



# Baldwin County Commission

## Legislation Text

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**File #:** 20-1486, **Version:** 2

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**Meeting Type:** BCC Regular Meeting  
**Meeting Date:** 9/1/2020  
**Item Status:** Replacement  
**From:** Joey Nunnally, P.E., County Engineer  
**Submitted by:** Lisa Sangster, Administrative Support Specialist IV

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### **ITEM TITLE**

\*Sedona Subdivision - Road Acceptance

### **STAFF RECOMMENDATION**

Accept the following subdivision roads in Sedona Subdivision for maintenance and authorize said roads to be added to the County Maintenance Road List contingent upon the Sedona Property Owners Association addressing all sidewalk items (as noted on the attached map) and completing a license agreement with the County for maintenance of the decorative sign posts that currently exist:

<b><u>Road Name</u></b>	<b><u>Length</u></b>
Sedona Drive	1,375 ft
Plateau Street	594 ft
Havasu Drive	1,602 ft
Mesa Drive	286 ft
Yuma Lane	476 ft

### **BACKGROUND INFORMATION**

**Previous Commission action/date:** N/A

#### **Background:**

**Replacement - The private easement on Sedona Drive is now a public right-of-way. The staff recommendation and map have been updated.**

Sedona Subdivision was recorded in 2011 and contains private streets. The original developer wished to have public streets, but lack of right-of-way prevented the County from taking the streets over for maintenance. When being developed, the subdivision did not have frontage on a County maintained street and one property owner between the subdivision and the county road would only grant a private easement to the developer for the subdivision.

**Timeline:**

- Preliminary Plat approved by Planning Commission on May 2006 (preliminary plat showed a public street for access).
- Late June 2006, it was discovered that a portion of the access to the site is a private easement. The developer was notified.
- Developer tried to negotiate/acquire a public right-of-way but the property owner would only allow the private easement.
- In December 2007, Final Plat approved by Planning Commission (with private streets due to the private easement).
- Final Plat recorded June 2011 with private streets.

The Sedona Subdivision Property Owners Association attended the September 24, 2019 Work Session to discuss maintenance of roads in their subdivision. Since that time, the property owner of the private easement has agreed to sale that portion of roadway to the Property Owners Association.

### **FINANCIAL IMPACT**

**Total cost of recommendation:** N/A

**Budget line item(s) to be used:** N/A

**If this is not a budgeted expenditure, does the recommendation create a need for funding?**  
N/A

### **LEGAL IMPACT**

**Is legal review necessary for this staff recommendation and related documents?**  
N/A

**Reviewed/approved by:** N/A

**Additional comments:** N/A

### **ADVERTISING REQUIREMENTS**

**Is advertising required for this recommendation?** N/A

**If the proof of publication affidavit is not attached, list the reason:** N/A

### **FOLLOW UP IMPLEMENTATION**

**For time-sensitive follow up, select deadline date for follow up:** N/A

**Individual(s) responsible for follow up:** Highway Department will begin maintenance of roads once contingencies are met.

**Action required (list contact persons/addresses if documents are to be mailed or emailed):**  
N/A

**Additional instructions/notes:** N/A