

# *City of Dothan*

## *Agenda Item # 10*

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### *Structure Abatement Public Hearing*

#### *...January 6, 2026...*

*Department of Planning and Development*  
*Todd L. McDonald, AICP, Director*



# HOUSING ABATEMENT PROCEDURE

Authority: City Code Chapter 14, Article IX, Code of Ala. 1975 Section 11-53B-1 et seq.

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1. Receive complaint or discover issue in the field.
2. Site inspected within 3 days of complaint and courtesy notice sent to owner.
3. If no response a demand letter is sent to the owner, 5 days to contact neighborhood enhancement.
4. If no response a demolition letter (first class & certified) is sent to the owner (20 days).
5. If owner does not respond with plan to repair or demolish, begin formal abatement.
6. Request title search (7-10 days) (Pete McInish).
7. Request and file Lis Pendens from legal department (7-10 days).
8. Send copy of the Order of Lis Pendens (first class & certified) to all parties identified by title search and consult utilities data base for other addresses associated with owner, hand deliver notice to local address when applicable and post notice on structure (50 day notice).
9. Following 50<sup>th</sup> day, city clerk to schedule public hearing on next DCC agenda.
10. Resolution to abate properties advertised for 2 weeks prior to public hearing.
11. Public Hearing to determine if structure(s) are unsafe to extent of being a public nuisance.
12. Abatement approved as modified by DCC.
13. 10 days allowed for appeal. Asbestos survey ordered. If remediation required, work incorporated into bid package.
14. Structure demolition bid advertised for 14 days.
15. Bids received and opened. Contract awarded to lowest responsive bidder.
16. Contractor performs work within 60 days.
17. Costs of the demolition are assessed by DCC.



# *HOUSING ABATEMENT PROPERTIES*

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1. 257 HEADLAND AVE. (SLIDE 4-6)
2. 307 JEFF ST. (SLIDE 7-9)
3. 506 MARBURY ST.(SLIDE 10-12)
4. 508 MARBURY DR. (SHED)(SLIDE 13-15)
5. 701 PARKER ST.(SLIDE 16-18)
6. 902 WALNUT ST. (SLIDE 19-21)
7. 1722 REEVES ST. (SLIDE 22-24)



*Nuisance Abatement*  
*.... 257 HEADLAND AVE. ....*

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**THIS STRUCTURE IS UNSAFE, UNSECURE AND ABANDONED  
(THIS IS A BURNED STRUCTURE)**

- JULY 7, 2025, COMPLAINT RECEIVED
- JULY 7, 2025, STRUCTURE WAS INSPECTED AND CONDOLENCE FIRE LETTER SENT TO OWNER
- AUGUST 1, 2025, DEMAND LETTER WAS SENT TO THE OWNER
- AUGUST 12, 2025, DEMOLITION LETTER WAS SENT TO THE OWNER
- SEPTEMBER 23, 2025, THE TITLE SEARCH WAS COMPLETED
- NOVEMBER 5, 2025, LIS PENDENS WAS FILED WITH HOUSTON COUNTY
- NOVEMBER 5, 2025, A COPY OF THE ORDER OF LIS PENDENS WAS MAILED TO THE OWNER
- NOVEMBER 5, 2025, A COPY OF THE ORDER OF LIS PENDENS WAS POSTED ON THE STRUCTURE
- NOVEMBER 15, 2025, CITY CLERK PUBLISHED NOTICE IN THE NEWSPAPER



# *Nuisance Abatement* *.... 257 HEADLAND AVE. ....*

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# *Nuisance Abatement*

## *.... 257 HEADLAND AVE. ....*

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## *Nuisance Abatement* *.... 307 JEFF ST. ....*

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### **THIS STRUCTURE IS UNSAFE, UNSECURE AND ABANDONED (THIS A BURNED STRUCTURE)**

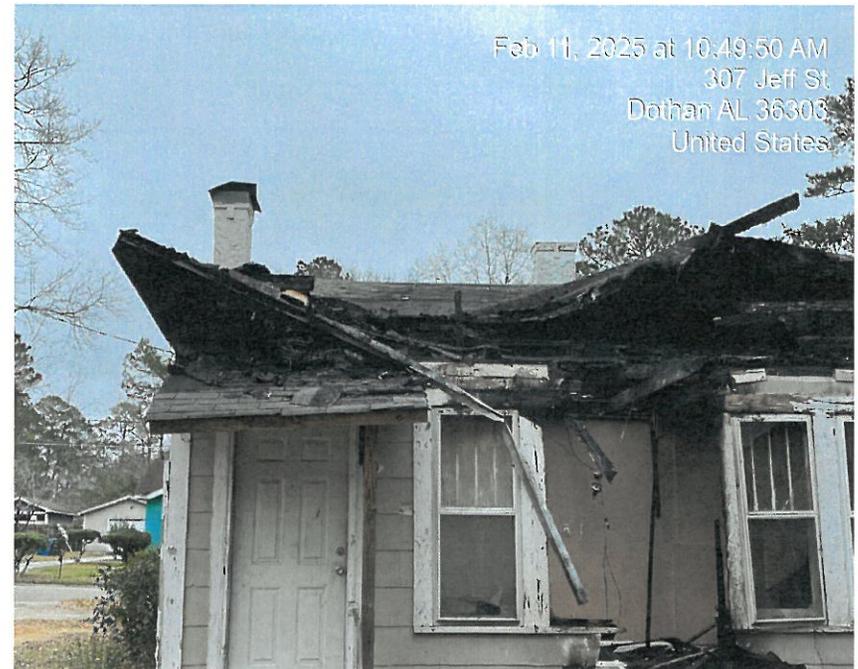
- FEBRUARY 11, 2025, COMPLAINT RECEIVED
- FEBRUARY 11, 2025, STRUCTURE WAS INSPECTED
- FEBRUARY 12, 2025, A CONDOLENCE FIRE LETTER WAS SENT TO THE OWNER
- MARCH 24, 2025, A VIOLATION NOTICE WAS SENT TO THE OWNER
- AUGUST 1, 2025, DEMAND LETTER WAS SENT TO THE OWNER
- AUGUST 12, 2025, DEMOLITION LETTER WAS SENT TO THE OWNER
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# *Nuisance Abatement*

## *.... 307 JEFF ST. ....*

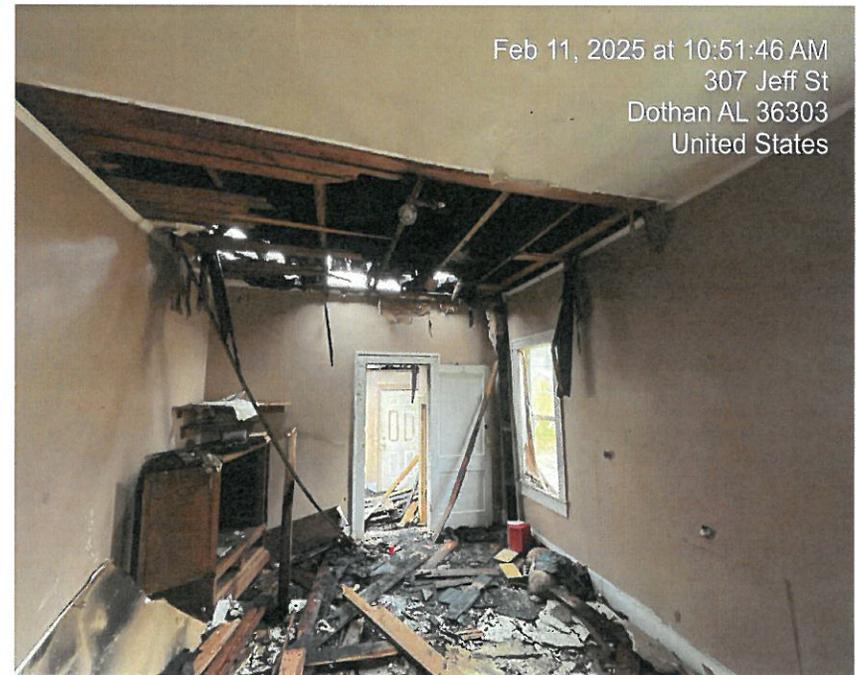
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# *Nuisance Abatement*

## *.... 307 JEFF ST. ....*





## *Nuisance Abatement* *.... 506 MARBURY ST. ....*

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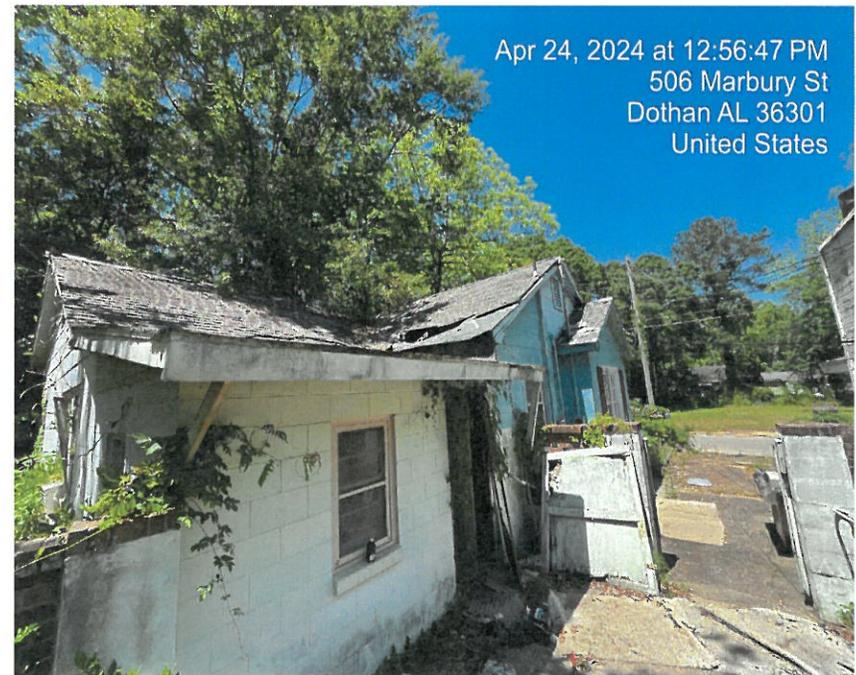
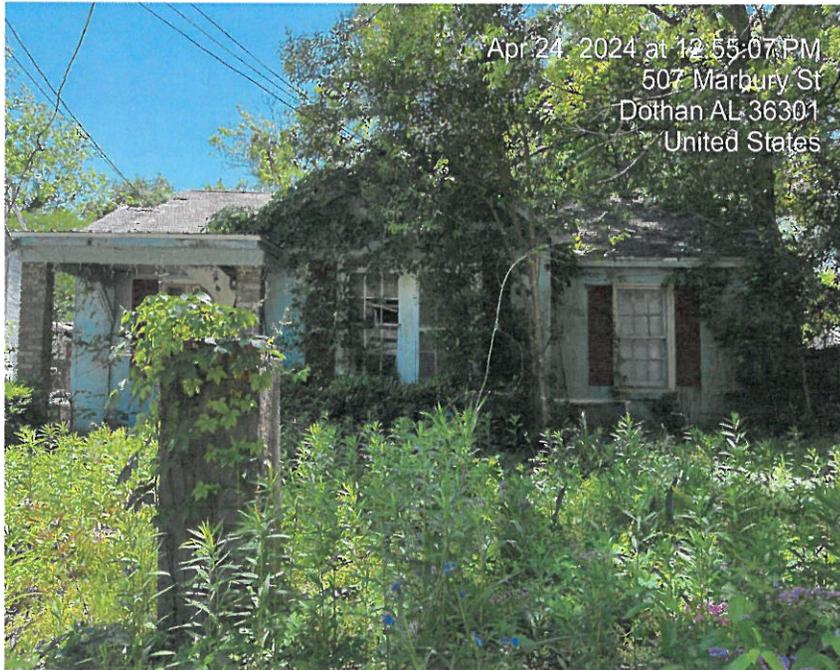
### **THIS STRUCTURE IS UNSECURE, DILAPIDATED AND ABANDONED (THERE IS DAMAGE TO THE ROOF AND BROKEN WINDOWS AND DOORS. VAGRANCY ISSUES AS WELL)**

- APRIL 24, 2024, COMPLAINT RECEIVED
- APRIL 24, 2024, STRUCTURE WAS INSPECTED
- APRIL 26, 2024, A VIOLATION NOTICE WAS SENT TO THE OWNER
- AUGUST 27, 2024, THE TITLE SEARCH WAS COMPLETED
- SEPTEMBER 23, 2024, LIS PENDENS WAS FILED WITH HOUSTON COUNTY
- SEPTEMBER 25, 2024, A NOTICE OF UNSAFE BUILDING WAS MAILED TO THE OWNER
- SEPTEMBER 25, 2024, A NOTICE OF UNSAFE BUILDING WAS POSTED ON THE STRUCTURE
- AUGUST 1, 2025, DEMAND LETTER WAS SENT TO THE OWNER
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# *Nuisance Abatement* *.... 506 MARBURY ST. ....*

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# *Nuisance Abatement* *.... 506 MARBURY ST. ....*





*Nuisance Abatement*  
*.... 508 MARBURY ST. ....*

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VAGRANCY ISSUES AS WELL)**

- SEPTEMBER 19, 2024, COMPLAINT RECEIVED
- SEPTEMBER 19, 2024, STRUCTURE WAS INSPECTED
- SEPTEMBER 26, 2024, A VIOLATION NOTICE WAS SENT TO THE OWNER
- AUGUST 1, 2025, DEMAND LETTER WAS SENT TO THE OWNER
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# *Nuisance Abatement* *.... 508 MARBURY ST. ....*





# *Nuisance Abatement*

## *.... 508 MARBURY ST. ....*



Sep 19, 2024 at 10:30:23 AM  
508 Marbury St  
Dothan AL 36301  
United States



Sep 19, 2024 at 10:30:22 AM  
508 Marbury St  
Dothan AL 36301  
United States



## *Nuisance Abatement .... 701 PARKER ST. ....*

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### **THIS STRUCTURE IS UNSECURE, DILAPIDATED AND ABANDONED (THERE IS DAMAGE TO THE ROOF, FRONT PORCH AND BROKEN WINDOWS AND DOORS. VAGRANCY ISSUES AS WELL)**

- FEBRUARY 11, 2025, COMPLAINT RECEIVED
- FEBRUARY 11, 2025, STRUCTURE WAS INSPECTED
- FEBRUARY 12, 2025, A VIOLATION NOTICE WAS SENT TO THE OWNER
- AUGUST 1, 2025, DEMAND LETTER WAS SENT TO THE OWNER
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# *Nuisance Abatement .... 701 PARKER ST. ....*

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# *Nuisance Abatement ..... 701 PARKER ST. ....*





## *Nuisance Abatement .... 902 WALNUT ST. ....*

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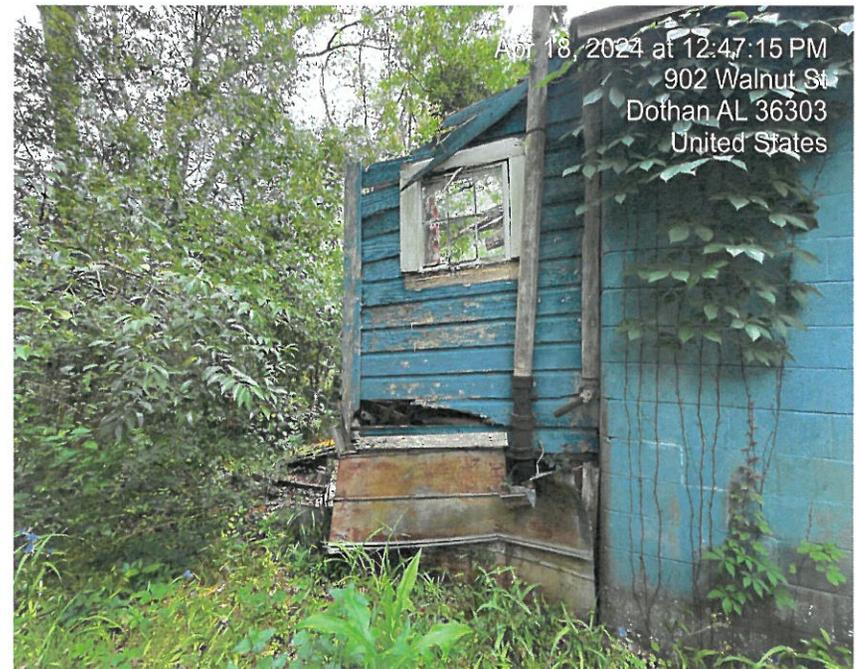
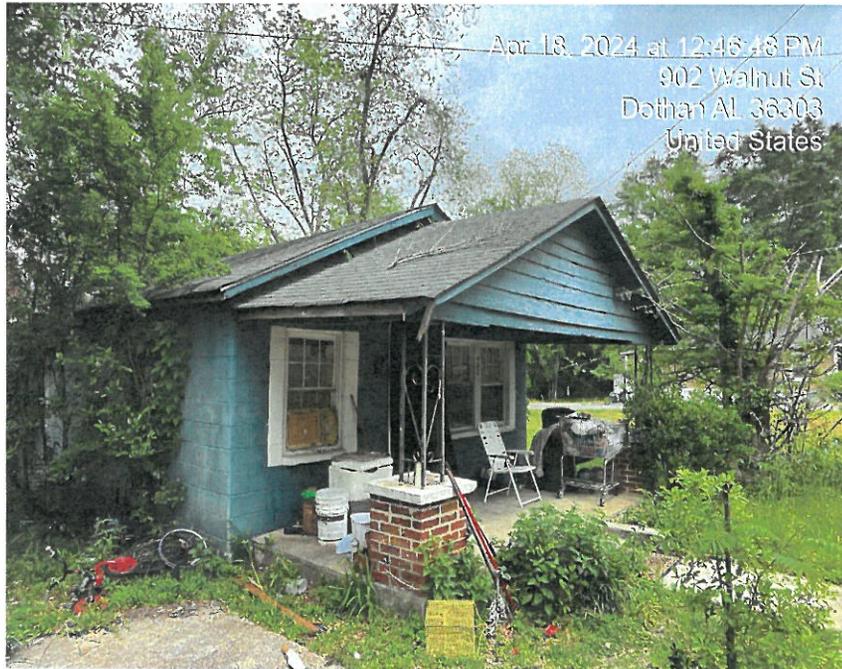
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- APRIL 18, 2024, COMPLAINT RECEIVED
- APRIL 18, 2024, STRUCTURE WAS INSPECTED
- APRIL 22, 2024, A VIOLATION NOTICE WAS SENT TO THE OWNER
- AUGUST 27, 2024, THE TITLE SEARCH WAS COMPLETED
- SEPTEMBER 23, 2024, LIS PENDENS WAS FILED WITH HOUSTON COUNTY
- SEPTEMBER 25, 2024, A NOTICE OF UNSAFE BUILDING WAS MAILED TO THE OWNER
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# *Nuisance Abatement .... 902 WALNUT ST. ....*

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# *Nuisance Abatement* *.... 902 WALNUT ST. ....*

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*Nuisance Abatement*  
*.... 1722 REEVES ST. ....*

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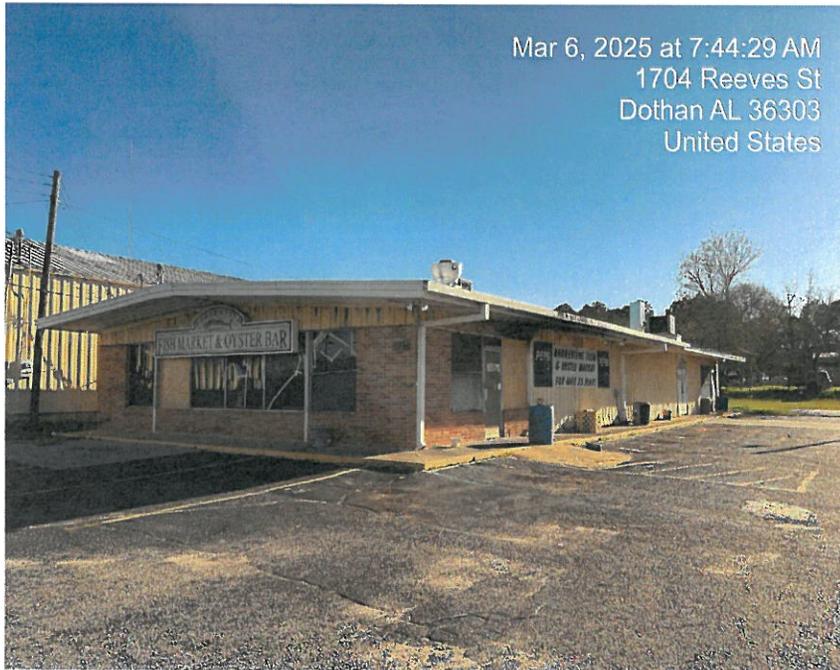
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# *Nuisance Abatement*

## *.... 1722 REEVES ST. ....*





# *Nuisance Abatement*

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