

NOTICE

Notice was given that on the 2<sup>nd</sup> day of December, 2025, the Board of Commissioners of the City of Dothan, Alabama, shall 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. 2025-300**

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, held a public hearing on case TXT-2025-0003 and recommended that boundaries of the U.S. Highway 84 East Overlay District be amended to remove the proposed properties as identified in the Staff Report. All citizens had the opportunity to speak in favor or in opposition to the proposed amendment. Following discussion, a motion was approved by a vote of six yeas and three nays to recommend removal of all properties with the exception of Parcel Number 10-09-29-4-000-001-000, which said property is shown on the Houston County GIS Map as being registered to Preston William Charles & Peppi P. Cooper.

Section 3. The Board of City Commissioners of the City of Dothan, Alabama did on November 4, 2025, and after public notice as required by law, held a public hearing on the recommendation approved by the Planning Commission. All citizens had the opportunity to speak in favor or in opposition to the proposed ordinance. Following discussion, a motion was approved by a vote of four yeas, two nays, and one abstention to amend the ordinance to include Parcel Number 10-09-29-4-000-001-000, which said property is shown on the Houston County GIS Map as being registered to Preston William Charles & Peppi P. Cooper. Being that this amendment is a substantial change from the Planning Commission's recommendation, a public hearing is required prior to consideration of the amended ordinance. The proposed ordinance amendment follows:

Section 4. The following described parcels of land located within the U.S. Highway 84 East Overlay District currently zoned MUD2 (Mixed Use District 2) or MUD3 (Mixed Use District 3) are hereby removed from the U.S. Highway 84 East Overlay District:

10-09-29-4-000-001-000	0 S BEVERLYE RD	PRESTON WILLIAM CHARLES & PEPPY P COOPER
10-09-29-4-000-001-013	0 S BEVERLYE RD	COLEY & MARTHA ANN MATHIS
10-09-29-4-000-001-015	0 S BEVERLYE RD	COLEY & MARTHA ANN MATHIS
10-09-29-4-000-001-023	0 OPPERT RD	COLEY & MARTHA ANN MATHIS
10-09-29-4-000-001-019	0 OPPERT RD	COLEY & MARTHA ANN MATHIS
10-09-29-4-000-001-018	0 OPPERT RD	COLEY & MARTHA ANN MATHIS
10-09-29-4-000-001-010	0 S BEVERLYE RD	COLEY & MARTHA ANN MATHIS
10-09-29-4-000-001-017	0 OPPERT RD	COLEY & MARTHA ANN MATHIS
10-09-29-4-000-001-009	574 S BEVERLYE RD	COLEY CHRIS & JAYNE S MATHIS
10-09-29-4-000-005-004	0 S BEVERLYE RD	COLEY CHRIS MATHIS
10-09-29-4-000-001-025	0 S BEVERLYE RD	COLEY CHRIS MATHIS
10-09-29-4-000-001-024	0 S BEVERLYE RD	COLEY & ANN MATHIS
10-09-29-4-000-001-014	0 S BEVERLYE RD	COLEY MATHIS
10-09-29-4-000-001-011	0 OPPERT RD	COLEY MATHIS
10-09-29-4-000-001-028	0 OPPERT RD	DAVID HURST
10-09-29-4-000-001-020	782 S BEVERLYE RD	DAVID RICHARD BECKWORTH
10-09-29-4-000-001-003	1057 OPPERT RD	FGS CONSTRUCTION LLC
10-09-29-4-000-001-027	0 OPPERT RD	JACKIE & BETTY BRACKIN
10-09-29-4-000-001-005	913 OPPERT RD	JACKIE L & BETTY BRACKIN
10-09-29-4-000-001-004	0 OPPERT RD	JACKIE L & BETTY BRACKIN
10-09-32-1-000-001-012	832 S BEVERLYE RD	JENNIFER J WHITE

10-09-29-4-000-001-012	1025 OPPERT RD	LINDA FULTON
10-09-29-4-000-001-016	0 OPPERT RD	LINDA M FULTON
10-09-29-4-000-001-002	1001 OPPERT RD	MARION HURST (LIFE EST)
10-09-29-4-000-006-000	600 S BEVERLYE RD	MARTHA ANN MATHIS
10-09-29-4-000-001-001	947 OPPERT RD	ROBERT STEVEN & DEBORAH G KIRKLAND
10-09-29-4-000-001-022	760 S BEVERLYE RD	ROY LARRY & TONJA MATHIS SASSER
10-09-29-4-000-005-002	1030 ROWLAND RD	SHARON MCCORKLE
10-09-29-4-000-001-021	0 OPPERT RD	TONJA M SASSER
10-09-29-4-000-005-003	0 ROWLAND RD	WANDA BAXTER TENNYSON
10-09-29-4-000-005-001	990 ROWLAND RD	WILLIAM C WATSON & BARBARA WATSON
10-09-29-4-000-001-006	843 OPPERT RD	JUSTIN & STEPHANIE HARDEN
10-08-28-3-000-002-000	0 SAINT LAWRENCE DR	NEW TOWN DEVELOPMENT LLC
10-08-28-3-000-002-090	0 SAINT LAWRENCE DR	NEW TOWN DEVELOPMENT LLC
10-08-28-3-000-002-091	0 SAINT LAWRENCE DR	NEW TOWN DEVELOPMENT LLC
10-08-28-3-000-002-092	0 SAINT LAWRENCE DR	NEW TOWN DEVELOPMENT LLC
10-09-32-1-000-001-005	889 S BEVERLYE RD	TOLAR JACK LEE & NANCY
10-09-32-1-000-001-006	861 S BEVERLYE RD	LEWIS W CHARLES & GERALDINE
10-09-32-1-000-001-007	811 S BEVERLYE RD	BENNETT DOUGLAS W & DANA T

Section 5. That Chapter 114 - Zoning, Article X. - Special Districts, Division 3. - U.S. Highway 84 East Overlay District, Sec. 114-161. of the City of Dothan Code of Ordinances is hereby amended to replace Map 1-Overlay Boundary and Map 2-Subdistricts to reflect said removed properties.

Section 6. That portions of said Zoning Map of the City of Dothan, Alabama, be changed to show aforesaid removal of these properties from the U.S. Highway 84 East Overlay District and reclassified as shown prior to the adoption of the U.S. Highway 84 East Overlay District.

**PASSED, ADOPTED, AND APPROVED ON DECEMBER 2, 2025.**

**-Absent-**

ATTEST:

Wendy Shiver  
City Clerk

Mayor

Vivian K. Daniels  
Associate Commissioner District 1

Phillipe Hurdy  
Associate Commissioner District 2

[Signature]  
Associate Commissioner District 3

[Signature]  
Associate Commissioner District 4

[Signature]  
Associate Commissioner District 5

[Signature]  
Associate Commissioner District 6

BOARD OF CITY COMMISSIONERS

**-Nay-**  
Mayor  
Pro Tem

**-Nay-**

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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 November 8, 2025 and November 15, 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 December 6, 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



# Text 2025-0003: South of Rowland Road & Beverly Road

## Current Zoning

MUD2: Mixed Use District 2

MUD3: Mixed Use District 3

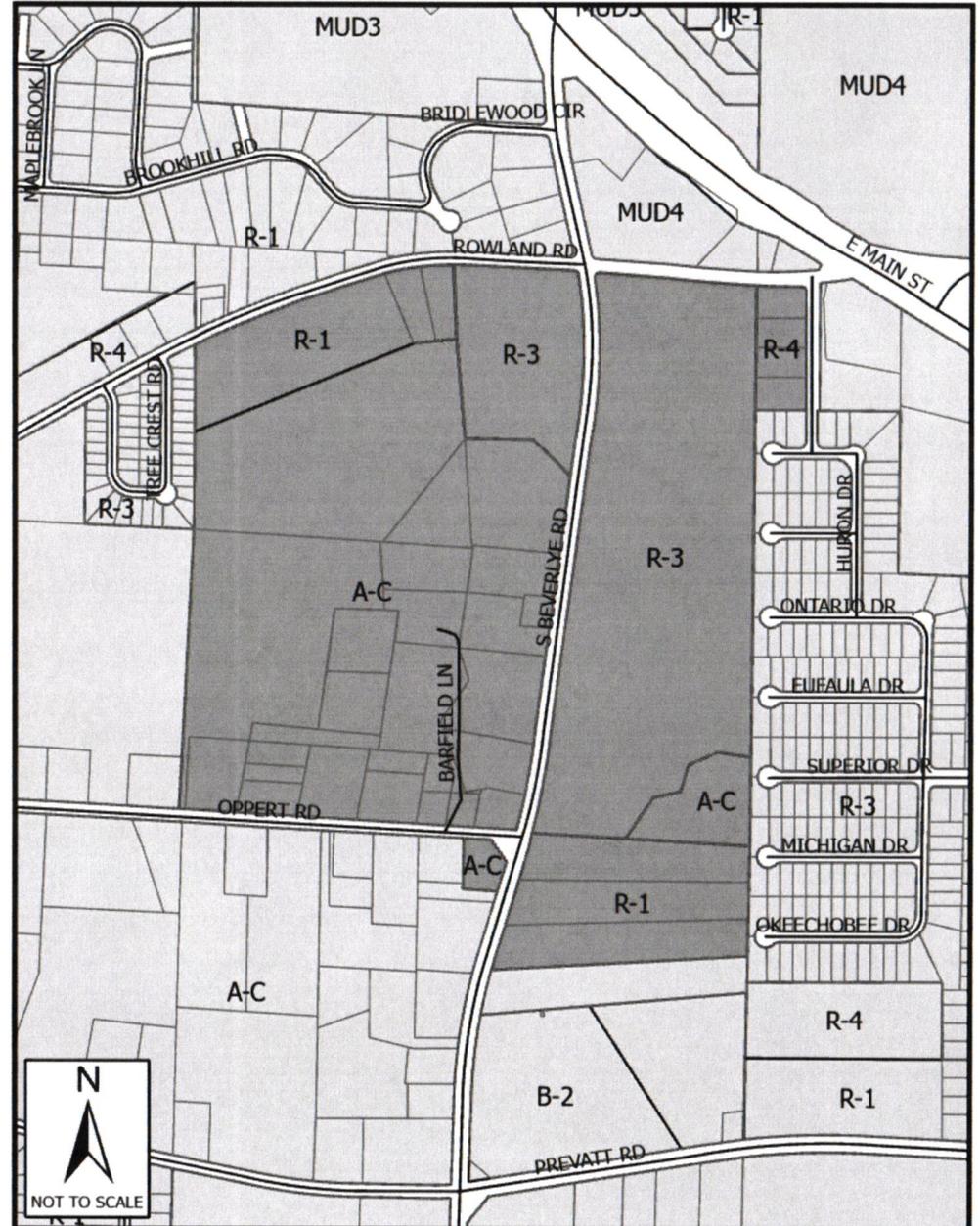
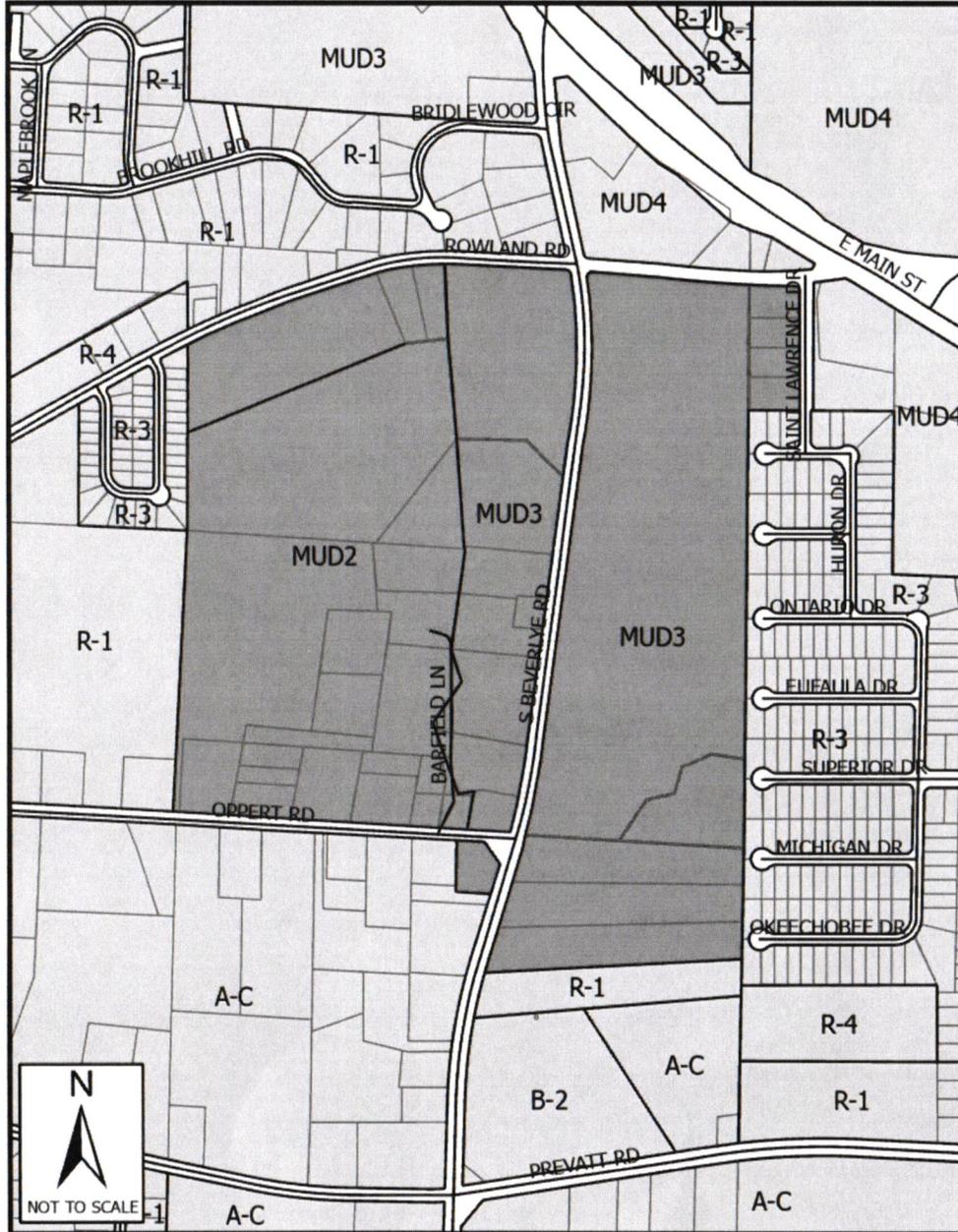
## Proposed Zoning

A-C: Ag Con, Residential SF, Very Low Density

R-1: Residential Single-Family, Low Density

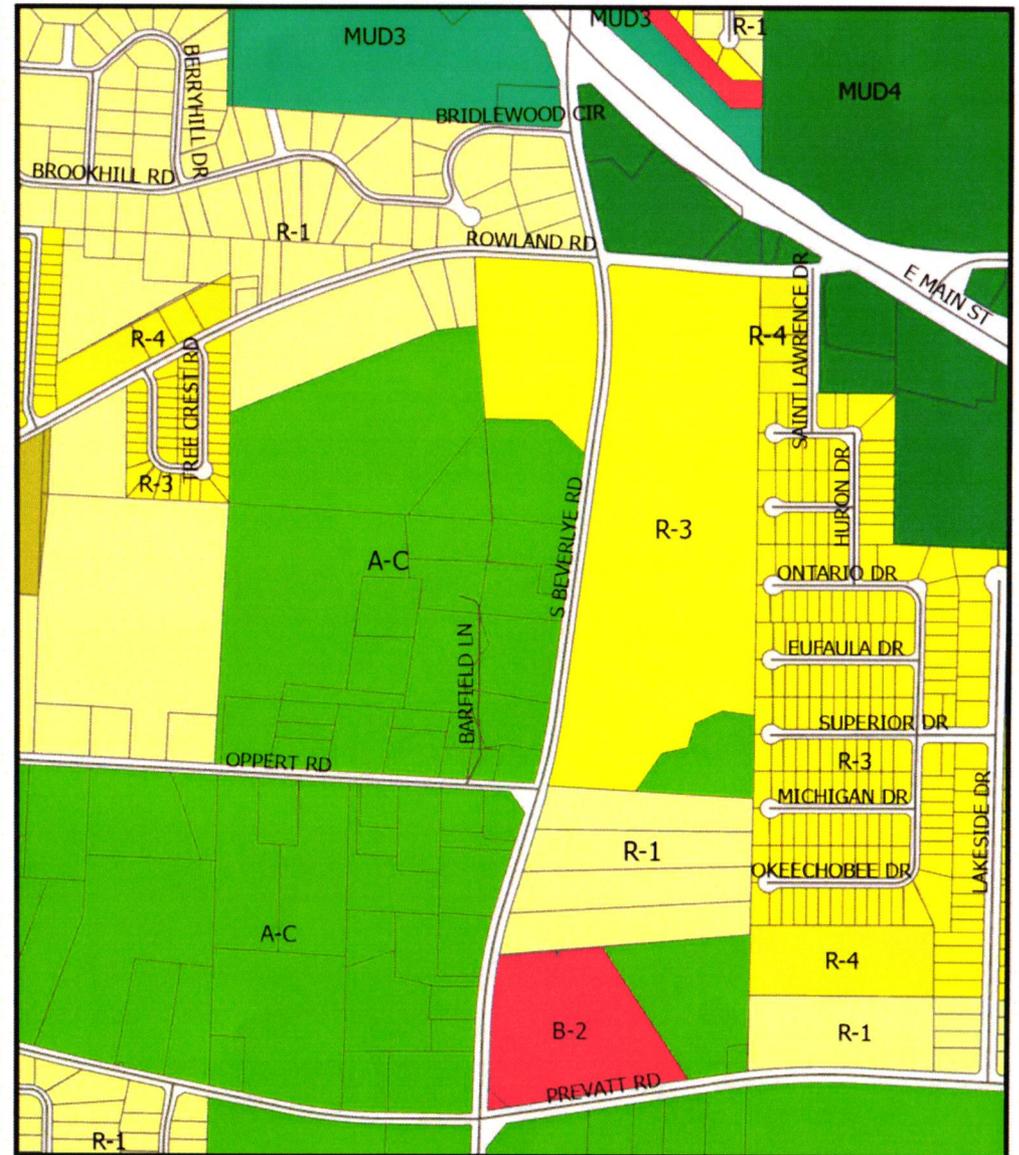
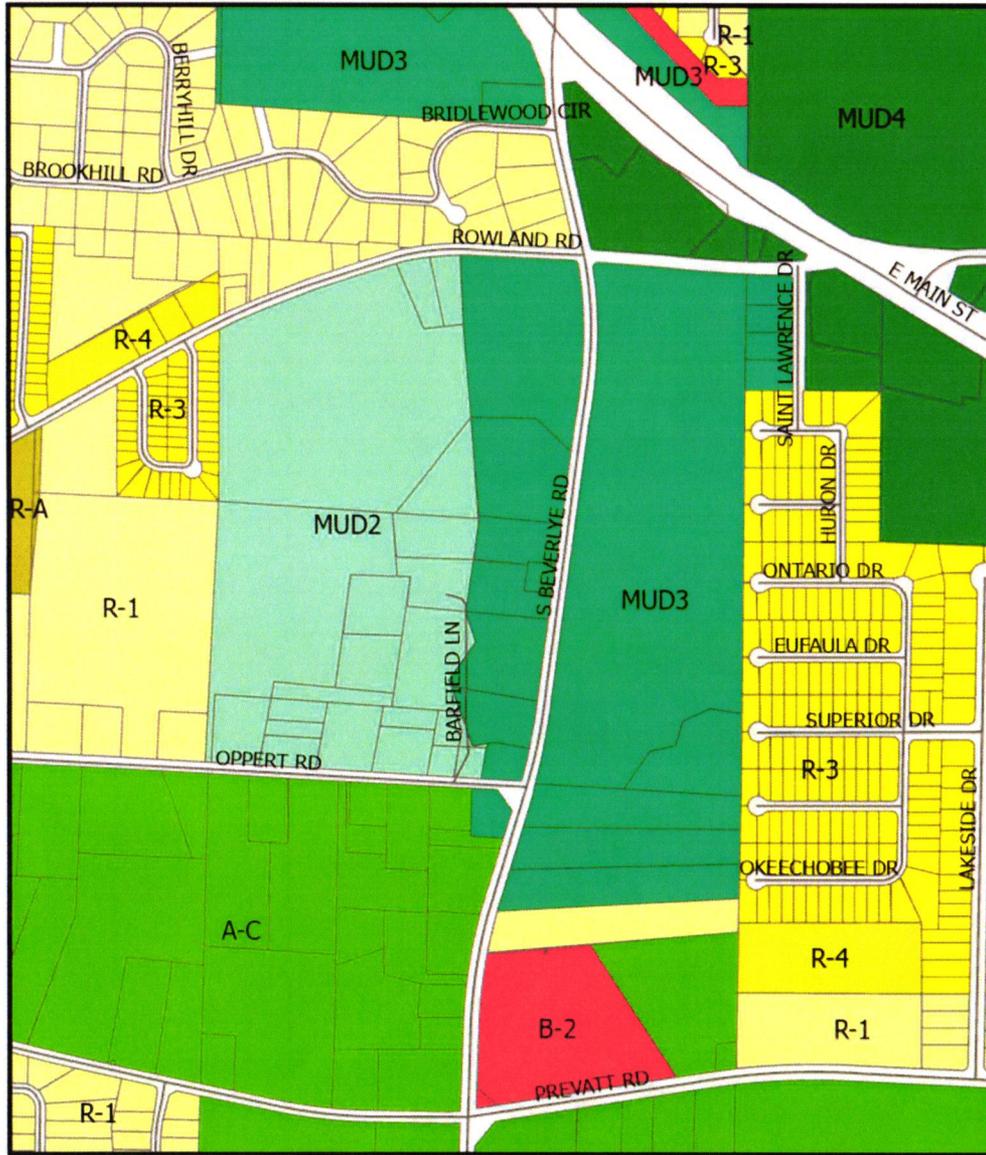
R-3: Residential Single-Family, High Density

R-4: Residential, Attached, High Density (2-7 units)



# Current Zoning

# Proposed Zoning



- |  |                                |                                 |  |  |                            |                            |
|--|--------------------------------|---------------------------------|--|--|----------------------------|----------------------------|
| A-C: Agriculture Conservation, Residential Single-Family, Very Low Density | B-3: Local Shopping            | O-1: Office/Institutional       | R-1: Residential Single-Family, Low Density    | R-4: Residential, Attached, High, High Density (2-7 units) | DTE: Downtown Edge         | MUD4: Mixed Use District 4 |
| B-1: Central Business  | H-I: Heavy Industry            | O-2: Office Park                | R-2: Residential Single-Family, Medium Density | R-A: Residential Multifamily, High Density (8+ units)      | INST: Institutional        | Airport                    |
| B-2: Highway Commercial  | L-I: Light Industry            | O-3: Neighborhood Office        | R-3: Residential Single-Family, High Density   | DT: Downtown   | MUD2: Mixed Use District 2 | Target Area                |
| MH-1: Mobile Home Parks  | MH-2: Mobile Home Subdivisions | PUD: Planned United Development |  |  | MUD3: Mixed Use District 3 | Parcels_County_Current     |

