

**PLANNING COMMISSION REGULAR MEETING MINUTES
OCTOBER 21, 2015
DOTHAN, ALABAMA**

The Dothan Planning Commission met in a Regular Meeting on Wednesday, October 18, 2015 at 9:00 a.m. in the City Commission Chambers, Dothan, Alabama.

Members Present:

Chairman George "Chuck" Harris
David Brewer
Mickey Davis
Mike Palmer, Supernumerary
John Bush, Supernumerary
Deborah Pettway
Ron Tindall

Members Absent:

Maurice Johnson
Gayla White
Vice Chairman Jerry Coleman
Jim Freeland

Others present were: Todd L. McDonald, AICP, Planning Director; Frank Breaux, AICP, Senior Planner; Robert Cox, P.E., Traffic Engineer; Jonathan Lucas, P.E., Engineering Services; Members of the Media and Kim Vann, Secretary, who recorded the minutes.

Chairman Harris explained that the PC does not rezone properties but rather recommends rezoning to the City Commission for approval. He suggested any group present designate a spokesperson to address any questions or concerns.

Roll Call

1. **Approval of Agenda**
Ms. Pettway made a motion to approve the agenda as presented. Mr. Palmer seconded and the motion passed unanimously.
2. **Approval of September 16, 2015 Meeting Minutes.**
Mr. Palmer made a motion to approve the September 16, 2015 Meeting Minutes. Mr. Davis seconded and the motion to approve the September Meeting Minutes passed unanimously.

Old Business

None

New Business

3. **RZ-15-0632: Request recommendation for a Rezoning of 814 Headland Ave. from R-2 (Residential Single-Family, Medium Density) to O-I District (Office/Institutional), Scotts Chapel Hill Mortuary.** Mr. Breaux discussed the location and use of the property. Mr. Breaux stated the applicant has requested a change in the rezoning application from an O-I district to a B-3 District. Mr. Breaux discussed the history of the property and the recent additions and the use of the property. Mr. Breaux discussed the issues with the property with regards to an encroachment along the front of the property. Mr. Palmer asked when the request to change the rezoning application was received. Mr. Breaux stated the letter was received after the staff report was mailed out. Chairman Harris stated it was sent on October 16, 2015 and received on October 19, 2015. Mr. Brad Hughes, Building

Inspector/Code Enforcement officer for the City of Dothan, was present for the request. Mr. Hughes stated the timeline and violations with the recent additions to the property. Mr. Hughes stated that they attempted to assist the property owner with the proper procedure for repairing existing damage and leaks. Mr. Hughes stated that new electrical work and an expansion of the roof continued to be constructed and a third stop work order was placed on the construction site. Ms. Pettway inquired about who made the initial complaint. Mr. Hughes stated it was made by a City employee. Mr. Tindall asked if the permit requested was for a repair or replacement and if drawings were submitted. Mr. Hughes stated that there were no drawings submitted and the permit states for repair to roofs, eaves and overhangs. Mr. Brewer asked Mr. Hughes what the fee is for the permit for repairs. Mr. Hughes stated it general is fifty dollars for a repair permit. Mr. Dean Scott, the owner and Director of Chapel Hill Mortuary, presented the request. Mr. Scott discussed the issues Mr. Hughes presented with regards to the repairs. Mr. Scott requested the repair permit on the guidance of the workers who were doing the repair. Mr. Scott stated he was given permission to complete the repairs on several occasions. Mr. Scott stated that to prevent the rain from going into the old part of the building, the roof had to be raised and extended. Mr. Scott stated he has submitted architectural drawings to planning. Mr. Hughes stated the only drawing he has seen where the ones submitted for this request. Mr. Davis asked Mr. Hughes, during his initial visit to the site, if the opening that would cause additional water damage was visible. Mr. Hughes stated there were openings on the roof that were due to the new construction the property owner added and not the old existing damaged area. Mr. Hughes stated that Mr. Scott was encouraged to temporarily fix the old section of the roof to stop the leaking. Chairman Harris asked Mr. McDonald if there were any architectural drawings in the office. Mr. McDonald stated there were no plans submitted to his knowledge and this was only for a repair permit. Mr. Hughes discussed the inspection process and stated that Mr. Scott told him that he would need to make an appointment to come back on the property for inspections. Ms. Pettway asked what the property owner would need to do at this point to be in compliance with all City of Dothan requirements. Mr. Hughes stated that the property would need to be rezoned for the permit to be issued and then followed by an inspection. Mr. McDonald stated that there is an issue of the encroachment that would also require Board of Zoning Adjustment approval. Mr. Tindall asked if the rezoning is approved, the variance is approved and the permits are issued, and then if there are violations found upon inspections, if they will have to be corrected. Mr. Hughes stated that the property owner will have to correct the issues. Chairman Harris stated that compliance and safety for the public is the main concern. Mr. Charles Thomas was present for the request. Mr. Thomas stated the Mr. Craig Scurlock has an architectural set of plans for the proposed construction. Mr. Thomas stated that Mr. Underwood is the licensed architect in the State of Alabama. Mr. Palmer asked if there was a licensed contractor performing the work and Mr. Thomas state there was not. Mr. Scott stated he made the decision to expand the building and start construction without a building permit. Mr. Scott stated that Mr. Travis Faulk, a city inspector, indicated the construction looked correct. Chairman Harris asked Mr. Hughes if there was any record of that particular inspection and Mr. Hughes replied there was no record. Mr. Breaux stated that once the rezoning is approved and Board of Zoning Adjustments reviews the encroachment issues, the site plans will need to come back before the Planning Commission because the commercial business is adjacent to residential property. Mr. Breaux discussed some additional requirements regarding site issues and parking. Mr. Scott stated that the main building is not currently being used and they are using a smaller building at the rear of the property. Mr. McDonald stated that there are no issues with the advertising because the request to rezone to B-3 is considered a downzoning from the originally requested O-I designation. Mr. Tindall asked what the recourse is if the construction continues. Mr. McDonald stated it is a violation of City Ordinance and subject to fines and possible jail time as determined by the Municipal Judge. **Chairman Harris called for a motion regarding RZ-15-0632. Ms. Pettway made a motion to recommend for City Commission approval for case RZ-15-0632 with the change from O-I to B-3 zoning. Ms. Pettway stated the motion is for rezoning from an R-2 to B-3 district. Mr. Bush seconded and the motion passed with a favorable vote of 6 in favor and 1 opposed (Mr. Palmer).**

4. **S-15-0633: Request subdivision approval for a final plat of a Replat of Lot 2, Block "A", Northview Mini-Ranch Estates Subdivisions, 688 W. Grey Hodges Rd., R-1 District, Wagoner David E. & Nancy represented by Northstar Engineering Services.** Mr. Breaux discussed the location and details of the request. Mr. Phillip Santora with Northstar Engineering Services was present for the request. Mr. Santora stated they can comply with all staff recommendations. Chairman Harris asked if there was anyone present concerning this request and there were none. ***Chairman Harris called for a motion regarding S-15-0633. Mr. Tindall asked a question regarding hydrant location and water service. Ms. Pettway made a motion to approve S-15-0633 with staff recommendations. Brewer seconded and the motion passed unanimously.***

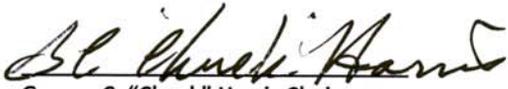
5. **DP-15-0635: Request for approval of a Development Plan for additional parking with an alternative all weather surface at Southern Truck Outfitters, 2074 Ross Clark Cir., B-2 District, Southern Truck Outfitters represented by Northstar Engineering Services.** Mr. Breaux discussed the location and history of the request. Mr. Breaux stated there were issues that were not in compliance with the original approval. Mr. Breaux stated they are requesting additional employee parking and a new access point to the rear of the building. Mr. Philip Santora with Northstar Engineering presented the request. Mr. Santora stated that they are requesting gravel for the alternative parking area. Chairman Harris stated there is concern with the residential areas located behind the property. Chairman Harris stated his recommendation is to put the fence on the inside and landscaping on the outside. Mr. Santora stated they will maintain the development. Chairman Harris asked if there was anyone present for this request and there was. Mr. Charles Waller of 508 Mayo Street was present for the request. Mr. Waller stated that he is concerned about the grass clippings that wash down the street and other material that were used to cover the curb for access to the rear of the building. Mr. Danny Willock, owner of Southern Truck Outfitters, was present for the request. Mr. Willock asked if they could just establish the fence instead of adding the landscaping. Chairman Harris stated the landscaping is part of the approved development plan and should be brought into compliance. ***Chairman Harris called for a motion regarding DP-15-0635. Mr. Tindall made a motion to approve DP-15-0635 with staff recommendations. Ms. Pettway seconded and the motion passed unanimously.***

6. **DP-15-0644: Request for approval of a Development Plan for a 4,870 square foot addition for Wesley Manor Retirement Community, 718 Honeysuckle Rd., O-I District, Methodist Homes represented by Mr. Chris Cole with Action Pact.** Mr. Breaux discussed the location and proposed additions. Mr. Chris Cole with Action Pact presented the request. Mr. Cole discussed the use of each addition and the reconfiguration of the driveway to access this addition. Mr. Cole stated they are adding some additional parking for the new addition. Mr. Jim Donner of 908 Canterbury Dr. was present regarding the request. Mr. Donner asked if there were going to be trees removed between the commercial property and his residence and he also requested information regarding the development plan based on the SARCO website. Chairman Harris stated they are unaware of any future plans for development. Chairman Harris stated there is sufficient buffer between the commercial property and the residential area located adjacent to Wesley Manor. Mr. Tindall requested additional information regarding parking along the grass area where the current driveway is proposed. Mr. Cole stated the employees who were currently parking on the grass area will be relocated to another part of the facility which will accommodate the parking. There will be a few additional parking spots added that will be sufficient for the use of the addition. ***Chairman Harris called for a motion regarding DP-15-0644. Mr. Bush made a motion to approve DP-15-0644 with staff recommendations. Ms. Pettway seconded and the motion passed unanimously.***

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

8. ***Adjourn.***

Mr. Tindall made a motion to adjourn. Mr. Bush seconded and the meeting was adjourned at 10:45 a.m.

A handwritten signature in cursive script, appearing to read "George C. Harris".

George C. "Chuck" Harris Chairman

A handwritten signature in cursive script, appearing to read "Kim Vann".

Kim Vann, Secretary