

**PLANNING COMMISSION
MEETING MINUTES
NOVEMBER 16, 2022
DOTHAN, ALABAMA**

The Dothan Planning Commission met on Wednesday, **November 16, 2022**, 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, Dwayne Bowman, David Cornelius, Shaun Cunningham, Aisha Freeman, Neil Holloway, Bob Whiddon, and Milt Wood. ***Members Absent:*** None
Others Present: Mary Hannah Dunning Owens (SUP), Vimal Patel (SUP), Adam Dozier (SUP); Todd McDonald, AICP, Planning & Development Director; Yvette Thomas, Sr. Planner; Reginald Franklin, Transportation Planner; Kimberly Vann, Planning Assistant; Kevan Kelley, Assistant Attorney; Craig Walden, Building Inspections; Jonathan Lucas and Jeffrey Wilson, Engineering; and Theresa Eddy, Secretary.
2. ***Approval of Agenda***
Chair Coleman asked Ms. Thomas if there were any changes to the agenda. Ms. Thomas stated that No. 9, RZ-22-0128 would be continued to the December 21, 2022, meeting. Chair Coleman then asked for a motion. ***Mr. Wood made a motion to approve the agenda, Mr. Whiddon seconded, and the motion carried.***
3. ***Approval of October 19, 2022, 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. Whiddon made a motion to approve the meeting minutes, Mr. Holloway seconded, and the motion carried.***
4. ***Disclosure of ex parte contact – Shaun Cunningham regarding No. 10, RZ-22-0221, and David Cornelius regarding No. 6, RZ-22-0196.***

Old Business

None

New Business

5. **S-22-0047: Magnolia Trace Subdivision – Request to waive Chapter 90. Sec.90-141. Sidewalks requiring sidewalks along County Line Rd. - Property located on 776 County Line Road– R-2 District – Northstar Engineering Services.** Ms. Thomas presented the staff findings per the staff report and stated that the staff was recommending approval. Houston County Road and Bridges confirmed in writing to the city that they don't allow sidewalks within county right-of-way. Chair Coleman asked if anyone had questions for Ms. Thomas. Mr. Cornelius wanted verification that this was only for the County Line Road roadside; Ms. Thomas affirmed. Chair Coleman asked who was representing this case. Ms. Mary Wever, Northstar Engineering, addressed the commission. Chair Coleman asked Ms. Wever if she had read the staff comments and if she had any questions. Ms. Wever responded that she read and understood the comments with no questions. Chair Coleman asked if anyone in the audience had questions with no response. Chair Coleman asked if the commission had any questions with no response. Chair Coleman then asked for a motion. ***Mr. Wood made a motion to approve S-11-0047, Mr. Cunningham seconded, and the motion passed unanimously.***
6. **RZ-22-0196: Request to rezone approximately 16.6 acres located at 214 E Saunders Road – Heavy Industry (H-I) District to Agriculture Conservation (A-C) District - Carole McNair Cobb.** Ms. Thomas presented the staff findings per the staff report and stated that the staff

was recommending approval. Chair Coleman asked if anyone had questions for Ms. Thomas with no response. Chair Coleman asked who was representing this case. Ms. Carole McNair Cobb addressed the commission. Chair Coleman asked Ms. Cobb if she had any questions; Ms. Cobb had no questions. Chair Coleman asked if anyone in the audience had questions 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 made a motion that RZ-22-0196 be referred to the City Commission with a recommendation to approve, Mr. Holloway seconded, and the motion carried unanimously.**

7. **RZ-22-0214: Request to rezone approximately 1.1-acre 4125/4129/4131 Ross Clark Circle from Heavy Industry(H-I) District to Light Industry (L-I) District – Honors Association represented by Kimberly Rawls.** Ms. Thomas presented the staff findings per the staff report and stated that the staff was recommending approval. Chair Coleman asked if anyone had questions for Ms. Thomas with no response. Chair Coleman asked if anyone in the audience had questions with no response. Chair Coleman asked the commission if they had any questions with no response. Chair Coleman asked to verify that this was three addresses on this property; Ms. Thomas affirmed. Chair Coleman confirmed that this was 4125, 4129, and 4131 Ross Clark Circle. Chair Coleman then asked for a motion. **Mr. Wood made a motion that RZ-22-0214 be referred to the City Commission with a recommendation to approve, Mr. Cunningham seconded, and the motion carried unanimously.**

8. **RZ-22-0217: City initiated rezoning for approximately 65 acres located west of Ross Clark Circle, north of E. Burdeshaw Street, south of Webb Road, and east of Dellwood Avenue from Residential Single-Family, Low-Density (R-1) District to Residential High-Density Single-Family (R-3) District.** Ms. Thomas presented the staff findings per the staff report and stated that the staff was recommending approval. The area in question is currently zoned R-1 but that most of the lots are smaller than R-1 requirements making them nonconforming. This action will remove zoning barriers to redevelopment or new construction. Staff also identified a map error that will be corrected by the rezoning. Chair Coleman asked if anyone had questions for Ms. Thomas with no response. Chair Coleman asked who in the audience had questions regarding this case.

>Debra Taylor asked if she had to move to an R-3 district. Ms. Thomas explained that Ms. Taylor wouldn't have to physically move, just the land was being changed to an R-3 District so if she were to do anything with her lot or home, the city would use the new R-3 standards instead of the R-1.

>Julia Wimbush, 610 Lennox Avenue, wanted to confirm that she wasn't required to move. Chair Coleman affirmed that she did not have to move.

>Kenneth Jernigan, 1120 Dellwood, was concerned that the property value would change, to which Chair Coleman stated that it should not, but that if he wanted, he could check with the Houston County Revenue Office. Mr. Jernigan wanted to know if this would allow retail to build on these lots. Ms. Thomas affirmed that it would not, that this would only allow one single-family home.

>Bonnie Vonginetta, 1010 Wilder Ave., wanted to know what the city was doing about the vacant houses not being taken care of. Mr. McDonald explained the Neighborhood Enhancement Division and how she could report weed issues, abandoned homes, and trash/junk, online or by phone. Mr. McDonald also explained the Love Dothan initiative to clean up neighborhoods and explained that rezoning neighborhoods to more flexible standards allow homeowners to upgrade their homes with fewer restrictions.

>Darlene Williams, 2503 Basin Ave., asked where she could get a large garbage container. Mary Hannah Dunning Owens stated that if anyone put objects on the sidewalk, the city will pick them up. Ms. Owens also stated that the items they wouldn't take were refrigerators or compressors with freon in them, wet paint cans, and tires. You can dry out the paint in the cans and put them in your trash.

Chair Coleman asked if anyone else had any questions or comments with no response. Chair Coleman then asked for a motion. **Mr. Whiddon made a motion that RZ-22-0217 be**

referred to the City Commission with a recommendation to approve, Mr. Cunningham seconded, and the motion carried unanimously.

9. **RZ-22-0218: Request to rezone approximately 32.67 acres located south of Rusty Drive – Parcel#: 1009323000001000 - R-1 District to R-2 District - Woodham Family Investments Ltd. represented by H. Kenneth White, Jr.** The Planning Commission continued RZ-22-0218 to December 21, 2022, meeting for failing to post a sign.

10. **RZ-22-0221: Request to rezone 2.286 acres – Property located on the corner of Wilkins Drive & Dolphin Drive – Parcel ID#1009312001028000 - from Highway Commercial (B-2) District to Residential Single-Family, Medium Density (R-2) District – RSB III LLC represented by Mark Anthony Howard.** Ms. Thomas presented the staff findings per the staff report and stated that the staff was recommending approval. Chair Coleman asked if anyone had questions for Ms. Thomas with no response. Chair Coleman asked who was representing this case. Mr. Mark Anthony Howard, 103 Moultrie Drive, addressed the commission. Chair Coleman asked Mr. Howard if he had any questions; Mr. Howard had no questions. Chair Coleman asked if anyone in the audience had questions.

>Donnie Lolley, 2407 Wilkins Street, was concerned with the increase in traffic, property value, if these houses would be rental properties, more noise in the neighborhood, and if the sewage work was in anticipation of building more homes. Chair Coleman stated that the questions Mr. Lolley had were valid; however, the rezoning was the only item being considered and those questions were more appropriate for the development stage. Mr. Cornelius stated that there was a Table of Permitted Uses that shows what was allowed in the current B-2 vs. the proposed R-2 zoning and believed that Mr. Lolley would benefit more from an R-2 zoning district in a residential neighborhood.

>Joann Shipes, 3124 Mimosa Drive, owns a childcare center in the rezoning area and was in favor of the rezone but questioned the impact of the development.

>Theresa Lolley, 2407 Wilkins Street, was in favor of the rezone but had concerns regarding the traffic flow and the impact more homes are going to bring to her area.

Chair Coleman closed the public comments and asked for a motion. ***Mr. Wood made a motion that RZ-22-0221 be referred to the City Commission with a recommendation to approve, Mr. Whiddon seconded, and the motion carried unanimously.***

10. **Consent Items: Minor Development Plans & Subdivision Plats**
(16) Development Plans & (11) Subdivisions

11. **Discussion:**

- 2023 Calendar. ***Mr. Holloway made a motion to adopt and approve the 2023 Calendar, Vice-Chair Davis seconded, and the motion carried unanimously.***
- The sidewalk on W. Powell & N. Oates Streets – Request to reduce the 10-foot landscape perimeter to provide for a wider sidewalk. ***Mr. Wood made a motion to approve staff to work with the owner, Mr. Holloway seconded, and the motion carried unanimously.***
- The city received an Alabama American Planning Association (ALAPA) Urban Design Award.

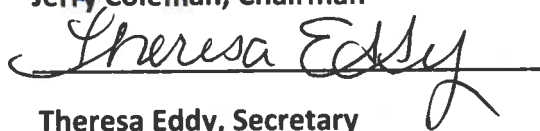
12. **Adjourn.**

Mr. Whiddon made a motion to adjourn, Mr. Cunningham seconded, and the motion carried.

The meeting ended at 9:50 a.m. The next meeting is scheduled for December 21, 2022.



Jerry Coleman, Chairman



Theresa Eddy, Secretary