

TUSCALOOSA COUNTY COMMISSION
MEETING
AUGUST 2, 2017

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
Jerry Tingle
Mark C. Nelson
Reginald Murray

Commissioner Stan Acker moved, seconded by Commissioner Reginald Murray, the County Commission voted unanimously to approve a Subdivision Regulation Waiver Request on Jordon-Snow Subdivision.

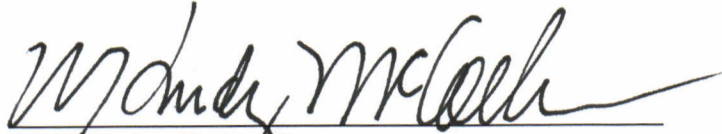
Exhibit 8-1, Pages

Commissioner Mark C. Nelson moved, seconded by Commissioner Jerry Tingle, the County Commission voted unanimously to begin the condemnation process on a structure at 6927 Golden Acres Drive.

Commissioner Mark C. Nelson moved, seconded by Commissioner Stan Acker, the County Commission voted unanimously to authorize the Public Works department to construct a driveway, storm shelter pad,

and parking are for the storm shelter at Hagler Volunteer Fire Department using on-site materials.

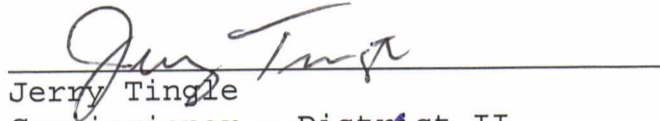
There being no further business to come before the Tuscaloosa County Commission, the meeting adjourned to Wednesday, August 16, 2017.



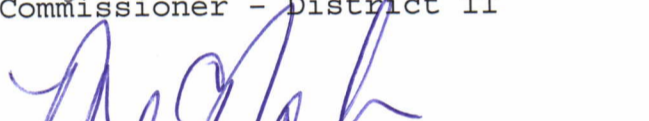
W. Hardy McCallum
Judge of Probate and Chairman
Tuscaloosa County Commission



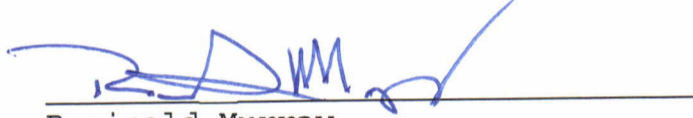
Stan Acker
Commissioner - District I



Jerry Tingle
Commissioner - District II



Mark C. Nelson
Commissioner - District III



Reginald Murray
Commissioner - District IV



TUSCALOOSA COUNTY PUBLIC WORKS DEPARTMENT

2810 35th Street
Tuscaloosa, Alabama 35401
(205) 345-6600
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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
Rubio Subdivision
Tuscaloosa County Commission
July 26, 2017**

Commission District: 1

Owner: Jucretria Jordan and RCO Legal, PS, Ince

Engineer / Surveyor: Jimmy Ducan, PE, PLS

Wavier Requested: The owners are requesting a waiver from the Tuscaloosa County Subdivision Regulations for the minimum parcel size that is to be accessed by a private access easement.

Comments:

The owner is platting a two lot subdivision on 5.8 acres. Lot 2 was a parcel that was previously divided for the purposes of a mortgage, and later the property fell into foreclosure. The Tuscaloosa County Subdivision Regulations states that a lot can be created for the purpose of a mortgage, but all applicable regulations must be met before ownership can be changed. A three acre minimum parcel size is required by the Tuscaloosa County Subdivision Regulations in order to access the property by a private access easement. Lot 2 is only two acres in size, therefore a waiver is being requested. This property is in the Planning Jurisdiction of the City of Tuscaloosa.

The 2013 Subdivision Regulations state the following:

5-4-2 Easements

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
 - Lot one is 3.8 acres and Lot 2 is 2.0 acres in size.
- 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

EX-8-1

subdivision being created. Such easement shall not exceed twelve hundred feet in length.

- **Each lot will have individual easements, therefore only one lot will be accessed per easement.**

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.

- **One easement is 30 feet in width, and the other will be 50 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 TUSCALOOSA COUNTY UNTIL SUCH TIME THAT THE DEPICTED EASEMENT HAS BEEN APPROVED"

EX 8-1