Lancaster County
DEVELOPMENT REVIEW COMMITTEE
March 22, 2016
MINUTES

Subject: BCBS/OP#2 Medical Office
DRC 016- 008
Time of Meeting: 9:00 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 9:30 a.m.

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

April 08, 2016

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

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

RE: DRC-016-008 Outparcel #2 BCBSSC -Facilities
Indian Land, Lancaster County, Lancaster, S.C.
Development Review Committee Meeting – Comments from local agencies
9:00 ~~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 #2, BCBSSC - Facilities located in the Cross Creek Shopping Center 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
Len Roberson, BCBSSC
Tom Wood, UCI Medical Affiliates

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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Planning Comments:

1) Need Landscape plan for perimeter buffer (HCOD).

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: Kenneth Cauthen
Sent: Thursday, April 07, 2016 5:03 PM
To: Elaine Boone
Subject: RE: Re: Comments from DRC Meetings

Follow Up Flag: Follow up
Flag Status: Completed

Elaine,
Kodiak - check with DHEC on storm water requirements.

1- restaurant – perimeter landscaping and some type of wall, landscaping, etc. needed to alleviate the view of vehicles using drive thru.

Coordinate shared perimeter buffer between the two outparcels
2 – medical – place another island where 15 spaces are depicted.

From: Elaine Boone
Sent: Thursday, March 31, 2016 9:43 AM
To: Kenneth Cauthen; James Hawthorne (james.hawthorne@LCWASD.org)
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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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
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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: 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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Cc: Hopkins, Daniel M.
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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: 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:	Stephen Blackwelder
Sent:	Tuesday, March 22, 2016 4:01 PM
To:	Elaine Boone
Cc:	Penelope Karagounis
Subject:	DRC Comments- Cross Creek- Medical Office
Follow Up Flag:	Follow up
Flag Status:	Completed

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 4335 SF, one story, of Type 5 construction.
- The applicant stated that all patients would be ambulatory and capable of self-preservation at all times
- The operation will not be a 24 hour/day operation
- There will be no barometric chambers on this site
- No fire alarm is planned for this project

Here are the comments I made-

- A Knox box is recommended but not required because there is no fire alarm
- With the information given, no sprinkler protection is required
- The existing fire hydrants are adequate for fire protection
- 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
- 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 4:19 PM
Subject: Relayed: FW: DRC Comments- Cross Creek- Medical Office

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: DRC Comments- Cross Creek- Medical Office

Elaine Boone

From: Darin Robinson
Sent: Tuesday, March 29, 2016 8:54 AM
To: Elaine Boone
Subject: Medical Office/ Doctor's Urgent Care DRC Comments (Case #DRC-016-007 & 008)
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 Medical Urgent Care Office 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 and retaining walls over 4 ft. height are permitted separately.
- Required sprinkler system if any Ambulatory type care provided. (Owner determined that only clinical/ outpatient type
  services to be provided, whereas no sprinkler system required by area of building and type of construction presented.)

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.

Lancaster County
South Carolina

LANCASTER COUNTY DEVELOPMENT REVIEW COMMITTEE
Tuesday, March 22, 2016
Historic Courthouse - 2nd Floor
100 N. Main St., Lancaster South Carolina 29720

9:00 a.m.

Discussion Item: DRC-016-008 (BSBC/OutParcel #2-Medical Office)

Anyone requiring special services to attend this meeting should contact 285-1565
At least 24 hours in advance of this meeting.
This agenda is not inclusive of all matters that may be discussed.
Lancaster County Planning Commission agendas are posted at the
Lancaster County Administration Building.

DRC - March 22, 2016
CROSS CREEK - Outparcel 1 & 2

(1) Penelope G. Karagounis - pKaragounis@lancastercountysc.net

(2) Daniel Hopkins SCDOT - HopkinsDM@SCDOT.org

✓ (3) Stephen Blackwelder - sblackwelder@lancastercountysc.net

(4) Darin Robinson drobinson@lancastercountysc.net

(5) Brent Cowan The Isaacs Group bcowan@isaacsgrp.com

(6) Tom Wood UCI Medical Affiliates Tom.Wood@UCIMEDINC.com

7. Len Roberson BCBS len.roberson@bcbssc.com

(8) James Hawthorne LCWSD James.Hawthorne@LCWSD.org

✓ (9) J. Blaine Boone LC-Planning Dept. eboone@lancastercountysc.net

* Kcauthen - did not sign in JRB.