



PLANNING COMMISSION AGENDA

A public hearing will be held by the Planning Commission of the City of Dothan, Alabama, on **Wednesday, October 19, 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, October 17, 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. ***Approval of Agenda***
2. ***Approval of September 19, 2016 Meeting Minutes***
3. ***Disclosure of ex parte contact***

Old Business

4. **DP-16-0258:** Request for approval of an alternative parking surface at a commercial daycare facility located at 900 Irwin St., R-4 District, Ursula Eutsey.

New Business

5. **RZ-16-0377:** Request recommendation of a Rezoning at 110 Ginnalou Dr, from B-3 District to R-3 District, Ritesh Mohan.
6. **RZ-16-0382:** Request recommendation of a Rezoning for lots 13, 14, 16 and 17 of Richland Estates located on Denton Rd and Flynn Rd, from R-1 District to B-2 District, Ameribangla, Inc.
7. **S-16-0386:** Request approval of a Preliminary Plat for Crepe Myrtle Village Subdivision located on 43.6 Acres behind Crepe Myrtle Plaza, 2620 Montgomery Hwy., B-2 District, Mark Dennis/Crepe Myrtle Holding, LLC represented by Northstar Engineering Services.
8. **S-16-0387:** Request approval of a Preliminary Plat for Magnolia Lake Subdivision located on 85.93 acres adjacent to and west of Pleasant Valley Subdivision, A-C District, Mark Dennis represented by Northstar Engineering Services.

9. **DP-16-0405:** Request approval of a Development Plan for an office building located at 443 W Main St., B-1 District, Professional Lane Realty, LLC represented by Northstar Engineering Services.

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

11. ***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
SEPTEMBER 21, 2016
DOTHAN, ALABAMA**

The Dothan Planning Commission met in a Regular Meeting on **Wednesday, September 21, 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
Jim Freeland
Debora Pettway
David Brewer
John Taylor, Supernumerary
Mike Palmer, Supernumerary

Members Absent:

Mickey Davis
Ron Tindall

Others Present: Todd L. McDonald, AICP, Planning Director; Frank Breaux, AICP, Senior Planner; Jonathan Lucas, Engineering Services; Bart Barefoot, Engineering Services; Craig Scurlock, Building Inspector; Robert Cox, Traffic Engineer; Members of the Media; and, Theresa Eddy, Secretary.

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

Chairman Harris asked Mr. Breaux if there were any changes to the agenda. He responded that item #4, RZ-16-0335 was to be removed at the request of the applicant. ***Ms. White motioned to approve the agenda with the removal of RZ-16-0335, Mr. Freeland seconded and the motion was passed unanimously.***

2. Approval of August 17, 2016 Meeting Minutes

Ms. Pettway made a motion to approve the August 17, 2016 Meeting Minutes, Vice Chairman Coleman seconded, and the motion passed unanimously.

3. **Disclosure of ex parte contact**
No disclosures were made.

Old Business

None

New Business

4. **RZ-16-0335: *Removed.***
5. **DP-16-0336: Request approval of Development Plans for a 12,300 square foot new commercial retail building located at 1823 Montgomery Hwy., L-I District, Sullivan Norton Properties represented by Northstar Engineering Services.** Mr. Breaux directed everyone to the PowerPoint presentation and explained the application to the board. He presented the map, aerial view and proposed site plan. He went on to explain that it was a 1.92-acre property located at the southeast corner of Montgomery Highway and North Cherokee Avenue which is zoned L-I. The applicant proposes to build a 12,300 square foot multi-tenant commercial building. There will be a Type 2 buffer because of the adjacent townhomes and single-family residential to the south and west. The building will be brick and stucco on both sides and bare metal on the back. Chairman Harris asked who was present regarding this item and Mr. Larry Brookings from Northstar Engineering Services responded. He then asked if anyone else in the audience was present in regards to this item with no response. He asked Mr. Brookings if he read and understood the Engineering, Utilities, Fire Marshall and Staff recommendations and he responded yes. Chairman Harris asked for a motion. ***Vice Chairman Coleman made a motion to approve case #DP-16-0336 and to include 5 comments provided by staff, 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. A photometric plan must be submitted showing a luminance of not more than .4 foot candles extending 50 feet into the residentially zoned properties to the south and west;
 3. Resubmit the development plan incorporating all design changes;
 4. All future correspondence or building permit plan submittal must make reference to Case DP-16-0336 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.
6. **DP-16-0337: Request approval of Development Plans for a 72,454 Square Foot Assisted Living Facility located at the northeast corner of John D Odom Rd. and Lud's Way, B-2 District, Dothan Real Estate, LLC represented by Northstar Engineering Services.** Mr. Breaux directed everyone to the PowerPoint presentation and explained the application

to the board. He presented the map, aerial view and proposed site plan. He explained that the property is located on the Northeast corner of John D. Odom and Lud's Way and is zoned B-2. The proposal is for the construction of a 72,454 square foot, 70 bed assisted living facility on 4.98 acres. There would be no buffer since it's not adjacent to any residential lots. Parking is adequate for the site. There were some comments from Traffic Engineering regarding the site entrance and the conflict that it would cause with traffic turning into Westbrook Subdivision. He stated that Robert Cox with Traffic Engineering was present to answer any questions. Chairman Harris asked who was present regarding the development and Mr. Lee Brown from Northstar Engineering Services, along with Mr. Lou Cross from Brookins Elderserve, responded. He asked if Mr. Brown had read and understood the Engineering, Utilities, Fire Marshall and Staff recommendations and Mr. Brown responded that he had. He then asked if anyone else in the audience was present in regards to this item. Ms. Ann Marie Flannery of 139 Sawgrass Dr. expressed concern regarding the traffic on John D. Odom Rd. She wanted to know if a traffic study had been performed. Mr. Cox responded that a traffic impact study was not required for this development. She asked if the cars traveling south on John D. Odom Rd. would be able to turn off to get into the development. Mr. Cox explained that southbound travelers would have to turn on to Lud's Way to get into the development. She expressed that rush hour was already congested and couldn't believe that a traffic study wasn't done on this development. Mr. Cox explained that this particular development wouldn't add enough traffic to justify a traffic study. Ms. Pettway asked Mr. Cox to clarify when a traffic study is needed. He responded that his department calculated trip generation based upon the size and use of the development and found that there wouldn't be more than 100 trips generated during peak hour, which is the threshold for requiring a traffic study. Ms. Wanda Smith of 509 Westbrook Road also expressed her concern over the added traffic and congestion. She asked if there would be extra signage added to direct traffic better. Chairman Harris stated that there will be a right-in/right-out raised traffic separator with added traffic signs directing traffic into and out of the site on John D. Odom Road. She expressed that safety was a huge concern with the traffic on John D. Odom Rd. Chairman Harris stated that the Traffic Division is doing their best with the resources they have. Mr. Brown added that in addition to the pavement markings, there will be a raised concrete traffic separator designed to force right-in and right-out movements. Mr. Palmer asked for clarification of the design of the acceleration lane onto John D. Odom Rd. Mr. Brown confirmed that the acceleration lane will be extended all the way to Whatley Drive. Chairman Harris asked if anyone had further questions with no response. **Mr. Freeland made a motion to approve case #DP-16-0337 with the 7 staff recommendations and with acceptance of the revised site layout as presented, Ms. White seconded and the motion passed with (1) abstained vote (Ms. Pettway).**

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. All landscaping/utility conflicts are addressed to the satisfaction of Staff;

3. All site access and circulation issues are addressed to the satisfaction of the Public Works Director;
 4. A photometric plan must be submitted showing a luminance of not more than .4 foot candles extending 50 feet into the residentially zoned properties to the west;
 5. Resubmit the development plan incorporating all design changes;
 6. All future correspondence or building permit plan submittal must make reference to Case DP-16-0337 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. **DP-16-0338: Request approval of Development Plans for expanding the parking lot at 201 Regency Court, O-2 District, Wiregrass Wellness Center represented by Praestare Engineering.** Mr. Breaux directed everyone to the PowerPoint presentation and explained the application to the board. He presented the map, aerial view and proposed site plan. He explained that the applicant requested the approval to construct additional parking for the existing medical office facility. The property is located within the Belmont Office Park and is zoned O-2. He explained that there had been some issues with inadequate parking at the site since it opened and that this should correct the deficiencies. He said that a Type-2, 25 ft. buffer is required along the south and west sides and that there would be a detention pond. He stated that the plan would add 31 parking spaces for a total of 55 and that with the proposed landscaping and buffering, there shouldn't be any impact on the nearby residents. He said that a lighting plan and a detailed landscaping plan were also required. Chairman Harris asked who was present regarding this item and Mr. Alan Parker, Praestare Engineering responded. He asked if Mr. Parker had read and understood the Engineering, Utilities, Fire Marshall and 6 Staff recommendations and he responded yes. He then asked if anyone else in the audience wished to address the item. Mr. Mayon Sewell of 104 Dover Court explained that he has 307 ft. of property adjacent to the south side of the site. He explained that some of the existing buffer zone had been removed and at night there is parking congestion. He also had concerns regarding the retention pond as the water flows to his property. Chairman Harris believed that the pond would accommodate the water. Mr. Larry Dean of 703 Wildwood, who owns an adjacent office at 187 Belmont Court, explained that he also had concerns regarding the drainage. He explained that everything drains down to the back of his lot and believes that it will be worse if the above lot is flattened. He explained that he removed some of the plants in the buffer for various reasons and will work on replanting those that he removed. He also asked where the entrance to the parking area was going to be and Mr. Breaux explained that they are going to widen the existing driveway to 20 ft. Mr. Sewell asked why the retention pond couldn't be on the other end of the property. Mr. Parker explained that the retention pond will be on the lower end of the property where the discharge will be. He explained that was the natural place to put it because of the natural grade. There will be a 6-inch pipe that will discharge out to the east down the fence line. He said that unfortunately there weren't

any storm pipes in the road that they could tie in to that would carry it out to Honeysuckle Rd. Chairman Harris mentioned that perhaps he could look into using pervious parking material to help take some of that water and maybe that would help with some of the discharge. Mr. Parker responded that he would see if that would be an option with the owner. Chairman Harris also asked about placing a fence along the buffer and Mr. Parker responded that he would talk with the owner about providing one. He said that the plan submitted meets current code requirement for a 25 ft. undisturbed buffer on the South and West sides. Mr. Brewer suggested that he could make the retention pond larger and maybe use a 4-inch pipe to discharge. Mr. Parker suggested that maybe he could make the pond deeper to hold more volume but that the Engineering Department had concerns with holding water and attracting mosquitos. Chairman Harris spoke again about the pervious parking material and asked if anyone else had any questions with no response. He asked for a motion. ***Vice Chairman Coleman made a motion that case #DP-16-0338 be recommended for approval with the 6 staff recommendations as well as the addition of a 6 foot privacy fence constructed directly adjacent to the parking lot, Mr. Freeland seconded, and the motion passed unanimously.***

1. The landscaping plan must be provided that meets the requirements of Section 114-238;
 2. A photometric plan must be submitted showing a luminance of not more than .4 foot candles extending 50 feet into the residentially zoned properties to the south and west;
 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-16-0338 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.
 7. A six (6) foot tall privacy fence shall be erected adjacent to the new parking lot along its south and west sides.
8. **DP-16-0258: Request for approval of an alternative parking surface at a commercial daycare facility located at 900 Irwin St., R-4 District, Ursula Eutsey.** Mr. Breaux explained that this daycare was approved by the commission and that the applicant is now requesting approval to use an alternative parking surface. Chairman Harris asked who was present regarding this issue and there was no response. Chairman Harris asked for a motion since the applicant was not available to discuss the alternative form of pavement. ***Ms. Pettway motioned for a continuance on case DP-16-0258 to October 19, 2016's meeting, Vice Chairman Coleman seconded and it passed unanimously.***
9. **Zoning Amendment: Section 114-76(c) Architectural Design**

Vice Chairman Coleman motioned that the amendments be approved and sent to the City Commission for their approval, Ms. White seconded, and it passed unanimously.

10. Consent Items: Minor Development Plans & Subdivision Plats

11. Adjourn.

Mr. Brewer made a motion to adjourn, Ms. White seconded, and it passed unanimously. The meeting adjourned at 9:54 a.m.

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

George C. "Chuck" Harris Chairman

Kim Vann, Secretary



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

MEMORANDUM

To: Planning Commission
From: Frank G. Breaux, AICP
Date: October 6, 2016
Re: Request for alternative parking lot surface – Case DP-16-0258 –
God's Lil Angels Commercial Daycare, 900 Irwin Street, R-4 District,
Ursula Eutsey represented by Mr. Donnell Johnson.

On July 20, 2016 the Planning Commission approved a development plan for a commercial daycare at the subject location. Attached to this memo is a copy of the approval letter and the approved site plan. The applicant is now asking for approval to use crushed aggregate over a portion of the parking lot. Please find attached the letter of request and a plan showing the extent of the paved and graveled portions of the parking lot. Sec 114-182(E)(1) authorizes the Planning Commission to approve the use of an alternative all-weather parking surface.

If the Planning Commission elects to approve the request, the transition area of the parking lot should be designed so that adjacent parking spaces are wholly of one material or another and that the edge of the pavement portion is protected from deterioration with a flat ribbon curb or other method acceptable to the Public Works director.

DONNELL JOHNSON LLC

505. N. St. Andrews St. Dothan, AL

Date: August 19, 2016

Frank G. Breaux, AICP
Senior Planner
Planning & Development
Planning Division
Dothan, Alabama

Ref: God's Lil Angels
E. Selma St. & Irwin St.
Dothan, Al 36303

Owner: Pentecostal Deliverance Faith Temple #2
Ursula Eutsey
Dothan, Al 36303

Case No. DP – 16 – 0258

Dear Mr. Breaux or To Whom it may Concern

The Owner of the above reference project Case No. DP—16 --- 0258 is seeking a alternative parking surface. The referenced project has already been approved by the Planning Commission. Please find attached Drawing of proposed alterative parking surface.

Make it known that all site improvements, approved by the Planning Commission will and shall be has approved. Which includes but not limited to The Retention Pond, New Fencing around Retention Pond, all Curbing, Turn Outs to Right of Ways, All Parking and Vehicular Signage including Stop Bars. New Side Walk with Handicap Accessible Ramp, New Wood Entry Ramp, All Grading and Drainage will be as Approved, and the Parking Layout including but not limited to the 2 Handicap Accessible Parking and the 11 Parking Lanes. This total of 13 Parking Lanes will remain as approved.

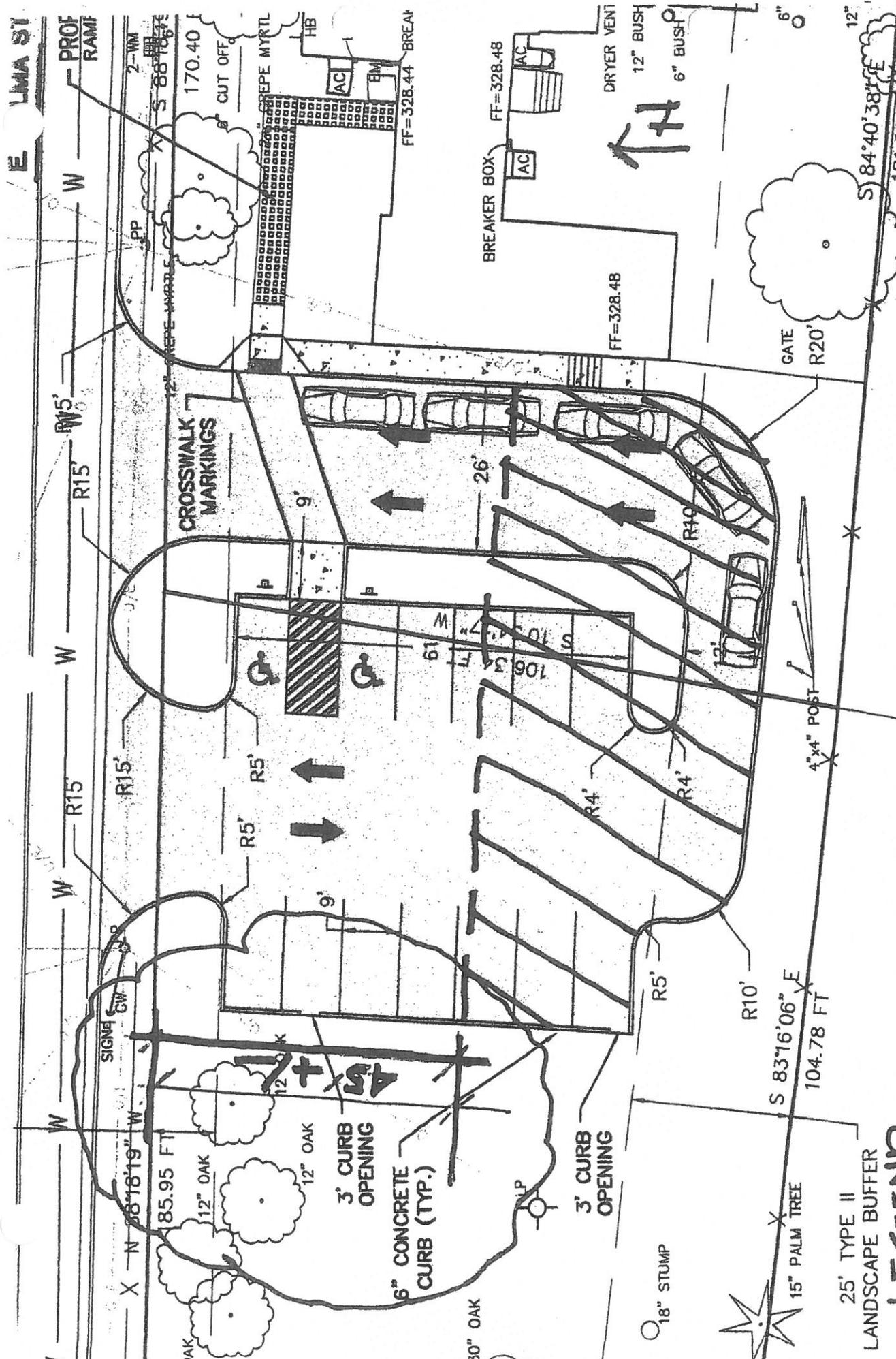
The Alternative parking surface will begin 45' +/- from the Selma Street Property Line. This will enable the owner to provide the approved 2 handicap accessible parking spaces and five spaces on the approved parking surface.

The alternative parking surface will provide parking for the remaining six vehicles. The total number of parking spaces will remain a total of 13 parking lanes as approved by the Planning Commission.

Once again please find attached drawing for alternative parking surface and construction detail for the alternative parking surface. **Please see Crushed Aggregate Section. (ALDOT 825-B)**

Thanks in Advance





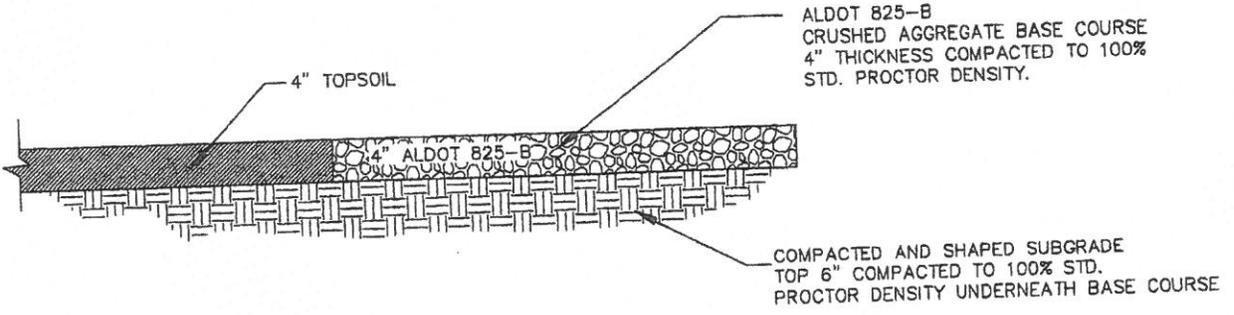
APPROVED PARKING SURFACE - CRUSH AGG STONE

ALTERNATIVE PARKING SURFACE - CRUSH AGG STONE

LEGEND

- [Hatched Box] APPROVED PARKING SURFACE - CRUSH AGG STONE
- [Solid Box] ALTERNATIVE PARKING SURFACE - CRUSH AGG STONE

45 +/- FEET FROM PERM LINE



CRUSHED AGGREGATE SECTION

NO SCALE



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

July 20, 2016

E. Lee Brown, PE
Northstar Engineering Services
2431 Hartford Highway
Dothan, AL 36305

RE: DP-16-0258 – Development Plan Approval for a Commercial Daycare, 900 Irwin Street, R-4 District, Ursula Eutsey.

Dear Mr. Brown,

At a public hearing on Wednesday, July 20, 2016, the Planning Commission approved the above referenced request with the following conditions:

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. A Type 2 buffer shall be provided along the south property line per the requirements of Sec 114-242(A)(2);
3. The stormwater ponds must be properly fenced if located in the outdoor play area;
4. Resubmit the development plan incorporating all design changes;
5. All future correspondence or building permit plan submittal must make reference to Case DP-16-0258; 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.

The applicant should consult the meeting minutes for additional information.

If you have any questions, please call the Planning and Development Office at 615-4410.

Sincerely,

A handwritten signature in black ink that reads "Todd McDonald".

Todd L. McDonald, AICP
Director

TMc/fgb

cc: Building Official

Date: August 19, 2016

Frank G. Breaux, AICP
Senior Planner
Planning & Development
Planning Division
Dothan, Alabama

Ref: God's Lil Angels
E. Selma St. & Irwin St.
Dothan, Al 36303

Owner: Pentecostal Deliverance Faith Temple #2
Ursula Eutsey
Dothan, Al 36303

Case No. DP - 16 - 0258

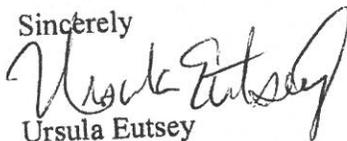
Dear Mr. Breaux or To Whom it may Concern

I The Owner of the above reference project **Case No. DP—16 --- 0258** has authorized Mr. Donnell Johnson to assist me with drafting a letter for a alternative parking surface. This alternative parking surface will enable me to cut cost considerably. And subsequently will allow me to move into my new facility as soon as possible.

Once again I have authorized Mr. Donnell Johnson to Assist me with writing this request. Please find attached letter from Mr. Donnell Johnson

Thanks in Advance for your cooperation

Sincerely



Ursula Eutsey
Owner

cc. Donnell Johnson
Lee Brown P.E.



**PLANNING COMMISSION
STAFF REPORT – October 19, 2016 MEETING
CASE NUMBER: RZ-16-0377
Case Manager: Frank G. Breaux, AICP**

Summary of Information:

Property Location:	110 Ginnalou Drive
Requested Action:	Rezoning from B-3 to R-3
Property Owner:	Ritesh Mohan

Zoning/Land Use:

EXISTING LAND USE - SUBJECT	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - NORTH	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - SOUTH	MULTI-FAMILY APARTMENTS
EXISTING LAND USE - EAST	MULTI-FAMILY APARTMENTS
EXISTING LAND USE - WEST	SINGLE-FAMILY RESIDENTIAL
ZONING DISTRICT - SUBJECT	B-3 (LOCAL SHOPPING)
ZONING DISTRICT – NORTH	B-3
ZONING DISTRICT - SOUTH	B-2 (HIGHWAY COMMERCIAL)
ZONING DISTRICT - EAST	B-2
ZONING DISTRICT - WEST	R-1 (LOW DENSITY SINGLE-FAMILY RESIDENTIAL)
PROPOSED ZONING - SUBJECT	R-3 (HIGH DENSITY SINGLE-FAMILY RESIDENTIAL)

ARTICLE VII. - CLASSIFICATION AND ESTABLISHMENT OF USES

R-3, Residential single-family, high density. This district is intended to provide for high density urban residential development, containing single-family dwellings along with related recreational facilities protected from intrusion of non-residential activity. Lots sizes in R-3 districts range from four-thousand (4,000) square feet to eight-thousand-three-hundred-ninety-nine (8,399) square feet.

B-3, Local shopping. The B-3 district is intended to serve as a transitional district between commercial districts and residential districts. It is designed for local retail and personal services of limited size and service that provide for the regular needs and convenience of those residing in the adjacent residential neighborhoods. These are generally small in area and contain businesses that deal in “convenience goods” such as groceries, prescription drugs, and household supplies, and the furnishing of personal services. It is intended that local shopping uses be developed as a unit with adequate off-street parking for customers and employees and with appropriate landscaping and screening. Development or redevelopment of these areas is subject to all regulations as established in Article V, Development Plans.



VICINITY



AERIAL

General Discussion: The subject property is located on the east side of Ginnalou Drive adjacent to two apartment complexes and a single-family residence. Improvements on the subject lot include a single-family residence and a utility shed. Single-Family residential uses are not

allowed within the B-3 District. According to county records, the single-family residence was constructed in 1950.

Findings of Fact:

- Single-Family residences are not an allowed use in the B-3 Zoning District.
- The existing Single-Family residence constitutes a legally existing nonconforming use within the B-3 District.
- Single-Family residences are a permitted “**by right**” use within the R-3 Zoning District.
- The lot is adjacent to single-family residential uses to the north and west.
- There is R-1 zoning to the west of the subject.
- The physical attributes of the subject lot do not lend themselves well to development as a commercial property, thus the existing B-3 zoning designation is inappropriate.

Land Use Impact on Vicinity: The land uses allowed within the R-3 District are similar to and consistent with surrounding nearby residential properties. The single-family residence has existed since 1950 and rezoning the lot to R-3 will have no impact on surrounding properties.

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



FUTURE LAND USE MAP

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

Impact on Public Services and Facilities: The property is located within the urbanized area with existing infrastructure. There are no anticipated impacts to public services or facilities with the proposed rezoning.

Staff Recommendation: Although inconsistent with the Future Land Use Map, Staff finds that the request is reasonable given the existing land use pattern and the applicant's desire to cure its nonconforming status. The rezoning of the subject lot to R-3 will make it consistent with the predominant residential uses within its immediate vicinity. Staff therefore recommends that Case No. RZ-16-0377, a request to rezone 110 Ginnalou Drive from B-3 to R-3, having been duly considered in a public hearing held on October 19, 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 – October 19, 2016, MEETING
CASE NUMBER: RZ-16-0382
Case Manager: Frank G. Breaux, AICP**

Summary of Information:

Property Location: Lots 13, 14, 16 & 17 of Richland Estates Subdivision
Requested Action: Rezoning from R-1 to B-2
Applicant/Owner: Ameribangla, Inc. c/o Sanny Chowdhury

Zoning/Land Use:

EXISTING LAND USE - SUBJECT	NONCONFORMING COMMERCIAL BUILDING - IDLE
EXISTING LAND USE - NORTH	SINGLE-FAMILY RESIDENTIAL/AGRICULTURAL
EXISTING LAND USE - SOUTH	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - EAST	COMMERCIAL
EXISTING LAND USE - WEST	SINGLE-FAMILY RESIDENTIAL
ZONING DISTRICT - SUBJECT	R-1 (LOW DENSITY SINGLE-FAMILY)
ZONING DISTRICT - NORTH	R-1 & A-C (AGRICULTURAL CONSERVATION)
ZONING DISTRICT - SOUTH	R-1
ZONING DISTRICT - EAST	B-2 (HIGHWAY COMMERCIAL)
ZONING DISTRICT - WEST	R-1

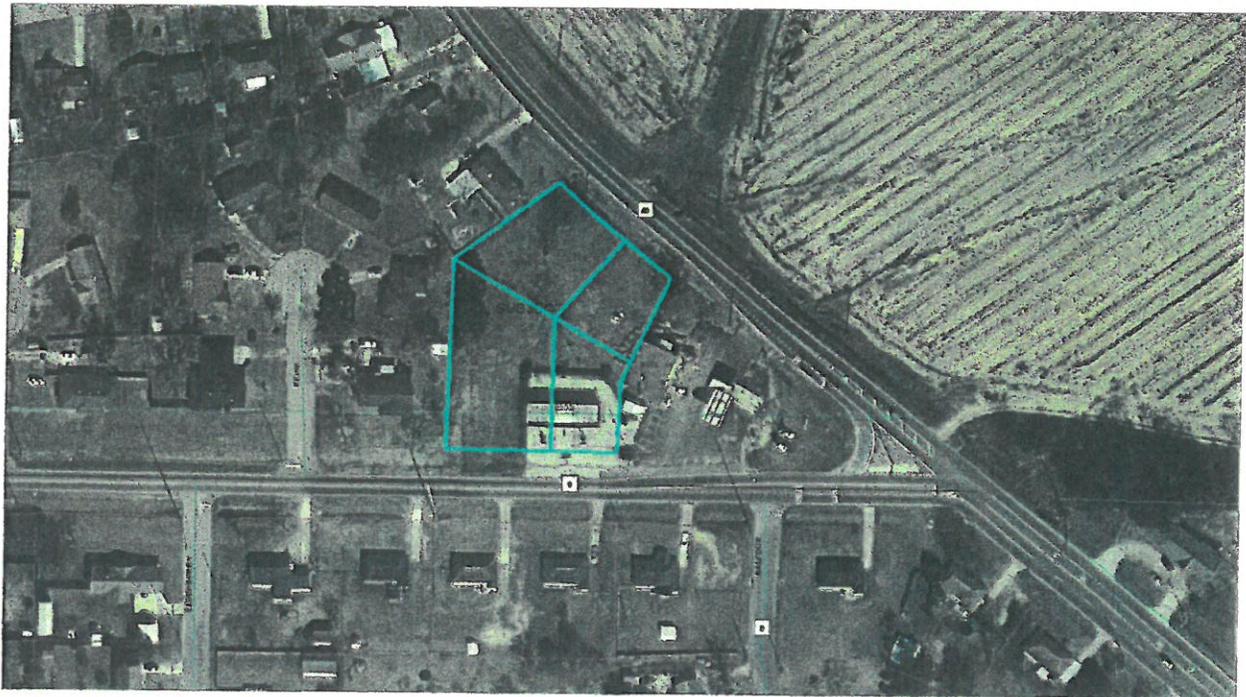
ARTICLE VII. - CLASSIFICATION AND ESTABLISHMENT OF USES

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.

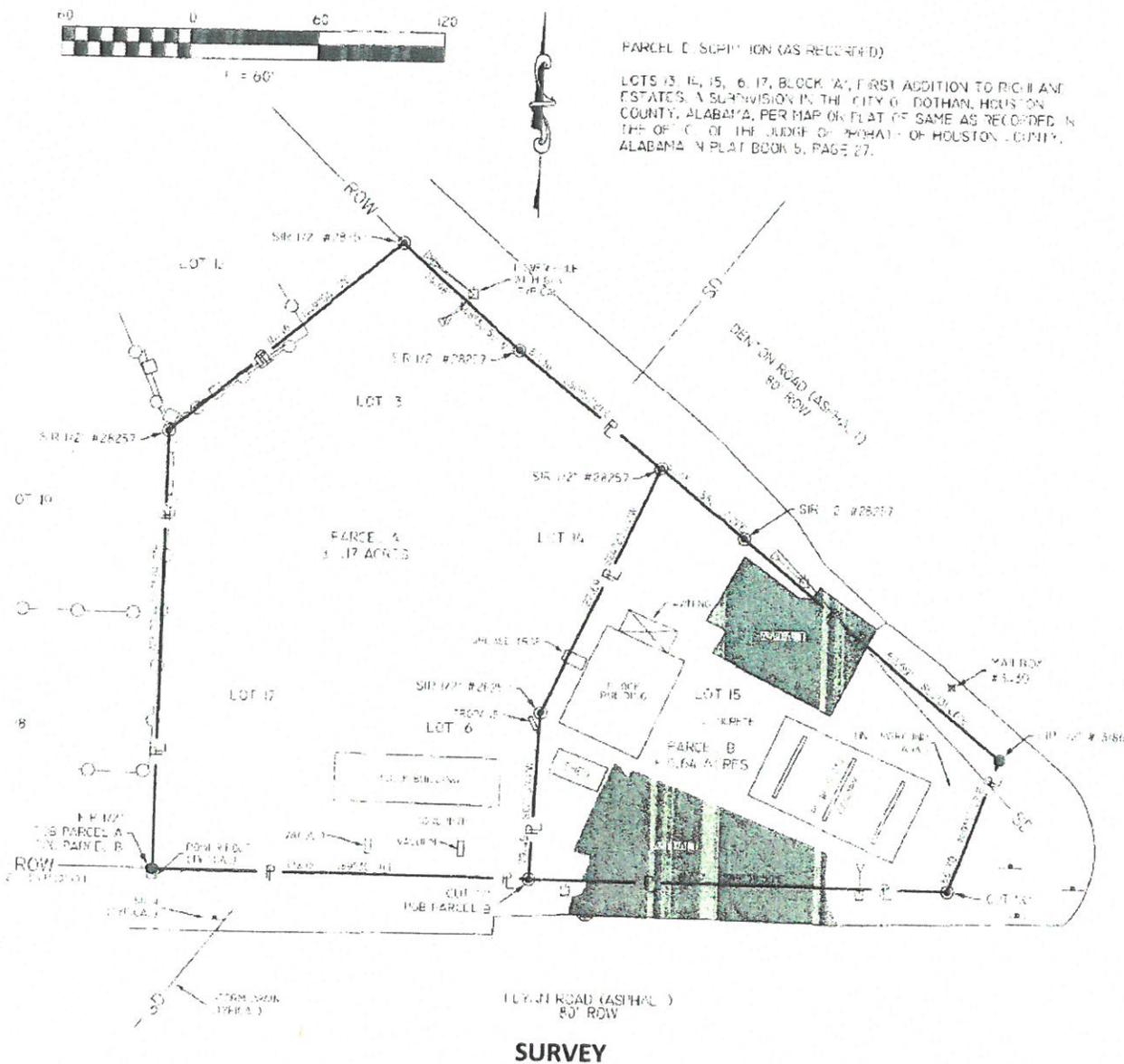
R-1, Residential single-family, low density. This district is intended to provide for low density urban residential development, which is designed to provide quiet, low density areas for single-family living with related recreational facilities protected from intrusion of non-residential activity. Lot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



VICINITY



AERIAL



PARCEL DESCRIPTION (AS RECORDED)
 LOTS 13, 14, 15, 16, 17, BLOCK 'A', FIRST ADDITION TO RICHLAND ESTATES, A SUBDIVISION IN THE CITY OF DOTHAN, HOUSTON COUNTY, ALABAMA, PER MAP OR PLAT OF SAME AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF HOUSTON COUNTY, ALABAMA IN PLAT BOOK 5, PAGE 27.

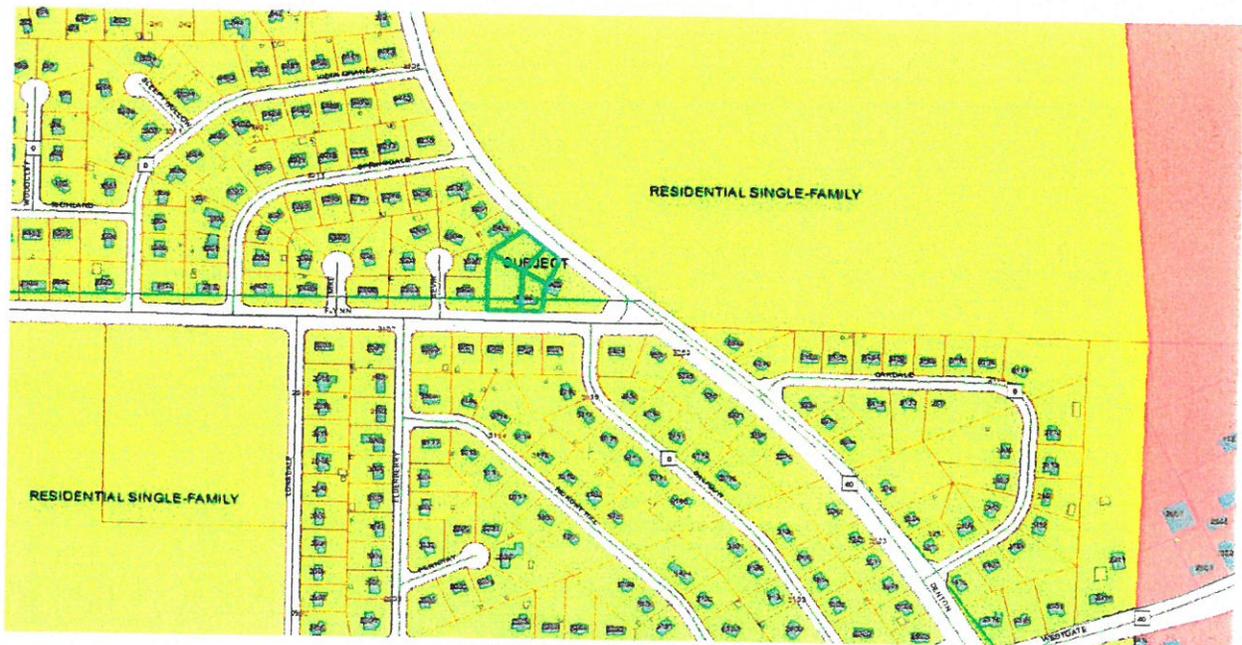
General Discussion: The applicant is requesting a rezoning from R-1 to B-2 in order to reestablish the legal conforming status of a commercial property located adjacent to the existing convenience store at the corner of Flynn Road and Denton Road. A portion of the property (Lots 16 & 17) is the location of a carwash that operated for decades, but lost its legal nonconforming status once it discontinued operation in 2012. Carwash uses are not allowed within the R-1 District. The applicant is also requesting that two other contiguous lots (13 & 14) be rezoned to B-2 as well.

Findings of Fact:

- The application involves four (4) lots. The carwash is located on Lots 16 & 17. Lots 13 & 14 are undeveloped.
- The property is contiguous to single-family residences to the north, west and south.
- The property is contiguous to R-1, A-C and B-2 zoned properties.
- The applicant also owns the convenience store at the corner of Denton Road and Flynn Road.
- The self-service carwash operated up until 2012.
- Commercial uses are generally prohibited within the R-1 District.
- The existing carwash was damaged by a tornado earlier this year and is unusable.
- Any future commercial use of the site will require the approval of the Planning Commission (if rezoned as proposed).

Land Use Impact on Vicinity: The existing uses within the vicinity of the subject property are primarily single-family residences. The convenience store at the corner of Denton Road and Flynn Road has operated since the mid 1970's. Aside from the convenience store, the nearest commercial property is located approximately ½ mile away (Westgate Parkway & Denton Road). The potential for conflicting land uses is high given the wide myriad of uses allowed within the B-2 District.

Land Use Compatibility/Land Use Plan: The Future Land Use Map identifies the subject parcel as suitable for Single-Family Residential uses. The requested B-2 zoning designation is therefore inconsistent with the Future Land Use Map and Plan.



FUTURE LAND USE MAP

Impact on the Environment: There are no apparent 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 and Fire Departments have offered no comments at this time.

Staff Recommendation: Staff finds that the request is problematic given the property's location and the fact that B-2 zoning will allow for a number of uses that would prove incompatible with the surrounding single-family residences. Staff therefore recommends that Case No. RZ-16-0382, a request to rezone Lots 13, 14, 16 & 17 of Richland Estates Subdivision from R-1 to B-2, having been duly considered in a public hearing held on October 19, 2016, following advertised legal notice, **be referred to the Dothan City Commission with a negative recommendation** from the Planning Commission subject to the provisions of the City of Dothan Zoning Ordinance.

The Planning Commission may, however, find that the B-3 (Local Shopping) zoning classification would be more appropriate given the fact that B-3 is a transitional district by design. The applicant may request that the Planning Commission consider amending the application without requiring a rehearing.



**PLANNING COMMISSION
 STAFF REPORT – October 19, 2016 MEETING
 CASE NUMBER: S-16-0386
 Case Manager: Frank G. Breaux, AICP**

Summary of Information:

Project Name:	Crepe Myrtle Village Subdivision
Property Location:	Located Behind Crepe Myrtle Plaza – Montgomery Hwy.
Requested Action:	Preliminary Plat Approval
Applicant/Owner:	Mark Dennis

Zoning/Land Use:

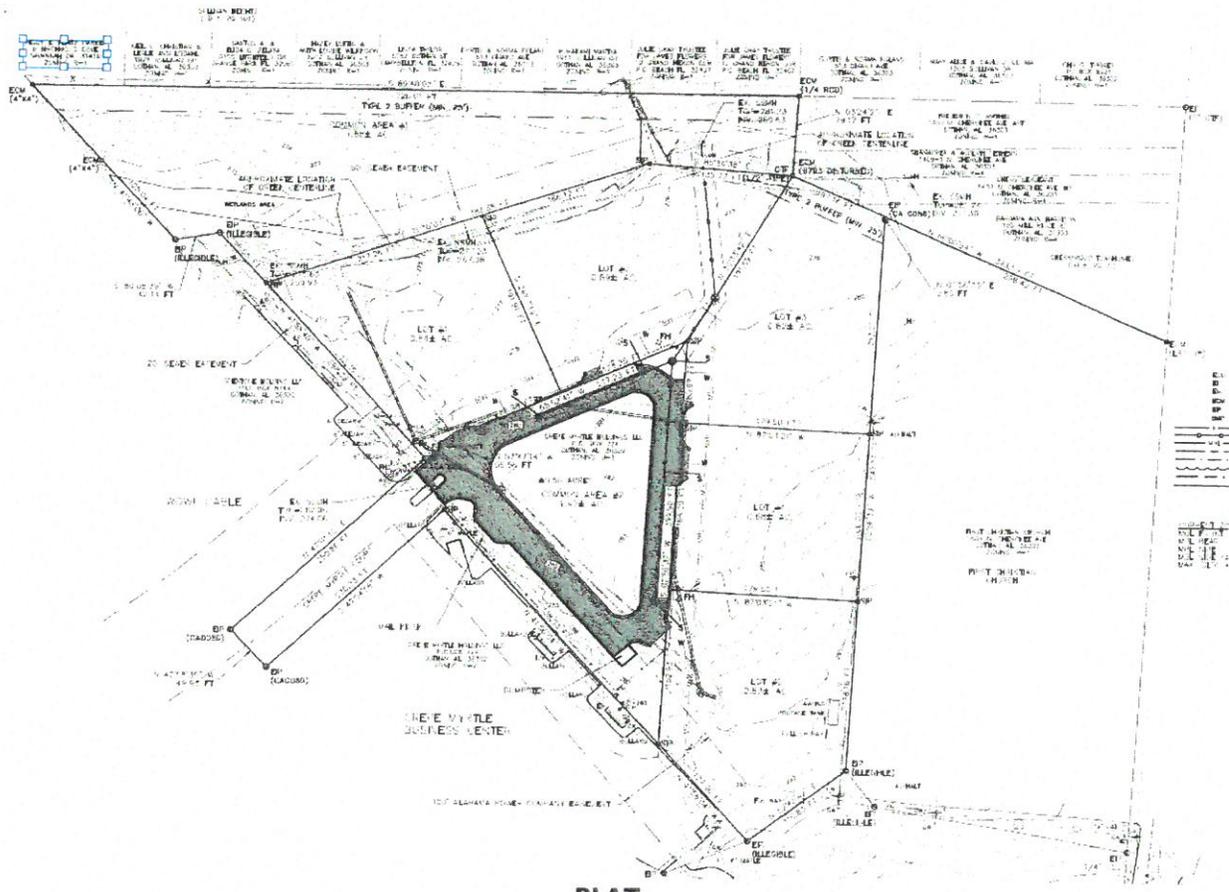
EXISTING LAND USE - SUBJECT	VACANT
EXISTING LAND USE - NORTH	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - SOUTH	COMMERCIAL
EXISTING LAND USE - EAST	RELIGIOUS INSTITUTION
EXISTING LAND USE - WEST	COMMERCIAL
ZONING DISTRICT - SUBJECT	B-2 (HIGHWAY COMMERCIAL)
ZONING DISTRICT - NORTH	R-1 (LOW DENSITY SINGLE-FAMILY)
ZONING DISTRICT - SOUTH	B-2
ZONING DISTRICT - EAST	R-1
FUTURE LAND USE MAP	COMMERCIAL



VICINITY



AERIAL



PLAT

General Discussion: The applicant owns 43.6 acres of property behind the Crepe Myrtle Plaza development located near the intersection of Girard Street and Montgomery Highway. The proposal is to divide the property into five (5) commercial lots. The property is zoned B-2.

Findings of Fact:

- The proposed lots range in size from .68 acres to .89 acres.
- A half-acre common area is proposed at the center of the development site.
- Access to the site will be provided through the existing commercial development via Crepe Myrtle Court.
- A landscaped buffer will be required along the north side of the property adjacent to the single-family lots. The actual size of the buffer will be dependent upon the sizes of the developments that will occur in the future.
- Each lot meets the area and dimensional requirements of the B-2 District.

Land Use Impact on Vicinity: The properties to the north of the site are single-family residences and the property to the east is a church. The properties to the south and west are commercial. At a minimum, there will be no less than 70 feet of separation between the nearest lot line (Lot 2) and the single family residences to the north due to the presence of a 50 foot wide sewer line easement that runs between the properties. There is also a 1.88 acre common area that is located between the single-family lots and proposed Lots 1 and 2 that ranges from 70 to 190 feet in width.

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:

There is a creek and wetlands located along the north side of the site that will require protection during construction.

Impact on Travel: No comments.

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. We will require storm drainage calculations as submitted to support a storm drainage plan for review and approval for this subdivision. 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. There is no detention facility shown.
2. The designs for all utilities are to be submitted in the complete set of construction plans, including electric, gas, cable TV, and telephone. Locations of junction boxes and conduits should be shown. **A pre-design meeting shall be set up by the developer or design engineer with all applicable utility representatives and the City of Dothan.** The owner/developer is responsible for relocating any utility facilities (water services, fire hydrants, street lights, utility poles, telephone boxes, etc.) that may interfere or require relocating due to this development. Fire hydrants shall be located per the fire code as required by the fire marshal.
3. Provide a copy of the ADEM NPDES permit for this project. 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. An inspection log will be required to be submitted to the City of Dothan. Siltation control measures shall be inspected as required by 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. The designer or contractor must submit a site plan depicting the placement and scheduling of erosion and/or sedimentation control prior to the commencement of work on this project.
4. Provide the deed book and page number for all existing easements. The wetlands area and ditch from the North side shall be in a private drainage easement.
5. All sanitary sewer laterals shall be designed to be located 10 feet on the downstream side of sewer flow from the water meter which shall be designed to be at the center of the lot. The sanitary sewer laterals shall be a minimum of 60 inches below finished grade if existing elevations allow. Any laterals less than 48 inches below finished grade shall be ductile iron.
6. Private drainage easements shall be provided for the preliminary storm system layout for this development. Part of the roadway and storm drain are on private lots. They shall be within an ingress/egress private utility and drainage easement or similar.
7. The sanitary sewer shall be in a private sanitary sewer easement. The roadway shall be labeled private drive ingress/egress private utility and drainage easement.
8. Sanitary Sewer flow calculations shall be submitted to Engineering Services as soon as possible. The subdivision may be approved if sanitary sewer flows acceptable.
9. Concrete monuments are required at all bearing changes along the boundary of this development unless an existing iron pin or other marker is present. Concrete monuments will be required where the road ROW connects with the boundary. Monuments are also required at all curvature points and bearing changes along the road ROW.
10. Provide a north arrow on the vicinity map.
11. Verify that the existing easements shown are called out as labeled. Also provide deed book and page where they are recorded.

12. The existing ditch along the north side of lots 1-3 may require some type of improvements as part of this subdivision or it shall be removed from the lots and put into a common area and "shall not disturb drainage easement" shown in this area.
13. Lot 1, 2 & 3 shall have a minimum finish floor of 1 foot above the upstream sanitary sewer manhole or tie-in manhole.
14. Dumpster pad shouldn't be in roadway there by blocking traffic when being serviced. Extend the turnout for the dumpster pad.

Utilities:

1. Dothan Utilities has not determined the development use and roadway ownership and cannot comment at this time. Comments will be provided as more information is available.

Fire Marshall:

1. Additional fire protection may be required once developed.

Staff Recommendation: Staff recommends that the Preliminary Plat of Crepe Myrtle Village Subdivision, as depicted on the plat map dated "received on September 9, 2016", after due consideration by the Planning Commission following a public hearing held on October 19, 2016, be approved with the following conditions:

1. Preliminary Plat approval is valid for 12 months from the date of approval and construction plans must be submitted within 12 months unless a one-time extension has been granted by the Planning Commission;
2. Per Section 90-141(f), sidewalks shall be required as approved on the development plan(s);
3. The comments of all city departments are satisfied and/or incorporated into the Construction Plans and Final Plat; and,
4. All future correspondence and submittals shall reference Case S-16-0386.



**PLANNING COMMISSION
STAFF REPORT – October 19, 2016 MEETING
CASE NUMBER: RZ-16-0387
Case Manager: Frank G. Breaux, AICP**

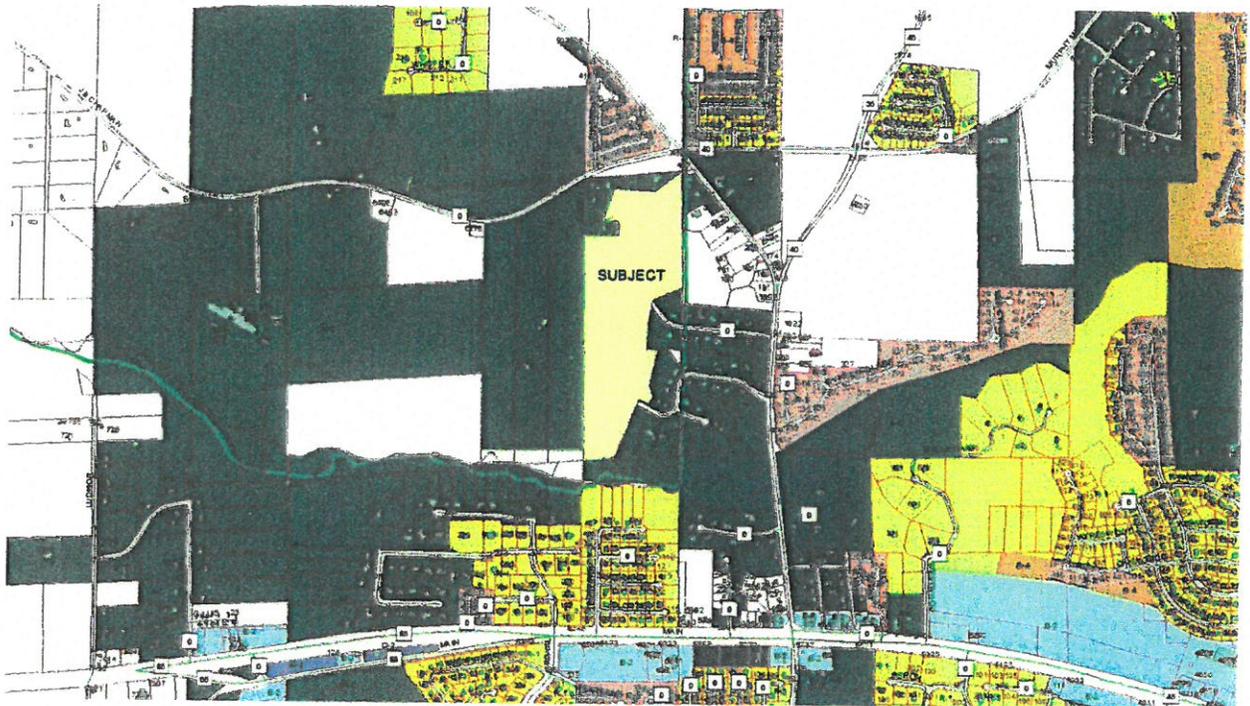
Summary of Information:

Project Name: Magnolia Lakes Subdivision
Property Location: Parcel 26-17-01-12-0-000-001.001 (West of Pleasant Valley Subdivision) & Lot 8, Block A & Lot 8 Block B, Pleasant Valley Subdivision.
Requested Action: Preliminary Plat
Applicant/Owner: Mark J. Dennis

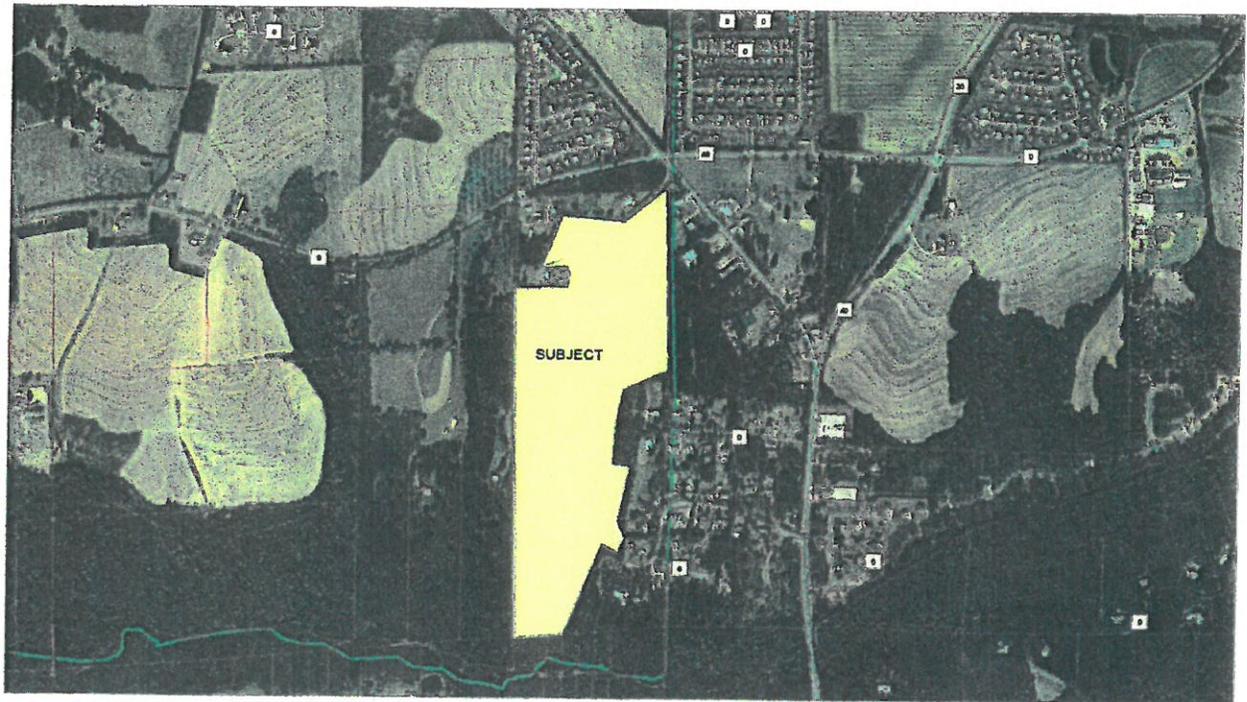
Zoning/Land Use:

ACREAGE	85.93
EXISTING LOTS/PARCELS	3
PROPOSED LOTS	119
EXISTING LAND USE - SUBJECT	UNDEVELOPED
EXISTING LAND USE - NORTH	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - SOUTH	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - EAST	SINGLE-FAMILY RESIDENTIAL/UNINCORPORATED
EXISTING LAND USE - WEST	UNDEVELOPED
ZONING DISTRICT - SUBJECT	A-C
ZONING DISTRICT - NORTH	A-C
ZONING DISTRICT - SOUTH	A-C
ZONING DISTRICT - EAST	A-C/UNINCORPORATED
ZONING DISTRICT - WEST	A-C
FRONT SETBACK	30 FEET
REAR SETBACK	35 FEET
SIDE SETBACK	10 FEET
MINIMUM LOT SIZE	15,000 SQUARE FEET
MINIMUM LOT WIDTH	85 FEET
MAXIMUM LOT COVERAGE	25% OF LOT AREA

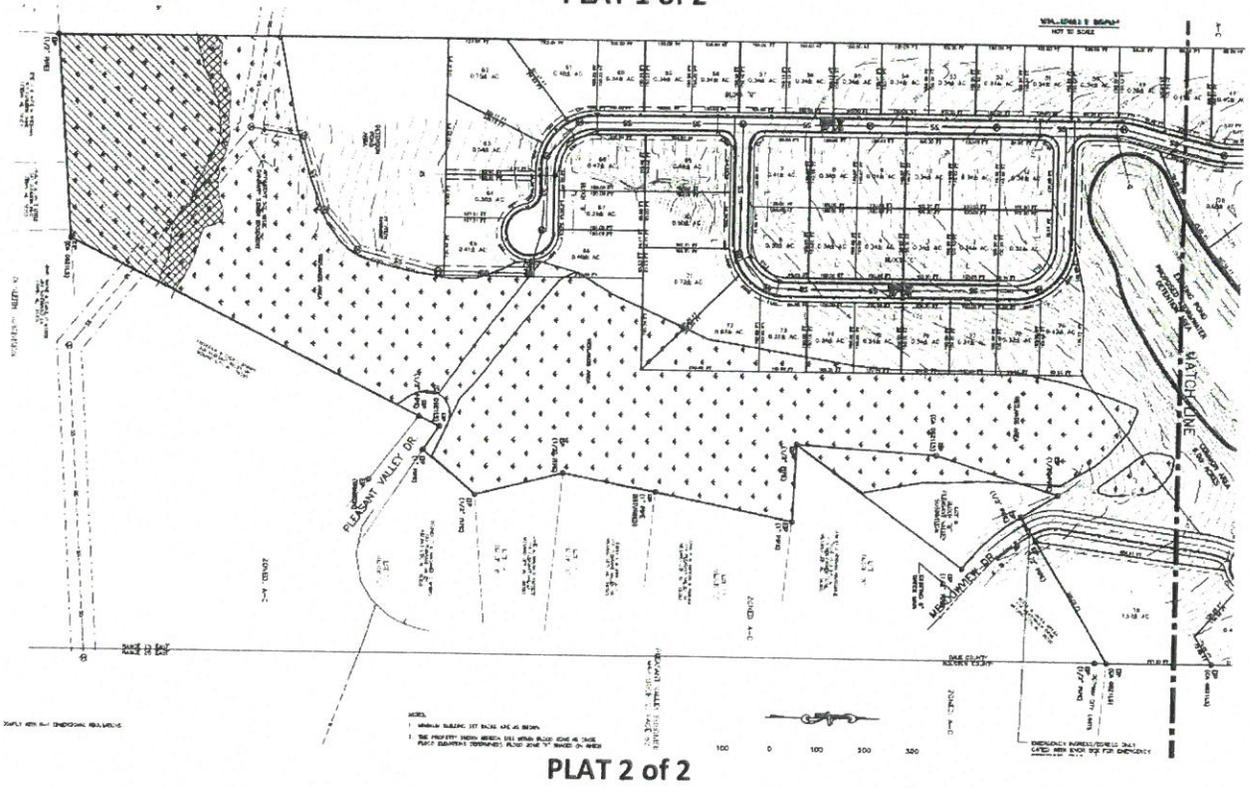
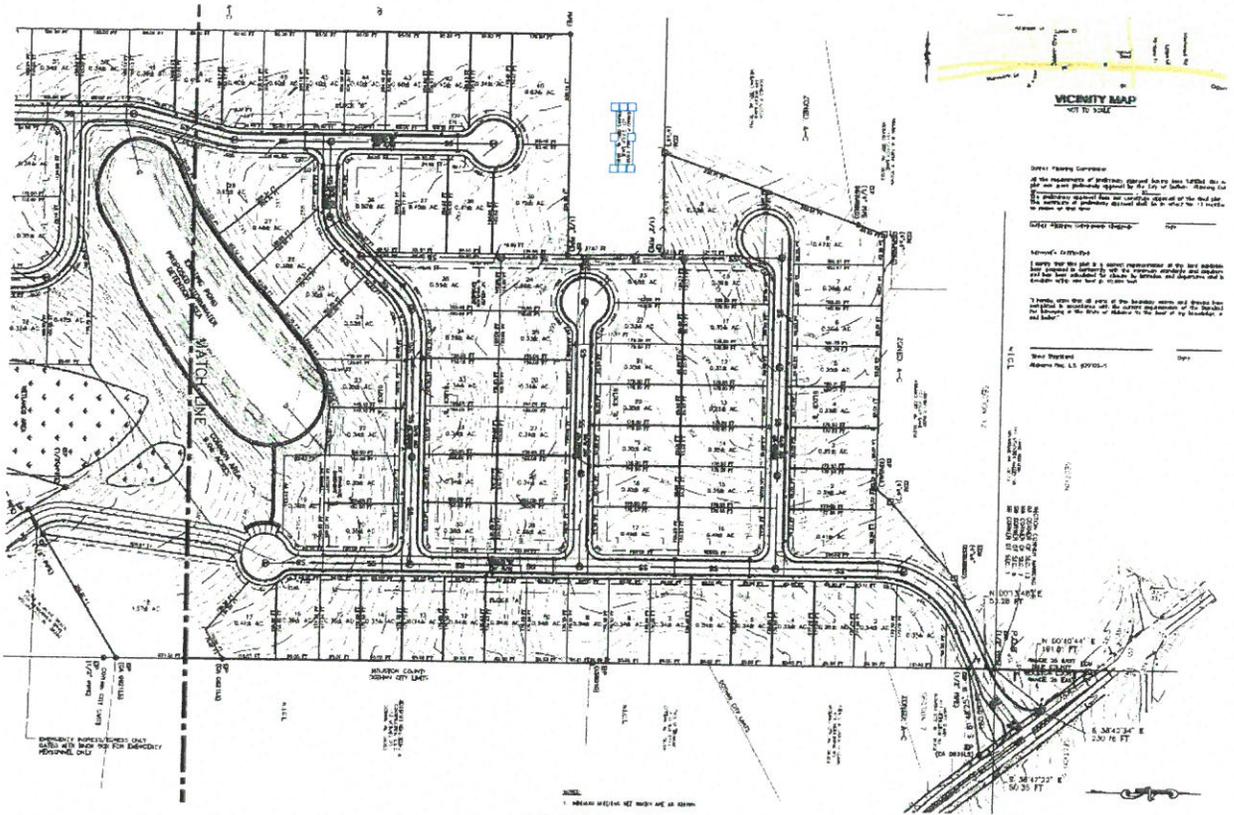
General Discussion: The subject properties total 85.93 acres in size and are located on the west side of Pleasant Valley Subdivision. Included in the proposed plat are Lot 8, Block "A" & Lot 8, Block "B" of Pleasant Valley Subdivision which are located nearest the terminus of Meadowview Drive. The main access to the subject property is proposed at its northeast corner near the intersection of Bethlehem Road and Murphy Mill Road. An "emergency only" access is proposed to be provided at the terminus of Meadowview Drive.



VICINITY



AERIAL



Findings of Fact:

- Single-family residential subdivisions are allowed within the A-C District when complying with the area and dimensional requirements of the R-1 District, with the exception of minimum lot size, which shall be a minimum of 15,000 square feet.
- Each lot within the development comports to the minimum standards of the A-C district;
- The entirety of the property is situated within Dale County.
- Access to the property will be provided via a single connection to Bethlehem Road near its intersection with Murphy Mill Road.
- The property is encumbered by a wetland area along its southeastern boundary.
- The Future Land Use Map identifies this area of the City as suitable for single-family residential development.
- The subdivision will require an additional point of access in order to meet fire code requirements.

Land Use Compatibility/Land Use Plan: The Future Land Use Map identifies the subject parcels as suitable for single-family residential use. The property is surrounded by existing single-family uses except for the undeveloped property to the west.

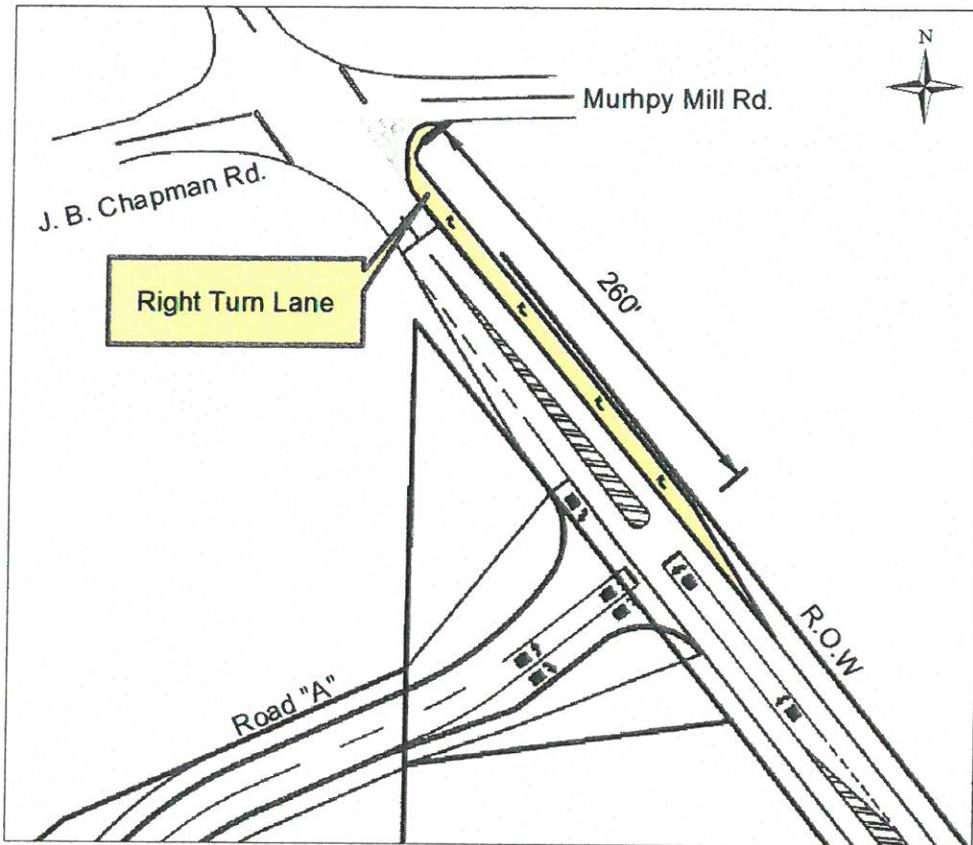
Impact on the Environment: There is a large wetland area located along the southeast side of the property. Any impact to this wetland area will require authorization from the US Army Corps of Engineers and the Alabama Department of Environmental Management.

Impact on Travel:

The development's main entrance intersects Bethlehem Road which has two lanes, has a speed limit of 40 mph, and is maintained by Houston County. Houston County requires a southbound right turn lane and northbound left turn lane on Bethlehem Road for vehicles entering Magnolia Lake Subdivision. Approximately 220 ft. north of the subdivision's entrance is the intersection of Bethlehem Road and J.B. Chapman/Murphy Mill Road which is maintained by Dale County.

The City's concern is that as the subdivision develops, residents will travel to the City's north side utilizing the nearby Murphy Mill Road. While this is not a problem in itself, it is the lack of a northbound right turn lane that we believe will adversely impact the intersection's safety. To address this problem, we are recommending Houston County Road and Bridge Department require the developer to construct a northbound right turn lane and taper on Bethlehem Road as shown below. The length of the turn lane is designed so that a left turning vehicle onto Bethlehem Road can immediately get into the right turn lane which minimizes any impact on the northbound through vehicles.

A copy of Houston and Dale County Road & Bridge Department permit applications, for any work on Bethlehem Road's right-of-way, must be submitted to the City of Dothan before a building permit is issued.



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) We will require storm drainage calculations as submitted to support a storm drainage plan for review and approval for this subdivision. 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.
- 2) The designs for all utilities are to be submitted in the complete set of construction plans, including electric, gas, cable TV, and telephone. Locations of junction boxes and conduits should be shown. **A pre-design meeting shall be set up by the developer or design engineer with all applicable utility representatives and the City of Dothan.** The owner/developer is responsible for relocating any utility facilities (water services, fire hydrants, street lights, utility poles, telephone boxes, etc.) that may interfere or require

- relocating due to this development. Fire hydrants shall be located per the fire code as required by the fire marshal.
- 3) Provide a copy of the ADEM NPDES permit for this project. 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. An inspection log will be required to be submitted to the City of Dothan. Siltation control measures shall be inspected as required by 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. The designer or contractor must submit a site plan depicting the placement and scheduling of erosion and/or sedimentation control prior to the commencement of work on this project.
 - 4) The Minimum Finish Floor (MFF) for each lot shall be a minimum of one foot above the upstream SS manhole and shall be labeled on the final plat for each lot it applies to. A note shall also be provided stating that a backflow preventer may be installed on each lot in lieu of the MFF requirement. This must be shown or noted for all lots where applicable.
 - 5) Show and label the existing easements adjacent to this development. Provide the deed book and page number for all existing easements.
 - 6) All sanitary sewer laterals shall be designed to be located 10 feet on the downstream side of sewer flow from the water meter which shall be designed to be at the center of the lot. The sanitary sewer laterals shall be a minimum of 60 inches below finished grade if existing elevations allow. Any laterals less than 48 inches below finished grade shall be ductile iron.
 - 7) Any sanitary sewer mains that are running parallel and are under or near the curb line shall be moved closer to the center of the road. Provide eight (8) to ten (10) feet between the sanitary sewer line and the water line at all locations where they are parallel each other. Sanitary sewer shall be moved to at least 10 feet away from storm inlets and storm drain where possible.
 - 8) Sanitary Sewer design flow calculations shall be submitted to Engineering Services.
 - 9) A ten (10) foot U&D easement on the front of each lot shall be shown and labeled.
 - 10) Any easements associated with utilities and drainage should be shown and labeled on the plat.
 - 11) All areas that are not lots shall be labeled as common area.
 - 12) The ROW at the entrance drive shall have a 20 foot minimum radius.
 - 13) Label the drive coming off Meadowview Drive as emergency entrance and exit only. Label as "Private Drive Emergency Ingress/Egress".
 - 14) The retention area and wetlands area shall be private drainage easements. The detention area shall be a drainage easement. A note shall be provided on the plat as to who will maintain it. As well as the note about the city is only responsible for maintaining the structures.
 - 15) Provide sanitary sewer stub and easement to adjacent property at locations where it will work. Contact this office to discuss possible locations. Also continue the sanitary sewer main to Bethlehem Road and stub out to the ROW on the north side of the entrance drive for future access.

- 16) In the legend specify that the hatched flood zone x is the (0.2 %) 500 year special flood hazard area.
- 17) The parking spaces in the cul-de-sac of Road "A" shall not be on the ROW; the city will not maintain this area.
- 18) The wetlands area on any lots need to be within a "Do Not Disturb" area or preferably taken out of each lot.
- 19) Is lot 8 of Pleasant Valley subdivision going to be replatted? If not, remove from boundary or label not included.
- 20) Label Bethlehem Road and show the ROW width.
- 21) Road "A" and "D" shall have a 220 #/sy asphalt surface course.
- 22) Provide a private drainage easement and swale along the rear of Lots 10-23, Block "B" to tie into the drainage system.
- 23) A two year maintenance warranty and bond is required for this development.

Utilities:

General Comments:

1. The development is a large (119 lot) subdivision with an entrance off Bethlehem Road.
2. The proposed subdivision may be developed under a phase construction. Any phase construction will require the installation of all proposed water main tie-ins that are necessary to meet the required fire flows and provide water quality for the development.
3. The developer shall install a water main of sufficient size to achieve 1500 GPM flow to any fire hydrant within the development while maintaining a minimum residual pressure of 20 PSI. The developer shall provide Dothan Utilities with a hydraulic analysis that supports the required flows and pressures.
4. Any proposed sidewalks within the subdivision shall be installed on the opposite side of the water mains.
5. The water main layout for the subdivision that shall be reflected on the Typical Roadway Layout shall show the water mains installed 5 feet back of curb, the water meter boxes installed 9 feet back of curb and the fire hydrants installed 9 feet back of curb.
6. Water meter boxes on the long side (opposite the water main) shall be installed 1 foot beyond sidewalk if applicable.
7. All storm and sewer profiles shall show the location of any points crossing the proposed or existing water mains. All crossing locations shall state on the utility plan if the water main is to be installed over or under the storm/sewer.
8. The utility plan shall call for and show all the required bends (size and degree) on all water mains. The cul-de-sac streets shall provide a blown up detail of the size, placement and distances of all the required bends for each individual cul-de-sac.
9. All cul-de-sac streets will require a fire hydrant assembly, a main size by 3" reducer and a 3" gate valve installed at the property line near 250 feet from the cul-de-sac.

10. All cul-de-sacs will require the installation of a 2" automatic flush assembly at the end of the 3" cul-de-sac water mains. All flush assemblies shall have a 2" PVC water line from the assembly to the cul-de-sac curbing (installed within curbing). All flush assemblies shall have a master 2" brass gate valve installed outside of and just before the assembly for isolation and maintenance purposes.
11. All designated trace box and bacti sample locations shall be reflected on the utility plan with a letter T or S in a small circle.
12. Any proposed irrigation services and meters for the development shall be shown and called out on the utility plan.

Road A:

1. The plans show the water main tap and supply line for the subdivision on the North side of the proposed entrance drive off Bethlehem Road and then crossing over the drive once inside the development. The water main tap off Bethlehem Road shall be installed on the South side of the proposed entrance drive and eliminate the need for the water main to cross over.
2. Install a fire hydrant assembly at the entrance drive in the small area before lot #1.
3. Relocate the fire hydrant assembly from Block A property line 6/7 to Block A property line 5/6.
4. Install main size tee with (3)-three main size gate valves at the intersection of Road A and Road D.
5. Install a new main size gate valve at the connection point at Meadowview Drive.

Road B:

1. Install main size tee and gate valve at intersection of Road A and Road B.
2. Relocate the fire hydrant assembly at Block B property line 4/5 to Block B property line 5/6.
3. Install a main size x 3" reducer and 3" gate valve after the fire hydrant.
4. Continue the proposed 3" water main from lot 8 around the cul-de-sac to the sanitary sewer easement on lot 9 and install the required flush assembly.

Road C:

1. Install main size tee and gate valve at intersection of Road A and Road C.
2. Install the required flush assembly at Block B property line lot 24/25.

Road D:

1. Relocate the fire hydrant assembly at Block A property line 22/23 to Block A property line 23/24.
2. Install main size tee and gate valve at intersection of Road D and Road E.

Road E:

1. Install a main size x 3" reducer and 3" gate valve after the fire hydrant at Block B lot 44/45.
2. Install the required flush assembly at Block B property line lot 38/39.
3. Install a main size gate valve after the fire hydrant tee at Block B property line 50/51.
4. Install a main size x 3" reducer and 3" gate valve after the fire hydrant at Block B lot 61/62.
5. Install the required flush assembly at Block B property line lot 66/67.

Road F:

1. Install main size tee and gate valve at both intersections of Road E and Road F.
2. Relocate the fire hydrant assembly at Block C property line 75/76 to Block C property line 76/77.

The bacti sample point locations for the subdivision shall be as follows:

1. Road A- water service Block A lot 1, water service Block A lot 16
2. Road B- water service Block B lot 9.
3. Road C- water service Block B lot 24.
4. Road D- water service Block A lot 21, water service Block A lot 27.
5. Road E- water service Block B lot 39, water service Block B lot 50, water service Block B lot 66.
6. Road F- water service Block B lot 70, water service Block C lot 1.

The trace box locations for the subdivision shall be as follows:

1. Road A- water service Block A lot 1, water service Block A lot 9, water service Block A lot 16
2. Road B- water service Block B lot 2, water service Block B lot 9.
3. Road C- water service Block B lot 18, water service Block B lot 24.
4. Road D- water service Block A lot 21, water service Block A lot 27.
5. Road E- water service Block B lot 39, water service Block B lot 50, water service Block B lot 57, water service Block B lot 66.
6. Road F- water service Block B lot 70, water service Block C lot 1.

SUBDIVISION NOTES: Include the following notes on the construction drawings:

City of Dothan Water Department Specific Notes:

- Water Utility Contractor- The water utility contractor shall notify the Dothan Utilities engineer of the proposed start date of the water utilities installation and the arrival of

the water mains, fixtures and fittings for field conformation of material standard compliance. Any proposed water bores shall be prior field reviewed and the bore witnessed and approved by the water engineer.

- Construction Water Usage- The water utilities contractor will be required to notify Dothan Utilities concerning the temporary use of water for the subdivision during the construction period. Any use of water for trees, sod, plantings or other usage must be regulated and billed through either a temporary meter set or from a fire hydrant which has been fitted according to Dothan Utilities specifications and whose use has been granted and billing information has been provided to Dothan Utilities.
- Subdivision Tap- The water utilities contractor shall pay the required tapping fees for the subdivision development (10)-ten working days before the tap is required. The tap location is to be field marked and Dothan Utilities notified when completed. At no time after the completion of the tap is the subdivision water main to be opened to the City water system before bacteriological sampling has been completed and approved.
- Pressure Testing- All new water mains must be pressure tested according to Dothan Utilities specifications and details to 150 PSI for a minimum of 6 hours using a chart recorder with a minimum size of 8". All testing is to be witnessed and approved by Dothan Utilities engineers.
- Disinfection- All new water mains are to be disinfected, flushed and a bacteriological sampling collected according to Dothan Utilities specifications and details. The water utilities contractor shall complete and submit a Bacti Request Form to Dothan Utilities (7)-seven days prior to the requested sampling date. The water utilities contractor shall install a sampling station (hose bib) at each location designated on the utilities construction plans by the letter S in a small circle.
- Locate Wire- A continuous, unbroken locate wire is required on all water mains, water services, valves and flush assemblies. The locate wire is to be installed on top of the water main and affixed to the main in 10' intervals. Locate wire shall be copper clad steel (10 gauge) such as Copperhead 1030 HS, Pro Trace HF-CCD-PE30 or City approved equal. All joined sections of the locater wire shall be connected with a Copperhead DryConn Direct Bury Lug or other water tight connectors using silicone sealants approved as City equal. Dothan Utilities has adopted the use of Copperhead Trace Box (trace wire access points) to be installed in designated water meter boxes and the Trace Box "cap only" section to be installed in every valve stand (see detail drawings).
- Prior to the final inspection, but after the water main installation, the water utilities contractor shall field locate and flag the water main. The water main shall be exposed in sections to visually identify the main and locate wire. The water utilities contractor shall then notify Dothan Utilities who shall field locate the water main and identify any sections that cannot be tracked and located for repair by the water utility contractor.
- Upon Final Inspection- The water utilities contractor shall have all valve stands and meter boxes open and clear of dirt and debris with an employee present to operate valves, curb stops and fire hydrants as required.

- Fire Hydrants-All fire hydrants are to be installed on property lines. No electric transformers, risers or boxes shall be installed on property lines with fire hydrants or within 5' of hydrant or in nozzle flow path.
- All water mains in easements- Shall be field located with both water main and easement clearly marked for identification at the final inspection.
- Water Services- Shall be installed as reflected on the typical roadway detail in the construction plans. Water services shall be uniform in their distance back of curb on short and long services.
- Meter boxes shall be level with finished grade and curb stop installed level, forward facing, just protruding from meter box and center of box depth. Water meters shall not be set in subdivision until street signs are installed and lots are addressed on curbing. Provide 24" of parallel separation between storm drainage pipe and water mains. Provide 12" of vertical separation between storm drainage pipe and water mains. Install ductile iron pipe centered over/under storm where water mains cross storm pipes.

Fire Marshal:

1. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet.
2. Dead end fire apparatus access roads in excess of 150 feet shall be provided with a 96-foot- diameter cul-de-sac.
3. Additional fire protection may be required once property is developed.
4. Secondary remote access road required.

Staff Recommendation: Staff recommends that the Preliminary Plat of Magnolia Lakes Subdivision, as depicted on the plat map dated "received on September 9, 2016", after due consideration by the Planning Commission following a public hearing held on October 19, 2016, be approved with the following conditions:

1. Preliminary Plat approval is valid for 12 months from the date of approval and construction plans must be submitted within 12 months unless a one-time extension has been granted by the Planning Commission;
2. A second "emergency only" access point is provided at the terminus of Pleasant Valley Drive;
3. The comments of all city departments are satisfied and/or incorporated into the Construction Plans and Final Plat; and,
4. All future correspondence and submittals shall reference Case S-16-0387.