

Lancaster County
DEVELOPMENT REVIEW COMMITTEE
June 14, 2016
MINUTES

Subject: Bailes Ridge

DRC 016- 017

Time of Meeting: 9:00 a.m.

Date: 06-14-16

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 10:00 a.m.



SIGN IN SHEET

Date: 6-14-16

Meeting Time: 9:00 AM

DRC: Bailes Ridge 016-017

Please list name and email address:

Name

E-Mail Address

Nick Canthen

ncauthen@lanastercountysc.net

Andy Rowe

arowe@lanaster-county-sc.net

Blaine Boone

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JAMES HAWTHORNE

JAMES.HAWTHORNE@LCWNSD.ORG

Vince Keene

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STEPHEN BLACKWELDER

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Darin Robinson

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Kenneth Canthen

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Lancaster County Planning Department

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August 2, 2016

Vince Keene, PE

Yarbrough-Williams & Houle, Inc

RE: Bailes Ridge Business Park

From the Lancaster County Development Review Committee

Greetings Mr. Keene,

Thank you for attending the Development Review Committee (DRC) meeting on Tuesday, June 14th regarding the proposed Bailes Ridge Business Park site in the Indian Land section of Lancaster County, SC. Please see the comments below:

LANCASTER COUNTY WATER & SEWER DISTRICT

Below are the following comments from LCWSD pertaining to the Bailes Ridge development.

- Engineer to label existing waterline(s) on Old Bailes Rd. and Yarborough Rd.
- Deepen the invert in for the 4" service line into Proposed MH #3 to 1.9' above the invert out.
- Tract 18A will need to give Tract 18B an utility easement for sewer service (since properties will be separately owned).
- Show sewer line crossing through parking lot within parking island (no trees or shrubs)
- Tract 18B will need to give Tract 18A an ingress, egress, and utility easement for access and waterline service (since properties will be separately owned).
- No trees shall be within 10' of proposed LCWSD sewer easement.
- Show FFE on both building sites.
- Verify distances between sewer service with SCDHEC, if using cleanouts in lieu of manholes. However, if manholes will be used and will be considered private, the manhole covers must be painted silver and noted accordingly.

LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS

- The 911 Addresses will be issued from the entrance road, Old Bailes Rd
- Will the two buildings be single tenant or multiple tenants?
- If multiple tenants how many will occupy each building? I need this information so the correct address information can be released. I understand this is a preliminary overall, however, the more information I have makes the addressing process easier.
- The attached 911 address permit will need to be completed for each address requested 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 addresses.

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

- We will also need a CAD file showing the buildings in order to add to our map. This file needs to be sent to kgranata@lanc911.com

LANCASTER COUNTY BUILDING DEPARTMENT

- ***All comments as received in attachment.**
- Any Retaining walls over 4 ft. height are permitted separately.
- Required sprinkler system, based on proposed area of each building. Area limitations of building determined by IBC code by Occupancy classification and type of construction.
- 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 building elements per 2009 ANSI 117.1.

LANCASTER COUNTY FIRE SERVICE

The owner representative stated these buildings would be leased as "Flex-Space" for office/warehouse occupants with no restaurants. The two buildings are 90' by 560' for a 50,400 square feet area each.

- The size of the buildings dictate they must be sprinkler protected or have fire walls to create separate fire areas.
- Sprinklers will need to be installed according to NFPA 13.
- Sprinkler plans will need to be submitted to and approved by the SC Fire Marshal's office prior to construction
- The Fire Alarm will need to be installed according to NFPA 72.
- Knox Box(es) are on all alarmed buildings. Contact Stephen Blackwelder (contact info. Below) for details
 - o Since these buildings have several different tenants there are two options for the Knox Box-
 - § One Box on each building with a Grand Master Key which opens all spaces
 - § Knox boxes for each space with their individual key.
 - o I prefer the grand master key arrangement with several master keys available for fire crews to access all spaces quickly and with less confusion.
- Knox FDC Caps will need to be installed in each Fire Department Connection- Contact Stephen for details.
- There was no water line placement or hydrants on the utility plan provided
 - o All portions of the perimeter of the buildings must be within 500 feet of a working fire hydrant.
 - o Any FDC's must be remote from the building at a location approved by the Fire Marshal.
- A Fire Hydrant must be within 100 feet of the FDC.
- Emergency Vehicle Access during construction must be in place prior to vertical construction commencing and must be maintained throughout the construction process.
- Fire Hydrant required must be in place and accessible prior to vertical construction.
- No speed bumps, speed humps, speed tables or the like are allowed.
- I suggested guard rail, or some other retaining device, be placed on the areas of the parking lot and driveways where a vertical drop is just adjacent to the pathway of vehicles. This is mainly on the west and south corner of the proposed project.

LANCASTER COUNTY PLANNING DEPARTMENT

- More Landscaping needed around parking area.
- Please label building square footage.
- List building materials on site plan.
- Please provide SCDOT encroachment permit.
- Please provide DHEC letter.
- Please show access easement.
- Mark ADA spaces on site plan.
- Please label and screen dumpsters.
- Provide TIA.

LANCASTER COUNTY ZONING DEPARTMENT

- For the warehouse/office complex there may not be a run of more than ten consecutive parking spaces in a row, an island with a shade tree must be provided.
- Steep slopes are subject to erosion and these steep slopes may need mats and other measures to prevent erosion.

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
Vince Keene, P.E. , Yarbrough-Williams & Houle, 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.

Section 14.2.3 Location of number.

1.

When each house or building has been assigned its respective number or numbers, the owner, occupant, or agent shall place or cause to be placed upon each house or building controlled by him the number or numbers assigned under the uniform system as provided in this chapter.

2.

Such numbers shall be placed on existing buildings on or before the effective date of this article, and within thirty (30) days after the assigning of the proper number in the case of numbers assigned after the effective date of this article. The cost of the numbers shall be paid for by the property owner. Residential numbers shall not be less than three (3) inches in height, and business numbers shall not be less than four (4) inches in height. These numbers shall be made of durable and clearly visible material and shall be in a contrasting color from the building.

3.

The numbers shall be conspicuously placed immediately above, on, or at the side of the proper door of each building so that the number is clearly legible from the nearest public travel way. Should the structure be too far from the public travel way for reasonably sized numerals to be seen, the property owner shall also erect where the main driveway to the building intersects the public travel way an additional set of numerals which are to be legible from vehicles traveling at the speed limit on the roadway.

(Ord. No. 916, 6-2-08)

Section 14.1.7 Penalties.

1.

It shall be unlawful for any person to establish or name any street or road by any marking on any sign, plat, deed or other instrument without first obtaining the approval of the Planning Department, or Lancaster County Planning Commission, as appropriate. Any person, firm, or corporation violating this provision shall be guilty of a misdemeanor and, upon conviction, shall be punished by a fine not greater than two hundred dollars (\$200.00) and/or imprisonment of thirty (30) days.

2.

It shall be unlawful for any person to remove or deface street signs or tamper with the direction of signs. Any person violating this provision shall be guilty of a misdemeanor and, upon conviction shall be punished by a fine not greater than two hundred dollars (\$200.00) and/or imprisonment of thirty (30) days.

3.

Failure by the owner, occupant or agent responsible for a building to place or cause to be placed on each building proper numbers as provided by this ordinance shall constitute a violation of this ordinance, and the owner, occupant or agent shall be deemed guilty and subject to a fine not to exceed five hundred dollars (\$500.00) per day, issued by the county building and zoning department.

(Ord. No. 916, 6-2-08)



Lancaster County 911 Address Permit

(803) 416-9325

addresser@lanc911.com

Applicant Name: _____

Address: _____

Home Phone: _____ **Mobile:** _____

Applicant Email Address: _____

Type of Structure: _____

Directions to Property: _____

The 911 Addresser will not assign an address if the provided flagging is not visible and located at the driveway.

*A \$20.00 re-inspection fee is required if flagging is not complete when inspection is conducted.

For Zoning Staff Use Only

Zoning staff verifies that all necessary paperwork has been submitted to the Zoning Department to issue a 911 address number

Date: _____ Zoning Staffs Initials: _____

For 911 Addressing Use Only

Address: _____ City: _____

Date Filed: _____ Time Received: _____ Date Addressed: _____ Time Addressed: _____

Re-inspection fee: Yes ___ No ___

911 Addresser Initials: _____