

## NOTICE

Notice is hereby given that on the 21st day of October, 2025, the Board of Commissioners of the City of Dothan, Alabama, will consider for passage and adoption at its regular meeting in the Commission Chamber in the City Hall of said City the following ordinance at which time all persons who desire shall have an opportunity of being heard in opposition to or in favor of said ordinance.

### ORDINANCE NO. 2025-280

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

Section 1. As authorized by the State of Alabama Code, 1975, Section 11-52-70, municipal corporations may, from time to time, rearrange or alter the boundaries of the various zoning districts by adoption of an ordinance describing such alteration.

Section 2. The Planning Commission of the City of Dothan, Alabama did on September 17, 2025, and after public notice as required by law and codified in Chapter 114 of the Code of Ordinances of the City of Dothan, Alabama, hold a public hearing and did not recommend rezoning the land as described below. All citizens had the opportunity to speak in favor or in opposition to amending the Zoning Map of the City of Dothan, Alabama, adopted therein and on file in the offices of the City Clerk and the Planning Commission of the City of Dothan, Alabama. The proposed amendment follows:

Section 3. The following described land, owned by Hejal Patel, Madison Real Property LLC, now zoned R-1 (Residential Single Family, Low Density), is hereby rezoned and classified as B-2 (Highway Commercial), and shown on the Zoning Map of the City of Dothan, Alabama:

#### LEGAL DESCRIPTION (AS RECORDED IN DEED BOOK 710, PAGE 563)

A LOT OR PARCEL OF LAND IN THE CITY OF DOTHAN, HOUSTON COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK "B", OF THE RIDGEVALE SUBDIVISION AS PER PLAT RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF HOUSTON COUNTY, ALABAMA, IN DEED BOOK 8, PAGE 582 AND THENCE S77°-35'E ALONG THE NORTH SIDE OF WEST MAIN STREET, 101.34 FEET; THENCE N00°-LL'-28E, 182.25 FEET; THENCE N00°-22'-17"E, 140.78 FEET TO THE SOUTH SIDE OF WEST BURDESHAW STREET; THENCE N89°-0L'-21"W ALONG THE SOUTH SIDE OF WEST BURDESHAW STREET, 100 FEET; THENCE S00°-27-46"W, 102.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK "B", THENCE S00°-05'-38"E ALONG THE WEST LINE OF SAID LOT 4, 200 FEET TO THE POINT OF BEGINNING. SAID LOT BEING ALL OF LOT 4, PARTS OF LOTS 2, 3, 8, 9, AND 10 OF BLOCK "B" OF THE RIDGEVALE SUBDIVISION AND CONTAINING 0.716 ACRES MORE OR LESS.

Section 4. That portions of said Zoning Map of the City of Dothan, Alabama, referred to in said Chapter 114 of the Code of Ordinances, which have been zoned and classified as set out above to be changed to show aforesaid rezoning and classification.

PASSED, ADOPTED, AND APPROVED ON OCTOBER 21, 2025.

ATTEST:  
Wendy Shiver  
Wendy Shiver, City Clerk

[Signature]  
Mayor

Vivian K. Daniels  
Associate Commissioner District 1

Phillips D. Kuhn  
Associate Commissioner District 2

Bruce Palmer  
Associate Commissioner District 3

[Signature]  
Associate Commissioner District 4

[Signature]  
Associate Commissioner District 5

[Signature]  
Associate Commissioner District 6

BOARD OF CITY COMMISSIONERS

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I hereby certify that the above ordinance/notice was published once a week for two consecutive weeks in THE DOTHAN EAGLE on September 27, 2025 and October 4, 2025.

Wendy Shiver  
Wendy Shiver, City Clerk

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I, Wendy Shiver, do hereby certify that a synopsis of the above ordinance was published in THE DOTHAN EAGLE, a newspaper of general circulation and published in the City of Dothan, Alabama, on October 28, 2025.

Wendy Shiver  
Wendy Shiver, City Clerk

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I hereby certify that a copy of the above ordinance has been filed in the Office of the Probate Judge together with a map pertaining thereto.

Wendy Shiver  
Wendy Shiver, City Clerk

# RZ: 25-0005: 1512 W. Main Street

Current Zoning

B-2: Highway Commercial

R-1: Residential Single-Family, Low Density

Proposed Zoning

B-2: Highway Commercial

