

**PLANNING COMMISSION
MEETING MINUTES
JUNE 19, 2019
DOTHAN, ALABAMA**

The Dothan Planning Commission met on Wednesday, June 19, 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, and if addressing the Commission, to sign in. Chair Coleman requested all cellular devices muted or turned off and then stated that all meetings were recorded for public record.

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

Others Present: Commissioner Ferguson; Todd McDonald, AICP, Planning Director; Frank Breaux AICP, Sr. Planner; Jonathan Lucas, Larry Loftin, Josh Chapman, and Interns Noah Murphy and Brandon Slappy, Engineering Services; Robert Cox, Traffic Engineering; Craig Walden, Building Official and Intern Ivan Thompson; Fire Captain Crow; 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 none, and Chair Coleman asked for a motion. **Mr. Whiddon motioned to approve the agenda, Ms. Holloway seconded, and the motion carried.**

3. **Approval of the May 15, 2019, Meeting Minutes**

Ms. Wilcoxon motioned to approve the meeting minutes, Ms. Roberts seconded, and the motion carried.

4. **Disclosure of ex parte contact** – Chair Coleman received phone calls but did not disclose which case(s) was discussed.

Old Business

None.

New Business

5. **RZ-19-0185: Rezoning Request** – Property located East of and adjacent to Providence Christian School 4847 Murphy Mill Rd., (Partial Parcel 3850903060001001.00 Parcel 380903070000001.00, 380903050003001.045, 380903080015002.000) – from A-C to O-I District – **Northstar Engineering Services**. Mr. Breaux presented staff's findings per the submitted staff report. Chair Coleman asked if anyone had questions for Mr. Breaux with

no response. Chair Coleman asked who was present regarding this case and Mr. Larry Brookins with Northstar Engineering addressed the commission. Chair Coleman asked Mr. Brookins if he had any questions, to which he did not. Chair Coleman asked if the commission or staff had any questions for Mr. Brookins, to which they did not. Chair Coleman asked if anyone in the audience was present regarding this case and Mr. Jerry Holland, 2705 Peachtree Drive, asked if the three parcels were going to be purchased by Providence Christian School, and said he had concerns regarding the traffic. Chair Coleman stated that the City Commission, at their last meeting, had annexed one of the parcels into the City, and that the traffic concerns would be addressed in the development stage. Mr. Brookins verified that the parcels are in pending sale to the school. With no further questions, Chair Coleman asked for a motion. **Mr. Wood motioned that RZ-19-0185 be referred to the City Commission with an affirmative recommendation, Mr. Holloway seconded, and the motion carried.**

6. **DP-19-0186: Development Plan - Buckhead Park Apartments (168 Units) - Moore/Taylor Rd., (Parcel 380907353000003002) - R-A District – Bishop Investments, LLC represented by Northstar Engineering Services.** Mr. Breaux presented staff's findings per the submitted staff report and stated that the original plan, approved in 2017, had expired. He stated that the plan was nearly identical to the original with the exception of the buffers. Chair Coleman asked if anyone had any questions for Mr. Breaux with no response. Chair Coleman asked who was present regarding this case and Mr. Lee Brown with Northstar Engineering addressed the commission. Chair Coleman asked Mr. Brown if he had read the five staff recommendations and if he had any questions, to which Mr. Brown responded that he had read them with no questions. Chair Coleman asked if anyone in the audience was present regarding this case and Mr. Jerry Dillard, 7131 S. Park Avenue, expressed his concern regarding the extra traffic. Mr. Robert Cox, Traffic Engineering, explained that a corridor study was completed on various roadway sections in this area of the city. He said that due to its findings, the City was working with the County to construct a roundabout at the intersection of S. Park Ave. and Taylor Road. Mr. Tyler Reeder, Engineering Services Manager for the City, stated that he is overseeing the roundabout project, and explained that the project will start in July and should be complete within 3 months. Mr. Dillard expressed his dislike for the closure of Moore Road, and Mr. Reeder explained that it closed due to multiple accidents at the intersection of Honeysuckle Rd. and S. Park Avenue. Chair Coleman asked if anyone else had questions or comments with no response. Chair Coleman then asked for a motion. **Mr. Wood motioned for approval of DP-19-0186 with the five staff recommendations, Mr. Whiddon seconded, and the motion carried.**
1. The comments of all city departments are incorporated into the final construction plans before a building permit is issued by the Building Official's Office;
 2. A buffer reduction to be approved on the southeast and southwest corners of the site per the provisions of Sec 114-282.B.5.
 3. Resubmit the development plan incorporating all design changes;
 4. All future correspondence or building permit plan submittal must make reference to Case DP-19-0186 and,
 5. The Development Plan approval will lapse and re-approval by the Planning Commission will be necessary if a building permit is not obtained within one year of the approval date.
7. **RZ-19-0190: Rezoning Request – Property located at 901 Buena Vista Dr., - From R-1 to O-I, Southeast Education, LLC is being represented by Ron Reeves.** Mr. Breaux presented staff's findings per the submitted staff report. Chair Coleman asked if anyone had questions for Mr. Breaux with no response. Chair Coleman asked who was present regarding this case and Mr. Ron Reeves from Reeves Engineering addressed the commission. Chair Coleman asked if anyone in the audience was present regarding this

case with no response. Chair Coleman asked the commission if they had any questions with no response. Chair Coleman then asked for a motion. **Mr. Wood motioned that RZ-19-0190 be referred to the City Commission with an affirmative recommendation, Mr. Holloway seconded, and the motion carried.**

8. Consent Items: Minor Development Plans & Subdivision Plats

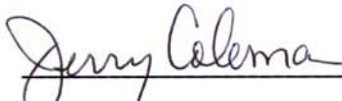
•Minor Development Plans: 1

•Minor Subdivision Plats: 3

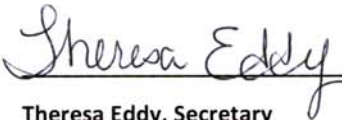
9. Discussion: Congratulations to Aline Roberts & Lori Wilcoxon on their CAPZO Training Certification.

10. Adjourn.

Mr. Holloway made a motion to adjourn, Mr. Whiddon seconded, and the motion carried. The meeting ended at 9:25 a.m. The next meeting is on July 17, 2019.



Jerry Coleman, Chairman



Theresa Eddy, Secretary