

**PLANNING COMMISSION  
REGULAR MEETING MINUTES  
SEPTEMBER 21, 2016  
DOTHAN, ALABAMA**

The Dothan Planning Commission met in a Regular Meeting on **Wednesday, September 21, 2016, at 9:00 a.m.** in the City Commission Chambers, Dothan, Alabama.

**Members Present:**

Chairman George "Chuck" Harris  
Vice Chairman Jerry Coleman  
David Cornelius  
Gayla White  
Jim Freeland  
Deborah Pettway  
David Brewer  
John Taylor, Supernumerary  
Mike Palmer, Supernumerary

**Members Absent:**

Mickey Davis  
Ron Tindall

**Others Present:** Todd L. McDonald, AICP, Planning Director; Frank Breaux, AICP, Senior Planner; Jonathan Lucas, Engineering Services; Bart Barefoot, Engineering Services; Craig Scurlock, Building Inspector; Robert Cox, Traffic Engineer; Members of the Media; and, Theresa Eddy, Secretary.

Chairman Harris explained that the Planning Commission 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 and state their name and address when addressing the Board. For the record, all meetings are recorded, and all cellular devices should be turned off or silenced.

**1. Approval of Agenda**

Chairman Harris asked Mr. Breaux if there were any changes to the agenda. He responded that item #4, RZ-16-0335 was to be removed at the request of the applicant. ***Ms. White motioned to approve the agenda with the removal of RZ-16-0335, Mr. Freeland seconded and the motion was passed unanimously.***

**2. Approval of August 17, 2016 Meeting Minutes**

***Ms. Pettway made a motion to approve the August 17, 2016 Meeting Minutes, Vice Chairman Coleman seconded, and the motion passed unanimously.***

**3. Disclosure of ex parte contact**

***No disclosures were made.***

**Old Business**

None

**New Business**

**4. RZ-16-0335: *Removed.***

**5. DP-16-0336: Request approval of Development Plans for a 12,300 square foot new commercial retail building located at 1823 Montgomery Hwy., L-I District, Sullivan Norton Properties represented by Northstar Engineering Services.** Mr. Breaux directed everyone to the PowerPoint presentation and explained the application to the board. He

presented the map, aerial view and proposed site plan. He went on to explain that it was a 1.92-acre property located at the southeast corner of Montgomery Highway and North Cherokee Avenue which is zoned L-I. The applicant proposes to build a 12,300 square foot multi-tenant commercial building. There will be a Type 2 buffer because of the adjacent townhomes and single-family residential to the south and west. The building will be brick and stucco on both sides and bare metal on the back. Chairman Harris asked who was present regarding this item and Mr. Larry Brookings from Northstar Engineering Services responded. He then asked if anyone else in the audience was present in regards to this item with no response. He asked Mr. Brookings if he read and understood the Engineering, Utilities, Fire Marshall and Staff recommendations and he responded yes. Chairman Harris asked for a motion. ***Vice Chairman Coleman made a motion to approve case #DP-16-0336 and to include 5 comments provided by staff, Mr. Freeland seconded and the motion passed unanimously.***

1. The comments of all city departments are incorporated into the final construction plans before a building permit is issued by the Building Official's Office;
2. A photometric plan must be submitted showing a luminance of not more than .4 foot candles extending 50 feet into the residentially zoned properties to the south and west;
3. Resubmit the development plan incorporating all design changes;
4. All future correspondence or building permit plan submittal must make reference to Case DP-16-0336 and,
5. The Development Plan approval will lapse and re-approval by the Planning Commission will be necessary if a building permit is not obtained within one year of the approval date.

- 6. DP-16-0337: Request approval of Development Plans for a 72,454 Square Foot Assisted Living Facility located at the northeast corner of John D Odom Rd. and Lud's Way, B-2 District, Dothan Real Estate, LLC represented by Northstar Engineering Services.** Mr. Breaux directed everyone to the PowerPoint presentation and explained the application to the board. He presented the map, aerial view and proposed site plan. He explained that the property is located on the Northeast corner of John D. Odom and Lud's Way and is zoned B-2. The proposal is for the construction of a 72,454 square foot, 70 bed assisted living facility on 4.98 acres. There would be no buffer since it's not adjacent to any residential lots. Parking is adequate for the site. There were some comments from Traffic Engineering regarding the site entrance and the conflict that it would cause with traffic turning into Westbrook Subdivision. He stated that Robert Cox with Traffic Engineering was present to answer any questions. Chairman Harris asked who was present regarding the development and Mr. Lee Brown from Northstar Engineering Services, along with Mr. Lou Cross from Brookins Elderserve, responded. He asked if Mr. Brown had read and understood the Engineering, Utilities, Fire Marshall and Staff recommendations and Mr. Brown responded that he had. He then asked if anyone else in the audience was present in regards to this item. Ms. Ann Marie Flannery of 139 Sawgrass Dr. expressed concern regarding the traffic on John D. Odom Rd. She wanted to know if a traffic study had been performed. Mr. Cox responded that a traffic impact study was not required for this development. She asked if the cars traveling south on John D. Odom Rd. would be able to turn off to get into the development. Mr. Cox explained that southbound travelers would have to turn on to Lud's Way to get into the development. She expressed that rush hour was already congested and couldn't believe that a traffic study wasn't done on this development. Mr. Cox explained that this particular development wouldn't add enough traffic to justify a traffic study. Ms. Pettway asked Mr. Cox to clarify when a traffic study is needed. He responded that his department calculated trip generation based upon the size and use of the development and found that there wouldn't be more than 100 trips generated during peak hour, which is the threshold for requiring a traffic study. Ms. Wanda Smith of 509 Westbrook Road also expressed her concern over the added traffic and congestion. She asked if there would be extra signage added to direct traffic better. Chairman Harris stated that there will be a right-in/right-out raised traffic separator with added traffic signs directing traffic into and out of the site on John D. Odom Road. She expressed that safety was a huge concern with the traffic on John D. Odom Rd. Chairman Harris stated that the Traffic

Division is doing their best with the resources they have. Mr. Brown added that in addition to the pavement markings, there will be a raised concrete traffic separator designed to force right-in and right-out movements. Mr. Palmer asked for clarification of the design of the acceleration lane onto John D. Odom Rd. Mr. Brown confirmed that the acceleration lane will be extended all the way to Whatley Drive. Chairman Harris asked if anyone had further questions with no response. **Mr. Freeland made a motion to approve case #DP-16-0337 with the 7 staff recommendations and with acceptance of the revised site layout as presented, Ms. White seconded and the motion passed with (1) abstained vote (Ms. Pettway).**

1. The comments of all city departments are incorporated into the final construction plans before a building permit is issued by the Building Official's Office;
2. All landscaping/utility conflicts are addressed to the satisfaction of Staff;
3. All site access and circulation issues are addressed to the satisfaction of the Public Works Director;
4. A photometric plan must be submitted showing a luminance of not more than .4 foot candles extending 50 feet into the residentially zoned properties to the west;
5. Resubmit the development plan incorporating all design changes;
6. All future correspondence or building permit plan submittal must make reference to Case DP-16-0337 and,
7. The Development Plan approval will lapse and re-approval by the Planning Commission will be necessary if a building permit is not obtained within one year of the approval date.

- 7. DP-16-0338: Request approval of Development Plans for expanding the parking lot at 201 Regency Court, O-2 District, Wiregrass Wellness Center represented by Praestare Engineering.** Mr. Breaux directed everyone to the PowerPoint presentation and explained the application to the board. He presented the map, aerial view and proposed site plan. He explained that the applicant requested the approval to construct additional parking for the existing medical office facility. The property is located within the Belmont Office Park and is zoned O-2. He explained that there had been some issues with inadequate parking at the site since it opened and that this should correct the deficiencies. He said that a Type-2, 25 ft. buffer is required along the south and west sides and that there would be a detention pond. He stated that the plan would add 31 parking spaces for a total of 55 and that with the proposed landscaping and buffering, there shouldn't be any impact on the nearby residents. He said that a lighting plan and a detailed landscaping plan were also required. Chairman Harris asked who was present regarding this item and Mr. Alan Parker, Praestare Engineering responded. He asked if Mr. Parker had read and understood the Engineering, Utilities, Fire Marshall and 6 Staff recommendations and he responded yes. He then asked if anyone else in the audience wished to address the item. Mr. Mayon Sewell of 104 Dover Court explained that he has 307 ft. of property adjacent to the south side of the site. He explained that some of the existing buffer zone had been removed and at night there is parking congestion. He also had concerns regarding the retention pond as the water flows to his property. Chairman Harris believed that the pond would accommodate the water. Mr. Larry Dean of 703 Wildwood, who owns an adjacent office at 187 Belmont Court, explained that he also had concerns regarding the drainage. He explained that everything drains down to the back of his lot and believes that it will be worse if the above lot is flattened. He explained that he removed some of the plants in the buffer for various reasons and will work on replanting those that he removed. He also asked where the entrance to the parking area was going to be and Mr. Breaux explained that they are going to widen the existing driveway to 20 ft. Mr. Sewell asked why the retention pond couldn't be on the other end of the property. Mr. Parker explained that the retention pond will be on the lower end of the property where the discharge will be. He explained that was the natural place to put it because of the natural grade. There will be a 6-inch pipe that will discharge out to the east down the fence line. He said that unfortunately there weren't any storm pipes in the road that they could tie in to that would carry it out to Honeysuckle Rd. Chairman Harris mentioned that perhaps he could look into using pervious parking material to help take some of that water and maybe that would help

with some of the discharge. Mr. Parker responded that he would see if that would be an option with the owner. Chairman Harris also asked about placing a fence along the buffer and Mr. Parker responded that he would talk with the owner about providing one. He said that the plan submitted meets current code requirement for a 25 ft. undisturbed buffer on the South and West sides. Mr. Brewer suggested that he could make the retention pond larger and maybe use a 4-inch pipe to discharge. Mr. Parker suggested that maybe he could make the pond deeper to hold more volume but that the Engineering Department had concerns with holding water and attracting mosquitos. Chairman Harris spoke again about the pervious parking material and asked if anyone else had any questions with no response. He asked for a motion. ***Vice Chairman Coleman made a motion that case #DP-16-0338 be recommended for approval with the 6 staff recommendations as well as the addition of a 6 foot privacy fence constructed directly adjacent to the parking lot, Mr. Freeland seconded, and the motion passed unanimously.***

1. The landscaping plan must be provided that meets the requirements of Section 114-238;
  2. A photometric plan must be submitted showing a luminance of not more than .4 foot candles extending 50 feet into the residentially zoned properties to the south and west;
  3. The comments of all city departments are incorporated into the final construction plans before a building permit is issued by the Building Official's Office;
  4. Resubmit the development plan incorporating all design changes;
  5. All future correspondence or building permit plan submittal must make reference to Case DP-16-0338 and,
  6. The Development Plan approval will lapse and re-approval by the Planning Commission will be necessary if a building permit is not obtained within one year of the approval date.
  7. A six (6) foot tall privacy fence shall be erected adjacent to the new parking lot along its south and west sides.
8. **DP-16-0258: Request for approval of an alternative parking surface at a commercial daycare facility located at 900 Irwin St., R-4 District, Ursula Eutsey.** Mr. Breaux explained that this daycare was approved by the commission and that the applicant is now requesting approval to use an alternative parking surface. Chairman Harris asked who was present regarding this issue and there was no response. Chairman Harris asked for a motion since the applicant was not available to discuss the alternative form of pavement. ***Ms. Pettway motioned for a continuance on case DP-16-0258 to October 19, 2016's meeting, Vice Chairman Coleman seconded and it passed unanimously.***
9. **Zoning Amendment: Section 114-76(c) Architectural Design**  
***Vice Chairman Coleman motioned that the amendments be approved and sent to the City Commission for their approval, Ms. White seconded, and it passed unanimously.***
10. **Consent Items: Minor Development Plans & Subdivision Plats**
11. **Adjourn.**  
***Mr. Brewer made a motion to adjourn, Ms. White seconded, and it passed unanimously. The meeting adjourned at 9:54 a.m.***

Anyone interested in any item listed on this agenda is encouraged to contact the Planning and Development Office at 615-4410 for further information.

  
George C. "Chuck" Harris Chairman

  
Kim Vann, Secretary