Lancaster County
DEVELOPMENT REVIEW COMMITTEE
March 22, 2016
MINUTES

Subject: Kodiak Self Storage – Phase 2
DRC 016- 011
Time of Meeting: 10:45 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; cgnews@thelancasternews.com.

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

Meeting was adjourned at 11:30 a.m.

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

April 12, 2016

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

Owner:
Jeff Turnbull
SNS Properties, LLC.
5438 Meadow Haven Lane
Charlotte, N.C. 28270

Civil Engineer:
Matthew G. Roper, P.E.
3007 Hinsdale Street
Charlotte, N.C. 28210

RE: DRC-016-011 Kodiak Self Storage – Phase 2
Indian Land, Lancaster County, Lancaster, S.C.
Development Review Committee Meeting – Comments from local agencies
11.00 a.m., Tuesday, March 22, 2016
Lancaster County Historic Courthouse

Jeff/Matt,

Thank you for attending the Development Review Committee (DRC) meeting on **Tuesday, March 22, 2016** for the proposed Kodiak Self Storage – Phase 2, U.S. Hwy 160 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
Darin Robinson, Lancaster County Building Department
Matthew Roper, P.E.
Dan Hopkins, SCDOT

Comments from Agencies:

Lancaster County Water & Sewer District	-	Attached
Lancaster County Public Safety Communications	-	none - established
Lancaster County Fire Service	-	Attached
Lancaster County Zoning Department	-	Attached
Lancaster County Planning Department	-	None
SCDOT	-	None
Lancaster County Building Department	-	Attached

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Lancaster, South Carolina 29721-1809

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Fax (803) 285-6007

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 and the SCDOT encroachment permit.

Thanks,

J. Elaine Boone
Planner II

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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Elaine Boone

From: Darin Robinson
Sent: Tuesday, March 29, 2016 9:08 AM
To: Elaine Boone
Subject: Kodiak Self-Storage Phase 2 DRC Comments (Case #DRC-016-011)
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 Kodiak Self-Storage Phase 2 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, and fences greater than 7 ft. height are permitted separately.
- 2015 newest adopted International codes addition are applicable after any July 1st submittal
- Design drawings to reflect life safety plan and egress requirements for habitable, 2 conditioned buildings with internal hallways
- Required sprinkler system for S-1 type Storage occupancy, where fire area exceeds 12,000 sq.ft. and/or storage of
  upholstered furniture or mattresses exceeds 2,500 sq.ft.

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: Kenneth Cauthen
Sent: Wednesday, March 23, 2016 8:11 AM
To: Elaine Boone
Subject: RE: DRC- comments for Kodiak Storage

Follow Up Flag: Follow up
Flag Status: Flagged

Elaine,
The DHEC Permit is the only comment. Drive aisles and landscaping will be fine if placed as depicted on the site plan.
Thanks,
Kenneth

From: Elaine Boone
Sent: Tuesday, March 22, 2016 4:14 PM
To: 'Matthew Roper'
Cc: Penelope Karagounis; Kenneth Cauthen; 'Jeff Turnbull'
Subject: FW: DRC- comments for Kodiak Storage
Importance: High

Hey Matt,

See attached. I talked with Penelope on the DRC approval you will have to have the DHEC –amended permit before I can issue an approval letter through the DRC process.

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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From: Stephen Blackwelder
Sent: Tuesday, March 22, 2016 4:10 PM
To: Elaine Boone
Cc: Penelope Karagounis
Subject: DRC- comments for Kodiak Storage

Elaine,

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

- We understand that five buildings are proposed with square footages of- M-1440 SF, N 2400SF, O- 8400 SF, P-6000 SF, and Q-10,000 SF
- No fire alarm is planned for this project

Here are the comments I made-

- I made the applicant aware that if upholstered furniture or mattresses are stored in any spaces the Fire Area cannot exceed 2500 SF or sprinkler protection will be required.
- I made the applicant aware that if Commercial trucks or buses are stored in any spaces the Fire Area cannot exceed 5000 SF or sprinkler protection will be required.
- The proposed fire hydrant is 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
- Fire Extinguishers must be installed to meet or exceed the requirements of NFPA 10.

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:	Stephen Blackwelder
Sent:	Tuesday, March 22, 2016 4:10 PM
To:	Elaine Boone
Cc:	Penelope Karagounis
Subject:	DRC- comments for Kodiak Storage
Follow Up Flag:	Follow up
Flag Status:	Completed

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Elaine Boone

From: Patricia T. Hinson
Sent: Thursday, March 10, 2016 12:38 PM
To: Elaine Boone
Cc: Matthew Roper; Chris Nunnery
Subject: KODIAK SELF-STORAGE PHASE 2

Follow Up Flag: Follow up
Flag Status: Flagged

Elaine,

I hope this email finds you having a great day! Below are my comments for Phase 2 of the above referenced project:

- A 911 Address has already been established for this site with TM# 0008-00-001.02 of **292 Fort Mill Hwy., Indian Land, SC 29707**
- I will need a CAD file for this project so we can have the building added to our map. This will need to be sent to myself and kgranata@lanc911.com

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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Distributed - 3-18-16

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: 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

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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

DRC-016-011- Kodiak - Phase 2 3-22-2016

Kth Carter	kcarther@lancastercountysc.net
JAMES HAWTHORNE	JAMES.HAWTHORNE@LCWASD.ORG
MATTHEW POPE	matt@popeee.com
STEPHEN BLACKWELDER	sblackwelder@lancastercountysc.net
Darin Robinson	drobinson@lancastercountysc.net
J. Blaine Boone	eboone@lancastercountysc.net