

CITY OF MULLINS

151 E. Front Street
P. O. Drawer 408
Mullins, South Carolina 29574



PHONE: (843) 464-9583
FAX: (843) 464-5202

**City of Mullins
Board of Zoning & Appeals
City Hall
Thursday, November 6, 2025
4:00 PM**

- 1. Call Meeting to Order & Welcome: Chairman Roosevelt Stackhouse**
- 2. Disclosure that local media has been informed of meeting pursuant to South Carolina Freedom of Information Act:**
- 3. New Business**
 - (a) Variance for White Oak Mobile Home Park**
- 4. Adjournment:**

Board of Zoning Appeals - Form 3: Variance Application

Date: July 25, 2025

1. Variance Requested From the Following Ordinance Provisions:

- §3.16.3 – Asphalt or concrete driveway requirement
- §3.16.5 – 50 ft spacing between homes
- §3.16.7 – 10% site reserved for recreation
- §3.16.11 – Two parking spaces per home
- §3.16.13 – Buffer area requirements

2. Justification for Variance:

a. Extraordinary & exceptional conditions:

The property was established as a manufactured home park in 1985 and contains legacy infrastructure and lot arrangements that predate current zoning requirements. At time of purchase in 2022, the park included 39 existing lots, most sized at 50'x100', with homes spaced at ~35 feet intervals. The topography and surrounding natural drainage, as well as the gravel roadways and lighting placements, were part of the original permitted layout. Requiring retroactive compliance would severely impact both existing tenants and the viability of the park.

b. Conditions not applying to other nearby properties:

Nearby properties are not constrained by prior permitted park layouts or long-standing tenant occupancy. Other parks or residential zones can be developed from scratch under current code, whereas this park operates under long-standing use and established tenant residency, making compliance burdens disproportionately high compared to similar properties.

c. Without the variance, use of the property would be unreasonably restricted:

Strict compliance would require removing multiple occupied homes, reducing the number of usable lots, and triggering costly reinstallation of infrastructure, including roadways and lighting, which would make

continued operation economically infeasible. It would also force displacement of tenants, many of whom rely on this affordable housing.

d. Granting the variance will not harm the public or neighbors:

Granting the variance will not affect adjacent properties or harm public interest. The park has functioned safely and effectively for decades with current layouts. Lighting, road access, and buffer zones meet functional requirements. In fact, requiring removal of homes or altering traffic patterns may cause more disruption than maintaining current conditions.

Signature: 

Printed Name: Iysam Atwan

Date: July 25, 2025



City of Mullins
Building & Planning Department
151 E Front St.
Mullins SC 29574
843-484-9583

Board of Zoning Appeals Notice of Appeal - Form 1

Form
ZA-2023-12

FOR OFFICE USE ONLY:

Date Filed: _____

Permit Application Number: _____

Appeal Number: _____

INSTRUCTIONS

This form must be completed for a hearing on appeal from action of a zoning official, application for a variance, or application for special exception. Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent. An accurate, legible plot plan showing property dimensions and locations of all structures and improvements must be attached to an application for variance or special exception. A \$100.00 fee must accompany this application.

THE APPLICANT(S) HEREBY REQUEST (indicate one):

- ☐ from action of a zoning official as stated on attached Form 2
- ☐ for a variance as stated on attached Form 3
- ☐ for a special exception as stated on attached Form 4.

APPLICANT(S) (please print or type)

Name(s):

White Oaks MHC LLC

Address:

PO Box 658 Wsbl, MD 20657

Telephone Number: (work)

800-754-9707

(home)

Interest:

Property Owner(s):

White Oaks

Agent for Property Owner:

Winnie Barchers

OWNER(S) (if other than Applicant(s)): Name(s):

White Oaks MHC

Address:

5000 Birch St. West Tower #3000 Newport Beach, CA

92662

Telephone Number: (work)

(home)

(Use reverse side if more space is needed)

PROPERTY ADDRESS:

Gibbs Court Mullins, SC 29571

Tax Map No., Map

412

Block

08-02-000-000

Parcel

Are there Restrictive Covenants on this property that would prohibit the proposed use? ☐ Yes ☒ No
(If yes, a copy must accompany this application.)

Subdivision

Plat Book:

Page:

Lot Dimensions:

Area:

Zoning District:

(Use reverse side if more space is needed)

DESIGNATION OF AGENT (complete only if owner is not applicant):

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

See attached

Date:

Owner's Signature:

I (we) certify that the information in this application and the attached Form 2, 3, or 4 is correct.

Applicant(s) signature:

Winnie Barchers

Date:

7/28/2025

Printed name:

Winnie Barchers

Date:

7/28/2025

Variance Application - Form 3
City of Mullins Board of Zoning Appeals

FOR OFFICE USE ONLY:

Date Filed: _____ Permit Application Number: _____ Appeal Number: _____

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal (Form 1) of the following provisions of the zoning ordinance:

See attached so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows:

mobile home park
for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited section(s) of the zoning ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by state law and the ordinance are met by the following facts:

See attached

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:

b. These conditions do not generally apply to other property in the vicinity as shown by: _____

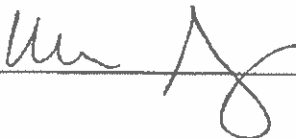
c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: _____

d. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:

3. The following documents are submitted in support of this application: Survey map

[A plot plan must be submitted.]

Date: 7/28/25

Applicant Signature 

Sec. 3.16. Manufactured home parks.

The establishment and operation of a manufactured home park shall comply with the following design and development standards:

1. The park site shall be not less than three (3) acres, and have not less than 200 feet frontage on a public dedicated and maintained street.
2. The park shall be served by public water and sewer systems, a system of storm drainage, and refuse disposal facilities, plans of which shall be approved by local DHEC officials.
3. All dwelling spaces shall abut upon an asphalt or concrete driveway of not less than eighteen (18) feet in width which shall have unobstructed access to a street.
4. A description of the procedures of any proposed homeowners association or other group maintenance agreement must be submitted to and approved by the Planning Commission.
5. All on-site roadway intersections shall be provided with a street light, and interior lights shall be provided at not less than 400-foot intervals. Lots in parks shall be sized and arranged so that there will be at least 50 feet spacing between manufactured homes, and at least 35 feet from the right-of-way of any street or drive providing common circulation.
6. All homes shall be installed in accord with the installation requirements of Section 19-425.39 of the South Carolina Manufactured Housing Board Regulations.
7. Not less than 10 percent of the park site shall be set aside and developed for common open space and recreation usage.
8. Space Numbers: Permanent space numbers shall be provided on each street or driveway. Signs identifying space locations shall be provided at each street or driveway intersection. 911 address numbers shall be used when appropriate.
9. No manufactured home space shall have direct access to a public street, but shall instead access an internal street system.
10. The maximum number of mobile or manufactured home spaces shall not exceed six (6) per acre.
11. Two parking spaces shall be provided for each designated manufactured home space. Parking may be provided at the designated space or in community parking areas.
12. In the development of a park, existing trees and other natural site features shall be preserved to the extent feasible.
13. Buffer areas shall be provided on the perimeter of the park or court in accord with the requirements of Section 4.1.
14. License Required, Revocation: A license shall be requisite to the opening or operation of a manufactured home park and shall be subject to annual renewal. Said license is issued by the Zoning Administrator and may be revoked by the Zoning Administrator for a violation of this Ordinance or other applicable ordinances and regulations governing the operation of such uses.
15. Site Plan Required: A Site Plan showing the above required data, and in all other respects meeting the minimum requirements for a building permit shall accompany all applications to establish a manufactured home park.

ID ADDENDUM NO. 1**Project:** Installation of 5-Foot Black Chain Link Fence with Privacy Slats and Three Gates**Issue Date:** 20 October 2025**Date:** 3 November 2025**To:** All Bidders**From:** City of Mullins**Subject:** Change in Fence Height and Gate Width Specification

Purpose of Addendum

This Addendum is issued to modify the original bid documents for the above-referenced project. The information contained herein shall supersede and take precedence over any conflicting information in the original bid documents.

Change Description**1. Fence Height Revision**

- The entire fence specified in the project shall now be constructed at a uniform height of **five feet (5')**.
- All references within the bid documents, drawings, and specifications to a **four-foot (4')** or **mixed 4' and 5' fence** are hereby **deleted** and **replaced** with a consistent **five-foot (5')** fence height throughout the project. Gates may be either 3 feet (36 inches) or 4 feet (48 inches) in width, at the Contractor's option.

2. Scope and Material Adjustments

- Bidders shall adjust quantities, materials, and labor costs accordingly to reflect the uniform five-foot (5') fence height.
 - All other materials, finishes, and construction details shall remain as originally specified unless otherwise modified by this Addendum.
-

Bid Submission

- All bidders shall acknowledge receipt of this Addendum on the **Bid Form**.
 - Failure to acknowledge this Addendum may result in rejection of the bid.
-

Acknowledged and Issued By:

Name: _____

Title: _____

Company: _____

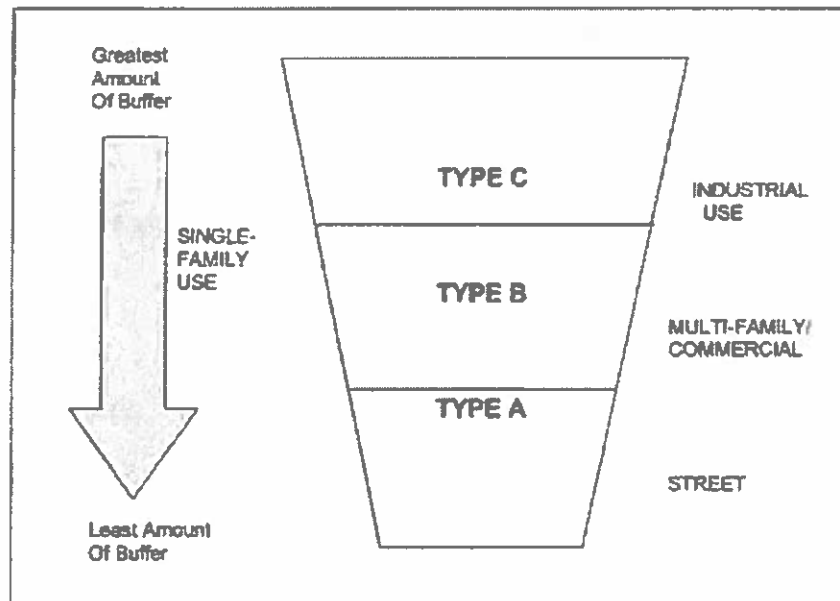
Date: _____

ARTICLE 4. COMMUNITY APPEARANCE, BUFFERING, LANDSCAPING, AND TREE PROTECTION REGULATIONS

The regulations contained in this Article are intended generally to promote land use compatibility between uncomplimentary and incompatible land uses, create an aesthetically pleasing environment and maximize the retention of trees, a valuable natural resource.

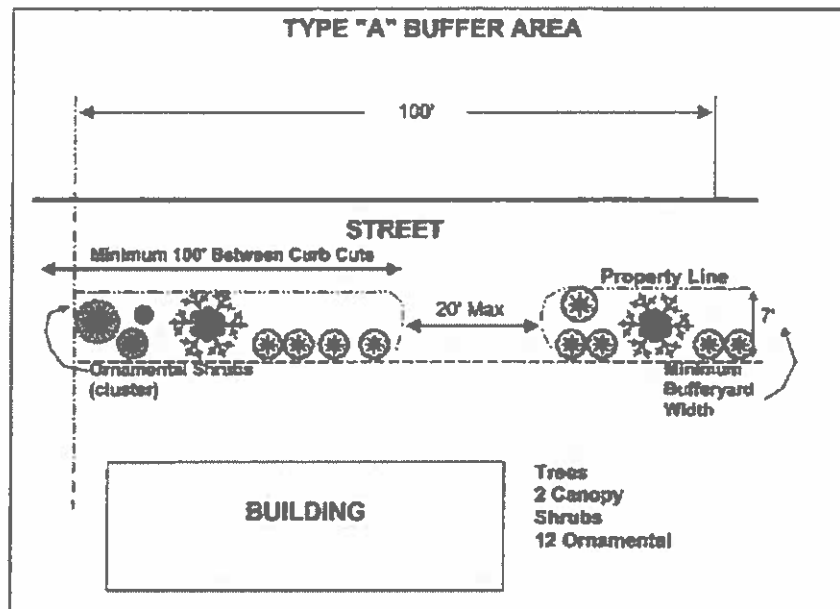
Sec. 4.1. Buffer areas.

- 4.1-1. *Definition.* A buffer area is a unit of yard, together with plantings, fences, walls, and other screening devices required thereon.
- 4.1-2. *Purpose.* The purpose of a buffer area is to ameliorate any potential adverse impact between adjacent land uses and streets, and promote land use compatibility.
- 4.1-3. *Location.* Buffer areas shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line. For purposes of complying with this section, they shall not be located on any portion of an existing street or right-of-way; however, they may occupy part or all of any required front, side or rear yard setback. Where specified by this section, buffer areas and/or buffer area structures shall be developed as an integral part of the proposed use.
- 4.1-4. *Determination of buffer area requirements.* Buffer Areas shall be required under the following circumstances:
- (1) *Type A Buffer Area Required.* Wherever a Multi-family building or non-residential use is proposed, a Type A buffer area shall be provided along the street right-of-way boundary of the proposed use, separating it from the adjoining street, except for driveways and uses in the C-1 District.
 - (2) *Type B Buffer Area Required.* Wherever a Multi-family building, institutional or commercial use is proposed for a site or lot adjoining a single-family residential dwelling in the A-1 or A-2 Districts, with no intervening street, a Type B Buffer Area shall be provided along the boundary of the adjoining residential property line.
 - (3) *Type C Buffer Area Required.* Wherever an industrial, warehouse, or related use is proposed for a site or lot adjoining any residential use in the A-1, A-2 or A-3 Districts with no intervening street, a Type C Buffer Area shall be provided along the boundary of the adjoining residential property line.

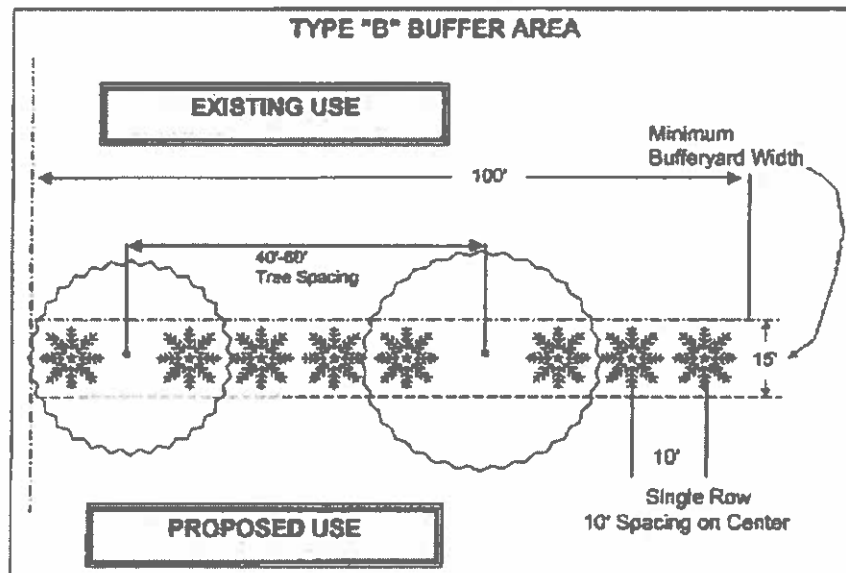


4.1-5. Design standards. Three types of buffer areas are required by this Ordinance, Type A, Type B, and Type C. A description of each follows:

- (1) *Type "A" Buffer Area.* The Type A Buffer Area consists of low density landscaping and minimal acceptable separation between uses. The buffer area shall be not less than seven (7) feet in width. Per 100 lineal feet of frontage, the buffer area shall consist of a combination of not less than 12 ornamental shrubs, two understory trees and landscaped grass areas, or other appropriate ground cover. The shrubs may be clustered to ensure their survival. The following diagram illustrates an example site plan.



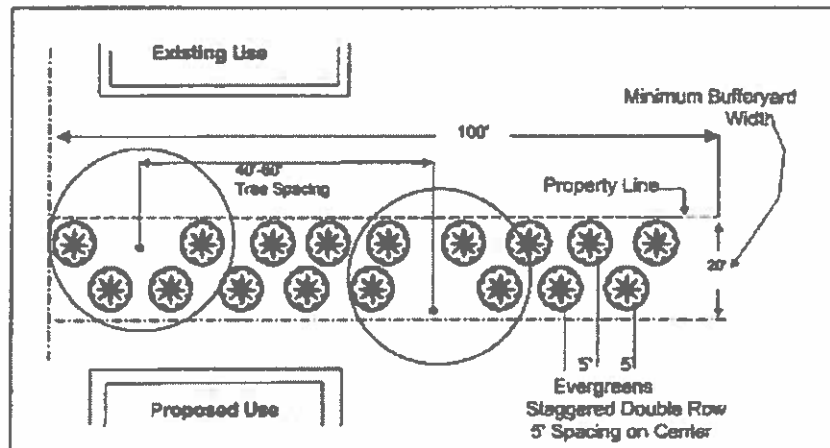
- (2) *Type "B" Buffer Area.* The Type B Buffer Area is a medium density screen intended to block visual contact between uses and to create spatial separation. The buffer area shall be a minimum width of 15 feet. Per 100 lineal feet the screen shall consist of a combination of 2 deciduous trees planted 40 to 60 feet on center and 8 evergreen plants 10 feet on center. The following diagram illustrates an example site plan.



- (3) *Type "C" Buffer Area.* The Type C Buffer Area is a high-density screen intended to exclude all visual contact between uses and to create spatial separation. The buffer area shall be a minimum width of 20 feet. Per 100 lineal feet the screen shall consist of a combination of 2

deciduous trees planted 40 to 60 feet on center and 17 evergreen plants or understory trees planted in a double-staggered row 10 feet on center. The following diagram illustrates an example site plan.

TYPE "C" BUFFER AREA

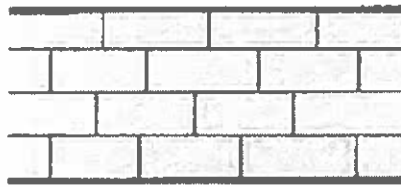


4.1-6. Buffer area specifications.

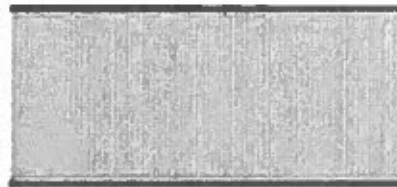
- (1) **Minimum Installation Size.** At installation or planting, all evergreen (understory) trees and/or shrubs used to fulfill buffer area requirements shall be not less than 6 feet in height, and all deciduous (canopy) trees shall be not less than 8 feet in height, except for ornamental shrubs for Type A Buffer Areas.
- (2) **Minimum Mature Size.** At maturity, evergreen plant material used for screening shall form a continuous opaque screen averaging 10 feet in height, and deciduous plant material used for screening shall average 25 feet in height.
- (3) **Staggered Planting.** Where required, evergreen and deciduous plant material shall be planted in at least two rows and in an alternating fashion to form a continuous opaque screen of plant material.

4.1-7. Substitutions. The following substitutions shall satisfy the requirements of this section:

- (1) **Existing Plant Materials.** Existing trees of 4 inches DBH (Diameter Breast High) or more in diameter, within the required buffer area may be included in the computation of the required buffer area planting, with approval of the Zoning Administrator.
- (2) **Fence or Wall.** Where, owing to existing land use, lot sizes or configurations, topography, or circumstances peculiar to a given piece of property, the buffer area requirements of this section cannot reasonably be met, the developer(s) may request and the Zoning Administrator may approve the substitution of appropriate screening, in the way of a fence or wall structure along the property line of the proposed use in accord with the provisions of this Section.
 - (a) An eight-foot fence or wall, as illustrated below, may be substituted for a Type "B" or "C" Buffer Area.



Masonry Wall



Wood Stockpile

- (b) All fences and walls used as part of the buffer area requirements must have a finished side that is facing adjoining property. The interior side of the fence or wall may be finished, as owner deems appropriate. Chain link fences with or without slats are not an acceptable substitute and not permitted as such.

4.1-8. *Responsibility.* It shall be the responsibility of the proposed new use to provide the buffer area where required by this Ordinance, except that no new detached single-family dwelling or duplex shall be required to provide such buffer area.

4.1-9. *Required maintenance.* The maintenance of required buffer areas shall be the responsibility of the property owner. All such areas shall be properly maintained so as to ensure continued buffering. All planted areas shall be provided with an irrigation system or a readily available water supply to ensure continuous healthy growth and development. Dead trees shall be removed; debris and litter shall be cleaned; and berms, fences, and walls shall be maintained at all times. Failure to do so is a violation of this Ordinance, and may be remedied in the manner prescribed for other violations.

4.1-10. *Use of buffer areas.* A buffer area may be used for passive recreation; however no plant material may be removed. All other uses are prohibited, including off-street parking.

Sec. 4.2. Landscaping.

4.2-1. *Definition.* Landscaping is a type of open space permanently devoted and maintained for the growing of shrubbery, grass, other plants and decorative features to the land.

4.2-2. *Purpose.* The purpose of landscaping is to improve the appearance of vehicular use areas and development abutting public rights-of-way; to protect, preserve, and promote the aesthetic appeal, scenic beauty, character and value of land; and to promote public health and safety through the reduction of noise pollution, storm water run off, air pollution, visual pollution, and artificial light glare.

4.2-3. *Where required.* No proposed commercial, institutional, industrial or other non-residential use, multi-family or off-street parking lot containing 15 or more spaces shall hereafter be established and subsequently used unless landscaping is provided in accord with the provisions of this section. No existing building, structure or vehicular use area shall be expanded or enlarged by 50 percent or more unless the minimum landscaping required by the provisions of this section is provided throughout the building site. Enlargements involving less than 50 percent shall meet the minimum requirements of the enlargement only. Landscaping is not required for existing uses, nor is it required for uses in the C-1 District.

4.2-4. *Landscaping plan.* A landscaping plan shall be submitted as part of the application for a building permit. The plan shall:

- (1) Designate areas to be reserved for landscaping. The specific design of landscaping shall be sensitive to the physical and design characteristics of the site.
- (2) Indicate the location and dimensions of landscaped areas, plant materials, decorative features, etc.
- (3) Identify all existing trees 10" DBH (Diameter Breast High).

4.2-5. *Landscaping requirements.* Required landscaping shall be provided as follows:

- (1) Along the outer perimeter of a lot or parcel, where required by the buffer area provisions of this Article to buffer and separate incompatible land uses. The amount specified shall be as prescribed by Section 4-1, Buffer Areas.
- (2) Within the interior, peninsula or island type landscaped areas shall be provided for any open vehicular use area containing 15 or more parking spaces. Landscaped areas shall be located in such a manner as to divide and break up the expanse of paving and at strategic points to guide travel flow and directions. Elsewhere, landscaped areas shall be designed to soften and complement the building site and separate the building from the vehicular surface area, and the vehicle surface area from adjacent property.
- (3) At a minimum, interior lot landscaping shall be provided in the following amounts:

Use	% of Lot
Institutional	18%
Industrial/wholesale/storage	12%
Office	15%
Commercial-retail-service	10%
Multi-family Projects	25%

4.2-6. *Landscaped areas.*

- (1) All landscaped areas in or adjacent to parking areas shall be protected from vehicular damage by a raised concrete curb or an equivalent barrier of six inches in height. The barrier need not be continuous.
- (2) Landscaped areas must be at least 36 square feet in size.

4.2-7. *Required maintenance.* The maintenance of required landscaped areas shall be the responsibility of the property owner. All such areas shall be properly maintained so as to assure their survival and aesthetic value, and shall be provided with an irrigation system or a readily available water supply. Failure to monitor such areas is a violation of this Ordinance, and may be remedied in the manner prescribed for other violations.

Sec. 4.3. Tree protection.

4.3-1. *Purpose.* The purpose of this section is to protect and sustain the intrinsic value of trees and their ability to promote the public health, safety and general welfare, to lessen air pollution, to

increase air filtration, to reduce noise, heat and glare, to prevent soil erosion, to aid in surface drainage and minimize flooding, and to beautify and enhance the environment.

4.3-2. *Protected trees.* Any tree, except a pine tree, measuring 10" DBH (Diameter Breast High) shall constitute a "significant tree" for purposes of this section and shall be protected to the extent practical and feasible. To this end, no person, firm, organization, society, association or corporation, or any agent or representative thereof shall directly or indirectly destroy or remove any tree in violation of the terms of this section.

4.3-3. *Tree survey.* Prior to grading or clearing a lot or parcel for development and the issuance of a building permit, the developer/owner applicant shall have conducted a tree survey identifying the location of all significant trees. Said trees shall be shown on a survey plat and physically marked with brightly colored tape or other markings.

4.3-3. *Site design.*

The design of any land development project or subdivision shall take into consideration the location of all significant trees identified on the tree survey. Lot and site design shall minimize the need to fell such significant trees, of which no more than 25 percent may be removed to accommodate a proposed use or development.

The site design shall be presented on a site plan showing:

- (1) Existing location and size of all significant trees;
- (2) Trees to be removed;
- (3) Trees to be preserved;
- (4) Areas to be cleared; and
- (5) Areas for proposed structures and improvements.

Site plan approval by the Zoning Administrator shall be prerequisite to the issuance of a building permit.

4.3-4. *Tree protection and replacement.*

- (1) *Prior to Development.* Where a building permit has not been issued, the destruction of any significant tree, as defined by this Ordinance, without prior approval of the Zoning Administrator, which approval shall not be unreasonably withheld, shall be prohibited.
- (2) *During Development.* During development, a minimum protective zone, marked by barriers, shall be established (erected) at the "drip line" and maintained around all trees to be retained as required by this section. There shall be no construction, paving, grading, operation of equipment or vehicles, or storage materials within this protected zone.

4.3-5. *Exceptions.* Individually owned lots less than two acres in size.

4.3-6. *Significant trees removed without permits.* Where significant trees have been removed or where removal is necessitated at any time due to acts of negligence, or where sites were cleared of significant trees in violation of this section, replacement trees shall be planted in accordance with a replacement schedule approved by the Zoning Administrator, who shall specify the number, species, DBH, and location of replacement trees, using the following criteria:

-
- (1) Combined DBH of replacement trees is equal to or greater than the DBH of the tree removed;
or
 - (2) Individual replacement trees are of the largest transplantable DBH available.

Sec. 8.7. Nonconformities.

8.7-1. Continuation.

Nonconforming uses, buildings, or structures are declared by this Ordinance to be incompatible with permitted construction in the districts in which they are located.

However, to avoid undue hardship, the lawful use of any such use, building, or structure at the time of the enactment, amendment, or revision of this Ordinance may be continued (Grand Fathered) even though such use, building, or structure does not conform with the provisions of this Ordinance.

8.7-2. Modification. A proposed change or modification of a nonconforming use shall be governed by the following:

1. ***Change of Nonconforming Use.*** If a change from one nonconforming use to another is proposed and no structural alterations are involved, the change may be permitted, provided:
 - a. Nonconformity of dimensional requirements such as height, density, setbacks, or other requirements such as off-street parking shall not be increased; and
 - b. The proposed change will have little discernable impact over the existing nonconforming use.
 - (1) If a change to a permitted use is proposed which is nonconforming only as to dimensional requirements such as height, density, setbacks, or other requirements such as off-street parking, the change may be permitted, provided that all applicable requirements that can be reasonably complied with are met.
 - (2) Compliance with a requirement is not reasonably possible if it cannot be achieved without adding land to the lot of the nonconforming use or moving the use if it is on a permanent foundation.
 - (3) Whenever a nonconforming use of land or building has been changed to a more restricted use or to a conforming use, such use shall not thereafter be changed back to a less restricted or nonconforming use.
2. ***Enlargement or Expansion of Nonconforming Use.*** Enlargement or expansion of a nonconforming building, use, or structure shall be permitted; provided such enlargement shall meet all applicable setbacks, buffer area, and off-street parking requirements for the district within which it is located.
3. ***Repair or alteration of Nonconforming Use, Building, or Structure.*** The repair or alteration of a nonconforming use shall in no way increase the nonconformity of said use, except as otherwise permitted by Subsection 2 above.
4. ***Replacement of Nonconforming Use.***
 - a. A building permit for the replacement of a nonconforming building or structure where damaged or destroyed must be initiated within 6 months of the time of the damage or destruction or forfeit the right of replacement.
 - b. Replacement, if initiated within 6 months of the time of damage or destruction, shall adhere to all applicable requirements of Table 2. Replacement of a nonconforming

mobile or manufactured home once removed from a lot or parcel shall be accomplished within 30 days of removal or forfeit nonconforming status, and if replaced shall not infringe on established setbacks, and shall meet in full the requirements of Section 3.4 of this Ordinance.

8.7-3. *Discontinuance.* No building or portion thereof used in whole or in part for a nonconforming use which remains idle or unused for a continuous period of six months, whether or not the equipment or fixtures are removed, shall again be used except in conformity with the regulations of the district in which such building or land is located.

8.7-4. *Existing lot of record.* Where the owner of a lot of record at the time of the adoption of this ordinance does not own sufficient land to meet the setback requirements of this Ordinance, such lot may nonetheless be used as a building site provided applicable setback requirements are not reduced by more than 20%. Setback reductions greater than 20% shall be referred to the Board of Zoning Appeals for consideration. If, however, the owner of two or more adjoining lots with insufficient land dimensions decides to build on or sell off these lots, they must first be combined to comply with the dimensional requirements of this Ordinance.

Sec. 7.16. Fire hydrants.

Fire hydrants shall be installed where the available public water system is adequate to handle fire flow, as required by Section 7.14, Water Supply. Where provided, hydrants shall be spaced throughout the subdivision to maintain a 500' radius between hydrants. The location and spacing of hydrants shall be approved by the City Fire Chief.

Sec. 7.14. Water supply.

1. *DHEC Approval Required.* All developments and subdivisions shall be provided with water supplies and systems conforming to the requirements, rules, and policies of the South Carolina Department of Health and Environmental Control (DHEC), and approved by said agency.
2. *When Required to Connect to Community System.* Subdivisions shall be required to connect to a public water supply system if public service is reasonably available within the following distances.

Size of Development	Distance
2 lots	400 feet
3—10 lots	1,000 feet
more than 10 lots	2,000 feet

3. *System Requirements.* The water supply system shall be adequate to handle domestic demand including fire flow, based on complete development.
4. *System Approval Required.* Improvement plans and specifications for all water supply systems for which the developer is responsible shall be submitted for approval with the Preliminary Plat.
5. *System To Include Fire Hydrants.* Fire hydrants shall be installed by the developer in accordance with Section 7.16.