PLANNING COMMISSION
MEETING MINUTES
JANUARY 15, 2020
DOTHAN, ALABAMA

The Dothan Planning Commission met on Wednesday, January 15, 2020, 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 be muted or turned off and stated that all meetings were recorded for public record.

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

   Others Present: Todd McDonald, AICP, Planning and Development Director; Frank Breaux, AICP, Senior Planner; Kevan Kelly, Assistant Attorney; Bart Barefoot, Assistant Public Works Director; Tyler Reeder and Jonathan Lucas, Engineering Services; Craig Walden, Building Official; Stacey Livingston, Business Services Manager; Robert Cox and Tommy Wright, Traffic Engineering; Fire Captain Crow; 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 was none. Chair Coleman asked for a motion. Vice-Chair Davis motioned to approve the agenda, Mr. Brewer seconded, and the motion carried.

3. Approval of the December 18, 2019, Meeting Minutes
   Mr. Swan motioned to approve the meeting minutes, Mr. Holloway seconded, and the motion carried.

4. Disclosure of ex parte contact – (1) David Brewer regarding RZ-19-0460

Old Business

None.

New Business

5. RZ-19-0460: Rezoning request - Property located at 640 Chickasaw Street – R-4 to B-3 District - Jeffrey Lee Dozier. Mr. Breaux presented staff 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. Jeffrey Dozier, 115 Freedom Street, addressed the commission. Chair Coleman asked Mr. Dozier if he had any questions, to which he did not. Chair Coleman asked if anyone in the audience wished to
speak, and Mr. Michael Jackson, Executive Director of Aunt Katie’s Garden, residing at 900 E. Bunche Street, spoke in favor of Mr. Dozier and this request. Chair Coleman asked if anyone else wished to speak, with no response. Chair Coleman asked the commission members if they had any questions, with no response. Chair Coleman then asked for a motion. **Mr. Wood motioned that RZ-19-0460 be referred to the City Commission with an affirmative recommendation, Mr. Whiddon seconded, and the motion carried.**

6. RZ-19-0467: Rezoning Request - Property located at 618 Westgate Parkway - From R-1 District to O-2 District - Michael Jerrell. Mr. Breaux presented staff 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. Michael Jerrell, 40 Williamsburg Place, addressed the commission and stated that he would like to open an accounting office for a family member. Chair Coleman asked if anyone had questions for Mr. Jerrell with no response. Chair Coleman asked if anyone in the audience had questions regarding this case, with no response. Chair Coleman then asked for a motion. **Mr. Wood motioned that RZ-19-0467 be referred to the City Commission with an affirmative recommendation, Mr. Holloway seconded, and the motion carried.**

7. RZ-19-0478: Rezoning Request - Property located at the dead end of Central Park Ave. (Parcel ID: 3809041700000004.034) - From R-4/B-2 to R-A - West Family Trust represented by Northstar Engineering Services. Mr. Breaux presented staff 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 Larry Brookins, Northstar Engineering Services, addressed the commission. Chair Coleman asked if Mr. Brookins had heard the comments regarding the detention pond and Mr. Brookins stated that the request would be amended accordingly. Chair Coleman asked if anyone had questions for Mr. Brookins with no response. Chair Coleman asked if anyone in the audience had questions regarding this case, with no response. Chair Coleman then asked for a motion. **Mr. Swan motioned that RZ-19-0478 be referred to the City Commission with an affirmative recommendation, Ms. Wilcox seconded, and the motion carried.**

8. DP-19-0480: Development Plan - request to construct 4 space gravel parking lot, - Property Located at 105 Pariton Ave. - R-1 District - Southeast Alabama EOC/Charlotte Williams. Mr. Breaux presented staff findings per the submitted staff report and gave a detailed history of the property. Mr. Breaux stated that staff opposed the use of gravel for parking in this area of the city. Chair Coleman asked if anyone had questions for Mr. Breaux and Mr. Wood asked if there was a timeframe between the rezoning and development plan approval. Mr. Breaux stated that conditions were not tied to rezoning’s, and that development plan approval was valid for one year. Chair Coleman asked if there were any other questions for Mr. Breaux, with no response. Chair Coleman asked who was present regarding this case and Ms. Charlotte Williams, 105 Pariton Ave., addressed the commission. Ms. Williams explained the work of her organization and that there were no more that only 2-3 people in her office at a time. She stated that she never built the parking spaces since there was plenty of room on the street for parking. Ms. Williams stated that she asked the church across the street if she could use some of their parking and they denied her. She stated that she had moved her organization a few times but had a business license since 1998 and had always paid the annual invoice. Chair Coleman asked if anyone in the audience wished to speak with no response. Chair Coleman asked if anyone had questions for Ms. Williams. Mr. Wood asked what the sign in the front yard said, to which Ms. Williams responded that it was a triangle logo for the program. Mr. Wood asked if the driveway could be used to park in, to which Mr. Breaux responded that at commercial sites, backing onto the street was not allowed. Mr. Pierce stated that he applauded Ms. Williams’ work in Dothan and appreciated it and then continued with asking if parking in the
adjacent commercial parking lot could be an option. Ms. Williams stated that she had asked and was denied in the past, but she could ask again and if so, she would have to gate the rear fence. Mr. Whiddon asked Ms. Williams about the last time she checked with the church, to which Ms. Williams stated 10 years ago. Mr. Breaux stated that Ms. Williams was only allowed 15% off-site parking per the code. Mr. Wood asked what impact the parking area would have on her lot and Ms. Williams stated that she would have to create a concrete walkway to an asphalt handicapped spot with three other spots. Ms. Williams stated that Vanita Sansom McClain from the BZA suggested looking into using gravel for the rest of the parking spots. Ms. Williams stated that a contractor visit had been scheduled to estimate the work. Mr. Wood suggested getting an estimate to having the four parking spots in concrete while the contractor was there. Mr. Bart Barefoot stated the Public Works Department was fine with gravel since there would be minimal usage, but suggested a barrier around the gravel such as timbers or blocks. Chair Coleman asked if anyone had further questions or comments. Chair Coleman asked Ms. Williams if she had read the five comments from the Planning staff and Ms. Williams affirmed. Ms. Williams asked for clarification regarding the landscaping comments, and Mr. Breaux stated that the code required 10 feet of landscaping along the street frontage including trees and shrubbery. He further stated that the commission could reduce the width. Mr. Breaux added that the previously approved parking variance was only for Ms. Williams’ business, and not applicable to any subsequent tenant or owner. Mr. Wood asked about traffic volume on Pariton Avenue, and Mr. Cox responded that it was light. Mr. Wood asked if there had been accidents there, to which Mr. Cox responded that he was not aware of any. Mr. Wood asked about the vehicles in the photo and Ms. Williams responded that her vehicle was under the carport and the vehicle on the street was an employee. Mr. Wood asked Ms. Williams if the driveway went to the rear of the building, and Ms. Williams stated that she would drive across the lawn occasionally. Mr. Wood asked if there could be a turnaround built, to which Ms. Williams stated that she could look into it. Mr. Barkley Kirkland, Houston County Engineer, who was the applicant’s son, stated that he had spoken with the City Engineers and none had a complaint about this site. Mr. Kirkland stated that all of these options had been discussed, but that none met city requirements. Mr. Kirkland stated that Ms. Williams had no issue creating the handicapped ramp and the turnout, but that the cost difference to pave with asphalt vs. gravel would change from $4,000.00 to $16,000.00. Mr. Kirkland added that if the parking were paved it would devalue the home. Mr. Swan asked if gravel was acceptable, to which Mr. Kirkland affirmed. Mr. Barefoot stated that it would be 4-6 inches of gravel, enclosed by a durable product. Chair Coleman asked if anyone had further questions, with no response. Chair Coleman then asked for a motion. Mr. Swan motioned for approval of DP-19-0480, amending staff recommendation #1 to allow a gravel parking lot with a barrier, a paved handicapped spot and walkway, Mr. Whiddon seconded. Mr. Brewer requested to amend this motion to include an amendment to staff recommendation #2 that waived the requirement for any additional landscaping, Mr. Swan seconded. With a vote of 8-1 (Chair Coleman opposed), the amended motion passed. With a vote of 7-2 (Chair Coleman & Ms. Wilcoxion opposed) the original motion passed.
1. The gravel parking lot shall provide a paved, van accessible handicap space, a paved accessible route to the building, and a paved driveway apron;
2. Provide a Van Accessible handicap parking space design consistent with Federal law;
3. The comments of all city departments shall be incorporated into the final construction plans before a building permit is issued by the Building Official’s Office; and,
4. 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.

9. Election of Officers:
• Mr. Wood nominated Jerry Coleman for Chair, Mickey Davis for Vice-Chair and Theresa Eddy for Secretary. Mr. Brewer seconded, and the vote was unanimous.

10. Consent Items: Minor Development Plans & Subdivision Plats

11. Discussion:
• Mr. Breaux discussed the proposed Principal Use Standards.
• Mr. McDonald reported that the City Commission approved the amendment to the zoning ordinance regarding fences.
• Mr. McDonald announced the retirement of Mr. Robert Cox.

12. Adjourn.
Mr. Whiddon made a motion to adjourn, Ms. Wilcoxon seconded, and the motion carried.
The meeting ended at 10:10 a.m. The next meeting is on February 19, 2020.

Jerry Coleman, Chairman

Theresa Eddy, Secretary