

ORDINANCE NO. 2021- 96

AMENDING THE ZONING ORDINANCE - CHAPTER 114

Whereas, after a public hearing held on February 17, 2021, the City of Dothan Planning Commission does recommend approval of the proposed following amendments to the City of Dothan Zoning Ordinance.

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

Section 1. That Article X, Special Districts Section 114-157, Downtown Overlay District, is hereby amended as follows:

Delete 114-157 (d) & (f) in their entirety and replaced with the following:

A Downtown Overlay District (DOD) is established as follows: Beginning at the intersection of the south right-of-way of West Crawford Street and the east right-of-way of South Oates Street; thence easterly along West Crawford Street and East Crawford Street to the West right-of-way of South Saint Andrews Street; thence South along the West right-of-way South Saint Andrews Street a distance of 275 feet more or less; thence northeasterly to the intersection of the East right-of-way of South Saint Andrews Street and the South right-of-way of East Crawford street; thence along the South right-of-way of East Crawford Street to the projected East right-of-way of Holman Street; thence northerly along Holman Street to a projected intersection with the northerly right-of-way of the Norfolk South Railway; thence northeasterly along said Railway right-of-way a distance of approximately 1150 ft. to a projected intersection of the east right-of-way of Brundidge Street; thence north along said projected right-of-way to the right-of-way of Brundidge Street to the north right-of-way of East Adams Street; thence west along East Adams to the east right-of-way of North College Street; thence north along North College Street to a projected intersection with the south side of the right-of-way of the CSX Railroad; thence westerly along the south right-of-way of the CSX Railroad to the west right-of-way of North Foster Street; said point also being the intersection of the west right of way of North Foster Street and the northerly property line of Lot 2 of Porter's Market Subdivision as recorded in Map Book 16, Page 20; thence following the northerly property line of Lot 2 of the Porter's Market Subdivision to the northwest property corner of Lot 2; thence southwesterly following along the northwest property line of Lot 2 to the intersection of the northwesterly property line of Lot 2 and the north property line of Lot 3 of the Porter's Market Subdivision; thence following along the north property line of Lot 3 to the east right-of-way of North Oates Street; thence southerly along the east right-of-way of North Oates Street and South Oates Street to West Crawford Street and the point beginning. The district shall include property having frontage on the streets forming the boundary but shall not include property on the north side of the CSX Railroad or lot 1 of the Porter Market Subdivision.

(f) Establishment of subdistrict boundaries. The DOD is further divided into three (3) sub-districts; The Entertainment District, the Historic Core/Government District and the Contemporary/Redevelopment District.

Contemporary & Redevelopment District: Beginning at the intersection of East Adams and North College Street; then north along North College Street to East Powell Street; then north along the projection of North College Street to the south side of the right-of-way of the CSX Railroad; then westerly along the south side of the right-of-way of the CSX Railroad to the west right-of-way of North Foster Street; said point also being the intersection of the west right of way of North Foster Street and the northerly property line of Lot 2 of Porter's Market Subdivision as recorded in Map Book 16, Page 20; thence following the northerly property line of Lot 2 of the Porter's Market Subdivision to the northwest property corner of Lot 2; thence southwesterly following along the northwest property line of Lot 2 to the intersection of the northwesterly property line of Lot 2 and the north property line of Lot 3 of the Porter's Market Subdivision; thence following along the north property line of Lot 3 to the east right-of-way of North Oates Street; thence southerly along the east right-of-way of North Oates Street to West Adams Street; then east along East and West Adams to the point of beginning. The district shall include property having frontage on the streets forming the boundary except only those properties on the north side of East and West Adams Street are included in the sub-district. No properties on the north side of the CSX Railroad or lot 1 of the Porter's Market Subdivision.

Section 2. That the map in Section 114-457 (g) depicting the boundary and subdistrict boundaries of the overlay district shall be changed to reflect the above descriptions.

Section 3. That the City Clerk of the City of Dothan is hereby ordered and directed to cause this ordinance to be published.

Section 4. 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 May 4, 2021.


Mayor

ATTEST:

Wendy Shiver, City Clerk

Associate Commissioner District 1


Associate Commissioner District 2

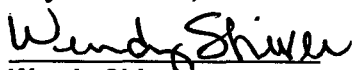

Associate Commissioner District 3

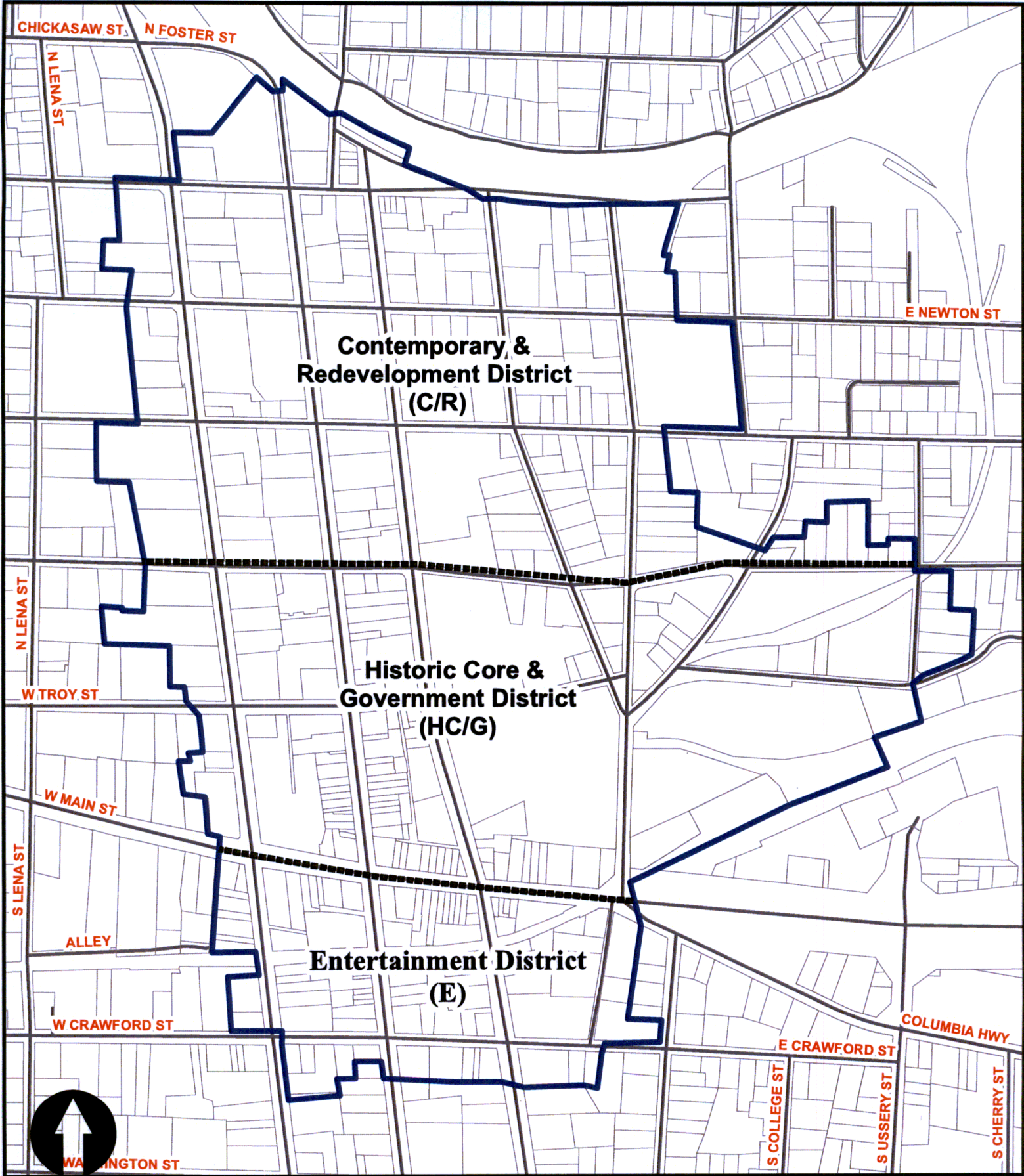

Associate Commissioner District 4


Associate Commissioner District 5


Associate Commissioner District 6
BOARD OF CITY COMMISSIONERS

I hereby certify that notice of this ordinance was published on April 11, April 18, and May 5, 2021 in THE DOTHAN EAGLE, a newspaper of general circulation in the City of Dothan, Alabama.


Wendy Shiver
City Clerk



**DOWNTOWN OVERLAY
DISTRICT AND SUBDISTRICTS**