

**CAROL PLANTATION SUBDIVISION, 5<sup>TH</sup> UNIT,**  
**RESUBDIVISION OF FARM 658**  
**AND A PORTION OF FARM 659**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 10.0± acre, two-lot subdivision, which is located on the East side of Gunn Road, 730'± South of Three Notch Road. The site is served by public water and private septic systems.

The purpose of the application is to create two lots from a lot of record and a portion of a lot of record. The applicant states that the second lot was divided by court order, in which case the remainder of the lot would not be required to be included in this subdivision. However, the applicant should submit a copy of that court order, as requested by staff, prior to approval of the plat. If this is not provided, the remainder of the parcel must be included in the application.

The site fronts Gunn Road, which has an existing 80-foot right-of-way.

The site is presently developed with a house on the front and another house on the rear of the property. The two homes appear to share an unpaved driveway. The flag-shaped nature of proposed Lot 2 is not characteristic of other properties in the area and would not conform to Section V.D.1. of the Subdivision Regulations, which states: *"The size, width, depth, shape, and orientation of lots and the minimum building setbacks lines shall be appropriate to the location of the subdivision and the type of development and use contemplated."* Approval of this subdivision request could result in future requests for subdivisions with flag-shaped lots.

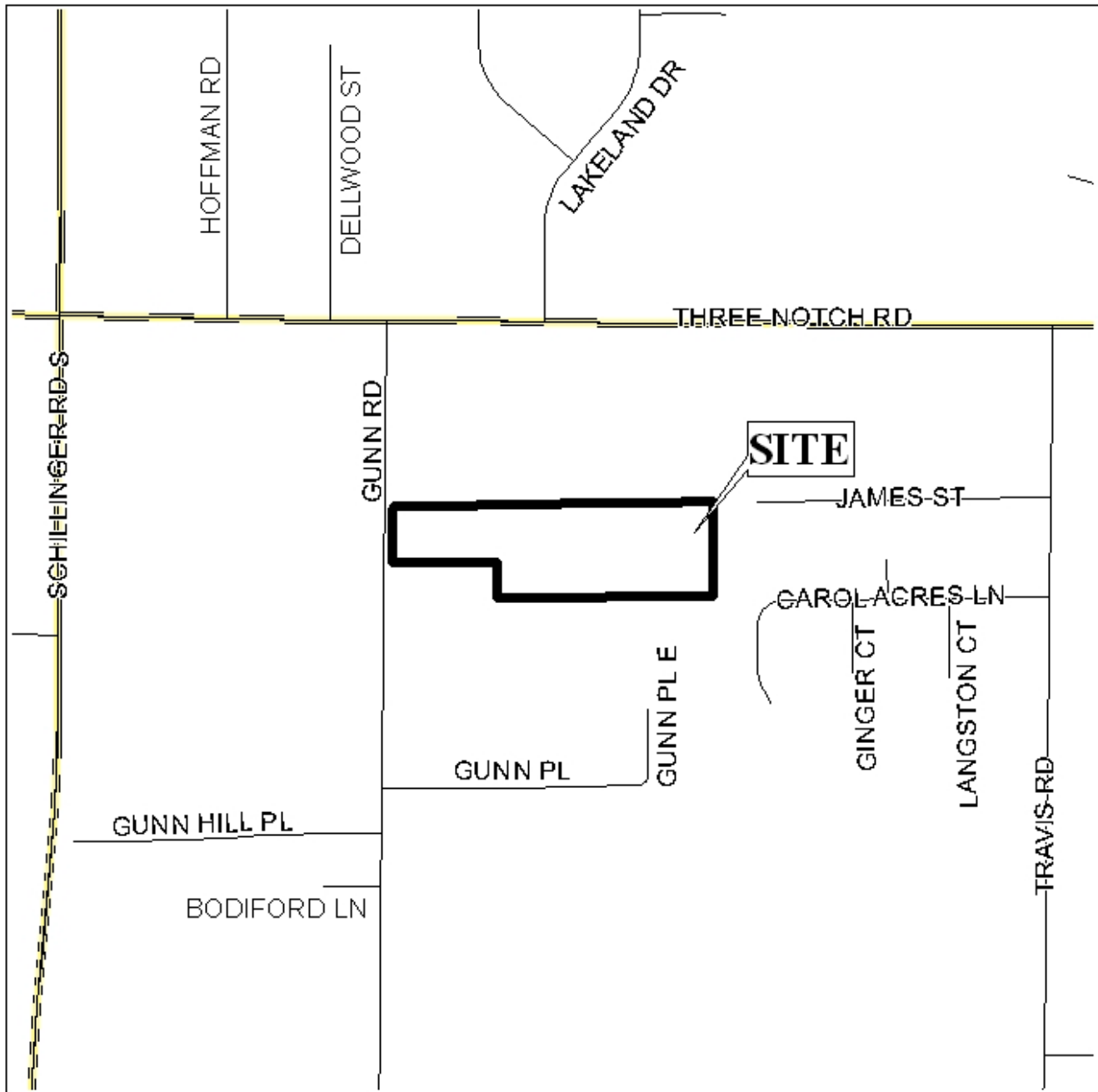
However, considering that the site is already developed with two homes with this less-desirable orientation, approving the proposed configuration would not create a new situation. In that case, the site should be limited to the existing shared curb cut, as a means of access management, and a note should be required on the plat stating that there will be no resubdivision of the site.

The 25-foot building setbacks are not shown but would be required on the final plat; for lot 2, they would be required 25 feet from the first point where the lot is at least 60 feet wide.

The site is located in the County; thus any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

Based on the preceding, this application is recommended for Holdover to the July 6<sup>th</sup> meeting, with all revised materials due by June 12<sup>th</sup>. Should additional parcels need to be included, additional lot fees, mailing fees, and mailing labels will be required.

# LOCATOR MAP



APPLICATION NUMBER 3 DATE June 1, 2006

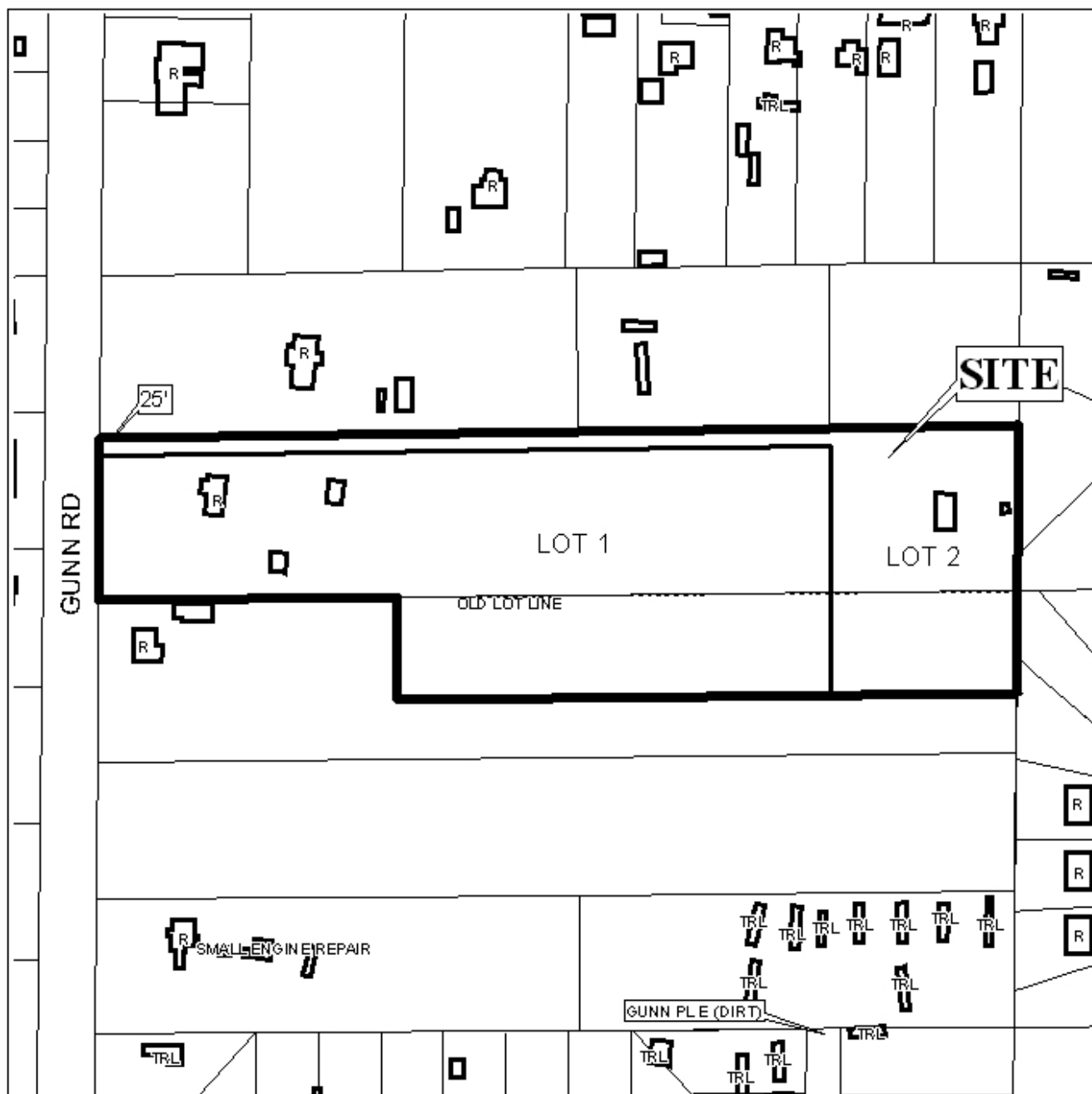
APPLICANT Carol Plantation Subdivision, 5th Unit, Resubdivision of Farm 658 and a Portion of Farm 659

REQUEST Subdivision



NTS

**CAROL PLANTATION SUBDIVISION, 5TH UNIT, RESUBDIVISION  
OF FARM 658 AND A PORTION OF FARM 659**



APPLICATION NUMBER 3 DATE June 1, 2006

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



NTS