



PLANNING COMMISSION AGENDA

A public hearing will be held by the Planning Commission of the City of Dothan, Alabama, on **Wednesday, December 21, 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, December 19, 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 November 30, 2016 Special Called Meeting Minutes***
3. ***Disclosure of ex parte contact***

Old Business

None.

New Business

4. **RZ-16-0461:** Request recommendation of a Rezoning of 217, 279, 317 and 333 Fortner Street, from L-I to B-3 District, Maurice Sigmon.
5. **DP-16-0470:** Request approval of a Development Plan for parking lot improvements located at 2970 Ross Clark Circle, B-2 District, Joel Capra represented by CDG Engineers and Associates, Inc.
6. **DP-16-0471:** Request approval of a Development Plan for an automobile sales lot located at 522 S Oates St., B-1 District, Kerry May.
7. **RZ-16-0477:** Request recommendation of a Rezoning for 0.77 acres located at the corner of Montgomery Hwy. and Lasalle Dr. (380902044003003.000), from B-3 to B-2, Downtown Investments, LLC represented by Northstar Engineering Services.
8. **RZ-16-0478:** Request recommendation of a Rezoning for 20.46 acres located at the corner of Redmond Rd. and Flynn Rd., from R-1, R-4, B-2, O-I to an R-A District, Griffin Heights Incorporated represented by Northstar Engineering Services.

9. **RZ-16-0479:** Request recommendation of a Rezoning of 2.35 acres located at 3385 Ross Clark Circle, from B-3 to B-2, Meadowbrook Station, LLC represented by Northstar Engineering Services.
10. **Discussion:** Magnolia Lakes Subdivision, request to eliminate the previous approved condition that required a turn lane on Bethlehem Road, represented by Northstar Engineering Services.
11. ***Consent Items: Minor Development Plans & Subdivision Plats***
12. ***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
STAFF REPORT – December 21, 2016 MEETING
CASE NUMBER: RZ-16-0461
Case Manager: Frank G. Breaux, AICP

Summary of Information:

Property Location:	219, 279, 317 & 333 Fortner Street
Requested Action:	Rezoning from L-I to B-3
Applicant/Owner:	M.E. Sigmon

Zoning/Land Use:

EXISTING LAND USE - SUBJECT	COMMERCIAL - MIXED
EXISTING LAND USE - NORTH	COMMERCIAL/INDUSTRIAL/INSTITUTIONAL
EXISTING LAND USE - SOUTH	COMMERCIAL/SINGLE-FAMILY
EXISTING LAND USE - EAST	INSTITUTIONAL/PARK
EXISTING LAND USE - WEST	COMMERCIAL
ZONING DISTRICT - SUBJECT	L-I (LIGHT INDUSTRIAL)
ZONING DISTRICT - NORTH	L-I
ZONING DISTRICT - SOUTH	R-4 & B-1
ZONING DISTRICT - EAST	R-4
ZONING DISTRICT - WEST	L-I
PROPOSED ZONING - SUBJECT	B-3 (LOCAL SHOPPING)

ARTICLE VII. - CLASSIFICATION AND ESTABLISHMENT OF USES

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.

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.

**PLANNING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 30, 2016
DOTHAN, ALABAMA**

The Dothan Planning Commission met in a Regular Meeting on **Wednesday, November 30, 2016, at 9:00 a.m.** in the City Commission Chambers, Dothan, Alabama.

Members Present:

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

Members Absent:

John Taylor, Supernumerary

Others Present: Todd L. McDonald, AICP, Planning Director; Frank Breaux, AICP, Senior Planner; Bart Barefoot, Engineering Services, Jonathan Lucas, Engineering Services; Tyler Reeder, Engineering Services; Craig Scurlock, Building Inspector; Member 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 additions or deletions and he responded that item #9, DP-16-0438 has been removed.

Ms. White moved to approve the agenda with the removal of item #9, Vice Chairman Coleman seconded, and the motion passed unanimously.

2. Approval of October 19, 2016 Meeting Minutes

Ms. Pettway moved to approve the minutes as presented, Vice Chairman Coleman seconded, and the motion passed unanimously.

3. Disclosure of ex parte contact

Chairman Harris was contacted about item #4 and said that he had visited the site with the concerned party. Mr. Cornelius indicated a conflict with #5 and stated that he would recuse himself.

Old Business

None

New Business

4. DPMA-16-0431: Request approval of a Development Plan for parking lot/driveway improvements and buffer reduction located at 201 Regency Court, O-2 District, Wiregrass Wellness Center represented by Praestare Engineering.

Mr. Breaux explained that the commission had already approved a parking lot expansion plan for this property. The approved plan provided a 6' privacy fence on the edge of the parking lot which would have left the wooded area behind it in its natural state. The applicant has now requested a reduction to the Type II buffer from 25' to 20', and permission to build the fence along the property line (as opposed to adjacent to the parking lot). With the buffer reduction, there will be a 20% increase in required plant materials and a requirement to build an 8' tall fence. Mr. Alan Parker, Praestare Engineering and Mr. Strunk, Wiregrass Wellness Center, were available for questions. Chairman Harris expressed his concerns regarding the buffer reduction and his desire that most, if not all of the trees, remain for a natural buffer. Mr. Parker expressed that he would preserve as many of the trees as possible and only remove those necessary for the fencing. He also stated that there are large trees outside of the buffer that they will try to preserve as well. Mr. Sewell, 104 Dover Court, expressed that he originally had concerns with this project, but had since spoken to the developer and is pleased with the new plan. *Ms. White moved to approve the revised development plan with the reduction of the buffer and the 8' tall privacy fence, Vice Chairman Coleman seconded, and the motion passed unanimously.*

- 5. RZ-16-0434: Request approval of a Rezoning for 8.85 acres located at 1674 Honeysuckle Rd from A-C to B-2, Leap, LLC represented by Northstar Engineering Services.** Mr. Cornelius recused himself and Mr. Palmer took his place on the commission. Mr. Breaux explained that B-2 zoning is typically found on major highway corridors and that Staff feels that B-2 in this area wouldn't be compatible. Vice Chairman Coleman asked what the property frontage was on Honeysuckle Rd. and was informed that it was 500 feet. He also wanted to know if there had been any contact from any of the residences which there were none. Mr. Phillip Santora, Northstar Engineering Service represented the applicant. Mr. Santora stated that based on the recommendation from staff and with approval from his client, he would like to amend the request from B-2 to B-3. Chairman Harris asked if anyone in the audience was present for this item with no response. Vice Chairman Coleman asked staff to explain the B-3 district and pointed out that there was existing B-3 zoning to the east of the property. Mr. Breaux explained that B-3 is a transitional district between residential use and heavy commercial uses. It allows for apartments and types of conveniences that relate, or are directly related to the adjacent residential uses. Chairman Harris pointed out that there are B-3 zoned properties all throughout that area. Ms. Pettway wanted to know if the requested change from B-2 to B-3 would require a new application. Mr. Breaux explained that if they were requesting a more intensive district than what was advertised, then the commission would have to rehear the case. Because B-3 zoning would be a less intensive district, it would not need to be re-advertised. Mr. Davis asked how the City would respond to the requested change to B-3 zoning of the property. Mr. Breaux answered that Staff would feel better with a B-3 designation. Chairman Harris asked if anyone else had any questions with no response. ***Vice Chairman Coleman moved that case #RZ-16-0434, as amended by the applicant from B-2 to B-3, be recommended for approval to City Commission. Mr. Freeland seconded, and the motion passed with one opposed.***
- 6. RZ-16-0435: Request recommendation of a Rezoning for 17.01 acres located in the 2300 block Honeysuckle Rd. from A-C to R-3, Young Folsom represented by Northstar Engineering Services.** Mr. Breaux gave an overview of the request and stated that Staff was in favor of the change. He stated that the applicant intends to develop a single-family subdivision on the property. Mr. Lee Brown, Northstar Engineering, was available for questions. Chairman Harris asked him to indicate where the main entrance was going to be and he replied that it would be on the south end along Honeysuckle Road. The frontage on Timbers Dr. would only be used for a sanitary sewer easement. Mr. James Shultz, 1321 Timbers Dr., said that this is the first time he's heard that Timbers Dr. was not going to be an entrance and was pleased. Chairman Harris explained that the commission didn't have development plans for the subdivision, only an application for rezoning. Mr. Brown said that he intends to submit a development plan at the next

meeting if approved. Chairman Harris asked if anyone else had any questions with no response. ***Vice Chairman Coleman moved that case #RZ-16-0435 be recommended for approval to City Commission. Mr. Freeland seconded, and the motion passed unanimously.***

7. **RZ-16-0436: Request recommendation of a Rezoning for the 600 Block of Taylor Road (380907353000003000) from R-1 to B-2, Robert Williamson represented by Northstar Engineering Services.** Mr. Breaux explained the request and pointed out that anything developed commercially on the property would need substantial buffers on the north and east sides. He pointed out that the property is surrounded by residential, agricultural, and institutional (park) uses. He explains that B-2 zoning is typically found on major highways and not in this type of area. He also said that B-2 zoning in this area is not supported by the future land use map. Staff's recommendation is not to support this rezoning to B-2. Mr. Santora, Northstar Engineering was available for questions. Mr. Santora shared that the developer's intention for this property is to build an RV/Boat Storage facility. He stated that in speaking with the Planning Dept., the only zoning category available for this type of use was B-2. Chairman Harris reminded everyone that once a piece of property is rezoned, anything could be built upon it that is permissible in that district. Vice Chairman Coleman asked Mr. Breaux how the property located on the corner of Honeysuckle Rd. and S. Park, across from the Dothan Utilities Office, was zoned. Mr. Breaux responded that it was zoned L-I, Light Industrial. Chairman Harris affirmed, saying that was the site of an old Charcoal Plant. Mr. McDonald offered that in December 2015, there was a case that prompted some language change within the Zoning Ordinance. Sec. 114-61 Development plans or subdivision plats states; "The submission of development plans and/or subdivision plats shall not be required as a condition precedent to amending this chapter. However, in order to induce an approval recommendation for a rezoning request from the planning commission, an applicant may link the approval to a specific development plan. Should the applicant not submit an application for development plan approval within 6 months of the planning commission approval, the zoning shall automatically revert to the previous designation". Vice Chairman Coleman had a concern regarding the future development of the land if it changed hands. Mr. McDonald agreed but pointed out that if the commission wanted to move forward, Sec. 114-61 would allow for it. Chairman Harris said that his concern was with the amount of buffer needed on this property and if the buildings would fit, to which Mr. Santora replied that they would. Mr. Tindall wanted to know what buffers would be required, and Mr. Breaux responded that there would be a Type II on the east side and a Type IV on the north side. There would not be a required buffer adjacent to the park. Chairman Harris pointed out that the City is building a nice park and would request that a fence be erected on the property facing the park. Mr. Santora said that he

would be more than willing to build a fence to block the development from the view of the park. Chairman Harris asked if anyone in the audience had any questions and Mr. Tim Dennis, 576 Taylor Rd., explained that he lives directly across the street on the north side of the proposed development. He explained that everything around the property is either residential or agriculture and is opposed to the B-2 zoning. Mr. & Mrs. McNeill, McNeill Farms, 546 Taylor Rd., stated their concern regarding the increase in traffic. Mrs. McNeill explained that traffic is already bad, and with the new park being built, it would only get worse. Mr. Tindall questioned traffic counts and Mr. Breaux explained that Mr. Cox, Traffic Engineering, wasn't available. Mr. Tindall also asked if the City received approval from the County Engineer to improve the access into the new park. Mr. Barefoot affirmed. Commissioner John Ferguson, District 4, addressed the commission and stated that the City was considering changes to Moore Road to prevent cut through traffic. Mr. Santora added that he understands the concerns of the residences but felt that if houses were built there, it would generate more daily traffic than a storage facility. He understood the commission's concerns about future developments of the property and would certainly understand a negative vote. Mr. Dennis added that additional congestion would happen with large RV and Boat units turning in and out. Chairman Harris said that he could see a need for turn lanes, but that if the county didn't approve, major traffic issues on Taylor Rd. would result because it's such a narrow road. Mr. Santora asked if he could continue the request so that he could turn in development plans along with the rezoning request. Mr. Freeland stated that he was uncomfortable going forward with B-2 zoning because he felt it would open up the predominately residential and agricultural area to more commercial rezoning. Mr. Santora stated that from everything he's heard, he was open to accepting a negative recommendation from the commission rather than wasting his client's finances and time to put plans together only to be rejected next month. Chairman Harris then asked for a motion on case #RZ-16-0436. ***Vice Chairman Coleman moved that case #RZ-16-0436, rezoning from R-1 to B-2 for the sole purpose to bring it to a vote. Mr. Brewer seconded. Chairman Harris asked for a show of hands of those in favor of the zoning change with no response. Chairman Harris asked the same for those opposed and the response was unanimous against.***

8. **RZ-16-0437: Request recommendation of a Rezoning at 1148 Hodgesville Rd. (38170101200006000) from R-1 to B-2, Nicholas Romano Jr. represented by Northstar Engineering Services.** Mr. Breaux explained the request, pointing out that the area is predominately commercial and industrial. He further pointed out that the few remaining residentially zoned parcels in the vicinity of the subject property were inappropriately zoned. He said that Staff is recommending approval. Mr. Santora, Northstar Engineering, was available for questions. Chairman Harris asked if anyone had any

questions concerning this case. Chairman Harries asked for a motion on case #RZ-16-0437. Mr. Tindall asked about the remaining residential parcels, to which Mr. Breaux responded that they will remain residential until such time that they are rezoned.

Mr. Freeland moved that case #RZ-16-0437 be referred to the City Commission as presented, Ms. White seconded, and the motion was approved unanimously.

9. **DP-16-0438: Request approval of a Development Plan for a 79,250 square foot building located in the 600 Block of Taylor Rd. (380907353000003000), R-1 District, Robert Williamson represented by Northstar Engineering Services.** This item was withdrawn at the request of the applicant.

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

Mr. Breaux reviewed the consent items with the commission and there was no discussion.

General Discussion:

Mr. McDonald reminded everyone that in January, the board would vote on new officers.

Mr. Breaux suggested a vote on the 2017 meeting calendar.

Mr. Freeland motioned to adopt the calendar as presented, Ms. White seconded, and the motion passed unanimously.

11. **Adjourn.**

Vice Chairman Coleman made a motion to adjourn, Ms. White seconded, and it passed unanimously. The meeting adjourned at 10:00 a.m.

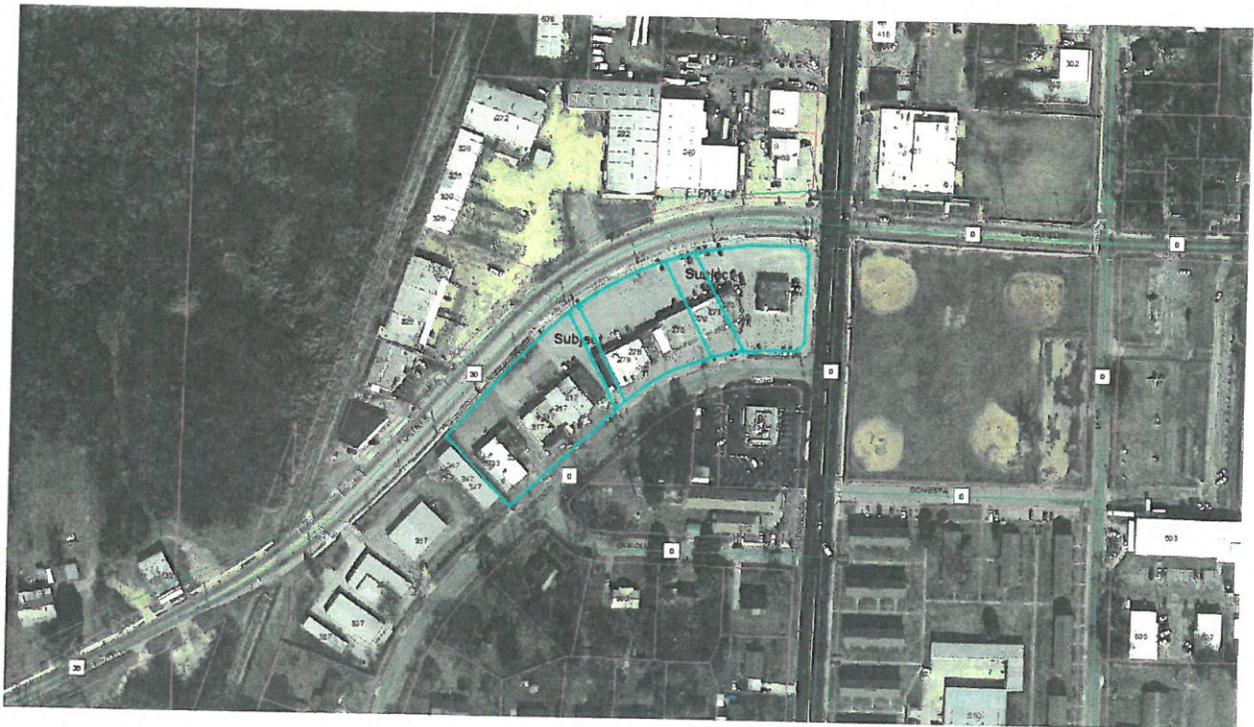
Anyone interested in any item listed on this agenda is encouraged to contact the Planning and Development Office at 615-4410 for further information.

George C. "Chuck" Harris Chairman

Kim Vann, Secretary



VICINITY



AERIAL

General Discussion: The proposal is to rezone the subject parcels from L-I to B-3. The properties are located at the southwest corner of Fortner Street and South Alice Street and the area is a mix of commercial, residential and industrial uses.

Findings of Fact:

- The predominant uses within the general vicinity are commercial, residential and industrial.
- A number of the uses currently located in the shopping center are legal nonconformities.
- L-I zoning in this area of the City is inappropriate and incompatible with the existing land use pattern.
- The area is transitional in nature.

Land Use Impact on Vicinity: The subject properties constitute a local strip commercial shopping center with a variety of uses that have served the area for decades. There is no foreseeable negative impact given the limited uses allowed within the B-3 district as opposed to those currently allowed within the L-I district.

Land Use Compatibility/Land Use Plan: The Future Land Use Map identifies this area as being suitable for single-family land uses. The request to rezone the property to B-3 can be considered consistent with the Future Land Use Plan because the uses allowed in the B-3 district are intended to directly serve the needs or nearby residential properties.



FUTURE LAND USE MAP

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 located within the urbanized area of the city and there are no anticipated impacts from the proposed change.

Staff Recommendation: Staff finds that the request is reasonable given the property's location and the inappropriate L-I designation of the subject parcels. The request is consistent with the Future Land Use Map and the proposed zoning is compatible with current land use patterns in the general vicinity. Staff therefore recommends that Case No. RZ-16-0461, a request to rezone Lots 1-9, Block H, Urban Renewal Area Project, located at 219, 279, 317 & 333 Fortner Street from L-I to B-3, having been duly considered in a public hearing held on December 21, 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 – December 21, 2016

CASE NUMBER: DP-16-0470

Case Manager: Frank G. Breaux, AICP

Project Name:	Xtreme Health & Fitness Parking Improvements
Property Address:	2970 Ross Clark Circle
Requested Action:	Development Plan Approval
Applicant/Owner:	Xtreme Health & Fitness

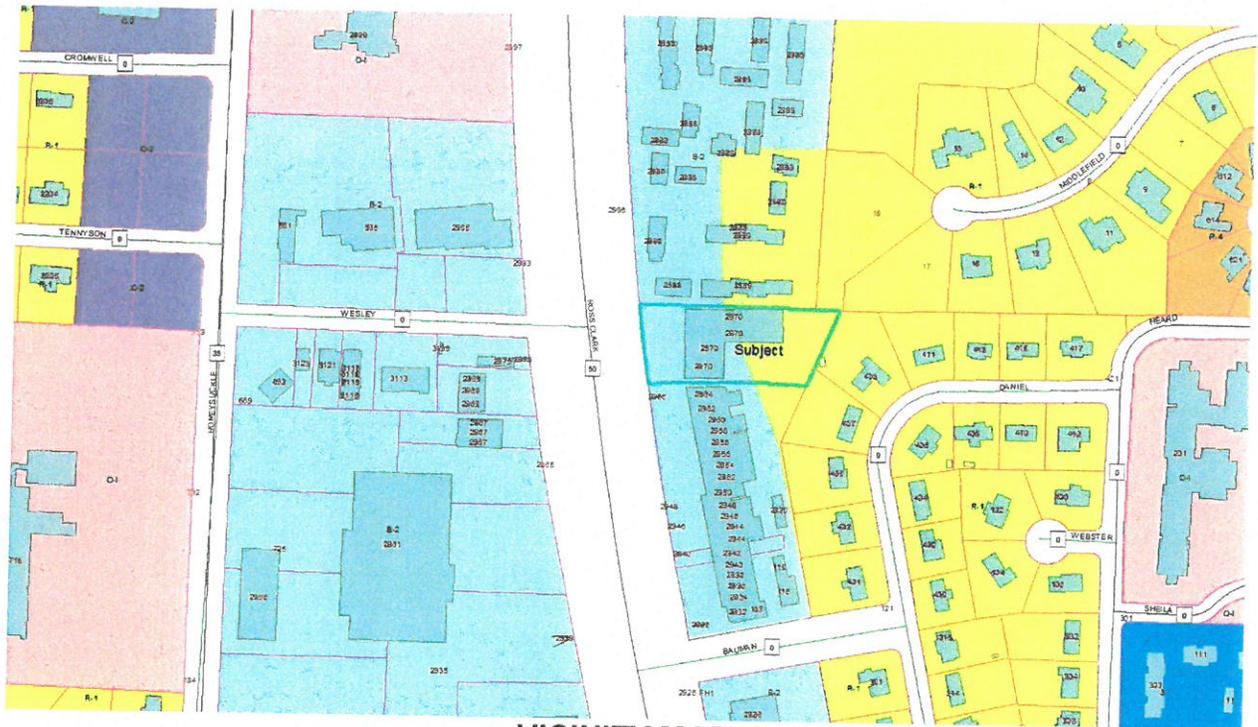
Zoning/Land Use:

ACREAGE OF SITE	1.5
EXISTING LAND USE - SUBJECT	COMMERCIAL (HEALTH CLUB)
EXISTING LAND USE - NORTH	MULTIFAMILY (APARTMENTS)
EXISTING LAND USE - SOUTH	COMMERCIAL
EXISTING LAND USE - EAST	SINGLE-FAMILY
EXISTING LAND USE - WEST	SINGLE-FAMILY
ZONING DISTRICT - SUBJECT	B-2 (HIGHWAY COMMERCIAL)
ZONING DISTRICT - NORTH	B-2
ZONING DISTRICT - SOUTH	B-2
ZONING DISTRICT - EAST	R-1 (LOW DENSITY SINGLE-FAMILY RESIDENTIAL)
ZONING DISTRICT - WEST	B-2
FUTURE LAND USE MAP - SUBJECT	COMMERCIAL
FUTURE LAND USE MAP - NORTH	COMMERCIAL
FUTURE LAND USE MAP - SOUTH	COMMERCIAL
FUTURE LAND USE MAP - EAST	RESIDENTIAL SINGLE-FAMILY
FUTURE LAND USE MAP - WEST	COMMERCIAL

The applicant is requesting development plan approval to construct additional parking for the existing health club facility located at 2970 Ross Clark Circle. The proposed parking lot is located behind the existing building adjacent to the R-1 zoned property to the east of the site.

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

- The site is adjacent to single-family residences to the north and east.
- The new parking facility can be made compatible with surrounding development with proper buffering and landscaping.
- A Type 2 buffer is required on the north and east sides of the proposed parking lot adjacent to the single-family residences and apartments that back up to the site.
- There appears to be a zoning map error errantly indicating split zoning on the property.



VICINITY MAP



AERIAL VIEW

Landscaping & Buffering:

Plantings within the parking lot must comport to the requirements of Section 114-238(H). A detailed landscaping plan must be provided identifying all plant materials, plant numbers, sizes, etc., and a method of irrigation. A Type II buffer is also required per Sec 114-242(2) along the north and east sides of the site as previously mentioned. No buffers are shown on the plan.

Impact on Travel: No comments.

Impact on Public Services and Facilities:

Engineering:

1. We have received and reviewed the stormwater calculations for this development. We will require the composite runoff coefficient to be based on existing and proposed surface types (grass, gravel, asphalt, etc.). Additionally, the rainfall intensity values used in these stormwater calculations are low and shall be based on time of concentration (Tc). We will require storm drainage calculations showing the proposed stormwater runoff rate will not exceed the existing runoff rate for the 2-year, 10-year, 25-year, 50-year and 100-year event.
2. We will require as-built drawings for all storm drainage and detention pond work, if required. Detention pond as-builts shall include a topographic map, volume calculations, and as-built on outlet structure before Certificate of Occupancy (CO) is issued.
3. Ross Clark Circle is a state maintained highway which requires a permit for work performed within its rights-of-way.
4. 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.
5. 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 requirements. 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 shall maintain and protect all existing water services and water mains during the demolition and construction activities.

Fire Marshall: No comments.

Staff Recommendation:

Staff recommends that Case No. DP-16-0470, request for development plan approval, as shown on the plan stamped "Received November 10, 2016, be approved, as authorized by Article V of the Zoning Ordinance, subject to the following conditions:

1. The landscaping plan must be provided that meets the requirements of Section 114-238;
2. A Type 2 buffer is required along the north and east property lines adjacent to the parking lot expansion area;
3. The parking layout shall comply with the standard 24 foot drive aisle width design;
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 south and west;
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-16-0470 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.



BOARD OF ZONING ADJUSTMENT
STAFF REPORT – December 21, 2016 Meeting
CASE NUMBER: DP-16-0471
Case Manager: Frank G. Breaux, AICP

Summary of Information:

Project Name:	Used Auto Sales
Property Address:	522 South Oates Street
Requested Action:	Special Exception
Applicant/Owner:	Kerry L. May

Zoning/Land Use:

ACREAGE OF SITE	.35
EXISTING LAND USE - SUBJECT	COMMERCIAL - IDLE
EXISTING LAND USE - NORTH	COMMERCIAL - IDLE
EXISTING LAND USE - SOUTH	COMMERCIAL
EXISTING LAND USE - EAST	COMMERCIAL
EXISTING LAND USE - WEST	SINGLE-FAMILY
ZONING DISTRICT - SUBJECT	B-1 (CENTRAL BUSINESS DISTRICT)
ZONING DISTRICT - NORTH	B-1
ZONING DISTRICT - SOUTH	B-1
ZONING DISTRICT - EAST	B-1
ZONING DISTRICT - WEST	R-4
FUTURE LAND USE MAP - SUBJECT	COMMERCIAL
FUTURE LAND USE MAP - NORTH	COMMERCIAL
FUTURE LAND USE MAP - SOUTH	COMMERCIAL
FUTURE LAND USE MAP - EAST	COMMERCIAL
FUTURE LAND USE MAP - WEST	RESIDENTIAL SINGLE-FAMILY

The applicant is requesting development plan approval for used automobiles sales at 522 South Oates Street. Staff has reviewed the request and reports the following findings of fact:

- a. The property and all adjoining properties are zoned B-1 & R-4 (High Density Residential Attached).
- b. Automobile sales within the B-1 District are permitted with special exception approval and conditions established by the BZA as authorized by Article VI, Sec 114-98.
- c. The Board of Zoning Adjustment approved a Special Exception for the proposed use on November 2, 2016.
- d. The previous use of the site was a car sales lot that operated since at least 2001. That operation ceased in 2015.
- e. The site is typical of others in the vicinity and the proposed use can be made compatible with surrounding development with proper buffering.



VICINITY MAP



AERIAL VIEW

Land Use Impact on Vicinity: The site operated for decades as a used car sales lot and the use is typical of others in its immediate vicinity. With proper buffering, the use can be made compatible with the adjacent residential uses to the west.

Land Use Compatibility/Land Use Plan: The Future Land Use Map (FLUM) identifies the subject parcel as suitable for commercial uses and the proposal is therefore 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:

The plan identifies four (4) parking spaces for employees and customers and ten (10) spaces for inventory. There is, however, no identified handicap space. In addition, there is no mention of the type of material to be utilized for the parking surface. If other than asphalt or concrete, the Planning Commission must approve the alternative surface material. With regard to site circulation, it appears that the driveway widths will only support one-way traffic. There is, however, no striping pattern shown on the plan.

Landscaping & Buffering:

Plantings along the front of the parking lot must comport to the requirements of Section 114-238(G). A detailed landscaping plan must be provided identifying all plant materials, plant numbers, sizes, etc., and a method of irrigation. A Type II buffer is also required per Sec 114-242(2) along the west side of the site as previously mentioned.

Impact on Travel:

Due to this development being a small used car lot with very light traffic accessing the property, the City will not recommend to ALDOT widening of the existing driveways adjacent to S. Oates Street (US 231). However, the City will require directional signs be placed at each driveway so that there is one-way in and one-way out. This should minimize any potential conflict between motorists ingressing and egressing the development via the same driveway.

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.
2. We will require as-built drawings for all sanitary sewer, storm drainage and detention pond work, if required. Detention pond as-builts shall include a topographic map, volume calculations, and as-built on outlet structure before Certificate of Occupancy (CO) is issued.
 3. We will require documentation providing the average daily and peak sanitary sewer flows for this development. All 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.
 4. South Oates Street is a state maintained highway which requires a permit for work performed within its rights-of-way.
 5. The following notes shall be added to the plan sets:
 - a. 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.
 - b. Address numbers/characters must be three (3) inches in height, proportional in width, and contrasting color to the background attached.
 - c. 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.
 - d. 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.
 6. If any grading or other improvements are required, 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.
 7. 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 requirements. 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. There is an existing water service in the sidewalk that can be used to serve the building.

2. The developer shall maintain and protect the existing water services during construction activities.

Fire Marshall: No comments.

1. Fire hydrant required within 250 feet of the building road frontage.

Staff Recommendation:

Staff recommends that Case No. DP-16-0471, request for development plan approval, as shown on the plan stamped "Received November 10, 2016, be approved, as authorized by Article V of the Zoning Ordinance, subject to the following conditions:

1. The detailed landscaping plan must be provided that meets the requirements of Section 114-238;
2. The parking plan shall provide for one van accessible handicap parking space with proper signage and striping;
3. The type of material to be utilized for the parking surface must be identified. If other than asphalt or concrete, the Planning Commission must approve the alternative surface material;
4. 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;
5. Resubmit the development plan incorporating all design changes;
6. All future correspondence or building permit plan submittal must make reference to Case DP-16-0471 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.



**PLANNING COMMISSION
STAFF REPORT – December 21 MEETING
CASE NUMBER: RZ-16-0477
Case Manager: Frank G. Breaux, AICP**

Summary of Information:

Property Location:	Lot 67, Block F, Griffin Heights Subdivision (Phase 2)
Requested Action:	Rezoning from B-3 to B-2
Applicant/Owner:	Downtown Investments, LLC

Zoning/Land Use:

EXISTING LAND USE - SUBJECT	VACANT
EXISTING LAND USE - NORTH	COMMERCIAL RETAIL
EXISTING LAND USE - SOUTH	SINGLE-FAMILY RESIDENTIAL/VACANT LOT
EXISTING LAND USE - EAST	COMMERCIAL RETAIL & VACANT PARCEL
EXISTING LAND USE - WEST	SINGLE-FAMILY RESIDENTIAL
ZONING DISTRICT - SUBJECT	B-3
ZONING DISTRICT - NORTH	B-2
ZONING DISTRICT - SOUTH	O-1 & R-1
ZONING DISTRICT - EAST	B-2
ZONING DISTRICT - WEST	R-1
PROPOSED ZONING - SUBJECT	B-2 (HIGHWAY COMMERCIAL)

ARTICLE VII. - CLASSIFICATION AND ESTABLISHMENT OF USES:

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 and are therefore subject to the development plan regulations. Development or redevelopment of these areas is subject to all regulations as established in article V, development plans.

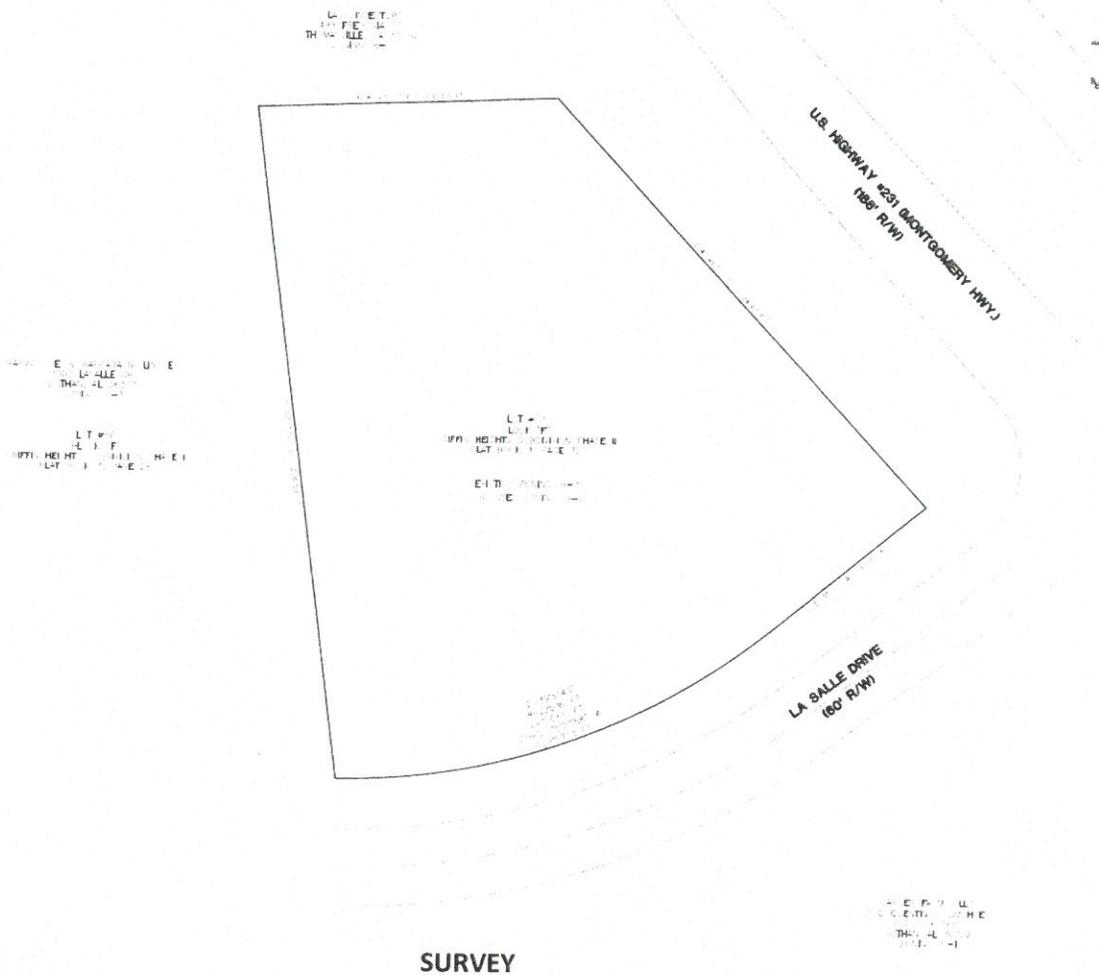
B-2, Highway commercial. The B-2 district is intended for major retail and service activities removed from the CBD, with major thoroughfare access and with adequate open space and parking. Landscaping and aesthetic considerations are important to this area with regional significance. The district is 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.



VICINITY



AERIAL



General Discussion: The subject lot is .77 acres in size and is located on the north side of La Salle Drive between a single-family residence and Montgomery Highway. No indication has been given as to why the applicant seeks to rezone the property.

Findings of Fact:

- The lot is part of Griffin Heights Subdivision, an R-1 zoned single-family subdivision platted in 1966.
- The applicant has given no reason for the rezoning request.
- The subject lot adjoins B-2 zoned property to its north.
- The subject lot adjoins a single-family residence to its west.
- Properties across the street (La Salle Dr.) include a vacant lot and a single-family residence.
- Any commercial development occurring on the lot would require, at a minimum, a Type II Buffer along the west side of the lot.
- The current B-3 zoning designation of the lot serves as a transition between the single-family neighborhood and Montgomery Highway.

Land Use Impact on Vicinity:

The B-2 zoning district allows for uses that would not be compatible with the existing single-family residences in the immediate vicinity. Although the lot has frontage on Montgomery Highway, the existing land use pattern in the immediate vicinity does not appear to favor rezoning the property to a full-fledged B-2 commercial designation.

Land Use Compatibility/Land Use Plan: The Future Land Use Map identifies the subject parcel as suitable for commercial use. The existing commercial B-3 zoning is therefore consistent with the Future Land Use Plan.

Impact on the Environment: There are no apparent environmental impacts associated with the requested zoning.

Impact on Travel: No comments.

Impact on Public Services and Facilities:

The property is located within the urbanized area of the city 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 predominance of single-family residences in the area. While consistent with the Future Land Use Plan, a change to a less restrictive commercial designation would not constitute sound planning practice and would remove the transitional zoning that today serves to protect the single-family residences in the area. Staff therefore recommends that Case No. RZ-16-0477, a request to rezone Lot 57, Block F, Griffin Heights Phase 2, from B-3 to B-2, having been duly considered in a public hearing held on December 21, 2016, following advertised legal notice, **be referred to the Dothan City Commission with a recommendation to deny** from the Planning Commission subject to the provisions of the City of Dothan Zoning Ordinance.



PLANNING COMMISSION
STAFF REPORT – December 21, 2016 MEETING
CASE NUMBER: RZ-16-0478
Case Manager: Frank G. Breaux, AICP

Summary of Information:

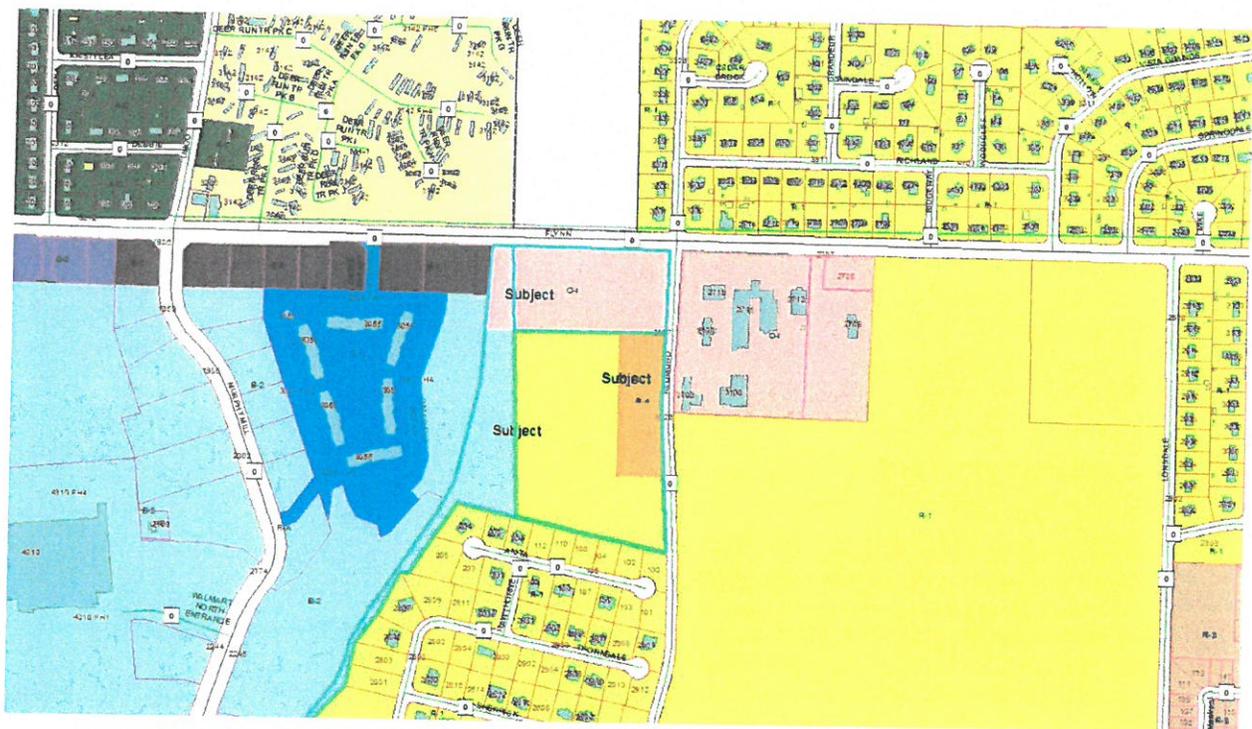
Property Location:	20.46 Acres situated between Flynn Rd. and Redmond Rd.
Requested Action:	Rezoning from R-1, R-4, B-2 & O-I to R-A
Applicant/Owner:	Griffin Heights Incorporated

Zoning/Land Use:

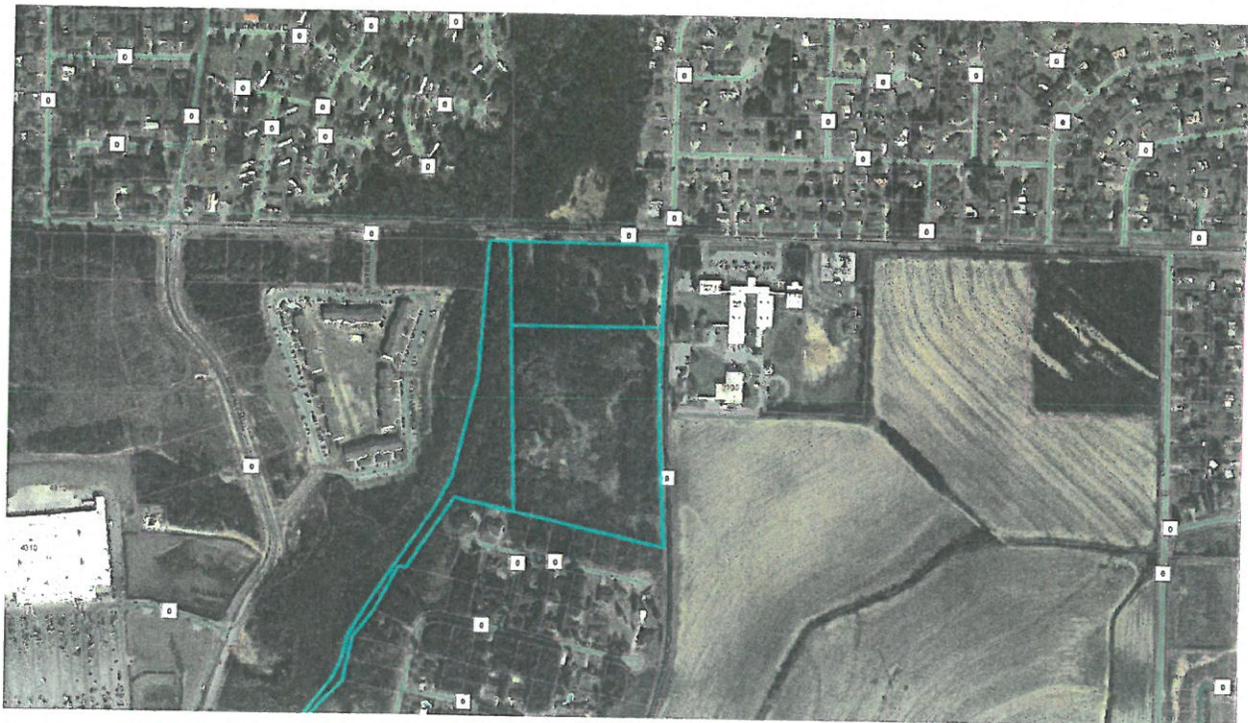
EXISTING LAND USE - SUBJECT	UNDEVELOPED
EXISTING LAND USE - NORTH	MOBILE HOME PARK/VACANT LAND
EXISTING LAND USE - SOUTH	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - EAST	INSTITUTIONAL
EXISTING LAND USE - WEST	MULTIFAMILY
ZONING DISTRICT - SUBJECT	R-1 (LOW DENSITY SINGLE-FAMILY RESIDENTIAL), R-4 (HIGH DENSITY SINGLE-FAMILY ATTACHED), B-2 (HIGHWAY COMMERCIAL) & O-I (OFFICE & INSTITUTIONAL)
ZONING DISTRICT - NORTH	MH-1 & UNINCORPORATED HOUSTON COUNTY
ZONING DISTRICT - SOUTH	R-1
ZONING DISTRICT - EAST	O-I
ZONING DISTRICT - WEST	R-A
PROPOSED ZONING - SUBJECT	R-A (APARTMENTS)

ARTICLE VII. - CLASSIFICATION AND ESTABLISHMENT OF USES

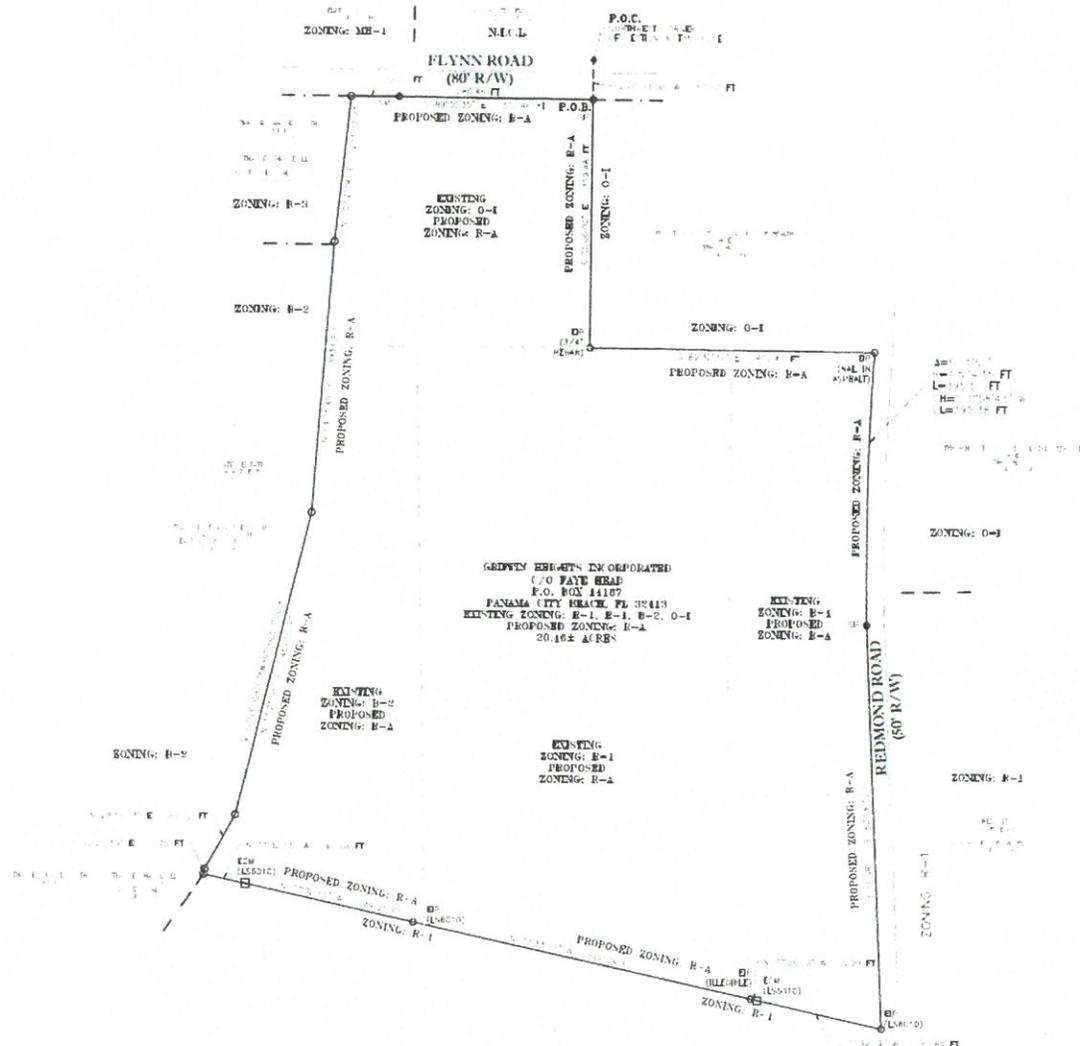
R-A, Residential, apartments, 8+ dwelling units, high density. This district is intended to provide for high density multi-family urban residential development, as illustrated in the following table, with related recreational facilities protected from intrusion of non-residential activity. The minimum number of dwelling units in R-A districts is eight (8); there is no maximum number of dwelling units. Single-family dwellings existing at the time of adoption of this ordinance are permitted uses. New single-family dwelling units are not permitted in R-A districts. Minimum lot size in R-A districts is twenty nine-thousand two-hundred (29,200) square feet. This number is based on the methodology of requiring seven thousand two-hundred (7,200) square feet for the first unit plus four thousand (4,000) square feet for the next four units and two thousand (2,000) square feet for each additional unit. Larger lots are permitted if so desired. As the Table of District Dimensional Regulations illustrates, zero lot lines are permitted along common walls, when approved by the building official and the planning commission. Setbacks are required between buildings; see the Table of District Dimensional Regulations (Article VIII, Section 114-132) for standards. Permitted uses are designed to stabilize and protect the essential characteristics of the area and permit certain home occupations as set forth in this chapter.



VICINITY



AERIAL



SUBJECT PARCEL

General Discussion: According to the survey, the property consists of four separate parcels and totals 20.46 acres. All are owned by Griffin Heights Incorporated. No reason was given for the proposed rezoning. Both multi-family and single-family uses are allowed within the R-A District.

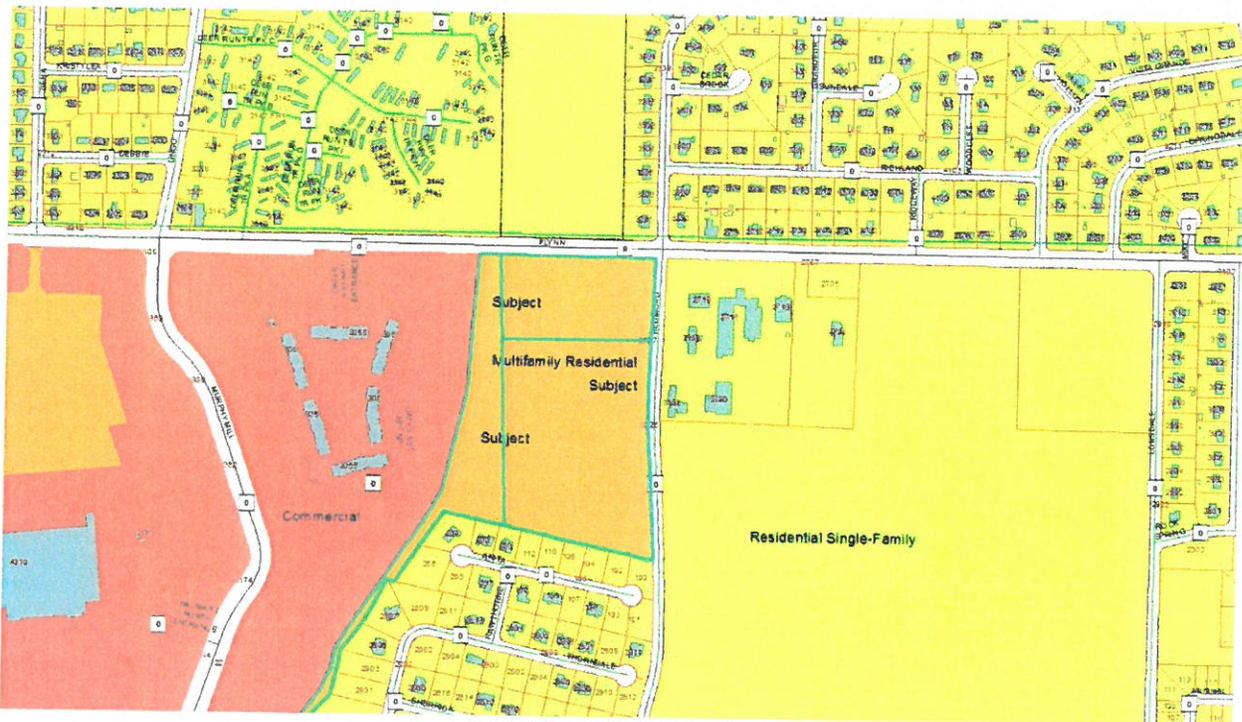
Findings of Fact:

- The predominant uses within the general vicinity are residential and institutional in nature.
- There is R-A zoned property directly to the west of the subject property that has developed as apartments (Oates Apts.).
- A County mental health facility is located across Redmond Road from the property and is zoned O-1.
- Holly Springs Subdivision, a single-family development, is located to the south of the property.

- The Little Choctawhatchee River forms the western border of the property.

Land Use Impact on Vicinity: The property is contiguous to R-A zoned property and the use of the property for residential purposes would be consistent with the current land use pattern within the general vicinity. The property has adequate roadway access to two collector streets. If the property is developed for apartments, a buffer will be required along the south property line.

Land Use Compatibility/Land Use Plan: The Future Land Use Map identifies this area as being suitable for commercial land uses. The request to rezone the property to B-2 is therefore consistent with the Future Land Use Plan.



FUTURE LAND USE MAP

Impact on the Environment: The property is contiguous to the Little Choctawhatchee River and a portion of it lies within the floodplain. Any development of the property must comply with the any and all applicable Federal, State and local requirements for flood prevention and stormwater runoff.

Impact on Public Services and Facilities: The property is located within the urbanized area of the city and additional infrastructure may be required once developed.

Staff Recommendation: Staff finds that the request is reasonable given the property’s location and size. The request is consistent with the Future Land Use Map and the proposed zoning is compatible with current land use patterns in the general vicinity. Staff therefore recommends that Case No. RZ-16-0478, a request to rezone 20.46 acres situated between Flynn Road and Redmond Road from R-1, R-4, B-2 & O-I to R-A, having been duly considered in a public hearing held on December 21, 2016, following advertised legal notice, **be referred to the Dothan City Commission for approval** with an affirmative recommendation from the Planning Commission subject to the provisions of the City of Dothan Zoning Ordinance.



PLANNING COMMISSION
STAFF REPORT – December 21, 2016 MEETING
CASE NUMBER: RZ-16-0479
Case Manager: Frank G. Breaux, AICP

Summary of Information:

Property Location:	3385 Ross Clark Circle
Requested Action:	Rezoning from B-3 to B-2
Applicant/Owner:	Meadowbrook Station, LLC

Zoning/Land Use:

EXISTING LAND USE - SUBJECT	IDLE – PREVIOUSLY A RESTAURANT
EXISTING LAND USE - NORTH	UNDEVELOPED LAND & COMMERCIAL
EXISTING LAND USE - SOUTH	UNDEVELOPED LAND & SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - EAST	COMMERCIAL & SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - WEST	SINGLE-FAMILY RESIDENTIAL
ZONING DISTRICT - SUBJECT	B-3 (LOCAL SHOPPING)
ZONING DISTRICT – NORTH	B-2 (HIGHWAY COMMERCIAL)
ZONING DISTRICT - SOUTH	O-2 (OFFICE PARK) & B-2
ZONING DISTRICT - EAST	R-4 (HIGH DENSITY SINGLE-FAMILY ATTACHED) & B-3
ZONING DISTRICT - WEST	R-1 (LOW DENSITY SINGLE-FAMILY RESIDENTIAL)
PROPOSED ZONING - SUBJECT	B-2

ARTICLE VII. - CLASSIFICATION AND ESTABLISHMENT OF USES:

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 and are therefore subject to the development plan regulations. Development or redevelopment of these areas is subject to all regulations as established in article V, development plans.

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.

Findings of Fact:

- The applicant has given no reason for the rezoning request.
- Full service restaurants are an allowed use within the B-3 District.
- The subject lot adjoins B-2 zoned property to its north.
- Properties across the street (Cornell Avenue) include two single-family residences.
- Any commercial redevelopment occurring on the lot would require, at a minimum, a Type II Buffer along the west side of the lot.
- The only existing buffer between the residences on Cornell Avenue and the restaurant parking lot is a wooden fence.
- The current B-3 zoning designation of the lot serves as a transition between the single-family neighborhood and Ross Clark Circle.

Land Use Impact on Vicinity:

The B-2 zoning district allows for uses that would not be compatible with the existing single-family residences in the immediate vicinity. Although the lot has frontage on Ross Clark Circle, the existing land use pattern in the immediate vicinity does not appear to favor rezoning the property to a full-fledged B-2 commercial designation.

Land Use Compatibility/Land Use Plan: The Future Land Use Map identifies the subject parcel as suitable for commercial use. The existing commercial B-3 zoning is therefore consistent with the Future Land Use Plan.



FUTURE LAND USE MAP

Impact on the Environment: There are no apparent environmental impacts associated with the requested zoning.

Impact on Travel: No comments.

Impact on Public Services and Facilities:

The property is located within the urbanized area of the city 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 predominance of single-family residences in the area. While consistent with the Future Land Use Plan, a change to a less restrictive commercial designation would not constitute sound planning practice and would remove the transitional zoning that today serves to protect the single-family residences in the area. Staff therefore recommends that Case No. RZ-16-0479, a request to rezone 2.35 acres of land located at 3385 Ross Clark Circle from B-3 to B-2, having been duly considered in a public hearing held on December 21, 2016, following advertised legal notice, **be referred to the Dothan City Commission with a recommendation to deny** from the Planning Commission subject to the provisions of the City of Dothan Zoning Ordinance.



CITY OF DOTHAN

Department of Planning and Development

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

Todd L. McDonald, AICP, Director

MEMORANDUM

To: Planning Commission
From: Frank G. Breaux, AICP *FB*
Date: December 8, 2016
Re: Magnolia Lake Subdivision – Request to Change Conditions of Approval.

On October 19, 2016, the Planning Commission approved Phase 1 of the Preliminary Plat for the subject subdivision with conditions. Phase 1 consists of 71 single-family lots. The developer is now requesting that the Planning Commission amend the condition that requires the construction of a right hand turn lane on Bethlehem road onto Murphy Mill Road. In addition, the developer also requests that he not be required to submit the Final Plat to the Planning Commission for approval.

Please find attached the developer's letter of request, correspondence from Houston County, a copy of the phasing plan and the subdivision approval letter.



November 16, 2016

Mr. Frank Breaux
P.O. Box 2128
Dothan, Alabama 36302
VIA Email: fgbreaux@dothan.org

**RE: Magnolia Lake Subdivision – Phase I
December, 2016 Planning Commission Submittal
Case #S-16-0387**

Dear Mr. Breaux:

As you are aware, Magnolia Lake subdivision preliminary plat was approved in the October 19, 2016 planning commission meeting with conditions. Among those conditions was a requirement to construct a right turn lane along Bethlehem Road onto Murphy Mill Road. As you know, Bethlehem Road falls under the jurisdiction of Houston County. As I expressed in the October planning commission meeting Houston County is opposed to the construction of the right turn lane. Therefore, we have resubmitted the preliminary plat to be placed on the December planning commission agenda and request that the requirement to construct a right turn lane along Bethlehem Road onto Murphy Mill Road be removed as a condition of approval.

Another item that we would like to address with this application is the requirement to re-submit the final plat for review and approval of the planning commission. We submitted the overall master plan in an effort to show the long term project intentions. However, as stated in the meeting, it is not economically feasible to build the entire subdivision at one time. Therefore we proposed a phased plan and outlined what portion of the project would be constructed as Phase I. Due to the fact that we submitted the entire plan rather than just the desired Phase I portion, the planning commission requested that we submit the Phase I final plat for another public hearing and approval. Therefore the preliminary plat that was submitted for the December meeting is for Phase I of Magnolia Lake subdivision only and we request that the requirement to submit the final plat to the planning commission for another public hearing be removed as a condition of approval. The final plat will be submitted for engineering and planning department approval as usual. If you should have any questions or need any additional information please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry W. Brookins II".

Larry W. Brookins II
Northstar Engineering Services, Inc.



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

October 19, 2016

Steve Strickland, PLS
Northstar Engineering Services
2431 Hartford Highway
Dothan, AL 36305

RE – S-16-0387 – Preliminary Plat approval for Magnolia Lake Subdivision, Phase 1, A-C District, Mark J. Dennis.

Dear Mr. Strickland:

At a public hearing on Wednesday, October 19, 2016, the Planning Commission approved the above referenced request 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. The emergency access gate located at the terminus of Meadowview Drive shall be designed and secured so that unauthorized vehicles cannot gain access;
3. A north bound, right turn lane shall be constructed within the Bethlehem Road right-of-way to the satisfaction of the Public Works Director and Houston Count Engineer;
4. The comments of all city departments are satisfied and/or incorporated into the Construction Plans and Final Plat; and,
5. All future correspondence and submittals shall reference Case S-16-0387.

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 blue ink that reads "Todd L. McDonald".

Todd L. McDonald, AICP
Director

TMc/fgb

cc: Building Official



October 26, 2016
Via Email/Postal Service

**Houston County
Commission**

Mark Culver
Chairman

Curtis Harvey
District 1 commissioner

Doug Sinquefield
District 2 commissioner

Jackie Battles
District 3 commissioner

Brandon Shoupe
District 4 commissioner

William Dempsey
Chief administrative officer

Mr. Steve Strickland, PLS
Northstar Engineering Services
2431 Hartford Highway
Dothan, AL 36305

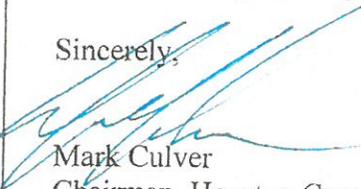
**Re: Northbound, Right-Turn Lane on Bethlehem Road for Magnolia
Lakes Subdivision**

Dear Mr. Strickland:

This letter is in follow up to the City of Dothan Department of Planning and Development's letter to you dated October 19, 2016, regarding "S-16-0387 - Preliminary Plat approval for Magnolia Lake Subdivision, Phase 1, A-C District, Mark J. Dennis." In that letter, condition #3 stated, "A north bound, right turn lane shall be constructed within the Bethlehem Road right-of-way to the satisfaction of the Public Works Director and Houston County Engineer." As you may be aware and as the Department of Planning and Development stated in its hearing on this preliminary plat, that section of Bethlehem Road is maintained by Houston County. Because Houston County maintains Bethlehem Road at the location where the proposed northbound, right-turn lane is recommended to be placed, the County has the authority to determine whether or not to require such changes to its road. Based upon this authority, the County does not require you to construct a northbound, right-turn lane within the Bethlehem Road right-of-way. If you choose to construct this turn lane or any other addition to county roads, please contact the Houston County Road & Bridge Department for the permitting application.

Thank you and good luck.

Sincerely,


Mark Culver
Chairman, Houston County Commission

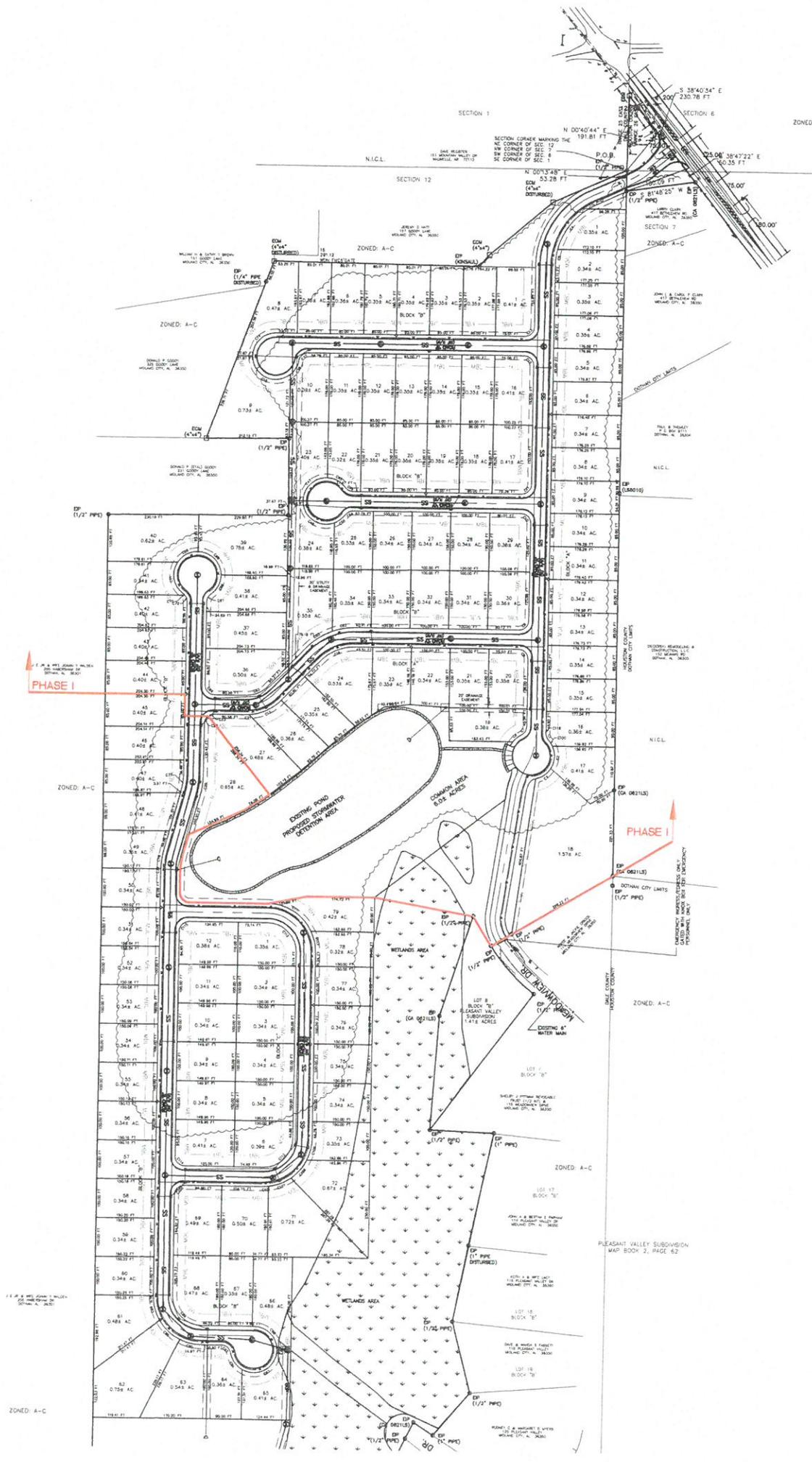
Cc: Todd McDonald, Director, City of Dothan Planning and Development
Barkley Kirkland, Engineer, Houston County
Press Register, Houston County Attorney
Brandon Shoupe, Houston County Commissioner, District 4

P.O. Drawer 6406
Dothan, Alabama 36302

(Phone) 334.677.4740

(Fax) 334.794.6633

www.houstoncounty.org



PHASE I

PHASE I

1/4" = 100' (SEE SHEET 1 FOR SCALE)

ZONED: A-C

ZONED:

PLEASANT VALLEY SUBDIVISION
MAP BOOK 2, PAGE 62

SECTION CORNER MARKING THE
NEW CORNER OF SEC
CONER OF SEC
SE CORNER OF SEC

N 00°40'44" E
191.81 FT

N 00°40'44" E
55.28 FT
EDM (4"x4")
(DISTURBED)

N 00°43'48" E
EDM (4"x4")
(DISTURBED)