

AGENDA ITEM # 17

July 28, 1998

Consider granting variance to subdivision regulations for two (2) 60 acre tracts of Burt Holmstrom.

Burt Holmstrom advised the court he was selling property with access to a county road except for a 110 acre and 60 acre tracts. Mr. Holmstrom has an easement from Mr. Cooper and Mr. Walleni who own 30 foot access strips to the county road. The 110 acre tract is being sold to one family who will be restricted by their access document from selling off smaller tracts.

Each owner has the responsibility for the maintenance of his share of the easement.

Moved: Commissioner Hays

Seconded: Judge Doerfler

Motion: To grant variance from A5. of the Williamson County Subdivision Regulations to Mr. Burt Holmstrom for his 110 acre and 60 acre tracts noting only the families purchasing the two tracts will have non-transferrable access to the easement leading the county road.

Vote: Motion carried 5 - 0

< Clerk copy here >

A5. Access to Public Road

Except as provided in Section A8., a plat is always required if any daughter tract is created that does not have at least 50 feet of frontage on (and direct access to) a public road. Private roads and easements are not public roads; rights-of-way that have been dedicated to the public remain private until accepted by the county for maintenance. A "driveway" that is owned or used in common with other tracts is a private road.

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This Section requires each separate tract to have 50 feet of separate frontage on a public road, to be used for access by that tract alone. If any daughter tract is out of compliance with this requirement, the subdivider must plat the entire subdivision (including any tracts that do have frontage). However, a tract of at least ten acres with less than 50 feet but at least 30 feet of frontage on a public road, connected to the main body of the tract by a driveway no less than 30 feet wide at its narrowest point, qualifies for this exemption if filing a plat is not required by some other provision of these Guidelines, provided that each deed conveying the tract must contain a notice that the tract may not be further subdivided.

Variance
to Burt Holmstrom