

N O T I C E

Notice is hereby given that on the 24th day of March, 2026, 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. _____

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 January 21, 2026, 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 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 Water Oak 12, LLC, now zoned A-C, Agricultural-Conservation District, is hereby rezoned and classified as R-1, Residential Single-Family, Low Density, and shown on the Zoning Map of the City of Dothan, Alabama:

ONE TRACT OR PARCEL OF LAND IN THE CITY OF DOTHAN, HOUSTON COUNTY, ALABAMA ASSURVEYED BY THE BOUNDARY HUNTER, LLC, AS PER PLAT DATED JUNE 10, 2024, AND BEING MORE PARTICULARITY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING 4"X4" CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 27 EAST AND THE POINT OF BEGINNING; THENCE S87°20'35"E FOR A DISTANCE OF 339.58 FEET TO AN EXISTING 5/8" IRON PIPE; THENCE S87°17'56"E FOR A DISTANCE OF 300.12 FEET TO AN EXISTING 4"X4" CONCRETE MONUMENT; THENCE S87°16'35"E FOR A DISTANCE OF 281.88 FEET TO AN EXISTING 4"X4" CONCRETE MONUMENT ON THE WEST RIGHT OF WAY (R/W) LINE OF SOUTH BEVERLYE ROAD (80' R/W) (PAVED); THENCE ALONG SAID WEST R/W LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 4,679.02 FEET AND AN ARC LENGTH OF 271.15 FEET, WITH A CHORD BEARING AND DISTANCE OF S11°58'21"W, 271.11 FEET TO AN EXISTING 4"X4" CONCRETE MONUMENT; THENCE ALONG THE WEST R/W LINE OF LUTHER WAY (80' R/W) (PAVED) S10°22'23 "W FOR A DISTANCE OF 223.40 FEET TO AN IRON PIN SET (IPS) (1/2" REBAR, CAP #CA 1143); THENCE LEAVING SAID R/W LINE S84°23'46"W FOR A DISTANCE OF 119.18 FEET TO AN IPS; THENCE S65°53'51"W FOR A DISTANCE OF 295.58 FEET TO AN IPS; THENCE S40°04'34"W FOR A DISTANCE OF 318.48 FEET TO AN IPS ON THE NORTHEAST R/W LINE OF COTTONWOOD ROAD (80" R/W) (PAVED); THENCE ALONG SAID NORTHEAST R/W LINE N50°56'47"W FOR A DISTANCE OF 300.64 FEET TO AN EXISTING 4"X4" CONCRETE MONUMENT (DISTURBED); THENCE LEAVING SAID R/W LINE N00°21'43"W FOR A DISTANCE OF 449.57 FEET TO AN EXISTING 5/8" IRON PIPE; THENCE N01°13'22"E FOR A DISTANCE OF 265.37 FEET TO THE POINT OF BEGINNING; SAID LAND BEING LOCATED IN THE SE1/4 OF THE NW1/4 OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 27 EAST AND CONTAINS 13.36 ACRES, MORE OR LESS. TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON.

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 _____.

Mayor

ATTEST:

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/notice was published once a week for two consecutive weeks in THE DOTHAN EAGLE on February 21, 2026 and February 28, 2026.

City Clerk

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 _____.

City Clerk

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.

City Clerk

Northern portion of 105 Luther Way Parcel ID 16-03-05-2-000-003-000

Current Zoning

A-C: Ag Conservation

Residential SF, Very Low Density

Proposed Zoning

R-1: Residential Single-Family, Low Density

