

ORDINANCE AMENDING SUBDIVISION REGULATIONS FOR HOUSTON COUNTY, ALABAMA

WHEREAS, the currently enacted Subdivision Regulations for Houston County, Alabama requires regulations and amendments thereto to be changed or amended by the County Commission after a public hearing by giving due notice as required by law;

WHEREAS, the Houston County Commission held a public hearing on the proposed amendments to the Subdivision Regulations for Houston County, Alabama, on the 27th day of March, 2017, prior to its regularly scheduled commission meeting on that same day; and

WHEREAS, the Houston County Commission voted on the ____ day of _____, 2017, during its regularly scheduled meeting, to amend its current Subdivision Regulations for Houston County, Alabama;

NOW, THEREFORE, BE IT RESOLVED AND, SEPARATELY AND SEVERALLY, ORDAINED BY THE HOUSTON COUNTY COMMISSION that Houston County, by and through the Houston County Commission, amends the Subdivision Regulations for Houston County, Alabama, as revised on June 23, 2008, as follows:

1. Section 4-2-6 **Dead-End Streets** is Amended 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'). Grassed, curbed islands shall not be included in cul-de-sacs.
2. Subsection 4-3-2(A)(3)(a) is Amended as follows: Subgrade Course compaction shall conform to current Alabama Department of Transportation standards, 100% of Standard Proctor Density and +/- 2% Optimum Moisture.
3. Subsection 4-3-3(B) **Compaction** is Amended as follows: Base course compaction shall conform to current Alabama Department of Transportation standards, 95% of Modified Proctor Density and +/-2% Optimum Moisture.
4. Section 4-3-6 **Curbs and Gutters** is 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. All curbs and gutters shall be placed using an automatic curb and gutter machine. [Drawing included in the appendix]
5. Subsection 4-4-1(4) **Requirements** is Amended as follows: Minimum front setback lines shall be twenty feet (20'), unless otherwise approved by the County Commission.
6. The following amendment is added as Section 4-11:

4-11 Rural Subdivision

A) The developer shall not be required to construct curbs and gutters on roads within the subdivision if the following minimum requirements apply to that subdivision ("Rural Subdivision"):

- 1) All lots in the subdivision are greater than or equal to three (3) acres,

- 2) All lots in the subdivision have a minimum road frontage of three hundred feet (300'),
 - 3) No lot in the subdivision is deemed to be a flag lot, in the sole discretion of the County Engineer,
 - 4) No property in the Rural Subdivision is within the corporate limits of any municipality, and
 - 5) Subject to any additional conditions required by the County Engineer.
- B) Any roads in a Rural Subdivision constructed without curb and gutter shall adhere to the following requirements:
- 1) The minimum right-of-way shall be eighty feet (80'),
 - 2) The maximum depth of any ditch in or along the right-of-way shall be three feet (3') below the elevation of the travel lane,
 - 3) The minimum building setback line shall be fifty feet (50') from the right-of-way line,
 - 4) The minimum paved width for any road in the Rural Subdivision shall be twenty-four feet (24'),
 - 5) Any headwall on driveway pipes constructed in the right-of-way shall be made of poured-in-place concrete,
 - 6) Any additional requirements stated in Appendix - 3 - Rural Subdivision Typical Section, and
 - 7) Specifically excluding the requirement of the construction of a curb and gutter stated in Section 4-3-6, all other requirements provided in these regulations, including any engineered drawings, engineered drainage plans, and standards for paved roads, shall be required for any Rural Subdivision. If any requirements stated in Section 4-11 of these regulations or in Appendix - 3 - Rural Subdivision Typical Section are in conflict with any other requirement in these regulations, the requirements stated in Section 4-11 of the regulations and Appendix - 3 - Rural Subdivision Typical Section shall control for the construction of a road in a Rural Subdivision constructed without curb and gutter.
7. The Appendix on Page 33 of the Subdivision Regulations for Houston County, Alabama, as revised on June 23, 2008, is amended to the document entitled Appendix – 1 Standard Subdivision Typical Section, which is attached below.

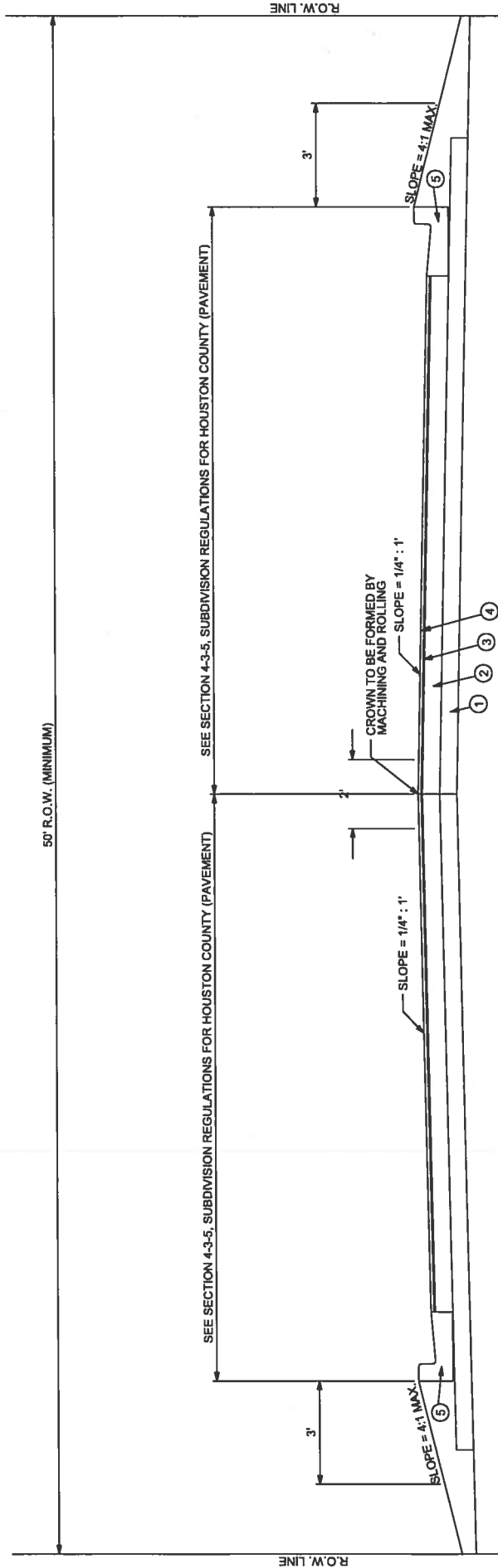
8. The Appendix on Page 34 of the Subdivision Regulations for Houston County, Alabama, as revised on June 23, 2008, is amended to the document entitled Appendix – 2 Concrete Curb, Type (M-2) (ALDOT, Special and Standard Highway Drawings, Index No. 730) Sketches of Curbs and Gutter to be Placed with Automatic Curb and Gutter Machines, which is attached below.
9. An appendix is hereby added as Appendix – 3 Rural Subdivision Typical Section, which is attached below.

This Resolution is effective immediately.

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APPENDIX - 1

STANDARD SUBDIVISION TYPICAL SECTION

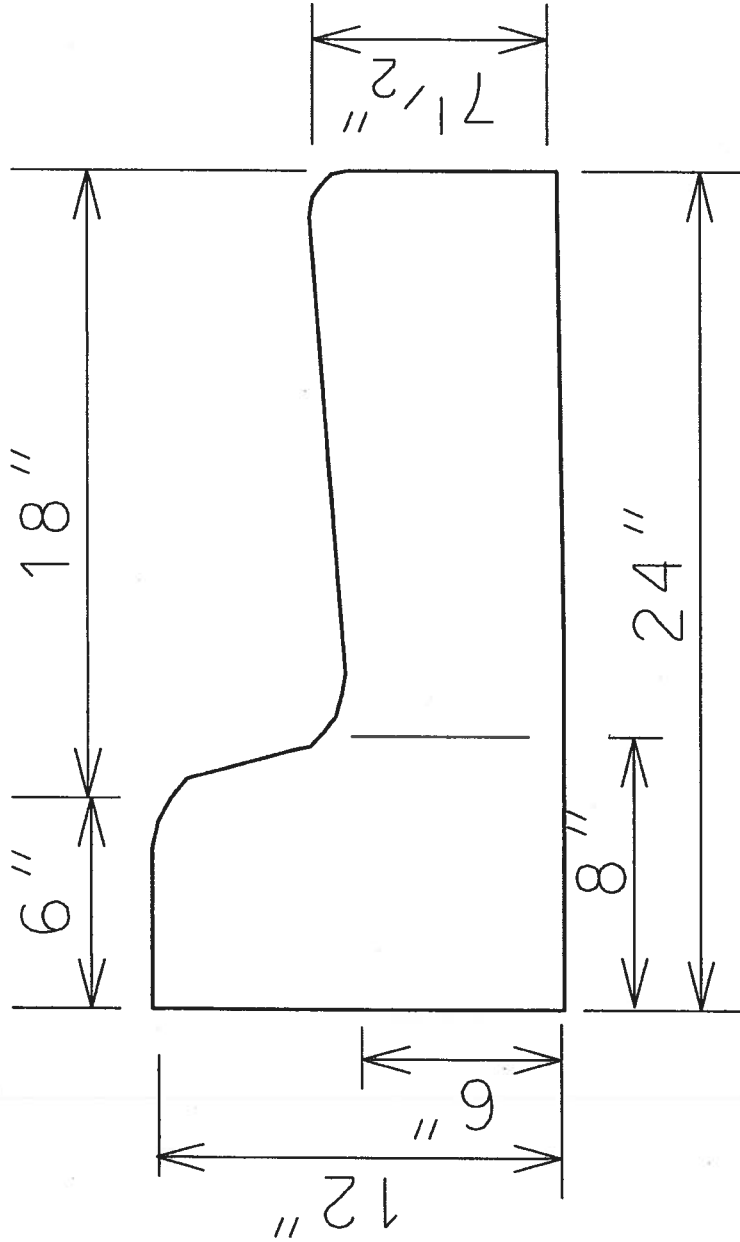


LEGEND

- 1) REQUIRED: SUBGRADE, ROADBED PROCESSING, 31" TO 34" WIDE (SECTION 4-3-2, SUBDIVISION REGULATIONS FOR HOUSTON COUNTY)
- 2) REQUIRED: BASE, GRANULAR SOIL BASE COURSE, UPPER LAYER, ROAD MIXED 8" COMPACTED THICKNESS, SEE (SECTION 4-3-5, SUBDIVISION REGULATIONS FOR HOUSTON COUNTY) FOR WIDTH.
- 3) REQUIRED: PRIME, BITUMINOUS TREATMENT TYPE A (SECTION 4-3-4, SUBDIVISION REGULATIONS FOR HOUSTON COUNTY)
- 4) REQUIRED: PAVEMENT, BITUMINOUS CONCRETE WEARING SURFACE, APPROXIMATELY 165 POUNDS PER SQUARE YARD (SECTION 4-3-5, SUBDIVISION REGULATIONS FOR HOUSTON COUNTY)
- 5) REQUIRED: CONCRETE CURB, TYPE (M-2) (ALDOT, SPECIAL AND STANDARD HIGHWAY DRAWINGS, INDEX NO. 730)

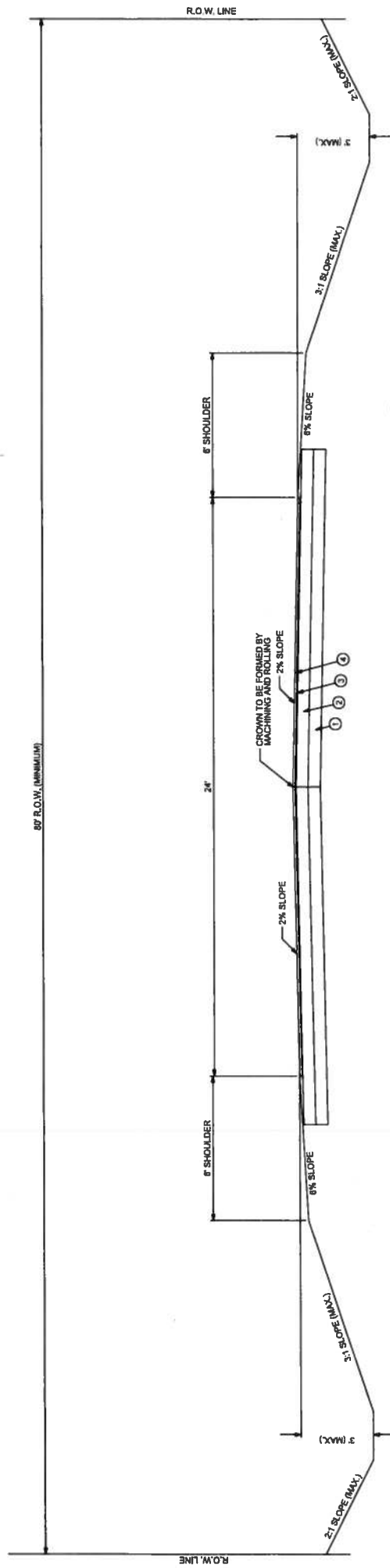
APPENDIX - 2

CONCRETE CURB, TYPE (M-2) (ALDOT, SPECIAL AND STANDARD
HIGHWAY DRAWINGS, INDEX NO. 730)
SKETCHES OF CURBS AND GUTTER
TO BE PLACED WITH AUTOMATIC
CURB AND GUTTER MACHINES



APPENDIX - 3

RURAL SUBDIVISION TYPICAL SECTION



LEGEND

- 1) REQUIRED: SUBGRADE, ROADBED PROCESSING, 28" WIDE
- 2) REQUIRED: BASE, GRANULAR SOIL BASE COURSE, UPPER LAYER, ROAD MIXED 6" COMPACTED THICKNESS, 28" WIDE
- 3) REQUIRED: PRIME, BITUMINOUS TREATMENT TYPE A (SECTION 4-3-4, SUBDIVISION REGULATIONS FOR HOUSTON COUNTY)
- 4) REQUIRED: PAVEMENT, BITUMINOUS CONCRETE WEARING SURFACE, APPROXIMATELY 185 POUNDS PER SQUARE YARD (SECTION 4-3-5, SUBDIVISION REGULATIONS FOR HOUSTON COUNTY)

The above and foregoing Resolution is adopted and approved on this the _____ day of _____, 2017, by the Houston County Commission.

MARK S. CULVER, CHAIRMAN OF THE
HOUSTON COUNTY COMMISSION

Authenticated:

William J. Dempsey, Chief Administrative Officer

Commissioner _____ moved that said Resolution be adopted, which motion was seconded by Commissioner _____, and, upon said motion being put to vote, the following vote was recorded:

YEAS: _____

NAYS: _____

The Chairman thereupon announced that said motion had passed and the Resolution was adopted.