

HOLDOVER

Revised

JOE MILLER SUBDIVISION

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

The plat illustrates the proposed 3 lot, 3.7 \pm acres subdivision which is located on the North side of Tanner Williams Road, 470' \pm West of Hubert Pierce Road. The subdivision is served by South Alabama Utilities and individual septic systems.

The purpose of this application is to create a three-lot subdivision from a metes and bounds parcel.

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

The 25-foot minimum building setback lines are not shown but would be required on the final plat.

The plat does not illustrate the balance of the property from which the three lots are being taken. The balance of the parcel should be included in the subdivision or the submission of documentation to establish the parcel as a legal lot of record prior to 1984, should be required.

Based upon the preceding, this application is recommended for holdover to allow the applicant to include the balance of the property in the subdivision, with additional notification information; or, the submission of documentation to establish the balance of the property as a legal lot of record prior to 1984. This information should be submitted by July 19th to be considered at the Commission's August 5th meeting.

This application was heldover from the Commission's July 15th meeting to allow the applicant to submit documentation to establish the balance of the property as a legal lot of record prior to 1984, or to include the balance of the property in the subdivision. The applicant has since submitted documentation illustrating that the adjacent property owners will not participate in the subdivision.

The original report inadvertently omitted the fact that Tanner Williams Road is a Planned Major Street, and as such requires a minimum right-of-way of 100' and either a 40' parallel service road or an alternative method of access management.

The flag shaped lot immediately adjacent to the West and the property approximately 200' West of that have dedicated additional right-of-way for widening and for a parallel service road.

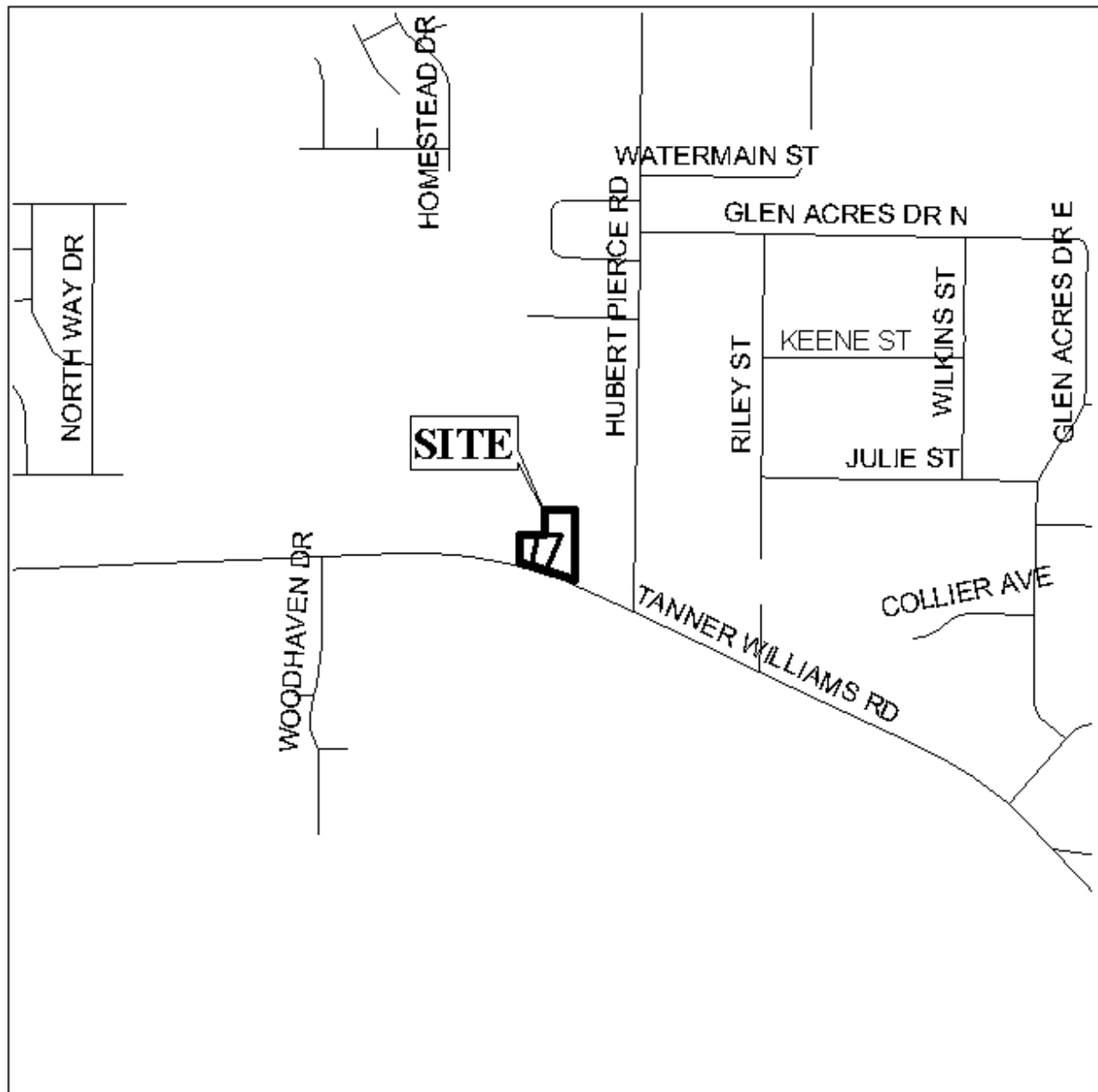
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While dedications for service road have occurred in close proximity to the site in the past, construction of service roads has not been a priority. Therefore, dedication for a service road would not be appropriate at this time. As this site is located in the County and there is no zoning control, use of the property is not known. Given the current land use and land use pattern, it appears that the use will be residential; in which case, setbacks from the future right-of-way would be appropriate for a three lot subdivision.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and the placement of the 25-foot minimum setback lines on the final plat; and 2) placement of a 75' setback from centerline of Tanner Williams Road to allow for the planned major street.

LOCATOR MAP

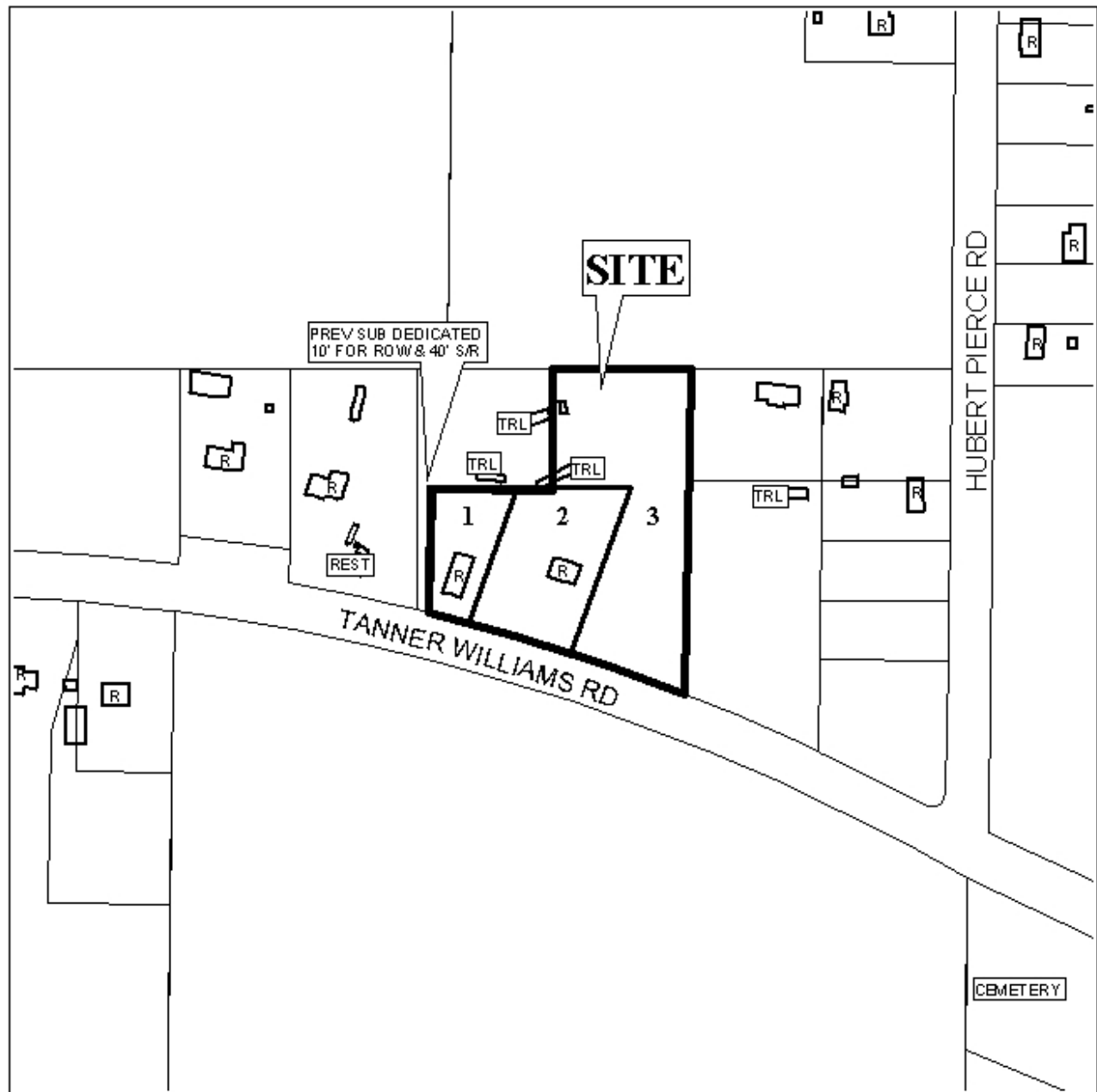


APPLICATION NUMBER Holdover DATE August 5, 2004
APPLICANT Joe Miller Subdivision
REQUEST Subdivision



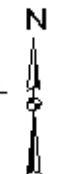
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JOE MILLER SUBDIVISION



APPLICATION NUMBER Holdover DATE August 5, 2004

LEGEND



NTS