

Lancaster County
DEVELOPMENT REVIEW COMMITTEE
June 28, 2016
MINUTES

Subject: Cook Dental Office
DRC 016- 019
Time of Meeting: 10:00 a.m.
Date: 06-28-16

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.



SIGN IN SHEET

Date: 6/28/16

Meeting Time: 10:00

DRC
DRC: 016-019

Please list name and email address:

Name

E-Mail Address

Andy Rowe

arowe@lanastercounty.sc.net

Nick Cauffman

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David Gamble III

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Kenneth Cauffman

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Stephan Blackwelder

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Darin Robinson

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Joey Roberts Sr

townofkeeshaw@yahoo.com

Lancaster County Planning Department

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July 29, 2016

Mike Ray
HB Engineering
720 Old Cherokee Road
Lexington, SC 29072

RE: Cook Dental

From the Lancaster County Development Review Committee

Greetings Mr. Ray,

Thank you for attending the Development Review Committee (DRC) meeting on Tuesday, June 28th regarding the proposed Cook Dental site in Lancaster County, SC. Please see the comments below:

TOWN OF KERSHAW WATER & SEWER DISTRICT

- Please contact the Town of Kershaw (Joey Roberts) for additional comments.

LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS

The Site Plan show's Matson St. Be advised this should be changed to N. Matson St.

- Upon DRC approval of the site plan, a CAD file will need to be submitted to Kevin Granata, GIS Director, in order to update our map. (kgranata@lanc911.com)
- 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.

LANCASTER COUNTY BUILDING DEPARTMENT

Cook Dental 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 General Comments as received in attachment.**

*Proud to serve the citizens of Lancaster County,
and the Towns of Heath Springs & Kershaw*

- 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.
- Preliminary area limitations of building satisfied by IBC code for Business Occupancy classification and
 - Type V-B construction. (Need further plan details and square footage for second floor ½ story area and travel.
 - distance/life safety design for egress.) (All such to be reviewed under future design drawings submittal.)
- 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.
- Please see attached comments.

LANCASTER COUNTY FIRE SERVICE

- No Fire Alarm.
- No Sprinklers.
 - Recommended a KNOX Box be installed. Stephen is the contact for ordering and installation requirements
 - Fire extinguishers must be installed per NFPA 10 requirements
 - Existing Fire Hydrant is adequate for fire protection
 - Access during construction for emergency apparatus must be in place prior to vertical construction and maintained throughout the project.

LANCASTER COUNTY PLANNING DEPARTMENT

- Please label all adjacent properties with zoning information, parcel number and owner information.

LANCASTER COUNTY ZONING DEPARTMENT

- 40” trees along the street they will be allowed to deviate from normal landscaping to preserve these trees.

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
Planner I, Lancaster County Planning Department



Andy Rowe
Planner I, Lancaster County Planning Department

ecc: Lancaster County DRC members
Mike Ray, HB Engineering Inc

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 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.