Lancaster County
DEVELOPMENT REVIEW COMMITTEE
April 26, 2016
MINUTES

Subject: Sara Homes, LLC
DRC 016- 012
Time of Meeting: 10:00 a.m.
Date: 04-26-16

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 11:00 a.m.

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

Emailed
5/19/16
9:25am

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

May 19, 2016

Ivan Grejdieru
Sara Homes, LLC
3092 Stoney Brook Drive
Fort Mill, SC 29708

RE: Sara Homes, LLC
From the Lancaster County Development Review Committee

Greetings Ivan,

Thank you for attending the Development Review Committee (DRC) meeting on Tuesday, April 26th regarding the proposed Sara Home site in Lancaster County, SC. Please see the comments below:

LANCASTER COUNTY WATER & SEWER DISTRICT

- LCWSD had little to no comments for the Sara Homes DRC meeting, due to the fact the owner is proposing to use a well for water service and septic for sewer service. However, if the owner was to seek public water service, LCWSD has a 12" waterline along the southbound side of Hwy. 521 and a 12" waterline along the westbound side of Northfield Dr. In the event the development property does not physically connect to either of those roads, the access (ingress/egress) easement to one of those roads must also include a "utility" provision within the easement.

LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS

In review of the submitted plat below please find my comments/questions:

- Based on the current map, the 15'access driveway will be off of Charlotte Hwy, not Tadlock Dr. Note location of Tadlock Dr on attached map.
- The Vicinity Map section (bottom right corner of plat) needs to be corrected to show Tadlock Dr., not Tadlock Ln.
- The Map should also show Northfield Dr. as the point next to the Access Driveway
- The 911 Address will be issued from Charlotte Hwy
- The attached 911 address permit will need to be completed and submitted to the Zoning Dept. upon approval of DRC; Zoning will then forward the permit to me with their signature, I will then be able to issue the address.
- We will also need a CAD file showing the building to add to our map.

LANCASTER COUNTY BUILDING DEPARTMENT

- Please accept the following comments and attachment from Building Department to forward for Sara Homes, LLC project, as requirements for construction permit review: (All other preliminary comments are satisfied at this time, prior to full construction review by submittal of Design professional's construction drawings.)
- All general comments as received in attachment.
- Any signage, retaining walls over 4 ft. height, or fences greater than 7 ft. height, are to be permitted separately.
- 2015 newest adopted International codes addition are applicable after any July 1st submittal
- E-911 Addressing to be obtained for all individual structures within project development.
- Complete Engineer sealed drawings required for such Type II-B metal construction type building structure.
- Identified that such use of building to remain as Storage (S-1 Occupancy)(not Business receiving public).
- Accessibility to be maintained (including parking of which closest to entrance).
- Required completion of construction drawings by Architect/ Engineer design professional to include accessible ADA
    - bath facility, dimensioned floor plan with any partition walls, Electrical plan & riser diagram, and Life Safety plan
    - to include all compliant exits and travel distances.

LANCASTER COUNTY FIRE SERVICE

The applicant stated he plans to build a warehouse for building material for his house construction business. The warehouse is proposed to be 100 feet by 50 feet.

My comments for this project were as follows:

- No burning of vegetative debris on site. It must be mulched or hauled away
- No burning of any structures, trailers, plastics, tires, etc.
- All portions of the exterior of this building will need to be within 500 feet of a fire hydrant. The proposed location does not meet that criteria. We discussed several options-
    - Extending a water line from Charlotte Hwy down the driveway to a point where a private fire hydrant can be installed to meet this requirement
    - Obtaining an easement for access to Northfield Drive across the property of the Natural Gas Authority or the adjacent land owner
    - Installing an approved alternative water supply source such as- a tank, sprinkler protection of the building, etc. Any alternative method will need approval of the fire marshal prior to this project proceeding
- Any hydrants not deemed public by LCWSD must be painted silver and will need to be maintained by the owner
- Any access road must be 20 feet wide according to Fire Code. (County ordinance makes this number 22 feet). This minimum width will apply to either the access from Charlotte Hwy or Northfield Drive
- No speed bumps, speed tables, speed humps or other like devices are allowed
- Hydrants must be in place prior to vertical construction commencing
- Access during construction must be in place and accessible prior to vertical construction and maintained throughout the project- such that emergency vehicles have free access to the site of the building project.

LANCASTER COUNTY PLANNING DEPARTMENT

- Parking lot spaces need to be shown on site plan.
- Label building materials on site plan.
- Building must be constructed with brick, masonry, stone concrete siding, or stucco. An all metal building is NOT allowed in the Highway Corridor Overlay District. You may only use metal for window frames, doors, trim, etc.
- Please screen any proposed dumpster locations.
- 8ft perimeter buffer must be shown on site plan if over 20 parking spaces.
- Max height requirement is 50'.
- Please submit to Planning Department updated septic DHEC plan which matches with site plan.
- Label handicap assessable parking spots.
- Please provide more specific landscaping plan.
- Please provide SCDOT encroachment permit.
- Please give elevation heights of building.
- A 22' drive needs to be constructed to county standards either from the front access point or from an easement granted to Northfield Dr.

LANCASTER COUNTY ZONING DEPARTMENT

- Care must be taken when placing the building. All portions of the Septic System must be located a minimum of 5 ft. from the building and vehicles must refrain from driving over the system.
- If access is from the east side of the building a 75 ft. front setback is required.
- If access is from the north side of the building (from the Industrial Park) a 75 ft. setback is required from the Northern Property line.
- Parking must be from the rear.
- Gravel parking will be allowed if sever or less spaces are needed, but one handi-capped space must be paved all the way to the building.
- The façade of the building cannot be metal.
- Buffer required between the use and the residential buildings on the adjacent parcel.

SCDOT

- We feel that the access should be 30' where it interfaces the SCDOT roadway, and that can taper in the first 100' to be the width desired by the owner.

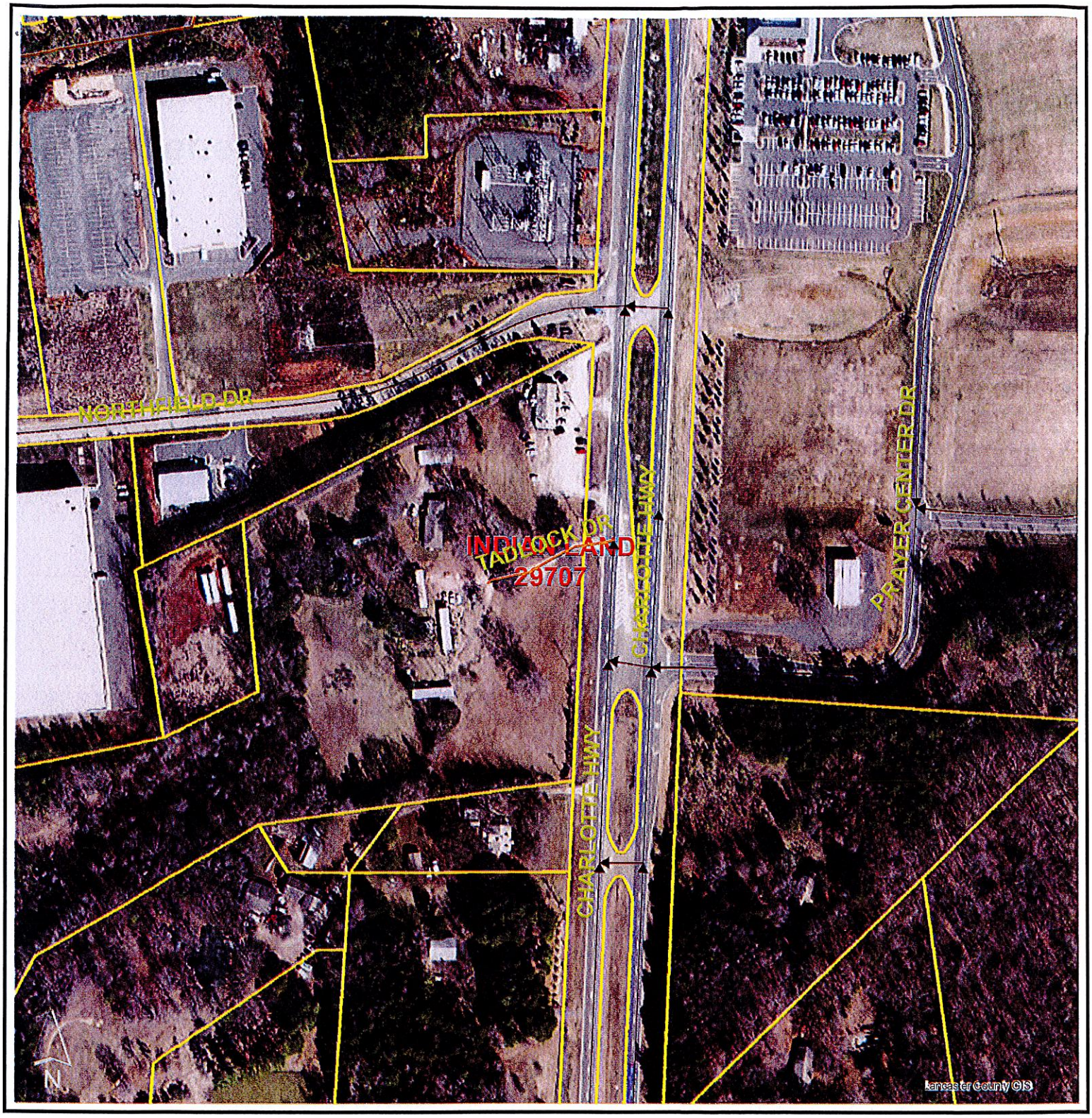
Subsequent to the DRC meeting, any revisions to site plans must be made to the originally submitted plan and resubmitted electronically to the agencies that had comments. It is the responsibility of the developer to re-submit the plan with changes to the proper agency including a digital and a hard copy 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
Ivan Grejdieru, Sara Homes, LLC



Address Info

Public Safety Communications

LANCASTER COUNTY 911

Address Slip

A Few Serving Many

0 70 140 280 420 560 Feet

1 inch = 220 feet

Note: This map is a graphic representation and should only be used for illustrative purposes.
In no way should this map be used for exact locations.

Author: Lancaster County SC

Date: 4/12/2016

Andy Rowe

From: Andy Rowe
Sent: Thursday, May 19, 2016 9:25 AM
To: Nicholas Cauthen; Sandra Burton; Darin Robinson; James Hawthorne; Kenneth Cauthen; Stephen Blackwelder; Victor Edwards (EdwardsVM@dot.state.sc.us)
Cc: 'ivangrej@gmail.com'
Subject: Sara Homes, LLC DRC Comments
Attachments: Sara Homes DRC Comments.pdf

Hello,

Please find attached the DRC comments for the proposed Sara Homes building site. Please keep for your records.

Thanks...

Andy Rowe
Planner I
Lancaster County Planning Department
101 N. Main Street
P.O. Box 1809
Lancaster, SC 29721
Phone: (803) 285-6005
Fax: (803) 285-6007

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SIGN IN SHEET

Date: 4/26/16

Meeting Time: 10:00

DRC: 016-012 Sara Homes, LLC

Please list name and email address:

Name	E-Mail Address
Nick Cauthen	ncauthen@lancastercountysc.net
Andy Rowe	arowe@lancastercountysc.net
JAMES HAWTHORNE	JAMES.HAWTHORNE@LCWASD.ORG
STEPHEN BLACKWELDER	sblackwelder@lancastercountysc.net
Amy Bowers	amybowers@lancastercountysc.net
Kenneth Cauthen	kcauthen@lancastercountysc.net
Penelope KARAgouni's	pKaragounis@lancastercountysc.net
Victor Edwards	EdwardsVM@SCDOT.org
Darin Robinson	drobinson@lancastercountysc.net
Ivan Grejdieru	ivangrej@gmail.com