

**PLANNING COMMISSION
MEETING MINUTES
APRIL 17, 2019
DOTHAN, ALABAMA**

The Dothan Planning Commission met on Wednesday, April 17, 2019, 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 Coleman brought the meeting to order at 9:00 a.m.

Opening Comments:

Chair Coleman explained that the Planning Commission does not rezone properties but rather recommends rezoning to the City Commission for approval. The Planning Commission approves development plans for commercial property and subdivision plats for both residential and commercial properties. He suggested any group present designate a spokesperson to address any questions or concerns, state their name, and address when addressing the Commission. He also stated that for the record, all meetings were recorded, and all cellular devices should be turned off or silenced. He also asked that anyone addressing the Commission to sign in.

1. **Members Present:** Chairman, Jerry Coleman, Vice-Chair Mickey Davis, Gayla White, David Brewer, David Cornelius, Milt Wood, Gantt Pierce, Neil Holloway, and Bob Whiddon.
Member(s) absent: Ian Owens (SUP) and Lori Wilcoxon(SUP).

Others Present: Aline Roberts (SUP), Darrin Swan (SUP), Frank Breaux AICP, Sr. Planner; Tyler Reeder, Engineering Services Manager; Jonathan Lucas, and Larry Loftin, Engineering Services; Robert Cox, Traffic Engineering; Craig Walden, Building Official; Members of the Media; and, Theresa Eddy, Secretary.

2. **Approval of Agenda**

Chair Coleman asked Mr. Breaux if there were any changes to the agenda and Mr. Breaux stated that there were no changes and then Chair Coleman asked for a motion. **Ms. White motioned to approve the agenda, Mr. Whiddon seconded, and the motion carried.**

3. **Approval of the March 20, 2019 Meeting Minutes**

Ms. Wood motioned to approve the meeting minutes, Vice-Chair Davis seconded, and the motion carried.

4. **Disclosure of ex parte contact** – Chair Coleman (3 cases). Vice-Chair Davis, Milt Wood, Mr. Cornelius, Mr. Brewer, and Mr. Whiddon, all (1 case).

Old Business

None.

New Business

5. **RZ-19-0074: Rezoning Request – Property located at Rowland Road and Beverly Road, Parcel ID 381009294000001000 – From B-2/A-C/R-1 Districts to R-4 District – Peppi Cooper represented by McCallister, McCallister, Preston & Cooper.** Mr. Breaux presented staff's findings per the submitted staff report and explained that he had received a number of calls. Mr. Breaux explained that R-4 zoning does not allow apartments and that the district is suitable for Single-Family, high density, attached Townhomes, and Single-Family detached dwellings. Chair Coleman asked for a show of hands who was present regarding this case and an estimated 30 people raised their hands. Chair Coleman asked if anyone

had questions for Mr. Breaux with no response. Chair Coleman asked the applicant to address the commission. Ms. Susan Morrison of Berkshire and Hathaway, residing at 506 Rutgers Road, addressed the commission. Ms. Morrison stated that when she was approached with marketing this property, she looked at the compatibility with both the City's Long Range Plan and the Housing Affordability Study. Ms. Morrison stated that the study showed a gap in the higher and lower levels that created a trickledown effect so that those at the high end were pushed into a lower level for lack of housing which pushed the others down the ladder leaving a low-income void. Ms. Morrison stated that the plan is not to create more low-income housing but offer a higher end housing market. Chair Coleman asked if Ms. Morrison had a development plan and Ms. Morrison responded that they did not. Mr. Cornelius asked Ms. Morrison to define low income detached housing and Ms. Morrison gave an estimated \$25,000. Mr. Cornelius stated that based on the property value, \$25,000 homes would not be economically feasible, and Ms. Morrison affirmed. Chair Coleman asked if anyone had further questions for Ms. Morrison with no response.

Chair Coleman asked if there was a spokesperson for the group of people in the audience and Ms. Tonja Sasser, 760 S. Beverly Road, addressed the commission. Ms. Sasser recommended that this property be rezoned R-3 rather than R-4. Ms. Sasser submitted a petition with over 100 signatures opposing R-4 zoning. The concerns were the unknown plans for the property, the potential decrease in property value, traffic congestion, noise, and crime. They believe that R-3 zoning is more conducive to the homes in the area and do not want Townhomes or potential rental homes, which the R-4 zoning would allow.

Mr. Gerald Crowley of 113 Bridlewood Circle, Brookhill Subdivision, Mr. Chris Mathis of 574 S. Beverlye Road, Mr. Don Clements of 187 Hideaway Lane and Ms. Nancy Tolar of 889 S. Beverlye Road each stated similar concerns.

Mr. Cornelius asked Mr. Breaux about the minimum unit size within the R-3 district, and Mr. Breaux responded that it was 1000 sq. ft. He compared that to the R-1 requirement of 1200 sq. ft. Ms. White asked if attached units were allowed within the R-3 District, and Mr. Breaux said that attached units were not permitted. Ms. White wanted to know if there were any similarly zoned R-4 parcels within the vicinity, and Mr. Breaux pointed to the property at the corner of St. Lawrence and Roland Roads.

Mr. Wood asked Ms. Morrison if the applicant would be receptive to R-3 zoning, and Ms. Morrison stated that her client preferred R-4 zoning but was receptive to whatever the commission wanted. Mr. Brewer asked whether Ms. Morrison would have to resubmit her application if she amended the requested zoning to R-3, and Mr. Breaux stated that she would not.

Chair Coleman explained that site related issues would be addressed at a public meeting before the Planning Commission. Ms. Morrison stated that she believed any development would be similar to Stone Creek Landing. Mr. Chris Mathis asked the commission if there would be any guarantee of that and Chair Coleman could not give a guarantee. Mr. James Christs of 123 Princeton Drive, asked when the request would go to the City Commission, and Chair Coleman stated that the City Clerk would make that determination. Ms. Mildred Crowley of 113 Bridlewood Circle stated that her property is directly adjacent to the subject and expressed concerns about crime. Steve Kirkland of 947 Oppert Road and Ms. Cheryl Bates Christian expressed similar concerns.

Ms. Morrison then asked to amend her request from R-4 zoning to R-3 zoning. ***Ms. White motioned that Case RZ-19-0074 be referred to the City Commission with an affirmative recommendation to rezone the subject properties from R-1, B-2, and A-C to R-3 District, Mr. Whiddon seconded, and the motion carried.***

6. **RZ-19-0068: Rezoning Request – Property located at 920 Blackshear Street – from R-4 to B-3 District - Evelyn Baker and Ora D Walker represented by Timothy Stacey.** Mr. Breaux presented staff's findings per the submitted staff report. Chair Coleman asked if anyone had questions for Mr. Breaux and Mr. Wood asked about staff comments relative to "required site upgrades". Mr. Breaux explained that under current standards, the applicant would need to provide offsite parking spaces and any other required site upgrades. He further mentioned that staff was working on relaxed standards for these types of properties, but that the process would take some time to complete. Chair Coleman asked who was present regarding this case and Mr. Timothy Stacey, 920 Blackshear Street, addressed the commission. Chair Coleman asked Mr. Stacey if he had any questions regarding the Staff Recommendations to which he did not. Chair Coleman asked if anyone in the audience had questions or comments regarding this case with no response. Chair Coleman then asked for a motion. ***Mr. Wood motioned that RZ-19-0068 be referred to the City Commission with an affirmative recommendation, Vice-Chair Davis seconded, and the motion carried.***
7. **RZ-19-0091: Rezoning Request – Property located at 4555 E Cottonwood Road – Parcel ID 381602090000001.00 – from B-2/A-C District – Darby Stickler represented by Andrew Gosselin.** Mr. Breaux presented staff's findings per the submitted staff report. Chair Coleman asked who was present regarding this case and Ms. Darby Stickler, presently residing on Holly Lane, addressed the commission. Chair Coleman asked if there was anyone in the audience regarding this case with no response. Chair Coleman asked if Ms. Stickler had read and understood the staff comments and she affirmed. Chair Coleman asked for a motion. ***Mr. Wood motioned that RZ-19-0091 be referred to the City Commission with an affirmative recommendation, Mr. Whiddon seconded, and the motion carried.***
8. **RZ-19-0099: Rezoning Request – Property located at 1210 W Main St. - Parcel ID 09-06-23-1-003-009-000 - from B-3 to B-1 District - Ryan Kriser.** Mr. Breaux presented staff's findings per the submitted staff report. Mr. Wood asked if the request constituted "spot zoning", to which Mr. Breaux stated that in his opinion it did not. Mr. Wood asked whether the existing business could reopen with the approval of a special exception, and Mr. Breaux explained that Automotive Repair uses were not allowed in the B-3 district. Ms. White stated that the only reason that the use was no longer "grandfathered" was due to the failure of the owner to renew the business license. Ms. White asked if anyone had complained in the neighborhood and Mr. Breaux responded that there were no complaints. Chair Coleman asked who was present in regards to this case and Mr. Ryan Kriser, 212 Paul Revere Road, addressed the commission. He explained that he acquired the property for his son to operate an automotive business. Mr. Kriser stated that he did not realize that the automotive use was not compliant until the city addressed the issue and that his realtor had not alerted him otherwise. Chair Coleman asked if there was anyone in the audience regarding this case with no response. Chair Coleman asked if anyone had questions for Mr. Kriser with no response. Chair Coleman then asked for a motion. ***Ms. White motioned that RZ-19-0099 be referred to the City Commission with an affirmative recommendation, Mr. Cornelius seconded, and the motion carried.***
9. **DP-19-0114: Master Signage Plan (MSP) – Property located at 1108 Ross Clark Circle – Southeast Health.** Mr. Vallone, Planner I, addressed the commission and gave an overview of the request. He identified Mr. Bill Holland with ID Associates in the event anyone had questions of the applicant. Chair Coleman stated that the case was discussed during the pre-meeting, and asked if any board members had any questions with no response. Chair Coleman asked if anyone in the audience had any questions with no response. Chair

Coleman then asked for a motion. *Ms. White motioned to approve DP-19-0114 as presented, Vice-Chair Davis seconded, and the motion carried.*

10. Consent Items: Minor Development Plans & Subdivision Plats

Minor Development Plans (2)

Subdivision Plats (3)

11. Discussion:

Keeping Poultry – *Continued*

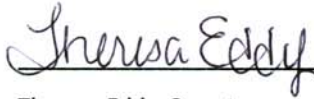
Fences – *Instructed staff to proceed with text amendment*

12. Adjourn.

Ms. White made a motion to adjourn, Mr. Brewer seconded, and the motion carried. The meeting ended at 10:52 a.m. The next meeting is on May 15, 2019.



Jerry Coleman, Chairman



Theresa Eddy, Secretary