

**PLANNING COMMISSION
MEETING MINUTES
AUGUST 16, 2023
DOTHAN, ALABAMA**

The Dothan Planning Commission met on Wednesday, **August 16, 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).

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, Milt Wood, Bob Whiddon, Aisha Freeman, Neil Holloway, Shaun Cunningham, Vimal Patel (SUP), and Derek Preston (SUP).

Members Absent: David Cornelius and Dwayne Bowman

Others Present: Adam Dozier (SUP) and Mary Hannah Dunning Owens (SUP); Todd McDonald, AICP, Planning & Development Director; Frank Breaux, AICP, Principal Planner; Yvette Thomas, Sr. Planner; Reginald Franklin, Transportation Planner; Melissa Herring, Planning Assistant; Craig Walden, Building Inspection Services Manager; Tommy Wright, P.E., Public Works Director; Jonathan Lucas and Will Everett, P.E., Civil Engineers; Noah Murphy, Traffic Engineer; Garrett Crow and Todd Phillips, Fire Captains; and Theresa Eddy, Secretary.

- 2. Approval of Agenda**

Chair Coleman asked Ms. Thomas if there were any changes to the agenda. Hearing none, Chair Coleman asked for a motion. ***Mr. Whiddon made a motion to approve the agenda, Mr. Holloway seconded, and the motion passed unanimously.***

- 3. Approval of July 19, 2023, 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. Preston seconded, and the motion passed unanimously.***

- 4. Disclosure of ex parte contact – None**

Old Business

- 5. RZ-23-0104: Request to rezone approximately .58 acres located southwest of the intersection of Rock Creek Road and Westgate Parkway - Parcel ID: 0902091007023000 – R-1 District to B-2 District – City of Dothan.** Ms. Thomas presented the staff findings per the staff report and stated that the staff was recommending approval. Mr. Wood asked about the person that questioned the signs on the property. Ms. Thomas stated that an adjacent property owner called and asked about the rezone but had no issue. Chair Coleman asked about the adjacent vacant lots, to which Ms. Thomas stated that the city-owned those and wanted to leave them as R-1. Mr. Wood asked if a billboard was going on that lot to which Ms. Thomas stated that a billboard was allowed on a B-2, L-I, and H-I district and that it would have to be 100 feet from an R-1 district. Chair Coleman asked if anyone in the audience had any questions with no response. Chair Coleman then asked for a motion. ***Mr. Wood made a motion to recommend RZ-23-0104 to the City Commission for denial. This motion died for lack of a second. Mr. Preston made a motion to***

recommend RZ-23-0104 to the City Commission with approval, Mr. Patel seconded, and the motion carried with a vote of 8 in favor and 1 opposed (Mr. Wood)

New Business

6. **RZ-23-0112: Request to rezone approximately .73 acres from R-2 and B-3 to B-2-- Property located at 3265 and 3269 Ross Clark Circle - Southern Way Holdings, Inc. represented by Northstar Engineering Services, Inc.** Ms. Thomas presented the staff findings per the staff report and stated that the staff was recommending approval. Chair Coleman asked who was representing this case; Mr. Larry Brookins, Northstar Engineering Services, Inc., addressed the commission. Mr. Brookins stated that when Southern Way Holdings purchased the lots, they found that they weren't zoned properly for what they wanted to use them for. Chair Coleman asked if anyone in the audience had questions 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 made a motion to recommend RZ-23-0112 to the City Commission for approval, Mr. Holloway seconded, and the motion carried unanimously.**

7. **RZ-23-0113: Request to rezone approximately 34.84 acres on Denton Road – Parcel IDs: 0901023001001000, 0901023001001004, & 0901023001001002- MH-1, R-1, R-A & H-I Districts to MH-1 District - UMH AL Lavista Estates, LLC. represented by Northstar Engineering Services, Inc.** Ms. Thomas presented the staff findings per the staff report and stated that the staff was recommending approval. Ms. Thomas stated that this manufactured home park had been in operation since the 80s and the owner bringing the park into compliance. Chair Coleman asked who was representing this case; Mr. Larry Brookins, Northstar Engineering Services, Inc., and architect Mark Pepe addressed the commission. Chair Coleman asked if the property changed hands, to which Mr. Brookins affirmed. Chair Coleman asked if anyone in the audience had any comments or questions. Mrs. Jenell Walsingham, 2417 Denton Road, asked if she was going to have to move, to which Chair Coleman stated that this would not affect her property at all. Chair Coleman asked if anyone else had questions or comments with no response. Chair Coleman then asked for a motion. **Mr. Wood made a motion to recommend RZ-23-0113 to the City Commission for approval, Mr. Whiddon seconded, and the motion carried unanimously.**

Note: Mr. Cunningham left at 9:45 a.m.

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

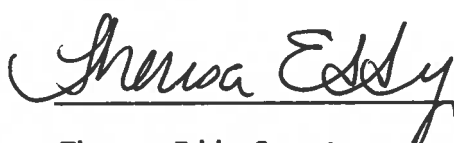
9. **Discussion:** Mr. McDonald stated that there was a map error affecting Spann Farm that needs correction and various text amendments to the 84E Overlay District that will be forthcoming. Mr. McDonald also congratulated Frank Breaux on his retirement and Yvette Thomas for her promotion to Principal Planner.

10. **Adjourn**
Mr. Whiddon made a motion to adjourn, Mr. Holloway seconded, and the motion passed unanimously.

The meeting ended at 9:52 a.m. The next meeting is scheduled for September 20, 2023.



Jerry Coleman, Chairman



Theresa Eddy, Secretary