Lancaster County
DEVELOPMENT REVIEW COMMITTEE
October 11, 2016
MINUTES

Subject: AAA Car Care Centers
DRC- 016- 027
Time of Meeting: 9:00 a.m.
Date: 10-11-16

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

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

November 8, 2016

RE: AAA Car Care Centers
From the Lancaster County Development Review Committee

Mr. Gene Hinkle,

Thank you for attending the Development Review Committee (DRC) meeting on Tuesday, October 11th regarding the proposed AAA Car Care Center located in Indian Land. Please see the comments below:

LANCASTER COUNTY WATER AND SEWER DISTRICT

- An SCDOT Encroachment Permit application will need to be completed for the water tap on Hwy. 521.
- Only one tap shall be made to the existing 12" waterline on Hwy. 521. The irrigation line will need to "tee" from the proposed domestic line (before each meter, just at the property line).
- The 1 ½" double check valve assembly (DCVA) backflow device needs to be shown behind the 1 ½" meter.
- An oil/grease separator (minimum 1,000 gallons) needs to be shown on the utility site plan. No domestic flow shall discharge into the oil/grease separator.
- Label existing 18" sewer forcemain, shown just south of the site.
- Label existing 12" waterline, shown along Hwy. 521.
- No shrubs or trees shall be planted on top of water meters, water lines, sewer lines, and cleanouts.
- Label the existing manhole as SSMH 8, where the existing sewer cleanout is shown for AAA. Show the as-built data (from the Lowe's development) for the MH.
- Show location of proposed fire hydrant on the existing 12" waterline on Hwy. 521 that complies with the Fire Marshal's distance requirements.

LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS

- The address for this site will be off Charlotte Hwy
- 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.

LANCASTER COUNTY BUILDING DEPARTMENT

- *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.
- All construction/design submittal to be compliant to 2015 I-codes editions, 2014 NEC, 2009 IECC and 2009 ANSI.
- Required accessibility at building entrances, parking and all building elements per 2009 ANSI 117.1 & Ch. 11 IBC

LANCASTER COUNTY FIRE SERVICE

- See Attachment.

LANCASTER COUNTY PLANNING DEPARTMENT

- Need sign elevations, please submit elevations inside plan set
- Sidewalks in front of building within frontage buffer
- Provide DHEC SWPPP Approval Letter
- Need approval from Jeff Catoe (public works director) for access to Lengers Way

LANCASTER COUNTY ZONING DEPARTMENT

- Handicapped parking spaces not depicted on site plan with dimensions. Footnotes reference 31 spaces, 25 noted on site plan not counting handicapped, six handicapped spaces not needed, maybe three at the most, where are other spaces?
- Signage to be permitted separately. Building elevations meet Highway Overlay requirements.
- Canopy and understory trees must be 2.5 in. caliper.

SCDOT

- need to install a "pork chop" island in the right in/right out drive along 521.

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

SIGN IN SHEET

Date: 10-11-16

Meeting Time: 9 AM

DRC: 016-027 AAA Car Care Centers

Please list name and email address:

Name	E-Mail Address
Nick Cauthen	ncauthen@lancastercountysc.net
GENE HINKLE	GHINKLE@CSS-ENG.COM
STEVE YEARGIN	SYEARGIN@LANCASTERCOUNTYSC.NET
Kenneth Cauthen	kcauthen@lancastercountysc.net
JAMES HAWTHORNE	JAMES.HAWTHORNE@LCWASD.ORG
STEPHEN BLACKWELDER	sblackwelder@lancastercountysc.net

FIRE MARSHAL COMMENTS

The proposed building size(8273 SF) does not require sprinkler protection.

No fire alarm is planned.

A Knox Box is recommended but not required unless a fire alarm is present. I will be the contact for ordering and installation instructions for the box

Fire Extinguishers must be installed per NFPA 10 2013 Edition

No speed bumps, humps, or the like are allowed for new construction

Fire Hydrant- all portions of the perimeter of the building must be within 500 feet of a fire hydrant

If a private hydrant meets this requirement- written permission for use must be provided from the hydrant owner

If new private hydrant(s) are installed, they must be painted silver.

We discussed along with James Hawthorne some hydrant location options. I will need a proposed location on a site plan for approval.

The International Fire Code (IFC) 2015 Edition will apply

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 10 plus 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 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 very 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 is determinant by submittal of full construction drawings which must include a Code Summary, Life safety plan, and all Engineer design criteria.