

**Lancaster County**  
**DEVELOPMENT REVIEW COMMITTEE**  
**August 09, 2016**  
**MINUTES**

Subject: Kushi World Bazaar

DRC 016- 023

Time of Meeting: 9:00 a.m.

Date: 09-09-16

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](mailto:news@thelancasternews.com); [newsera@comporium.net](mailto:newsera@comporium.net);  
[news@fortmilltimes.com](mailto:news@fortmilltimes.com); [cgnews@thelancasternews.com](mailto: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: 8/9/16

Meeting Time: 9:00 am

DRC: 016 - 023 - Kushi World Bazaar

Please list name and email address:

Name

E-Mail Address

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# Lancaster County Planning Department

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September 1, 2016

Donna Hagins  
D H Hagins & Associates, LLC  
2583 Kershaw Camden Highway  
Lancaster, SC 29720

**RE: Kushi World Bazaar**  
**From the Lancaster County Development Review Committee**

Greetings Ms. Hagins,

Thank you for attending the Development Review Committee (DRC) meeting on Tuesday, August 9<sup>th</sup> regarding the proposed Kushi World Bazaar site in the Indian Land section of Lancaster County, SC. Please see the comments below:

## LANCASTER COUNTY WATER & SEWER DISTRICT

- Owner providing LCWSD a 20' permanent sewer easement at the rear of the property, overlapping the 15' rear setback (for a future public sewer connection).
- Show and label LCWSD's existing 12" waterline running along the westbound side of Hwy. 160.
- Show existing water meter location for site.

## LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS

- The address will remain the same, 152 Fort Mill Hwy, Lancaster, SC 29707. No other comments noted.

## LANCASTER COUNTY BUILDING DEPARTMENT

- Please accept the following comments and attachment from Building Department to forward to applicant for DRC for 1350 sq.ft. Retail- Kushi World Bazaar project, as requirements for construction permit review: (All other comments, for Construction submittal for full construction compliance review, are dependent on construction drawings.)
- **\*All General Comments as received in attachment.**

- All construction drawings are to be adequate for review and fully dimensioned and scaled. (Recommend Architectural Design professional for all construction drawings submittal.) [Required Life Safety Plan with all egress; full Architectural floor plan inclusive of existing rooms and new retail space with all accessibility, alterations, renovations, and new construction (with listed square footage and occupancy type); Construction details/ ANSI compliance for new handicap ramp access/ Bathroom facilities/other; Energy analysis for lighting, thermal, and mechanical; Basic Electrical load & riser diagram]
- 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.
- Other referenced future components/ structures additions to be submitted and permitted separately, as may Include new gazebo, front porch pottery kiln facility, etc.
- 2015 I-codes editions (including 2015 Existing Building Code, 2014 NEC, 2009 IECC and 2009 ANSI shall apply.
- Required accessibility at building entrances, parking and all building elements per 2009 ANSI 117.1 & Ch. 11 IBC.
- No cooking equipment to remain, as informed by owner.

#### **LANCASTER COUNTY FIRE SERVICE**

- I am okay with a gravel surface on the driveway as long as it is maintained as an all-weather surface capable of supporting the fire apparatus.
- Fire Extinguishers will need to be installed and tagged by a licensed extinguisher dealer. We discussed at a minimum two units. One at an exit door in the public area and on near the breakroom. They need to be at minimum 10 lb. ABC extinguishers.
- The building footprint will not be changed during this project. The existing fire hydrant near the intersection of US 521 and SC 160 will cover this location.
- No cooking which produces grease laden vapors will be allowed in the kitchen unless a commercial hood system is installed.

#### **LANCASTER COUNTY PLANNING DEPARTMENT**

- Please correct zoning on parcel 0008-00-008.00 to (B-3).
- Please remove "K" from zoning designations.
- Please label adjacent parcels across Highway 160 (0008-00-016.00)
- Please show planting depictions and plant type in 25' Corridor Buffer
- Please provide type 3 buffer on western side of parcel adjacent to parcel 0008-00-007.00 (credits will be given for existing trees)
- Please follow Highway Corridor Overlay Lighting Requirements

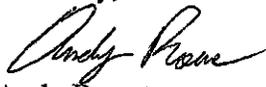
- Gravel parking lot will be permitted as long as it DOES NOT exceed 1,000 square feet. At any time that parking exceeds 1,000 square feet the area will be required to be paved. (Please see attached)

**LANCASTER COUNTY ZONING DEPARTMENT**

- Will give credit for existing trees.
- Permit will be required for monument sign.
- Zoning permit will be required for use change of building.

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

ecc: Lancaster County DRC members  
Craig Plummer

Attachment(s)

# DRC General Commercial Building Comments

1. We are in the 2015 International Code Series, 2014 National Electrical Code, 2009 ANSI 117.1 Accessible and Usable 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 for job site, 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.
5. You will need the Plan review application, Commercial permit application, Zoning application and 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 with building comments and requirements is determinant by submittal of full construction drawings which must include a full Code Summary, Life safety plan, and all Engineer design criteria. **Website:** [mylancastersc.org](http://mylancastersc.org)

- I. **SIGNS**: In general, signage within the Highway Corridor Overlay District shall comply with the provisions set forth in Chapter 10, Signs, of the UDO. The following additional regulations shall also apply specifically to this overlay district:
1. **Permitted Signs**: All signs that are permitted within the Highway Corridor Overlay District shall complement the surrounding buildings in material and architectural vernacular. The following signs are permitted in the Highway Corridor Overlay District:
    - i. **Free standing ground monument signs**: All ground monument signs shall have a setback requirement of five feet from any property line or right-of-way line. Ground monument signs shall not project into any street or highway right-of-way. No more than one (1) ground monument sign shall be permitted per lot and may contain a sign face on no more than two (2) more sides;
    - ii. **Wall signs**: Wall signs attached flat against a wall shall not extend more than eighteen (18) inches from a wall. When a wall sign extends two (2) or more inches from a wall it shall be a minimum of eight (8) feet above any sidewalk to provide for pedestrian clearance;
    - iii. **Projecting signs**: A projecting sign perpendicular to the wall of a building may be substituted for a wall sign provided it is a minimum of eight (8) feet above any sidewalk to provide for pedestrian clearance and projects no more than six (6) feet from the wall on which it is mounted; and
    - iv. **Canopy or awning signs**: A canopy or awning signs shall not be placed higher than the bottom of the second floor or higher than the roofline of single-story structures. A canopy or awning sign shall be a minimum of eight (8) feet above any sidewalk or other pavement to provide for pedestrian clearance.
  2. **Commercial Retail Developments and Centers**: All retail commercial development or use with two or more businesses shall be allowed no more than one (1) ground monument sign. Signage for individual businesses shall be consolidated onto one (1) such ground monument. The following shall also apply:
    - i. Where such a development fronts two (2) or more streets with more than five hundred (500) feet of frontage on each, additional ground monument signs may be permitted provided no more than one (1) is located on each street;
    - ii. Directional and wayfinding signs within a retail commercial development or center shall be grouped and shall be consistent in size, color, ornamentation, and materials, and shall complement the surrounding buildings; and
    - iii. For such developments, a ground monument sign shall not exceed a height of ten (10) feet. Where such a development has a gross indoor floor area in excess of forty thousand (40,000) square feet, the maximum height may be increased to no more than twenty (20) feet for a ground monument sign.
  3. **Size and Height of Signs**: The maximum size of any sign shall be as established in Chapter 10, Signs, of the UDO. A sign for any individual nonresidential use shall not exceed a height of ten (10) feet along the corridor and a height of (4) feet along any secondary street. A sign for a single-family development shall not exceed a height of ten (10) feet along any street. For a multifamily residential or attached single-family development, a sign shall not exceed six (6) feet in height along the corridor and (4) feet along any secondary street. The height of all signs shall be measured from the lowest adjacent grade at the base of the sign.
  4. **Prohibited Signs**: The following signs, in addition to those prohibited in Chapter 10, Signs, of the UDO, are prohibited in the Highway Corridor Overlay District:
    - i. Pylon signs;
    - ii. Flashing and pulsating signs;

- iii. Signs imitating warning signals;
  - iv. Painted or handwritten signs;
  - v. Off-premise signs;
  - vi. Animated signs;
  - vii. Beacons;
  - viii. Neon gas tubing or similar signs;
  - ix. Inflatable signs and tethered balloons;
  - x. Banners in non-residential districts;
  - xi. Illuminated tubing or string of lights typically used for outlining property lines, open sales areas, roof lines, doors, windows or wall edges of any building, except for "holiday season" lights as permitted in item (j)(7) of this subsection (7);
  - xii. Signs that move or give the appearance of moving, including but not limited to feather signs, pennants, inflatable figures, streamers, and other signs which flutter, undulate, swing, rotate, oscillate or otherwise move by natural or artificial means;
  - xiii. Reader boards, digital message boards (including LED screens), or other similar commercial electronic variable message signs whose static message or copy change more than once every twenty (20) seconds, and the change sequence must be accomplished within an interval of two (2) seconds or less. Such signs shall not include animated, continuous, moving, rolling, or scrolling messages. Fluttering, blinking, or flashing elements including video is prohibited. In general, signs displaying continuous moving copy or image, whether digital or analog, shall not be permitted. In addition, such signs shall not be used for paid advertising. Note: Signs using LED illumination and/or displays are permissible provided they are not attached to a building and the copy or image being displayed remains static or changes no more than once every twenty (20) seconds. This section only applies to the use of reader boards and LED displays on permitted signs. The regulations for outdoor advertising signs (billboards) are outlined in § 10.16 and § 10.19.1 in the UDO;
  - xiv. Any sign placed within any public/private rights-of-way or easement;
  - xv. Any sign that obstructs or impedes traffic safety or obscures traffic signals, signs, or other similar traffic safety devices. Signs shall not obstruct the view of motorists using any street, driveway, parking aisles or the approach to any street intersection so as to cause a traffic safety hazard. Any sight obstruction determined by the County or SCDOT shall be corrected immediately;
  - xvi. Any sign which exhibits statements, words or pictures that are obscene in nature;
  - xvii. Any sign which is not permitted, abandoned signs, or signs which being structurally unsafe or hazardous; and
  - xviii. Any sign placed with the primary purpose of providing a sign not otherwise allowed by this item (i).
5. **Temporary Signs:** The following temporary signs are permitted provided their use complies with the requirements set forth in Chapter 10, Signs, of the UDO, including duration of display and removal regulations:
- i. Real estate signs;
  - ii. Construction site identification signs;
  - iii. Grand opening, going out of business signs, or similar;
  - iv. Holiday signs;

- v. Special event signs;
  - vi. Roadside stand signs;
  - vii. Signs for onsite contractors;
  - viii. Banners for religious, charitable, civic, fraternal or similar organizations;
  - ix. Other temporary signs as may be restricted by Chapter 10, Signs, of the UDO.
6. **Sign Illumination:** Illuminated signs, including those with internal illumination, are permitted and shall be placed and shielded so that glare from the sign does not adversely affect any adjacent property, residential use district, cause glare hazardous to pedestrians, or interfere with the operation of a vehicle on any street right-of-way. Signs shall not have light-reflecting backgrounds or letters. The intensity of light shall not exceed twenty (20) foot candles at any point on the sign face;
7. **Sign Landscaping:** All ground monument signs shall have, at a minimum, landscaping in accordance with the standards set forth in Chapter 10, Signs, of the UDO. Landscaping shall be integral with other landscaped areas as required by this district. In general, minimum plant sizes at installation shall also comply with this subsection (7). However, landscaping shall not obstruct the view of a sign. All landscaping at the base of a sign shall comply with Item (k) (1) (i) of this subsection (7).
- J. **LIGHTING:** In general, lighting within the Highway Corridor Overlay District shall comply with the provisions set forth in § 11.6, § 15.8 and § 15.9 of the UDO. The purpose of this item (j) is to provide aesthetic regulations and to assure that exterior lights are shielded and do not cast direct light beyond a property line. Streets, driveways, parking areas, sidewalks, and building entrances shall be lighted in order to contribute to the security of a property and to facilitate the safe passage of persons using such streets, driveways, sidewalks, and parking areas after dark. However, measures shall be provided to limit the amount of ambient light perceptible from adjacent properties and glare that may impair the vision of motorists. The following shall also apply:
- 1. Light intensity shall not exceed thirty (30) foot candles at any point in the Highway Corridor Overlay District. Light intensity shall not exceed two (2) foot candles at a property line adjacent to a street right-of-way or non-residential use, and shall not exceed one-half (0.5) foot candle at a property line adjacent to a residential use district. A greater light intensity may be permitted for competitive sports fields during competitive play provided the light intensity does not exceed that set forth by the regulating athletic agency;
  - 2. The following light intensities measured in foot candles (fc) shall also apply:
    - i. Parking Lots: 0.6fc Minimum/2.4fc Average/10fc Maximum;
    - ii. Walkways & Driveways: 0.2fc Minimum/1.0fc Average/10fc Maximum;
    - iii. Landscape & Decorative: 0fc Minimum/0.5fc Average/5.0fc Maximum; and
    - iv. Outdoor Display of Merchandise: 0.5fc Minimum/1.0fc Average/15fc Maximum;
  - 3. Signalized intersections shall be limited to locations where significant collector streets connect with the corridor. For example, along US Highway 521 such an intersection is at Possum Hollow Road, and along SC Highway 160 such an intersection is at Calvin Hall Road. Where a Traffic Impact Analysis requires a new signalized intersection, the standard metal or concrete poles as set forth by SCDOT shall be installed. This requirement shall also apply to an existing signalized intersection where additional lanes and signalization changes are required. All poles shall be professionally painted black. Wood poles are only permissible for temporary use during repairs and installation. Complete cost of the installation shall be paid by the developer. In addition, the County may require the developer to furnish a letter of credit, cash escrow, or other guarantee acceptable to the County to cover future repairs and replacement;

4. All fixtures shall be consistent throughout a site in size, color, ornamentation, and materials, and shall complement the surrounding buildings. Each fixture shall be a down-directional lighting fixture with its source being recessed within an opaque housing. All light fixtures shall be located, aimed or shielded as to limit the amount of ambient light perceptible from adjacent properties and street right-of-way. The color of all such light sources shall be white;
5. Street lighting, as required by § 15.8 and § 15.9 of the UDO, shall comply with SCDOT requirements where applicable. All street lights shall be consistent along the corridor and throughout a site. Such fixtures shall be shielded and down-directional except that unshielded decorative street lamps featuring globes or glass panes are permissible if designed to diffuse light and shall have caps to direct light downward. The color of all such light sources shall be limited to white or as required by SCDOT;
6. All wiring and service connections for all lighting must be underground. Likewise, the back of all signs shall have a finished appearance unless it is screened with an opaque screen and is not visible from any residential use or street right-of-way;
7. Holiday lighting displays, lighting for approved temporary events and directional lighting during construction are exempt from these requirements provided they do not exceed the maximum foot candles and do not negatively impact safety;
8. Fixture heights shall not exceed eighteen (18) feet except in areas where the total number of parking spaces exceed one hundred (100) spaces. In such cases, fixtures shall not exceed twenty-five (25) feet provided they are limited to the central areas of the parking area. A luminaire located within fifty (50) feet of a residential use district shall not exceed a height of twelve (12) feet. Fixtures along the primary vehicular/pedestrian streets shall not exceed a height of eighteen (18) feet;
9. Outdoor lighting installed on canopies or drive-thru facilities are permitted with a maximum foot candle reading of twenty (20) foot candles under any illuminated area. Fixtures located under a building canopy shall be flush-mount with a flat lens, shall use diffusers and be shielded;
10. Buildings shall be safely illuminated at entry/exit locations, and shall be illuminated using shielded lighting or off-building lighting that does not generate glare or otherwise allow the light to be viewed directly from an adjacent property. Building walls may be illuminated and may include up-lighting, provided such fixtures comply with Item (j)(2). However, no building illumination shall cause the site to exceed maximum light intensity limitation;
11. Landscape lighting may include up-lighting for accent, provided such fixtures comply with Item (j)(2). However, no landscaping illumination shall cause the site to exceed maximum light intensity limitation, and such fixtures shall be located, aimed or shielded as to limit the amount of ambient light perceptible from adjacent properties and street right-of-way;
12. Security lighting shall be provided, particularly at pedestrian walkways. Motion detector security lights shall be exempt from the foot candle requirements of this item provided such lights are normally "off," and are limited to being "on" for four (4) minutes or less when motion is detected;
13. Flood lights shall be permissible for security, loading areas, and other such applications provided they are focused toward the primary building or space intended to be illuminated. Likewise, they may be aimed at no higher than a forty-five (45) degree angle, and shall be generally aimed or shielded as to limit the amount of ambient light perceptible from adjacent properties and street right-of-way;
14. The following lighting fixtures are prohibited: non-directional lighting fixtures, searchlights, laser source lights, flashing lights or any similar high-intensity light used to attract attention, except for use during emergencies by authorized emergency, police and fire personnel;

## Section 11.7 - Vehicle accommodation area surfaces.

1. Vehicle accommodation areas in districts other than the I-1 and I-2 districts that are required to contain more than 1,000 square feet of combined vehicle parking areas and any drive aisles shall be graded and surfaced with asphalt, concrete, or other material that shall provide equivalent protection against potholes, erosion, and dust. Private drives or driveways in manufactured home parks or other multifamily residential developments containing more than three dwelling units shall be similarly surfaced. Vehicle accommodation areas paved with asphalt shall be constructed in the same manner as street surfaces (Chapter 21, Sections 21.6 through 21.9). If concrete is used as the paving material, vehicle accommodation areas shall be similarly constructed except six inches of concrete shall be used instead of two inches of asphalt. The public works director may allow other paving materials to be used so long as the equivalent level of stability is achieved.
2. Vehicle accommodation areas that are not provided with the type of surface specified in subsection 1. shall be constructed in the same manner as paved areas except that crushed stone of the following type may be used in lieu of asphalt, concrete, or other paving materials: Size 13 crushed stone. This alternative is to provide a surface that is stable and shall help to reduce dust and erosion. The perimeter of such parking areas shall be defined by bricks, stones, railroad ties, or other similar devices.
3. Parking spaces in areas surfaced in accordance with subsection 1. shall be appropriately demarcated with painted lines or other markings. Parking spaces in areas surfaced in accordance with subsection 2. shall be demarcated wherever practical.
4. Vehicle accommodation areas shall be properly maintained in all respects. In particular, and without limiting the foregoing, vehicle accommodation area surfaces shall be kept in good condition (i.e., free from potholes, etc.) and parking space lines or markings shall be kept clearly visible and distinct.

(Ord. No. 1263, § 1, 4-14-2014)