

Lancaster County
DEVELOPMENT REVIEW COMMITTEE
October 25, 2016
MINUTES

Subject: Dollar General

DRC- 016- 031

Time of Meeting: 9:00 a.m.

Date: 10-25-16

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; news@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: Dollar General
From the Lancaster County Development Review Committee**

Mr. Adam Dew,

Thank you for attending the Development Review Committee (DRC) meeting on Tuesday, October 25th regarding the proposed Dollar General located in Lancaster. Please see the comments below:

LANCASTER COUNTY WATER AND SEWER DISTRICT

- Include a vicinity map on the utility site plan.
- Label the proposed (3/4"?) meter and show and label a (3/4"?) DCVA backflow device behind the meter.
- Show and label the discussed irrigation meter and its RPZ backflow device, adjacent to the proposed domestic meter (only one tap on the existing waterline under Edgeport Dr., for both services).
- Include the attached "Taps on Existing System Notes" on the utility site plan.
- No trees/shrubs shall be placed within 10' of water and sewer infrastructure that will interfere with access and maintenance.
- Sewer service will need to connect to existing manhole on Edgeport Dr. and a proposed invert in for service will need to be provided.
- Label sewer service line size and show as Sch. 40. Cleanouts to be spaced no more than 80' apart.
- Label 8" existing waterline on Airport Rd. and show 8" size for existing sewer line along Airport Rd. and Edgeport Rd.

LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS

- The 911 Address will be issued from Airport Rd.
- The attached 911 address permit will need to be completed and submitted to the Zoning Dept. upon approval of DRC; Zoning will then forward the permit to me with their signature, I will then be able to issue the address.
- We will also need a CAD file showing the building to add to our map.

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
- New building submittal assumed to be metal building type II construction for preliminary study and comments

LANCASTER COUNTY FIRE SERVICE

- See Attachment.

LANCASTER COUNTY PLANNING DEPARTMENT

- Sidewalks in front of building within frontage buffer
- Provide DHEC SWPPP Approval Letter
- No less than a minimum of 1 landscape island shall be provided for every 10 parking spaces.
- Need a gate on dumpster

LANCASTER COUNTY ZONING DEPARTMENT

- Dumpster screening is required. Screening must be opaque, vinyl slats, masonry, or wood. Open side shall not be visible from the street. Signage to be permitted separately. Building elevations meet Highway Overlay requirements.
- Signage to be permitted separately.
- Landscaping acceptable as depicted. Trash containers must be placed in front of the store. This department has had major problems and complaints regarding trash in parking lots all around the Dollar General Stores. Employees have stated that Dollar General Management will not permit a trash container outside the store.
- Zoning approval will not be given for non placement of containers when requesting a CO.
- Stormwater Permit from DHEC required.

SCDOT

- We would like to see shared access (closing all existing accesses) between the existing DG and proposed DG location along Airport Rd (S-29-25)
- Edgeport Drive (S-29-374) would need to be rebuilt to handle truck traffic from the proposed DG access to Airport Rd.

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,

A handwritten signature in black ink, appearing to read "Nick Cauthen", with a long horizontal flourish extending to the right.

Nick Cauthen
Lancaster County Planning Department

ecc: Lancaster County DRC members



SIGN IN SHEET

Date: 10-25-16

Meeting Time: 9:00 AM

DRC: Dollar General 016-031

Please list name and email address:

Name

E-Mail Address

Nicholas Caithen

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Andy Rowe

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David Gamble III

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Darin Robinson

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Kenneth Caithen

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ADAM DEW

ADAM@E3ENGINEERING.ORG

JAMES HAWTHORNE

JAMES.HAWTHORNE@LWASD.ORG

Development Review Committee Notes- Commercial

Project Name Dollar General

DRC meeting date October 25th - 9 AM

Existing Conditions-

- No burning of existing structures
- Mulching/hauling away of vegetative debris is required (only burned in R-45 Zoning)

Building Size 10,640 SF Building Classification B # of Floors 1

IF there is Sprinkler Protection it must meet- NFPA 13 2013 Edition

- FDC must be remote from the building at an approved location
- 2 1/2" Siamese for FDC
- Fire hydrant must be within 100 feet of FDC (measured as hose is laid)
- KNOX caps are required for the FDC

If there is a Fire Alarm it must meet NFPA 72 (2014)

- Knox Box is required- Minimum 3200 Series Box

Fire Extinguishers installed per NFPA 10 (2013)

General- International Fire Code (2015)

- All portions of the perimeter of the building must be within 500 feet of a working fire hydrant. (Measured as the hose is laid)
- The hose pull requirement of 150 feet is met by the proposed location
- Fire department access roads no less than 20 feet wide
- Access during construction must be in place prior to vertical construction and maintained throughout construction
- Fire hydrants must be in place and accessible prior to vertical construction and access maintained
- Private Hydrants- barrel painted silver and maintained by owner
- No speed bumps, humps, tables, etc. are allowed
- Access to gated areas is required

Project Specific Comments- _____

- _____
- _____
- _____
- _____

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.