

AGENDA ITEM # 13**April 13, 1999****Discuss and take appropriate action on Appendix A5., Access to a Public Road, of the Williamson County subdivision regulations.**

County Engineer Joe England, 911 Addressing Emily Stluka and First Assistant County Attorney Dale Rye addressed the court requesting guidance on the unrecorded subdivisions having been divided according to the Elgin Bank case ruling since they have access to a public road. Instead of each residence building a driveway to the county road, numerous residences are sharing a common driveway creating a private road which has not been built to county specifications. The problem now has become addresses for these residences.

After much discussion the court decided to continue with the existing policy - when 3 or more houses exist, 911 will give the common driveway a street name, assign each residence a number and Road and Bridge will post a private road sign (black letters on white sign) **first time only** with the name followed by - Private Road.

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.

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.