

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN BY THE HOUSTON COUNTY COMMISSION THAT A PUBLIC HEARING WILL BE HELD TO ADDRESS THE PROPOSED AMENDMENTS TO THE SUBDIVISION REGULATIONS FOR HOUSTON COUNTY, ALABAMA AS STATED IN **EXHIBIT A** TO THIS NOTICE.

SAID HEARING IS SCHEDULED TO BE HELD AT 9:30 A.M. ON MARCH 9, 2026, WHICH SHALL BE HELD IN THE COMMISSION CHAMBERS LOCATED ON THE THIRD FLOOR OF THE HOUSTON COUNTY ADMINISTRATION BUILDING, LOCATED AT 462 N. OATES STREET, DOTHAN, ALABAMA 36303.

EXHIBIT A

1. Section **1-8-1 EXCEPTIONS TO THESE REGULATIONS** is repealed and replaced as follows:

1-8-1

Subdivisions with each lot having a minimum fronting on an existing County Maintained Road, State Maintained Road, or City Maintained Road of 125 feet on paved roads and 200 feet on dirt roads (“Road Frontage”) with no public improvements required; provided however, that said 125 feet or 200 feet road frontage shall not be subject to any easement, license, shared uses, shared driveway or other agreements that in the sole professional judgment and discretion of the Houston County Engineer may be equivalent to the establishment shared use driveway, easement for joint use, or license for joint use so that each lot shall have a separate driveway to the County, State, or City maintained road and shall not share a joint access or driveway by easement, license or other use with any other lot unless approved by the County Engineer. Any subdivision exempted from the requirements of these regulations pursuant to Section 1-8-1 shall NOT have therein any lot that is separated from said County, State, or City maintained road by any more than 2 lots, parcels, sites or parts of lots, parcels or sites.

2. Section **4-1-4 Access** is hereby repealed and replaced as follows:

4-1-4 Access

Access to every subdivision shall be provided over a public street, road, or highway, except that no access to any subdivision shall be allowed to a dirt road unless the roadway is paved. The paving of said dirt road shall be at the sole cost of the developer.

3. Subsections 1) and 2) of Section **4-11 Rural Subdivision** is hereby repealed and replaced as follows:

- 1) All lots in the subdivision are greater than or equal to 1.5 acres,
- 2) All lots in the subdivision shall have a minimum road frontage of one hundred twenty-five (125) feet,

4. Section **5-1-1 Maintenance Statements** is hereby repealed and replaced as follows:

After the Subdivision receives Final Plat Approval, all construction is complete, and the roadway pavement meets all acceptance requirements stated herein, the developer or owner may request, in writing, to the County Engineer for the start of a maintenance period (Submission of the required surety shall be deemed a request by the developer). After Final Plat Approval, the developer shall maintain the road(s) for the maintenance period.

The maintenance period shall be for (a) two (2) years from the date of request in writing for the start of the maintenance period or (b) the length of time for seventy (70) percent of home construction to be complete in the Subdivision, whichever is greater. At the end of this maintenance period, the County Engineer shall conduct an inspection of the roadway and any deficiencies shall be corrected by the developer. After deficiencies have been corrected to the satisfaction of the County Engineer, the developer shall be required to place one hundred ten pounds per square yard (110 LBS/SY) wearing surface over the subdivision roadway.

If the subdivision is not at 70 percent home construction completion at ten (10) years from the date the final plat was recorded, the developer or owner may elect to deposit with the County an amount equal to the current market price of the wearing surface materials necessary to overlay the subdivision roadway based upon the then current subdivision regulations. In addition to depositing the amount for said overlay, the developer or owner must correct any deficiencies to the satisfaction of the County Engineer. After correcting all deficiencies and depositing the required amount for said overlay, the developer or owner will be released from the maintenance bond. Any funds deposited with the County under this paragraph shall go into a separate account to be used for future repairs arising out of or related to the subdivision's wearing surface, as determined by the County Engineer.