PLANNING COMMISSION
AGENDA

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

The Planning Commission will have a preliminary meeting to review the agenda with the Planning Staff on Monday, March 16, 2020 at 3:30 p.m., in the Board Room, second floor of the Civic Center. This meeting is also open to the public but is not a public hearing.

The following items will be reviewed at both meetings:

1. **Roll Call:** Chair, Jerry Coleman___ Vice-Chair, Mickey Davis___ David Cornelius___ Gayla White___ David Brewer___ Neil Holloway___ Milt Wood___ Gantt Pierce___ Bob Whiddon___ Ian Owens(SUP)___ Aline Roberts(SUP)___Darrin Swan(SUP)___ Lori Wilcoxon(SUP)___

2. **Approval of Agenda**

3. **Approval of February 19, 2020 Meeting Minutes**

4. **Disclosure of ex parte contact**

**Old Business**

**None.**

**New Business**

5. **RZ-20-0062:** Rezoning request – Parcel located at 1745 Webb Rd – (Parcel ID#’s: 81004172000003.000 & 3810041720000003.001), A-C/L-I to H-I District, Emfinger Steel represented by Sam Emfinger.

6. **DP-20-0064:** Development Plan request – Property located at 1745 Webb Rd – A-C/L-I District - Emfinger Steel represented by Praestare Engineering.

7. **RZ-20-0065:** Rezoning request – Property located at 410, 452, & 474 W Carroll St – (Parcel ID# 380907264001014000) Proposed Lot#1/L-I to R-4, Proposed Lot#2/L-I to R-4, and Proposed Lot#3/R-4 to L-I – Ronald, Donald & Bard Powell & Bobby Pope represented by Vince Edge.

9. *Consent Items: Minor Development Plans & Subdivision Plats*

10. **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.
PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 19, 2020
DOTHAN, ALABAMA

The Dothan Planning Commission met on Wednesday, February 19, 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 Cornelius, David Brewer, Milt Wood, Neil Holloway, Bob Whiddon, Gantt Pierce, Aline Roberts (SUP) sitting, and Darrin Swan (SUP) sitting.
Members absent: Gayla White

Others Present: Commissioner, David Crutchfield; Lori Wilcoxon (SUP); Todd McDonald, AICP, Planning and Development Director; Frank Breaux, AICP, Senior Planner; Bob Wilkerson, Planner II; Kevan Kelly, Assistant Attorney; Bart Barefoot, Assistant Public Works Director; Jonathan Lucas and Josh Chapman, Engineering Services; Craig Walden, Building Official; Stacey Livingston, Business Services Manager; Tommy Wright, Traffic Engineering; 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. Mr. Wood motioned to approve the agenda, Mr. Whiddon seconded, and the motion carried.

3. Approval of January 15, 2020, Meeting Minutes
Ms. Roberts motioned to approve the meeting minutes, Mr. Cornelius seconded, and the motion carried.
4. Disclosure of ex parte contact – (1) Chair Coleman on DP-20-0014

Old Business
None.

New Business

5. DP-20-0013: Development Plan request for a New Building Addition – Project Located at 511 South Lena Street – R-4 District – St. James Baptist Church – represented by Praestare Engineering. 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. Jody Solomon, Praestare Engineering, addressed the commission. Chair Coleman asked Mr. Solomon if he had read the six staff recommendations and if he had any questions regarding them, to which Mr. Solomon affirmed with no questions. Chair Coleman asked Mr. Solomon if he would be submitting a landscaping plan, to which Mr. Solomon affirmed. Chair Coleman asked if there was anyone in the audience regarding this case, and one person raised their hand but did not want to address the commission. Chair Coleman asked if anyone had further questions or comments with no response. Chair Coleman then asked for a motion. Mr. Wood motioned for approval of DP-20-0013 with the six staff recommendations, Mr. Pierce seconded, and the motion carried.

1. A landscaping plan must be submitted which demonstrates compliance with all requirements of Article 13 of the zoning regulations;
2. A photometric plan must be submitted showing a luminance of not more than .4 foot-candles extending 50 feet into the residentially zoned properties to the west, south, and east;
3. 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;
4. Resubmit the development plan incorporating all design changes;
5. All future correspondence or building permit plan submittal must make reference to Case DP-20-0013 and,
6. 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.

Note: Mr. Cornelius recused himself and Mr. Swan stepped up to the dais in his place.

6. DP-20-0014: Development Plan for a hotel – Property located at 3394 Ross Clark Circle – 39,571 square foot building on 2.05 Acres- B-2 District – Shankheshwar Swami, LLC represented by Northstar Engineering Services. Mr. Breaux presented staff findings per the submitted staff report and explained that the hotel would have a 30-foot buffer with
trees and shrubs between the site and the existing single-family residences to the south. He recommended that the plant materials within the buffer be evergreen and of a variety that would form an effective year-round buffer. He pointed out deficiencies with the landscaping plan and asked Mr. Tommy Wright, Traffic Engineer, to explain the new site access per ALDOT’s ongoing work. Mr. Wright gave a full overview of the new roadway configuration and access changes, and Chair Coleman asked if anyone had questions for Mr. Wright, with no response. Chair Coleman asked Mr. Breaux the applicant has met all requirements for the B-2 District, to which Mr. Breaux affirmed. Mr. Breaux stated that Mr. Bob Wilkerson was also available to comment on the proposed plant materials within the buffer. Chair Coleman asked who was representing the applicant and Mr. Steve Ethridge, Attorney for Mr. Shaw and Mr. Lee Brown from Northstar Engineering addressed the commission. Chair Coleman asked Mr. Brown if he read the staff recommendation and if he had any questions, to which Mr. Brown stated he had read them with no questions. Chair Coleman asked if Mr. Brown considered a privacy fence for the top of the retaining wall for the length of the property, to which Mr. Brown responded that Mr. Shaw was agreeable to the fence. Chair Coleman asked if the privacy fence could be paneled on both sides, to which Mr. Brown stated that it wasn’t discussed in detail. Chair Coleman asked if the commission had questions for Mr. Brown with no response. Chair Coleman asked who in the audience was present regarding this case, to which four people raised their hands.

Mr. Mark Poland, 117 Rosetta Circle, stated that he had been a resident for approximately 15 years and had concerns regarding the landscaping, fencing, and lights. Mr. Poland stated that it took almost 10 years to grow the buffer for TGI Fridays, which has not been taken care of properly, and that the parking lot creates pollution. Mr. Poland pointed out where he lived and then stated that he was not in support.

Ms. Cheri Knowles, 104 Camillia Drive, stated that she was not directly impacted by this property but was supporting her neighbors in the Garden District.

Mr. Jonas Forrester, 705 Rosemont Drive, stated his concern regarding the proper maintenance of the buffer materials and the time necessary to establish it. Mr. Forrester stated that he would like to see a business there rather than a vacant lot but was looking for more guarantees. Mr. Forrester would like to see the Pine Trees remain. Chair Coleman asked Mr. Forrester to point to his lot, to which Mr. Forrester did. Mr. Forrester’s back yard is adjacent to the south side of the development area.

Mr. Ronald Gause, 506 Rosemont Drive, was representing John Gause at 702 Rosemont Drive and his daughter at 123 Rosetta Circle. Mr. Gause stated that most of his concerns had been answered but was still concerned with the height of the fence and the buffer. Mr. Gause did not feel that the 6 ft. height was adequate.
Chair Coleman asked Mr. Brown to return to the podium to address these issues. Chair Coleman asked Mr. Brown to explain the lighting, to which Mr. Brown stated that there would be lighting on the east side and small wall packs on the south side that would meet the requirements of the city. Mr. Breaux stated that a photometric plan was required to which Mr. Brown stated that they would meet the photometric requirements.

Chair Coleman asked about the buffer and Mr. Breaux stated that there were tree or shrubbery species identified on the plans, just the heights. Mr. Wood asked if the fence could be 8 feet high and made out of a low maintenance material, to which Mr. Brown responded that Mr. Shaw was agreeable to the 8-foot fence.

Chair Coleman asked Mr. Bob Wilkerson to take the podium for questions. Mr. Wilkerson stated that a landscape architect should have been consulted during the project design phase as many of the issues being discussed could have already been addressed. He stated that this was a great opportunity to terrace the landscaping between the residents and the hotel so that the initial vegetation could be 10 feet higher than what was shown at the parking lot level. Mr. Wilkerson stated that there are a lot of dense evergreens that grow rapidly and the Green Giants are a good selection. Mr. Wilkerson also suggested Hollies for variety. Mr. Wilkerson stated that creating a green wall, built out of a screen and then covered in vines as an architectural feature, could be utilized as well. Mr. Coleman asked what trees Mr. Wilkerson would suggest covering the area, to which Mr. Wilkerson stated that the Green Giants and Italian Cypress would be the best for visual coverage. Mr. Wood asked about American Holly and Mr. Wilkerson stated that it was a good choice as well as there are numerous varieties of Holly that would work here. Mr. Breaux recommended allowing Mr. Wilkerson to review any landscaping submissions for this project, to which Chair Coleman affirmed. Chair Coleman asked if anyone had questions for Mr. Wilkerson, with no response.

Chair Coleman asked if the commission members had questions and Mr. Swan asked about the hotel being tailored to a certain clientele, to which Mr. Brown stated that he was not aware of the hotel focusing on a certain type of clientele but that the hotel was more modern and trendier. Ms. Roberts asked if the five employee parking spaces were going to be adequate, to which Mr. Brown stated that there were fifteen employees on three shifts. Mr. Wood asked if there was going to be a restaurant in the hotel, to which Mr. Brown responded that there would only be a breakfast bar. Mr. Brewer asked about the construction schedule, to which Mr. Brown stated about a month after the drawings were submitted and then 9-12 months for construction.

Mr. Brooks Devane, 706 Rosemont Drive, wanted to know about the franchise rights, to which Chair Coleman stated that such issues were not germane to the case. Chair Coleman
stated that if approved, the construction had to start within 12 months and if not, the developer had to file for a 6-month extension with a viable reason.

Ms. Jamie Poland, 117 Rosetta Circle, was concerned about the guests in the hotel looking into her backyard and house windows and asked if the hotel would consider using frosted glass on the south side of the building.

Chair Coleman asked if anyone else had questions or comments, and Mr. Wood made a motion for approval with an additional condition of requiring Mr. Wilkerson's review of the amended landscaping plan, and another condition requiring an eight-foot tall privacy fence along the south property line atop the retaining wall. Mr. Swan made a comment regarding his appreciation for the residents coming out and voicing their concerns. Chair Coleman then asked for a motion. Mr. Wood motion for approval of DP-20-0014 with the seven staff recommendations and adding that the landscaping scope and design be coordinated with the city staff and that an 8-foot privacy fence be built on the south side of the property, Mr. Brewer seconded, and the motion passed with a vote of 8-1 (Mr. Swan opposed).

1. The landscaping plan must be corrected to meet all requirements of Sec 114-238 of the zoning regulations;
2. Demonstrate conformity with the architectural requirements of Sec 114-83;
3. 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;
4. A photometric plan is submitted prior to the issuance of the building permit illustrating a luminance of not more than .4 Foot Candles measured to a distance 50 feet within the residential property to the south;
5. An eight-foot privacy fence shall be constructed along the south property line;
6. A revised landscaping plan shall be submitted to staff for approval;
7. Resubmit the development plan incorporating all design changes;
8. All future correspondence or building permit plan submittal must make reference to Case DP-20-0014 and,
9. 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. TXT-20-0026 – Special Principal Use Standards. Mr. Breaux presented to the commission recommending that ‘day-care’ be removed from section B(2)(c). Mr. Swan recommended approval to the City Commission with the change, Mr. Holloway seconded, and the motion carried.

8. Consent Items: Minor Development Plans & Subdivision Plats: (2)
9. Discussion

10. Adjourn.
    
    Mr. Holloway made a motion to adjourn, Mr. Swan seconded, and the motion carried. The meeting ended at 10:00 a.m. The next meeting is on March 18, 2020.

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Jerry Coleman, Chairman

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Theresa Eddy, Secretary
H-I, Heavy industry. The H-I district is intended to provide for the competitive location for manufacturing and related industries that may, by nature, create nuisances. The intent is to preserve land for such industry in locations with access to major streets as designed on the thoroughfare plan, as well as locations generally accessible to railroad transportation and to prohibit residential uses. Due to the objectionable impacts that may be created in this district, special buffer requirements and/or setback areas will be required. Development or redevelopment of these areas is subject to all regulations as established in article V, development plans, and is also subject to regulations and design guidelines as established for the downtown overlay district.
General Discussion: The applicant owns 34.39 acres of land located at 1745 Webb Road that is the site of the Emfinger Steel Company, a scrap metal facility. The use of the property for a scrap operation is not permitted within either the L-I or A-C Districts, and the use is therefore a legal nonconformity. The applicant seeks to expand the operation with the construction of a new building.
Findings of Fact:

- Aside from single-family residences to the south of the property, the site is surrounded by industrial uses.
- According to the applicant, the business has operated at its current location since the 1950’s.
- A Scrap Operations is not a permitted use within either the A-C or L-I Districts, but is a permitted use within the proposed H-I District as a Special Exception use.

Land Use Impact on Vicinity: As previously mentioned, the majority of the uses within the immediate vicinity of the subject site are industrial in nature, and the scrap operation has existed in its current location since 1950’s.

Land Use Compatibility/Land Use Plan: The Future Land Use Map (FLUM) identifies the subject parcel as suitable for Light Industrial Uses. Accordingly, the proposed L-I designation is not consistent with the Future Land Use Plan.

Impact on the Environment: There are no environmental impacts associated with the request.

Impact on Public Services and Facilities: The property is located within the urbanized area with existing infrastructure, and there are no impacts on public services or facilities associated with the request.
Staff Recommendation:

Although the request is inconsistent with the Future Land Use Map, Staff finds that the request is reasonable given the property’s location and history, and the proposed change will correct the nonconforming status of the scrap operation. Staff therefore recommends that Case No. RZ-20-0062, a request to rezone 34.39 acres located at 1745 Webb Road from A-C & L-I to H-I, having been duly considered in a public hearing held on March 18, 2020, following advertised legal notice, be referred to the Dothan City Commission with an affirmative recommendation from the Planning Commission subject to the provisions of the City of Dothan Zoning Ordinance.
PLANNING COMMISSION
STAFF REPORT – March 18, 2020 MEETING
CASE NUMBER: DP-20-0064
Case Manager: Frank G. Breaux, AICP

Summary of Information:
Project Name: Emfinger Steel Baler Building
Property Location: 1745 Webb Road
Requested Action: Development Plan Approval
Applicant/Owner: Emfinger Steel/Beatrice, LLC

Zoning/Land Use:
EXISTING LAND USE - SUBJECT SCRAP OPERATION
EXISTING LAND USE - NORTH WAREHOUSE
EXISTING LAND USE - SOUTH SINGLE-FAMILY RESIDENCES
EXISTING LAND USE - EAST UNDEVELOPED
EXISTING LAND USE - WEST INDUSTRIAL
ZONING DISTRICT - SUBJECT A-C (AGRICULTURAL) & L-I (LIGHT INDUSTRY)
ZONING DISTRICT - NORTH A-C
ZONING DISTRICT - SOUTH R-1 (LOW DENSITY SINGLE-FAMILY) & B-2 (HIGHWAY COMMERCIAL)
ZONING DISTRICT - EAST L-I
ZONING DISTRICT - WEST L-I
PROPOSED ZONING - SUBJECT H-I (HEAVY INDUSTRY)

General Discussion: The applicant owns 34.39 acres of land located at 1745 Webb Road that is the site of the Emfinger Steel Company, a scrap metal facility. The applicant wishes to construct a 6,000 square foot baler building on a portion of the site located behind the existing office building. The use of the property for a scrap operation is not permitted within either the L-I or A-C Districts, and the use is therefore a legal nonconformity.

Findings of Fact:

- The applicant has applied to rezone (RZ-20-0062) the property from A-C & L-I to H-I in order to accomplish the proposed building addition.
- Approval of the development plan is contingent upon approval of the proposed rezoning.
- Aside from single-family residences to the south of the property, the site is surrounded by industrial uses.
- According to the applicant, the business has operated at its current location since the 1950’s.
Land Use Impact on Vicinity: As previously mentioned, the majority of the uses within the immediate vicinity of the subject site are industrial in nature, and the scrap operation has existed in its current location since 1950's.

Land Use Compatibility/Land Use Plan: The Future Land Use Map (FLUM) identifies the subject parcel as suitable for Light Industrial Uses. Accordingly, the proposal is inconsistent with the Future Land Use Plan. Although inconsistent with the FLUM, staff finds that the request is reasonable given the property's location and history, and the proposed zoning change (if approved) will correct the nonconforming status of the scrap operation.

Impact on the Environment: There are no environmental impacts associated with the request.

Landscaping: The proposed improvements will not trigger any landscaping requirements.

Parking: The proposed building will not require any additional parking.
**Building Description:** The proposed building will not be visible from the street, and there are no architectural requirements.

**Impact on Public Services and Facilities:**

**Engineering:**

1. We will require storm drainage calculations as submittals to support a storm drainage plan for review and approval when applying for a building permit. The post-development peak discharge rate shall be limited to the pre-development peak discharge rate for the 2-, 10-, and 25-year storm events unless site conditions dictate differently.
2. If there will be sewer for this development, we will require documentation providing the average daily and peak sanitary sewer flows for this development to determine if there is capacity available in the sanitary sewer system. All documentation must be signed and sealed by a professional engineer registered in the State of Alabama and state how the flow data and peak factor was derived.
3. We will require as-built drawings for all sanitary sewer and detention pond work. Detention pond shall include a topographic map, volume calculations, and as-built on outlet structure before Certificate of Occupancy (CO) is issued.
4. It is the owner’s responsibility to verify the location and elevation for sanitary sewer tie-in.
5. Webb Road is a County-maintained road which requires a county permit for any work performed within its right-of-way.
6. Provide a note stating that all storm lids shall have “No Dumping Drains to Stream” located on them.
7. The following notes shall be added to the plan sets:
   a) The addressing display shall adhere to the City of Dothan address display requirements as described in the City’s Code of Ordinance Section 114-185 and the City of Dothan’s E-911 Addressing Standards and Guidelines.
   b) Address numbers/characters must be three (3) inches in height, proportional in width, and contrasting color to the background attached.
   c) One set of address numbers/characters, either on the structure or mailbox/sign/marker, must be retro reflective (must reflect light back to the source at night). Retroselective numbers/characters must be displayed on the same side of the structure facing the addressed roadway or on both sides of a mailbox or sign/marker.
   d) Business structures must have the address numbers/characters properly displayed before occupancy and/or use. When the building is substantially complete, the address is to be permanently displayed on the structure. The address **MUST** be permanently displayed before the Certificate of Occupancy or Business License is issued.
8. An Erosion Control Plan and Best Management Practices Plan in accordance with the Stormwater Ordinance will be required for review and approval when applying for a
building permit. If more than one acre of land is disturbed, we will require a copy of the ADEM NPDES general permit along with copies of all inspection reports during construction. The permit (if required) and BMP shall be provided before approval for construction will be given.

9. Provide a note on the construction plans stating that “All erosion control measures shall be in place as required by the engineer, plans, and City of Dothan representative. Siltation control measures shall be inspected per the NPDES permit requirements. Any deficiencies shall be corrected immediately and no further work will proceed until said deficiencies are corrected to the City of Dothan or engineer’s approval.” This may be combined with or modified into the other erosion control notes.

10. Provide a note on the construction plans requiring the contractor to notify Engineering Services (Tyler Downing - 334-615-4434) 24 hours prior to starting work.

Utilities:

1. Any additional buildings may require additional water and fire service.
2. Comments and requirements will be provided with submission of construction plans with additional information.

Impact on Travel: No comments.

Fire Marshall:

1. Adequate fire apparatus access is required. Minimum access road of 20 feet in width and capable of supporting a fire apparatus in all weather conditions.
2. Fire hydrant required within 250 feet of the building.

Staff Recommendation:

Staff recommends that Case No. DP-20-0064, request for approval of development plans, as shown on the map stamped “Received February 14, 2020, be approved, as authorized by Article V of the Zoning Ordinance, subject to the following conditions:

1. Approval of the development plan is contingent upon approval of the proposed rezoning;
2. 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;
3. Resubmit the development plan incorporating all design changes;
4. All future correspondence or building permit plan submittal must make reference to Case DP-20-0064 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.
PLANNING COMMISSION
STAFF REPORT – March 18, 2020 MEETING
CASE NUMBER: RZ-20-0065
Case Manager: Frank G. Breaux, AICP

Summary of Information:
Property Location: 410, 452, 402 & 474 West Carroll Street
Requested Action: Rezoning from L-I & R-4 to L-I & R-4 (reconfigured)
Property Owner/Applicant: Ronald Powell, et al.

Zoning/Land Use:
EXISTING LAND USE - SUBJECT RESIDENTIAL SINGLE-FAMILY & COMMERCIAL
EXISTING LAND USE - NORTH WAREHOUSE
EXISTING LAND USE - SOUTH COMMERCIAL & UNDEVELOPED
EXISTING LAND USE - EAST WAREHOUSE
EXISTING LAND USE - WEST WAREHOUSE
ZONING DISTRICT - SUBJECT L-I (LIGHT INDUSTRY) & R-4 (HIGH DENSITY SINGLE-FAMILY ATTACHED)
ZONING DISTRICT - NORTH L-I
ZONING DISTRICT - SOUTH L-I
ZONING DISTRICT - EAST L-I
ZONING DISTRICT – WEST L-I
PROPOSED ZONING - SUBJECT L-I & R-4 (reconfigured)
General Discussion: The property is located on the north side of West Carroll Street adjacent to and surrounded by the Wiregrass Warehouse complex. The subject property is 5.59 acres in size and is improved with multiple buildings. According to the property card, there are four (4) single-family structures and one (1) commercial structure on the property. The property is currently split-zoned with L-I and R-4 zoning. The applicant is requesting the rezoning in order to clear an estate issue.

Findings of Fact:

- The property is split-zoned with L-I and R-4 zoning.
- Per Sec 114-56(B), rezoning of property can only occur on an entire parcel. Accordingly, a subdivision of the property will be required prior to any rezoning approval.
- The applicant has submitted a plat (S-20-0021) that would split the property into three lots that coincide with the existing land uses.
- The predominant land uses in the general vicinity of the subject property are light-industrial and commercial.

Land Use Impact on Vicinity: There are no anticipated negative impacts associated with the request.

Land Use Compatibility/Land Use Plan: The Future Land Use Map identifies the subject parcel as suitable for Light-Industrial land uses. Although inconsistent with the FLUM, the reconfigured R-4 designation will correct the split zoning issue.

Impact on the Environment: The property is typical of others in the vicinity and there are no environmental impacts associated with the request.

Impact on Traffic: No comment.

Impact on Public Facilities: The fire department has indicated that additional fire protection may be required once developed, and there were no comments from Dothan Utilities.

Staff Recommendation: Although inconsistent with the FLUM, the reconfigured R-4 designation will eliminate the split-zoning issue and better align current land uses with the underlying zoning. Staff therefore recommends that Case No. RZ-20-0065, a request to rezone 5.59 acres located at 410, 402, 452 & 474 West Carroll Street from L-I & R-4 to L-I & R-4 (reconfigured), having been duly considered in a public hearing held on March 18, 2020, following advertised legal notice, be referred to the Dothan City Commission with an affirmative recommendation from the Planning Commission subject to the provisions of the City of Dothan Zoning Ordinance.

Note:
1. A subdivision of the property will be required prior to the finalization of the rezoning process.
PLANNING COMMISSION
STAFF REPORT – March 18, 2020, MEETING
CASE NUMBER: DP-20-0071
Case Manager: Frank G. Breaux, AICP

Summary of Information:
Project Name: Sunset Memorial Park
Property Location: 1700 Barrington Road
Requested Action: Development Plan Approval
Applicant/Owner: R&T Holdings, LLC

Zoning/Land Use:
ACREAGE OF SITE: 4.37
EXISTING LAND USE - SUBJECT UNDEVELOPED
EXISTING LAND USE - NORTH CEMETARY
EXISTING LAND USE - SOUTH UNDEVELOPED
EXISTING LAND USE - EAST UNDEVELOPED
EXISTING LAND USE - WEST MOBILE HOME SUBDIVISION
ZONING DISTRICT - SUBJECT A-C (AGRICULTURAL CONSERVATION)
ZONING DISTRICT - NORTH A-C
ZONING DISTRICT - SOUTH A-C
ZONING DISTRICT - EAST A-C
ZONING DISTRICT - WEST MH-2 (MOBILE HOME SUBDIVISION)

General Discussion: The applicant is requesting approval to expand the existing Memorial Gardens Cemetery located at 1700 Barrington Road. The applicant owns the undeveloped property to the south of the site. The proposed improvements include additional burial plots, parking, driveways, courtyards, gardens and a committal shelter/central green.

Findings of Fact:

- The property is contiguous to single-family residences to its west.
- Surrounding uses within the immediate vicinity of the subject parcel are residential, industrial and agricultural.
- A Cemetery/Mausoleum is a special exception use within the A-C District.
- The BZA approved a Special Exception (SE-20-0068) for the proposed expansion on March 4, 2020.
Land Use Impact on Vicinity: The existing cemetery operation has existed in its current location for over twenty years. As previously mentioned, predominant uses within the vicinity of the subject parcel are residential, industrial and agricultural, and there is a single-family neighborhood located directly to the west of the site across Barrington Road. Accordingly, a photometric plan will be required prior to the issuance of a building permit demonstrating that luminance from the site into the neighboring residential properties does not exceed .4 foot candles.

Land Use Compatibility/Land Use Plan: The Future Land Use Map identifies the subject parcel as suitable for Light Industrial uses. A cemetery/mausoleum is permitted within the L-I district with special exception approval. The proposed use is therefore consistent with the Future Land Use Map and Plan.

Impact on the Environment: There are no apparent environmental impacts associated with the request.

Parking: While there are no additional parking requirements for the proposed improvements, the applicant is providing 10 spaces across from the central green.
Landscaping and Buffering: The landscaping plan meets all requirements of the zoning regulations.

Buildings: The new building and walls will incorporate design elements and building materials similar to the existing structures on the site. It is noted that a portion of the Grotto Wall is located within the required 50-foot front yard setback and must be relocated.

Impact on Travel:

1. Any increase in traffic volumes will be minimal and will have little impact on this area.
2. The proposed roadway shall be designed to avoid sharp, 90-degree turns until the next proposed phase is constructed.
3. ADA parking spaces shall be marked and signed appropriately.
4. ADA access shall be provided to proposed sidewalk by means of ADA ramps or depressed sidewalk.
5. A stopbar and stop sign shall be installed for the driveway at Barrington Road.
6. Minimum sight distance requirements shall be maintained at the driveway’s approach to Barrington Road.

Impact on Public Services and Facilities:

Engineering:

1. We will require storm drainage calculations as submittals to support a storm drainage plan for review and approval when applying for a building permit. The post-development peak discharge rate shall be limited to the pre-development peak discharge rate for the 2-, 10-, and 25-year storm events unless site conditions dictate differently. A minimum 1% slope shall be provided in the bottom of the detention pond.
2. We will require as-built drawings for detention pond work. Detention pond shall include a topographic map, volume calculations, and as-built on outlet structure before Certificate of Occupancy (CO) is issued.
3. Provide a note stating that all storm lids shall have “No Dumping Drains to Stream” located on them.
4. An Erosion Control Plan and Best Management Practices Plan in accordance with the Stormwater Ordinance will be required for review and approval when applying for a building permit. If more than one acre of land is disturbed, we will require a copy of the ADEM NPDES general permit along with copies of all inspection reports during construction. The permit and BMP shall be provided before approval for construction will be given.
5. Provide a note on the construction plans stating that “All erosion control measures shall be in place as required by the engineer, plans, and City of Dothan representative. Siltation control measures shall be inspected per the NPDES permit requirements. Any deficiencies shall be corrected immediately and no further work will proceed until said
deficiencies are corrected to the City of Dothan or engineer’s approval.” This may be combined with or modified into the other erosion control notes.

6. Provide a note on the construction plans requiring the contractor to notify Engineering Services (334-615-4420) 24 hours prior to starting work.

Utilities:

1. Developer shall maintain the integrity and serviceability of the existing water utilities during construction.

Fire Marshall:

1. Fire hydrant require within 250 feet of the building.

Staff Recommendation:

Based upon a review of the facts as presented, staff recommends that Case No. DP-20-0071, request for development plan approval, as shown on the plan stamped “Received February 14, 2020, be approved, as authorized by Article V of the Zoning Ordinance, subject to the following conditions:

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. The portion of the Grotto Wall located within the required 50-foot front yard setback must be relocated;
3. A photometric plan is submitted prior to the issuance of the building permit illustrating a luminance of not more than .4 Foot Candles measured to a distance 50 feet within the residential property to the west;
4. Resubmit the development plan incorporating all design changes;
5. All future correspondence or building permit plan submittal must make reference to Case DP-20-0071 and,
6. 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.