

Joe Dillon
Johnson Custom Cabinets
4587 Old Hickory Rd
Lancaster, SC 29720

RE: Joe Dillion (Johnson Custom Cabinets)
From the Lancaster County Development Review Committee

Greetings Mr. Dillion,

Thank you for attending the Development Review Committee (DRC) meeting on Tuesday, January 12th regarding the proposed Johnson Custom Cabinet site in Lancaster County, SC. Please see the comments below:

LANCASTER COUNTY WATER & SEWER DISTRICT

- Our comments were minimal due to the fact the property (4587 Old Hickory Rd.) has an existing (but not active) ¾" meter. The new owner/customer will need to come to LCWSD's office and apply for service. If a new FH will be required (due to Stephen Blackwelder's comments), the cost and labor for installing a new hydrant on the public system will be the responsibility of the developer (approx. $2,500). However, the existing fire hydrant just north of the Three Crow Rd. and old Hickory Rd. intersection is approximately 225 feet away from the development's property line (see attachment).

LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS

- The current 911 address for the existing building is 4587 Old Hickory Rd. This address will remain the same for Johnson Custom Cabinets
- There also appears to be a mobile home situated on this tax map number as well; will this mobile home be removed from the property?

LANCASTER COUNTY BUILDING DEPARTMENT

Please also note these other initial concerns/comments for the structure(s) and anticipated construction for the site:

- Existing building and new proposed metal building cannot be attached, without addition of sprinkler system, as such would create > 12,000 square footage (OR separation by design Engineered 4 hour fire wall creating 2 separate buildings)
  This includes no allowance for any attached breezeway, because such attachment still constitutes a single commercial building > 12,000 sq.ft. allowable building area
- Fire Separation Distance between existing building and new proposed building per Table 602 IBC (Shall be $10 \leq X < 30$ feet for same owner/ building tenant on site)
- Required Architect & Engineer full design for new metal building occupancy type F-1 Factory.
- Required existing building to be brought up to code since assumed new change of occupancy, with Architect design professional for such change of occupancy (must also include code summary, life safety plan and floor plan design)
- Separate permit to upfit existing metal building < 5000 sq.ft., then would allow electrical installation start-up for 3-phase power service for any electrical equipment if to be located in this existing building
- Automatic sprinkler system required throughout all F-1 Factory occupancy fire areas that contain woodworking operations in excess of 2500 sq.ft.
- Plan Review application required with submittal of professional design/ construction drawings. (This can be found online at mylancastersc.org, along with all other structural design loads information.)
- Valuation based on ICC valuation tables and .0075 X valuation = Permit fee
  Plan Review fee = 10% of permit
- All contractors to be licensed in SC to a level commensurate with their contract.

- All design and construction allowances and requirements fall under full Plan Review, once Architect/ Engineer drwgs. received for permit.
  (This would further include all study and review of those items listed above as related for entire project.)

LANCASTER COUNTY FIRE SERVICE

- The addition of 75' X 150' building to the existing 4200 SF building makes the facility over the 12,000 SF threshold for requirement of fire sprinkler protection. The applicant seemed interested in separating the new building from the old one to keep from sprinkler protecting the facility. Darin Robinson with the Building Department was to research the code, determine the minimal separation distance, and let the applicant know that distance.

- Additionally, the code (IFC- 903.2.4.1) states for facilities which generate finely divided combustible waste or use finely divided combustible material with a fire area greater than 2500 SF, will be required to have sprinkler protection. This means the area(s) where any activities which produce finely divided particles will need to be separated from the other areas by rated fire walls with the compartment being less than 2501 SF.
- Paint booth(s) may be required based on the types of products being used.
- A fire hydrant will need to be within 500 feet of exterior perimeter of the facility. There was discussion with James Hawthorne about adding a new hydrant or moving an existing on. James is to email me an proposed direction on this matter.
- If sprinkler protection is required-
    - o a hydrant must be within 100 feet of the Fire Department Connection (FDC).
    - o The FDC must be remote from the building at a location approved by the Fire Marshal
    - o Knox FDC Caps are required
- The hose pull requirement is 150 feet. All portions of the exterior perimeter must be within 150 feet of the nearest point of Fire Department access. Gravel surfaces are acceptable as long as they are all weather surface and maintained as such
- The facility has a gate. I would require a Knox padlock be chained in the locking chain or a Knox box with site specific access key be mounted on the exterior of the gate.

LANCASTER COUNTY PLANNING DEPARTMENT

- Please list item on site plan as follows:
  1. Tax Map # 0028-00-019.00
  2. North Arrow
  3. Add scale bar to site plan and scale map
  4. Note on site plan all adjacent property owners, tax maps, and zoning information for each adjacent parcel
  5. Label all roads on site plan
  6. Please show total square footage of proposed building
  7. Show any hydrants on site plan
- Site plan needs to show a 25' type 3 buffer yard on rear and sides only
- All dumpsters need to be screened from view

SCDOT

- No Comments, Copy of Encroachment Permit located.

LANCASTER COUNTY ZONING DEPARTMENT

- No Comments, Will work with applicant on buffers and landscaping

Subsequent to the DRC meeting, any revisions to site plans must be made to the originally submitted plan and resubmitted electronically to the agencies that had comments. It is the responsibility of the developer to re-submit the plan with changes to the proper agency including a digital and a hard copy to the Planner in charge of the project. Once the agencies have reviewed the changes, they will submit to the Planning Department an email stating that all changes have been made and meet their respective requirements. Feel free to contact me if you have questions regarding these comments. Thank you and we look forward to working with you and your associates on this project.

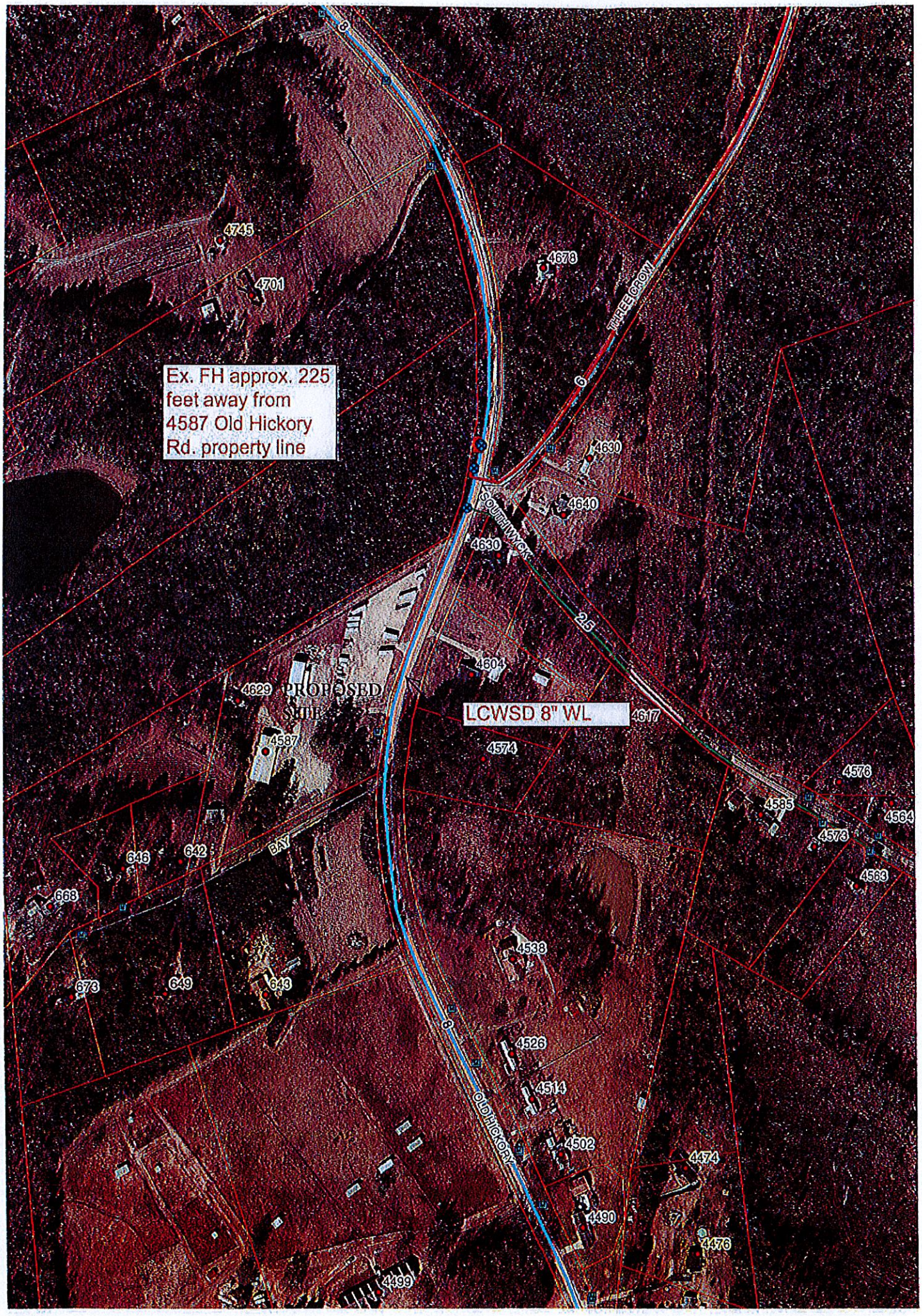
Sincerely,

Andy Rowe
Planner I, Lancaster County Planning Department

Nick Cauthen
Planner I, Lancaster County Planning Department

ecc: Lancaster County DRC members
Joe Dillon

Attachment(s)


Ex. FH approx. 225 feet away from 4587 Old Hickory Rd. property line
PROPOSED SITE
LCWSD 8" WL
THREE CROWN
SOUTH WICK
BAY
OLD HICKORY
4745
4701
4678
4630
4640
4630
4604
4629
4587
4617
4574
4576
4585
4564
4573
4563
646
642
668
673
649
643
4538
4526
4514
4502
4474
4490
4476
4499

Lancaster County Building Department

101 N. Main St. PO Box 1809
Lancaster, SC 29721
Office: 803-285-1969

The following comments are offered for the DRC meeting:

Date: _____

Project: _____

- The building department will require three full sets of building plans and one electronic set on a cd in pdf format. These plans must be stamped by licensed SC Engineers and Architects.
- Plans submitted should be designed using the 2012 International Codes, 2009 Energy Code, 2011 NEC and 2009 ANSI 117.1, as adopted by the state of South Carolina and Lancaster County.
- Automatic sprinkler system plans will need to be sent to the State Fire Marshal's office for review and approval.
- All contractors to possess current SC contractor's licenses in the amount of total work to be undertaken. Amount of work and licensure level must be sufficient to cover total cost of jobs.

Thanks for the opportunity to meet with you prior to construction.

Darin Robinson
Commercial Building Inspector/ Plans Examiner
Lancaster County Building Department
drobinson@lancastercountysc.net