

## HOLDOVER

*Revised*

### **WILLIAMS WILLOW SUBDIVISION**

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

The plat illustrates the proposed 8 lot, 20.2  $\pm$  acres subdivision which is located on the East side of Schillinger Road, 375'  $\pm$  South of Haul Road (private road), extending to the South side of Haul Road, 405'  $\pm$  East of Schillinger Road. The subdivision is served by public water and sanitary sewer.

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

This site is located in the County, thus a note should be placed 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.

As proposed, Lots 1-6 are accessed by Haul Road, which is an unpaved private road. The current application would create six additional lots on a private road, and Section VIII. E. of the Subdivision Regulations allows private roads only for family divisions of five lots or fewer; or innovative design such as a traditional neighborhood developments, townhouses, or a gated community.

Based on the preceeding, this application is recommended for denial for the following reason: 1) the plat does not comply with Section VIII. E. of the Subdivision Regulations and would increase the number of lots that access a substandard private road.

*This application was heldover from the Commission's July 15<sup>th</sup> meeting at the applicant's request. Since that meeting, County Engineering submitted a letter stating that the County maintains Haul Road with 355 linear feet of pavement from Schillinger Road Eastwardly and then an additional 575-feet of gravel roadway. The right-of-way width for the entire length of Haul Road is 20-feet.*

*On a limited basis, the Commission has approved small resubdivisions of property, e.g. dividing one lot into two lots, when the only access was a County maintained gravel road. However, in this situation, the gravel road is substandard in width and would serve as the only access for six additional lots.*

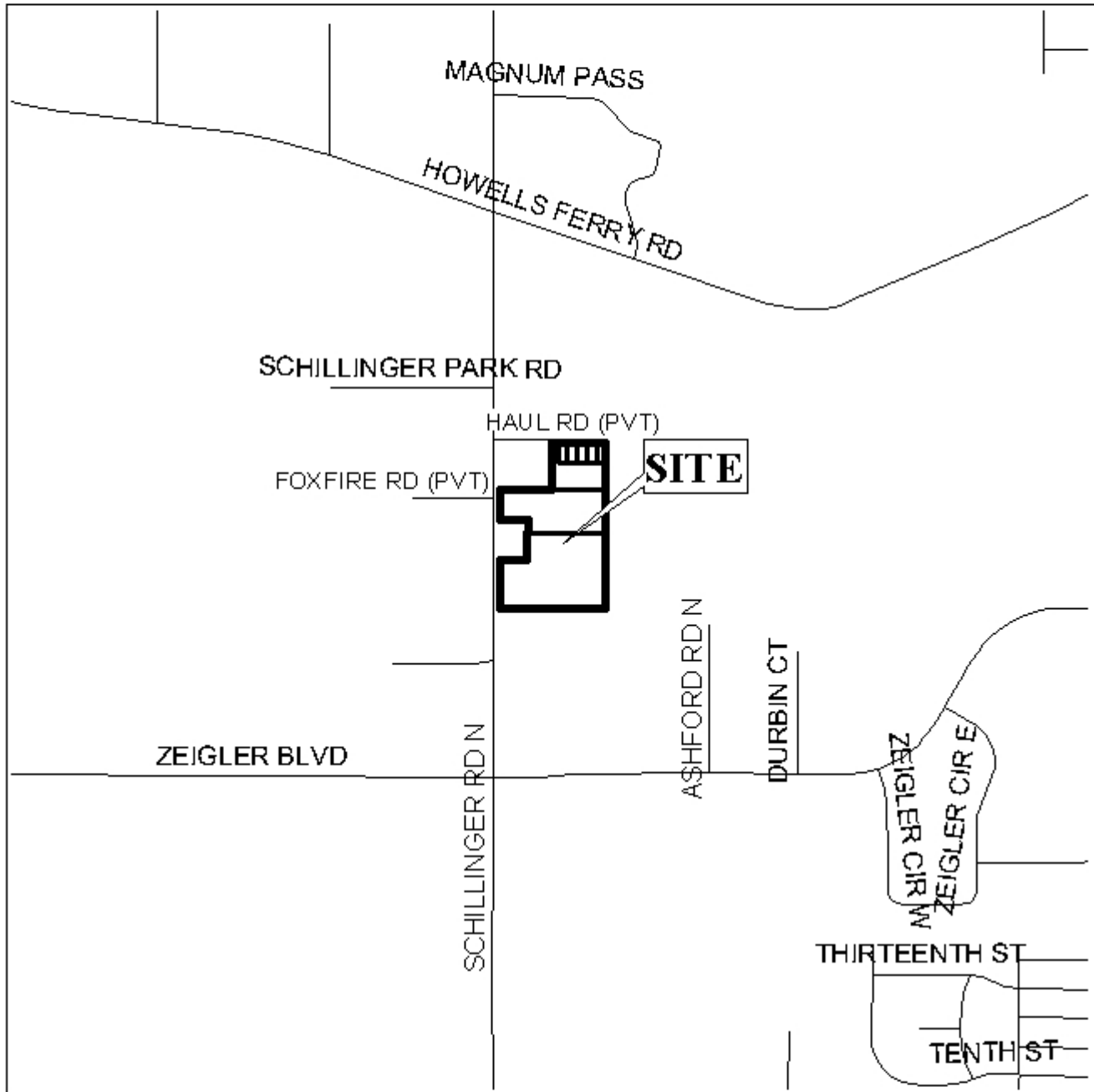
*The minimum width for a two-way drive is 24-feet in width; the right-of-way for the gravel road is only 20-feet wide. Moreover, the paved portion of Haul Road is actually part of the parking lot access for the Agricultural Center.*

## **HOLDOVER**

*Revised*

*Based on the preceeding, this application is recommended for denial for the following reason: 1) the plat would create six lots on Haul Road, a portion of which is gravel, and has a substandard width right-of-way.*

## LOCATOR MAP



APPLICATION NUMBER Holdover DATE September 2, 2004

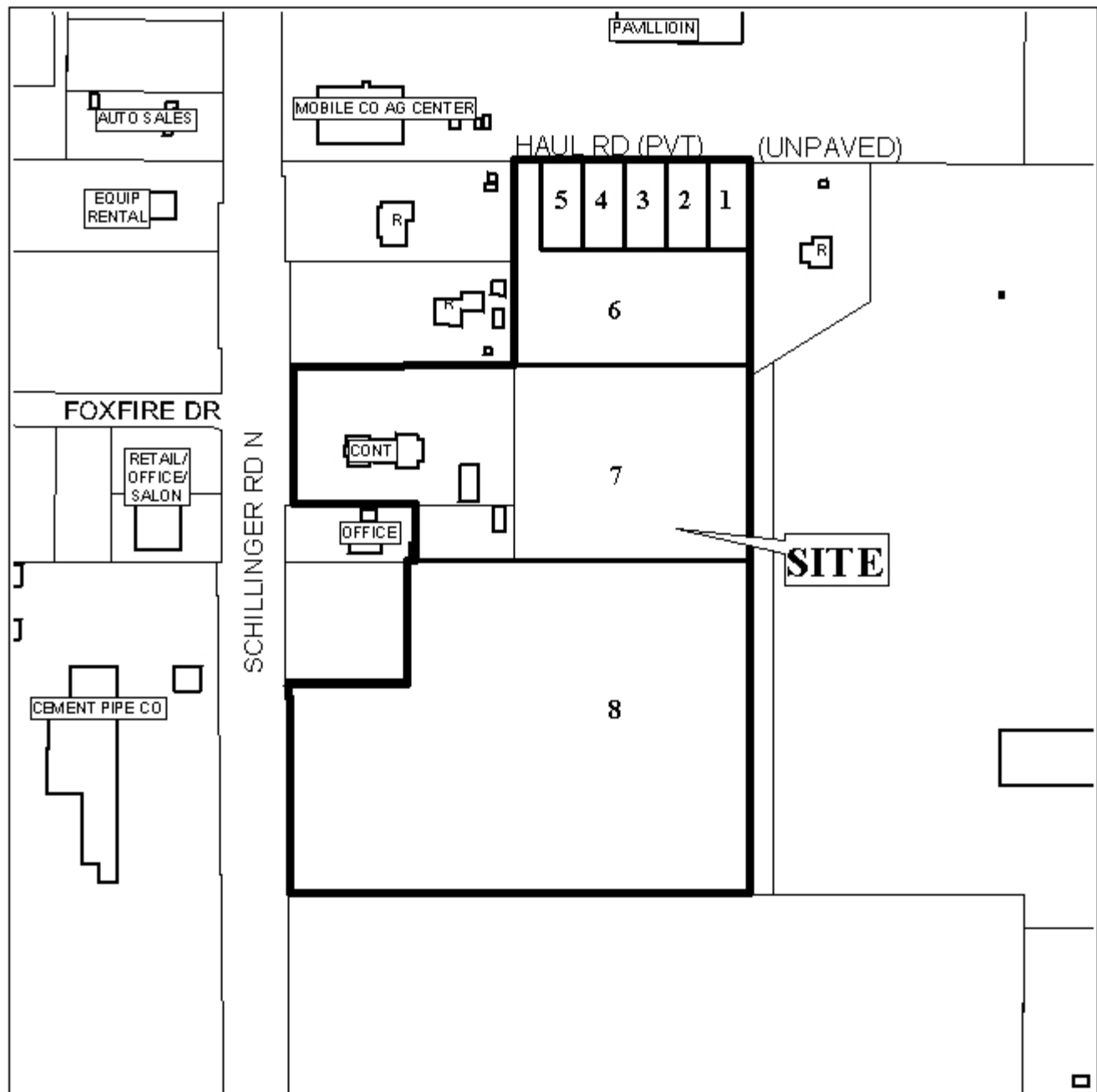
APPLICANT Williams Willow Subdivision

REQUEST Subdivision



NTS

# WILLIAMS WILLOW SUBDIVISION



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LEGEND

