



## PLANNING COMMISSION AGENDA

A public hearing will be held by the Planning Commission of the City of Dothan, Alabama, on **Wednesday, January 20, 2016 at 9:00 a.m.**, in the City Commission Chambers, 126 North St. Andrews Street, Room 203, of the Roy L. Driggers Municipal Building (Civic Center).

The Planning Commission will have a preliminary meeting to review the agenda with the Planning Staff on Tuesday, January 19, 2016 at 3:30 p.m., in **Board Room, Second floor of the Civic Center**. This meeting is also open to the public.

The following items will be reviewed at both meetings:

1. ***Election of Officers***
2. ***Approval of Agenda***
3. ***Approval of December 18, 2015 Meeting Minutes***

### **Old Business**

***None.***

### **New Business**

4. **RZ-15-0728:** Request for recommendation of a Rezoning for 6 lots located at 2669 Hartford Hwy. and 2653 Hartford Hwy. (Parcel ID 38-09-08-27-3-000-009.000, 38-09-08-27-3-000-018.000, 38-09-08-27-3-000-017.000, 38-09-08-27-3-000-010.000, 38-09-08-27-3-000-016.000), from A-C District (Agricultural-Conservation) to a B-2 District (Highway Commercial), Billy Max & Peggy F. Cheshire and Earl F. & Marilyn D. Enfinger.
5. **RZ-15-0739:** Request for recommendation of a Rezoning for 411 Montana St. from R-4 (Residential, Attached, High Density (2-7 units) District to a B-2 (Highway Commercial) District, Sam Moore.
6. **RZ-15-0749:** Request for recommendation of a Rezoning for Lots 1-10, Block "B" and Lots 1-5, Block "C", Sullivan Heights Subdivision, from L-I District (Light Industrial) to R-1 District (Residential Single-Family, Low Density), initiated by The City of Dothan.
7. ***Consent Items: Minor Development Plans & Subdivision Plats***
8. ***Adjourn.***

*Anyone interested in any item listed on this agenda is encouraged to contact the Planning and Development Office at 615-4410 for further information.*

**PLANNING COMMISSION REGULAR MEETING MINUTES  
DECEMBER 16, 2015  
DOTHAN, ALABAMA**

The Dothan Planning Commission met in a Regular Meeting on Wednesday, December 16, 2015 at 9:00 a.m. in the City Commission Chambers, Dothan, Alabama.

**Members Present:**

Chairman George "Chuck" Harris  
Vice Chairman Jerry Coleman  
David Brewer  
Deborah Pettway  
David Cornelius  
Gayla White  
Jim Freeland  
John Bush, Supernumerary

**Members Absent:**

Mickey Davis  
Ron Tindall

Others present were: Todd L. McDonald, AICP, Planning Director; Frank Breaux, AICP, Senior Planner; Robert Cox, P.E., Traffic Engineer; Jonathan Lucas, P.E., Engineering Services; Members of the Media and Kim Vann, Secretary, who recorded the minutes.

Chairman Harris explained that the PC does not rezone properties but rather recommends rezoning to the City Commission for approval. He suggested any group present designate a spokesperson to address any questions or concerns.

**1. Approval of Agenda**

*Mr. Freeland made a motion to approve the agenda as presented. Vice Chairman Jerry Coleman seconded and the motion passed unanimously.*

**2. Approval of November 18, 2015 Meeting Minutes.**

*Ms. White made a motion to approve the November 18, 2015 Meeting Minutes. Ms. Pettway seconded and the motion to approve the November Meeting Minutes passed unanimously.*

**Old Business**

- 3. DP-15-0686: Request approval of a Development Plan for a 25,000 square foot industrial building at 1350 Columbia Hwy., L-I District, Watson & Downs Investments LLC. Represented by Northstar Engineering.** Mr. Breaux discussed the location of the development. Mr. Breaux also discussed the subdivision plat that has been submitted for

administrative review. Mr. Breaux stated there are some buffering issues with regards to the residential area adjacent at the rear. Mr. Breaux discussed the stormwater pond and the fact that it is an existing pond and not a proposed pond as shown on the submitted site plans. Mr. Breaux discussed changes made to the site plan that were resubmitted prior to the meeting. Mr. Larry Brookins of Northstar Engineering discussed the relocation of some parking spaces but that the parking count is the same. Mr. Brookins discussed the existing vegetation and wood line that exists as a natural buffer. Mr. Bart Barefoot stated that the Engineering department will require the removal of any overgrowth within the pond during the construction of the site. Vice Chairman Coleman asked Mr. Brookins if he had read all staff comments and Mr. Brookins stated he had. Ms. White asked if recommendation #2 will be removed since the pond already exists. Mr. Breaux stated that there is additional square footage being added to the site and that there are specific requirements for a buffer. Chairman Harris asked Mr. Brookins if there is room for substantial plantings between where the proposed asphalt ends and the retention pond as well as between the fence and the pond on the south end. Mr. Brookins stated that the pond slopes up to the property line and is already vegetated. Mr. Brookins stated they could plant a row of screening vegetation between the asphalt and the retention pond. Chairman Harris stated that recommendation #1 will include planting a solid screening between the asphalt and the retention pond. Mr. Freeland stated that recommendation #2 can be eliminated. Mr. Brewer discussed the buffer requirements on the east side of the property. Mr. Brookins stated that the east side buffering is adjacent to a floodway area that is heavily wooded. Mr. Breaux stated that the existing vegetation needs to be included on the site plan. Ms. Pettway asked who would inspect the pond. Mr. Brookins stated that Engineering Services would perform the inspection. Chairman Harris asked if there was anyone present regarding the request and there were none. Chairman Harris stated that with regards to recommendation #1, the existing buffering on the east side must remain untouched. **Chairman Harris called for a motion regarding DP-15-0686. Mr. Freeland made a motion to approve DP-15-0686 with staff recommendations as well as changes recommended by the Chairman to recommendation #1 and the deletion of recommendation #2. Ms. White seconded and the motion passed unanimously. Mr. David Cornelius recused himself from this request.**

1. A Type 8 buffer shall be identified on the plans along both the east and south property lines with a note stating that all existing vegetation within the east side buffer will remain and that a solid landscaped screen of Leyland Cypress (or equivalent) shall be established along the south side of the paved portions of the site.
2. One additional ADA compliant parking space shall be provided;
3. The comments of all city departments are incorporated into the final construction plans before a building permit is issued by the Building Official's Office;
4. Resubmit the development plan incorporating all design changes;
5. All future correspondence or building permit plan submittal must make reference to Case DP-15-0686 and,

6. The Development Plan approval will lapse and re-approval by the Planning Commission will be necessary if a building permit is not obtained within one year of the approval date.

### New Business

4. **DP-15-0714: Request approval of a Development Plans for a medical office at 118 & 120 Obrannan Park Dr., O-2 District (Office Park), Robert S. Young representing YB Dothan, LLC.** Mr. Breaux discussed the location and replat of the property that will join the two lots together. Mr. Breaux stated there are required buffers adjacent to the adjoining residential properties and that the submitted landscaping plan does identify the required buffers as well as the number of required trees and shrubs. Mr. Jeremy Taylor with Gonzalez Strength and Associates, presented the request. Chairman Harris asked Mr. Taylor if he had read all of the Staff recommendations and Mr. Taylor stated he had and can comply with all recommendations. Chairman Harris asked if there was anyone present regarding the request and there were none. ***Chairman Harris called for a motion regarding DP-15-0714. Ms. White made a motion to approve DP-15-0714 with staff recommendations. Mr. Freeland seconded and the motion passed unanimously.***
  1. The comments of all city departments are incorporated into the final construction plans before a building permit is issued by the Building Official's Office;
  2. Resubmit the development plan incorporating all design changes;
  3. All future correspondence or building permit plan submittal must make reference to Case DP-15-0714 and,
  4. The Development Plan approval will lapse and re-approval by the Planning Commission will be necessary if a building permit is not obtained within one year of the approval date.
5. ***Consent Items: Minor Development Plans & Subdivision Plats***
6. **Other Business:**

Chairman Harris discussed the time of the pre-meeting and asked if there were any changes that needed to be made. There were no comments and the 3:30 time for the Monday pre-meetings will remain.

Chairman Harris discussed the new application submittal dates required by the recently adopted Zoning Ordinance and how it allows more time for review by Staff.

Chairman Harris discussed the Attendance Policy for all Planning Commission meetings. Chairman Harris proposed a one week notice requirement if a member is unable to attend either a regular meeting or a pre-meeting. Chairman Harris stated excused absences will not count towards the percentage of attended meetings. Ms. Pettway asked for a definition of an excused absence. Chairman Harris asked if it was defined in the By-Laws and Staff stated that it is not. Ms. Pettway asked if work issues would be excused. Chairman Harris stated if work issues continually prevent a Commissioner from

being able to attend the meetings on a regular basis, the Commissioner should notify their appointing City Commissioner. Chairman Harris stated that the pre-meetings are as important as the public hearings due to the information discussed and information provided prior to the public hearing. Mr. Brewer stated that the By-Laws specify that members must attend all meetings, including the preliminary meetings.

7. *Adjourn.*

*Ms. White made a motion to adjourn. Mr. Freeland seconded and the meeting was adjourned at 9:55 a.m.*

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George C. "Chuck" Harris Chairman

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Kim Vann, Secretary



**PLANNING COMMISSION**  
**STAFF REPORT – January 20, 2016, MEETING**  
**CASE NUMBER: RZ-15-0728**  
**Case Manager: Frank G. Breaux, AICP**

**Summary of Information:**

Property Location:	Lots 1-3 & 9-11, Block “B”, Chickasaw Heights – 2600 Block of Hartford Highway
Requested Action:	Rezoning from A-C to B-2
Applicants/Owners:	Earl F. & Marilyn Enfinger; Billy Max & Peggy Cheshire

**Zoning/Land Use:**

EXISTING LAND USE - SUBJECT	SINGLE-FAMILY & VACANT LOTS
EXISTING LAND USE - NORTH	CAR WASH & MEDICAL OFFICE
EXISTING LAND USE - SOUTH	SINGLE-FAMILY & VACANT LOTS
EXISTING LAND USE - EAST	COMMERCIAL - PET BOARDING
EXISTING LAND USE - WEST	COMMERCIAL - RETAIL
ZONING DISTRICT - SUBJECT	A-C (AGRICULTURAL CONSERVATION)
ZONING DISTRICT - NORTH	B-2 (HIGHWAY COMMERCIAL)
ZONING DISTRICT - SOUTH	A-C
ZONING DISTRICT - EAST	B-2
ZONING DISTRICT - WEST	B-2

**ARTICLE VII. - CLASSIFICATION AND ESTABLISHMENT OF USES**

*B-2, Highway commercial.* The B-2 district is intended for major retail and service activities removed from the CBD, with major thoroughfare access and with adequate open space and parking. Landscaping and aesthetic considerations are important to this area with regional significance. The district is intended to serve residents, non-residents and transient traffic using major thoroughfares that run through and around the city. Development or redevelopment of these areas is subject to all regulations as established in article V, development plans, and is also subject to regulations and design guidelines as established for the downtown overlay district.

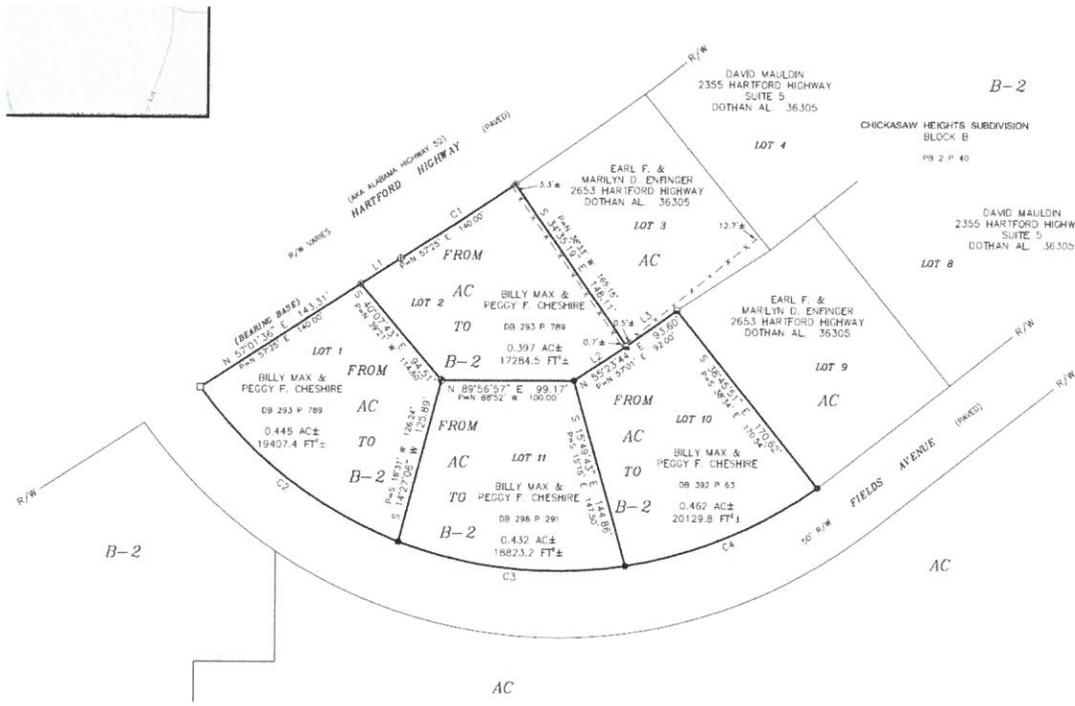
*A-C, Agricultural-Conservation (A-C) District.* Regulations for the agricultural district are intended to provide for development on land situated in urban areas that is intended primarily for agricultural uses. Very low density residential uses are also permitted. District dimensional regulations require a minimum of one (1) acre lots for site-built, stand-alone residential uses in this district. Structures not built in a subdivision must comply with the dimensional requirements outlined in the Table of District Dimensional Regulations (Article VIII, Section 114-132). However, if located in an approved subdivision, lot sizes shall be a minimum of fifteen-thousand (15,000) square feet and shall comply with R-1 district dimensional regulations other than lot size.



**VICINITY**



**AERIAL**



**SURVEY**

**General Discussion:** The subject lots are located on both the south side of Hartford Highway and along Fields Avenue. Fields Avenue is an unpaved street that serves as access to a number of undeveloped lots within Chickasaw Heights Subdivision. The subdivision has minimal improvements.

The request is a joint application of the Cheshire’s and the Enfinger’s and includes six (6) lots. The Cheshire’s own Lots 1,2,10 & 11 and the Enfinger’s own Lots 3 & 9. The Cheshire acreage totals 1.737 acres and the Enfinger’s acreage equals .9 acres. Total acreage of all of the lots is 2.637 acres. Both Families maintain single-family residences on their respective holdings.

**Findings of Fact:**

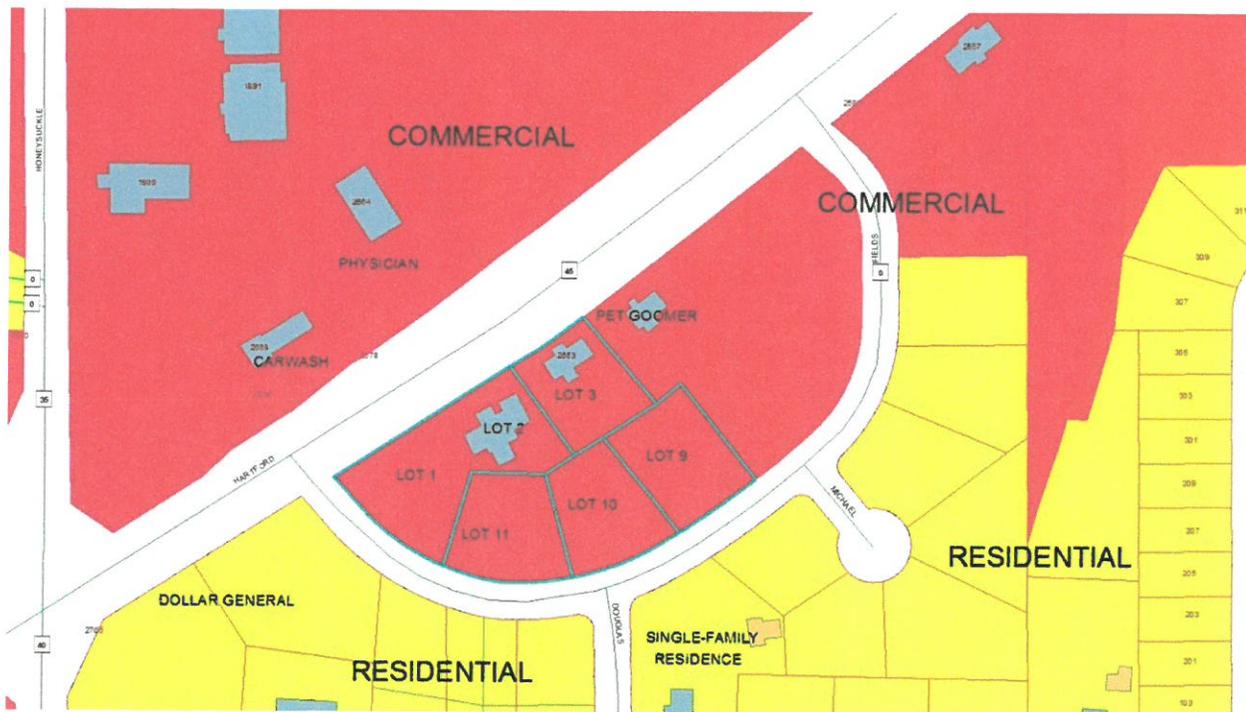
- The property is contiguous to B-2 zoned property to the west, east and north.
- With the exception of Lots 1-3 of the Chickasaw Heights Subdivision, all of the properties located on the south side of Hartford Highway between Honeysuckle Road and Ross Clark Circle are zoned B-2.
- The majority of the properties on the north side of Hartford Highway between Honeysuckle Road and Ross Clark Circle are zoned B-2.
- The remainder of lots within Block “B” of Chickasaw Heights are zoned B-2.
- With the exception of one single-family residence located on the south side of Fields Avenue, all surrounding uses are commercial. This residence also has frontage on

Timbers Drive and takes its principal access off of Douglas Street on the Timbers Drive side of the lot.

- Rezoning of the lots as proposed will create nonconformities of the existing single-family uses.
- Chickasaw Heights Subdivision was originally platted in 1958 as a 32 lot single-family subdivision.
- Since originally platted, only five (5) lots within Chickasaw Heights have been developed.

**Land Use Impact on Vicinity:** The existing conditions within the vicinity of the subject lots are typical of a heavy commercial area and the predominance of uses is commercial. The only other residentially developed lot within the subdivision is located on the south side of Fields Avenue across from Lot 10 (1404 Timbers Dr.).

**Land Use Compatibility/Land Use Plan:** The Future Land Use Map identifies the subject parcel as suitable for commercial uses and the request is therefore consistent with the Future Land Use Plan.



**FUTURE LAND USE MAP**

**Impact on the Environment:** The property is flat with no known or discernable features that would be problematic if rezoned as proposed. Any future development of the property will require development plan approval and must be in compliance with any applicable regulations affecting natural resources, stormwater, etc.

**Impact on Public Services and Facilities:** The property is located within the urbanized area and existing infrastructure may need to be upgraded depending upon the ultimate use of the property (including the possible paving of Fields Avenue). The Utilities Department has offered no comments at this time and the Fire Department has indicated that any new building construction will require additional fire protection.

**Staff Recommendation:**

Staff finds that the request is reasonable given the property's location, the fact that B-2 zoning is consistent with the Future Land Use Plan and that B-2 zoning is compatible with current land use patterns in the general vicinity. Staff therefore recommends that Case No. RZ-15-0728, a request to rezone Lots 1, 2, 3, 9, 10 & 11, Block "B", Chickasaw Heights Subdivision, having been duly considered in a public hearing held on January 20, 2016, following advertised legal notice, **be referred to the Dothan City Commission for approval** with an affirmative recommendation from the Planning Commission subject to the provisions of the City of Dothan Zoning Ordinance.



**PLANNING COMMISSION**  
**STAFF REPORT – January 20, 2016, MEETING**  
**CASE NUMBER: RZ-15-0739**  
**Case Manager: Frank G. Breaux, AICP**

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**Summary of Information:**

Property Location:	411 Montana Street
Requested Action:	Rezoning from R-4 to B-2
Applicant/Owner:	Sam Moore

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**Zoning/Land Use:**

EXISTING LAND USE - SUBJECT	NONCONFORMING COMMERCIAL BUILDING - IDLE
EXISTING LAND USE - NORTH	COMMERCIAL LAUNDRY
EXISTING LAND USE - SOUTH	COMMERCIAL BUILDING - IDLE
EXISTING LAND USE - EAST	COMMERCIAL RETAIL/SINGLE-FAMILY
EXISTING LAND USE - WEST	SINGLE-FAMILY
ZONING DISTRICT - SUBJECT	R-4 (HIGH DENSITY ATTACHED MULTI-FAMILY)
ZONING DISTRICT - NORTH	B-2 (HIGHWAY COMMERCIAL)
ZONING DISTRICT - SOUTH	B-1 (CENTRAL BUSINESS DISTRICT)
ZONING DISTRICT - EAST	B-2 & R-4
ZONING DISTRICT - WEST	R-4

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**ARTICLE VII. - CLASSIFICATION AND ESTABLISHMENT OF USES**

*B-2, Highway commercial.* The B-2 district is intended for major retail and service activities removed from the CBD, with major thoroughfare access and with adequate open space and parking. Landscaping and aesthetic considerations are important to this area with regional significance. The district is intended to serve residents, non-residents and transient traffic using major thoroughfares that run through and around the city. Development or redevelopment of these areas is subject to all regulations as established in article V, development plans, and is also subject to regulations and design guidelines as established for the downtown overlay district.

*R-4, Residential, attached multi-family, 2-7 dwelling units, high density.* This district is intended to provide for high density urban residential development, containing at least two (2) attached dwelling units but not more than seven (7) attached dwelling units, along with related recreational facilities protected from the intrusion of non-residential activity. Single-family dwellings are permitted in R-4 districts utilizing R-3 dimensional regulations as part of the overall mix of housing uses but not independently. Lot sizes in R-4 districts range from four-thousand-eight-hundred (4,800) square feet to sixteen-thousand-eight-hundred (16,800) square feet, but lots can be larger if so desired. The chart below illustrates the minimum and maximum number of dwelling units as well as the minimum lot area for developments in R-4 district. When approved by the building official and the planning commission, zero lot lines are permitted along common walls of attached dwelling units.



VICINITY



AERIAL

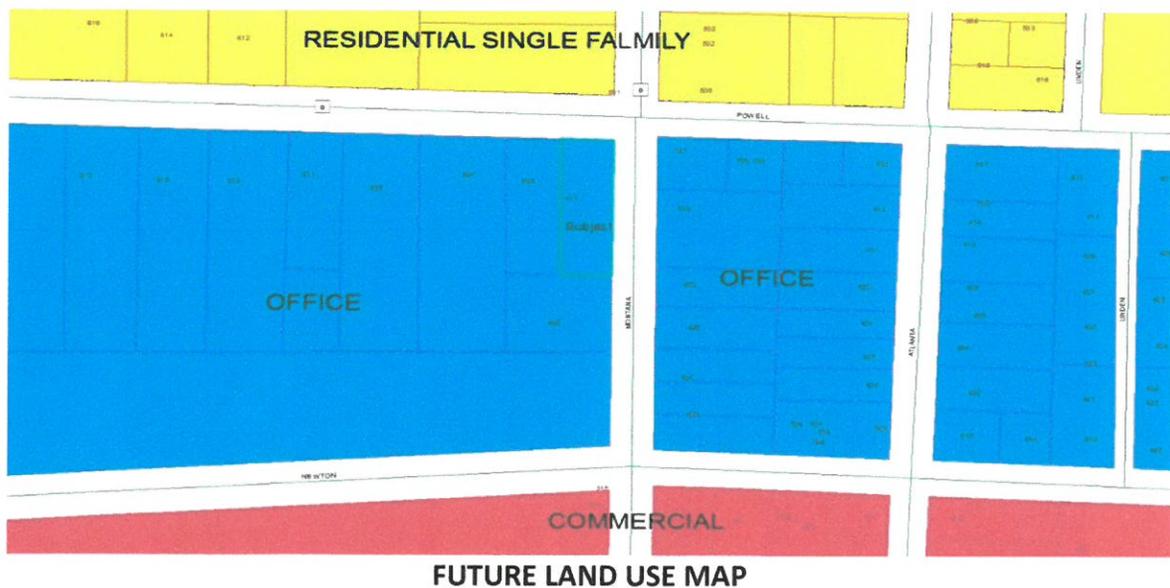
**General Discussion:** The applicant is requesting a rezoning from R-4 to B-2 in order to reestablish the legal conforming status of a commercial property located at the SW corner of Montana Street and West Powell Street. The property was the location of a dry cleaning business that operated for decades but lost its legal nonconforming status once it discontinued operation in 2001. The applicant therefore seeks to reestablish commercial use of his property.

**Findings of Fact:**

- The property is contiguous to B-2 zoned property to the east and north.
- The property is contiguous to B-1 zoned property to the south.
- There is a single-family residence located directly adjacent to the west of the site that has existed since 1945.
- The intersection of West Powell Street and Montana Street has traditionally functioned as a “commercial corner” serving the residents in the general vicinity since the mid part of the last century.
- Commercial uses are generally prohibited within the R-4 District.
- The existing building and site improvements are nonconforming and any future use of the site for a more intensive use than that of a dry cleaners will require the approval of the Planning Commission (if rezoned as proposed).

**Land Use Impact on Vicinity:** The existing conditions within the vicinity of the subject property are typical of other “commercial corners” located within this part of the City. Small commercial establishments such as grocery stores, general retail stores and service establishments were once common elements in most of the City’s original neighborhoods and still serve today as vital links to goods and services for those citizens lacking transportation.

**Land Use Compatibility/Land Use Plan:** The Future Land Use Map identifies the subject parcel as suitable for office uses.



**Impact on the Environment:** The property is fully developed and there are no environmental impacts associated with the request.

**Impact on Public Services and Facilities:** The property is located within the urbanized area and existing infrastructure may need to be upgraded depending upon the ultimate use of the property. The Utilities Department has offered no comments at this time and the Fire Department has indicated that any new building construction/modification may require additional fire protection.

**Staff Recommendation:**

Staff finds that the request is reasonable given the property's location and the fact that B-2 zoning will allow for a commercial use to be reestablished at this traditional "commercial corner". Staff therefore recommends that Case No. RZ-15-0739, a request to rezone property located at 411 Montana Street from R-4 to B-2, having been duly considered in a public hearing held on January 20, 2016, following advertised legal notice, **be referred to the Dothan City Commission for approval** with an affirmative recommendation from the Planning Commission subject to the provisions of the City of Dothan Zoning Ordinance.

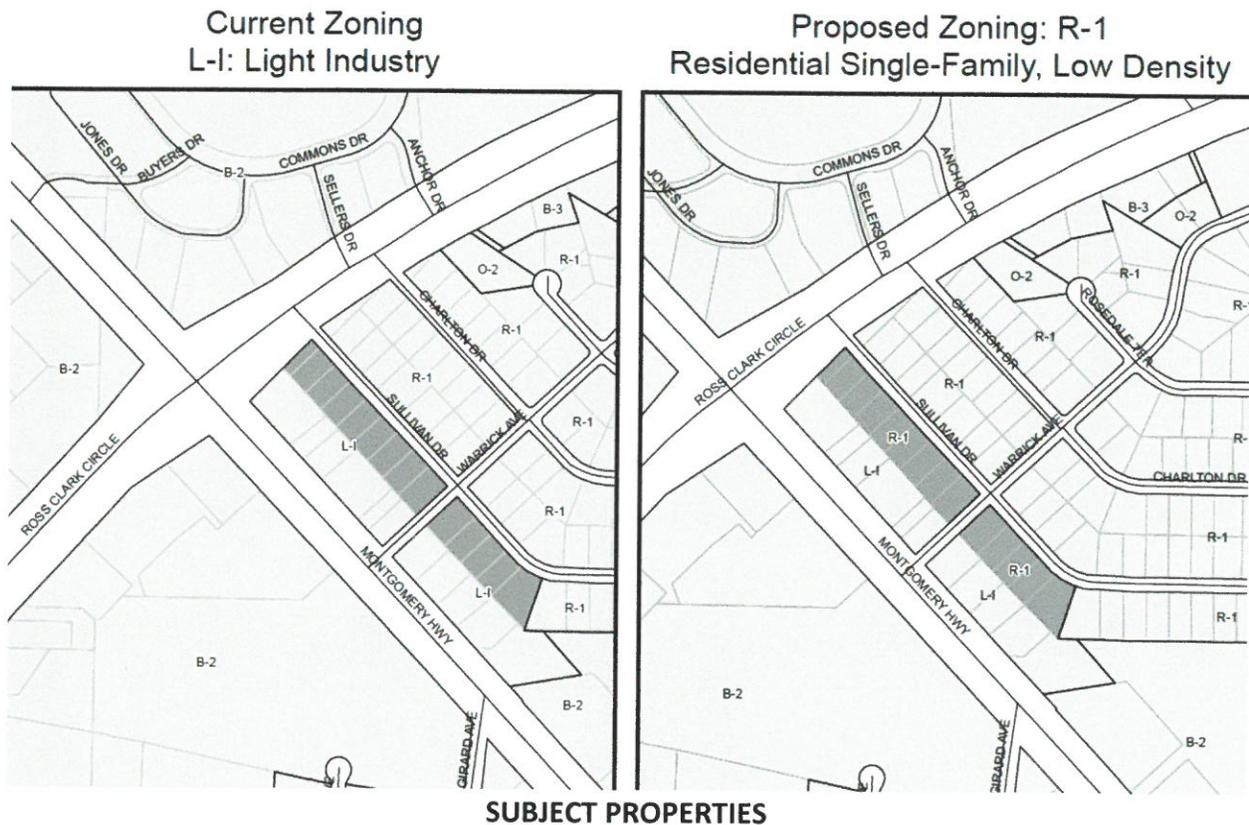


**PLANNING COMMISSION  
STAFF REPORT – January 20, 2016, MEETING  
CASE NUMBER: RZ-15-0749  
Case Manager: Frank G. Breaux, AICP**

**Summary of Information:**

Project Name:	City Initiated Rezoning – Sullivan Drive
Property Location:	Lots 2-10, Block B & Lots 1-5, Block C, Sullivan Heights
Requested Action:	Rezoning from L-I (Light Industry) to R-1 (Low Density Single-Family Residential)
Applicant:	City of Dothan
Property Owners:	See Exhibit 1

**Sullivan Drive: City Initiated Rezoning**



**General Discussion:** The Planning and Development Department is requesting, on behalf of the City of Dothan, a recommendation from the Planning Commission to rezone various properties located on Sullivan Drive from L-I (Light Industrial) to R-1 (Low Density Single-Family Residential). There are 14 lots under consideration that are today either residentially used or vacant. Residential uses are not allowed within the L-I zoning district. The preceding Subject

Property Map identifies the subject lots in dark gray.

**Background:** The Planning and Development Department became aware of this situation in December when a real estate appraiser requested information on a single-family residence located at 2009 Sullivan Drive. At that time, the department determined that the property was zoned L-I, that the existing single-family residence was a nonconforming use and that it had not been occupied for over a year. Because Section 114-171 (Nonconforming Uses) of the Zoning Ordinance prohibited the re-establishment of a nonconforming use if the use had been discontinued for more than one year, the department determined that it could no longer be used as a single-family residence within the L-I District. Further investigation revealed that there were 13 other lots along Sullivan Drive that were similarly affected.

Each affected property owner was mailed a letter explaining the proposed rezoning action and staff has received numerous calls regarding the proposal. A copy of the letter is included with this report.

**Issue:** The reason that the City is initiating a rezoning of these L-I zoned properties is because most are currently being used as single-family residences which is not allowed within the L-I zoning district. This has and will continue to create problems for property owners wishing to either build new homes or expand their existing homes and further creates an unnecessary burden that can be corrected by rezoning the property.

The City of Dothan recognizes that the current zoning arrangement is problematic and has taken it upon itself to initiate this corrective rezoning action as a courtesy to owners of the affected properties. Otherwise, all of the expenses associated with the rezoning process would be the responsibility of the individual land owner(s).

The City has no objection to any owner wishing to opt out of this rezoning process. However, any owner opting out may not be able to obtain building permits or use their property in a way that is inconsistent with the current light industrial zoning.

#### Dimensional Regulations

	<b>L-I</b>	<b>R-1</b>
Minimum Lot Size	N/A	12,000 sq. ft.
Minimum Lot Width	N/A	100 feet
Front Yard Depth	20 feet	30 feet
Rear Yard Depth	35 feet	35 feet
Side Yard Width	20 feet	10 feet
Max. Coverage	50%	25%

**Land Use Impact on Vicinity:** No impact. The existing established land use pattern within Sullivan Heights Subdivision is exclusively single-family residential and all other lots within the subdivision are zoned R-1.

**Land Use Compatibility/Land Use Plan:** The Future Land Use Map (FLUM) shows that this area of the City is suitable for Single-Family Residential development and the request is therefore compatible with the Future Land Use Plan.



**Impact on the Environment:** N/A

**Impact on Travel:**

Traffic Engineering Comments: No comments.

**Impact on Public Services and Facilities:**

Engineering Comments: No comments received.

Utilities Comments: No comments received.

Fire Marshal's Comments: No Comments received.

**Staff Recommendation:**

Staff recommends that Case No. RZ-15-0749, a City initiated request to rezone Lots 2-10, Block B & Lots 1-5, Block C, Sullivan Heights Subdivision, from L-I to R-1, having been duly considered in a public hearing held on January 20, 2016, following advertised legal notice, **be referred to the Dothan City Commission for approval** with an affirmative recommendation from the Planning Commission subject to the provisions of the *City of Dothan Zoning Ordinance*.



# CITY OF DOTHAN

## Department of Planning and Development

P. O. BOX 2128 · DOTHAN, ALABAMA 36302 · 334-615-4410 (o) · 334-615-4419 (f)

www.dothan.org

*Todd L. McDonald, AICP, Director*

January 4, 2016

**RZ-15-0749: Request recommendation of a Rezoning for Sullivan Heights Subdivision Lots 1-10, Block "B" and Lots 1-5, Block "C" from a L-I District (Light Industrial) to a R-1 District (Residential Single-Family, Low Density), initiated by The City of Dothan.**

Dear Property Owner,

The request described above will be considered by the Planning Commission at a Public Hearing on **January 20, 2016**, at 9:00 a.m. in Room 203 on the Second Floor of City Hall (Civic Center). **The City of Dothan is initiating this rezoning request and is the applicant.**

Copies of this letter are being sent to all current property owners (as listed in the Public Record of Houston County) located on Sullivan Drive whose properties are currently zoned L-I. Anyone desiring information on the request may call the Planning and Development Office at 615-4410.

### **Issue:**

The reason that the City is initiating a rezoning of these L-I zoned properties is because most are currently being used for residential purposes, which are not allowed in the L-I zoning district. This has and will continue to create problems for property owners wishing to either build new homes or expand their existing homes and further creates an unnecessary burden that can be corrected by rezoning the property.

The City of Dothan recognizes that the current zoning arrangement is problematic and has taken it upon itself to initiate this corrective rezoning action as a courtesy to owners of the affected properties. Otherwise, all of the expenses associated with the rezoning process would be the responsibility of the individual land owner.

The City has no objection to any owner wishing to opt out of the rezoning process. Please understand, however, that this is a one-time offer and that opting out will mean you may not be able to obtain building permits or to use your property in a way that is inconsistent with the current light industrial zoning. If you wish to opt out, please contact our office at 615-4410.

**Conclusion:**

This letter is intended to provide you with information and no action on your part is necessary unless you choose to opt out. We do, however, encourage you to attend the upcoming January 20<sup>th</sup> meeting if you wish to address the Planning Commission or if you have any questions or concerns. The Planning Commission will only make a recommendation on the application and does not have the authority to approve a rezoning. Final action on the request will be taken by the City Commission at a later date and you will again have an opportunity to express any concerns that you may have at that time.

In the meantime, please feel free to contact the Planning and Development Department if you have any questions. Our telephone number is 334-615-4410 and our office hours are 8:00 a.m. – 5:00 p.m., Monday through Friday.

Sincerely,

A handwritten signature in blue ink that reads "Todd L. McDonald". The signature is written in a cursive style.

Todd L. McDonald, AICP  
Director

# ***EXHIBIT 1***

**PROPERTY OWNER LIST  
CASE # RZ-15-0749**

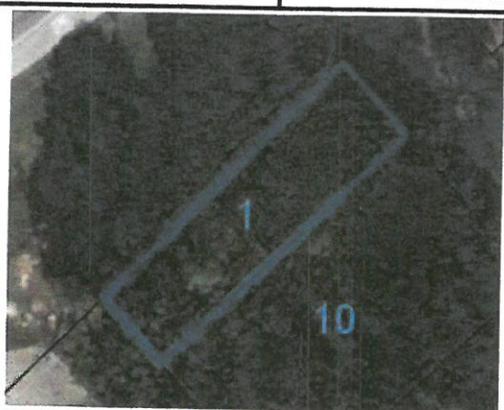
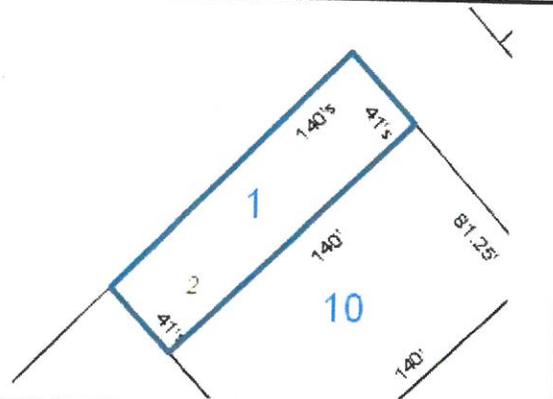
**Lots 2-10, Block "B" & Lots 1-5, Block "C"  
Sullivan Heights Subdivision**

**14 attachments**

**Houston County Alabama - 2015**

**Property Record Card**

[Print](#) [Close](#)



**Parcel Info**

<b>Parcel Number</b>		<b>Delta Pin #</b>	<b>Exempt</b>	<b>AMENTITES ROAD TOPO SEWER WATER GAS</b>	
0902104005001000		10134			
<b>Subdivision</b>	SULLIVAN HEIGHTS				
<b>Neighborhood</b>	296				
<b>District</b>	<b>City</b>	<b>S-T-R</b>	<b>Acreeage</b>	<b>Lot Size</b>	<b>Deed B/P/D</b>
03	Dothan	10-3N-26E	0		0292-0000527-0/0/0
<b>Brief Description</b>	LOT 2 BLK B SULLIVAN HGTS				

**Owner**

<b>Name</b>	SULLIVAN JEROME L JR		
<b>Mailing Addr</b>	104 YALE CT DOTHAN, AL 36303	<b>Physical Addr</b>	0 ROSS CLARK CIR

**Values**

Land Total:	\$3,800.00
Building Total:	\$0.00
Appraised Value:	\$3,800.00
Yrly Tax:	\$26.22 for 2015

**Tax History**

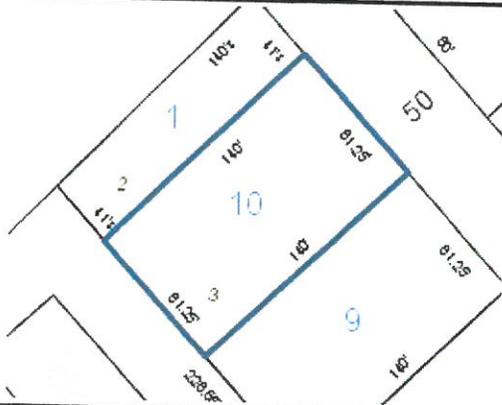
Tax Year	Date Paid	Amount Paid
2015	//	\$0.00
2014	12/2/2014	\$26.22
2013	12/5/2013	\$26.22
2012	11/19/2012	\$26.22



Houston County Alabama - 2015

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Parcel Info

<b>Parcel Number</b>		<b>Delta Pin #</b>	<b>Exempt</b>	<b>AMENTITES ROAD TOPO SEWER WATER GAS</b>	
0902104005010000		10148			
<b>Subdivision</b>	SULLIVAN HEIGHTS				
<b>Neighborhood</b>	296				
<b>District</b>	<b>City</b>	<b>S-T-R</b>	<b>Acreage</b>	<b>Lot Size</b>	<b>Deed B/P/D</b>
03	Dothan	10-3N-26E	0		0292-0000527-0/0/0
<b>Brief Description</b>	LOT 3 BLK B SULLIVAN HGTS				

Owner

<b>Name</b>	SULLIVAN JEROME L JR		
<b>Mailing Addr</b>	104 YALE CT DOTHAN, AL 36303	<b>Physical Addr</b>	0 SULLIVAN DR

Values

Land Total:	\$7,500.00
Building Total:	\$0.00
Appraised Value:	\$7,500.00
Yrly Tax:	\$51.75 for 2015

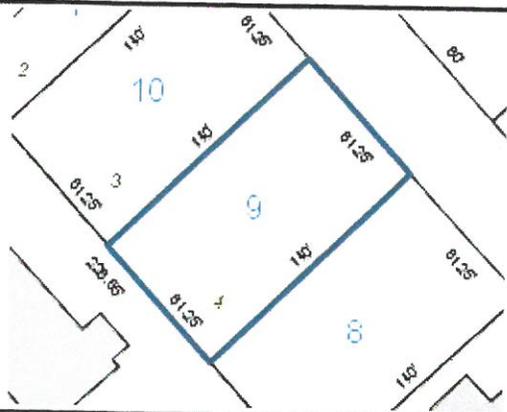
Tax History

Tax Year	Date Paid	Amount Paid
2015	//	\$0.00
2014	12/2/2014	\$51.75
2013	12/5/2013	\$51.75
2012	11/19/2012	\$51.75

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Parcel Info

<b>Parcel Number</b>		<b>Delta Pin #</b>	<b>Exempt</b>	<b>AMENITIES ROAD TOPO SEWER WATER GAS</b>	
0902104005009000		10147			
<b>Subdivision</b>	SULLIVAN HEIGHTS				
<b>Neighborhood</b>	296				
<b>District</b>	<b>City</b>	<b>S-T-R</b>	<b>Acreage</b>	<b>Lot Size</b>	<b>Deed B/P/D</b>
03	Dothan	10-3N-26E	0		0292-0000527-0/0/0
<b>Brief Description</b>	LOT 4 BLK B SULLIVAN HGTS				

Owner

<b>Name</b>	SULLIVAN JEROME L JR		
<b>Mailing Addr</b>	104 YALE CT DOTHAN, AL 36303	<b>Physical Addr</b>	0 SULLIVAN DR

Values

Land Total:	\$7,500.00
Building Total:	\$0.00
Appraised Value:	\$7,500.00
Yrly Tax:	\$51.75 for 2015

Tax History

Tax Year	Date Paid	Amount Paid
2015	//	\$0.00
2014	12/2/2014	\$51.75
2013	12/5/2013	\$51.75
2012	11/19/2012	\$51.75

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Parcel Info

Parcel Number		Delta Pin #	Exempt	AMENTITES ROAD TOPO SEWER WATER GAS	
0902104005008000		10146			
Subdivision	SULLIVAN HEIGHTS				
Neighborhood	296				
District	City	S-T-R	Acreage	Lot Size	Deed B/P/D
03	Dothan	10-3N-26E	0		0292-0000527-0/0/0
Brief Description	LOT 5 BLK B SULLIVAN HGTS				

Owner

Name	SULLIVAN JEROME L JR		
Mailing Addr	104 YALE CT DOTHAN, AL 36303	Physical Addr	2011 SULLIVAN DR

Values

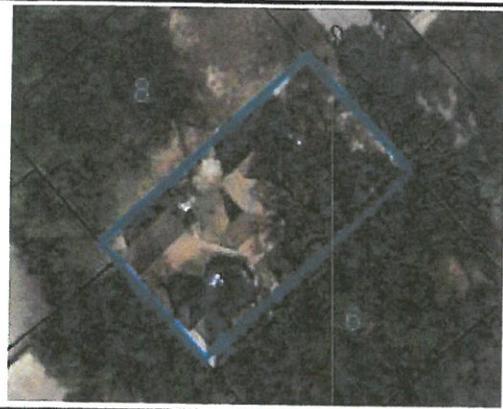
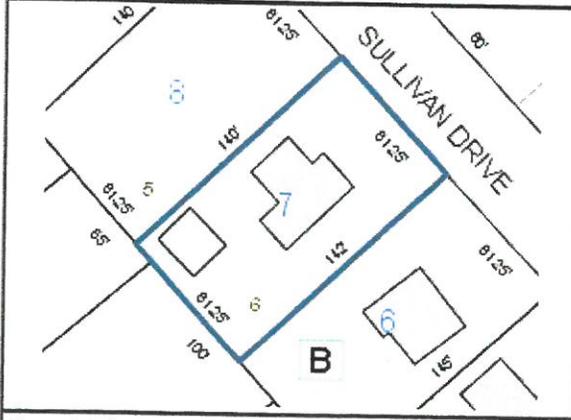
Land Total:	\$7,500.00
Building Total:	\$0.00
Appraised Value:	\$7,500.00
Yrly Tax:	\$51.75 for 2015

Tax History

Tax Year	Date Paid	Amount Paid
2015	//	\$0.00
2014	12/2/2014	\$51.75
2013	12/5/2013	\$51.75
2012	11/19/2012	\$51.75

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Parcel Info					
<b>Parcel Number</b>		<b>Delta Pin #</b>	<b>Exempt</b>	<b>AMENTITES ROAD TOPO SEWER WATER GAS</b>	
0902104005007000		10145			
<b>Subdivision</b>	SULLIVAN HEIGHTS				
<b>Neighborhood</b>	296				
<b>District</b>	<b>City</b>	<b>S-T-R</b>	<b>Acreage</b>	<b>Lot Size</b>	<b>Deed B/P/D</b>
03	Dothan	10-3N-26E	0		FD- 0731-0000029-11/19/2013
<b>Brief Description</b>	LOT 6 BLK B SULLIVAN HGTS				

Owner			
<b>Name</b>	WELLS FARGO BANK		
<b>Mailing Addr</b>	2324 OVERLAND AVE BILLINGS, MT 59102	<b>Physical Addr</b>	2009 SULLIVAN DR

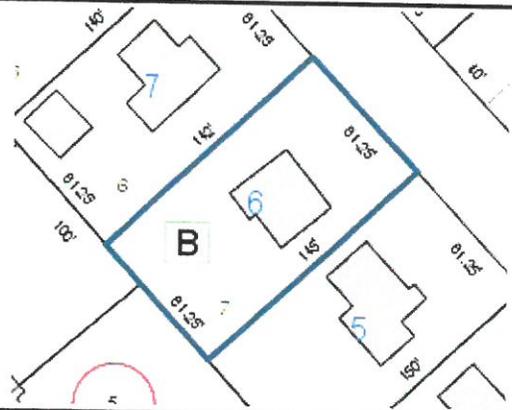
Values	
Land Total:	\$7,600.00
Building Total:	\$94,600.00
Appraised Value:	\$102,200.00
Yrly Tax:	\$705.18 for 2015

Tax History		
<b>Tax Year</b>	<b>Date Paid</b>	<b>Amount Paid</b>
2015	//	\$0.00
2014	11/11/2014	\$290.93
2013	11/23/2013	\$301.28
2012	11/17/2012	\$297.14

Building	Sketch	Bldg-Photo					
	<b>Bldg No</b>	<b>Use Type</b>	<b>Yr Built</b>	<b>Base Area</b>	<b>Upper Area</b>	<b>Story</b>	<b>Appr Value</b>
<u>Detail</u>	1	111	1960	1782	0	1	\$74,400.00

Misc Improvements		
<b>Code</b>	<b>Desc</b>	<b>Value</b>

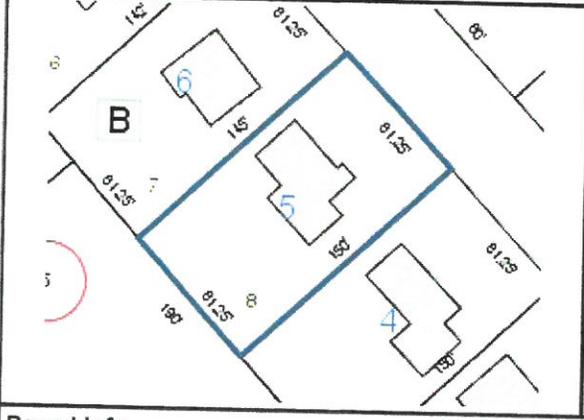


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<b>Property Record Card</b>						<a href="#">Print</a> <a href="#">Close</a>	
							
<b>Parcel Info</b>							
<b>Parcel Number</b>			<b>Delta Pin #</b>	<b>Exempt</b>	AMENTITES ROAD TOPO SEWER WATER GAS		
0902104005006000			10144				
<b>Subdivision</b>			SULLIVAN HEIGHTS				
<b>Neighborhood</b>			296				
<b>District</b>	<b>City</b>	<b>S-T-R</b>	<b>Acreage</b>	<b>Lot Size</b>	<b>Deed B/P/D</b>		
03	Dothan	10-3N-26E	0		0296-0000251-0/0/0		
<b>Brief Description</b>		LOT 7 BLK B SULLIVAN HGTS					
<b>Owner</b>							
<b>Name</b>		MIXSON STEPHEN R					
<b>Mailing Addr</b>		5753 HWY 85 N #2665 CRESTVIEW, FL 32536		<b>Physical Addr</b>		2007 SULLIVAN DR	
<b>Values</b>							
Land Total:				\$7,600.00			
Building Total:				\$39,100.00			
Appraised Value:				\$46,700.00			
Yrly Tax:				\$322.23 for 2015			
<b>Tax History</b>							
Tax Year		Date Paid		Amount Paid			
2015		//		\$0.00			
2014		12/23/2014		\$322.23			
2013		12/29/2013		\$330.51			
2012		12/10/2012		\$327.75			
<b>Building <u>Sketch</u></b>							
	<b>Bldg No</b>	<b>Use Type</b>	<b>Yr Built</b>	<b>Base Area</b>	<b>Upper Area</b>	<b>Story</b>	<b>Appr Value</b>
<b>Detail</b>	1	111	1960	1080	0	1	\$39,100.00



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Parcel Info					
<b>Parcel Number</b>		<b>Delta Pin #</b>	<b>Exempt</b>	<b>AMENITIES ROAD TOPO SEWER WATER GAS</b>	
0902104005005000		10143			
<b>Subdivision</b>	SULLIVAN HEIGHTS				
<b>Neighborhood</b>	296				
<b>District</b>	<b>City</b>	<b>S-T-R</b>	<b>Acreage</b>	<b>Lot Size</b>	<b>Deed B/P/D</b>
03	Dothan	10-3N-26E	0		WD- 0622-0000393-3/2/2005
<b>Brief Description</b>	LOT 8 BLK B SULLIVAN HGTS				

Owner			
<b>Name</b>	TAYLOR LINDA FAYE		
<b>Mailing Addr</b>	1915 SULLIVAN DR DOTHAN, AL 36303	<b>Physical Addr</b>	2005 SULLIVAN DR

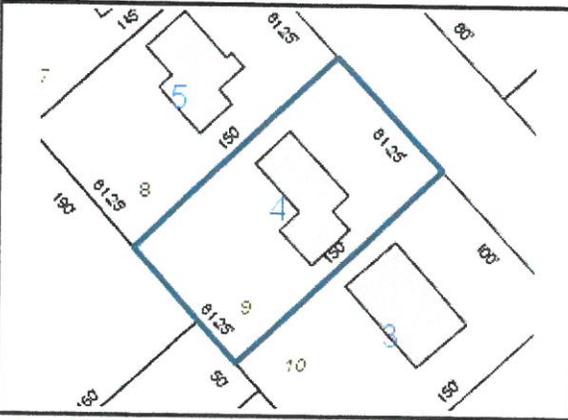
Values	
Land Total:	\$7,700.00
Building Total:	\$38,100.00
Appraised Value:	\$45,800.00
Yrly Tax:	\$316.02 for 2015

Tax History		
<b>Tax Year</b>	<b>Date Paid</b>	<b>Amount Paid</b>
2015	//	\$0.00
2014	11/23/2014	\$316.02
2013	11/9/2013	\$323.61
2012	11/12/2012	\$320.85

Building	Sketch	Bldg-Photo					
	<b>Bldg No</b>	<b>Use Type</b>	<b>Yr Built</b>	<b>Base Area</b>	<b>Upper Area</b>	<b>Story</b>	<b>Appr Value</b>
<u>Detail</u>	1	111	1960	1040	0	1	\$38,100.00

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**Parcel Info**

<b>Parcel Number</b>	<b>Delta Pin #</b>	<b>Exempt</b>	<b>AMENTITES ROAD TOPO SEWER WATER GAS</b>		
0902104005004000	10142				
<b>Subdivision</b>	SULLIVAN HEIGHTS				
<b>Neighborhood</b>	296				
<b>District</b>	<b>City</b>	<b>S-T-R</b>	<b>Acreage</b>	<b>Lot Size</b>	<b>Deed B/P/D</b>
03	Dothan	10-3N-26E	0		WD- 0663-0000170-1/25/2008
<b>Brief Description</b>	LOT 9 BLK B SULLIVAN HGTS				

**Owner**

<b>Name</b>	SHIRAH BRENT		
<b>Mailing Addr</b>	C O REAL ESTATE SERVICE OF DOT 2275 MONTGOMERY HWY DOTHAN, AL 36303	<b>Physical Addr</b>	2003 SULLIVAN DR

**Values**

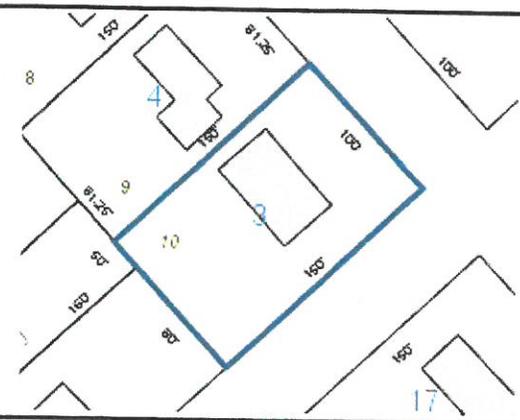
Land Total:	\$7,700.00
Building Total:	\$47,400.00
Appraised Value:	\$55,100.00
Yrly Tax:	\$380.19 for 2015

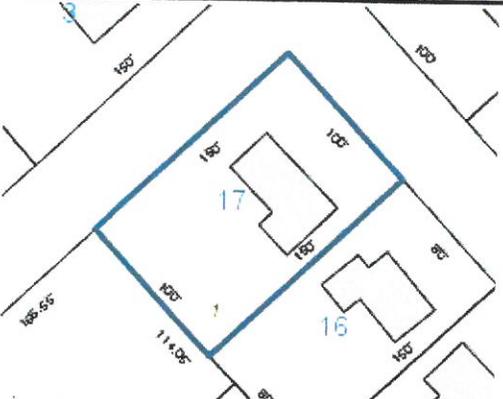
**Tax History**

Tax Year	Date Paid	Amount Paid
2015	//	\$0.00
2014	12/11/2014	\$380.19
2013	12/29/2013	\$389.85
2012	12/30/2012	\$386.40

**Building** [Sketch](#) [Bldg-Photo](#)

	Bldg No	Use Type	Yr Built	Base Area	Upper Area	Story	Appr Value
<a href="#">Detail</a>	1	111	1960	1492	0	1	\$47,400.00

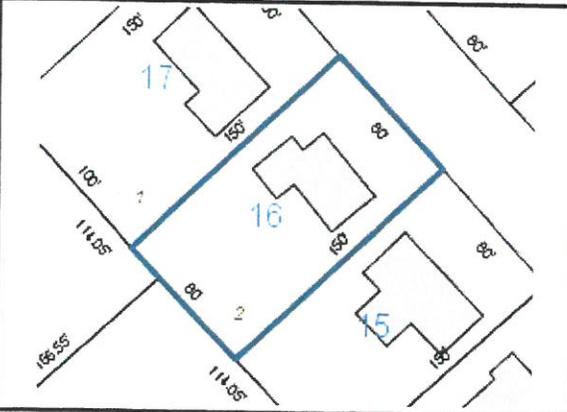
Houston County Alabama - 2015							
<b>Property Record Card</b>						<a href="#">Print</a> <a href="#">Close</a>	
							
<b>Parcel Info</b>							
<b>Parcel Number</b>			<b>Delta Pin #</b>	<b>Exempt</b>	AMENTITES ROAD TOPO SEWER WATER GAS		
0902104005003000			10141				
<b>Subdivision</b>		SULLIVAN HEIGHTS					
<b>Neighborhood</b>		296					
<b>District</b>	<b>City</b>	<b>S-T-R</b>	<b>Acreage</b>	<b>Lot Size</b>	<b>Deed B/P/D</b>		
03	Dothan	10-3N-26E	0		SURV- 0715-0000044-11/12/2012		
<b>Brief Description</b>		LOT 10 BLK B SULLIVAN HGTS					
<b>Owner</b>							
<b>Name</b>		LEE TSANG HSIEN & IRENE CHEN					
<b>Mailing Addr</b>		202 SHADY GROVE LN MIDLAND CITY, AL 36350		<b>Physical Addr</b>		2001 SULLIVAN DR	
<b>Values</b>							
Land Total:				\$9,500.00			
Building Total:				\$42,100.00			
Appraised Value:				\$51,600.00			
Yrly Tax:				\$356.04 for 2015			
<b>Tax History</b>							
Tax Year		Date Paid			Amount Paid		
2015		//			\$0.00		
2014		12/31/2014			\$356.04		
2013		12/24/2013			\$353.97		
2012		11/15/2012			\$350.52		
<b>Building Sketch</b>							
	<b>Bldg No</b>	<b>Use Type</b>	<b>Yr Built</b>	<b>Base Area</b>	<b>Upper Area</b>	<b>Story</b>	<b>Appr Value</b>
<u>Detail</u>	1	111	1960	1160	0	1	\$42,100.00

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<b>Property Record Card</b>						<a href="#">Print</a> <a href="#">Close</a>	
							
<b>Parcel Info</b>							
<b>Parcel Number</b>			<b>Delta Pin #</b>	<b>Exempt</b>	AMENTITES ROAD TOPO SEWER WATER GAS		
0902104011017000			10223	H3			
<b>Subdivision</b>	SULLIVAN HEIGHTS						
<b>Neighborhood</b>	296						
<b>District</b>	<b>City</b>	<b>S-T-R</b>	<b>Acreage</b>	<b>Lot Size</b>	<b>Deed B/P/D</b>		
03	Dothan	10-3N-26E	0		0516-0000176-0/0/0		
<b>Brief Description</b>		LOT 1 BLK C SULLIVAN HGTS					
<b>Owner</b>							
<b>Name</b>		WHITEHEAD VERLON L					
<b>Mailing Addr</b>		1933 SULLIVAN DR DOTHAN, AL 36303		<b>Physical Addr</b>		1933 SULLIVAN DR	
<b>Values</b>							
Land Total:				\$9,500.00			
Building Total:				\$56,000.00			
Appraised Value:				\$65,500.00			
Yrly Tax:				\$0 for 2015			
<b>Tax History</b>							
Tax Year		Date Paid		Amount Paid			
2015		//		\$0.00			
2014		//		\$0.00			
2013		//		\$0.00			
2012		//		\$0.00			
<b>Building Sketch</b>							
	<b>Bldg No</b>	<b>Use Type</b>	<b>Yr Built</b>	<b>Base Area</b>	<b>Upper Area</b>	<b>Story</b>	<b>Appr Value</b>
<u>Detail</u>	1	111	1958	1196	0	1	\$56,000.00

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Parcel Info

<b>Parcel Number</b>		<b>Delta Pin #</b>	<b>Exempt</b>	<b>AMENTITES ROAD TOPO SEWER WATER GAS</b>	
0902104011016000		10222			
<b>Subdivision</b>	SULLIVAN HEIGHTS				
<b>Neighborhood</b>	296				
<b>District</b>	<b>City</b>	<b>S-T-R</b>	<b>Acreage</b>	<b>Lot Size</b>	<b>Deed B/P/D</b>
03	Dothan	10-3N-26E	0		WD- 0661-0000305-12/3/2007
<b>Brief Description</b>	LOT 2 BLK C SULLIVAN HGTS				

Owner

<b>Name</b>	BENNETT GARY		
<b>Mailing Addr</b>	722 SHOREWOOD DR DOTHAN, AL 36303	<b>Physical Addr</b>	1931 SULLIVAN DR



Values

Land Total:	\$7,600.00
Building Total:	\$59,400.00
Appraised Value:	\$67,000.00
Yrly Tax:	\$462.3 for 2015

Tax History

Tax Year	Date Paid	Amount Paid
2015	//	\$0.00
2014	11/23/2014	\$462.30
2013	11/30/2013	\$474.72
2012	11/25/2012	\$470.58

Building Sketch Bldg-Photo

	Bldg No	Use Type	Yr Built	Base Area	Upper Area	Story	Appr Value
<u>Detail</u>	1	111	1954	1482	0	1	\$59,400.00

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<b>Parcel Info</b>					
<b>Parcel Number</b>		<b>Delta Pin #</b>	<b>Exempt</b>	<b>AMENTITES ROAD TOPO SEWER WATER GAS</b>	
0902104011015000		10221			
<b>Subdivision</b>	SULLIVAN HEIGHTS				
<b>Neighborhood</b>	296				
<b>District</b>	<b>City</b>	<b>S-T-R</b>	<b>Acreage</b>	<b>Lot Size</b>	<b>Deed B/P/D</b>
03	Dothan	10-3N-26E	0		SURV- 0718-0000597-1/29/2013
<b>Brief Description</b>	LOT 3 BLK C SULLIVAN HGTS				

<b>Owner</b>			
<b>Name</b>	DUNLAP JOHNATHON S & AMBER E		
<b>Mailing Addr</b>	1929 SULLIVAN DR DOTHAN, AL 36303	<b>Physical Addr</b>	1929 SULLIVAN DR

<b>Values</b>	
Land Total:	\$7,600.00
Building Total:	\$70,000.00
Appraised Value:	\$77,600.00
Yrly Tax:	\$535.44 for 2015

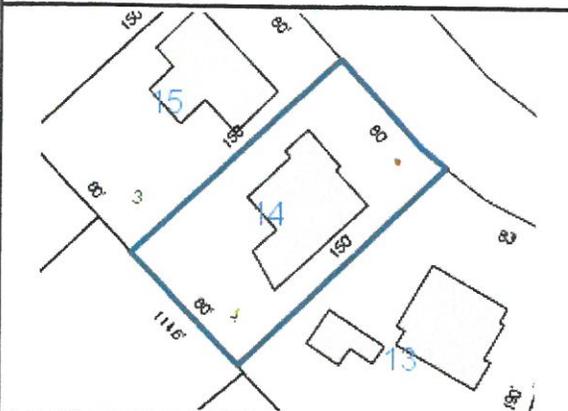
<b>Tax History</b>		
<b>Tax Year</b>	<b>Date Paid</b>	<b>Amount Paid</b>
2015	//	\$0.00
2014	11/11/2014	\$535.44
2013	11/23/2013	\$558.21
2012	11/17/2012	\$553.38

<b>Building Sketch</b>							
	<b>Bldg No</b>	<b>Use Type</b>	<b>Yr Built</b>	<b>Base Area</b>	<b>Upper Area</b>	<b>Story</b>	<b>Appr Value</b>
<u>Detail</u>	1	111	1962	1483	0	1	\$70,000.00

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**Parcel Info**

<b>Parcel Number</b>		<b>Delta Pin #</b>	<b>Exempt</b>	<b>AMENTITES ROAD TOPO SEWER WATER GAS</b>	
0902104011014000		10220			
<b>Subdivision</b>	SULLIVAN HEIGHTS				
<b>Neighborhood</b>	296				
<b>District</b>	<b>City</b>	<b>S-T-R</b>	<b>Acreage</b>	<b>Lot Size</b>	<b>Deed B/P/D</b>
03	Dothan	10-3N-26E	0		WD- 0655-0000655-6/22/2007
<b>Brief Description</b>	LOT 4 BLK C SULLIVAN HGTS				

**Owner**

<b>Name</b>	TAYLOR LINDA		
<b>Mailing Addr</b>	5282 DOTHAN ST CAMPBELLTON, FL 32426	<b>Physical Addr</b>	1927 SULLIVAN DR

**Values**

Land Total:	\$7,600.00
Building Total:	\$65,000.00
Appraised Value:	\$72,600.00
Yrly Tax:	\$500.94 for 2015

**Tax History**

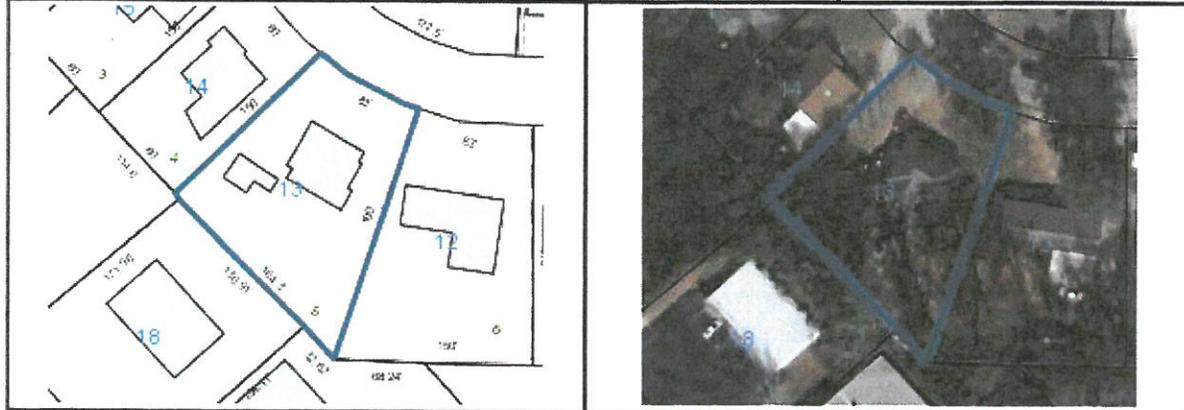
Tax Year	Date Paid	Amount Paid
2015	//	\$0.00
2014	11/23/2014	\$500.94
2013	11/9/2013	\$514.74
2012	11/12/2012	\$509.91

**Building Sketch**

	Bldg No	Use Type	Yr Built	Base Area	Upper Area	Story	Appr Value
<u>Detail</u>	1	111	1962	1424	0	1	\$65,000.00

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Parcel Info					
<b>Parcel Number</b>		<b>Delta Pin #</b>	<b>Exempt</b>	<b>AMENITES ROAD TOPO SEWER WATER GAS</b>	
0902104011013000		10219			
<b>Subdivision</b>	SULLIVAN HEIGHTS				
<b>Neighborhood</b>	296				
<b>District</b>	<b>City</b>	<b>S-T-R</b>	<b>Acreage</b>	<b>Lot Size</b>	<b>Deed B/P/D</b>
03	Dothan	10-3N-26E	0		WD- 0711-0000533-7/31/2012
<b>Brief Description</b>	LOT 5 BLK C SULLIVAN HGTS				

Owner			
<b>Name</b>	TAYLOR LINDA FAYE		
<b>Mailing Addr</b>	1925 SULLIVAN DR DOTHAN, AL 36303	<b>Physical Addr</b>	1925 SULLIVAN DR

Values	
Land Total:	\$11,300.00
Building Total:	\$91,500.00
Appraised Value:	\$102,800.00
Yrly Tax:	\$355.35 for 2015

Tax History		
<b>Tax Year</b>	<b>Date Paid</b>	<b>Amount Paid</b>
2015	//	\$0.00
2014	11/11/2014	\$355.35
2013	11/23/2013	\$365.01
2012	11/17/2012	\$326.81

Building <u>Sketch</u> <u>Bldg-Photo</u>							
	<b>Bldg No</b>	<b>Use Type</b>	<b>Yr Built</b>	<b>Base Area</b>	<b>Upper Area</b>	<b>Story</b>	<b>Appr Value</b>
<u>Detail</u>	1	111	1955	1728	0	1	\$86,100.00

Misc Improvements		
<b>Code</b>	<b>Desc</b>	<b>Value</b>