

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE #849

AN ORDINANCE TO AMEND THE UDO TO MODIFY REGULATIONS OF
SECTION 13.7.12.3, FIRE HYDRANTS, AND
SECTION 13.7.8.9, ONE ACCESS SUBDIVISION,
TO REDUCE THE DISTANCE SEPARATION FROM A HYDRANT,
AND
TO ADD LANGUAGE TO SECTION 13.8.3, FINAL PLAT, REGARDING EMERGENCY ACCESS
TO GATED COMMUNITIES

WHEREAS, the Needs Assessment Committee was concerned about having access when emergencies occur at gated communities; and

WHEREAS, there are no gated communities in Lancaster County at this time, but have several in the planning stages; and

WHEREAS, staff representing all emergency services in the county felt that a set of requirements is needed that will be effective for those in the planning stages and any that may be built in the future; and

WHEREAS, the Planning Commission recommended approval by a vote of 5-0.

NOW, THEREFORE, BE IT ORDAINED by the Lancaster County Council that Sections 13.7.12.3, Fire hydrants, 13.7.8.9, One Access Subdivisions (a) (1), and 13.8.3, Final Plat, shall be amended (changes in bold) as follows:

Section 13.7.12.3 Fire hydrants.

Fire hydrants shall be required for all subdivisions except where individual wells are used or a water main of less than six-inch diameter is permitted. No portion of any structure shall be located more than **500 feet** from a fire hydrant and shall be approved by the applicable fire protection entity. To avoid future road cutting, all underground utilities for fire hydrants, together with the fire hydrants themselves and all other supply improvements shall be installed before any final paving of a road shown on the subdivision plat.

Section 13.7.8.9 One access subdivisions.

Development of any subdivision which will result in one hundred fifty (150) or more dwelling units dependent on a single point of access shall require the provision of a second means of ingress/egress. The planning commission may increase the number of dwelling units allowed with only one point of access up to 300 dwelling units if design features are provided to accommodate the traffic and reduce safety concerns brought about by the additional dwelling units.

a. All one access subdivisions shall adhere to the following requirements:

1. No structure shall be located more than **(500)** feet from a **six (6") inch** fire hydrant. The **500-foot** length shall be measured from the **six (6") inch** fire hydrant to the rear of the structure. A fire hydrant requires a six-inch water main.

Section 13.8.3, Final Plat

r. Emergency Access to Gated Communities

- 1. The following notes re required on the Final Plat for gated Communities**
 - a. Note on Final Plat stating the development is a gated community.**
 - b. The developer will be required to install and maintain a system similar to/or the “Click 2 Enter” system. This system is designed to use the emergency vehicles radio equipment to activate a sensor at the entrance and open the gate. The controller would be purchased and maintained by the developer of the gated community.**
 - c. The county will require the development to have a back-up system similar to the Knox Key Switch. This is a system that uses the Knox Key to override the gate controller. This system is used only if the “Click 2 Enter” system does not work.**

AND IT IS SO ORDAINED this 10th day of September, 2007.

LANCASTER COUNTY COUNCIL

Rudy L. Carter, Chairman

Wesley Grier, Secretary

ATTEST:

Irene Plyler, Clerk to Council

1st reading: 08/13/2007

2nd reading: 08/27/2007

3rd reading: 09/10/2007