



**HOUSTON COUNTY  
COMMISSION**

MARK CULVER  
CHAIRMAN

CURTIS HARVEY  
DISTRICT 1 COMMISSIONER

DOUG SINQUEFILED  
DISTRICT 2 COMMISSIONER

RICKY HERRING  
DISTRICT 3 COMMISSIONER

BRANDON SHOUBE  
DISTRICT 4 COMMISSIONER

PETER B. COVERT  
CHIEF ADMINISTRATIVE OFFICER

**NOTICE**

NOTICE IS HEREBY GIVEN BY THE HOUSTON COUNTY COMMISSION THAT A PUBLIC HEARING AND MEETING 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 OCTOBER 24, 2022, AND SAID MEETING IS SCHEDULED TO BE HELD AT 10:00 A.M. ON OCTOBER 24, 2022, BOTH OF 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.

Posted this the 11<sup>TH</sup> day of OCTOBER, 2022

P.O. DRAWER 6406  
DOTHAN, ALABAMA 36302

(PHONE) 334.677.4740

(FAX) 334.794.6633

[WWW.HOUSTONCOUNTYAL.GOV](http://WWW.HOUSTONCOUNTYAL.GOV)

**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 Section **1-8-1 EXCEPTIONS TO THESE REGULATIONS** is repealed and replaced as follows: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 of 100 feet fronting on an existing County Maintained Road, State Maintained Road, or City Maintained Road ("Road Frontage"), with no public improvements required; provided however, that said 100 foot 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 of a 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 Section **3-1-7 Certificate of Preliminary Approval** is hereby repealed and replaced as follows:

**3-1-7 Certificate of Preliminary Approval**

A certificate of approval of the Preliminary Plat by the County Commission shall be inscribed on the plat as follows:

"In that all the requirements of Preliminary Approval having been fulfilled, this subdivision plat was given Preliminary Approval by the Houston County Commission on \_\_\_\_\_, 20\_\_\_\_. The Preliminary Approval does not constitute approval of the Final Plat. This Certificate of Preliminary Approval shall expire and be null and void on \_\_\_\_\_, 20\_\_\_\_."

\_\_\_\_\_  
Date

\_\_\_\_\_  
County Engineer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman, Houston County Commission

3. Subsection 1) of Section **4-2-5 Right-of-Way** is hereby repealed and replaced as follows:

- 1) The requirements for providing right-of-way on residential subdivision streets carrying local traffic only are as follows:

- A) Minimum of fifty feet (50') with curb and gutter and
  - B) A continuous ten-foot (10') utility easement is required in addition to and adjacent to both sides of the right-of-way.
4. Section **4-2-6 Dead-End Streets** is hereby repealed and replaced as follows:  
Dead-end streets shall be provided at the closed end with a cul-de-sac turnaround having a property line radius of at least sixty-two feet (62') with an outside pavement radius of at least fifty-two feet (52'). A ten-foot (10') utility easement in addition to and adjacent to both sides of the right-of-way is also required. Grassed, curbed islands shall not be included in cul-de-sacs.
5. Section **4-2-10** is hereby repealed and replaced as follows:

**Standard subdivision typical Section, (see appendix – 1).**

6. Section **4-3-6 Curbs and Gutters** is hereby amended as follows:  
Concrete curbs shall meet the requirements for concrete curbs, Type "M-2" as set forth in the current Alabama Department of Transportation Standard Specifications for Highway Construction. Any other curb and gutter combination types, such as thirty-inch (30") mountable curb and gutter, shall require approval from county engineer. All curbs and gutters shall be placed using an automatic curb and gutter machine. [Drawing included in the appendix]
7. Subsection A) of Section **4-3-8 Left turn approaches and bay tapers.** is hereby repealed and replaced as follows:
- A) **Left turn approaches and bay tapers.** The minimum requirements for left turn approach and bay tapers shall match the most up-to-date version of Alabama Department of Transportation Access Management Manual as of the date of submission of the subdivision plat for preliminary approval.
    - 1) This length also applies to departure tapers; storage length shall be a minimum of 100 feet (100').
    - 2) At existing closely spaced intersections, bay tapers may be shortened to provide adequate storage lengths.
    - 3) All striping and pavement markers shall be the responsibility of the Owner and shall be thermoplastic, unless otherwise specified. (See Section 4-8-2).
8. Subsection 2) of Section **4-5-2 Grading of Lots** is hereby repealed and replaced as follows:  
2) The finished slope along the bottom centerline of any lot drainage easement and/or detention pond shall not be less than one percent (1%).
9. Section **4-6 INSTALLATION OF UTILITIES** is hereby repealed and replaced as follows:  
1) Water, gas, sanitary mains, and appurtenances if applicable, will be constructed

prior to installation of paving with all mains being extended for service to all lots so that no subsequent cutting of pavement will be required to permit service to all lots.

- 2) Utilities shall generally be located a maximum of five (5') feet from the edge of existing or proposed right-of-way. In areas where location greater than the maximum is approved incompressible backfill material (sand, slag, crushed stone or gravel) will be required.
- 3) Backfill for utilities crossing proposed roadway section shall conform to the Alabama Department of Transportation Standard Specification for Highways and Bridges in force at the time of installation.
- 4) Incompressible backfill material may be used to backfill such open trenches in lieu of compacted backfill material. The material used shall be of a type approved by the County Engineer.
- 5) All utility installations, under existing paving shall be bored and encased as specified by the County Engineer.
- 6) All utility installations shall conform to current standards as set forth in the most current edition of the Alabama Highway Department Utility Manual.
- 7) Any utility located beneath proposed roadways shall be relocated unless approved in writing by the county engineer.
- 8) Any existing utility poles located within ten feet (10') of proposed roadways shall be relocated as required in these regulations or, if approved by the county engineer, may remain if proper curbing will be installed.