



PLANNING COMMISSION ACTION AGENDA

A public hearing was held by the Planning Commission of the City of Dothan, Alabama, on **Wednesday, June 15, 2016 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 had a preliminary meeting to review the agenda with the Planning Staff on Monday, June 13, 2016 at 3:30 p.m., in **Meeting Room C, first floor of the Civic Center.** This meeting was also open to the public.

The following items were reviewed at both meetings:

1. ***Approval of Agenda Approved with Item 4, S-15-0389, being removed at the request of the applicant***
2. ***Approval of May 18, 2016 Meeting Minutes Approved***
3. ***Disclosure of ex parte contact Two disclosures***

The following items were reviewed at both meetings:

Old Business

4. **S-15-0389, Legacy Case, approved July 15, 2015:** Request for modification of sidewalk requirements, Highlands Cove Subdivision, S. Brannon Stand and Flowers Chapel Rd., R-3 District, Wheelless Development Ltd., represented by Northstar Engineering Services. ***Removed at the request of the applicant***

New Business

5. **S-16-0158:** Request approval of Final Subdivision Replat Lot 2, Block A, Cooks Properties, (Legacy S-15-0191), W. of 3373 Napier Field Rd, B-2 District, 8.35 acres, BHR Properties LLC and John & Jo Ann Gause, represented by Northstar Engineering Services. ***Approved with conditions***
6. **RZ-16-0183:** Request recommendation for a City initiated rezoning of multiple parcels of land from L-I District (Light Industrial) to A-C District (Agricultural-Conservation) and R-1 (Residential Single-Family Low Density) located in the Ardilla Community. ***Recommended approval to City Commission, excluding two property owners per their written requests to opt out.***
7. **DPMA-16-0203:** Request approval of a Development Plan for a parking lot located at 206 Virginia Dr., R-1 District, Episcopal Church of the Nativity represented by Praestare Engineering. ***Approved with conditions***

8. **RZ-16-0212:** Request recommendation for Rezoning of 9.4 acres located at 4390 Westgate Pkwy., from an L-I District to an A-C District, Dothan Community Church, represented by Northstar Engineering Services. *Recommended approval to City Commission*
9. **RZ-16-0216:** Request recommendation for Rezoning of 17.27 acres located at 831 John D Odom Rd., currently zoned O-I & R-1 to R-1 & O-I, The Haven Inc. represented by Northstar Engineering Services. . *Recommended approval to City Commission*
10. **DPMA-16-0217:** Request approval of a Development Plan for a new 14,340 square foot group care facility at 831 John D. Odom Rd., A-C District, The Haven Inc., represented by Northstar Engineering Services. *Approved with conditions (1 abstention)*
11. **Consent Items: Minor Development Plans & Subdivision Plans**
12. **Zoning Ordinance Text Amendments** *Staff instructed to proceed with formal processing of Work Items 1-5 for public hearing in July.*
 - a. Sec. 114-116 Establishment of Zoning Districts. Remove A-C from the Residential District table.
 - b. Reestablish Custom Assembly as a use within the Table of Permitted Uses.
 - c. Remove Personal Care Services from the Table of Permitted Uses in the O-3 District (ref. Kent Drive discussion)
 - d. Reestablish Single-Family Dwelling as a permitted use within the B-1 District.
 - e. Allow Group Homes meeting the definition of the Fair Housing Act as permitted use in A-C, R-1, R-2, R-3 and R-4 Districts.
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.