



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

June 10, 2024

Donna Hagins
DH
2583 Kershaw Camden Highway
Lancaster, SC 29720

Project Number	20240910
Project Name	McClure Collision Center
Location	9868 Harrisburg Road
Stage	Conditional Use
Parcel(s)	0005-00-100.05 & 0005-00-100.0
Status	Not Approved

Dear: Donna Hagins

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

Approved

Review Comments:

Advisory Comments:

No land disturbance noted on plans.

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

Conditional

Review Comments:

1. Permits for fire suppression system for paint booth will be required.
2. The building will be required to be sprinkler protected if it will be used to repair commercial vehicles.

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

No Review Needed

Review Comments:

This site already has water and sewer service.

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

Conditional

Review Comments:

Bring the driveway to current standards, 30' throat with 30' radial returns.

A full review for compliance with the SCDOT ARMS manual will be conducted when the SCDOT permit is applied for.

Planning - Matthew Blaszyk - 803-285-6005
mblaszyk@lancastersc.net

Not Approved

Review Comments:

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. (UDO 4.3.2.F.3).

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. 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 the Highway Corridor Overlay District. (UDO 4.3.2.F.4.a)

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 fields and recreational complexes. (UDO 4.3.2.F.4.b).

Sidewalks shall connect to existing pedestrian circulation of adjacent parcels where not restricted by topography or other existing site features (UDO 4.3.2.5.iii). Please show a sidewalk stub to the adjacent commercial development behind the building (Taco Bell).

Off-street loading and unloading areas shall comply with the provisions set forth in Chapter 7 and shall be screened from view from all residential use districts and public rights-of-way using an opaque screen. (UDO 4.3.2.G.4)

Perimeter Parking Area Planting: i. A perimeter landscape strip with a minimum width of 8 feet shall be required on all sides of parking areas (UDO 4.3.2.J.6.a.i).

A continuous evergreen shrub screen is required within the perimeter landscape strip. Evergreen shrubs shall be at least 36 inches in height with a minimum spread of 24 inches at time of planting, and shall be spaced no more than 5 feet on center. Shrubs shall have an average mature height of 6 feet. A masonry wall, 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;

Canopy trees shall line the perimeter of all parking areas and shall be spaced no more than 40 feet on center. At installation, canopy trees shall have a minimum caliper of 2.5 inches when measured 6 inches above ground with a minimum height of 10-12 feet. Where overhead utility lines exist, understory trees shall be planted instead and shall be spaced no more than 25 feet on center. Understory trees shall have a minimum caliper of 2.5 inches when measured 6 inches above ground with a minimum height of 8-10 feet. All trees shall have all limbs trimmed at least 6 feet above ground level; (UDO 4.3.2.J.6.a)

No less than a minimum of one tree planting area shall be provided for every 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 200 square feet in area, being at least 10 feet in width, and shall be edged with a curb at least 6 inches in height. Each tree planting area shall be planted with one canopy tree shall have a minimum caliper of 2.5 inches when measured 6 inches above ground with a minimum height of 10-12 feet. Where overhead utility lines exist, understory trees shall be planted instead and shall have a minimum caliper of 2.5 inches when measured 6 inches above ground with a minimum height of 8-10 feet. 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 30 inches. All trees shall have all limbs trimmed at least 6 feet above ground level; (UDO 4.3.2.J.6.a)

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.(UDO 4.3.2.J.6.a).

Open Space: A minimum of 10 percent of the site must be devoted to usable open space which may include greens, unaltered natural features, or other similar areas not covered by impervious surface as required in Chapters 2, 3, and 8 of the UDO. Required setbacks and buffer yards may be included in calculating this requirement.(UDO 4.3.2.L.1)

A. Outdoor Vehicle Storage: No outside storage of junk vehicles or parts shall be permitted unless a permit for an outdoor storage yard is also obtained. No vehicles awaiting work or pickup shall be located closer than 5 feet to any adjoining property line, within a required landscape area, or in any right-of-way. (UDO 5.8.7)

C. Noise: No noises resulting from the repair, maintenance, or body work of a motor vehicle shall be audible at or beyond the property line between 8 PM and 8 AM the following morning. Intercom/sound systems shall not be audible at or beyond the property line. D. Repair Work: All repair work shall be conducted entirely within an enclosed structure; car wash activities may be done outside when all requirements of stormwater management are met. (UDO 5.8.7)

Please depict a stub out to the adjacent Tax Map Number 0005-00-100.06 on the plan (UDO 4.3.2.G.e)

Required Screen Along Streets: Parking lots shall be screened from sidewalks and streets (public and private) by a semi-opaque screen to an average height of 3 feet, along with canopy trees planted with a maximum spacing of 40 feet on center, for screening of car lights and glare. (UDO 7.1.4.C)

Effective screening devices may include decorative brick walls, wood fences, earth berms, architectural features (e.g., facade extension, pergolas) and tight evergreen hedges which shall reach the required height within two years of planting, or any combination of the above. (UDO 7.1.4.C)

The height of the screen, except for trees, shall not exceed 4 feet at any time. (UDO 7.1.4.C)

The minimum number of trees shall be 1 canopy tree per 10 parking spaces (UDO 7.1.4.D). Please reflect this on your resubmittal.

All trees and plantings shall be in planting areas or landscape islands, protected by curbs or wheel stops, with a minimum area of 180 square feet and a minimum width of 10 feet. (UDO 7.1.4.D)

Parking lot islands or planting areas with a minimum of 1 canopy tree or 2 understory trees shall be placed at the end of every row of parking. (UDO 7.1.4.D)

All parking areas and landscaped islands shall either be curbed using a vertical curb or wheel stops. Curbing may be discontinuous or perforated allowing stormwater to enter landscaped areas constructed for bioretention (rain gardens). Where bioretention areas are constructed, wheel stops may be used in place of curbing. Where landscaping is above grade, curbing must be continuous to prevent landscaping material from eroding into the parking area. (UDO 7.1.4.e)

Advisory Comments:

Our signage submittal process is a separate submittal through our Zoning Department. Information on sign standards in the Highway Corridor Overlay District can be found in section 4.3.2.H of the UDO.

Information for lighting plans in the Highway Corridor Overlay can be found in section 4.3.2.I of the UDO.

Screening requirements of the Highway Corridor Overlay District are listed below:(UDO 4.3.2.J.3).

- a. Containers, dumpsters, mechanical equipment, and similar structures shall be located to the rear and/or side of the building they serve. New utility boxes shall also be located to the rear and/or side of the building they serve;
- b. 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;
- c. Where applicable, containers, dumpsters, and similar structures shall be screened from view, using a semi-opaque screen, from the upper levels of adjacent buildings;
- d. 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;

Please submit a photometric lighting plan at the Civil Plan stage. Lighting is required in the GB zoning district. (UDO 6.3 and 7.3)
