



BOARD OF ZONING ADJUSTMENT AGENDA

A public hearing will be held by the Board of Zoning Adjustment of the City of Dothan, Alabama, on **Wednesday, March 4, 2026, at 9:00 a.m.**, in the City Commission Chambers, 126 North St. Andrews Street, Room 203, of the Roy L. Driggers Municipal Building (Civic Center) following an **8:30 a.m. preliminary meeting** which is open to the public.

The following items will be reviewed at both meetings:

1. **Invocation**
2. **Pledge of Allegiance**
3. **Roll Call:** Chair, Gina Grant ___ Vice-Chair, Brandy Bass-Dempsey ___ Debora Pettway, PhD ___ Becky Shipes ___ Richard Price ___ Lori Wilcoxon ___ Steve Sherrill ___ Alex Culbreth (SUP) ___ JaMar Walton (SUP) ___
4. **Approval of Agenda**
5. **Approval of February 4, 2026, Meeting Minutes**
6. **Disclosure of ex parte contact**
7. **Oath**

Old Business

New Business

8. **SE-2026-0005:** Request for a Special Exception to allow an electronic messaging center (EMC) for Pathway Baptist Church at 3551 Flowers Chapel Road – Residential Single-Family, Low Density (R-1) – Pathway Baptist Church represented by Justin Woodward, Complete Signs.
9. **SE-2026-0006:** Request for a Special Exception to allow a childcare center as an accessory use to Hines Chapel AME Church located at 912 Dellwood Avenue - Residential, Attached, High, High Density (2-7 units) (R-4) – Tracey Horn, Brilliant Stars Academy.
10. **SE-2026-0007:** Request for a Special Exception to allow a church and a daycare as an accessory use at 2054 John D. Odom Road – Residential Single-Family, Low Density (R-1) – Paris Williams.
11. **V-2026-0001:** Request for a Variance to the required 5-foot side street setback to allow a 4-foot side street setback at 102 6th Avenue – Downtown Edge (DE) – Joey Evans, Evans Automotive.
12. **Discussion**
13. **Adjourn**

Anyone interested in any item listed on this agenda is encouraged to contact the Planning and Development Office at (334) 615-4410 for further information.

**BOARD OF ZONING ADJUSTMENT
MEETING MINUTES
FEBRUARY 4, 2026
DOTHAN, ALABAMA**

The Board of Zoning Adjustment (BZA) met on **Wednesday, February 4, 2026, at 9:00 a.m.**, in the City Commission Chambers, 126 North St. Andrews Street, Room 203, of the Roy L. Driggers Municipal Building (Civic Center).

Chair, Grant called the meeting to order at 9:00 a.m.

1. **Invocation:** Dr. Pettway
2. **Pledge of Allegiance:** Dr. Pettway led everyone in the Pledge.
3. **Members Present:** Chair, Gina Grant, Vice-Chair, Brandy Bass-Dempsey, Debora Pettway, PhD., Becky Shipes, Richard Price, Steve Sherrill, Alex Culbreth (SUP) sitting, and JaMar Walton (SUP) not sitting.
Members Absent: Lori Wilcoxon.

Others Present: Todd McDonald, AICP, Planning & Development Director; Yvette Thomas, Principal Planner; Connie Quinto, Sr. Planner; Melissa Herring, Planning Assistant; Virginia Lynn McInnes, Assistant City Attorney, Shawn Talley, Neighborhood Enhancement Officer, and Shanika Gilbert, Secretary.

4. Approval of the Agenda

Chair, Grant asked if there were any changes to the agenda and upon hearing none, asked for a motion. ***Dr. Pettway made a motion to approve the agenda, Ms. Bass-Dempsey seconded, and the motion carried.***

5. Approval of January 7, 2026, Meeting Minutes

Chair, Grant asked for a motion on the meeting minutes as written. ***Ms. Shipes made a motion to approve the meeting minutes, Dr. Pettway seconded, and the motion carried.***

6. **Disclosure of ex-parte contact:** Chair Grant and Becky Shipes item no. 9, SE-2026-0003.

7. Oath

Old Business

None

New Business

8. **SE-2026-0002: Request for a Special Exception for a home occupation to operate an in-home daycare at 1000 Selkirk Drive – Residential Single-Family, Low Density (R-1) – Ebony Brady.** Ebony Brady, 1000 Selkirk Drive, addressed the board. Ms. Brady stated that she wants to open an in-home daycare. Ms. Brady states that she would service

children ages 15 months to 5 years of age. Chair Grant asked Ms. Brady what her hours of operation are. Ms. Brady stated from 7:00 am until 4:30 pm Monday through Friday. Chair Grant asked Ms. Brady if she knew that she could only have five (5) children in the home. Ms. Brady affirmed and stated that her 18-year-old is going to college and her 5-year-old is going to kindergarten. Dr. Pettway asked Ms. Brady if she would have another staff member. Ms. Brady stated that she would be the only employee unless she has an appointment and her husband would substitute in her absence. Chair Grant asked Ms. Brady if she had read and could abide by the staff conditions. Ms. Brady affirmed with no questions. Chair Grant asked if there was anyone in the audience who had questions or comments with no response. Mr. Culbreth asked Ms. Brady what made her want to open an in-home daycare. Ms. Brady stated she has been working in childcare for four years. Ms. Brady stated that she is currently a Director at Kiddie Care Learning Center in Abbeville, Alabama. Ms. Brady stated that she started that process three years ago and never completed the process. Dr. Pettway asked Ms. Brady, is she currently operating a daycare from her home. Ms. Brady stated no. Ms. Shipes asked Ms. Brady how many children she planned to have in her home. Ms. Brady stated five (5). Yvette Thomas, Principal Planner stated that this is the normal process when applying for an in-home daycare. Ms. Thomas stated that the applicant has to come to the Board of Zoning Adjustment first for approval. Ms. Thomas stated that the State of Alabama does not allow the applicant to have employees when operating an in-home daycare. Mr. Culbreth asked staff are there any other in-home daycares in the City of Dothan. Ms. Thomas affirmed. Ms. Thomas stated that Ms. Brady was approved by the Board of Zoning Adjustment three years ago. Chair Grant asked if the staff or the board members had any questions or comments with no response. Chair Grant then asked for a motion. **Mr. Culbreth made a motion to approve with staff recommendations, Dr. Pettway seconded, and the motion passed unanimously.**

1. The Special Exception is contingent on approval of the facility by the Dothan City Fire Marshal before it is licensed by the Department of Human Resources;
2. The applicant obtains a City of Dothan Privilege License before the in-home daycare begins operation;
3. The Special Exception shall only allow up to five (5) children;
4. The Department of Human Resources licenses the in-home daycare;
5. The Special Exception is good only for the applicant and this location;
6. The Special Exception Violation is subject to all necessary local and state regulations and policies;
7. The Special Exception is valid only as long as the applicant has a valid State license or permit;
8. The Special Exception is invalid if the applicant's State license or permit is revoked or if the applicant violates any State or local regulations or policies;
9. There shall be no on-street parking or queuing of traffic into the street right-of-way;
10. The applicant signs an affidavit acknowledging the preceding conditions, and the affidavit is displayed with all other licenses and permits.

9. **SE-2026-0003: Request for a Special Exception for a home occupation to operate a dog daycare and boarding business at 801 Pepperridge Road – Residential Single-Family, High Density (R-3) – Ashley Murphy.** The applicant did not appear before the Board. Chair Grant asked staff if Ms. Murphy made a request to withdraw her application. Connie Quinto, Sr. Planner, stated no and that staff has corresponded with the applicant via email and is aware of the time and date of the Board of Zoning Adjustment meeting. Chair Grant asked if there was anyone in the audience who had questions or comments. Beth Thornton, 803 Pepperridge Road, addressed the board. Ms. Thornton stated that she had noticed for several months that dogs were being dropped off at Ms. Murphy's home. Ms. Thornton stated that she found Ms. Murphy on the Rover.com platform advertising that she offers overnight boarding and dog sitting at her home. Ms. Thornton stated that she has experienced dogs barking and growling at her and is afraid to go into her backyard. Wanda Dale, 120 Bluffton Road, addressed the board. Ms. Dale stated that Ms. Murphy has an untraditional fence that is about three feet high and large spaces. Ms. Dale stated that there are several breeds of dogs (she keeps) that have a predisposition to be aggressive and dangerous. Ms. Dale stated that it would be detrimental if a dog got out of Ms. Murphy's home and attacked a child or adult in the neighborhood. Chair Grant asked staff if the board could vote today. Ms. Quinto affirmed. Mr. Culbreth asked staff if Ms. Murphy could apply again. Ms. Quinto affirmed and stated that Ms. Murphy must wait 6 months before she can reapply. Virginia Lynn McInnes, Assistant City Attorney, asked staff if Ms. Murphy was notified of the meeting. Melissa Herring, Planning Assistant stated that she assisted Ms. Murphy in completing her application and processing her payment. Ms. Herring stated that Ms. Murphy was advised of the time and date of the meeting. Shanika Gilbert, Secretary stated that a Board of Zoning Adjustment meeting packet was sent to the applicant. Dr. Pettway asked staff what the process is if Ms. Murphy continues to operate the dog-kennel business. Shawn Talley, Neighborhood Enhancement Officer, stated that he will investigate to see if Ms. Murphy is still operating the business. Mr. Talley stated that Ms. Murphy will be notified by mail and will be given the chance to respond to the complaint. Ms. McInnes stated that if Ms. Murphy continues to operate her business without approval, she will be asked to appear in court for doing business without a license. Larry Devore, 601 Pepperridge Road, addressed the board. Mr. Devore stated he owns the vacant lot next to Ms. Murphy. Mr. Devore stated that he worried about his real-estate investment. Mr. Devore stated that if a dog kennel is next door to his lot, he cannot develop the property. Mr. Devore stated that no one wants to live next door to a dog kennel. Charles Thornton, 803 Pepperidge Road, addressed that board. Mr. Thornton stated that Ms. Murphy has been operating the business for almost a year. Mr. Thornton stated that his wife is allergic to dogs. Mr. Thornton stated that the dogs are loud and her backyard is unmaintained. Chair Grant asked for a motion. **Mr. Culbreth made a motion to deny, Ms. Shipes seconded, and the motion passed unanimously.**

10. Discussion – Dr. Pettway nominated Shanika Gilbert for Secretary. ***Mr. Shipes made a motion to approve the nomination of Shanika Gilbert for Secretary; Ms. Bass-Dempsey seconded, and the motion carried unanimously.***

Mr. McDonald relayed information regarding CAPZO Recertification training opportunities.

11. Adjourn.

Ms. Bass-Dempsey made a motion to adjourn, Mr. Sherrill seconded, and the motion carried.

The meeting adjourned at 9:40 a.m. The next meeting is on March 4, 2026.

Gina Grant, Chair

Shanika Gilbert, Secretary



BOARD OF ZONING ADJUSTMENT

March 4, 2026 Meeting

CASE NUMBER: SE-2026-0005

Case Manager: Connie Quinto, Senior Planner

Summary of Information:

Project Name:	Pathway Baptist Church digital sign
Property Address:	3551 Flowers Chapel Road
Requested Action:	Special Exception to allow a digital sign within residential district
Applicant/Owner:	Complete Signs, Justin Woodward (applicant)/ Pathway Baptist Church, Bruce Houston (owner)

Zoning/Land Use:

ZONING DISTRICT: R-1: Residential, single-family, low density



VICINITY & ZONING

The applicant is requesting a special exception to allow a digital sign within the R-1 zoning district. See attachments for sign drawings and site plan.



Staff has reviewed the request and reports the following findings of fact:

- a. Written notice of the application was provided by first class mail to all adjoining property owners as required by law.
- b. The subject property is located across from the Chapelwood Subdivision and surrounding on the east, west, and south by the Fox Hollow Subdivision, which are both characterized as residential, single-family subdivisions.
- c. The use is permitted within the R-1 zoning district with a special exception and any expansion of the use will require another special exception.
- d. Illumination (including EMC signs) of signs for non-residential uses in residential districts requires Special Exception approval.
- e. The proposed sign shows a copy area of 45 square feet. 20 square feet for the mounted sign area on top and 25 square feet for the EMC portion. 48 square feet is the maximum allowed (see Code below).
- f. The proposed height is 11 feet. Code restricts the height to 8 feet. The applicant states there is a grade change from the base of the sign and the roadway. Per Sec. 114-216 (d) the proposed height is justified for this site.
- g. The applicant proposes to replace the existing sign with a new digital message sign (see attachment).



➤ The digital sign shall comply with Sec. 114.217, Sec. 114-221 & Sec. 114-222:

Sec. 114-217. - Sign standards in residential districts.

Unless specified elsewhere in this article, sign standards for on-premise signs in a residential district are described below and in Table 1.

- (a) Residential development signs may be placed on two separate structures flanking the entrance, each face being of equal size (32 square feet max.) or may be on one double faced structure, each face being of equal size (48 square feet max).
- (b) All signs shall be maintained perpetually by the developer, the owner of the sign, a pertinent homeowners association or some other person who is legally responsible.

- (c) Non-residential uses located in a residential district may have one sign per street front but shall maintain a separation distance of 300 feet between signs.

Sec. 114-217 Table 1:

Permitted Non-Residential Uses in Residential Districts	Monument	1 per street front	48 SF	8 ft.	Internal or External*
	Wall	1 per facade	5% of façade area	N/A	Internal or External*
	Incidental or Directional	N/A - but not visible from public R/W	N/A	N/A	None
*Illumination (including EMC signs) of signs for non-residential uses in residential districts requires Special Exception approval. See sections 114-221 and 114-222 for standards.					

Sec. 114-221. - Standards for electronic message centers (EMCs). Signs using electronic, digital or video technology are permitted in all zoning districts subject to the following limitations:

- 1) An EMC may occupy a portion or all of the area for a building sign or freestanding sign permitted for that district.
- 2) There shall be no effects of movement, blinking, scrolling, flashing, spinning, flying in/out, scintillation, animation or similar effects of the individual images displayed.
- 3) Approved EMCs shall have a minimum display time of 12 seconds with at least a two-second transition time.
- 4) EMC signs are permitted in office, commercial and industrial districts provided:
 - a. Transitions between messages may include fade, dissolve or other similar effects but may not include continuous scrolling, traveling, flashing, spinning, rotating or other similar moving effects.
 - b. Full motion video is prohibited.
- 5) EMC signs shall not display color that interferes with or mimics a traffic control device.
- 6) No EMC sign shall use the words "stop," "danger," "go," or any other word which imitates or approximates any official traffic instruction or traffic control sign or be illuminated in any manner which imitates or approximates any official traffic directional or traffic control device.
- 7) If at any time the programming or technology that controls the brightness, time on message, or visual display characteristic fails or malfunctions and is determined to be a hazard to the safety of the traveling public, the sign shall be immediately turned off, disconnected or disabled.

Sec. 114-222. Illumination standards. Signs may be illuminated consistent with the following standards.

- (a) Unless otherwise provided, signs located on residentially zoned property may not be illuminated at night. Signs for approved non-residential uses in a residential district may be illuminated with special exception approval.
- (b) Lighting fixtures for signs externally illuminated shall be fully shielded to prevent glare or light leak.

(c) Brightness of the display shall be controlled automatically to reduce light levels at night or under cloudy or other darkened conditions and shall not be brighter than is necessary for clear and adequate visibility, or that might impair the vision of a driver, or interferes with traffic control. Either of the following options may be used to measure brightness.

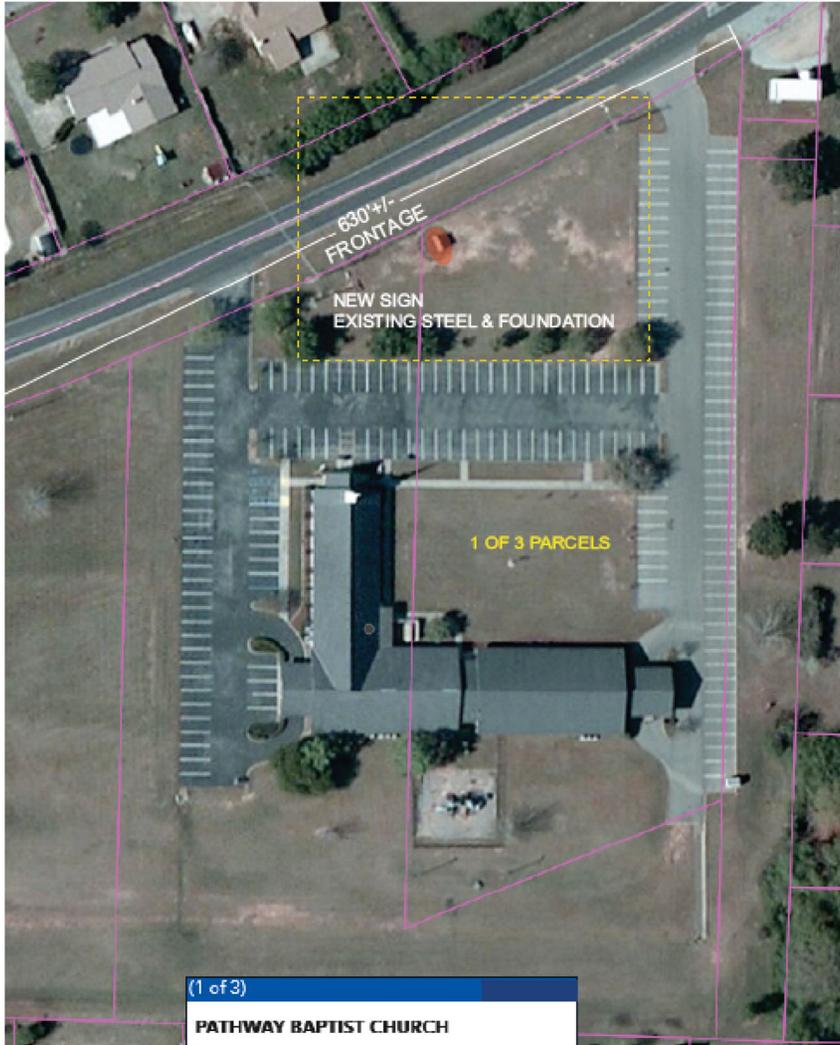
(1) All digital billboards and/or EMC signs shall have automatic dimming technology to adjust the brightness of the sign relative to ambient light conditions so that sign brightness does not exceed three-tenths footcandle (lux) above ambient light as measured using a footcandle (lux) meter in conformance with the following process:

- a. Ambient light levels shall be measured between the period of one hour after sunset and one hour before sunrise as determined by the National Weather Service with the sign turned off (black screen).
- b. Light measurements shall be taken with a lux meter aimed directly at the sign face displaying full white.
- c. Measuring distance shall be determined using the following equation: the square root of the product of the sign area and 100. (Example using a 12 square foot sign: $\sqrt{12 \times 100} = 34.6$ feet measuring distance).
- d. If brightness measurement by the above methodology is impractical, certification using option 2 shall be provided.

(2) The maximum level of brightness for digital billboards and/or EMC signs shall not exceed 5,000 nits when measured from the sign's face at its maximum brightness, during daylight hours. The maximum level of brightness for digital billboards and/or EMC signs shall not exceed 500 nits when measured from the sign's face at its maximum brightness, between sunset and sunrise as determined by the National Weather Service.

Based upon all findings associated with this request, planning staff recommends that the Board of Zoning Adjustment review the request for a special exception to allow a digital sign for Pathway Baptist Church located at 3551 Flowers Chapel Road. If the board approves the request, staff recommends the following conditions:

1. The special exception is valid only for the applicant and this location;
2. The sign shall comply with Sec. 114-217, Sec. 114-221 and Sec. 114-222.
3. The sign shall not be illuminated at dawn to dusk to ensure that traffic is not negatively impacted.
4. The applicant shall obtain all necessary approvals for development plans and/or building permits that may be required for construction;
5. If a permit is not obtained for this property within six (6) months, the Special Exception will expire; and,
6. Violation of any of the aforementioned conditions could result in revocation of the approval.



(1 of 3)

PATHWAY BAPTIST CHURCH

OBJECTID	6765
TMP_NO	0904200014072.000
MIN_CALC_A	0.000000
PFIN	13552
PARCEL_NUM	0904200014072000
OLD_NEW_FL	
NAME	PATHWAY BAPTIST CHURCH
ADDRESS_1	
ADDRESS_2	3551 FLOWERS CHAPEL RD

Be Advised: Production of Product Will Not Begin Until This Drawing or Subsequent Drawing is Approved by Customer or Authorized Representative Signature and Date. Artwork, Colors & Dimensions Listed on Final Approved Drawing Will Be Used to Produce Product.

Note: Artwork, Colors & Dimensions Listed on Final Approved Drawing Will Be Used to Produce Product. These Drawings Refer Exactly What Complete Signs L.L.C Plans to Fabricate For This Project. Please Carefully Review ALL Pages and Contents. These drawings supersede all prior written or verbal communications.

If these drawings accurately represent the project and you would like us to proceed with the job as illustrated, please sign and date below. If there are changes please note them, and return unsigned. You will receive a new set of drawings for your review and approval.

Note: The colors selected on your computer screen or printed media, are approximations of the actual colors that appear on color charts and catalogs. When ordering a colored product, please make your selections based on how color appears in the appropriate color chart.

Prior to Installation and Installation:
Actual Sign Placement To Be Field Verified (Dimensions and Placement Shown is Approximate and for illustration only).
Location To Be Approved by Customer. (Survey / equipment (a bucket truck maybe required at additional cost)
Actual Artwork/Colors/Font to be Supplied or Approved By Customer. (Artwork/ Color/ Font Shown is for illustration/Pricing only).

Pathway Baptist Church
3351 Flowers Chapel Rd
Dothan, Al

Client Approval

- Approved
- Approved as Noted
- Rejected

Bruce Houston

01 / 20 / 2026
Date

This is an original un published drawing created by Complete Signs - It is submitted for your personal use, in connection with a project being planned for you. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without written consent of Complete Signs. This proposal remains the exclusive property of Complete Signs until approved and accepted thru purchase by the client named.

Customer: Pathway Baptist church
Created: 9-3-2025
Revised: 9/5/25 10/28/25 1/19/26

Dwg: PERMIT 6 02
Scale: As Noted /Proportional
Illustrated by: Smith

Notes

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- *

ELECTRICAL NOTES

All signage to be installed in accordance with National and Local Electrical Code

All signage to be constructed and installed in compliance with U.S. Standards

PRIMARY POWER BY OTHERS



P. O. Box 8861 Dothan, Al 36304
P 888.823.9005
F 334.556.0218
signs@completesigns.net
www.completesigns.net

PROPOSED ELEVATION SIZE & PLACEMENT ILLUSTRATION IS APPROXIMATED
 Exact Font, Colors, Size & Exact Placement To be Verified.
 Shown For illustration / Concept Place Holder Only
 All Signage to Comply w/ Local Codes and Ordinance. (To Be Verified Prior to Mfg.)

Be Advised! Production of Product Will Not Begin Until This Drawing or Subsequent Drawing is Approved by Customer or Authorized Representatives Signature and Dated. Artwork, Colors & Dimensions Listed on Final Approved Drawing Will Be Used To Produce Product.

Note: Artwork, Colors & Dimensions Listed on Final Approved Drawing Will Be Used To Produce Product. These Drawings Reflect Exactly What Complete Signs L.L.C Plans To Fabricate For This Project. Please Carefully Review ALL Pages and Content as These drawings supersede all prior written or verbal communications.
 If these drawings accurately represent the project, and you would like us to proceed with the job as illustrated, please sign and date below. If there are changes please note them, and return unsigned. You will receive a new set of drawings for your review and approval.

Note: The colors reflected on your computer screen or printed media are approximations of the actual colors that appear on color charts and catalogs. When ordering a colored product, please make your selections based on how color appears in the appropriate color chart.

Prior to Manufacturing and Installation: Actual Sign Placement To Be Field Verified (Dimensions and Placement Shown is Approximate and for illustration only). Location To Be Approved by Customer. (Survey / equipment i.e bucket truck maybe required at additional cost) Actual Artwork/Colors/Font to be Supplied or Approved By Customer. (Artwork/ Color/ Font Shown is for illustration/Pricing only).

Pathway Baptist Church
 Dothan, Al

Client Approval

- Approved
- Approved as Noted
- Rejected

Client Signature _____

Date _____

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Customer: Pathway Baptist church
 Created: 9-2-2025
 Revised: 9/5/25 10/28/25 1/8/26

Dwg: Pres6 02

Scale: As Noted /Proportional illustrated by: Smith

Notes

- *
- *
- *
- *

ELECTRICAL NOTES

 All signage to be installed in compliance with National and Local Electrical Code

 All signage to be constructed and installed in compliance with UL Standards

PRIMARY POWER BY OTHERS



P. O. Box 8861 Dothan, Al. 36304
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 www.completesigns.net



 PERFORATED VINYL ILLUMINATES WHITE AT NIGHT

 Pantone 294 C Blue

Proposed: Remove existing sign
 D/F Illuminated sign w/routed & backed white
 Cabinet Painted white
 12mm 3'2"x 7'11" (80x200) RGB Led
 Aluminum Base with faux stone
 White stucco finish

45 SF ALLOWED PER CODE

ROUTED & BACKED FACES



 **SURVEY REQUIRED**

Actual Sign Sizes to be Determined by Field Survey. Sizes Shown are an illustration for Estimated Pricing Only. Adjustments Maybe Required For Final Pricing After Survey.

 **PRODUCTION NOTE**

Due To Manufacturing Equipment or Material Constraints. Alterations of the Artwork / Logo or Font Maybe Required. The Utmost Care Will be Taken to Insure the Authenticity of the Overall Look to be Achieved.



BOARD OF ZONING ADJUSTMENT
March 4, 2026 Meeting
CASE NUMBER: SE-2026-0006
Case Manager: Connie Quinto, Sr. Planner

Summary of Information:

Project Name:	Brilliant Stars Academy Daycare at Hines Chapel AME Church
Property Address:	912 Dellwood Avenue
Requested Action:	Special Exception to allow daycare
Applicant:	Brilliant Stars Academy, Tracey Horn
Property Owner:	Hines Chapel AME Church

Zoning/Land Use:

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



VICINITY MAP

The applicant is requesting approval of a special exception for a commercial daycare located at 912 Dellwood Avenue.

Staff has reviewed the request and reports the following findings of fact:

- a. Adjoining properties are in zoning districts R-4 & R-3.
- b. Written notice of the application was provided by first class mail to all adjoining property owners as required by law.
- c. The subject property is the former chapel (religious institution) Hines Chapel AME Church, built in 1960. Religious institutions are allowed by special exception in R-4. The current worship center is located across the street at 2206 Stringer Street. Additionally, a commercial daycare is allowed within the R-4 zoning district when it is an accessory use to a church.
- d. The subject property is located within the Harmondale Subdivision.
- e. The site is approximately 0.46 acres with a 4,404 square feet building and located off a two-lane road. The daycare will be housed in the former chapel building.
- f. Parking is along Stringer Street and additional employee parking is available at Hines Chapel AME Church, located across the street.

Based upon all findings associated with this request, planning staff recommends that the Board of Zoning Adjustment approve the request for a special exception to allow a daycare at 912 Dellwood Avenue with the following conditions:

1. The Special Exception is contingent on approval of the facility by the Dothan City Fire Marshal before it is licensed by the Department of Human Resources;
2. The applicant obtains a City of Dothan Privilege License before the commercial daycare begins operation;
3. The Department of Human Resources licenses the commercial daycare;
4. The Special Exception is good only for the applicant and this location;
5. The Special Exception is subject to all necessary local and state regulations and policies;
6. The Special Exception is valid only as long as the applicant has a valid State license or permit;
7. The Special Exception is invalid if the applicant's State license or permit is revoked or if the applicant violates any State or local regulations or policies;
8. There shall be no on-street parking or queuing of traffic into the street right-of-way;
9. The applicant signs an affidavit acknowledging the preceding conditions, and the affidavit is displayed with all other licenses and permits.



BOARD OF ZONING ADJUSTMENT
March 4, 2026 Meeting
CASE NUMBER: SE-2026-0007
Case Manager: Connie Quinto, Sr. Planner

Summary of Information:

Project Name:	Paris Williams Daycare
Property Address:	2054 John D Odom Road
Requested Action:	Special Exception to allow a church and daycare as an accessory use
Applicant/Property Owner:	Paris Williams

Zoning/Land Use:

ZONING DISTRICT: R-1 Residential Single-Family, Low Density



VICINITY MAP

The applicant is requesting approval of a special exception to allow a church with a commercial daycare as an accessory use located at 2054 John D Odom Drive.

Staff has reviewed the request and reports the following findings of fact:

- a. Adjoining properties are R-1 and PUD.
- b. Written notice of the application was provided by first class mail to all adjoining property owners as required by law.

- c. The subject property was a church (religious institution), Dothan Christian Fellowship, built in 1971. Religious institutions are allowed by special exception in R-1.
- d. The applicant, Paris Williams has stated she is the Pastor of Ministry of Reconciliation Outreach Center, located at 2581 Hodgesville Road, located approximately 10 miles from the subject property.
- e. A request for a church (religious institution) with a commercial daycare as an accessory use located within the R-1 zoning district requires a special exception.
- f. The site is approximately 3.78 acres and located along a two-lane road.
- g. The current parking lot only has 7 stable permeant impervious parking spaces. Parking will also be reviewed based on calculations in *Sec. 114-182*. The request will require additional parking and the submittal of a development plan.



Based upon all findings associated with this request, planning staff recommends that the Board of Zoning Adjustment review the request for a special exception to allow a church and daycare at 2054 John D Odom Road with the following conditions:

1. The Special Exception is contingent on approval of the facility by the Dothan City Fire Marshal before it is licensed by the Department of Human Resources;
2. The applicant obtains a City of Dothan Privilege License before the commercial daycare begins operation;
3. The Department of Human Resources licenses the commercial daycare;
4. The Special Exception is good only for the applicant and this location;
5. The Special Exception is subject to all necessary local and state regulations and policies;
6. The Special Exception is valid only as long as the applicant has a valid State license or permit;

7. The Special Exception is invalid if the applicant's State license or permit is revoked or if the applicant violates any State or local regulations or policies;
8. There shall be no on-street parking or queuing of traffic into the street right-of-way;
9. The applicant signs an affidavit acknowledging the preceding conditions, and the affidavit is displayed with all other licenses and permits.



BOARD OF ZONING ADJUSTMENT

March 4, 2026 Meeting

CASE NUMBER: V-26-0001

Case Manager: Connie Quinto, Sr. Planner

Summary of Information:

Project Name:	Side Yard Setback Reduction
Property Address:	102 6 th Avenue
Requested Action:	Variance request to the required 5-foot side street setback to allow a 4-foot side street setback for an addition
Applicant / Owner:	Joseph "Joey" Evans, Evans Automotive (applicant/owner)

Zoning/Land Use:

ZONING DISTRICT: DTE: Downtown Edge

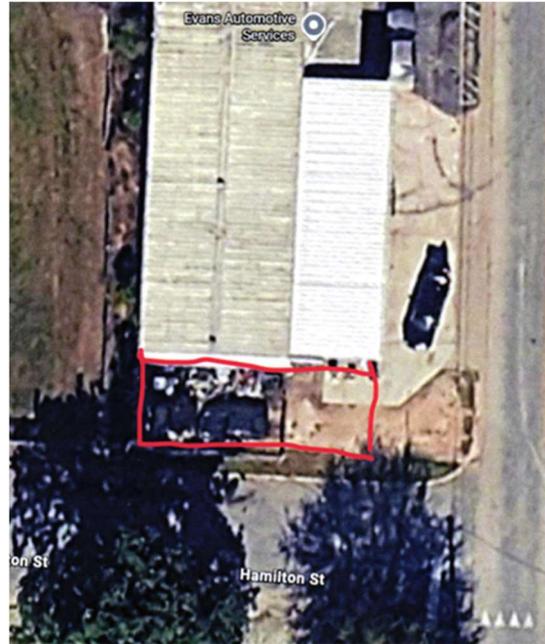


VICINITY & ZONING

The subject property is located at 102 6th Avenue and currently operates as an auto repair shop. The applicant requests a variance to construct an automobile shop bay addition on the southern side of the subject property directly attached to an existing building. The required setback for structures is 5 feet on the side in the DTE zoning district. The applicant is requesting a reduction of the side yard setback to allow a 4 foot setback – granting a one foot variance .

Staff has reviewed the request and reports the following findings of fact:

1. The applicant is the property owner.
2. The surrounding properties are zoned DTE.
3. Written notice of the application was provided by first class mail to all adjoining property owners as required by law.
4. The uses within the general vicinity of the subject properties are industrial, commercial, and residential in nature.
5. The applicant requests the approval of a variance to the provisions of *Sec. 114-162-Subdistrict development standards for DTE zoning subdistrict, minimum side street setback: 5 feet. And Sec. 114-172 Nonconforming buildings and/or structures (b) Additions or alterations. Additions or alterations to any nonconforming building and/or structure, whether residential or non-residential, must be made in conformity to this chapter.*
6. The proposed automobile shop bay is 420 square feet. The existing automobile shop bays building, built in 1965, is 3240 square feet and the other commercial building, built in 1968, on the subject property is 2,582. The lot is approximately 16,000 square feet.
7. The proposed side yard setbacks is 4 feet for the addition.
8. The applicant states the “hardship” to meeting the letter of the code is due to existing conditions. They state that the addition cannot be placed anywhere else on the site because of the current configuration and the bay must be 14 feet wide to allow for a 12 foot door in order for automobiles to enter the bay.
9. Lots in the immediate area are developed with legal non-conforming commercial structures built prior to current code required setbacks. These structures range in age from 1911 to the 1960s and 1980s. All new structures built would need to comply with current zoning code requirements, including setbacks.
10. Developed lots in the surrounding area vary in size; smallest lot at 101 6th Avenue is 7,000 square feet and the largest lot at 1010 Columbia Hwy is 107,000 (2.45 acres).
11. The request for a variance does not meet the criteria for the granting of a variance.



Section 114-99 of the Zoning Regulations of Dothan, Alabama authorizes the Board of Zoning Adjustment to grant upon appeal in specific cases such variance from the terms of the ordinance upon an affirmative finding that all of the following conditions exist:

- A. *The requested variance arises from conditions that are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action;*
- B. *The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents;*
- C. *The strict application of the applicable standards will constitute an unnecessary physical hardship (not economic hardship) or practical difficulty because the property cannot be*

used for an otherwise allowed use without coming into conflict with applicable site development standards.

- D. The variance is the minimum action necessary to alleviate the hardship or practical difficulty and observes the spirit of this chapter; and*
- E. The variance desired will not adversely affect the public health, safety or general welfare or impair the purposes or intent of this chapter or the comprehensive plan.*

Before the Board of Zoning Adjustment shall grant a variance it shall make the following three (3) findings of fact which shall be recorded in the permanent record of the case, and shall include the factual reasons on which they are based:

- A. That there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this chapter. In order to determine that there are practical difficulties or unnecessary hardships, the board must find that the following five (5) conditions exist:
 - 1. If the provisions of this chapter are complied with, a variance will only be granted if the applicant can secure no reasonable return from, nor make reasonable use of, the property. Merely proving that the variance would permit a greater profit to be made from the property will not be considered adequate to justify the granting of a variance. Moreover, the board of zoning adjustment shall consider whether the variance is the minimum possible deviation from the terms of this chapter that will make possible the reasonable use of the property.*
 - 2. That the hardship results from the application of this chapter to the property rather than from other factors such as deed restrictions, personal actions, personal circumstances or other hardship.*
 - 3. That the hardship is due to the physical nature of the applicant's property, such as its size, shape, or topography, which is different from that of neighboring property.*
 - 4. That the hardship is not the result of the actions of an applicant who knowingly or unknowingly violates this chapter, or who purchases the property after the effective date of this chapter and then comes to the board for relief.*
 - 5. That the hardship is peculiar to the applicant's property, rather than the result of conditions that are widespread or common to adjoining owners or the general public. If the properties were equally subject to the hardship created in the restriction, then granting a variance would be a special privilege denied to others, and would not promote equal justice.**
 - B. The variance is in harmony with the general purpose and intent of this chapter and preserves its spirit.*
 - C. In the granting of the variance, the public safety and welfare have been assured and substantial justice has been done. The board shall not grant a variance if it finds that doing so would in any respect impair the public health, safety, or general welfare.*
-

Based on an analysis of this request, staff does not recommend approval of V-26-0001. The following terms of the ordinance cannot be met in order to base an affirmative finding:

- a. The request for a variance to the provisions of Section 114-172 Nonconforming buildings and/or structures (b) Additions or alterations. Additions or alterations to any nonconforming building and/or structure, whether residential or non-residential, must be made in conformity to this chapter is not based on a hardship as defined in 114-99(A).
 - b. The hardships provided by the applicant/owner do not meet the definition of a hardship in 114-99(A).
 - c. The variance is self-created and does not arise from conditions that are unique to the subject property, that are not ordinarily found in the same zoning district.
 - d. That the hardship is not peculiar to the applicant's property, or the result of conditions that are widespread or common to adjoining owners or found on similarly situated properties in the same zoning district. If the properties were equally subject to the hardship created in the restriction, then granting a variance would create a precedence for similar requests.
 - e. The subject property is already not in compliance with development standards including landscaping, parking, etc.
-

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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PROJECT

**A NEW SERVICE BAY
FOR
EVANS AUTOMOTIVE
DOTHAN, ALABAMA**

ISSUED FOR:
JANUARY 28, 2025

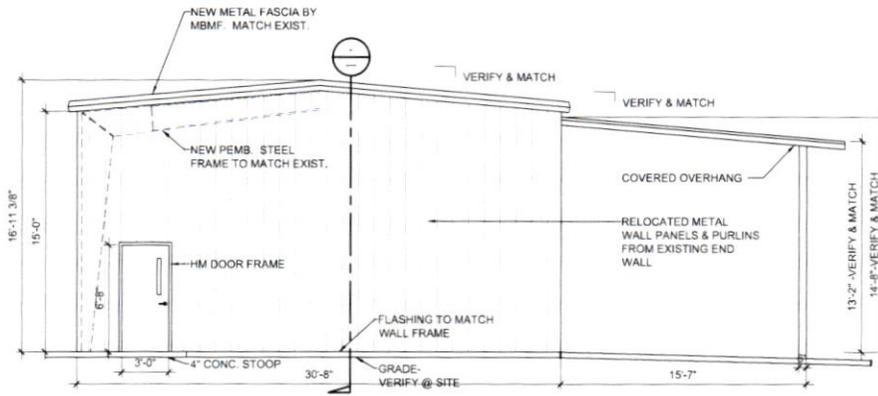
26-04

SHEET NAME

OVERALL
FLOOR PLAN &
ELEVATIONS

SHEET NUMBER

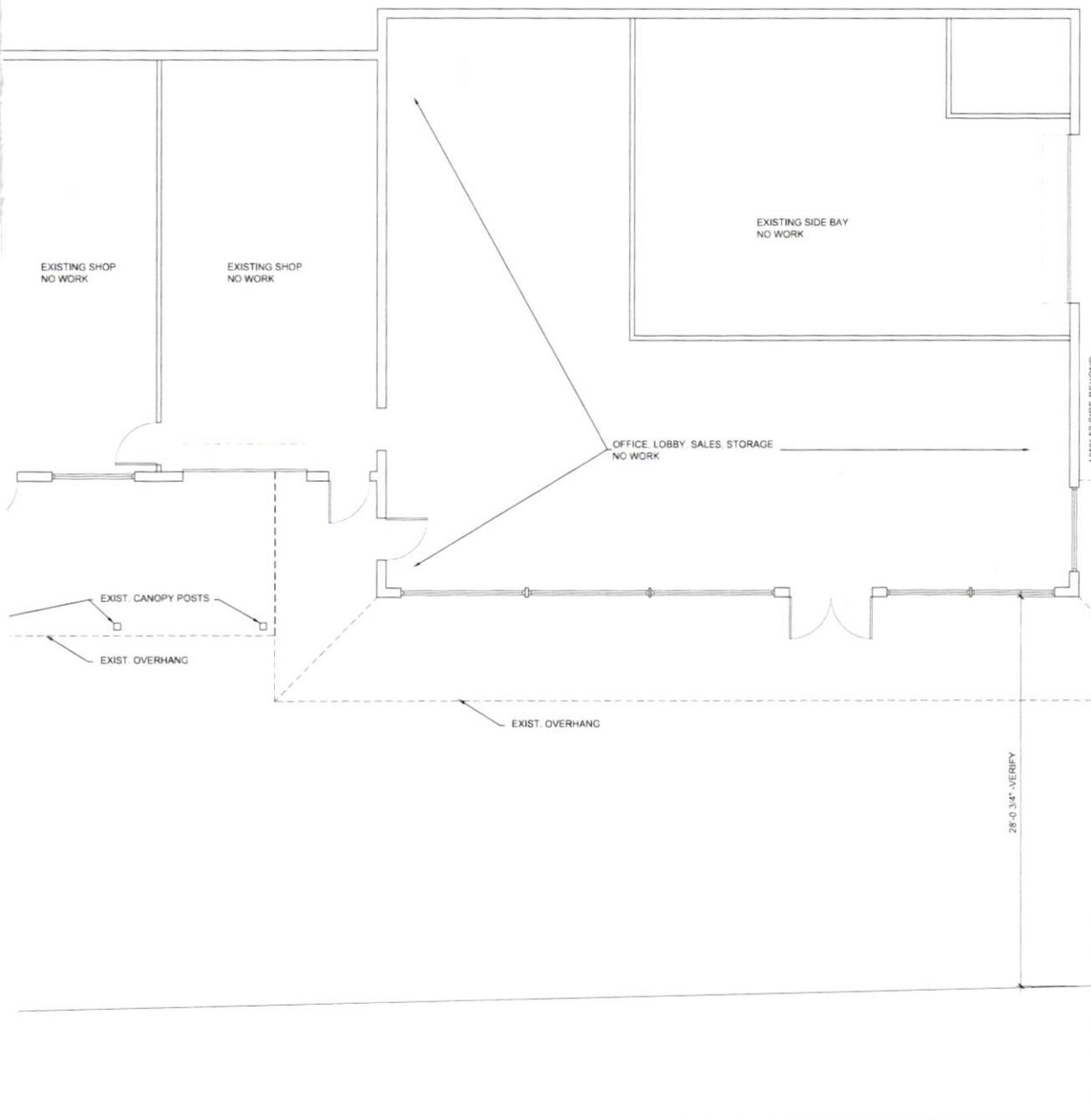
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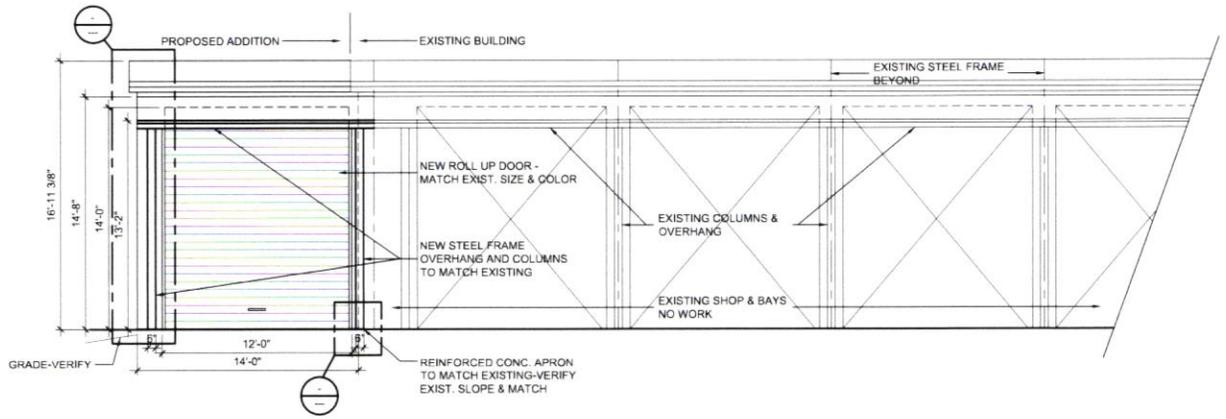


2

SERVICE BAY - SIDE ELEVATION

SCALE: 3/16" = 1'-0"

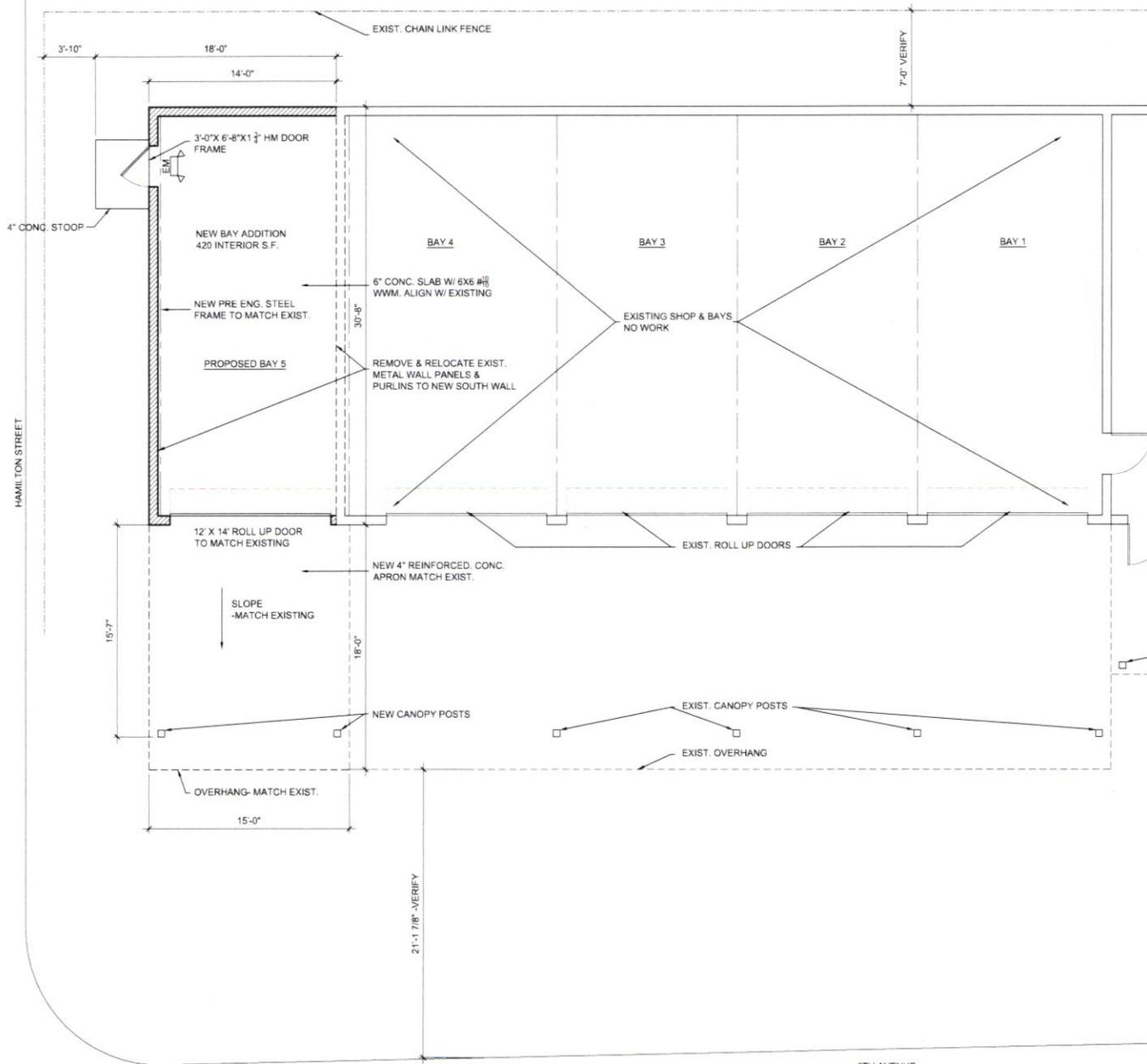




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SERVICE BAY - FRONT ELEVATION

SCALE: 3/16" = 1'-0"



OVERALL FLOOR PLAN

SCALE: 3/16" = 1'-0"