



PLANNING COMMISSION AGENDA

A public hearing will be held by the Planning Commission of the City of Dothan, Alabama, on **Wednesday, June 15, 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 Monday, June 13, 2016 at 3:30 p.m., in **Meeting Room C, first floor of the Civic Center.** This meeting is also open to the public.

The following items will be reviewed at both meetings:

1. ***Approval of Agenda***
2. ***Approval of May 18, 2016 Meeting Minutes***
3. ***Disclosure of ex parte contact***

Old Business

4. **S-15-0389, Legacy Case, approved July 15, 2015:** Request for modification of sidewalk requirements, Highlands Cove Subdivision, S. Brannon Stand and Flowers Chapel Rd., R-3 District, Wheelless Development Ltd., represented by Northstar Engineering Services.

New Business

5. **S-16-0158:** Request approval of Final Subdivision Replat Lot 2, Block A, Cooks Properties, (Legacy S-15-0191), W. of 3373 Napier Field Rd, B-2 District, 8.35 acres, BHR Properties LLC and John & Jo Ann Gause, represented by Northstar Engineering Services.
6. **RZ-16-0183:** Request recommendation for a City initiated rezoning of multiple parcels of land from L-I District (Light Industrial) to A-C District (Agricultural-Conservation) and R-1 (Residential Single-Family Low Density) located in the Ardilla Community.
7. **DPMA-16-0203:** Request approval of a Development Plan for a parking lot located at 206 Virginia Dr., R-1 District, Episcopal Church of the Nativity represented by Praestare Engineering.

8. **RZ-16-0212:** Request recommendation for Rezoning of 9.4 acres located at 4390 Westgate Pkwy., from an L-I District to an A-C District, Dothan Community Church, represented by Northstar Engineering Services.
9. **RZ-16-0216:** Request recommendation for Rezoning of 17.27 acres located at 831 John D Odom Rd., currently zoned O-I & R-1 to R-1 & O-I, The Haven Inc. represented by Northstar Engineering Services.
10. **DPMA-16-0217:** Request approval of a Development Plan for a new 14,340 square foot group care facility at 831 John D. Odom Rd., A-C District, The Haven Inc., represented by Northstar Engineering Services.
11. ***Consent Items: Minor Development Plans & Subdivision Plats***
12. ***Zoning Ordinance Text Amendments***
 - a. Sec. 114-116 Establishment of Zoning Districts. Remove A-C from the Residential District table.
 - b. Reestablish Custom Assembly as a use within the Table of Permitted Uses.
 - c. Remove Personal Care Services from the Table of Permitted Uses in the O-3 District (ref. Kent Drive discussion)
 - d. Reestablish Single-Family Dwelling as a permitted use within the B-1 District.
 - e. Architectural Requirements for commercial buildings.
 - f. Temporary and Directional Signs.
13. ***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
MAY 18, 2016
DOTHAN, ALABAMA**

The Dothan Planning Commission met in a Regular Meeting on Wednesday, May 18, 2016 at 9:00 a.m. in the City Commission Chambers, Dothan, Alabama.

Members Present:

Chairman George "Chuck" Harris
Vice Chairman Jerry Coleman
David Cornelius
Gayla White
David Brewer
Ron Tindall
Jim Freeland
Mickey Davis
Mike Palmer, Supernumerary

Members Absent:

Debora Pettway

Others present were: Todd L. McDonald, AICP, Planning Director; Frank Breaux, AICP, Senior Planner; Bart Barefoot, Engineering Services; Members of the Media, and Janice Palmer, Secretary, who recorded the minutes.

Chairman Harris explained to the public that some misinformation has been dispensed that the Planning Commission will be discussing property near The Highlands Subdivision, at the corner of S. Brannon Stand and Flowers Chapel Rd. This item is not on the agenda as it is a minor subdivision plat being submitted to city staff.

Chairman Harris explained that the Planning Commission 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 and state their name and address when addressing the Board. For the record, all meetings are recorded, and all cellular devices should be turned off or silenced.

1. Approval of Agenda

Vice Chairman Coleman made a motion to approve the agenda as presented. Ms. White seconded and the motion passed unanimously.

2. Approval of April 20, 2016 Meeting Minutes

Ms. White made a motion to approve the April 20, 2016 Meeting Minutes. Mr. Freeland seconded, and the motion to approve the April Meeting Minutes passed unanimously.

3. Disclosure of ex parte contact

Chairman Harris explained this is a new item on the Agenda going forward, for the purposes of disclosing to the public any board member's prior contact with the applicants or adjacent property owners, regarding general questions about the application process and items of concern or interest. No contacts were disclosed.

Old Business

None

New Business

4. **RZ-16-0109: Request recommendation for Rezoning of 1620 East Burdeshaw Street, (Parcel ID 381004191001006.000), From H-I District to R-3 District, Alexander Johnson and Channie Johnson.** Mr. Breaux stated the lots are located across the street from the Tristate Plant Food site, which is in remediation. This request is to rezone a parcel with eight lots (Lots 2 – 9), Block B of Flowers Manor Subdivision, from heavy industrial zoning to R-3, which are adjacent to single family residences (R-4), within this H-I area. They have plans to provide additional housing in this area, and the Future Land Use Map identifies the land as suitable for residential. The parcel abuts a railroad right-of-way. Single family residences are allowed "by right" within the R-3 Zoning District, and we are recommending approval. The applicant, Mr. Alexander Johnson, was in attendance, but did not address the commission. Four others were also in the audience, but no one commented on this case. ***Chairman Harris called for a motion regarding RZ-16-0109. Vice Chairman Coleman recommended that case RZ-16-0109, request for rezoning of Lots 2-9, Block B, of Flowers Manor Subdivision from H-I to R-3, be approved and referred to the Dothan City Commission for their approval. Mr. Freeland seconded and the motion passed unanimously.***

5. **RZ-16-0144: Request recommendation for Rezoning of 1111 West Burdeshaw Street from B-3 District to R-4 District, Jimmy Gay.** Mr. Breaux stated this property is located at the corner of West Burdeshaw St. and Commonwealth Court. A number of people have been interested in purchasing this lot for an allowable use in the B-3 District, but the existing structure does not lend itself to be converted for a commercial use, given the small lot size and inability to provide adequate parking, without removing the existing building. The property has declined over time, and there has been interest expressed to reuse it for residential purposes. The problem is that the property is no longer "grandfathered", and any subsequent use will need to comply with the Table of Permitted Uses for the B-3 District. The request to be rezoned to R-4 would allow for reuse (currently a duplex property with garage apartment), and allow an investor to make it habitable again. Due to this incompatibility issue, we are recommending approval of rezoning the subject lot from B-3 to R-4 to make it consistent with the predominant residential uses in the immediate vicinity. Mr. Jimmy Gay, the owner, was in attendance, but did not address the commission. ***Chairman Harris called for a motion regarding RZ-16-0144. Mr. Freeland recommended that case RZ-16-0144, 1111 West Burdeshaw Street request for rezoning from B-3 District to R-4 District be approved and referred to the Dothan City Commission for their approval. Ms. White seconded and the motion passed unanimously.***

6. **DPMA-16-0149: Request approval of a Development Plan for the expansion of the rental equipment parking lot at United Rentals, 1321 Montgomery Hwy, L-I District, Ronnie Driskell.** Mr. Palmer recused himself from voting on this item due to his business relationship with United Rentals. Mr. Breaux stated United Rentals proposes to expand their inventory storage area to the vacant parcel to the west of the current site (formerly Solomon Chevrolet). This adjacent parcel is improved with a partially paved parking surface, and the only proposed improvements include security fencing, peripheral landscaping along the front of the property, and the addition of gravel to the southernmost unpaved half of the property. There is an elementary school and R-4 zoning to the south of the property, which requires a Type 2 buffer along this property line. Staff asks for the applicant to put the landscaping on the outside of the chain link fence, where shrubbery will be visible from the street. Also, there is a 10 foot landscaped area required along all rights-of-way unless otherwise reduced by the Planning Commission, which has not been proposed, and will need to be addressed today to meet the zoning requirements. In addition, the applicant proposes an 8 foot tall chain link fence around the property and along the front of the site, but the zoning prohibits anything above 4 feet in height within a required front yard. Therefore, they will have to relocate the fence or ask the Board of Zoning Adjustment for a variance to that requirement. Since they own the entire block, this should not be an issue. Other than the above mentioned 10 foot landscaping requirement along the street to the west, the plans are acceptable. Mr. Ronnie Driskell, Driskell Engineering, and Mr. Buchanan, United Rentals were present to address the board. He stated they are planning to slat chain link fencing with the landscaping, and have agree to moving the fencing back to the front yard setback line with the landscaping in front. Chairman Harris stated the staff recommended approval with seven (7) conditions, and asked if Mr. Driskell can abide by the requirements. He responded that United Rentals is in agreement with all the conditions, and he is requesting the Planning Commission to reduce the 10 foot landscape requirement along Wheat Street (condition #2). He explained that this area would require the tearing up of asphalt and concrete to plant landscaping, and they are proposing to move the PVC slatted fence from the side already in use to the entrance for contractor pick-up. He stated the Type 2 buffer near the elementary school will be on the outside of the fence. ***Chairman Harris called for a motion regarding DPMA-16-0149, including applicant's request for the Planning Commission to approve a reduction to the 10 foot landscape requirement along Wheat Street (item 2 of staff conditions). Ms. White made a motion to approve case DPMA-16-0149, excluding item 2, and including the remaining conditions. Vice Chairman Coleman seconded the motion. Ms. White amended her motion to include item 2, as referenced above, and recommended the Planning Commission approve a reduction to the 10 foot landscape requirement along Wheat Street. Vice Chairman Coleman seconded this amended motion. The amended motion was approved and passed unanimously.***
1. The 8 foot tall fence must either be removed from the required front yard or a variance to the requirements of Section 114-183(B)(3)(b) obtained from the BZA;
 2. The Planning Commission waived the 10 foot landscape requirement along Wheat Street;
 3. Buffer plantings within the Type 2 buffer must be located on the outside of the fence;
 4. The comments of all city departments must be incorporated into the final construction plans before a building permit is issued by the Building Official's Office;

5. Resubmit the development plan incorporating all design changes;
 6. All future correspondence or building permit plan submittals must make reference to Case DP-16-0149 and,
 7. 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.
7. **RZ-16-0152: Request recommendation for Rezoning of 11.1 acres located behind 1004 Circleview Dr., (Parcel ID 38-09-07-36-4-002-031.000) from H-I District to A-C District, John T. Watkins, Jr.** Mr. Breaux showed an aerial view of 1004 Circleview Dr. and the subject parcel behind the home, which is landlocked and has no direct access to any roadways. He said that the request to rezone from H-I to A-C was problematic and pointed out the adjacency of heavy industrial zoning to single family developments in the area. He also noted that there is a railroad right-of-way adjacent to the applicant's 11.22 acre tract of land and explained the area and dimensional requirements of the A-C District. He informed the audience that Circleview subdivision is an older subdivision platted in the 1970's. He stated that A-C zoning also has potential compatibility issues when located next to single family residences and noted that a fully operational farm would be allowed by right if rezoned to A-C as proposed. He noted that the rezoning request stemmed from a complaint from a neighbor about the keeping of goats and chickens on the land and the negative impacts that has had on the complainant's property. He said that his investigation found that the animals were being kept at the back of the home on the H-I portion of the land. He said that the claim of the applicant has been that the property has been continuously used for agricultural purposes since the 1980's, when Mr. Watkins, Jr. purchased the property. He pointed out that the City also had statements from neighbors that this was not the case. He said that he asked the applicant to provide whatever evidence he has regarding the keeping of animals since the time of purchase because there could be a claim for grandfathering of the agricultural use. However, the situation at hand is that neither of the zoning categories is ideal. The applicant is asking for this rezoning to legitimize the keeping of livestock on the property. He said that the City has been in enforcement mode due to the chickens, goats, and roosters. He also said that there had been additional activity, as presented by a neighbor's video, where the applicant and his son had brought large hogs onto the property. He also understood from talking with the applicant that some of those animals were recently removed. He then stated that if the City moves forward with the A-C zoning, it will legitimize the keeping of any type of farm animal as a matter of right. The Future Land Use Map identifies this parcel as suitable for single family residential use, so this particular request for A-C zoning is not consistent with this future use. The majority of the 11.22 acres is in the floodplain, based on the FEMA maps.

Chairman Harris called for the representative of this case. Mr. Steve Etheredge introduced himself to the Planning Commission as the applicant's legal representative. He restated that the property is landlocked, with no public road or available use for this property, other than the use for which is currently being used. He stated his clients do have a grandfather claim because the property has been used for the last 31 years for the purpose of keeping farm animals, and presented written statements to support and verify this claim. Mr.

Watkins, bought the property in the 1980's, and he has used it continually since that time for agricultural purposes, with horses, cows, goats, or other farm animals on the property. He read a letter from Debbie Dawkins, 1003 Circleview Dr., (across the street) who is a neighbor that has lived in the subdivision since 1989, and she verified that horses, donkeys, chickens, goats, peacocks, dogs, and rabbits had been there at one time or another, and she has had no problems. He also stated Mr. William V. Joiner, 1000 Circleview Dr., wrote a letter stating he has lived there since 1985, and there have always been farm animals, including cattle. A third letter was from Mary Benton, 916 Circleview Dr., also spoke of her support for keeping animals on the property. He said his clients have looked at the incompatibility issue and believe the current zoning of H-I zoning is more incompatible than that of the requested rezoning to A-C. He said that the property will not be used according to the future planning map for R-1 because there is no way to access this land. Vice Chairman Coleman asked how the hogs were transported to the property and recently removed from the property with no access. Mr. John T. Watkins answered by saying that they were brought through the subdivision but that he did have limited access through the commercial property to the north between the property and Ross Clark Circle. Mr. Watkins stated that no one lives in the travel trailer which is currently parked on the property. Mr. Watkins said that he lives at 115 Riverfront Dr., Sparta, TN but that his son keeps the animals at this property and lives at 1004 Circleview Dr. permanently. He answered that there were no utilities connected with the 11.2 acres. Drainage is off the rooftop into a reservoir, and a creek runs through the property, but it would not be desirable for buildings due to the flooding when it rains.

Ms. Martha Connor addressed the board as an owner of two properties in the Circleview subdivision: 1012 (Rental home) and 801 Circleview Dr. (her permanent home). She stated that the home at 1004 Circleview Dr. has not been occupied for 30 consecutive years. She is a realtor and had the subject property listed for sale years ago, and it was also vacant for a long time. She believes the keeping of cows, pigs, etc. will degrade the subdivision. Vice Chairman Coleman stated that the board did receive a letter from Ms. Knight, who is the renter living at 1012 Circleview Dr., and is opposed to this rezoning request. Mr. Richard Burton, 1002 Circleview (next door neighbor) said that the animals come to the property through the driveway of 1004 Circleview. He has experienced problems with the crowing roosters all day, as well as the goats and chickens getting out and coming into his yard. Recently, a goat got out and fought with a neighboring pit bull, and the owner is not always at home to manage the animals. When it rains, the animal odors are very pungent. He has since erected a privacy fence and gate on his property. He bought his home in 2008, and with regard to the grandfathering clause, there has not been a consecutive time of farm animals at the property. Between the time that the last people moved out of 1004 Circleview and Mr. Mike Watkins' (son of Mr. John Watkins) family moved back in, there were no farm animals on the property. Ms. Carol Knight, renter of 1012 Circleview Dr., who submitted written letter opposing the rezoning, stated she has lived there for 12 years and has endured the roosters also. She stated the future problems for the neighbors in the community if zoned agricultural: 1) smells and excess noises causes stress for neighbors in homes, leading to physical or mental problems and disturbs their peaceful enjoyment; 2) devaluation of the property values; and 3) future owners of the property and how they will use and maintain it. Mr. Gerald Blizzard, 914 Circleview Dr., stated he bought his home in

2007 and there were horses on the subject property. He has no problem with the farm animals. Mr. Tenzer, 912 Circleview Dr., has lived there for 13 years, and has no problem with the animals on the subject property. Mr. Keender Batchelor, a family friend and visitor, spoke on behalf of the Watkins family. He stated there are no longer any crowing roosters at 1004 Circleview. The one that is left there, but that particular kind does not crow loudly or often. He said the children in the neighborhood feed the animals and it offers a great farm life experience for them. The pigs have also been removed. Mr. Marcus Gibson, 910 Circleview Dr., moved there in 2010 and there were horses and other farm animals, which were never a problem because the fence kept them inside. The fence was damaged recently and is down on a part of the subject property, and has not been repaired to date by Mr. Mike Watkins. Mrs. Shannon Watkins, Mr. Mike Watkins' wife, 1004 Circleview Dr., is eight months pregnant and has lived there throughout her entire pregnancy and has experienced no issues with the smells or sounds of the farm animals in her backyard, which is closer to the subject property land than anyone else in the neighborhood. She also explained she is not worried about her newborn baby being wakened because the sounds are that far away. She also stated their plans are to stay and live at 1004 Circleview, and the property will be under their control.

Mr. Tindall questioned Mr. Etheredge as to whether the property has been rented over time, and who has had control over what animals come and go, as well as taking care of their health and maintenance. Mr. Etheredge said that Mr. Mike Watkins, son of Mr. John Watkins, the applicant, lives there now and is in charge of the farm animals. The house has been rented to tenants, but not the land. Mr. Davis questioned if the City zoning citing dated April 5, 2016 is still outstanding. Mr. Etheredge stated that he has only been asked to represent the applicant and his family for the Planning Commission meeting. He was aware of the citation. Mr. Mike Watkins, son of applicant, and resident of 1004 Circleview Dr., said that the citation would be on hold until this meeting was held to see if the rezoning request would be approved. Mr. Breaux clarified by saying the father and son had met with him after the citation was issued to make their claim that the property had been continually used for the purpose of keeping farm animals. He asked both Mr. Mike Watkins and Mr. John Watkins to gather information and provide their evidence to staff for review. At that time, he was not aware they had made application for rezoning of the property. Yesterday, Mr. Breaux told Mr. Mike Watkins he would like to wait to see the facts presented at the Planning Commission meeting to determine what should happen to cure the violation, if it still exists. Mr. Freeland summarized by saying it is apparent that there has not been a constant resident occupying the home location at 1004 Circleview, immediately adjacent to the subject property seeking rezoning approval. If the house has been vacant, and the Watkins family claims there have been farm animals on this property the entire time, who has been taking care of the animals? Mr. Mike Watkins responded that the tenants took care of their own animals and our animals that were already there. Chairman Harris asked him if he had ever brought animals through the driveway and onto the property. He responded he had, and that he has had the pigs for 1.5 years, and he removed them when the neighbor complained. Mr. Mike Watkins stated he has had approval from Coldwell Banker to use their access to the circle (Ross Clark Circle). Mr. Freeland questioned Mr. Mike Watkins as to his future plans for the size of farm he hopes to have. He said he is not planning to have chicken houses, and he currently has 12

chickens and 7 goats, and may obtain a few more. The entire property is fenced, but since the storm, he has put an electric fence behind the house (including the shed storage), to keep his existing animals confined, until more fencing can be installed/repared and the entire property is secure. He will most likely not have pigs on the property in the future. He may get another horse and a couple of cows, which is a small "hobby" farm for him. Mr. Tindall explained that if the current resident of 1004 Circleview, Mr. Mike Watkins, decides to move and rent to someone else, there is no control over the activity on this parcel of land by the owner, Mr. John Watkins, Jr. There is no guarantee that this family will control this property, in terms of maintenance and care. Mr. Breaux agreed, and stated that the entitlements would be on that property for anything allowed in the A-C zoning district. He explained that the BZA hears and approves applications for special exception request on residentially zoned property for the keeping of poultry or livestock, but no roosters would be allowed, due to their crowing. As it is now, the property is zoned heavy industrial (H-I), where the use for farm animals is not allowed. Mr. Breaux verified Mr. Freeland's question that A-C zoning will allow a residential house to be built on the 11.2 acre property, given the fact that it is in the flood plain. Regarding direct access to the subject property from the commercial side, Mr. Breaux confirmed that it is a "lot of record" and has some entitlements to it, even though it has no frontage on the roadway, it is a permitted use by right to have a single family residence in an agricultural district. Mr. Etheredge stated the subdivision restrictions for Circleview and general subdivision restrictions imposed by the City Zoning Ordinances prohibit use of that lot for access unless it was rezoned for access. **Chairman Harris called for a motion regarding RZ-16-0152, for rezoning of 11.1 acres located behind 1004 Circleview Dr. from H-I District to A-C District. Vice Chairman Coleman motioned that a negative recommendation be referred to the Dothan City Commission. Mr. Palmer seconded, and the motion passed unanimously. Chairman Harris stated that this case RZ-16-0152 can go before the City Commission, and Mr. Etheredge would explain that process to his clients.**

8. **Consent Items: Minor Development Plans & Subdivision Plats**

Minor Development Plans

392 Westgate Parkway – State Farm Office Expansion

377 Bic Road – Southern Blow Pipe Expansion

100 Apple Avenue – 9,000 sq. ft. Retail Building (adjacent to Publix on West Main)

1623 West Main Street – Dr. Sealock Office Expansion

Minor Subdivision Plats

Wheelless Development Commercial 84 Plat – parcel split in half

Replat Lot 2, Block A, Cooks Properties

Haven Drive Warehouse Properties (251 Oppert Rd.)

Tate Drive Commercial Subdivision

9. **Adjourn.**

Mr. Freeland made a motion to adjourn. Vice Chairman Coleman seconded, and the meeting was adjourned at 10:17 a.m.

George C. "Chuck" Harris Chairman

Kim Vann, Secretary



PLANNING COMMISSION
STAFF REPORT – June 15, 2016 MEETING
CASE NUMBER: S-15-0389
Case Manager: Frank G. Breaux, AICP

Summary of Information:

Project Name:	Highlands Cove Residential Subdivision
Property Address:	5199 Block of Flowers Chapel Road
Requested Action:	Waiver to Sidewalk Requirements
Applicant:	Northstar Engineering Services representing,
Property Owner:	Wheelless Development, LTD.

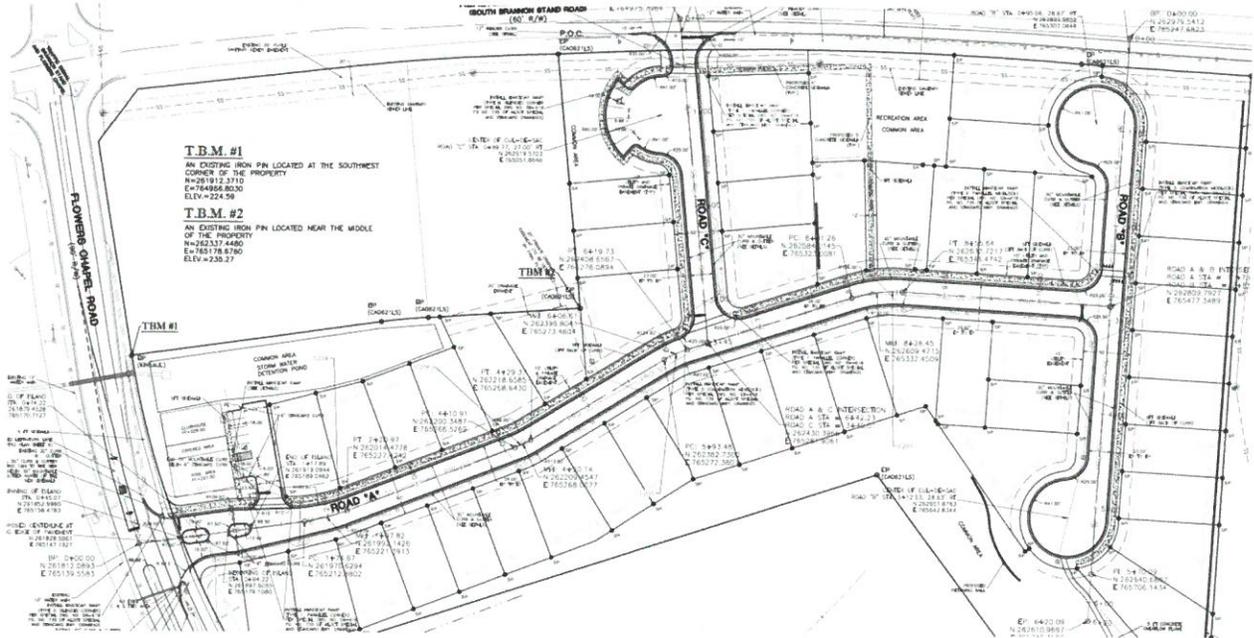
The applicant received Preliminary Plat approval on July 15, 2015, for the proposed 48 lot single-family development located on the north side of Flowers Chapel Road adjacent to Highlands Apartments. In compliance with the Subdivision Regulations, sidewalks were to be provided on both sides of the street throughout the development.

The applicant has since decided to gate the development and to make the streets private. The developer now requests that sidewalks be required on only one side of the street and is asking the Planning Commission to grant relief from the requirements of Section 90-141. A letter from Northstar Engineering Services is attached which outlines the request. Per Section 90-141(a):

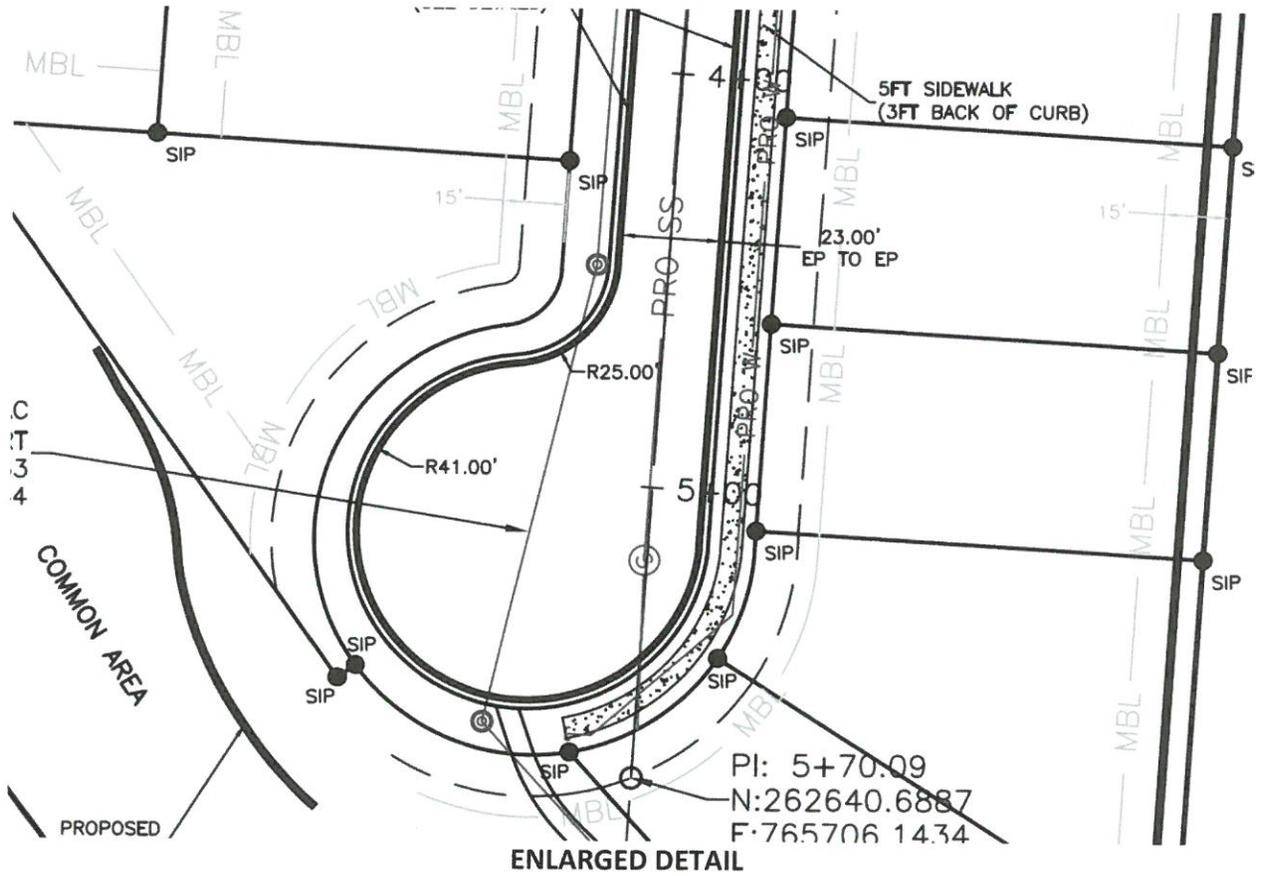
Sidewalks shall be provided in residential subdivisions according to the chart below and/or as otherwise required by the planning commission. Where zoning exists sidewalks shall be provided according to those designations.

Pedestrian Facility Requirements					
	Net Density	Zoning	Arterial	Collector	Local
Residential Streets	2.5 – 4 du's per acre	R-100-S R-85-S R-75-S	5 ft. both sides	5 ft. both sides	5 ft. one side
	4 plus du's per acre	R-75-D, M R-65-S,D,M,A R-50-S GH TH 20,24	5 ft. both sides	5 ft. both sides	5 ft. both sides

The following plat map shows the proposed sidewalk locations in heavier hatching.



PLAT



ENLARGED DETAIL

If the Planning Commission chooses to approve the request, Staff recommends the following:

1. An amended preliminary plat must be submitted for approval (Planning Commission may delegate to staff level review);
2. Sidewalks in cul-de-sacs must terminate into an ADA compliant ramp/street crossing. It is recommended that the sidewalks either continue around the cul-de-sac or terminate at the beginning of the cul-de-sac where a pedestrian street crossing can be provided, and;
3. All requirements of Sec 90-9 (Private Road Subdivisions) shall apply.



May 4, 2016

Mr. Frank Breaux
City of Dothan Planning Department
P.O. Box
Dothan, Alabama 36302

RE: Highlands Cove Subdivision

Dear Mr. Breaux,

As you are aware, the Highlands Cove preliminary plat was previously approved by the planning commission at its July 15, 2015 meeting. The approval was based upon the subdivision being constructed to meet the R-3 zoning requirements and at the time the right of way improvements were going to be dedicated public access. However, due to the developer's market research, the subdivision will now be a gated community with private streets consisting of small lots with a clubhouse and central park amenities. According to the subdivision regulations Sec. 90-140, page 29, "Sidewalks shall be provided in residential subdivisions according to the chart and/or as otherwise required by the planning commission". Therefore on behalf of Highlands Cove LLC, we respectfully request permission to install sidewalks on one side of the street. The developer would like to provide a sidewalk on one side of each street as well as a sidewalk through the park area and connecting to the clubhouse as shown on the attached plan. This would allow for more green space and streetscaping along each corridor. If you should have any questions or need any additional information please feel free to contact us.

Sincerely,

Larry W. Brookins II
Northstar Engineering Services, Inc.

Re: File



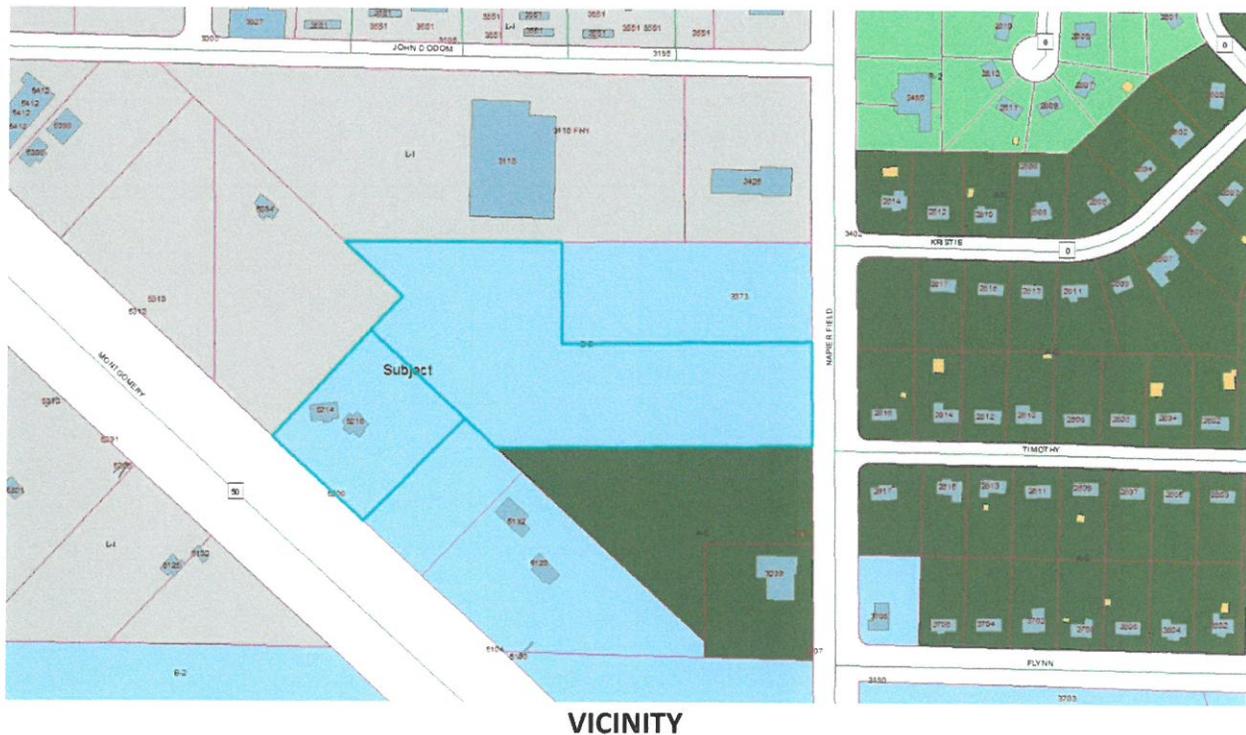
**PLANNING COMMISSION
STAFF REPORT – June 15, 2016 MEETING
CASE NUMBER: S-16-0158
Case Manager: Frank G. Breaux, AICP**

Summary of Information:

Project Name:	Replat of Lot 2, Block "A", Cooks Subdivision
Property Location:	Napier Field Road/Montgomery Highway Frontages
Requested Action:	Final Plat Approval
Applicant/Owner:	BHR Properties, LLC & John P. & Jo Ann P. Gause

Zoning/Land Use:

EXISTING LAND USE - SUBJECT	VACANT/MOBILE HOME DEALER
EXISTING LAND USE - NORTH	INDUSTRIAL
EXISTING LAND USE - SOUTH	VACANT
EXISTING LAND USE - EAST	COMMERCIAL & SINGLE-FAMILY
EXISTING LAND USE - WEST	COMMERCIAL
ZONING DISTRICT - SUBJECT	B-2 (HIGHWAY COMMERCIAL)
ZONING DISTRICT - NORTH	L-1 (LIGHT INDUSTRIAL) & B-2
ZONING DISTRICT - SOUTH	L-1, B-2 & A-C (AGRICULTURAL CONSERVATION)
ZONING DISTRICT - EAST	A-C
FUTURE LAND USE MAP	COMMERCIAL



General Discussion: Cook's Properties Subdivision is a commercial subdivision originally platted in May, 2015. The applicants propose to replat Lot 2 and combine it with a portion of unplatted land that fronts Montgomery Highway. This unplatted land is currently occupied by US Mobile Homes. The final configuration would create a third lot that has frontage on Montgomery Highway.

Findings of Fact:

- The original plat was recorded in May, 2015.
- Proposed Lots 2 and 3 meet all area and dimensional requirements of the B-2 District and each has frontage on a public street.

Land Use Impact on Vicinity: The existing conditions within the vicinity of the subject property are typically heavy commercial and light industrial in nature.

Land Use Compatibility/Land Use Plan:

The Future Land Use Map identifies the subject parcel as suitable for commercial uses and the proposed plat is consistent with the Future Land Use Plan.

Impact on the Environment:

The property is relatively flat and there do not to be any apparent features of the land that would prevent development of either new lot.

Impact on Travel:

Any issues relative to access will be addressed at the time that each of the lots is proposed for development.

Impact on Public Services and Facilities:

Engineering:

A review of the preliminary plat of the above referenced subdivision has been made for conformance with the City of Dothan Subdivision Regulations. Requirements are as follows and should be added to the construction plans and/or the final plat:

1. Currently there is no sewer access for Lot 3. Provide an engineering determination if sanitary sewer access to the sewer line extension on Napier Field Rd. is available. If so, provide a private utility easement across Lot 2 for sanitary sewer.

2. Add the following to the note "Sewer capacity will have to be evaluated before any development plans are submitted. Provide sanitary sewer average daily flow (ADF) and peak flow as soon as possible for any proposed development."
3. Show all adjacent easements. There is an existing 15' tree trimming easement along Napier Field Rd. ROW.
4. The vicinity map is shaded incorrectly.
5. Provided the zoning information on Lot 1 that isn't included.
6. The existing lot information on the original subdivision plat shall be less bold and be "ghosted."
7. Note to the Public Works Director:
 - (a) Digitized final plat and as-built with tie to state plane coordinates is required.
 - (b) An original recorded mylar shall be provided to the city after being recorded by the Office of the Judge of Probate Houston County, Alabama.

Utilities: No Comments.

Fire Marshall:

1. Additional fire protection may be required once developed.

Staff Recommendation: Staff recommends that the Final Plat of the Replat of lot 2, Block A, Cooks Properties Subdivision, as depicted on the plat map dated "received on April 15, 2016", after due consideration by the Planning Commission following a public hearing held on June 15, 2016, be approved with the following conditions:

1. The comments of all city departments are satisfied and/or incorporated into the Final Plat; and,
2. All future correspondence and submittals shall reference Case S-16-0158.



**PLANNING COMMISSION
STAFF REPORT – June 15, 2016, MEETING
CASE NUMBER: RZ-16-0183
Case Manager: Frank G. Breaux, AICP**

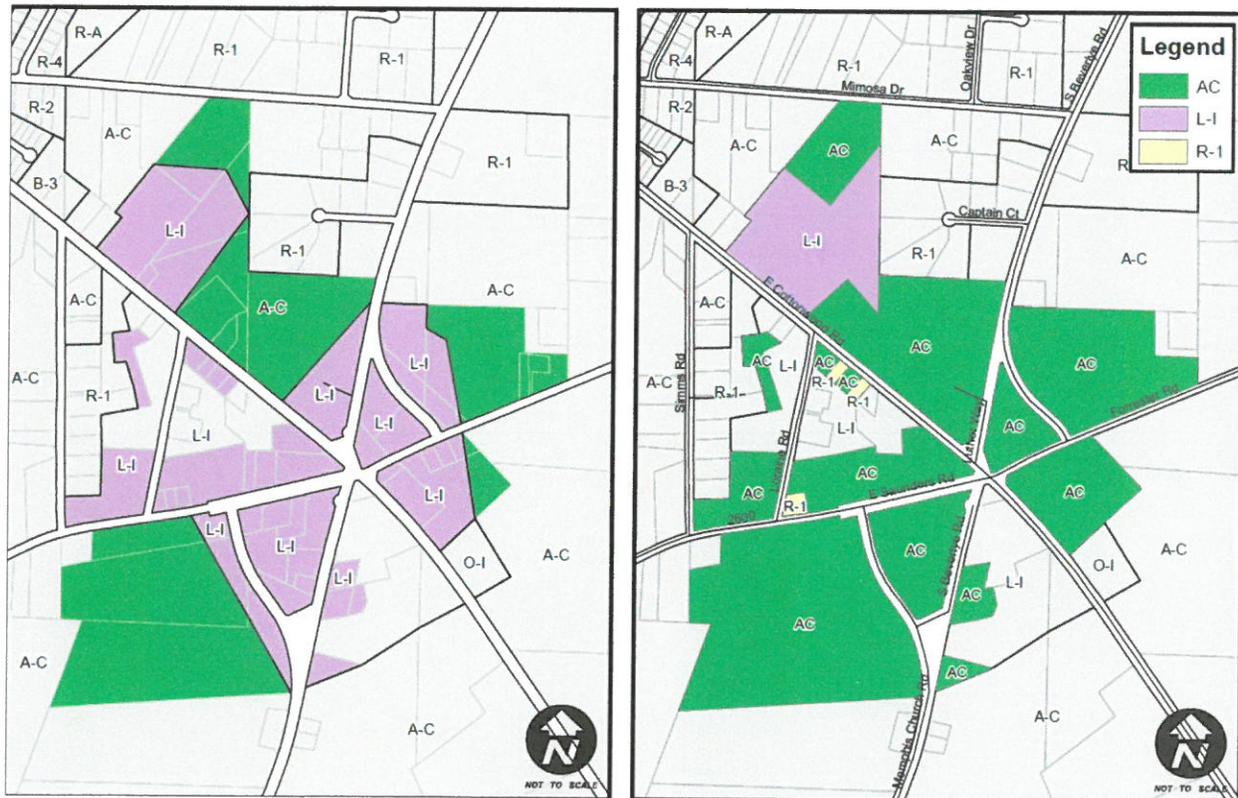
Summary of Information:

Project Name:	City Initiated Rezoning – Ardilla Community
Property Location:	Various Properties in the Ardilla Community (see map)
Requested Action:	Rezoning from L-I to A-C & R-1
Applicant:	City of Dothan
Property Owners:	See Exhibit 1

Rezoning: Ardilla Community (City Initiated)

Current Zoning

Proposed Zoning



SUBJECT PROPERTIES

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 in the Ardilla community from L-I (Light Industrial) to A-C (Agricultural Conservation) and R-1 (Low Density Single Family Residential). There are numerous parcels under

consideration that are today either residentially or agriculturally used. Residential and agricultural uses are not allowed within the L-I zoning district. The parcels under consideration are shown on the above map and on the attached list of owners (**Exhibit 1**).

Background: The Planning and Development Department became aware of this situation in March when a real estate appraiser inquired about a single-family residence located at 2534 Ardilla Court. At that time, the department determined that the property was zoned L-I and that the existing single-family residence was a legally existing nonconforming use. As a result, the property owner was unable to finalize the refinancing of his home due to the nonconforming status of his property. Further investigation revealed that there were many other parcels within the vicinity 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 (**Exhibit 2**).

Issue: The reason that the City is initiating a rezoning of these L-I zoned properties is because most are currently being used for either residential or agricultural purposes, both of which are uses that are 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.

In order to meet the minimum lot size requirements of the zoning regulations, those owners whose properties are less than 1 acre in size are recommended to be rezoned to R-1. All others are recommended to be rezoned to A-C. To clarify, the minimum required lot size in the A-C District is 1 acre.

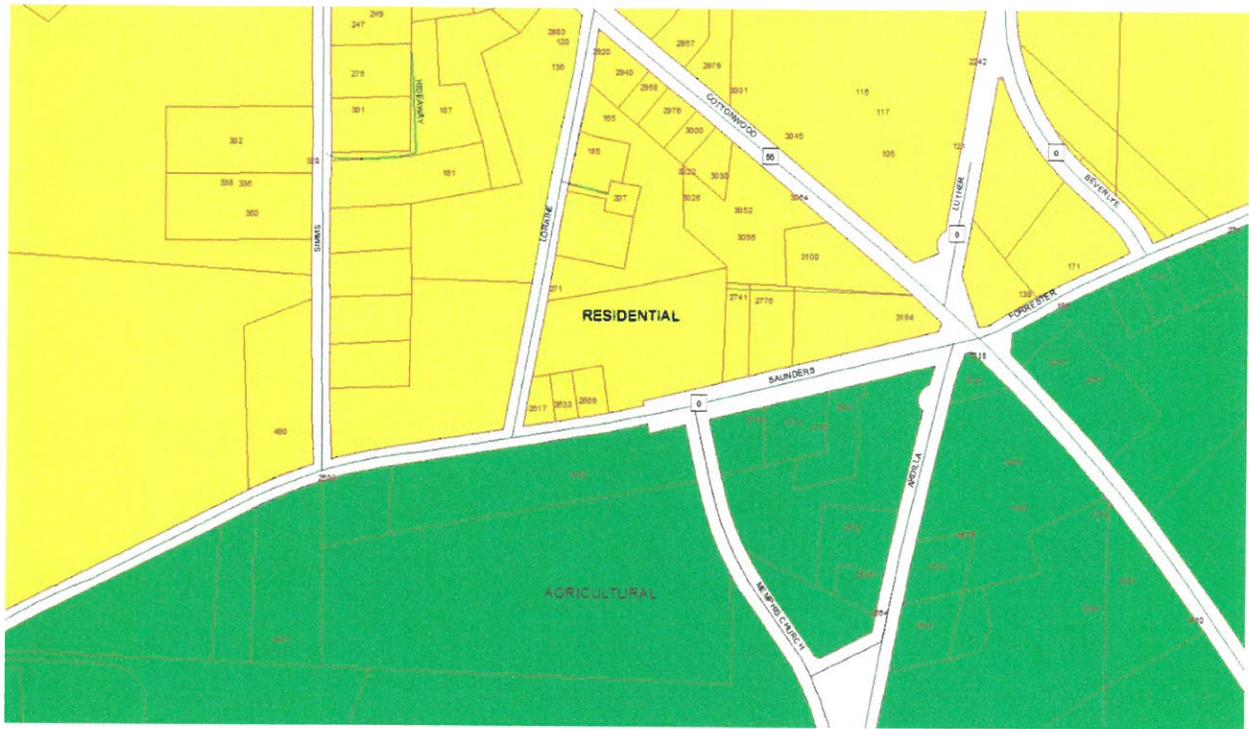
Dimensional Regulations

	A-C	R-1
Minimum Lot Size	1 acre	12,000 sq. ft.
Minimum Lot Width	135 feet	100 feet
Front yard Depth	50 feet	30 feet
Rear Yard Depth	40 feet	35 feet
Side Yard Width	15 feet	10 feet
Max. Coverage	25%	25%

The City of Dothan recognizes that the current zoning arrangement is problematic and has initiated 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 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.

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 and Agricultural/Open Space uses. The proposal is therefore consistent with the FLUM.



FLUM

Land Use Impact on Vicinity: No impact. The existing established land use pattern is a mix of agricultural, industrial and residential uses.

Impact on the Environment: N/A

Impact on Travel:

Traffic Engineering Comments: No comments.

Impact on Public Services and Facilities:

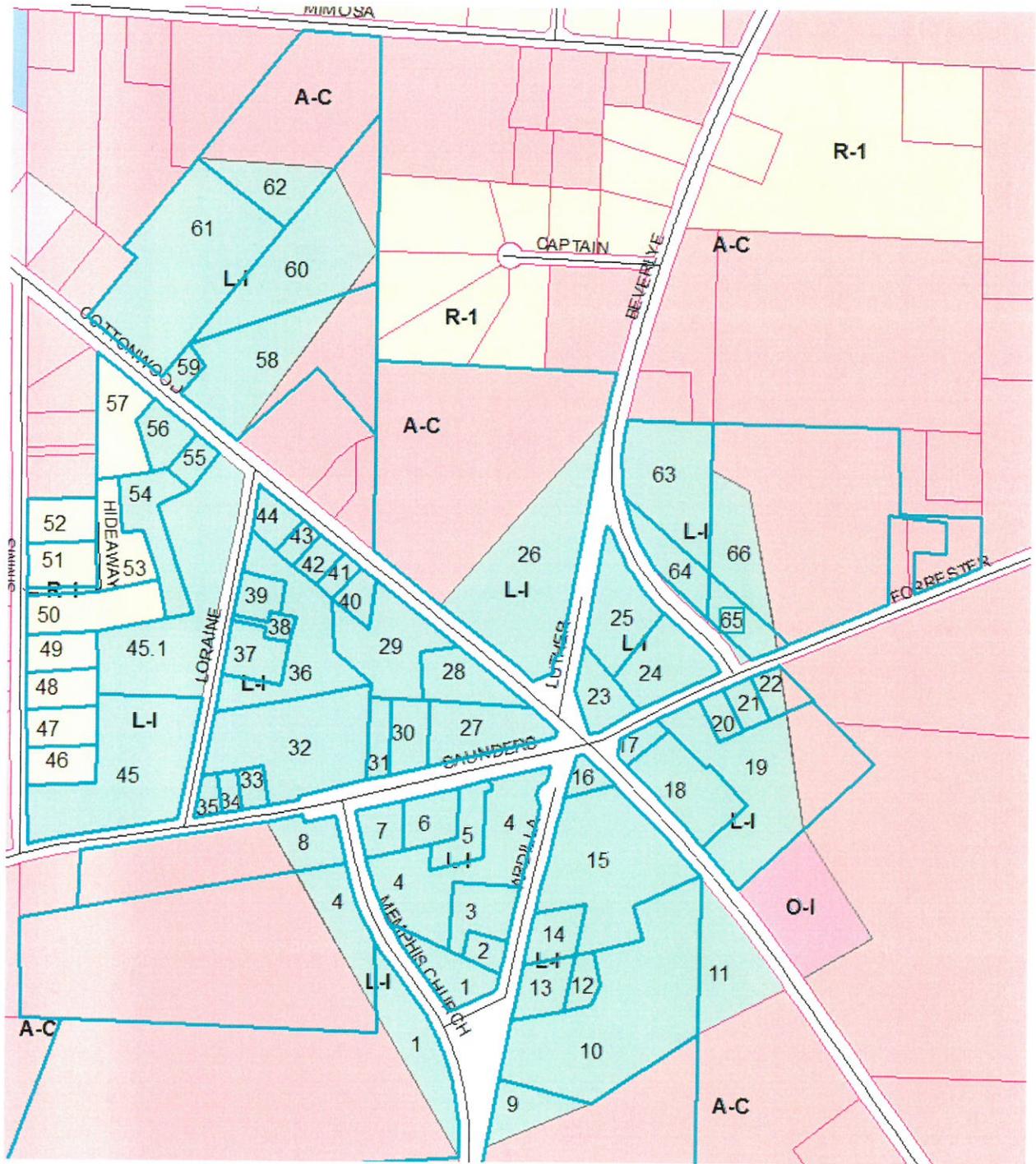
Engineering Comments: No comments received.

Utilities Comments: No comments received.

Fire Marshal's Comments: Additional fire protection may be needed once developed.

Staff Recommendation:

Staff recommends that Case No. RZ-16-0183, a City initiated request to rezone the subject parcels as depicted on the Subject Properties map in this report and as listed in Exhibit 1, from L-I to A-C & R-1, having been duly considered in a public hearing held on June 15, 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*.



Number	Parcel ID	Property Owner	Current Zoning	Lot Size	Current Use
1	1603053000013001 Memphis Church Rd	Watson & Downs Investments LLC PO Box 1207 Dothan, AL 36302	L-I/A-C	24.02 Acres	Agriculture
2	1603053000008001	Martin Kristin P & Michael G 2546 Ardilla Ct Dothan, AL 36302	L-I	17162.45 Sq Ft	Single Family
3	1603053000008003	Vinson Andrew L & Theresa H 2543 Aridilla Ct Dothan, AL 36301	L-I	50,381.05 Sq Ft	Single Family
4	1603053000008000 Memphis Church	Vinson David E 2800 E Saunders Rd Dothan, AL 36301	L-I/A-C	20.5 Acres	Agriculture
5	1603053000011000	Vinson David E 2800 E Saunders Rd Dothan, AL 36301	L-I	39,935.86 Sq Ft	Single Family
6	1603053000010000 2774 E Saunders Rd	Mims Larry M PO Box 6823 Dothan, AL 36302	L-I	38,582.08 Sq Ft	Single Family
7	1603053000009000 2748 E Saunders Rd	Snell Ann Adkins 107 Paddock Dr Dothan, AL 36301	L-I	29705.75 Sq Ft	Single Family
8	1603053000008002	Snell Ann Adkins 107 Paddock Dr Dothan, AL 36310	L-I/A-C	4.7 Acres	Agriculture
9	1603053000019001 Memphis Church Rd	Bostick Lenton E C/O Shelby Bostick 102 Mulberry Ln Headland, AL 36345	L-I/A-C	20 Acres	Agriculture
10	1603053000019000 Not included in the rezoning	Baxley Blowpipe Company Inc 3300 E Cottonwood Rd Dothan, AL 36301	L-I	9.8 Acres	Commercial
11	1603054000002000 3342 E Cottonwood Rd Not included in the rezoning	Baxley Blowpipe Company Inc 3300 E Cottonwood Rd Dothan, AL 36301	L-I	97,306.24 Sq Ft	Commercial

Number	Parcel ID	Property Owner	Current Zoning	Lot Size	Current Use
12	1603053000019002 Ardilla Ct	Dotson Crystal 500 Royal Pkwy Dothan, AL 36305	L-I	20,939.11 Sq Ft	Not Developed
13	1603053000015000 2565 Ardilla Ct	Dotson Crystal 500 Royal Pkwy Dothan, AL 36305	L-I	40267.32 Sq Ft	Single Family
14	1603053000016000	Moss A D & Carolyn P 2533 Ardilla Ct Dothan, AL 36301	L-I	37,239.61 Sq Ft	Single Family
15	1603053000017000 3280 E Cottonwood Rd Not included in the rezoning	Baxley Curtis Jerome 3300 E Cottonwood Rd Dothan, AL 36301	L-I	5 Acres	Commercial
16	1603053000018000 3230 E Cottonwood Not included in the rezoning	Bethel Baptist Church Inc 3257 E Cottonwood Rd Dothan, AL 36301	L-I	16,163.94 Sq ft	Commercial
17	1603053000001001 E Cottonwood	Bethel Baptist Church Inc 3257 E Cottonwood Rd Dothan, AL 36301	L-I	15812.06 Sq Ft	Religious Institution
18	1603053000002000 3301 E Cottonwood	Bethel Baptist Church Inc 3257 E Cottonwood Rd Dothan, AL 36301	L-I	90747.23 Sq ft	Religious Institution
19	1603054000001001 E Cottonwood	Bethel Baptist Church Inc 3257 E Cottonwood Rd Dothan, AL 36301	L-I /A-C	6 Acres	Religious Institution
20	1603051000004001 Forrester Rd	Bethel Baptist Church Inc 3257 E Cottonwood Rd Dothan, AL 36301	L-I	17,667.42 Sq Ft	Religious Institution
21	1603051000004000	Howard Clarence Clifford Jr (Life Est) 216 Forrester Rd Dothan, AL 36301	L-I	19086.76 Sq ft	Single Family??
22	1603051000004003 Forrester Rd	Bethel Baptist Church Inc 3257 E Cottonwood Rd Dothan, AL 36301	L-I/A-C	19086.76 Sq ft	Religious Institution (Entrance to Church)
23	1603053000003000	Skinner Pam 103 Captain Ct Dothan, AL 36301	L-I	42,301.48 Sq Ft	Not Developed

Number	Parcel ID	Property Owner	Current Zoning	Lot Size	Current Use
24	1603052000004001 171 Forrester Rd	Howard Quida & Barbara Bryan & Etals C/O Mike Stinson 2000 Woodland Dr Dothan, AL 36301	L-I	1.71 Acres	Single Family
25	1603052000004002 S Beverlye Rd	Howard Quida & Barbara Bryan & Etals C/O Mike Stinson 2000 Woodland Dr Dothan, AL 36301	L-I	2.04 Acres	Not Developed
26	1603052000003000 3001 E Cottonwood Rd	Trinity Lutheran Church Inc. 105 Luther Way Dothan, AL 36301	L-I/A-C	18.56 Acres	Religious Institution
27	1603053000004000 3164 E Cottonwood Rd	Pritchard Edward Ross & Patrice B 3164 E Cottonwood Rd Dothan, AL 36301	L-I	1.84 Acres	Single Family
28	1603052000006001 3100 E Cottonwood Rd	Musselwhite Jerry A & Sheila 3100 E Cottonwood Rd Dothan, AL 36301	L-I	1.28 Acres	Single Family
29	1603052000006000 Cottonwood Not included in the rezoning	McCord Terrell & Opal 3100 E Cottonwood Rd Dothan, AL 36301	L-I	2.5 Acres	Commercial
30	1603053000004001	Jones Johnny Paul 2775 E Saunders Rd Dothan, AL 36301	L-I	39,524.50 Sq Ft	Single Family
31	1603053000012000	Jones Joann C/O Joeann Chason 2741 E Saunders Rd Dothan, AL 36301	L-I	24,032.57 Sq Ft	Single Family
32	1603053000005001	Thomley Amerlis G & Nina S Roney 8331 S State Hwy 605 Cottonwood, AL 36320	L-I	4.72 Acres	Not Developed
33	1603053000005004	Thomley Amelis G 8331 S State Hwy 605 Cottonwood, AL 36320	L-I	15117.47 sq ft	Single Family
34	1603053000005003	Robinson Willie Elaine PO Box 1282 Brewton, AL 36427	L-I	11,320.78 sq ft	Single Family

Number	Parcel ID	Property Owner	Current Zoning	Lot Size	Current Use
35	1603053000005002	Roney Nina Sue 7068 Cottonwood Rd Dothan, AL 36301	L-I	12,602.42 sq ft	Single Family
36	1603052000009005 165 Lorraine Rd Not included in the rezoning	Harger Jason M 3216 Mimosa Dr Dothan, AL 36301	L-I	2.96 Acres	Commercial
37	1603052000009002 Not included in the rezoning	CEP Properties LLC PO Box 6566 Dothan, AL 36302	L-I	43,719.87 sq ft	Not Developed
38	1603052000009000 Not included in the rezoning	Clements Don Allen 187 Hiddenway Ln Dothan, AL 36301	L-I	12,407.28 sq ft	Commercial ??
39	1603052000009004 Not included in the rezoning	CEP Properties LLC PO Box 6566 Dothan, AL 36302	L-I	27,137.68 sq ft	Commercial
40	1603052000007000 3030 E Cottonwood Rd Not included in the rezoning	McCord Terrell PO Box 6761 Dothan, AL 36302	L-I	20,089.15 sq ft	Commercial
41	1603052000009003 3000 E Cottonwood Rd	Bradley Rufus F 2218 Norwood Dr. Dothan, AL 36301	L-I	13,112.81 sq ft	Single Family
42	1603052000009001 2976 E Cottonwood Rd	McAdams H Jerry & Lynn H 2976 E Cottonwood Rd Dothan, AL 36301	L-I	18,158.16 sq ft	Single Family
43	16030520000010000 2958 E Cottonwood Rd	Smith Lowell 1980 Forrester Rd Dothan, AL 36303	L-I	12,977.03 sq ft	Single Family
44	16030520000011000 2920 E Cottonwood Rd	Roney Nina Sue 7068 Cottonwood Rd Dothan, AL 36301	L-I	25562.90 sq ft	Single Family
45	1603053000006000	Snell Ann Adkins 107 Paddock Dr Dothan, AL 36301	L-I	5 acres	Not developed

Number	Parcel ID	Property Owner	Current Zoning	Lot Size	Current Use
45.1	1603052000014000 No county tax record Not included in the rezoning	Snell Ann Adkins 107 Paddock Dr Dothan, AL 36301	L-1	Unknown	Commercial
46	1603053000006002 443 Simms Rd Not included in the rezoning	Clements Don Allen 187 Hideaway Ln Dothan, AL 36301	L-1/map error R-1	37664.9 sq ft	Not developed
47	1603053000006001 419 Simms Rd Not included in the rezoning	Clements Don Allen 187 Hideaway Ln Dothan, AL 36301	L-1/map error R-1	37664.9 sq ft	Not developed
48	16030520000014009 391 Simms Rd Not included in the rezoning	Love Larry Brett & Amanda 329 Woodland Dr Dothan, AL 3631	L-1/map error R-1	37635.03 sq ft	Agriculture
49	16030520000014006 363 Simms Rd Not included in the rezoning	Clemets Larry C & Jeanne Kathryn 161 Hideaway Ln Dothan, AL 36301	L-1/map error R-1	37422.36 sq ft	Not developed
50	16030520000014005 161 Hideaway Ln Not included in the rezoning	Clemets Larry C & Jeanne Kathryn 161 Hideaway Ln Dothan, AL 36301	L-1/map error R-1	77,198.52 sq ft	Single Family
51	1603052000020000 Not included in the rezoning	Williams Susan Watts & Gregory 301 Simms Rd Dothan, AL 36301	L-1/map error R-1	44748.56 sq ft	Single Family
52	1603052000019000 Not included in the rezoning	Phillips William Edward & Mary V(life est) 275 Simms Rd Dothan, AL 36301	L-1/map error R-1	43510.53 sq ft	Single Family
53	1603052000014002 Not included in the rezoning	Clements Don Allen & Melinda 187 Hideaway Ln Dothan, AL 36301	L-1/map error R-1	67178.50 sq ft	Single Family
54	1603052000014008	Clements Don Allen & Melinda 187 Hideaway Ln Dothan, AL 36301	L-1	71308.44 sq ft	Single Family
55	1603052000014004 Not included in the rezoning	Clements Don Allen 187 Hideaway Ln Dothan, AL 36301	L-1	20154.25 sq ft	not developed

Number	Parcel ID	Property Owner	Current Zoning	Lot Size	Current Use
56	1603052000014010 Not included in the rezoning	Travis Perry 2868 E Cottonwood Rd Dothan, AL 36301	L-I	35,525.44 sq ft	Commercial
57	1603052000014007 265 Hideaway 2836 E Cottonwood Not included in the rezoning	Clements Don Allen 187 Hideaway Ln Dothan, AL 36301	L-I /map error R-1	71756.71 sq ft	appears to be Single Family
58	1603052000014000 2875 E Cottonwood Rd 2845 E Cottonwood Rd	Clements Don Allen 187 Hideaway Ln Dothan, AL 36301	L-I	6.5 Acres	Commercial
59	1603052000014003 2827 E Cottonwood Not included in the rezoning	Wiggins Don & Nancy 2490 Sanitary Dairy Rd Ashford, AL 36312	L-I	14,661.59 sq ft	Commercial
60	1603052000015002	Clements Don Allen 187 Hideaway Ln Dothan, AL 36301	L-I/A-C	4.9 Acres	Not Developed
61	1603052000015003 2795 E Cottonwood Not included in the rezoning	Jones Stanley E III 301 Westwood Rd Dothan, AL 36303	L-I	6.8 Acres	Commercial
62	1603052000015000	Wilder Katrina M 42 Longleaf Cir Monroeville, AL 36460	L-I/A/C	7.3 acres	Not developed
63	1603052000004000 2147 S Beverlye Rd	Scott J Lendon Sr 479 Forrester Rd Dothan, AL 36301	L-I	2.81 acres	Not developed
64	1603052000004004	Scott J Lendon Sr 479 Forrester Rd Dothan, AL 36301	L-I	1.17 acres	Not Developed
65	1603051000003002	Scott J Lendon Sr 479 Forrester Rd Dothan, AL 36301	L-I	42596.82 sq ft	Not Developed
66	1603051000003000	Scott J Lendon Sr 479 Forrester Rd Dothan, AL 36301	L-I /A-C	12 Acres	Not Develeped Split zoning

Properties highlighted in yellow are not included in the rezoning.
Properties Highlighted in orange are included in the rezoning



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

May 2, 2016

Exhibit 2 RZ-16-0183

RZ-16-0183: Request recommendation for a City initiated rezoning of multiple parcels of land from L-I District (Light Industrial) to A-C District (Agricultural-Conservation) or R-1 (Residential Single-Family Low Density) located in the Ardilla Community.

Dear Property Owner,

The request described above will be considered by the Planning Commission at a Public Hearing on **June 15 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 in the immediate Ardilla area whose properties are currently zoned L-I but who maintain residential properties. 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 June 15th 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



Planning Commission
Meeting Date – June 15, 2016
CASE NUMBER: DP-16-0203
Case Manager: Frank G. Breaux, AICP

Project Name:	Episcopal Church of the Nativity Parking Lot
Property Address:	205 Holly Lane
Requested Action:	Development Plan Approval
Applicant:	Rev. Peter Wong
Property Owner:	Episcopal Church of the Nativity

Zoning/Land Use:

ACREAGE OF SITE	.95
EXISTING LAND USE - SUBJECT	VACANT/RELIGIOUS
EXISTING LAND USE - NORTH	SINGLE-FAMILY
EXISTING LAND USE - SOUTH	OFFICE/RELIGIOUS
EXISTING LAND USE - EAST	SINGLE-FAMILY
EXISTING LAND USE - WEST	RELIGIOUS
ZONING DISTRICT - SUBJECT	R-1 (LOW DENSITY SINGLE-FAMILY RESIDENTIAL)
ZONING DISTRICT - NORTH	R-1 (LOW DENSITY SINGLE-FAMILY RESIDENTIAL)
ZONING DISTRICT - SOUTH	R-1 (LOW DENSITY SINGLE-FAMILY RESIDENTIAL)
ZONING DISTRICT - EAST	R-1 (LOW DENSITY SINGLE-FAMILY RESIDENTIAL)
ZONING DISTRICT - WEST	R-1 (LOW DENSITY SINGLE-FAMILY RESIDENTIAL)
FUTURE LAND USE MAP - SUBJECT	RESIDENTIAL SINGLE-FAMILY
FUTURE LAND USE MAP - NORTH	RESIDENTIAL SINGLE-FAMILY
FUTURE LAND USE MAP - SOUTH	RESIDENTIAL SINGLE-FAMILY
FUTURE LAND USE MAP - EAST	RESIDENTIAL SINGLE-FAMILY
FUTURE LAND USE MAP - WEST	RESIDENTIAL SINGLE-FAMILY

The applicant is requesting development plan approval to provide additional parking for the existing religious facility located at 205 Holly Lane. The property is located within the R-1 (Low Density Single-Family Residential) zoning district and the parking expansion is proposed to be located on the vacant lot situated between 206 and 202 Virginia Street.

Staff has reviewed the request and reports the following findings of fact:

- a. Religious uses are permitted within the R-1 District with special exception approval.
- b. The Board of Zoning Adjustment approved a Special Exception for the parking lot expansion on June 1, 2016.
- c. The site is adjacent to single-family residences to the north and east.

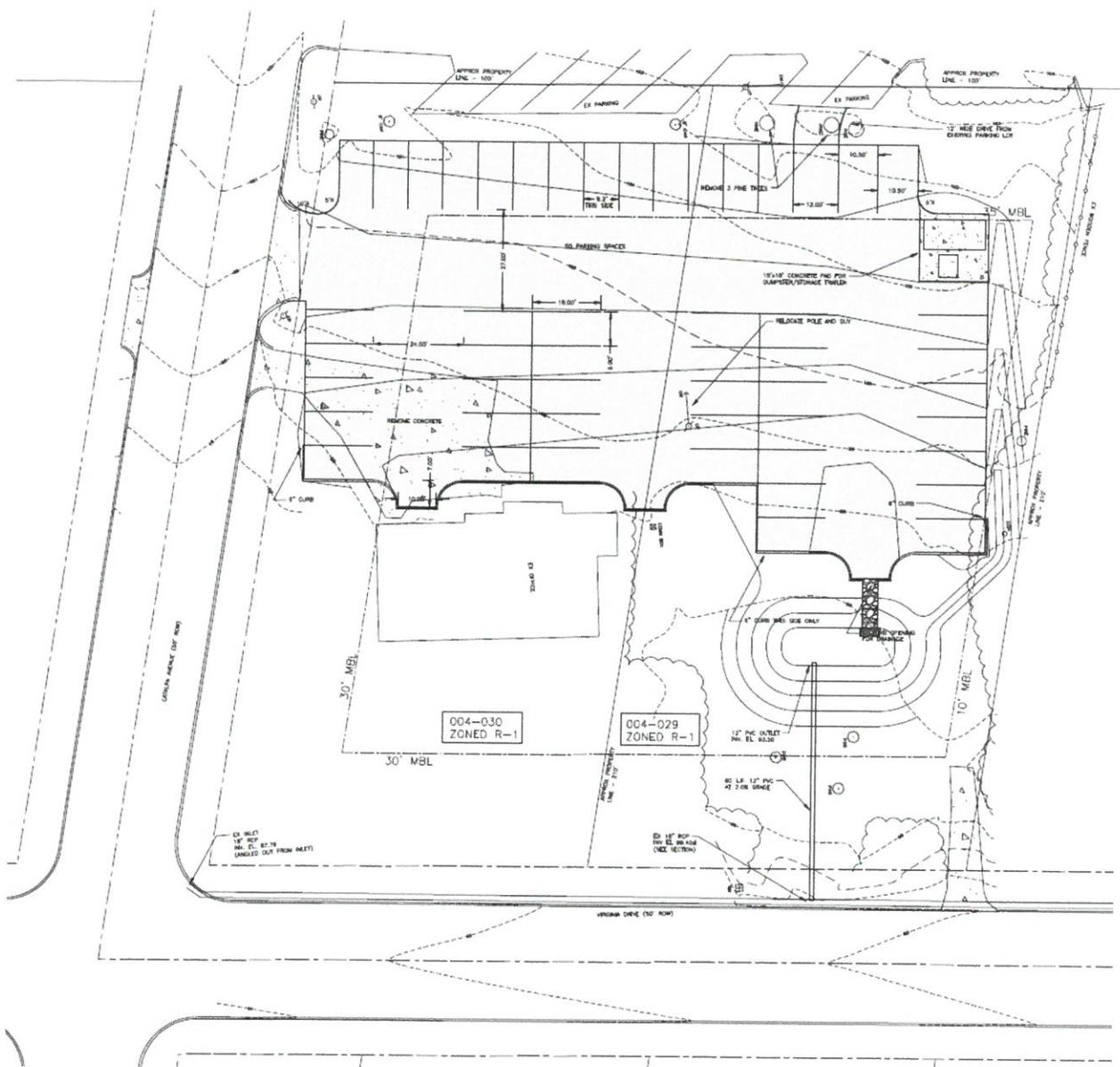
- d. The new parking facility can be made compatible with surrounding development with proper buffering and landscaping.
- e. A Type 2 buffer is required on the north side of the parking lot adjacent to the single-family residence located at 206 Virginia Street.



VICINITY MAP



AERIAL VIEW



SITE PLAN

Land Use Impact on Vicinity: The existing church has coexisted with surrounding development for many years. When properly landscaped and buffered, the addition to the site should have no negative impact on the nearby residential properties. Special consideration should, however, be given to the proposed dumpster location so that it does not create a nuisance. A Type 2 Buffer is required on the north side of the property but has not been shown on the plan.

Land Use Compatibility/Land Use Plan: The Future Land Use Map identifies the subject parcel as suitable for single-family residential uses. Religious institutional uses are allowed within

single-family residential zoning districts thus the request is consistent with the Future Land Use Plan.

Impact on the Environment:

There are no apparent environmental constraints that would affect the proposed development and the property is not located within any special flood hazard area.

Parking:

There are approximately 21 existing parking spaces on the property. Most of these spaces are gravel but there are a handful located directly behind the office building that are paved. Because the additional spaces will bring the total to over 40 spaces, the parking lot must be designed to meet the requirements of Section 114-238(H) which requires the planting of trees and shrubs within landscaped islands.

Landscaping & Buffering:

Section 114-238(G) requires a 10 foot wide strip of landscaping along all street frontages but no landscaping plan has been provided. Plantings within the parking lot must comport to the requirements of Section 114-238(H). In addition, a Type II buffer is required per Sec 114-242(2) along the north side of the site but the plan fails to provide for any buffering.

Impact on Travel:

1. To facilitate vehicle access on and off the property, the driveway's radii shall be a minimum of 15 feet.
2. The layout of the existing west parking lot needs to be shown to see how it ties in with the proposed parking lot.

Impact on Public Services and Facilities:

Engineering:

1. We will require storm drainage calculations as submittals to support a storm drainage plan for review and approval when applying for a building permit. The post-development peak discharge rate shall be limited to the pre-development peak discharge rate for the 2-, 10-, and 25- year storm events unless site conditions dictate differently. Additionally, we will require documentation showing the 100- year storm event will not over top the proposed detention pond. A minimum 1% slope shall be provided in the bottom of the detention pond.
2. We will require as-built drawings for all detention pond work. Detention pond shall include a topographic map, volume calculations, and as-built on outlet structure before Certificate of Occupancy (CO) is issued.

3. An Erosion Control Plan and Best Management Practices Plan in accordance with the Stormwater Ordinance will be required for review and approval when applying for a building permit. If more than one acre of land is disturbed we will require a copy of the ADEM NPDES general permit along with copies of all inspection reports during construction. The permit (if required) and BMP shall be provided before approval for construction will be given.
4. Provide a note on the construction plans stating that "All erosion control measures shall be in place as required by the engineer, plans, and City of Dothan representative. Siltation control measures shall be inspected per the NPDES permit. Any deficiencies shall be corrected immediately and no further work will proceed until said deficiencies are corrected to the City of Dothan or engineer's approval". This may be combined with or modified into the other erosion control notes.

Utilities:

1. The developer is responsible to determine if any conflicts exist with the proposed development to include proposed utilities, storm and elevation changes and the existing water main/services and to bear all cost in their resolution.

Fire Marshall: No comments.

Staff Recommendation:

Staff recommends that Case No. DP-16-0203, request for development plan approval, as shown on the plan stamped "Received May 12, 2016, be approved, as authorized by Article V of the Zoning Ordinance, subject to the following conditions:

1. A Type II Buffer shall be provided along the north property line per Sec 114-242(2);
2. The parking lot must be designed to meet the requirements of Section 114-238(H);
3. The dumpster must be located so that it does not constitute a nuisance to any adjacent property;
4. A landscaping plan shall be provided that comports with the requirements of Section 114-238(G);
5. 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;
6. Resubmit the development plan incorporating all design changes;
7. All future correspondence or building permit plan submittal must make reference to Case DP-16-0203 and,
8. 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.



PLANNING COMMISSION
STAFF REPORT – June 15, 2016 MEETING
CASE NUMBER: RZ-16-0212
Case Manager: Frank G. Breaux, AICP

Summary of Information:

Property Location:	4390 Westgate Parkway
Requested Action:	Rezoning from L-I to A-C
Applicant:	Dothan Community Church
Property Owner:	Dothan Community Church

Zoning/Land Use:

EXISTING LAND USE - SUBJECT	INSTITUTIONAL/RELIGIOUS
EXISTING LAND USE - NORTH	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - SOUTH	VACANT
EXISTING LAND USE - EAST	INDUSTRIAL
EXISTING LAND USE - WEST	VACANT
ZONING DISTRICT - SUBJECT	L-I (LIGHT INDUSTRIAL)
ZONING DISTRICT - NORTH	A-C (AGRICULTURAL CONSERVATION)
ZONING DISTRICT - SOUTH	L-I (LIGHT INDUSTRIAL)
ZONING DISTRICT - EAST	L-I
ZONING DISTRICT - WEST	L-I
PROPOSED ZONING - SUBJECT	A-C

ARTICLE VII. - CLASSIFICATION AND ESTABLISHMENT OF USES

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.

L-I, Light industry. The L-I district is designed to provide a location for industries that do not, by their nature, create any public nuisance. It is intended to preserve land for industry in a location beneficial to industries. Single-family residential uses are prohibited. Due to the traffic generated and other potentially objectionable influences created by the nature of the L-I district, special buffer and/or setback considerations may be required. The environmentally protective nature of this district is designed to limit uses to those that produce a minimum of gaseous emissions, noise and objectionable external effects. Development or redevelopment of these areas is subject to all

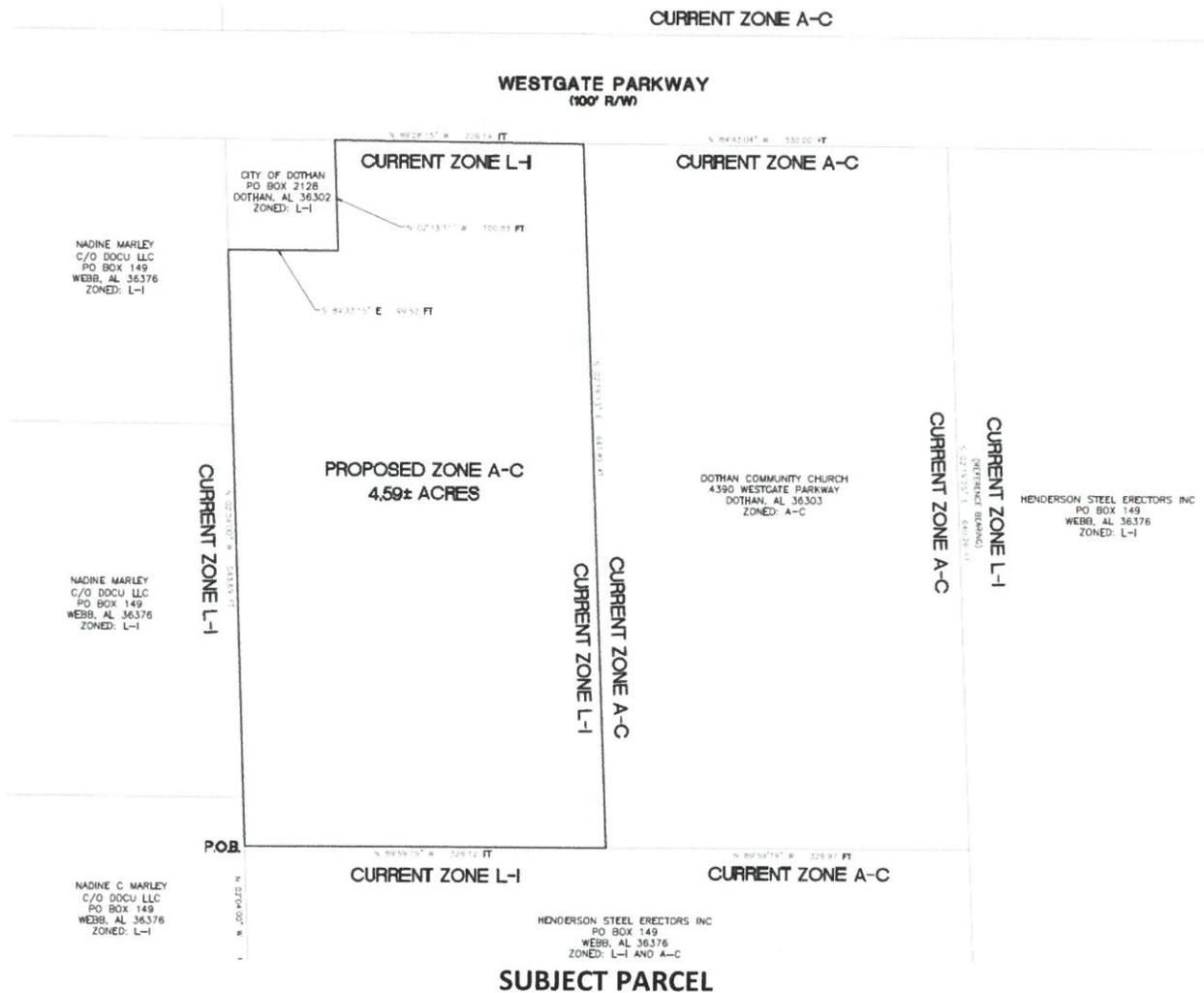
regulations as established in Article V, Development Plans, and is also subject to regulations and design guidelines as established for the Downtown Overlay District.



VICINITY



AERIAL



General Discussion: The applicant owns a 9.47 acre parcel on the south side of Westgate Parkway approximately 650 feet to the east of Headland Avenue. The property is split zoned L-I and A-C. The western 4.59 acres is zoned L-I and constitutes the majority of the existing improvements. The proposal is to rezone the parcel from L-I to A-C in order to facilitate an expansion of the church. The church proposes to construct a new sanctuary and additional parking.

Findings of Fact:

- A religious institution is **not** an allowable use within the L-I Zoning District and is therefore a legal nonconformity.
- A religious institution is a “Special Exception” use within the A-C Zoning District.

- The applicant seeks to protect the future use of the property and is therefore seeking a rezoning to bring the use into compliance.
- Rezoning of the property to A-C will allow for expansion of the use with Special Exception approval from the (BZA) Board of Zoning Adjustment.
- The BZA granted the applicant Special Exception approval for the expansion on June 1, 2016, subject to the successful rezoning of the property to A-C.
- The property is located within a transitional area with a mix of institutional, industrial and residential uses.

Land Use Impact on Vicinity: The church is an existing use and there is no negative impact on surrounding properties.

Land Use Compatibility/Land Use Plan: The Future Land Use Map identifies the subject parcel as suitable for Light Industrial use and the request is therefore not consistent with the Future Land Use Plan. However, because the parcel is split zoned, it is logical to unify the zoning in order to accommodate the existing use.

Impact on the Environment: The property is typical of others in the vicinity and there are no anticipated environmental impacts.

Impact on Public Services and Facilities: The property is currently in use as a church and rezoning the property as proposed will have no additional impact on public facilities or services.

Staff Recommendation:

Staff finds that the request is reasonable given the property's location and the applicant's desire to cure its nonconforming status. Staff therefore recommends that Case No. RZ-16-0212, a request to rezone 4.59 acres located at 4390 Westgate Parkway from L-I to A-C, having been duly considered in a public hearing held on June 15, 2016, following advertised legal notice, be referred to the Dothan City Commission with an affirmative recommendation from the Planning Commission subject to the provisions of the City of Dothan Zoning Ordinance.



PLANNING COMMISSION
STAFF REPORT – June 15, 2016, MEETING
CASE NUMBER: RZ-16-0216
Case Manager: Frank G. Breaux, AICP

Summary of Information:

Property Location:	831 John D. Odom Road
Requested Action:	Rezoning from R-1 & O-I to R-1 & O-I
Applicant/Owner:	The Haven, Inc.

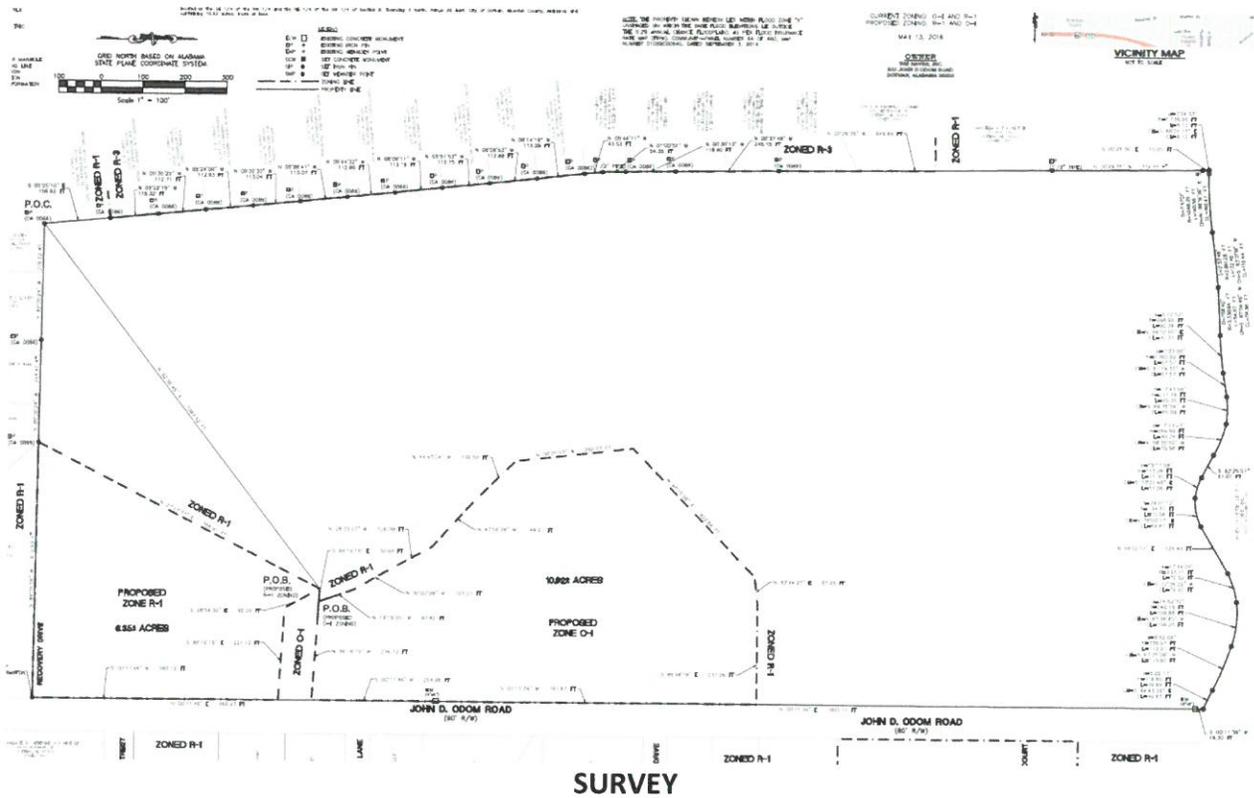
Zoning/Land Use:

EXISTING LAND USE - SUBJECT	MEDICAL – VACANT
EXISTING LAND USE - NORTH	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - SOUTH	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - EAST	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - WEST	SINGLE-FAMILY RESIDENTIAL
ZONING DISTRICT - SUBJECT	R-1 (LOW DENSITY SINGLE-FAMILY) & O-I (OFFICE & INSTITUTIONAL)
ZONING DISTRICT - NORTH	PUD (PLANNED UNIT DEVELOPMENT)
ZONING DISTRICT - SOUTH	R-1 (LOW DENSITY SINGLE-FAMILY)
ZONING DISTRICT - EAST	R-1 & R-3 (HIGH DENSITY SINGLE-FAMILY)

ARTICLE VII. - CLASSIFICATION AND ESTABLISHMENT OF USES

R-1, Residential single-family, low density. This district is intended to provide for low density urban residential development, which is designed to provide quiet, low density areas for single-family living with related recreational facilities protected from intrusion of non-residential activity. Lot sizes in R-1 districts are twelve-thousand (12,000) square feet or greater.

O & I, Office/institutional. This district is intended to provide areas for business and professional offices as well as more intensive office uses such as public buildings, banks, pharmacies (when adjunct to medical facilities), and television and radio station offices (without towers or aerials). It is further intended to provide appropriate land use regulations for major public and private nonprofit institutions serving the public, such as universities, colleges, public schools, hospitals, parks, fairgrounds, and large state, federal and municipal facilities. Since these institutions operate in the public interest and are generally inoffensive in character, this chapter places principal reliance upon the voluntary cooperation of institutional authorities with municipal officials rather than upon detailed land use regulations. It is intended that the conversion of excess institutional land to non-institutional purposes should be preceded by cooperative planning between the planning and development department and the planning commission and should take place under appropriate controls to ensure that the future use of the excess land conforms to the long range



SURVEY

General Discussion: The applicants owns 79.93 acres of property on the west side of John D. Odom Road adjacent to the Westbrook Subdivision. The majority of the property is undeveloped with the southernmost portion being the site of The Haven, a residential treatment facility which has operated in its current location for decades. The property was recently rezoned from A-C to O-I and R-1 in anticipation of a new single-family subdivision and the redevelopment of The Haven rehabilitation facility. A subdivision plat was approved by the Planning Commission that would create 74 single-family lots within the R-1 portion of the property and one commercial lot within the O-I portion for The Haven facility. Development plans for The Haven were also approved by the Planning Commission. Following these approvals, it was discovered that a large portion of the property was unsuitable for any type of development because of the presence of buried debris from an old landfill.

As a result, the overall development scheme for the property has changed dramatically. Aside from this request for rezoning, the applicant has submitted a development plan for the new treatment facility location. It is still the applicant’s intent to plat single-family lots, but the location of the subdivision will most likely be at the southern end of the property as opposed to the north as originally proposed. This in essence requires a “flipping” of the recently approved O-I and R-1 zoning designations. It is noted that a plat must be submitted in order to create the commercial lot for the new treatment facility.

Land Use Impact on Vicinity: The existing conditions within the vicinity of the subject property are typically low density single-family residential uses and there are also nearby offices to the south along Whately Drive. The Haven has successfully coexisted with surrounding developments for decades and no negative impacts from the proposed rezonings are anticipated.

Land Use Compatibility/Land Use Plan: The Future Land Use Map identifies the subject parcel as suitable for single-family residential uses. While the requested O-I zoning may be somewhat inconsistent with the map, The Haven itself is a residential treatment facility.

Impact on the Environment: The property contains substantial wetland areas and any future development of the property will require approvals from both the Alabama Department of Environmental Management and the U.S. Army Corps of Engineers. As previously mentioned, a large portion of the property is unsuitable for development due to the land's previous use as a landfill.

Impact on Public Services and Facilities: The property is located within the urbanized area and existing infrastructure may need to be upgraded. The Utilities Department has offered no comments at this time and the Fire Department has indicated that any new development may require additional fire protection.

Staff Recommendation:

Staff recommends that Case No. RZ-16-0216, a request to rezone property located at 831 John D. Odom Road from R-1 and O-I to R-1 and O-I, having been duly considered in a public hearing held on June 15, 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
Meeting Date – June 15, 2016
CASE NUMBER: DP-16-0217
Case Manager: Frank G. Breaux, AICP

Summary of Information:

Project Name:	New Residences for The Haven
Property Location:	831 John D. Odom Road
Requested Action:	Development Plan Approval
Applicant/Owner:	The Haven, Inc.

Zoning/Land Use:

EXISTING LAND USE - SUBJECT	MEDICAL – VACANT
EXISTING LAND USE - NORTH	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - SOUTH	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - EAST	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - WEST	SINGLE-FAMILY RESIDENTIAL
ZONING DISTRICT - SUBJECT	A-C (AGRICULTURAL CONSERVATION)
ZONING DISTRICT - NORTH	PUD (PLANNED UNIT DEVELOPMENT)
ZONING DISTRICT - SOUTH	R-1 (LOW DENSITY SINGLE-FAMILY)
ZONING DISTRICT - EAST	R-1 & R-3 (HIGH DENSITY SINGLE-FAMILY)
FUTURE LAND USE MAP - SUBJECT	RESIDENTIAL SINGLE-FAMILY
FUTURE LAND USE MAP - NORTH	RESIDENTIAL SINGLE-FAMILY
FUTURE LAND USE MAP - SOUTH	RESIDENTIAL SINGLE-FAMILY
FUTURE LAND USE MAP - EAST	RESIDENTIAL SINGLE-FAMILY
FUTURE LAND USE MAP - WEST	RESIDENTIAL SINGLE-FAMILY

General Discussion: The applicants owns 79.93 acres of property on the west side of John D. Odom Road adjacent to the Westbrook Subdivision. The majority of the property is undeveloped with the southernmost portion being the site of The Haven, a residential treatment facility which has operated in its current location for decades. The property was recently rezoned from A-C to O-I and R-1 in anticipation of a new single-family subdivision and the redevelopment of The Haven rehabilitation facility. A subdivision plat was approved by the Planning Commission that would create 74 single-family lots within the R-1 portion of the property and one commercial lot within the O-I portion for The Haven facility. Development plans for The Haven were also approved by the Planning Commission. Following these approvals, it was discovered that a large portion of the property was unsuitable for any type of development because of the presence of buried household debris from an old landfill.

As a result, the overall development scheme for the property has changed dramatically. Aside from this request for development plan approval, the applicant is again seeking rezoning of the property in order to accommodate development on the buildable portions of the property. It is still the applicant’s intent to plat single-family lots, but the location of the subdivision will most likely be at the southern end of the property as opposed to the north as originally proposed. This in essence requires a “flipping” of the recently approved O-I and R-1 zoning designations.

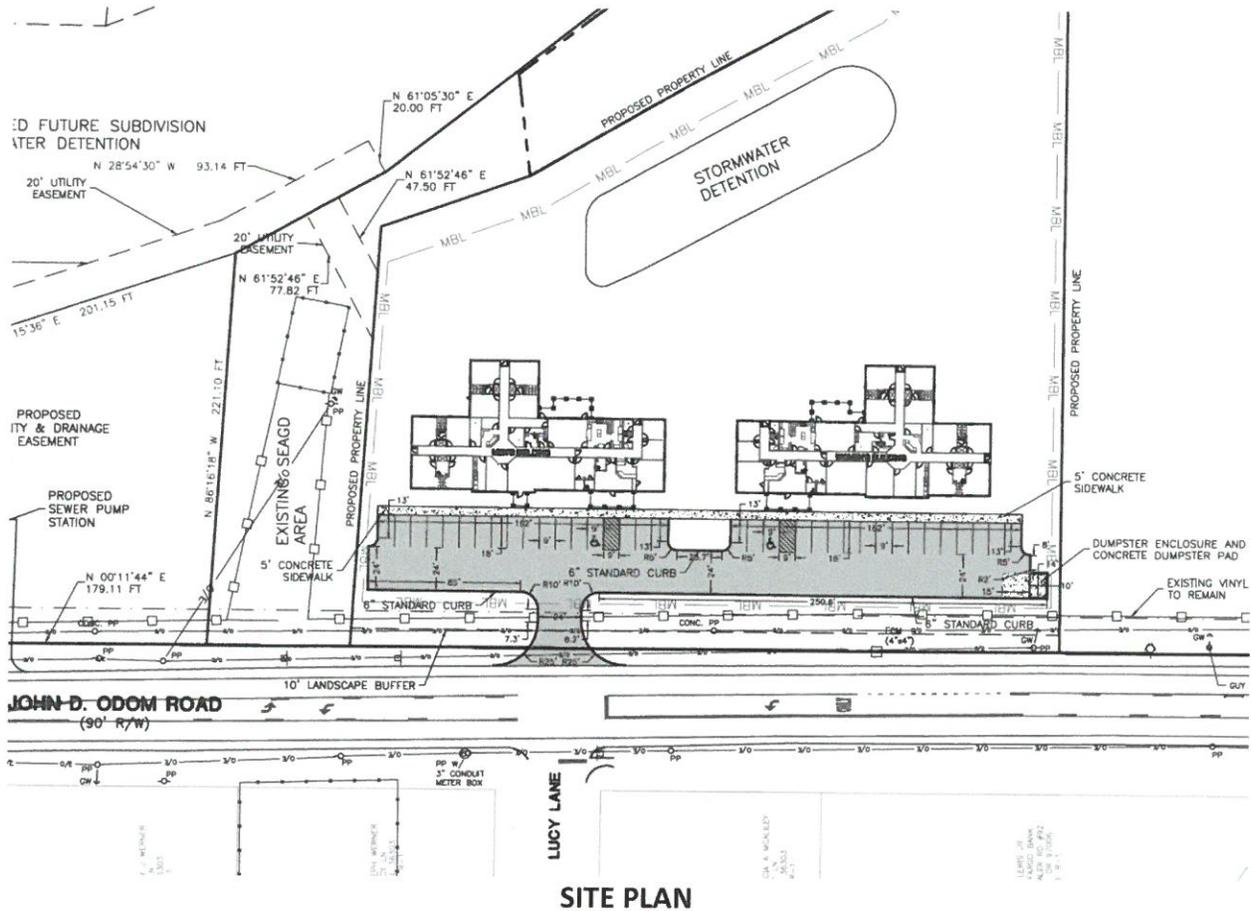
There are two residential buildings being proposed, each being 7,170 square feet in size. All existing buildings on the site will be demolished upon completion of construction of the new residences.



VICINITY MAP



AERIAL VIEW



SITE PLAN

Land Use Impact on Vicinity: The existing conditions within the vicinity of the subject property are typically low density single-family residential uses and there are also nearby offices to the south along Whatley Drive. The Haven has successfully coexisted with surrounding developments for decades and no negative impacts from the proposed residences are anticipated.

Land Use Compatibility/Land Use Plan: The Future Land Use Map identifies the subject parcel as suitable for single-family residential uses. The Haven is a residential treatment facility and the use is considered to be consistent with the Future Land Use Plan.

Impact on the Environment:

The property is relatively flat on the portion of the site that the proposed development will take place and there do not to be any environmental constraints. A number of protected trees within the construction area will be removed.

Landscaping & Buffering:

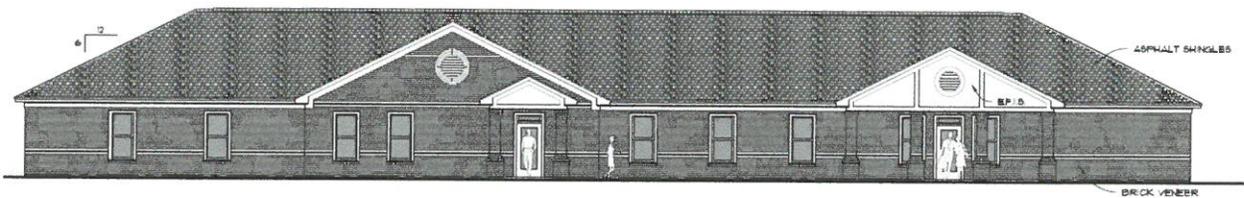
The landscaping plan meets all requirements of the zoning regulations with the exception of shrub sizes not being identified as required by Sec 114-238(B)(4)(d). A Type II buffer is being provided as required per Sec 114-242(2) along the west side of the site.

Parking:

Required parking for group care use is 1 space per 4 beds plus 1 space per employee. The plan requires 32 spaces and 34 have been provided.

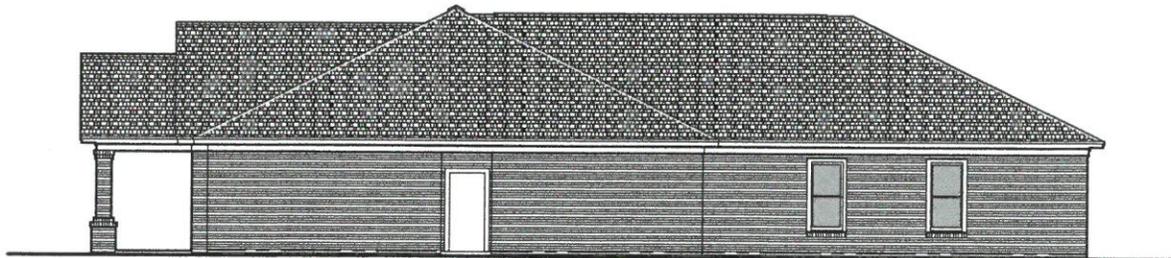
Building Description:

The buildings are both single story structures with asphalt roofs featuring brick veneer walls with faux stucco accents over the main entrances.



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

Impact on Travel: A two-way left turn lane already exists on John D. Odom Road; thus a northbound left turn lane is unneeded. A southbound right turn lane is also not required for this site due to a low number vehicles making that movement.

Impact on Public Services and Facilities:

Engineering:

1. We will require storm drainage calculations as submittals to support a storm drainage plan for review and approval when applying for a building permit. The post-development peak discharge rate shall be limited to the pre-development peak discharge rate for the 2-, 10-, and 25- year storm events unless site conditions dictate differently. Additionally, we will require documentation showing what the 100- year storm event elevation will be in the proposed detention pond. A minimum 1% slope shall be provided in the bottom of the detention pond for maintenance. This will be a private easement.
2. Sanitary sewer is located as shown. It is the owner's responsibility to verify elevation for tie-in. We will require the discharge manhole and the next two downstream manholes to be coated with Spectrashield or approved equal. What type of material is the force main? The existing force main may be required to be TV'd from the new tie-in to the discharge manhole to determine its condition.
3. We will require as-built drawings for all detention pond and sanitary sewer work. Detention pond shall include a topographic map, volume calculations, and as-built on outlet structure before Certificate of Occupancy (CO) is issued.
4. We will require documentation providing the average daily and peak sanitary sewer flows for this development. The documentation must be signed and sealed by a professional engineer registered in the State of Alabama and state how the flow data and peak factor was derived.
5. The following notes shall be added to the plan sets:
6. The addressing display shall adhere to the City of Dothan address display requirements as described in the City's Code of Ordinance Section 114-185 and the City of Dothan's E-911 Addressing Standards and Guidelines.
7. Address numbers/characters must be three (3) inches in height, proportional in width, and contrasting color to the background attached.
8. One set of address numbers/characters, either on the structure or mailbox/sign/marker, must be retro reflective (must reflect light back to the source at night). Retroreflective numbers/characters must be displayed on the same side of the structure facing the addressed roadway or on both sides of a mailbox or sign/marker.
9. Business structures must have the address numbers/characters properly displayed before occupancy and/or use. When the building is substantially complete, the address is to be permanently displayed on the structure. The address MUST be permanently displayed before the Certificate of Occupancy or Business License is issued.
10. An Erosion Control Plan and Best Management Practices Plan in accordance with the Stormwater Ordinance will be required for review and approval when applying for a building permit. If more than one acre of land is disturbed we will require a copy of the

ADEM NPDES general permit along with copies of all inspection reports during construction.

11. Provide a note on the construction plans stating that "All erosion control measures shall be in place as required by the engineer, plans, and City of Dothan representative. Siltation control measures shall be inspected per the NPDES permit. Any deficiencies shall be corrected immediately and no further work will proceed until said deficiencies are corrected to the City of Dothan or engineer's approval." This may be combined with or modified into the other erosion control notes.
12. There is existing landfill debris in this area, which may require significant material excavation and removal. Are there any soil borings being done on this site to determine the areas where landfill debris exists? If so, provide a map of landfill limits. If not, this may be required during construction to determine areas where there may be density and compaction issues.

Utilities:

1. The proposed water taps for the revised Haven Group Homes as shown on the submitted plans are not acceptable for Dothan Utilities.
2. Dothan Utilities will make a single 6" tap/valve on the existing 14" water main and the developers contractor shall install a private water main on the development property with the required water services, fire services, fire hydrant and flush assemblies to serve the development.
3. The water utilities shall be installed according to Dothan Utilities specifications and details.
4. A private development agreement will be required for the development.

Fire Marshal:

- 1) Fire hydrant required within 100 feet of the FDC's.
- 2) FDC location accepted as indicated on the front of each building.
- 3) Minimum apparatus turning radius is 54 feet.

Staff Recommendation:

Staff recommends that Case No. DP-16-0217, request for development plan approval, as shown on the plan stamped "Received May 16, 2016, be approved, as authorized by Article V of the Zoning Ordinance, subject to the following conditions:

1. Rezoning approval by the City Commission of the property to O-I as proposed;
2. 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;
3. Resubmit the development plan incorporating all design changes;

4. All future correspondence or building permit plan submittal must make reference to Case DP-16-0217 and,
5. 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.

Zoning Ordinance Text Amendments June 2016

1) Work Item: Remove A-C from Residential Districts and place in Agricultural District.

Sec. 114-116. Establishment of zoning districts.

For the purpose of this zoning ordinance, all land and water areas within jurisdiction of the City of Dothan are hereby divided into zoning districts, which shall be designated as follows:

Agricultural District		A-C
Residential Districts		Districts
Residential Single-Family, Very Low Density		A-C
Residential Single-Family, Low Density		R-1
Residential Single-Family, Medium Density		R-2
Residential Single-Family, High Density		R-3
Residential, Attached, High Density (2-7 units)		R-4
Residential, Multi-family, High Density (8+		R-A
Manufactured Home Community ark		MH-1
Mobile Home Subdivision		MH-2
Office and Institutional Districts		
Office/Institutional		O & I
Office Park		O-2
Neighborhood Office		O-3
Business Districts		
Central Business		B-1
Highway Commercial		B-2
Local Shopping		B-3
Manufacturing/Industrial Districts		
Light Industry		L-I
Heavy Industry		H-I
Special Districts		
Planned Unit Development		PUD
Downtown Overlay District (with subdistricts)		DOD

2) Work Item: Add Custom Assembly to Table.

Section 114-131.2 - TABLE OF PERMITTED COMMERCIAL USES

Legend P = Permitted S = Special Exception Blank = Not Permitted	Residential Districts								Non-Residential District							
	Single-Family Districts				Multi-Family Districts		Manufactured Home Districts		Business Districts			Office/Institutional Districts			Manufacturing Districts	
	AC	R-1	R-2	R-3	R-4	R-A	MH-1	MH-2	B-1	B-2	B-3	O-1	O-2	O-3	L-1	H-1
Commercial Uses																
Accessory Building Sales											S					S
Adult Entertainment																P
Alcohol Beverage Establishment (primary use) ¹									P	P						P
Amusement Commercial (Inside)									P	P						P
Amusement Commercial (Outside)	S								S	P						P
Animal Boarding	S								S	P						P
ATM									P	P	P	P	P	P		P
Automobile Parking (Lot or Structure)									P	P	S	S	S			P
Automobile Repair / Service									P	P						P
Automobile / motorvehicle sales, new or used									S	P						P
Automobile / Motorvehicle Rental									S	S						S
Automobile Wash									P	P	S					P
Bank/Financial Institution									P	P	P	P	P			P
Bed and Breakfast Inn	S	S	S	S					P	P						
Bus Station										P						S
Butcher (retail)									P	P	P					S
Campground/RV Park	P									S						S
Caterer									P	P	S					P
Club (Fraternal)	S								P	P						
Commissary (Health Dept. approval required) <small>contractor, Office, Auto (building, painting, electrical, etc.)</small>									P	P	S	P	P			P
Convenience Store										S						P
Country Club	P								P	P	S	P	P			P
Curb Market	P								P	P	P					P
Custom Assembly									P	P	SE					P

3) Work Item: Remove Personal Care Services from O-3 District.

Section 114-131.3 - TABLE OF PERMITTED COMMERCIAL USES (Cont'd)

Legend P = Permitted S = Special Exception Blank = Not Permitted	Residential Districts								Non-Residential District							
	Single-Family Districts				Multi-Family Districts		Manufactured Home Districts		Business Districts			Office/Institutional Districts			Manufacturing Districts	
	AC	R-1	R-2	R-3	R-4	R-A	MH-1	MH-2	B-1	B-2	B-3	O-1	O-2	O-3	L-1	H-1
Commercial Uses																
Donation Center, Drop-Off Box									P	P	P	P	P			P
Distribution Center (UPS, FedEx, Newspaper, etc.)									P	P						P
Driving Range	S									P						P
Flea Market	S									P						P
Funeral Home	S								S	P	S	P				P
Golf Course	P											P				P
Grocery Store									P	P	P ¹					P
Gymnasium/Health Club									P	P	S	P	P			P
Home Improvement Sales									P	P	S					P
Hotel/Motel									P	P		P	S			S
Kennel	P								S	S						P
Laundry Plant, Dry Cleaning and Dyeing, etc																S
Live/Work									P	P	P	P	P	P		P
Lodges, Summer Camps	P															
Major Appliance Repair																P
Manufacturing Incidental to Retail on Premises																P
Manufactured Home Sales									S	S						P
Microbrewery												P				P
Mobile Accessory Storage Containers (sale or rent) ¹									P	P						P
Mobile Vendor ¹									P	P	S	P	P			P
Automobile / Motorvehicle Rental									S	S						S
Moving Truck & Trailer Rental (principal use) ³										S						P
Multi-Media Production (TV or radio station)									P	P		P	P			P
Museum/Art Gallery (private or semi-public)	S								P	P		P	P			P
Office (General)									P	P	P	P	P	P		P
Pawn Shop										P						P
Personal Care Services									P	P	P	P	P	P		P
Personal Instruction									P	P	P	P	P			P
Printing and Publishing									P	P		S	S			P

4) **Work Item:** At the request of the BZA, remove SE requirement for Group Homes.

Section 114-131.6 - TABLE OF PERMITTED INSTITUTIONAL USES

Legend P = Permitted S = Special Exception Blank = Not Permitted	Residential Districts								Non-Residential District							
	Single-Family Districts				Multi-Family Districts		Manufactured Home Districts		Business Districts			Office/Institutional Districts			Manufacturing Districts	
	AC	R-1	R-2	R-3	R-4	R-A	MH-1	MH-2	B-1	B-2	B-3	O-1	O-2	O-3	L-1	H-1
Institutional Uses																
Cemetery/Masoleum	S								S	S	S	S			S	
Correctional Facility																P
Community Center	S	S	S	S	S	S	S	S	P	P	S	P				
Daycare Center More than 6 (child or adult)									P	P	S	P				
Fraternity/Sorority House (off campus)						P			P	P	S					
Group Home/Shelter Home	S-P	S-P	S-P	S-P	S-P	P			P	P	P					
Halfway/Transitional Housing						P			P	P	P					
Crematory	S								S	S	S	S				
Public Uses (Police, Fire, Utilities, Public Works, etc.)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Religious Institution	S	S	S	S	S	S			S	S	S	S	S	S		
School, College/University	S								P	P		P	P			
School, Technical/vocational/business									P	P		P	P			P
Semi-public land use									P	P	S	P	S			
Transient (Homeless) Shelter									P	P						P

5) **Work Item:** Add Single-Family Residential to B-1 District.

Section 114-131.7 - TABLE OF PERMITTED MEDICAL AND RESIDENTIAL USES

Legend P = Permitted S = Special Exception Blank = Not Permitted	Residential Districts								Non-Residential District							
	Single-Family Districts				Multi-Family Districts		Manufactured Home Districts		Business Districts			Office/Institutional Districts			Manufacturing Districts	
	AC	R-1	R-2	R-3	R-4	R-A	MH-1	MH-2	B-1	B-2	B-3	O-1	O-2	O-3	L-1	H-1
Medical Uses																
Animal Hospital/Veterinarian	P								p ⁴	p ⁴	p ⁴	p ⁴				P
Assisted Living Facility	S				S	S			P	P	S	S				
Detoxification Clinic									S	S		S				
Hospital									P	P		P				
Medical Office									P	P	P	P	P	S		
Medical or Scientific Lab									P	P	S	P	P	S		
Nonresidential Drug Treatment Facility									S	S		S				
Nursing Home	S				S	S			S	S		P				
Outpatient Clinic (including surgery)									P	P		P	P			
Rehabilitation Facility									P	P		P				
Residential Uses																
Apartments (8 or more units)						P			p ⁶	P	P					
Live/Work									P	P	P	P	P	P	P	
Manufactured Single-Family Home	S	S	S	S	S	S	P	P								
Single-Family Dwelling	P	P	P	P	p ²	p ¹			p							
Two-Family Dwelling					P											
Three-, Four-, Five-, Six-, Seven-Family Dwelling					P	p ⁵			p ³							

¹ Existing single-family dwellings are permitted uses in the R-A District