

**PLANNING COMMISSION
MEETING MINUTES
JANUARY 21, 2026
DOTHAN, ALABAMA**

The Dothan Planning Commission met on Wednesday, **January 21, 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 Coleman brought the meeting to order at 9:00 a.m.

Opening Comments:

Chair Coleman opened the meeting by explaining the powers, duties, responsibilities, operations, and rules of procedure of the Planning Commission.

1. Members Present: Chair, Jerry Coleman, Vice-Chair Mickey Davis, Neil Holloway, Bob Rivers, Milt Wood, Rebecca Long, Vimal Patel (SUP) sitting, Derek Preston (SUP) sitting, and Adam Dozier (SUP) sitting.

Members Absent: Marilyn Allen, Mary Hannah Dunning Owens, and David Cornelius.

Others Present: Todd McDonald, AICP, Planning & Development Director; Yvette Thomas, Principal Planner; Connie Quinto, Sr. Planner; Dustin Mendheim, Fire Captain; Bart Barefoot P.E., CFM, Assistant Public Works Director; Larry Lofton, P.E., Sr. Civil Engineer, Will Everett, P.E., Civil Engineer, Craig Walden, Building Inspection Services Manager; and Shanika Gilbert, Secretary.

2. Approval of Agenda

Chair Coleman asked if there were any changes to the agenda. Hearing none, Chair Coleman asked for a motion. ***Mr. Wood made a motion to approve the agenda, Mr. Holloway seconded, and the motion passed unanimously.***

3. Approval of November 19, 2025, Meeting Minutes

Chair Coleman asked if there were any additions, deletions, or corrections to the meeting minutes. Hearing none, Chair Coleman asked for a motion. ***Mr. Wood made a motion to approve the meeting minutes, Mr. Davis seconded, and the motion passed unanimously.***

4. Disclosure of ex parte contact – None.

Old Business

None

New Business

5. RZ-2025-0014: Request to rezone approximately 13.36 acres located at 105 Luther Way – (Parcel ID: 16-03-05-2-000-003-000) from Agricultural-Conservation (A-C) to Residential Single-Family, Low Density (R-1) – Alan Parker, Praestare Engineering representing Thomas Parrish, Water Oak 12 LLC. Connie Quinto, Senior Planner, addressed the commission and presented the item. Chair Coleman asked, who is representing this case. Thomas Parrish, 1081 Forrester Road, addressed the commission. Mr. Parrish stated that his intention is to develop a subdivision with nice homes. Chair Coleman asked Mr. Parrish what the lot sizes will be. Alan Parker, 148 East Main Street, Praestare Engineering addressed the commission. Mr. Parker stated that he is waiting for the results from today's meeting to move forward with the project. Mr. Parker stated if approved the plans are to develop a subdivision. Mr. Parker stated that the intent is to subdivide two lots right now. Mr. Parker stated that the lots would be R-1 size. Mr. Parker stated that the south part of the lot would face Cottonwood Road. Mr. Parker stated that the lots to the north would be accessed from South Beverlye Road. Mr. Parker stated that storm water detention pond would be installed. Chair Coleman asked if the staff or commission members had any questions or comments with no response. Chair Coleman asked if anyone in the audience had any questions or comments. Jason Harger, 3216 Mimosa Drive, addressed the commission. Mr. Harger stated he does not want the subdivision to be developed. Mr. Harger stated that the traffic is bad in the area already. Mr. Harger stated that there are car accidents every other day on Forrester Road. Mr. Harger stated that building smaller homes will lower his property value. Jimmy Golden, 105 Captain Court, addressed the commission. Mr. Golden stated that his concern is the size of the homes that are being built. Mr. Golden

stated that he wants to know where the entrance to the property will be. Mr. Golden stated that Beverlye Road is busy with Amazon and FedEx every day. Mr. Golden stated that a new subdivision should not have entrance from Cottonwood Road because of the hill and people not being able to see over the hill. Keith Gaster, 104 Captain Court, addressed the commission. Mr. Gaster stated that he is not opposed to the development of the land. Mr. Gaster stated that his concern is his property value being lowered due to size of the homes in the new subdivision. Mr. Gaster stated that new homes need to mirror the homes that subdivision will be facing. Chair Coleman asked if the staff or commission members had any questions or comments with no response. Chair Coleman then asked for a motion. **Mr. Wood made a motion to recommend RZ-2025-0014 to the City Commission for approval, and Mr. Preston seconded, and the motion carried unanimously.**

6. Election of Officers – Officers nominated and voted in for 2026: Jerry Coleman, Chair; Mickey Davis, Vice-Chair; Shanika Gilbert, Secretary. Chair Coleman then asked for a motion. **Mr. Wood made a motion to approve the nomination of officers for 2026, and Mr. Preston seconded, and the motion carried unanimously.**

7. Consent Items: Minor Development Plans & Subdivision Plats
(4) Minor Development Plans (2) Subdivision Plats

8. Discussion – Todd McDonald discussed Proposed Code Amendments for the BZA Appeal Procedure and amendments to the 84 East Overlay District.

9. Adjourn.

Mr. Wood made a motion to adjourn, Mr. Holloway seconded, and the motion passed unanimously.

The meeting ended at 9:29 a.m. The next meeting is scheduled for February 18, 2026.


Jerry Coleman, Chairman


Shanika Gilbert, Secretary