



## PLANNING COMMISSION AGENDA

A public hearing will be held by the Planning Commission of the City of Dothan, Alabama, on **Wednesday, September 20, 2023, 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\_\_\_ Neil Holloway\_\_\_ Milt Wood\_\_\_ Bob Whiddon\_\_\_ Dwayne Bowman\_\_\_ Shaun Cunningham\_\_\_ Aisha Freeman\_\_\_ Vimal Patel (SUP)\_\_\_ Derek Preston (SUP)\_\_\_ Bart Booth (SUP)\_\_\_ Mary Hannah Dunning Owens (SUP)\_\_\_ Adam Dozier (SUP)\_\_\_
2. **Approval of Agenda**
3. **Approval of the August 16, 2023, Meeting Minutes**
4. **Disclosure of ex parte contact**

### Old Business

None

### New Business

5. **RZ-23-0125:** Request to rezone approximately 6.25 acres on Mimosa Road, Parcel ID: (1009314001016023) – from Residential Multi-Family, High Density (8+ units) (R-A) District to Residential Single Family, Low Density (R-1) District - Eliu Cepero.
6. **RZ-23-0128:** Request to rezone approximately 86.83 acres on Napier Field and Lingo Road – Parcel IDs: (0408330000001027 & 0408330000001015) – from Agriculture-Conservation (A-C) District to Heavy Industry (H-I) District – Industrial Development Board of the City of Dothan represented by Northstar Engineering Services, Inc.
7. **RZ-23-0132:** Request to rezone approximately 103.94 acres located northeast of the intersection of Hodgesville Road and East Inez Road, Parcel ID: (1701012000001000 & 1701011000001000) – from Residential Single-Family, Low Density (R-1) District and Heavy Industry (H-I) District to Heavy Industry (H-I) District – Watson & Downs Investments LLC represented by Northstar Engineering Services, Inc.
8. **RZ-23-0134:** Request to rezone approximately 1.78 acres located at 101 Oldbarn Lane, Parcel ID: (0904180005006000) – from Highway Commercial (B-2) District to Residential Single-Family, Low Density (R-1) District – City of Dothan.
9. **RZ-23-0137:** Request to rezone approximately 1.059 acres located at 111 Oldbarn Lane, Parcel ID: (0904180005001000) – from Highway Commercial (B-2) District to Residential Single-Family, Low Density (R-1) District – City of Dothan.

- 10. S-23-0118:** Request for a Replat of Lot 2 Lincolnshire Commercial Park – Properties located on West Main Street, parcels 0904170012020000 and 0904170000005003 – Highway Commercial (B-2) District – Justin R. Thomley representing Stephen & Julie Shaw.
- 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 (3<sup>rd</sup>) 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.