Lancaster County
DEVELOPMENT REVIEW COMMITTEE
September 27, 2016
MINUTES

Subject: Ballantyne Moving & Storage
DRC 016- 026
Time of Meeting: 9:00 a.m.
Date: 09-27-16

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.

Lancaster County Planning Department
101 N. Main St., Ste. 108
P.O. Box 1809
Lancaster, South Carolina 29721-1809

October 05, 2016

Telephone (803) 285-6005
Fax (803) 285-6007

Mr. C. Matthew Jones, P.E.
Jones Civil Design
334 Sandy Mead Road
Matthews, N.C. 28105

RE: DRC-016-026 Ballantyne Moving & Storage
Indian Land, Lancaster County, Lancaster, S.C.
Development Review Committee Meeting – Comments from local agencies
9:00 a.m., Tuesday, September 27, 2016
Lancaster County Historic Courthouse

Brent,

Thank you for attending the Development Review Committee (DRC) meeting on **Tuesday, September 27, 2016** for the proposed Ballantyne Moving & Storage in the Indian Land section of Lancaster County. Attached are the comments from the local agencies.

Agencies in Attendance:

Stephen Blackwelder, Fire Marshal, Lancaster County*
J. Elaine Boone, Planner II, Lancaster County *
Andy Rowe, Planner I, Lancaster County*
Kenneth Cauthen, Zoning Administrator, Lancaster County*
James Hawthorne, Engineer, LCWSD*
Daniel Hopkins, SCDOT
Darin Robinson, Lancaster County Building Department
Matt Jones, P.E., Jones Civil Design*
Greg Causey, Ballantyne Moving & Storage*

Comments from Agencies:

Lancaster County Water & Sewer District	-	Attached
Lancaster County Public Safety Communications	-	Attached
Lancaster County Fire Service	-	Attached
Lancaster County Zoning Department	-	Attached
Lancaster County Planning Department	-	Attached
SCDOT	-	Attached
Lancaster County Building Department	-	Attached

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101 N. Main St., Ste. 108
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Planning Comments:

1. DHEC Stormwater Permit
2. Encroachment permit
3. HCOD – (H) Parking and Vehicular Access. (5.) Driveway and Internal Street Standards. According to the UDO, Chapter 13, Land Development Regulations, Section 13.7.10.8 Road Design, (G) Alleys, 2(B) Two –way alleys need to have a minimum of (20) feet of paved surface with no parking signs.
4. Lighting Plan required
5. Label Buildings with dimensions.
6. HCOD, 3. Building Vernacular – Page 2
7. Building Materials – Page 2
8. We'll need a copy of the Access Agreement for the Ingress/Egress Easement.
9. Stubs Outs-
10. (G.) Access Management, (vi) TIA shall be required for any development that will generate over one hundred(100) trips in the peak hour according to the latest edition of the SCDOT ARMS Manual and shall meet all other requirements set forth in Level of Service, 13.7.10.1c of the UDO.
11. Label location of HCOD 1,000 ft. Buffer.
12. Page 12 HCOD, 5. Parking Area Landscaping and Screening: Perimeter Parking Area Planting.
13. Building Elevation's.
14. CHOD – Carolina Heelsplitter Overlay District see attached information for contact.(Credits)
15. Type 3 Buffer to North of property Tax map 0010-00-004.00 (Whiteside Property)

Attached are the comments from the local agencies. Resubmit a PDF including revisions made to the proposed plan, to all agencies that had comments, along with four (4) paper copies to me I'll distribute them. If all comments have been addressed and no changes are required to the revision, I'll use the revision for the final. At this time I can't write an approval letter until we receive the DHEC permit.

Thanks,

J. Elaine Boone
Planner II

Andy Rowe
Planner I

Elaine Boone

From: Andy Rowe
Sent: Friday, September 30, 2016 9:57 AM
To: Elaine Boone
Subject: FW: Ballentyne Moving

From: Kenneth Cauthen
Sent: Friday, September 30, 2016 9:56 AM
To: Andy Rowe
Subject: Ballentyne Moving

Andy,
Buffer required on Northern Property line. Eight Ft. side perimeter buffer required along southern boundary but buffer may end no further than 1000 ft. from 521 ROW.
Thanks,
Kenneth

Elaine Boone

From: James Hawthorne <james.hawthorne@lcwasd.org>
Sent: Thursday, September 29, 2016 4:57 PM
To: Andy Rowe; Kenneth Cauthen
Cc: Elaine Boone; Wes Carter
Subject: RE: Ballantyne Moving and Storage DRC case
Attachments: LCWSD Taps on Existing System Notes.pdf; Developer Procedures.pdf

Andy,

Good afternoon. LCWSD comments for the Ballantyne Storage are:

- Label existing 12" waterline along southbound side of Hwy. 521
- Show and label existing 20" waterline along southbound side of Hwy. 521 (behind existing 12" WL)
- Label 12"x6" connection as 12"x6" tapping sleeve and valve.
- Provide LCWSD with a copy of the ingress/egress easement from Transformation Church, to confirm waterline will be within easement. The easement **must** be updated to include utility rights.
- Private fire hydrants are to be noted as private and noted to be painted silver.
- Include LCWSD's taps on existing system notes on the utility site plan – see attached
- A private pump station will not be allowed for this development. Gravity sewer will need to be extended to the proposed Ansley Park offsite sewer project, on the adjacent Lasalle tract. An easement across the Lasalle tract will be required for the sewer extension.
- The gravity sewer extension creates an opportunity for Transformation to work with Ballantyne Storage to reduce cost and eliminate Transformation's private pump station.
- Gravity sewer extension will be required to adhere to LCWSD's Developer Procedures (see attached) and will require a SCDHEC Permit to Construct.

If there are any questions, please have the engineer contact me directly. Thank you.

James Hawthorne
LCWSD

From: Andy Rowe [mailto:arowe@lancastercountysc.net]
Sent: Thursday, September 29, 2016 10:59 AM
To: Kenneth Cauthen; James Hawthorne
Cc: Elaine Boone
Subject: Ballantyne Moving and Storage DRC case

Hi,

If possible if everyone could send comments for the Ballantyne Moving and Storage DRC case by Friday at 5:00, Elaine and I would appreciate it.

Thanks...

Andy Rowe
Planner I
Lancaster County Planning Department

101 N. Main Street
P.O. Box 1809
Lancaster, SC 29721
Phone: (803) 285-6005
Fax: (803) 285-6007

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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.

6. Proposed 4", **or larger** Sensus Omni meters to be installed by developer's contractor under LCWSD observation.

7. All private fire hydrants must be painted silver.

Developer Procedures

These procedures are intended to merely be used as a guide for the Developer/Engineer to assist with the requirements of Lancaster County Water and Sewer District's (LCWSD) Developer Policy. These procedures are not inclusive of all requirements. Please refer to LCWSD's most current Developer Policy and Water and Sewer Specifications for assistance.

1. Request for review on Intent to Develop, Sketch Plans (2copies of each), Agreement Form (Appendix 5 Developer Policy), and $100.00 Administration Fee (Sec. 2.1 Developer Policy) (Sec. 2.5 Fees) **per phase** from Developer/Engineer to LCWSD. Developer to also sign this Developer Procedure item # 20 & Engineer to sign this Developer Procedure item # 21 (2 copies).

2. Capacity fee invoice, issued by LCWSD to Developer/Engineer (According to section 2.5 Fees).

3. Capacity fee payment in full, submitted by Developer to LCWSD according to invoice above.

4. Once capacity fee payment check clears, LCWSD issues Response to Letter of Intent to Developer/Engineer.

5. Off-site Survey Permission Forms, if applicable, being submitted by LCWSD to Developer/Engineer (see LCWSD Staff Engineer(s) for forms).

6. Preliminary Plans (2 sets) (Sec. 2.3), water and/or wastewater design calculations, completed applications for SCDHEC Permit to Construct (2 copies), and SCDOT Road Encroachment Permit with Exhibits (2 copies) submitted from Engineer to LCWSD. **NOTE: (Same as Request for Review on Intent to Develop Form)**

7. LCWSD issues red-lined Preliminary Plans (1 set), red-lined application for SCDHEC Permit to Construct, As-built Letter, and Preliminary Plan Approval Letter issued to Engineer after review from LCWSD.

8. Red-lined Preliminary Plans, and red-lined applications for SCDHEC Permit to Construct by LCWSD, along with (2) sets of corrected Construction Plans, and (2) corrected applications for SCDHEC Permit to Construct issued to LCWSD from Engineer.

9. Construction Plan Approval Letter issued by LCWSD to Engineer. Engineer may submit to DHEC for Permit to Construct only after receiving Construction Plan Approval Letter from LCWSD. Engineer must have contractor submit Water & Sewer material submittals (3 copies each of Water & Sewer) to LCWSD at this time.

NOTE: ALL WATER & SEWER MATERIALS SUBMITTALS MUST MEET THE REQUIREMENTS OF LCWSD'S MOST RECENT STANDARD WATER & SEWER SPECIFICATIONS FOR DEVELOPERS. SUBMITTALS MUST BE SUBMITTED INDIVIDUALLY PER PHASE (WATER AND SEWER SEPARATED).

10. Off-site Easements, Individual (Appendix 3) and/or Corporate (Appendix 2) Mortgage Forms, if applicable, submitted by Developer to LCWSD (see Sewer Superintendent). Updated titles for off-site properties must be submitted to LCWSD by Developer to verify existing lien(s) on properties.

11. One (1) copy of SCDHEC's Water and/or Wastewater Permit to Construct submitted by Engineer to LCWSD.

12. Copy of Contractor's South Carolina Licensing Board certificate by Developer/contractor to LCWSD.

13. Pre-Construction Conference scheduled according to requirements of Chapter 3-A of Developer Policy. Engineer to contact LCWSD's Inspector to schedule pre-construction meeting.
    Note: Pre-Construction Conference nor Construction can begin until all of the above items have been completed to LCWSD's satisfaction.

14. Five (5) original stamped plats of lift station lot by Engineer to LCWSD for lot deed, if applicable. Plats need to show lot size and access road to existing road with names of all roads to existing road. Access road shall be shown with the 25 foot minimum width easement indicating egress, ingress, and utilities.

15. Lift station lot deed from LCWSD to Developer for signature. Developer in turn submits signed and completed lot deed to LCWSD for recording.

16. Preliminary inspection is scheduled according to requirements of chapter 3 – N of LCWSD's Developer Policy.
    NOTE: Two (2) sets of Preliminary As-builts will need to be submitted to LCWSD at least ten (10) working days prior to preliminary inspection.

17. Completed easement forms for all water and sewer on-site lines requiring easements are submitted to LCWSD by Developer/Engineer (Appendix 1 Developer Policy). An updated title for the on-site property must be submitted to LCWSD by Developer to verify existing lien(s) on property.

18. Developer/Engineer submits to LCWSD; Individual and/or Corporate Mortgage Forms (Appendix 2 – Developer Policy), Certificate of No-Litigation (Appendix 7 – Developer Policy), Contractor Guarantee (Appendix 8 – Developer Policy), Dedication Agreements (water and/or sewer (Pages 62 & 63 – Developer Policy), GIS data collection invoice issued by LCWSD for GIS data collection, payment by

developer for GIS data collection to LCWSD, Compaction reports (*if applicable*), Engineer's Certification Letter (1 each for Water & Sewer), Final set of As-builts (1 complete Mylar set and 1 CD of complete PDF and DWG set), Pressure and Mandrel test reports (*if applicable*), valid Water Samples (*if applicable*). Be sure to submit Water Samples **after** all other required items listed above are submitted to LCWSD.

After all the above items have been submitted and completed as determined by LCWSD, LCWSD will submit a Service Authorization for completion of that particular phase of project.

THIS DOCUMENT IS NOT INTENDED TO AND DOES NOT CONSTITUTE A CONTRACT.

By signing below, I understand the requirements of the outlined procedures required of me the Developer/Owner and/or others.

Developer Signature _____

Date: _____

Engineer Signature _____

Date: _____

Elaine Boone

From: Andy Rowe
Sent: Thursday, September 29, 2016 12:59 PM
To: Elaine Boone
Subject: FW: Ballantyne Moving & Storage DRC Comments (Case #DRC-016-026)
Attachments: General Commercial Comments For DRC 2015.docx

From: Darin Robinson
Sent: Thursday, September 29, 2016 12:24 PM
To: Andy Rowe
Subject: Ballantyne Moving & Storage DRC Comments (Case #DRC-016-026)

Andy,

Please accept the following comments and attachment from Building Department to forward to applicant for **Ballantyne Moving & Storage 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**.
- 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.
- Area limitations of building to be satisfied by 2015 IBC code for S-1 Occupancy classification and construction Type, for each separate proposed building and/or possible Business office space building/ area also. (Need further plan details and square footage submittal in design drawings to determine.)
  Consider following for S-1 Storage building occupancies:
  - If over 12,000 sq.ft., must be sprinklered or create reduced fire areas/ barriers.
  - If commercial trucks are stored, must be sprinklered if over 5,000 sq.ft.
  - If mattress storage or upholstered furniture, must be sprinklered if over 2,500 sq.ft.
- Required separate Engineered drawings for any possible pre-fabricated metal buildings as additional submittal, with all load/design criteria and calculations.
- Required accessibility at building entrances, parking and all building elements per 2015 IBC Ch.11 & 2009 ANSI 117.1.

Thank you,

Darin Robinson
Deputy Building Official/ Commercial Plans Examiner
Lancaster County Building Department
(803) 285-1969 Office
(803) 416-9380 Fax
drobinson@lancastercountysc.net
101 N. Main St./ PO Box 1809

Lancaster, SC 29721

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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 additional. 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, Engineer design criteria, COMCheck and Energy analysis.

Elaine Boone

From: Stephen Blackwelder
Sent: Wednesday, September 28, 2016 4:32 PM
To: Elaine Boone; Andy Rowe
Cc: Stephen Yeargin; Darin Robinson
Subject: DRC comments- Ballantyne Moving and Storage

Follow Up Flag: Follow up
Flag Status: Completed

Elaine and Andy,

Here are my comments from yesterday's DRC meeting-
The applicant indicated that these buildings will be for storage of general material such as furniture and home furnishings and personal items. I believe from what they said these will be S-1 occupancies. The final determination will be for the building department to issue.

- No burning of structures or vegetative debris
- If these are S-1 occupancies the following thresholds must be met-
  - If over 12,000 SF, it must be sprinkler protected or rated fire walls installed to reduce the fire area to below 12,000 SF
  - If Commercial trucks are stored, it must be sprinkler protected if over 5000 SF
  - If mattresses or upholstered furniture is stored, it must be sprinkler protected if over 2500 SF.
- Sprinklers
  - Must meet or exceed NFPA 13 2013 edition
  - Sprinkler plans must be submitted and approved by SC fire Marshal's office prior to construction.
  - FDC-Fire Department Connections- must be Siamese connections and remote at a location approved by the Fire Marshal
  - Knox FDC plugs must be installed in all FDC s
  - A Fire hydrant must be within 100 feet of the FDC location (measured as the apparatus lays the hose)
- Fire Alarm
  - Must meet or exceed NFPA 72- 2014 Edition
  - A Knox Box is required on all alarmed buildings. It is recommended for all commercial buildings. The Fire Marshal can provide ordering and installation instructions.
- Fire Extinguishers must be installed according to NFPA 10 2013 Edition
- General Requirements-
  - International Fire Code 2015 Edition must be met
  - International Building Code 2015 Edition must be met
  - Fire Hydrants-All portions of the perimeter of the buildings must be within 500 feet of a working fire hydrant
    - Private hydrants must be painted silver- the barrel only
    - Private hydrants must be maintained by the owner
    - Hydrant(s) must be in place prior to vertical construction of the buildings commences.

        - Access to the fire hydrant(s) and the building must be in place and maintained throughout the construction process
    - Hose pull requirement All portions of the perimeter of the buildings must be within 150 feet of the closest fire apparatus access
    - Fire Department access roads must be a minimum of 20 feet in width
    - No speed bumps, speed humps or the like are allowed
    - Access to gated area(s) is required. We have Knox Box options that can be discussed with the fire marshal.

Stephen Blackwelder, Fire Marshal
Lancaster County Fire Rescue
PO Box 1809
Lancaster, SC 29721
111 Covenant Place
Lancaster, SC 29720
Office: 803-283-8888
Fax: 803-283-6333
Direct: 803-313-8056
sblackwelder@lancastercountysc.net

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Elaine Boone

From: Edwards, Victor M <EdwardsVM@scdot.org>
Sent: Monday, September 19, 2016 3:25 PM
To: Elaine Boone; Andy Rowe
Cc: Gamble, David D.; Hopkins, Daniel M.
Subject: Tuesday 9/27 - Site on US 521 across from Carpenter Property

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Afternoon guys – Neither David nor I will be able to be there next week due to the current fuel issues throughout the state, we have been asked to only drive if it were absolutely critical.

DOT comments on this site based on what is presented:

Unable to tell if this is an pre-existing or proposed access.
If proposed, we see no current reason for 2 lanes into the site.
It seems problematic that the 25' ingress/egress so close to this drive would have been sufficient for any future right –in/out drive.
DOT would prefer to have 1 lane in/ 2 lanes out. Not sure if this is possible given the current median configuration.
EP necessary from DOT, contractor will need to provide all appropriate checklist items (full construction plan and further information on plans)
Not sure if the left turn lane is proposed or already there. EP should show that.

This may not be all of our comments, but will be our first ones until such time as we receive an Encroachment Permit and can determine what is and is not currently located at this site.

Vic

Victor Edwards, III, PE
SCDOT, District 4
District Permit Engineer
Office 803-385-4240

Elaine Boone

From: E911 Addresser
Sent: Tuesday, September 06, 2016 10:32 AM
To: Andy Rowe; Elaine Boone
Subject: DRC-016-026-BALLANTYNE MOVING AND STORAGE
Attachments: 911 Address Permit Form.pdf

Follow Up Flag: Follow up
Flag Status: Completed

I have reviewed the submitted plan and below are my concerns/comments:

- The address will be off of Charlotte Hwy
- Each building will have its own address with unit numbers for each unit
- When DRC approval has been met the attached 911 Address Permit will need to be completed for each building (see attached) and submitted to the Zoning Department. Once their requirements are met they will then forward the 911 Address Permit to me to release 911 Addresses.

Thank you,

Sandra Burton
E-911 Addresser
P.O. Box 1809
Lancaster, SC 29720
Office: 803-416-9325
Fax: 803-313-2152

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D. **EXCEPTIONS AND NON-CONFORMING SITUATIONS:** Any property zoned and used for a single-family residential use, including the single-family residential portion of a property zoned PDD, shall be exempt from the development standards of this subsection (7). When a parcel has a vested right in effect, that parcel may be exempt from certain provisions of this subsection (7), as outlined in Chapter 13 of the UDO. The development standards of this overlay district shall apply to all other properties within the district boundaries as outlined in item (b) of this subsection (7).

E. **DESIGN REVIEW:** All development design and plan reviews, as required by the UDO, shall apply to this subsection (7).

F. **GENERAL REQUIREMENTS AND DEVELOPMENT STANDARDS:**

1. **Building Placement:** All buildings shall front onto a public or private street, or share a frontage line with a square or other similar common open space. The front facade of buildings shall be generally parallel to front property lines when placed along the corridor right-of-way. The following shall also apply:

   i. In general, the setback requirements set forth in § 5.4 of the UDO shall apply. When fronting the corridor right-of-way, the front setback for buildings with a commercial district use may be reduced to a minimum of 25 feet.

   ii. When fronting the corridor right-of-way, buildings shall have access from the front and rear of the building;

   iii. The development of retail commercial centers or villages is favorable over commercial "strip development" in the Highway Corridor Overlay District.

2. **Building Height:** Maximum building height shall not exceed that permitted in the underlying zoning district, set forth in Chapter 5, Density and Dimensional Regulations, of the UDO.

3. **Building Vernacular:** Variation in architecture and materials is required. There shall be no large expanse of blank exterior walls along the corridor. Variation in exterior walls may be achieved through the use of windows, projections, recesses, columns, horizontal and vertical offsets, awnings, canopies, or other architectural features. Rooflines of buildings adjacent to the corridor shall also be varied to add interest and complement the character of surrounding development and neighborhoods. Variation in rooflines may be achieved through the use of gables, eaves, parapets, cupolas, or other architectural features.

4. **Materials:**

   i. Buildings, signs, walls, and other structures within the Highway Corridor Overlay District shall be constructed using quality finish materials (i.e., brick, wood, masonry, stone, concrete siding, or stucco). In general, the use of vinyl, tin, metal and masonry block (except split face/decorative masonry) shall be prohibited on the exterior walls of any building located within this district. Metal is permissible if in combination with other building materials for use as trim, windows, doors, roofing, other architectural elements, and signs. All sides of the building shall comply with this requirement except any side of a building that is not visible from any point on an adjoining road right-of-way. For the purposes of this subsection (7), sides of the building that are screened with landscaping, a fence, or some combination of the two shall be considered to be visible from an adjoining street and must comply with the requirements of this subsection (7).

   ii. Fencing shall be of durable construction using quality material (i.e., brick, stone, other masonry, wood, metal, decorative vinyl, or any combination thereof). The finished side of the fence shall face the corridor right-of-way or other adjacent property. Chain link, welded or woven wire, and other similar fencing are not permitted in the Highway Corridor Overlay District, unless their use is for sports field and recreational complexes. In such conditions, the fencing shall be color coated with a manufacturer

1. Where an undeveloped adjacent parcel exists, a stub out or cross-access easement for future stub out, shall be required to allow for connection to future parking and/or shared driveways; and

2. Where a developed adjacent parcel exists, existing stub outs shall be utilized.

H. PARKING AND VEHICULAR ACCESS:

1. **Off-street Parking:** For buildings fronting on the corridor, off-street surface parking shall be located primarily to the rear of the building it serves. Side yard parking is permissible and shall occupy no more than forty five percent (45%) of the principle corridor frontage line. The following shall also apply:

   i. Side yard parking shall not be placed in an established side yard abutting an intersecting street;

   ii. Where dimensions or topographical constraints of existing parcels restrict the location of off-street parking to the rear of the building it serves, the restrictions on side yard parking may be modified, on a case-by-case basis, by the Zoning Administrator;

   iii. Uninterrupted areas of parking areas shall be limited in size. Parking areas with more than twenty (20) space[s] shall be broken by buildings and/or landscape features as outlined in item (k)(5) of this subsection (7); and

   iv. Parking areas shall be designed to allow pedestrians to safely move from their vehicles to the building.

2. **On-street Parking:** On-street parking is not permitted on the corridor or other public street. On-street parking is permitted on private streets within a retail commercial development where adequate space for parking and maneuvering is provided outside of travel lanes. On-street parking shall comply with the requirements set forth in the latest edition of the SCDOT ARMS Manual.

3. **Parking Count and Dimension Requirements:** The number of parking spaces required and required parking space dimensions shall comply with the provisions set forth in § 11.2 and § 11.4 of the UDO.

4. **Off-street Loading and Unloading Areas:** Off-street loading and unloading areas shall comply with the provisions set forth in § 11.11 and shall be screened from view from all residential use districts and public right-of-way using an opaque screen.

5. **Driveway and Internal Street Standards:**

   i. All newly constructed streets within the Highway Corridor Overlay District shall meet the construction standards of Chapters 13 and 21 of the UDO and Chapter 26 of the Lancaster County Code. The minimum right-of-way and pavement widths shall comply with the provisions set forth in § 26-61 and § 26-65 of the Lancaster County Code. Where applicable, such streets shall also comply with the standards established by SCDOT;

   ii. Private and public roads are as defined in Chapter 13 of the UDO;

   iii. The minimum spacing between driveway accesses to the corridor shall comply with the provisions set forth in item (g) of this subsection (7);

   iv. Curb and gutter shall be required on all newly constructed private streets, drives and parking areas within the Highway Corridor Overlay District and shall comply with the requirements set forth in § 21.11 of the UDO; and

   v. Interconnectivity between adjacent parcels is required when there is not a conflict in use and is subject to the provisions set forth in item (g) of this subsection (7).

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;

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 luminary 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;

15. Any damaged, broken or malfunctioning light fixture or pole shall be repaired or replaced immediately; and

16. A professionally sealed site lighting plan shall be submitted as part of a County site plan review. The County may adjust the standards for the maximum illumination at a property line if it is determined that the design and nature of the adjacent use creates a need to either reduce or increase the maximum illumination. Likewise, the Zoning Administrator may require changes to fixtures to bring the lighting levels into compliance, or as necessary to reduce impact on adjacent properties and street right-of-way.

K. LANDSCAPING, BUFFER YARD, AND SCREENING REQUIREMENTS:

1. General Landscape Requirements:

i. Landscaping shall comply with SCDOT sight distance and sight triangle requirements. Landscaping shall not obstruct or impede traffic safety or obscure traffic signals, signs, or other similar traffic safety devices. Likewise, landscaping 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;

ii. Native species and related cultivars shall be used. In general, all trees and shrubs shall be drought tolerant and locally adapted to the area and shall conform to the requirements in the latest edition of American Standards for Nursery Stock, published by the American Association of Nurserymen;

iii. The use of existing vegetation to satisfy the requirements of this item is permissible. However, supplemental plantings may be required, in addition to native plant material, by the Zoning Administrator;

iv. Vacant commercial parcels shall be landscaped while vacant to stabilize the site and maintain an attractive appearance along the corridor. At a minimum, such landscaping shall include turf grass or other vegetative ground cover to stabilize the soil;

v. Earthen berms may be used to comply with the landscaping, buffer yard and screening regulations of this item provided they comply with all other requirements of this district. Likewise, additional screening in the form of earthen berms (or fencing) may be required, on a case-by-case basis, by the Zoning Administrator. In general, the following shall also apply to earthen berms located within the Highway Corridor Overlay District:

1. Berms shall have a minimum height of three (3) feet and a minimum crown width of eight (8) feet;

2. Berms shall not exceed a maximum height of six (6) feet;

3. If four (4) feet in height or less, a berm shall have a side slope no greater than three to one (3:1). If greater than four (4) feet in height, a berm shall have a side slope no greater than four to one (4:1);

4. Berms shall be designed and constructed with an undulating appearance to mimic the natural topographical features of a site; and

5. The Zoning Administrator may allow an exception to the minimum and maximum height requirements for an earthen berm where topography or other natural site features may justify such an exception.

vi. Plants shall complement the surrounding structures in form, color and height. Compliance of this requirement shall be determined during site plan review by the County; and

vii. Landscaping Completion and Maintenance:

1. Completion: All landscaping shall be installed pursuant to the requirements of this subsection (7) or County approved landscaping plans unless substitutions are approved under the regulations set forth in § 12.13 of the UDO. A certificate of occupancy for any business or use within the Highway Corridor Overlay District shall not be issued until the required landscaping is installed by the property owners, occupants, and tenants or their agents. If agreeable to the County, a certificate of occupancy may be issued prior to the installation of required landscaping provided the owner furnishes a letter of credit, cash escrow, or other guarantee acceptable to the County assuring completion of all landscaping, including labor. Acceptance of any such form of guarantee is at the discretion of the County; and

2. Maintenance: The property owners, occupants, and tenants or their agents shall be jointly and severally responsible for the maintenance of all landscaping. All landscaping required by or installed pursuant to the requirements of this subsection (7) or County approved landscaping plans shall be free of disease and maintained in a healthy condition. All required landscaping shall be kept free of litter and debris, and shall be free of dead, diseased, or severely damaged plants. Likewise, any plants removed as the result of death, disease or damage shall be replaced in a timely manner.

2. **Corridor Frontage Buffer:** A Corridor Frontage Buffer shall be required within the first twenty-five (25) feet of front yard as measured from the edge of the road right-of-way. The following shall apply:

   i. Three (3) canopy trees shall be planted per one hundred (100) feet of corridor frontage and shall be equally spaced on center where possible. Where overhead utility lines exist, five (5) understory trees shall be planted per one hundred (100) feet of corridor frontage instead and shall be equally spaced on center where possible. At installation, canopy trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 10—12′; understory trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 8—10′;

   ii. In addition to the tree requirement, the Corridor Frontage Buffer shall consist of any combination of shrubs, turf grass or other ground cover. In general, no portion of the Corridor Frontage Buffer shall contain bare soil;

   iii. No impervious surface shall be allowed in this area except for streets and driveways connecting to the point of ingress and egress, signs permitted in this subsection (7), or sidewalks when connecting to a site; and

   iv. There shall be no display of merchandise for sale, or other similar display within this area.

3. **Screening and Buffer Yards:** To minimize potential conflicts between zoning districts and/or uses, the screening and buffer yard regulations established in Chapter 12, Landscaping Requirements, of the UDO shall apply. The following shall also apply:

   i. Containers, dumpsters, mechanical equipment, and similar structures shall be located to the rear and/or side of the building it serves. New utility boxes shall also be located to the rear and/or side of the building it serves;

   ii. All containers, dumpsters, mechanical equipment, utility boxes, and similar structures shall be screened from view from all adjacent properties, residential use districts and public right-of-way using an opaque screen;

   iii. Where applicable, containers, dumpsters, and similar structures shall be screened from view, using a semi-opaque screen, from the upper levels of adjacent buildings;

iv. Roof-top mounted mechanical equipment shall be screened to their full height by a parapet or other structure that is complementary to the building in material and color. Ground-mounted mechanical equipment shall be screened to their full height on all sides using an opaque screen;

v. Outdoor vending machines and similar devices shall be located as to limit view from residential use districts and corridor right-of-way;

vi. Stormwater management basins shall be screened from view from the corridor with a continuous evergreen screen as outlined in item (k)(5)(i)(2) of this subsection (7);

vii. Boundary fences or walls as may be permitted in Chapter 12, Landscaping Requirements, of the UDO shall comply with the materials requirements of item (f)(4) of this subsection (7);

viii. Chain link, welded or woven wire, and other similar fencing is not permitted; and

4. **Median & Right-of-Way Landscaping:** In general, there shall be no bare soil between the right-of-way and edge of pavement. At a minimum, this area shall include maintained turf grass. Maintenance is the responsibility of the owner. Additional median and/or street right-of-way landscaping shall be required for retail commercial development or use with a gross indoor floor area in excess of forty thousand (40,000) square feet. This requirement shall also apply to all non-residential portions of a PDD development and all HOA controlled or maintained subdivision entrances. Such additional landscaping shall consist of a combination of trees, shrubs, turf grass or other ground cover as approved by SCDOT and the DRC. The following provisions shall apply:

i. All landscape improvements shall be approved by SCDOT, and shall comply with the requirements set forth in the latest edition of the SCDOT ARMS Manual;

ii. An encroachment permit with SCDOT shall be required for any landscape work performed within a public street or highway right-of-way;

iii. Median improvements shall include the entire width of the median, not just the side adjacent to the commercial development. At a minimum such improvements shall extend the full length of the proposed commercial development. However, in some cases SCDOT may require median improvements to extend to the nearest median crossover;

iv. Landscape improvements shall comply with SCDOT sight distance and sight triangle requirements. Any sight obstruction determined by the County or SCDOT shall be corrected immediately; and

v. Irrigation shall be required as determined necessary by SCDOT, per the latest edition of the ARMS Manual;

vi. As required by SCDOT, applicants shall furnish, install, and maintain all plantings. Applicants shall be responsible for perpetual maintenance of all vegetation (and irrigation when applicable) within the right-of-way that is contiguous with the landscape improvements. SCDOT shall not be responsible for providing water, fertilizer, labor, materials, or maintenance within the landscaping limits of the right-of-way;

5. **Parking Area Landscaping and Screening:**

i. Perimeter Parking Area Planting:

1. A perimeter landscape strip with a minimum width of eight (8) feet shall be required on all sides of parking areas. This area shall not be located within the required Corridor Frontage Buffer;

2. A continuous evergreen shrub screen is required within the perimeter landscape strip. Evergreen shrubs shall be at least thirty-six (36) inches in height with a

minimum spread of twenty-four (24) inches at time of planting, and shall be spaced no more than five (5) feet on center. Shrubs shall have an average mature height of six (6) feet. A masonry wall, three (3) feet above ground level, may be used in place of a continuous evergreen shrub screen. Such perimeter screen may be penetrated for ingress/egress, including stub out and shared drive easements;

3. Canopy trees shall line the perimeter of all parking areas and shall be spaced no more than 40′ on center. At installation, canopy trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 10—12′. Where overhead utility lines exist, understory trees shall be planted instead and shall be spaced no more than 25′ on center. Understory trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 8—10′. All trees shall have all limbs trimmed at least six (6) feet above ground level;

4. No less than a minimum of one (1) tree planting area shall be provided for every ten (10) parking spaces. Additionally, a tree planting area shall be provided at both ends of all parking aisles. Each tree planting area shall be a minimum of two hundred (200) square feet in area, being at least ten (10) feet in width, and shall be edged with a curb at least six (6) inches in height. Each tree planting area shall be planted with one (1) canopy tree shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 10—12′. Where overhead utility lines exist, understory trees shall be planted instead and shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 8—10′. In addition to the tree requirement, each tree planting area shall consist of any combination of shrubs, turf grass or other ground cover so that no portion of the tree planting area shall contain bare soil. Where sight lines may not permit shrubs, tree planting areas shall contain turf grass or other ground cover. Shrubs in tree planting areas shall be maintained at a maximum height of thirty (30) inches. All trees shall have all limbs trimmed at least six (6) feet above ground level;

5. The landscaping requirements of this item (k)(5) shall not be used to meet any other landscaping, buffer yard or screening requirements of the UDO; and

6. Parking areas with less than twenty (20) spaces shall not be subject to the provisions of this item (k) (5) of this subsection (7).

6. Lists of Recommended Trees and Shrubs: The following lists are the recommended trees and shrubs for the Highway Corridor Overlay District. Plants were selected for inclusion on these lists according to their general suitability for the climate and soil conditions of this area, ease of maintenance, tolerance of area conditions, and availability from area nurseries. If an introduced species has proven highly effective in this area, it too may be a proper selection. However, plants not included in the following lists shall be approved by the DRC or Zoning Administrator prior to installation.

Matt Fisher
Credit Sales Manager
mfisher@res.us

D 843.619.4470
C 239.872.1678
F 843.973.3395

Resource Environmental Solutions, LLC
701 East Bay Street, Suite 306
Charleston, SC 29403
www.res.us

LANCASTER COUNTY PLANNING DEPARTMENT

To:	Steven Blackwelder, Lancaster County Fire Marshal Sandra Burton, Lancaster County Public Safety Communications Kenneth Cauthen, Lancaster County Chief Zoning Official Darin Robinson, Lancaster County Deputy Building Official
From:	Andy Rowe/Elaine Boone
CC:	File
Date:	9/1/2016
Re:	DRC-016-026- Ballantyne Moving and Storage

Comments: **Please find attached…**

The DRC meeting will be held Tuesday, September 27 at 9:00 AM. Let us know if you have any questions.

Thanks…

Lancaster County South Carolina

Distributed 9/1/16 AR

JONES CIVIL DESIGN
Civil Engineering | Land Solutions
334 Sandymead Road
Matthews, NC 28105
Ph: (704) 412-8523

LETTER OF TRANSMITTAL

DRC-016-026
9:00am
9-27-16

TO LANCASTER COUNTY
PLANNING DEPARTMENT
101 N. MAIN STREET
LANCASTER, SC 29720

DATE:	08/22/16	JOB NUMBER:	16052
ATTENTION:	JUDY BARRINEAU		
RE:	BALLANTYNE MOVING & STORAGE		
	(NEW PROJECT)		
	DRC SUBMITTAL		

WE ARE SENDING YOU ☑ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS:

☐ SHOP DRAWINGS ☐ REPORT ☑ PLANS ☐ CALCULATIONS ☑ APPLICATIONS ☐ SPECIFICATIONS

☐ COPY OF LETTER ☐ DISK ☑ OTHER CHECK

COPIES	DATE	NO. of PAGES	DESCRIPTION
5	Aug 22, 2016	3	PRELMINARY SITE, UTILITY, AND LANDSCAPE PLANS
1	Aug 22, 2016	4	DRC APPLICATION / CHECKLIST
1	Aug 22, 2016	1	NOTARIZED AGENT AUTHORIZATION FORM (FROM PROPERTY OWNER)
1			CD WITH PDF OF PLANS

THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ FOR APPROVAL ☐ APPROVED AND SUBMITTED ☐ RESUBMIT _____ COPIES FOR APPROVAL

☐ FOR YOUR USE ☐ APPROVED AS NOTED ☐ SUBMIT _____ COPIES FOR DISTRIBUTION

☐ AS REQUESTED ☐ RETURNED FOR CORRECTIONS ☐ RETURN _____ CORRECTED PRINTS

☑ FOR REVIEW AND COMMENT ☐ OTHER _____

REMARKS:

PLEASE FIND, ATTACHED, ITEM(S) LISTED ABOVE.

LET ME KNOW IF YOU HAVE ANY QUESTIONS OR IF YOU REQUIRE ADDITIONAL INFORMATION.

CORDIALLY,

COPY TO: FILE

C. Matthew Jones, P.E.

RECEIVED 8-23-16

RECEIVED 8-23-16

Lancaster County
South Carolina

COMMERCIAL/INDUSTRIAL DEVELOPMENT REVIEW COMMITTEE CHECKLIST

1. General Information: **YES** **NO**

Name of Applicant: Hawk Properties, LLC (c/o Greg Causey)

Contact email of Applicant: Greg@BallantyneMoving.com

704-544-1800 Telephone # of Applicant:

N/A Total acreage ofland to be subdivided ✓

Existing and proposed use of all lots (Label tax parcel/zoning info for adj. property) ✓

Submit digital copy to Judy Barrineau of the preliminary plan (24x36) minimum, (pdf format) ✓

Four (4) hard copies (Turn into Planning Dept. for them to distribute to Planner in Charge, Fire Marshal, Zoning, and E-911 Addressing (Plans must be assembled and folded) ✓

One CD (PDF format) for fire commission of site plan (S. Blackwelder) ✓

2. Existing Conditions:

Zoning classification of proposed development and adjacent areas ✓

Location of adjoining property lines ✓

Size and location of existing sewers, water mains, drains, culverts, or other underground facilities within any road right-of-way on or adjacent to the site ✓

Location of all central water and sewer lines within 1000 feet of the site ✓

Acreage labeled for property & adjacent properties ✓

3. Proposed Conditions:

Proposed road layout (road right-of-ways) and public crosswalk locations ✓

Layout of all lots, including: area, setback lines, scaled dimensions, lot and block numbers, and utility easements with width and use ✓

Designation of all land to be reserved for public use ✓

Number of proposed lots N/A

Total length of proposed roads N/A

Location of fire hydrants ✓

Include landscaping plans ✓

Traffic Study: If required: UDO, Ch 13, Section 13.7.10.1 Subsection (c) N/A

4. Restricted Covenants:

Are there restricted covenants or deed restriction? Please attach a copy NO (N/A)

5. If applicant doesn't own the property please submit a notarized letter stating who will conduct business on their behalf. ✓

6. Do you comply with the Highway Corridor Overlay District Regulations? ✓

7. If any of the above items are not included in your proposal please explain why:

_____

_____

8. DEADLINE: 2nd and 4th Tuesday of the Month. The Development Review Committee will meet the following month on Tuesday or Thursday in the Lancaster County Administrator's Office Conference Room. You will be notified of the scheduled DRC meeting date and time by the Planning Department- Judy Barrineau.

Planning Office Use Only:

1. Planning Department -E-mail (PDF) Format Final Revision & CD for Kevin Granata -Autocad 2000
2. Date Received: 8/23/16
3. Received By: ----------
4. Date of Meeting Scheduled: 9/27/16 9:00am
5. Fee amount$ 75.00 Cash or Check (Checks made payable to Lancaster County)

   X Paid Not Paid

Planners Complete Only:

1. Does applicant have all items addressed on site plan?_____
2. After the DRC meeting comments/revisions must be made to the original submitted digital plan and resubmit to the Planner in charge of the DRC application. It is the responsibility of the applicant to re-submit the plan with changes to the proper agency including a digital and hard copy to the Planner in charge of the project. Once the agencies have reviewed the changes, they will submit to the Planning Dept. an e-mail stating that all changes have been made and meet the County/State requirements.
3. Letter DHEC/Approving Storm Water Prevention Plan
4. Copy of encroachment permit from SCDOT
5. If applicable for Highway Conidor Overlay District -Copy of landscaping permit from SCDOT
6. After receiving an email from the local agencies in regards to the comments addressed, the Planning Department will forward an e-mail to Steve Yeargin (Building Official), Darin Robinson (Deputy Building Official), Sharon Ray (Administrative Assistant Building Dept.) and Kenneth Cauthen (Zoning Official) stating that the applicant can apply for permits.

The following is a list of the contact persons/agency for the DRC:

Steve Yeargin, Building Official - syeargin@lancastercountysc.net (803) 285-1969

Darin Robinson, Deputy Building Official – drobinson@lancastercountysc.net (803) 285-1969

Kenneth Cauthen, Zoning –kcauthen@lancastercountysc.net *Paper Copy (803) 416-9777

Clay Catoe, EMS – ccatoe@lancastercountysc.net		(803) 283-4134
Seth Rodgers, LCNGA - sethrodgers@comporium.net		(803) 285-2045
James Hawthorne, LCWSD - james.hawthorne@lcwascl.org		(803) 285-6919
Barry Faile, Sheriff- bfaile@lacoso.net		(803) 283-3388
Sandra Burton, E-911 Addresser- sburton@lanc911.com	*Paper Copy	(803) 416-9325
DHEC - Erosion Control www.scdhec.com		(803) 898-3432
Vic Edwards- SCDOT - EdwardsVM@scdot.org		(803) 385-4240
Stephen Blackwelder - Fire Marshal - sblackwelder@lancastercountysc.net		(803) 283-8888
Planner in charge of project - Paper Copy		(803) 285-6005

*Note: For the E-911 Coordinator she needs a one page document that shows lot configuration, ingress egress, road names and length of roads.

Disclaimer: It is the responsibility of the applicant to submit a complete commercial development review committee application by the scheduled deadline. The Planning Department has the right to not accept or process an incomplete application.

Withdrawal of an application with the Lancaster County Planning Department:

A written notification letter needs to be submitted to the Lancaster County Planning Department either by mail (Attention: Planning Department/Judy Barrineau, P.O. Box 1809, Lancaster, SC 29721) or by email to jbarrineau@lancastercountysc.net. If we do not receive the written notification letter, the Planning Department will not withdraw the application from the agenda. The application fee is non-refundable. Once the application is withdrawn, it is the applicant's responsibility to fill out a new DRC application if they would like for the application to be placed back on an agenda at a later time. The deadlines are still the same dates that are on the DRC Application form.

Rev: 01/13/16

Douglas M. Moss
8980 Charlotte Highway
Indian Land, SC 29707

August 22, 2016
VIA ELECTRONIC MAIL

RE: Authorization Letter for land development permits at 8980 Charlotte Highway, Indian Land, SC 29707

I, DOUGLAS M. MOSS, the Owner of the property located at 8980 Charlotte Highway, Indian Land, SC 29707 hereby authorize GREG CAUSEY to act as an Agent on my behalf to apply for and/or obtain Land Development permits through Lancaster County Planning, S.C. D.O.T., and S.C. D.H.E.C for the construction of a light-industrial project on the subject property.

Douglas M. Moss
(Printed Name)

Douglas M. Moss
(Signature)

8-22-2016
(Date)

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

I, Mary Hyatt, a Notary Public, certify that Douglas M. Moss, personally appeared before me this day and acknowledged the due execution of the foregoing agreement.

WITNESS my hand and notarial seal, this the 22 day of August, 2016

Mary Hyatt
Notary Public
My commission expires: 5-2-2024

SIGN IN SHEET

Date: 9/27/16

Meeting Time: 9:00am

DRC: 016-026 (Ballantyne Moving & Storage)

Please list name and email address:

Name	E-Mail Address
Andy Rowe	arowe@lancastercountysc.net
Blair Boone	eboone@lancastercountysc.net
MATT JONES	MATT@JONESCIVILDESIGN.com
GREG CAUSEY	Greg@ballantynemoving.com
Kenneth Cauthen	kcauthen@lancastercountysc.net
STEPHEN BLACKWELDER	sblackwelder@lancastercountysc.net
JAMES HAWTHORNE	JAMES.HAWTHORNE@LCUASD.ORG

Lancaster County
South Carolina

LANCASTER COUNTY DEVELOPMENT REVIEW COMMITTEE

Tuesday, September 27, 2016
Lancaster County Historic Courthouse - 2nd Floor
100 N. Main St., Lancaster South Carolina 29720

9:00 a.m.

Discussion Item: DRC-016-026 (Ballantyne Moving & Storage)

Anyone requiring special services to attend this meeting should contact 285-1565
At least 24 hours in advance of this meeting.
This agenda is not inclusive of all matters that may be discussed.
Lancaster County Planning Commission agendas are posted at the
Lancaster County Administration Building.