

TUSCALOOSA COUNTY COMMISSION  
MEETING  
MARCH 7, 2018

TUSCALOOSA COUNTY                   §  
STATE OF ALABAMA                   §

This being the date and hour to which the Tuscaloosa County Commission adjourned, the County Commission met pursuant to such adjournment with Probate Judge W. Hardy McCollum presiding as Chairman. The following members were present:

Stan Acker  
Mark C. Nelson  
Reginald Murray

Commissioner Stan Acker moved, seconded by Commissioner Mark C. Nelson, the County Commission voted unanimously to adopt a resolution approving and accepting the preliminary plat submission for a survey for Bryant and Amber Rylee in District I.

Exhibit 3-1, Page

Commissioner Reginald Murray moved, seconded by Commissioner Stan Acker, the County Commission voted unanimously to adopt a resolution approving and accepting the preliminary plat submission for Quail Point resurvey of lots 1-11, 15-16, 22-23 in District IV.

Exhibit 3-2, Page

Commissioner Stan Acker moved, seconded by Commissioner Mark C. Nelson, the County Commission voted unanimously to approve a waiver request on Oak Ridge Manor Phase V, Section One, resurvey of lots 58 & 59 in District II.

Exhibit 3-3, Pages

Commissioner Stan Acker moved, seconded by Commissioner Mark C. Nelson, the County Commission voted unanimously to approve a waiver request on Cedar Point Ridge in District I.

Exhibit 3-4, Pages

Commissioner Reginald Murray moved, seconded by Commissioner Mark C. Nelson, the County Commission voted unanimously to depart from the order of business set forth in the official agenda to discuss a waiver request for Murphy's Place.

Commissioner Mark C. Nelson moved, seconded by Commissioner Reginald Murray, the County Commission voted unanimously to approve a waiver request on Murphy's Place, Phase IV in District III.

Exhibit 3-5, Page

Commissioner Mark C. Nelson moved, seconded by Commissioner Stan Acker, the County Commission voted unanimously to adopt a resolution accepting the Hidden Woods Subdivision in District III for maintenance.

Exhibit 3-6, Page

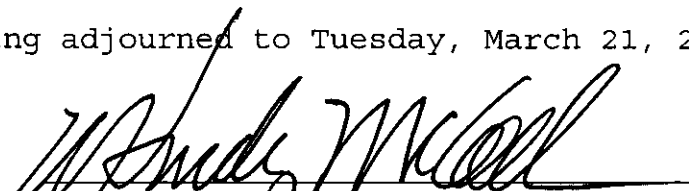
Commissioner Stan Acker moved, seconded by Commissioner Reginald Murray, the County Commission voted unanimously to approve funding in the amount of \$7,500.00 from the general fund for the completion of the Volunteer Fire Association's communications project with the final repeater project in Romulus.


Commissioner Stan Acker moved, seconded by Commissioner Reginald Murray, the County Commission voted unanimously to approve funding in the amount of \$2,500.00 from District I's discretionary fund to the Tuscaloosa County School System for Huntington Place Elementary School's participation in the Annual Model Schools Conference in summer of 2018.

Commissioner Reginald Murray moved, seconded by Commissioner Mark C. Nelson, the County Commission voted unanimously to depart from the order of business set forth in the official agenda to discuss the US Highway 11 Sidewalk Project.

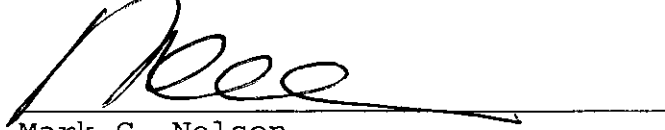
Commissioner Reginald Murray moved, seconded by Commissioner Stan Acker, the County Commission voted unanimously to extend the contract on the US Highway 11 sidewalk project by \$54,831.00 to McGiffert and Associates.

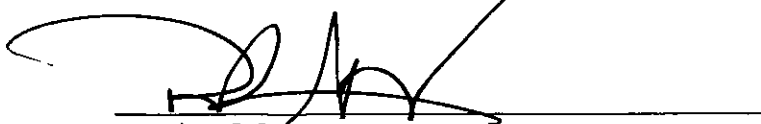
There being no further business to come before the Tuscaloosa County Commission, the meeting adjourned to Tuesday, March 21, 2018.

  
W. Hardy McCollum  
Judge of Probate and Chairman  
Tuscaloosa County Commission

  
Stan Acker  
Commissioner - District I

ABSENT  
Jerry Tingle  
Commissioner - District II

  
Mark C. Nelson  
Commissioner - District III

  
Reginald Murray  
Commissioner - District IV

STATE OF ALABAMA §

TUSCALOOSA COUNTY §

**RESOLUTION ACCEPTING PRELIMINARY PLAT**

**Survey for Bryant and Amber Rylee**

**WHEREAS**, the County Engineer has reported to the Tuscaloosa County Commission that the developer has complied with all Tuscaloosa County Subdivision related to the preparation and presentation of a preliminary plat for a new development or the extension of an existing development; and

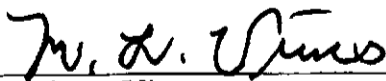
**WHEREAS**, the Tuscaloosa County Commission has been presented with the preliminary plat and accompanying information, and determines that there is no just reason to withhold approval of the preliminary plat.

**NOW, THEREFORE, IT BE RESOLVED BY THE TUSCALOOSA COUNTY COMMISSION** that the preliminary plat recommended for approval by the Tuscaloosa County Engineer is approved and accepted

Approved and accepted at our regularly scheduled meeting on this the 7th day of March, 2018.



W. Hardy McCollum, Chairman  
Tuscaloosa County Commission



Melvin L. Vines  
County Administrator

EX-3-1

STATE OF ALABAMA §

TUSCALOOSA COUNTY §

**RESOLUTION ACCEPTING PRELIMINARY PLAT**

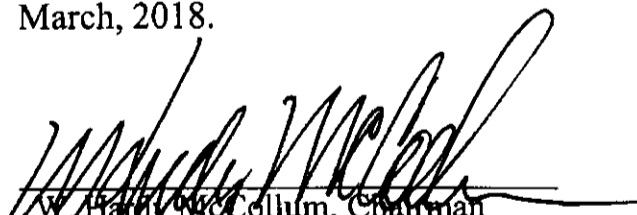
**Quail Point Resurvey  
A resurvey of Lots 1-11, 15-16, 22-23**

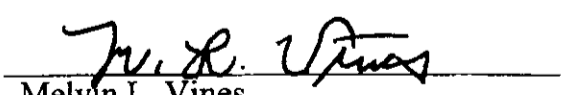
**WHEREAS**, the County Engineer has reported to the Tuscaloosa County Commission that the developer has complied with all Tuscaloosa County Subdivision related to the preparation and presentation of a preliminary plat for a new development or the extension of an existing development; and

**WHEREAS**, the Tuscaloosa County Commission has been presented with the preliminary plat and accompanying information, and determines that there is no just reason to withhold approval of the preliminary plat.

**NOW, THEREFORE, IT BE RESOLVED BY THE TUSCALOOSA COUNTY COMMISSION** that the preliminary plat recommended for approval by the Tuscaloosa County Engineer is approved and accepted

Approved and accepted at our regularly scheduled meeting on this the 7th day of March, 2018.

  
W. Hardy McCollum, Chairman  
Tuscaloosa County Commission

  
Melvin L. Vines  
County Administrator

EX 3-2



**TUSCALOOSA COUNTY PUBLIC WORKS DEPARTMENT**

2810 35th Street  
Tuscaloosa, Alabama 35401  
(205) 345-6600  
FAX (205) 345-6600



**Allan D. Springer, Sr.**  
Assistant County Engineer

**Scott F. Anders, P.E.**  
County Engineer

**Tracy M. Criss, P.E.**  
Assistant County Engineer

**Subdivision Wavier Request  
Oak Ridge Manor Phase V  
Resurvey of Lots 58 & 59  
Tuscaloosa County Commission  
March 7, 2018**

Commission District: 2

Owner: Radiant Homes, LLC

Engineer / Surveyor: Jamie Autry, P.E., P.L.S

Wavier Requested: Radiant Homes, LLC is requesting a waiver from the Tuscaloosa County Subdivision Regulations for the minimum setback lines.

Comments:

**The owner of the property is wishing to resurvey lots 58 & 59 of Oak Ridge Manor Subdivision and reduce the minimum setback line on the front of the lots from 30 feet to 25 feet. A waiver was previously approved for Lot 58 in May of 2017 to reduce the front minimum setback line to 25 feet. The purpose of the resurvey is to adjust the lot line between lots 58 and 59.**

**The 2013 Subdivision Regulations state the following:**

**5-4-24 Minimum Setback Lines**

**The minimum interior building setbacks lines shall be defined as the following:**

**30 feet along and adjacent to the front property line of the lot (abutting the street).**

- This owner wishes to reduce the front minimum building lines to 25 feet. Because of the steep slope in the rear of the lot, the home that is to be built will need to be shifted 5 feet closer to the roadway.

**35 feet along and adjacent to the rear property line.**

- The rear setbacks will remain at 35 feet and will comply with the subdivision regulations.

**10 feet along and adjacent to both sides of the property line on each side (20 feet total).**

The side setback will remain at 10 feet and will comply with the subdivision regulations.

ER 3-3



**TUSCALOOSA COUNTY PUBLIC WORKS DEPARTMENT**  
 2810 35th Street  
 Tuscaloosa, Alabama 35401  
 (205) 345-6600



**Allan D. Springer, Sr.**  
 Assistant County Engineer

**Scott F. Anders, P.E.**  
 County Engineer

**Tracy M. Criss, P.E.**  
 Assistant County Engineer

**Subdivision Waiver Request  
 Cedar Point Ridge  
 Tuscaloosa County Commission  
 March 7, 2018**

**Commission District:** 1

**Owner/Developer:** Steadman and Ann Shealy

**Engineer / Surveyor:** Chris Sentell, P.L.S

**Waiver Requested:** The developer is requesting a waiver from the Tuscaloosa County Subdivision Regulations for the number of lots allowed on a private access easement and for the maximum length of an easement.

**Comments:**

The owner of the property is wishing to divide parcel of land into three parcels and one open space parcel. The number of lots allowed on a private easement is three. There are currently five (5) other parcels that do not have frontage on a county maintained road. The easement is 1400 feet from a county maintained roadway. The regulations states that an access easement shall not exceed 1200 feet in length. This property is in the City of Tuscaloosa Planning Jurisdiction. The preliminary plat was approved by the City of Tuscaloosa Planning Commission at their February 2018 meeting as presented, conditioned upon the submission of a driveway maintenance agreement to the Office of the City Attorney (who shall then approve the agreement), the requirement of Homeowner Association rules and restrictive covenants that would include a provision for no clearing of trees 6 inch diameter and greater within the rear setback without the replacement of a comparable size and species of tree.

**The 2013 Subdivision Regulations state the following:**

**Private Access Easements:** Private access easements will be allowed for access to a County maintained road in conjunction with the following provisions:

- i. Lots or parcels must be three acres or greater in size**
  - All parcels are greater than 3 acres. The open space is 2.88 acres.
- ii. No more than three lots or parcels will be allowed using a common access easement as the source of ingress-egress, regardless if said easement existed prior to the new subdivision being created. Such easement shall not exceed twelve hundred feet in length.**
  - Cedar Point Drive is a private access easement. There are currently five other (5) parcels along Cedar Point Lane that do not have road frontage. The easement is 1400 feet from the intersection of Sexton Bend Road.
- iii. Easements to any parcels platted shall be no less than thirty feet in width. If multiple easements are required, said easements must be a minimum thirty feet apart in distance between the adjoining margins in said easements.**
  - The easement is a total of 76 feet in width.
- iv. A gate must be placed at the entrance to the easement signifying that the road is not a public road. Also, a sign must be placed at the entrance depicting its "private" status prior to the plat being signed.**
- v. A statement or note must be placed upon the plat with the following verbiage:**

**"THE PRIVATE ACCESS EASEMENT AS SHOWN ON THIS MAP OR PLAT DOES NOT CONSTITUTE A DEDICATION OF THE SAME AS A PUBLIC RIGHT-OF-WAY AND WILL NOT BE IMPROVED OR MAINTAINED BY**

ex 3-4

**TUSCALOOSA COUNTY UNTIL SUCH TIME THAT THE DEPICTED  
EASEMENT HAS BEEN APPROVED.”**

EX 3-4





**TUSCALOOSA COUNTY PUBLIC WORKS DEPARTMENT**  
 2810 35th Street  
 Tuscaloosa, Alabama 35401  
 (205) 345-6600



**Allan D. Springer, Sr.**  
 Assistant County Engineer

**Scott F. Anders, P.E.**  
 County Engineer

**Tracy M. Criss, P.E.**  
 Assistant County Engineer

**Subdivision Wavier Request  
 Murphy Place Phase IV  
 and a resurvey of the Detention Pond-Open Space of Murphy Place Phase III  
 Tuscaloosa County Commission  
 March 7, 2018**

**Commission District:** 3

**Owner/Developer:** MB Development, LLC

**Engineer / Surveyor:** Michael McGuire, P.L.S

**Wavier Requested:** The developer is requesting a waiver from the Tuscaloosa County Subdivision Regulations for the requirement of +

**Comments:**

The owner is requesting a variance from The 2013 Subdivision Regulations. The developer does not want to install a fence around the existing detention pond facility. The detention pond was constructed as part of Phase III, but is being resurveyed as part of Phase IV. Because it parcel is being resurveyed, it is subject to the 2013 regulations. The previous regulations did not address detention ponds.

**The 2013 Subdivision Regulations state the following:**

**5-4-17 STORMWATER DETENTION / RETENTION (IF REQUIRED)**

All subdivisions in the County subject to stormwater detention or retention shall meet the minimum design requirements set forth in this section. Detention and retention facilities shall be designed for a 25 year, one hour rainfall at a minimum. Rainfall amounts shall be based on the latest available information. Each detention and retention facility shall provide for an emergency spillway designed to convey the 100 year rainfall event.

The minimum information submitted for a detention or a retention pond design shall be as follows:

- a. Existing drainage area and peak flow to the facility.
- b. Proposed drainage area and peak flow to the facility.
- c. Inflow hydrograph.
- d. Outflow hydrograph.
- e. Storage-elevation plot.
- f. Required storage volume, in acre-feet or cubic feet.
- g. 100 year peak rainfall flow to the emergency spillway.
- h. Statement of methodology used for detention facility design.
- i. Provide for low flow ditch in reservoir.
- j. Sides shall be grassed or paved.
- k. Primary spillways must be equipped with a trash rack. Maximum opening between bars shall not exceed four inches.
- l. Overflow sections, such as emergency spillways, shall be sodded or paved.

EX 3-5

- m. All detention or retention facilities shall be enclosed with a minimum five foot tall fence.**

**All detention and retention facilities that may be required in conjunction with the construction of a subdivision are to be maintained by the home owner's association of the subdivision in which it is located. Tuscaloosa County will not be responsible for maintenance of such areas. The home owner's association will be required to maintain these areas as required to protect the safety of all adjacent and downstream property owners.**

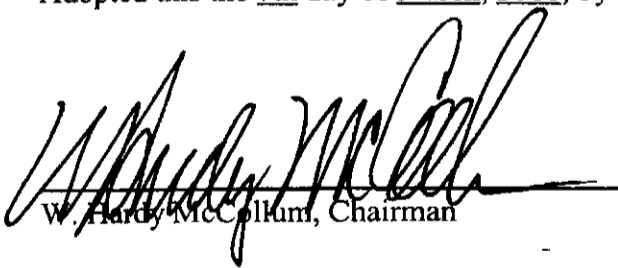
**RESOLUTION ACCEPTING STREETS IN  
Hidden Woods Subdivision**

WHEREAS, the County Engineer has reported to the Tuscaloosa County Commission that the County Engineering Department has inspected and found that the streets, together with the drainage structures in the streets in Hidden Woods Subdivision are completed in accordance with the Subdivision Regulations of the Tuscaloosa County Commission, and that all of said construction has been done in accordance with the County specifications.

NOW, THEREFORE, BE IT RESOLVED BY THE TUSCALOOSA COUNTY COMMISSION:

1. That the County accepts the streets, together with the drainage structures in, and which are a part of, said streets which are located in dedicated street rights-of-way, for maintenance by the Tuscaloosa County Commission. The drainage structures described herein are those structures which are part of or are located in the streets (curb and gutter, catch basins, flumes and pipes) and do not include any natural waterway which drains surface water in the area.
2. This resolution shall be effective on the date of the adoption thereof.

Adopted this the 7th day of March, 2018, by the TUSCALOOSA COUNTY COMMISSION.

  
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W. Hardy McCollum, Chairman

Seal

  
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Melvin Vines, County Administrator