

AMEND ZONING ORDINANCE - CHAPTER 114

Whereas, after a public hearing held on July 15, 2020, the Planning Commission adopted and recommended the proposed amendments to the Dothan City Commission.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Dothan, Alabama, as follows:

That **Article V, Development Plans, Sec. 114-76, Review Process, Sec. 114-78, Integration of Other Review Processes and Sec. 114-80, Appeal** are hereby amended as follows:

Sec.114-76 (1) a. *Application form* is deleted in its entirety and replaced with the following language. "The application shall be submitted to the department on a form provided by the department. The application shall be signed by the property owner or accompanied by an affidavit stating that the applicant is authorized to act on the owner's behalf. All applications shall be accompanied by a written narrative clearly describing the development."

Sec. 114-76 (1) b 1. *Paper Copies* is deleted in its entirety and replaced with the following language. "Eight (8) copies of a development plan drawn by a design professional such as an engineer, surveyor, or architect licensed in the State of Alabama of the property proposed to be developed. However, construction plans submitted for permitting by an architect or non-professional designer containing civil engineering design shall be stamped by a registered civil engineer. Development plan sheets shall be at a minimum scale of one inch equals fifty feet (1"=50'), suitable to fit on a twenty-four inch by thirty-six inch (24" X 36") sheet. When more than one sheet is required, an index sheet of the same size shall be included showing the entire parcel with individual sheet numbers referenced thereon. The following information is required on or in an acceptable form so as to accompany the development plan:"

Sec. 114-76 (1) b 1. (xxvi) is deleted in its entirety and replaced with the following language. "The provision of a photometric plan submitted prior to release of building permit indicating the luminance of all proposed exterior lighting, not exceeding .4 foot candles, extending fifty (50) feet beyond the property boundary when the project is adjacent to residentially zoned or used property."

The following sentence is added as item (xxviii) to Sec.114-76 (1) b 1. "The provision of five-foot wide sidewalks along all street frontages, public or private, constructed to the same standards as required in Article III of the City of Dothan Subdivision Regulations."

Sec. 114-76 (3) c. is deleted in its entirety and replaced with the following language. "All development plans shall be reviewed by the DRC. The DRC shall review the plan to determine if it conforms with the applicable regulations, standards and guidelines. Following review, a comprehensive list of non-conforming items shall be compiled and transmitted to the applicant. The applicant is responsible for resolving the items contained in the list that results from DRC review. Revised plans shall be submitted in the same manner as the original submission."

Sec. 114-76 (3) d. and e. are deleted in their entireties.

Sec. 114-76 (3) g. is deleted in its entirety and replaced with the following language. "Following DRC approval, the development plan shall be stamped "approved". Two (2) copies of the approved plan shall be returned to the applicant, one of which shall be submitted with the building permit package. No application for a building permit shall be accepted without an approved development plan which comports to the DRC approval."

Sec. 114-76 (5) a. and b. are deleted in their entireties.

Sec.114-76 (5) c. *Written notice* is deleted in its entirety and replaced with the following language. "Written notice to adjacent property owners is required for all developments plans. The applicant shall provide the names and addresses of adjacent property owners on all sides and across any street according to the official tax records of the appropriate

County in which the proposal is located. The city shall send notice of the proposed development project to adjacent property owners via first-class mail. The cost of said written notice shall be included in the initial application fee."

Sec. 114-76 (6) *Certification of plan* is deleted in its entirety and replaced with the following language. "A development plan approved or approved conditionally by the DRC shall be the certified development plan. All certified development plans are valid for one (1) year but may be extended with DRC approval."

Sec. 114-76 (8) *Amendment of a certified plan* is deleted in its entirety and replaced with the following language. "The administrative official, at his discretion, may forward any application for development plan amendment to the development review committee or to one or more individual departments for review."

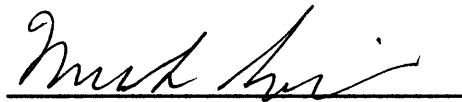
Sec. 114-78 (a) *Planned unit development plans* is deleted in its entirety and replaced with the following language. "Properties which are proposed to be developed as a planned unit development (PUD) shall submit a plan of the entire proposed development to the DRC. Following approval by the DRC, the planning commission shall review the plan at public hearing. A revised development plan, incorporating matters of concern to the planning commission shall be prepared and submitted to the administrative official for certification."

Sec. 114-80. **Appeal** is deleted in its entirety and replaced with the following language. "An applicant may appeal the recommendations of the DRC to the administrative official. For any such appeal, the applicant shall submit a written statement identifying the conditions appealed from."

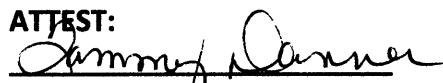
Section 2. That the City Clerk of the City of Dothan is hereby ordered and directed to cause this ordinance to be published.

Section 3. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect immediately from and after the date of its final passage and adoption.

PASSED, ADOPTED, AND APPROVED ON September 1, 2020.



Mayor

ATTEST:


Tammy Danner, City Clerk



Associate Commissioner District 1

Associate Commissioner District 2



Associate Commissioner District 3



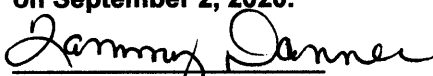
Associate Commissioner District 4

Associate Commissioner District 5



Associate Commissioner District 6
BOARD OF CITY COMMISSIONERS

I, hereby certify that the above Ordinance was published in THE DOTHAN EAGLE, a newspaper of general circulation and published in the City of Dothan, Alabama on September 2, 2020.



Tammy Danner
City Clerk