Lancaster County
DEVELOPMENT REVIEW COMMITTEE
March 22, 2016
MINUTES

Subject: Brian Rollar/OP#1 Restaurant
DRC 016- 009
Time of Meeting: 9:30 a.m.
Date: 03-22-16

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 10:00 a.m.

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

April 07, 2016

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

Mr. Brian Rollar
York Development Group
11510 N. Community House Rd.
Charlotte, N.C. 28277

Mr. Brent Cowan, P.E.
Isaacs Group
8720 Red Oak Blvd., Suite 420
Charlotte, N.C. 28217

RE: DRC-016-009 Outparcel #1 Cross Creek Shopping Center
Indian Land, Lancaster County, Lancaster, S.C.
Development Review Committee Meeting – Comments from local agencies
9:30 a.m., Tuesday, March 22, 2016
Lancaster County Historic Courthouse

Brent,

Thank you for attending the Development Review Committee (DRC) meeting on **Tuesday, March 22, 2016** for the proposed Outparcel #1 Cross Creek Shopping Center to be located in the Indian Land section of Lancaster County. Attached are the comments from the local agencies.

Agencies in Attendance:

Stephen Blackwelder, Fire Marshal, Lancaster County
J. Elaine Boone, Planner II, Lancaster County
Kenneth Cauthen, Zoning Administrator, Lancaster County
James Hawthorne, Engineer, LCWSD
Penelope Karagounis, Planning Director, Lancaster County
Daniel Hopkins, SCDOT
Darin Robinson, Lancaster County Building Department
Brent Cowan, The Isaacs Group

Comments from Agencies:

Lancaster County Water & Sewer District	- *	Attached
Lancaster County Public Safety Communications	- *	Attached
Lancaster County Fire Service	- *	Attached
Lancaster County Zoning Department	-	Attached
Lancaster County Planning Department	- *	Attached
SCDOT	- *	Attached
Lancaster County Building Department	- *	Attached

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Fax (803) 285-6007

- * Means received comments via e-mail.
- No comments from Zoning department.

Planning Comments:

1) Need some Landscape plan for perimeter buffer (HCOD).
2) Need detail for drive thru on plans.

Attached are the comments from the local agencies. Resubmit a PDF including revisions made to the proposed plan, to all agencies that had comments, along with four (4) paper copies to me I'll distribute them. If all comments have been addressed and no changes are required to the revision, I'll use the revision for the final. At this time I can't write an approval letter until we receive the DHEC permit.

Thanks,

J. Elaine Boone
Planner II

Elaine Boone

From: Patricia T. Hinson
Sent: Tuesday, March 22, 2016 3:49 PM
To: Elaine Boone
Cc: Chris Nunnery
Subject: FW: CROSS CREEK DEVELOPMENT-OUTPARCELS 1 & 2
Attachments: 911 ADDRESS PERMIT.pdf

Hello Elaine,

I hope you are having a great Tuesday!

See below for my comments:

- In looking at the drawings for outparcels 1 & 2, the addresses for each building will be from Charlotte Hwy. I will need to know how many tenants will be in each building for both outparcels. If there will be multiple tenants, I will issue suite numbers for each space (I would like a drawing showing the layout of the buildings). 911 Address Permits will need to be submitted for each up fit; once received, I will issue a suite number.
- Once the DRC process has been completed and each are granted approval, I will need a 911 Address Permit submitted to the Zoning Department for each outparcel. Once all of their requirements are met, they will forward the address permit to me to issue the 911 address for the **building only.**
- I will also need a CAD file for each showing the building, so our GIS Tech can place the buildings on our internal map. I will need this **before** a 911 address will be issued.

If you need anything further from me on this, please let me know.

Thanks,

Trish Hinson
E-911 Addresser
Lancaster County Public Safety Communications
1941 Pageland Highway
Lancaster SC 29720
803.416.9325 (phone)
803.313.2152 (fax)

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From: Patricia T. Hinson
Sent: Thursday, February 25, 2016 1:00 PM
To: Elaine Boone <eboone@lancastercountysc.net>
Cc: 'brian.rollar@yorkdevelopmentgroup.com' <brian.rollar@yorkdevelopmentgroup.com>; 'len.roberson@bcbssc.com' <len.roberson@bcbssc.com>; Chris Nunnery <CNunnery@lanc911.com>; Julia Davignon <jdavignon@lanc911.com>
Subject: CROSS CREEK DEVELOPMENT-OUTPARCELS 1 & 2

Hello Elaine,

I hope you are having a great Thursday!

See my comments below for the above referenced:

- In looking at the drawing there are two access points to outparcels 1 & 2; one from Charlotte Hwy onto the private drive A then enter the parking lot from private drive B. The other is from Charlotte Hwy to Hendley Creek Rd to private drive B to each parking lot
- I can issue the 911 addresses from either location. Most businesses like to have the Charlotte Hwy Address. Once the DRC process has been completed and each are granted approval, I will need a 911 Address Permit submitted to the Zoning Department. Once they have all their requirements met, they will forward the address permit to me with a Zoning Officer's initials. Once I receive the permit from them, I can then "release" the 911 address for each outparcel.

If you need anything further from me on this, please let me know.

Thanks,

Trish Hinson
E-911 Addresser
Lancaster County Public Safety Communications
1941 Pageland Highway
Lancaster SC 29720
803.416.9325 (phone)
803.313.2152 (fax)

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Elaine Boone

From:	Microsoft Outlook
To:	bcowan@isaacsgrp.com
Sent:	Tuesday, March 22, 2016 3:57 PM
Subject:	Relayed: FW: CROSS CREEK DEVELOPMENT-OUTPARCELS 1 & 2

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

bcowan@isaacsgrp.com (bcowan@isaacsgrp.com)

Subject: FW: CROSS CREEK DEVELOPMENT-OUTPARCELS 1 & 2

Elaine Boone

From: Microsoft Outlook
To: Patricia T. Hinson
Sent: Tuesday, March 22, 2016 3:57 PM
Subject: Delivered: FW: CROSS CREEK DEVELOPMENT-OUTPARCELS 1 & 2

Your message has been delivered to the following recipients:

Patricia T. Hinson (PHinson@lanc911.com)

Subject: FW: CROSS CREEK DEVELOPMENT-OUTPARCELS 1 & 2

Elaine Boone

From: Edwards, Victor M <EdwardsVM@scdot.org>
Sent: Wednesday, March 09, 2016 12:33 PM
To: Penelope Karagounis; Alex J. Moore; Elaine Boone
Cc: Hopkins, Daniel M.
Subject: DRC - March 22

Follow Up Flag: Follow up
Flag Status: Flagged

No one from SCDOT will be there on Tuesday the 22nd for the DRC.

We will be in Columbia at our annual Transportation Conference.

Trying to make sure I let you know well in advance ☺.

Vic

Vic Edwards, PE
SCDOT, District 4
District Permit Engineer
Office 803-385-4240

Elaine Boone

From: Edwards, Victor M <EdwardsVM@scdot.org>
Sent: Thursday, March 24, 2016 11:16 AM
To: Penelope Karagounis; Elaine Boone
Subject: Lancaster - Cross Creek
Attachments: Cross Creek.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Penelope and Elaine;

I am not opposed to a cross access where there is a red circle. Personally I don't like the drive where they have shown it coming into the County Road.

Having said that, our ARMS manual indicates that on a road that is 55 mph(since there is not speed limit on this road, and it is rural in nature, the speed limit would be 55), the drive spacing should be 400'. And since this is a large development, the spacing would need to be 2x that or 800 feet.

Assuming the County posted it at 35 mph or something like that, and further assuming that SCDOT owned this road. SCDOT would still attempt to push the drive back to a point 250 away. ARMS – Page 27 - posted 35 mph, has less than 2,000 Average Daily Trips. Given it's location and it's substandard distance already from the main road/drive through the Publix development , it would be better if it were not allowed, or allowed only as a right-in/out.

- See Bojangles on the other side of the site onto Collins. I didn't like where they were going, but got backed into a corner, and couldn't stop it.

Vic Edwards, PE
SCDOT, District 4
District Permit Engineer
Office 803-385-4240

Elaine Boone

From: Edwards, Victor M <EdwardsVM@scdot.org>
Sent: Friday, March 11, 2016 8:43 AM
To: Penelope Karagounis; Alex J. Moore; Elaine Boone
Cc: Hopkins, Daniel M.
Subject: RE: DRC - March 22

Follow Up Flag: Follow up
Flag Status: Flagged

From what I can tell looking at these projects, they will not be any requests to access the SCDOT R/W.

However Mr. Hopkins from my office will attend the meetings, just in case something comes up or you need something from the DOT.

Have a great day.

Vic Edwards, PE
SCDOT, District 4
District Permit Engineer
Office 803-385-4240

From: Penelope Karagounis [mailto:pkaragounis@lancastercountysc.net]
Sent: Wednesday, March 09, 2016 12:48 PM
To: Edwards, Victor M; Alex J. Moore; Elaine Boone
Cc: Hopkins, Daniel M.
Subject: RE: DRC - March 22

Vic,

Thank you for letting us know. Please submit any comments you have for these projects by Monday, March 21st to the Planners in charge.

Penelope

Penelope G. Karagounis, MA
Lancaster County Planning Director
P.O. Box 1809
Lancaster, SC 29721
(803) 285-6005 –Main Line
(803) 285-6007 – Fax Number

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From: Edwards, Victor M [mailto:EdwardsVM@scdot.org]
Sent: Wednesday, March 09, 2016 12:33 PM
To: Penelope Karagounis; Alex J. Moore; Elaine Boone
Cc: Hopkins, Daniel M.
Subject: DRC - March 22

No one from SCDOT will be there on Tuesday the 22nd for the DRC.

We will be in Columbia at our annual Transportation Conference.

Trying to make sure I let you know well in advance ☺.

Vic

Vic Edwards, PE
SCDOT, District 4
District Permit Engineer
Office 803-385-4240

Elaine Boone

From:	Stephen Blackwelder
Sent:	Tuesday, March 22, 2016 4:01 PM
To:	Elaine Boone
Cc:	Penelope Karagounis
Subject:	Cross Creek- Parcel 1

Elaine,

Here are my comments from today's DRC meeting on the above project:
The applicant provided the following information-

- We understand this is a proposed 4600+/- SF, one story, of Type 5 construction.
- The applicant stated that the building will be divided into three separate tenants- two retail and the other an Arby's restaurant
- The seating capacity of the restaurant is 50.
- No sprinkler protection is planned for this project at this time
- No fire alarm is planned for this project

Here are the comments I made-

- The applicant asked what the regulations were if they sprinkler protected the facility-
  - A remote FDC would be required
  - A fire hydrant would be required to be within 100 feet of the FDC
  - Fire alarm would be required
  - Knox Box and Knox FDC plugs would be required
  - The sprinkler plans will need to be submitted to SC LRR (state Fire Marshal's office) for approval
- A Knox box is recommended but not required if there is no fire alarm
- With the information given, no sprinkler protection is required
- The existing fire hydrants are adequate for fire protection unless they sprinkler protect the building
- Emergency Vehicle Access must be in place prior to vertical construction and maintained during the construction process
- No speed bumps, speed humps, speed tables, etc. are allowed
- A commercial hood system will be required
- The occupant load will need to be posted for all assembly areas
- I spoke with Trish Hinson after the meeting and we agreed that this parcel will be addressed from Charlotte Hwy.

Thanks for the opportunity to provide my input on this project. If you have questions, let me know.

Stephen Blackwelder, Fire Marshal
Lancaster County Fire Rescue
PO Box 1809

Lancaster, SC 29721
111 Covenant Place
Lancaster, SC 29720
Office: 803-283-8888
Fax: 803-283-6333
Direct: 803-313-8056
sblackwelder@lancastercountysc.net

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Elaine Boone

From: Microsoft Outlook
To: bcowan@isaacsgrp.com
Sent: Tuesday, March 22, 2016 4:03 PM
Subject: Relayed: FW: Cross Creek- Parcel 1

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

bcowan@isaacsgrp.com (bcowan@isaacsgrp.com)

Subject: FW: Cross Creek- Parcel 1

Elaine Boone

From: Darin Robinson
Sent: Tuesday, March 29, 2016 8:35 AM
To: Elaine Boone
Subject: Arby's Restaurant DRC Comments/ Case #DRC-016-009
Attachments: General Commercial Comments For DRC.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Elaine,

Please accept the following comments and attachment from Building Department to forward for Arby's Restaurant project,
as requirements for construction permit review: (All other comments are satisfied at this time, prior to full construction review
by submittal of design professional's construction drawings.)

- All comments as received in attachment.
- Any signage, **Grease hood system for cooking,** and retaining walls over 4 ft. height are permitted separately.
- Automatic sprinkler system required where fire area exceeds 5,000 sq.ft. and/or occupant load of 100 or more

Thank you,

Darin Robinson
Deputy Building Official/ Commercial Plans Examiner
Lancaster County Building Department
(803) 285-1969 Office
(803) 416-9380 Fax
drobinson@lancastercountysc.net
101 N. Main St./ PO Box 1809
Lancaster, SC 29721

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General Commercial Comments For DRC

1. We are in the 2012 International Code Series, 2011 National electrical Code, 2009 ANSI 117.1 Usable and Accessible Buildings and 2009 International Energy Code.. Check the SC Building Codes Council Website for modifications to the codes. We enforce the code as written including the modifications.

2. Please submit 3 paper copies, one of which should be wet sealed, the other two may be electronically sealed. **Plus** one copy on cd or thumb drive in pdf format. We will retain one copy, route one copy to the Fire Marshal and one set we stamp and return to the contractor at time of permit pick up.

3. All contractors to be licensed in SC commensurate to their work level.

4. Plan review is normally 5 to 10 business days depending on the number of plans submitted ahead of yours. The shorter the line ahead, the quicker your review is done.

5. You will need the plan review application, commercial permit application, zoning application and you will need a 911 address assigned if one has not already been assigned.

6. Please include the email and phone numbers for a contact with the design professionals firm. I will send comments to the email listed on the plan review application.

7. No fees are due up front. We will collect everything from the contractor at permit issuance. Fees are calculated using the ICC Building valuation data table vs sq footage. Once a valuation is arrived calculated, we multiply that by .0075. That will be the building permit fee. Plan review fee is 10% of that fee. Zoning fees very by building size. Contact the zoning department for details.

8. Lancaster County has no business license, privilege or other fees associated with the contractors. We do check their status with the state of South Carolina .

9. All sprinkler drawings are to be sent to the SC State Fire Marshal for review.

Elaine Boone

From: James Hawthorne <james.hawthorne@lcwasd.org>
Sent: Friday, April 01, 2016 10:43 AM
To: Elaine Boone
Cc: Alex J. Moore
Subject: RE: Comments from DRC Meetings
Attachments: LCWSD Taps on Existing System Notes.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Elaine/Alex,

Good morning. Below are LCWSD's comments for the DRC meeting projects from last week.

Cross Creek Outparcel 1: Restaurant/Retail

- Trees to not be placed over meter(s) and backflow devices in island areas (10'-15' clearance needed).
- Backflow devices for domestic lines shall be DCVA and RPZ for irrigation.
- Label sewer service line as: Prop. 6" Sch. 40 SS.
- Confirm vertical separation of water service line and sewer service line is equal to or greater than 18".
- Provide grease trap size and grease trap calculations for submittal to LCWSD.
- Include attached LCWSD Taps on Existing System notes to the utility site plan.

Cross Creek Outparcel 2: Medical Office Building

- Trees to not be placed over meter(s) and backflow devices in island areas (10'-15' clearance needed).
- Show and label proposed irrigation meter.
- Backflow devices for domestic and irrigation lines shall be RPZ.
- Label sewer service line as: Prop. 4" Sch. 40 SS.
- Include attached LCWSD Taps on Existing System notes to the utility site plan.

Kodiak Self Storage, Phase 2

- Label new fire hydrant as: Proposed Private Fire Hydrant (To be painted silver).

Food Lion Outparcel on Ridgeline Lane: Medical Office Building

- Provide LCWSD with a utility site plan that shows the proposed utility connections
- It appears LCWSD's Cobblestone lift station has capacity to accept proposed flow from this development; however, if the allocated available flow is exceeded by this development, it will be the responsibility of the developer to make the LCWSD approved modifications to the system for adequate capacity.
- Label sewer service line as: Prop. 4" Sch. 40 SS.
- Include attached LCWSD Taps on Existing System notes to the utility site plan.

If there are any questions, please let me know. Thank you and have a good weekend.

James Hawthorne
Staff Engineer
Lancaster County Water & Sewer District
Phone: (803) 416-5250
Fax: (803) 283-1165

From: Elaine Boone [mailto:eboone@lancastercountysc.net]
Sent: Thursday, March 31, 2016 9:43 AM
To: Kenneth Cauthen; James Hawthorne
Subject: Re: Comments from DRC Meetings
Importance: High

Hey Kenneth/James,

If you all could send me copies of the comments from the DRC meeting on March 22, 2016 I would really appreciate it. They were as follows:

DRC-016-009 Outparcel 1 Restaurant Publix Shopping Center
DRC-016-008 Outparcel 2 Medical Office Publix Shopping Center
DRC-016-011 Kodiak Storage

Thanks,

J. Elaine Boone
Plannner II
Lancaster County Planning Department
101 N. Main Street
P.O. Box 1809
Lancaster, S.C. 29721
Phone: (803) 416-9396 Direct
Phone: (803) 285-6005 Main
Fax: (803) 285-6007

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March 22, 2016
DRC-16-009 Outparcel 1

J. Blaine Boone - LC - Planning Dept. eboone@lancaster.sc.net
Penelope Karagounis - pkaragounis@lancastercountysc.net
Daniel Hopkins HopkinsDM@scdot.org
Stephen Blackwelder sblackwelder@lancastercountysc.net
Darin Robinson (Bldg. Dept.) drobinson@lancastercountysc.net
Brent Cowan The Isaacs Group bcowan@isaacsgrp.com
~~Tom Woods UCI Medical Affiliates Tom.Woods@UCIMEDINC.COM~~
~~Len Roberson BCBS len.roberson@bcbssc.com~~
Kenneth Carthen Zoning kcarthen@lancastercounty.net
James Hawthorne LCWSD James.Hawthorne@LCWASD.org