

**Lancaster County**  
**DEVELOPMENT REVIEW COMMITTEE**  
**September 13, 2016**  
**MINUTES**

Subject: Indian Land Mini Golf

DRC 016- 025

Time of Meeting: 9:00 a.m.

Date: 09-13-16

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: 9-13-16

Meeting Time: 9 AM

DRC: 016-025 I.L. Mini Golf

Please list name and email address:

Name

E-Mail Address

Nick Caithen

ncaithen@lanastercountysc.net

ALEX MOORE

amoore@lanastercountysc.net

Brian Upton

bupton@isacsgrp.com

JAMES HAWTHORNE

JAMES.HAWTHORNE@LAWKED.ORG

Vic Edwards

EdwardsVM@SCDOT.ORG

STEVE YEARGIN

SYEARGIN@LANASTERCOUNTYSC.NET

Jon Chamberlain

Jon21.Chamberlain@gmail.com

Kate Toohay

ktoohay6@gmail.com

Kenneth Caithen

kcaithen@lanastercountysc.net

Waylon Wilson

Wilson4323@compuserve.net

STEVEN BLACKWELL

sblackwell@lanastercountysc.net

# Lancaster County Planning Department

101 N. Main St., Ste. 108

P.O. Box 1809

Lancaster, South Carolina 29721-1809

Telephone (803) 285-6005

Fax (803) 285-6007

September 28, 2016

## **RE: Indian Land Mini Golf**

**From the Lancaster County Development Review Committee**

Mr. Keith Toohey,

Thank you for attending the Development Review Committee (DRC) meeting on Tuesday, September 13<sup>th</sup> regarding the proposed Indian Land Mini Golf. Please see the comments below:

### **LANCASTER COUNTY WATER AND SEWER DISTRICT**

- Move proposed building at least 5' off LCWSD's existing 20' sewer easement
- Utilize a DCVA for the domestic 1" backflow device
- Label the 4" sanitary sewer service as: 4" Sch. 40 sewer service
- Add LCWSD's taps on existing system notes to the utility site plan (see attachment)
- Contact Bridget Clarke with SCDHEC to determine what flow allocation will be considered for this development

### **LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS**

- The address for this site will be off Harrisburg Rd.
- Please complete the attached 911 Address Permit and submit 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
- A CAD file will also need to be submitted to Kevin Granata, GIS Director, at [kgranata@lanc911.com](mailto:kgranata@lanc911.com).
- The Tax Parcel #0005-00-074.01 is different than what is on my map, 0005-00-074.12. Are the parcels being combined? I have spoken with Bryan Upton, The Isaacs Group, and he is aware of my question.

### **LANCASTER COUNTY BUILDING DEPARTMENT**

- \*All General Comments as received in attachment.
- Any areas providing protection from falling, such as around water hazards must be able to withstand a 200 pound lateral force.
- You must provide accessible restrooms and areas open to the general public must be accessible as well, including route to, through and from the course. .

- You must provide a water fountain (HiLo) unless you provide free water.
- You must provide accessible parking.

**LANCASTER COUNTY FIRE SERVICE**

- Existing fire hydrants cover this building with no additional installation required.
- Fire extinguishers must be installed per NFPA 10
- The applicant stated no cooking will occur on site. If in the future cooking is planned, commercial hood installation requirements will need to be evaluated prior to cooking operations beginning
- I see no requirements for additional access for emergency services to the course.

**LANCASTER COUNTY PLANNING DEPARTMENT**

- Need elevations for the building, cannot have blank walls or be metal.
- Need 8 ft. buffer around parking area.
- Provide DHEC SWPPP Approval Letter
- Need lighting plan
- Fencing needs to adhere to HCOD standards.

**LANCASTER COUNTY ZONING DEPARTMENT**

- Several areas may need to shift landscaping because of sewer, etc. , no problem we will work with landscaper.
- Need to replace the existing sign in order to add on to Don's pole sign

**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

## LCWSD Taps on Existing System General Notes

1. After installation of LCWSD approved backflow device, the device must be tested by a South Carolina certified backflow device tester. All results must be submitted to LCWSD Quality Control Department (PO Box 1009, Lancaster, SC 29721).
2. The contractor is responsible for repair and/or replacement of any utility damaged during construction.
3. There shall be no taps, pipe branches, unapproved bypass piping, hydrants, fire department connection points, or other water using appurtenances connected to the supply line between any water meter and the LCWSD required backflow device.
4. Sewer cleanouts located in paved areas must use a traffic-rated brass cap.
5. All 4" and 6" gravity sewer service connections shall be Schedule 40 PVC, unless otherwise approved by LCWSD.



**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: \_\_\_\_\_

# 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 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.