



PLANNING COMMISSION AGENDA

A public hearing will be held by the Planning Commission of the City of Dothan, Alabama, on **Wednesday, March 18, 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).

The following items will be reviewed at this meeting:

- 1. Roll Call:** Chair, Jerry Coleman___ Vice-Chair, Mickey Davis___ David Cornelius___ Bob Rivers ___ Marilyn Allen ___ Neil Holloway___ Milt Wood___ Rebecca Long___ Mary Hannah Dunning Owens___ Vimal Patel (SUP)___ Derek Preston (SUP)___ Bart Booth (SUP) ___ Adam Dozier (SUP)___ Melvin Elder (SUP) ___
- 2. Approval of Agenda**
- 3. Approval of February 18, 2026, Meeting Minutes**
- 4. Disclosure of ex parte contact**

Old Business

None

New Business

- 5. DP-2026-0002:** Request to allow gravel parking in the rear parking area – located at 1152 West Main Street - Local Shopping (B-3) – Alan Parker, Praestare Engineering, representing Hubert Burns.
- 6. RZ-2025-0016:** Request to rezone approximately 12.55 acres located southwest of the intersection of Drew Road and Huskey Road– Parcel ID: 10-05-16-4-000-001-003 from Heavy Industry (H-I) and Agricultural-Conservation (A-C) to Residential Single-Family, Low Density (R-1) – Brock Mathews, Benchmark Land Services, LLC. representing Robert Smtih.
- 7. DP-2025-0040:** Request to reduce the required 25-foot landscape buffer to 21 feet - located at 1862 W. Main Street - Local Shopping (B-3) - Trevor Reynolds, Reeves Engineering representing Smart Bank.
- 8. DP-2026-0005:** Request to allow gravel parking in the rear parking area – located at 1066 Montgomery Highway – Light Industry (L-I) – Alan Parker, Praestare Engineering, representing Wendell Trusty.
- 9. RZ-2026-0001:** Request to rezone approximately 87.43 acres located at the 200 block of Earline Road, northwest of the intersection of Hartford Highway and Earline Road – Parcel IDs: 09-08-28-3-000-006-061, 09-08-28-4-000-003-001, 09-08-28-4-000-003-002, 09-08-28-4-000-002-000, & 09-08-28-4-000-003-003 from Local Shopping (B-3), Residential Single-Family, Low Density (R-1), and Agricultural-Conservation (A-C) to Residential Single-Family,

High Density (R-3) – Ron A. Reeves, Reeves Engineering & Construction, LLC. representing Brandon Price, LEAP, LLC.

10. **S-2026-002:** Preliminary Subdivision for Price Farms, Phase I – approximately 87.43 acres located at the 200 Block of Earline Road – Local Shopping (B-3), Residential Single-Family, Low Density (R-1), and Agricultural-Conservation (A-C) – Ron A. Reeves, Reeves Engineering & Construction, LLC. representing Brandon Price, LEAP, LLC

11. Consent Items: Minor Development Plans & Subdivision Plats

12. Discussion

13. Adjourn

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

DOTHAN PLANNING COMMISSION - RULES OF PROCEDURE

- A) Regular Meetings.** Public Hearings. Public Hearings will be held on the third (3rd) Wednesday of each month at 9:00 a.m. All public hearings meetings are held in the City Commission Chambers located on the second floor of the Roy L. Driggers Municipal Building.
- B) Special Meetings.** Special meetings may be called by the Chairman or the Secretary and shall be open to the public. Notice of special meetings shall be accomplished as provided for in the Alabama Open Meetings Act as hereafter amended.
- C) Rules of Procedure.** All meetings of the Dothan Planning Commission shall be conducted in accordance with the Code of Alabama, the Code of Ordinances of the City of Dothan and the latest edition of Robert's Rules of Order. The chairman may modify the order of items heard for cause. The order of procedure shall be as follows:

 - a. Following the introduction of the agenda item by the chairman, staff shall discuss issues of note followed by any questions from the commission.
 - b. Each applicant shall present their request to the planning commission for consideration followed by any questions from the commission.
 - c. The public shall be afforded the opportunity to speak in favor of or in opposition to the matter at hand.
 - d. The commission shall render a decision unless there are unresolved questions or issues.
- D) Quorum.** Five (5) members of the nine (9) member commission shall constitute a quorum.
- E) Meeting Decorum.** Speakers shall observe the commonly accepted rules of courtesy, decorum, dignity and good taste. Persons not observing these guidelines may be asked to leave by the chairman. All remarks shall be addressed to the Commission as a body and not to any member thereof, staff or members of the audience. Interested parties or their representatives may address the commission by written communications, a copy of which shall be provided to the secretary either before or during the meeting.
- F) Voting.** An affirmative vote of a simple majority of present and sitting members is required to take action on any motion heard by the Commission. This includes approvals of subdivision plats and recommendations on rezoning requests and ordinance amendments. Subsequent motions or amendments may be made until a majority vote is recorded.
- G) Continued Items.** Items scheduled for Planning Commission consideration may be continued to a date certain as announced at the initial hearing. Items may be continued only once and shall not be required to re-advertise.
- H) Tabled Items.** Any item may be tabled by a simple majority of present members. To be removed from the table, an item shall require approval of a simple majority of present and sitting members. If an item has been removed from the table, public notice to adjacent property owners is required as outlined in Section VI, Public Notification. Items tabled for longer than six months shall be considered denied.
- I) Withdrawing Items.** Any applicant may withdraw his request for rezoning, Development Plans or Subdivision Plat at any time prior to a motion being made to consider its approval or denial.