



Lancaster County  
Planning Department  
P. O. Box 1809  
Lancaster, SC 29721  
803.285.6005  
planning@lancastercountysc.net

June 12, 2023

Jason Dolan  
Timmons Group

Charlotte, NC

|                       |                          |
|-----------------------|--------------------------|
| <b>Project Number</b> | 20230695                 |
| <b>Project Name</b>   | Tommy's Express Car Wash |
| <b>Location</b>       | 168 Fort Mill Highway    |
| <b>Stage</b>          | Conditional Use          |
| <b>Parcel(s)</b>      |                          |
| <b>Status</b>         | Not Approved             |

Dear: Jason Dolan

We have completed our review of the plan identified above. The comments listed on the attached report must be addressed and revised plans submitted with a response letter.

If the attached comments require changes to the plans, please submit the requisite number of sets, along with a pdf of the plan set on a CD, to the Lancaster County Planning Department.

Once revised plans are received, they will be submitted to staff for review.

\*Please be aware that plans will not be routed for review without a response letter\*

Sincerely,

## Plan Review Comments

**County Engineer - Stephen Blackwelder - 8035482406**  
**sblackwelder@lancastersc.net**

**Not Approved**

**Review Comments:**

General Comments:

1. The preliminary nature of this plan does not provide adequate detail to formally comment, but the following are items of note from the information given. More detailed comments will be forthcoming during the civil plan review.
2. The project is within the Panhandle Highway Corridor Overlay District.
3. A Traffic Impact Analysis (TIA) (or a letter from a Traffic Engineer certifying that less than 50 cumulative peak hour trips will be generated) will be required for this project. Any recommended traffic improvements on site and off site will need to be adhered to.
4. All BMP ponds will need an access area at least 10' wide. This access can be at a slope not greater than 4(H) to 1(V) for maintenance equipment to get to the pond.
  - a. The BMP pond should be adequately sized to meet the requirements for the total expected developed conditions for the project
5. If there is a well on this site, it must be closed according to SC DHEC standard procedures for closing wells.
6. The internal curb radius from the pay station area toward the wash tunnel looks very tight. It scales at about 11.5 feet.
7. Is SCDOT okay with a full access driveway from this site? SCDOT Encroachment permit will be needed. The driveway will need to align with the existing Lowes Home Improvement drive across SC 160.
8. Have you considered angled vacuum stalls to make access and traffic flow better?
9. The parking spaces for the future building (office) are called out to be 9' X 18'. They must be at least 9'-6" wide.

**Fire Marshal - John Magette - 8032838888**  
**jmagette@lancastersc.net**

**Not Approved**

**Review Comments:**

1. This is a review for the conditional use only. A more detailed review will be completed at civil submission.
2. All dead end fire apparatus access roads must have an approved turn around. See IFC Appendix D for a list of approved turnarounds. The shown turnaround will not be approved.
3. All buildings must be within 500 feet of a fire hydrant, measured as an apparatus would lay hose.
4. Use the attached turning report to provide an auto turn exhibit showing how a fire apparatus can negotiate turns

**LC Water & Sewer District - Erin Evans - 8032856919**  
**eevans@lcwasd.org**

**No Review Done**

**Review Comments:**

LCWSD is a separate entity from the County. We have our own submittal requirements. Please check our website, [www.lcwasd.org](http://www.lcwasd.org), under the Developers tab for our policies and procedures.

The developer must submit 2 sets of hard copy water and sewer plans directly to LCWSD, adhering to the LCWSD Water & Wastewater Extension Policy.

**SCDOT - David Gamble - (803) 385-4280**  
**GambleDD@scdot.org**

**Approved**

**Review Comments:**

Driveway ingress and egress must align with the access across the street.

Restriping of SC160 will be evaluated during the encroachment permit process.

This review is a general access location review only and does not include required driveway widths, radius returns, pavement design or any other details.

**Planning - Matthew Blaszyk - 803-285-6005**  
**[mblaszyk@lancastersc.net](mailto:mblaszyk@lancastersc.net)**

**Not Approved**

**Review Comments:**

- Will the site be phased or will both the carwash and office building/parking lot be built at the same time?
  - The required wall located along the drive through is not shown on the plan.
  - The distance from the property line to the proposed monument sign needs to be shown on the plan.
  - The entrance still does not seem to be centered with the Lowe's entrance across the street.
  - Will the parking area with vacuum stalls be gated?
  - o Parking lot for office building still lacks required landscaping.
  - Required bike parking missing on plan. 1 per 10,000 SF of gross floor area, 3 minimum. UDO 7.2.6.
  - Please mark the existing well on the site plan.
  - Please show the calculations and mark the area for the required 10% open space on the plan. This area cannot include any area within a floodplain or stormwater BMP zone.
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