

Lancaster County
DEVELOPMENT REVIEW COMMITTEE
July 12, 2016
MINUTES

Subject: 3i Products, Inc.

DRC 016- 020

Time of Meeting: 9:00 a.m.

Date: 07-12-16

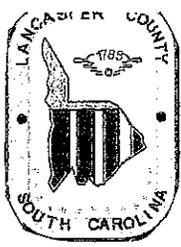
Attached you will find Development Review Committee Meeting Sign In Sheet regarding everyone present for this meeting.

The following press were notified of the meeting by email:

news@thelancasternews.com; news@comporium.net;
news@fortmilltimes.com; cgnews@thelancasternews.com.

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

Meeting was adjourned at 10:00 a.m.



SIGN IN SHEET

Date: July 12, 2016

Meeting Time: 9:00 AM

DRC: 016-020 3i Products Inc.

Please list name and email address:

Name

E-Mail Address

Nick Caution

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July 18, 2016

RE: 3i Products Inc.

From the Lancaster County Development Review Committee

Mr. Alan Moseley,

Thank you for attending the Development Review Committee (DRC) meeting on Tuesday, July 12th regarding the proposed building addition for 3i Products Inc. Please see the comments below:

CITY OF LANCASTER PUBLIC WORKS DEPARTMENT

- No Comments.

LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS

- The address for this building will remain the same: 3888 Chester Hwy, Lancaster SC 29720. I have spoken with Walt McNeal from SC Hondros & Associates, he states that this addition will be a continuation of the old building, with the back wall removed from the old building leading into the new building. Therefore, no additional addresses will need to be issued.
- Upon approval from the DRC a CAD file will need to be submitted to Kevin Granata, GIS Director (kgranata@lanc911.com).

LANCASTER COUNTY BUILDING DEPARTMENT

- *All General Comments as received in attachment.
- Any Retaining walls over 4 ft. height are permitted separately, with required Engineering.
- Any wall signs or monument signs are permitted separately, with first application approval per Zoning.
- Any submittal after July 1, 2016 will be compliant to 2015 I-codes editions, 2014 NEC, 2009 IECC and 2009 ANSI.
- Required accessibility at building entrances, parking and all building elements per 2009 ANSI 117.1 & Ch. 11 IBC
- New Building addition submittal determined to be Sprinklered, allowing Unlimited area for occupancy type (Existing to be retrofit with same new Sprinkler riser.)
- New Building determined to initially be constructed as "Shell" metal building, for which Upfit to follow in design submittal and permit (Completion of "shell" building therefore required prior to issuance of Upfit.)

LANCASTER COUNTY FIRE SERVICE

- The Codes for this project are-
 - Fire Code – 2015 International Fire Code
 - Building Code – 2015 International Building Code
 - Fire Sprinklers- NFPA 13 (2013 Edition)
 - Fire Alarm- NFPA 72 (2013 Edition)
 - Fire Extinguishers- NFPA 10 (2013 Edition)
- All portions of the perimeter of the building must be within 500 feet of a working fire hydrant
- Fire Apparatus access must be arranged such that apparatus can reach within 150 feet of all portions of the exterior perimeter
- The fire apparatus access road
 - must be at least 20 feet in width
 - Must be all weather surface and maintained by owner
- Access road and fire hydrant(s) must be in place prior to vertical construction
- Any hydrant(s) behind a meter will be considered private-
 - Must be painted silver
 - Must be maintained by owner
- The sprinkler system-
 - Plan must be approved by LLR- SC state fire marshal's office
 - FDC must have Knox Plugs (contact Fire Marshal for ordering instructions)
 - FDC remote from the building at an approved location
 - FDC within 100 feet of a hydrant
- No burning of vegetative debris
- I also mentioned the proximity of the natural gas pipeline - The new UDO (currently under review and consideration) will restrict building habitable structures within 75 feet of the pipeline right of way. The current proposal appears to meet this regulation. I made them aware of this for any future development.

LANCASTER COUNTY PLANNING DEPARTMENT

- Label adjacent parcels across Hwy. 9
- Correct Zoning on Parcel 0066-00-025.00
- Provide DHEC Stormwater Approval Letter
- Screen Dumpsters

LANCASTER COUNTY ZONING DEPARTMENT

- No Comments.

SCDOT

- No Comments.

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,



Nick Cauthen
Lancaster County Planning Department

ecc: Lancaster County DRC members

Attachment

General Commercial Comments For DRC

1. We are in the 2015 International Code Series, 2014 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 10 plus 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 E-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. Comments sent to 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 vary 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.
10. All Plan Review is determinant by submittal of full construction drawings which must include a Code Summary, Life safety plan, and all Engineer design criteria.