



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT
302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: November 18, 2016

Re: UDO Proposed Amendment #2016-6
Lincoln County Planning and Inspections Department, applicant

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on December 5, 2016.

PROPOSAL

Staff is proposing an amendment to Section 5.4.4.D of the Lincoln County Unified Development Ordinance to require that any residential subdivision of greater than 30 lots be provided with separate and approved fire apparatus access roads and that, within a residential subdivision, no more than 30 lots be located on any road that lacks emergency access from two directions.

BACKGROUND

This proposal is based on Appendix D of the North Carolina Fire Code, which requires that subdivisions with more than 30 dwelling units have two ways for firetrucks to reach homes, and that any road with more than 30 dwelling units have access from two directions (unless all homes are equipped with an approved automatic sprinkler system).

The provisions contained in the appendices of the fire code are not mandatory unless they're specifically adopted by a local jurisdiction. Lincoln County has not adopted Appendix D. This proposed UDO amendment would allow the county to apply the access requirements to new subdivisions.

Under the proposed amendment, subdivision streets built to NCDOT standards or roads designed only for emergency access could serve as fire apparatus access roads. The proposed amendment would use the fire code's standards for a fire apparatus road: a driveway with an unobstructed width of at least 20 feet, designed to support the loads of firetrucks and surfaced to provide all-weather driving capabilities.

Following is the full text of the proposed amendment:

UDO Proposed Amendment #2016-6

Text proposed to be added is underlined.

§5.4.4 Road Connectivity

D. External And Internal Access Required

In order to accommodate emergency and service vehicles, the following standards shall apply:

1. Any residential subdivision of greater than ~~20~~ 30 lots shall ~~include at least two access points. The second access may consist of a stub road.~~ be provided with separate and approved fire apparatus access roads as defined in the latest edition of the North Carolina State Building Code Fire Prevention Code. Within a residential subdivision, no more than 30 lots shall be located on any road that lacks emergency access from two directions.
2. Any residential subdivision of greater than 50 lots shall include a minimum of two access points.
3. Residential subdivisions of 250 or more lots shall provide three separate access points. Where three or more access points are required, the Board of Commissioners may waive the requirement for immediate construction of more than two access points, provided that subdivision phasing and design illustrates the additional required connections. For those subdivisions large enough to require a third access, a stub-out road may be credited as a required access if the two functioning access roads are both connected to a collector road.
4. A waiver (see §9.6.9.F) of these standards may be allowed by the Board of Commissioners during approval of the preliminary subdivision plat only in extreme cases where limited frontage, natural features (slope, topography), or similar circumstances preclude the required connections and there is no substantial impact noted regarding emergency service delivery.



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Zoning Amendment Statement of Consistency and Reasonableness

Case No. **UDO Proposed Amendment #2016-6**

Applicant **Lincoln County Planning and Inspections Department.**

Proposed amendment

Amend Section 5.4.4.D of the Lincoln County Unified Development Ordinance to require that any residential subdivision of greater than 30 lots be provided with separate and approved fire apparatus access roads and that, within a residential subdivision, no more than 30 lots be located on any road that lacks emergency access from two directions.

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

Strategy 2.4.1 of the Land Use Plan calls for codifying subdivision road standards to facilitate collector road networks as a part of new development and to facilitate the movement of emergency vehicles.

This proposed amendment **is reasonable and in the public interest** in that:

The proposed amendment will add provisions that are contained in the fire code to the UDO's subdivision standards. Two routes for emergency access will be provided for residents in larger subdivisions and along more populated roads.



UDO Text Amendment Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suite A, Lincolnton, NC 28092
Phone: (704) 736-8440 Fax: (704) 732-9010

Part I

Applicant Name Lincoln County Planning and Inspections Department

Applicant Address 302 N. Academy St., Suite A, Lincolnton, NC 28092

Applicant Phone Number (704) 748-1507

Part II

Briefly describe the proposed text amendment.

Amend Section 5.4.4.D of the Lincoln County Unified Development Ordinance to require that any residential subdivision of greater than 30 lots be provided with separate and approved fire apparatus access roads and that, within a residential subdivision, no more than 30 lots be located on any road that lacks emergency access from two directions.

I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

Randy Hawkins
Applicant

Oct. 21, 2014
Date