



## PLANNING COMMISSION AGENDA

A public hearing will be held by the Planning Commission of the City of Dothan, Alabama, on **Wednesday, November 16, 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 will have a preliminary meeting to review the agenda with the Planning Staff on Monday, November 14, 2016 at 3:30 p.m., in **Meeting Room C, first floor of the Civic Center**. This meeting is also open to the public.

The following items will be reviewed at both meetings:

1. *Approval of Agenda*
2. *Approval of October 19, 2016 Meeting Minutes*
3. *Disclosure of ex parte contact*

### Old Business

*None.*

### New Business

4. DPMA-16-0431: Request approval of a Development Plan for parking lot/driveway improvements and buffer reduction located at 201 Regency Court, O-2 District, Wiregrass Wellness Center represented by Praestare Engineering.
5. RZ-16-0434: Request approval of a Rezoning for 8.85 acres located at 1674 Honeysuckle Rd from A-C to B-2, Leap, LLC represented by Northstar Engineering Services.
6. RZ-16-0435: Request recommendation of a Rezoning for 17.01 acres located in the 2300 block Honeysuckle Rd. from A-C to R-3, Young Folsom represented by Northstar Engineering Services.
7. RZ-16-0436: Request recommendation of a Rezoning for the 600 Block of Taylor Road (380907353000003000) from R-1 to B-2, Robert Williamson represented by Northstar Engineering Services.

8. **RZ-16-0437: Request recommendation of a Rezoning at 1148 Hodgesville Rd. (381701012000006000) from R-1 to B-2, Nicholas Romano Jr. represented by Northstar Engineering Services.**
9. **DP-16-0438: Request approval of a Development Plan for a 79,250 square foot building located in the 600 Block of Taylor Rd. (380907353000003000), R-1 District, Robert Williamson represented by Northstar Engineering Services.**
10. ***Consent Items: Minor Development Plans & Subdivision Plats***
11. ***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.*

**PLANNING COMMISSION  
REGULAR MEETING MINUTES  
OCTOBER 19, 2016  
DOTHAN, ALABAMA**

The Dothan Planning Commission met in a Regular Meeting on **Wednesday, October 19, 2016, at 9:00 a.m.** in the City Commission Chambers, Dothan, Alabama.

**Members Present:**

Chairman George "Chuck" Harris  
Vice Chairman Jerry Coleman  
Jim Freeland  
Debora Pettway  
David Brewer  
Mickey Davis  
Ron Tindall  
John Taylor, Supernumerary  
Mike Palmer, Supernumerary

**Members Absent:**

David Cornelius  
Gayla White

**Others Present:** Todd L. McDonald, AICP, Planning Director; Frank Breaux, AICP, Senior Planner; Jonathan Lucas, Engineering Services; Tyler Reeder, 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 additions or deletions and he responded that item #9, DP-16-0405, has been removed and will be handled in-house.

***Mr. Coleman motioned to approve the agenda with the removal of item #9, Mr. Freeland seconded, and the motion passed unanimously.***

**2. Approval of September 19, 2016 Meeting Minutes**

***Mr. Freeland motioned to approve the minutes as presented, Mr. Davis seconded, and the motion passed unanimously.***

### 3. Disclosure of ex parte contact

Chairman Harris was contacted by an individual seeking clarification of what was going to be looked at on a case being discussed.

### Old Business

4. **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 was brought before the commission last month but the applicant was not present. There were some questions the commission had relative to the paving method they wanted to use. The daycare was approved in July and the applicant is now requesting approval to use crushed stone in the back half of the parking lot. Mr. Donnell Johnson, the contractor, was not present at last month's meeting and is not present today. Chairman Harris asked if anyone was in the audience to represent this request. Ms. Eutsey, identified herself as the applicant. Chairman Harris expressed his concerns regarding the use of crushed stone in the driveway and with gravel going into the street. The commission discussed adding curbing to retain the stone. Ms. Eutsey responded that she believed that Northstar was going to adjust the plans to address that issue. Chairman Harris's concern was to keep that gravel in place by adding curbing or using asphalt on the edge to retain the gravel. Mr. Brookins from Northstar addressed the commission. He explained that the parking spaces to the south will be gravel and the rest of the area will be asphalt. Mr. Breaux asked if there was going to be curbing and Mr. Brookins responded that he would add that into his plan. ***Ms. Pettway made a motion for approval with the amendment that the entire driveway be paved with asphalt and that only the parking spaces on the west side of the parking lot contain gravel. Mr. Tindall seconded, and the motion passed unanimously.***

1. The entire driveway shall be paved with asphalt or concrete and the parking spaces on the west side of the parking lot may be crushed aggregate containing within raised curbing;
2. Resubmit the development plan incorporating all design changes; and,
3. All future correspondence or building permit plan submittal must make reference to Case DP-16-0258.

### New Business

5. **RZ-16-0377: Request recommendation of a Rezoning at 110 Ginnalou Dr., from B-3 District to R-3 District, Ritesh Mohan.** Mr. Breaux directed everyone to the PowerPoint presentation and pointed out the lot in question. This house was constructed in 1950 and the zoning is presently B-3 (local shopping). It's adjacent to two apartment complexes and a single-family residence. Improvements on the subject lot included a single-family residence and a utility shed. He explained that single-family residences were not allowed in the B-3 District and that the use was nonconforming. He recommended that the subject

lot be rezoned to R-3 to make it consistent with the predominant residential uses within its immediate vicinity. Chairman Harris asked if there was anyone in the audience in regard to this matter. Dr. Diane Saliba Hassan, 112 Ginnalou Drive, addressed the commission and explained that she lived next door and did not have any concerns with this proposal. Chairman Harris noted that the owner was not available but since there were no disputes he asked for a motion. ***Mr. Freeland motioned Case# RZ-16-0377 to be referred to the Dothan City Commission for approval for rezoning, Vice Chairman Coleman seconded, and the motion passed unanimously.***

6. **RZ-16-0382: Request recommendation of a Rezoning for lots 13, 14, 16 and 17 of Richland Estates located on Denton Rd and Flynn Rd, from R-1 District to B-2 District, Ameribangla, Inc.** Mr. Breaux directed everyone to the PowerPoint presentation and pointed out the lots in question. The applicant is requesting a rezoning from R-1 to B-2 in order to reestablish the legal conforming status of a commercial property located adjacent to the existing convenience store at the corner of Flynn Road and Denton Road. A portion of the property (Lots 16 & 17) is the location of a carwash that operated for decades but lost its legal nonconforming status once it discontinued operation in 2012. Carwash uses are not allowed within the R-1 District. The applicant is also requesting that two other contiguous lots (13 & 14) be rezoned to B-2 as well. Mr. Breaux explained that B-2 zoning was not compatible because of the property's proximity to surrounding residences and did not support the request. He stated that B-3 would be more compatible and that the applicant may elect to amend his request to B-3 if he so chose. Chairman Harris asked who was in the audience regarding this item. Mr. Chowdhury, the owner, addressed the commission. He said that he believed the property was already zoned B-2 and that when he went to the Planning Department, he found out that it was zoned R-1 and was told it could have been a mapping error. Chairman Harris explained that since the property was so close to the residential area, a B-3 zoning is recommended and asked if he would be accepting of that. He asked Mr. Breaux to read all of the uses permitted in the B-3 District. Chairman Harris then asked Mr. Breaux to explain what type of buffer would be required and he responded that a 25 foot wide Type 2 buffer would be the minimum required. Chairman Harris explained that the carwash could be re-established with a special exception and Mr. Chowdhury responded that he didn't want to keep the carwash. He was going to build and rent out office space which would be allowed in B-3. He did ask if B-3 zoning would allow a laundry business and Mr. Breaux responded that it would be a permitted use. Chairman Harris asked if B-3 would be satisfactory to Mr. Chowdhury and he responded, yes. Chairman Harris asked if anyone in the audience was present for this matter. Ms. Sandra Salter of 2205 Flynn Rd. explained that the property is not kept up and trash is everywhere. Ms. Deborah Brown of 2206 Flynn Rd. said she lives right next door to the lot. She explained that a storm hit her house and the carwash, and since then there hasn't been much foot traffic. She said that before the storm they had problems with drug issues behind the carwash and a lot of foot traffic. She didn't believe that a laundry would be a good idea. She's complained to different police officers regarding that area but they can't monitor it 24/7 and she is concerned for her safety explaining that they have had

several burglaries in her area. Ms. Porter of 3203 Cabin Drive also expressed that her concern was with the carwash. She came to support her neighbors because of the drug trafficking and other illegal things going on in that area. Mr. Chowdhury explained that since he's owned the property, he's cleaned it up. He said the carwash was there before he owned the lot and he's not rebuilding it. Mr. Palmer asked about Mr. Chowdhury's timeline for construction? He explained that once approved, he will be going to his architect. His plans are to lease out some office spaces. Mr. Palmer asked if his intention was to develop and maintain the property instead of leaving it as is and he responded, yes. Mr. Tindall asked if the applicant agreed to the recommendation of staff to accept B-3 zoning and Chairman Harris affirmed. Mr. Brewer asked Mr. Breaux if there was an option to construct a 6' privacy fence in the buffer. Mr. Breaux explained that the planning commission can reduce the buffer to 20' with the provision that there is a 6' privacy fence with enhanced plantings. Mr. Breaux let the neighbors know that if this is approved, they will be receiving another notice regarding the development plan and that they can come back to the commission to discuss any concerns. Chairman Harris asked if there were further questions with no response. He then asked for a motion. ***Mr. Palmer motioned to approve case#RZ-16-0382 with the stipulation that the lot is rezoned from R-1 to B-3 with staff recommendations, Mr. Freeland seconded, and the motion passed with 1 opposed (Ms. Pettway).***

7. **S-16-0386: Request approval of a Preliminary Plat for Crepe Myrtle Village Subdivision located on 43.6 Acres behind Crepe Myrtle Plaza, 2620 Montgomery Hwy., B-2 District, Mark Dennis/Crepe Myrtle Holding, LLC represented by Northstar Engineering Services.** Mr. Breaux directed everyone to the PowerPoint presentation showing the lots in question. He explained that the applicant wants to divide the property into five commercial lots behind the Crepe Myrtle Plaza near the intersection of Girard Street and Montgomery Highway. The property is zoned B-2. It's his understanding that the owner would like to either develop on these lots or sell them to another builder for purpose of building apartments. He stated that the developer will be required to submit development plans to the Planning Commission because of the adjacent residential zoning. Mr. McDonald corrected the acreage by stating that it's actually 4.36 acres and not 43.6 acres. Mr. Larry Brookins addressed the commission regarding this application. Chairman Harris asked if there was anything else to add after seeing all of the staff recommendations and he responded no. Chairman Harris asked if there was anyone present wishing to address this item. Mr. Cosma of 1903 Sullivan Drive questioned how the property was going to be concealed, what were they going to do with the wetlands, and what was going to be built. Chairman Harris said that he understood that it was going to be apartments. Mr. Brookins stated that most of the northwest side of the property was lowlands and not wetlands and that it would be used for detention. He continued stating that anything that is declared wetlands would require the approval of the U.S. Army Corps of Engineers. Each property line will have a 25' buffer running the whole length of the north side of the property. Mr. Tindall asked if the property was presently wooded and if there was vegetation along the

property boundary. Mr. Brookins responded that there was thick vegetation there. Mr. Cosma asked what kind of apartments were proposed and Chairman Harris stated that if approved, the developer comes to the Planning Commission again with the development plans and that all of the neighbors will be notified. Mr. Cosma was satisfied with that. Mr. Tindall pointed out the street pattern, as the turn angle was very acute, and wondered if the radius was sufficient for utility vehicles to get through. Mr. Breaux did not receive any comments relative to the radius on the roadways and welcomed the Fire Marshall to add comments. Captain Crow, the Assistant Fire Marshall, addressed the question and explained that the requirement for a turn radius is 54 feet. Mr. Tindall stated that by looking at the diagram, it didn't seem within that guideline and Mr. Brookins stated that he would work on that in his construction plans. With no further questions, Chairman Harris asked for a motion. ***Mr. Freeland motioned to approve case # S-16-0386 with staff recommendations, adding a #5 that all requirements to the turning radius for the Fire Department be met, Vice Chairman Coleman seconded, and the motion passed unanimously.***

1. Preliminary Plat approval is valid for 12 months from the date of approval and construction plans must be submitted within 12 months unless a one-time extension has been granted by the Planning Commission;
2. Per Section 90-141(f), sidewalks shall be required as approved on the development plan(s);
3. All street radii shall meet the requirements of the Fire Marshall;
4. The comments of all city departments are satisfied and/or incorporated into the Construction Plans and Final Plat; and,
5. All future correspondence and submittals shall reference Case S-16-0386.

**8.S-16-0387: Request approval of a Preliminary Plat for Magnolia Lake Subdivision located on 85.93 acres adjacent to and west of Pleasant Valley Subdivision, A-C District, Mark Dennis represented by Northstar Engineering Services.** Mr. Breaux directed everyone's attention to the PowerPoint presentation and explained that a similar proposal was previously brought before the Planning Commission for platting and rezoning and was denied. He explained that the previous plan proposed a connection to Pleasant Valley Subdivision and that the entire property was located in Dale County. He stated that after the application was submitted, staff was informed that the developer only intended to plat a portion of the property as Phase 1. He explained, however, that the staff recommendations contained in the report were based upon the review of the entire development, because that was what was submitted for review by the applicant.

Mr. Larry Brookins addressed the commission and explained that he initially submitted an overall development plan because he was worried about everyone wanting to know what was going to go on in Phase II. He explained that Mr. Dennis expressed that he wants to phase this project because of the logistics and funds needed to do the project. He stated that the developer was including a park and a retention pond in Phase I. His thinking was that he would have to come before the Planning Commission again if the project wasn't

done within a year so that's why he proposed the whole project to begin with. He spoke with Dothan Utilities and Engineering and they both stated that the phasing did not affect their comments whatsoever. He explained that all of the details would be worked out during the construction plan phase. He said that he designed an emergency access on Meadowview Drive which will be gated and that the Fire Department will have access via a Knox Box and lock on the gate. No through traffic will come through Meadowview. He will be doing the same on Pleasant Valley Drive with Phase II.

Chairman Harris stated that he had spent a considerable amount of time speaking with a neighboring property owner about what was actually being proposed because of the last minute revelation that the developer only wanted a Phase 1 approval. He said that Staff had reviewed it at the pre meeting as the entire project and no one said anything then about phasing. Mr. Brookins stated that he envisioned if he only submitted Phase I, everyone would ask what he was doing on Phase II. Chairman Harris said that he understood that and knows things can change when you get on location, but that these things need to be disclosed before it gets to the commission. He then stated that the Final Plat would need to come back before the commission for approval. Mr. Brookins said he would do that. Chairman Harris asked if anyone had any questions.

Ms. Pettway wanted to know why this subdivision needs an emergency access when others don't. Fire Marshall Etheredge stated that when the 2006 International Fire Code was adopted it stated that if you have over 30 residential lots, you are required to have 2 exits. There are a large number of subdivisions that were developed prior to that which don't have 2 exits so they would be grandfathered in. Mr. Tindall asked how many lots are going to be in Phase I vs. Phase II. Mr. Brookins responded 70 lots in Phase I. Mr. Tindall wanted to know if a traffic study was done. Mr. Brookins responded that normally no traffic studies are done for a preliminary plat. Chairman Harris asked if there were any further questions from the board with no response. He then asked if anyone in the audience was there regarding this issue. Mr. Kirk of 112 Meadowview Drive addressed the commission. He explained that he was two houses from the proposed emergency access. He understands that it is paved and curbed, which Chairman Harris affirmed and said it was built to handle a 75,000 pound vehicle. His concern was that this would become an open entrance in the future for this subdivision. Chairman Harris explained that there is a stipulation stating that it will never be an open entrance, it will strictly be used for emergency purposes only. Mr. Haley of 102 Meadowview Drive wanted assurance that any future opening of the access for through traffic would require the approval of the Planning Commission and the chairman affirmed. He also wanted to know if there were provisions to keep ATV's or off-road vehicles from going around the gate. Chairman Harris explained that would be out of his control. Mr. Haley also express his concerns regarding the additional traffic that will be generated. Mr. Tyrone Johnson of 104 Pleasant Valley Drive was concerned with using this road for an emergency access. He believed there should be some landscaping around those gates to prevent off-road vehicles from going around them. Chairman Harris responded that there would be a 6 inch curb installed to discourage

that activity. Mr. Tyrone said that there were problems years ago with people gaining access to the pond on Meadowview Drive and would like there to be some form of commitment from the developer that would address that as well.

Mr. Tindall asked about the entity responsible for the wetlands. Mr. Brookins said that the Home Owners Association would be in charge of the common area. Mr. Tindall asked if the Home Owners Association would be established with fees, restrictions, and covenants which Mr. Brookins affirmed. Mr. Brewer asked if the developer was going to use the emergency access during the construction and Mr. Brookins responded, no.

Ms. Joann Walden of 205 Habersham Drive had a concern regarding the lot size. She wanted to know how many houses were going to be built. She also expressed concern for the amount of traffic being routed to the entrance on Bethlehem Road and the angle of the intersection. Chairman Harris explained that there would be a left turn lane and a deceleration lane. The developer designed the entrance at Bethlehem Road so that it comes in at a right angle. He pointed it out on the PowerPoint presentation for her.

Ms. Margaret Myers of 120 Pleasant Valley Drive wanted to know whether or not the homeowners of the new subdivision could in the future petition the city to open the emergency access roads to daily use. Chairman Harris explained that it would have to be brought forward to the Planning Commission at that time. Mr. Breaux explained that at any point, anyone can request anything of the City. He stated that any request for future changes would have to go through the Planning Commission. She also wanted to know if they would be tying into the existing 6 inch water lines which Chairman Harris explained is something that the utility department would address. She asked if that would be determined with the construction plans and he responded, yes. Mr. Breaux said that once the construction plans are submitted, Dothan Utilities will determine the best method for supplying water to the subdivision.

Mr. Breaux then pointed out the recommendation of the Traffic Engineering staff that a right hand turn lane be constructed on Bethlehem Road to accommodate northbound traffic turning right onto Murphy Mill Road. He directed specific questions to Robert Cox.

Mrs. Myers asked for clarification on what was actually being approved and Chairman Harris stated that the only approval today would be for Phase I. Phase II plans would be required to come to the Planning Commission whenever the developer was ready to construct it. He also reiterated that the final plat for Phase I would be required to be reviewed by the Planning Commission. She also asked about ADEM approval for the jurisdictional wetlands on the property and questioned the sizes of Lots 20 and 25. Chairman Harris explained that they will have to conform to the minimum requirements the zoning regulations. Before Ms. Myers left the podium she thanked the commission for their service to the community.

Mr. Brookins stated that the County had given him notification that they were not going to require a right-turn lane on Bethlehem Road. Chairman Harris responded that while the County is not requiring the turn lane, the City may due to the anticipated volume of traffic. He stated that he had expressed similar concerns in the past with subdivision development along Fortner Street and the County's refusal to require developers to install turn lanes. He said that years later, turn lanes were required to be constructed due to increased traffic volumes.

Ms. Pettway asked about construction traffic and Mr. Brookins stated that all traffic would be through the Bethlehem Road entrance.

Mr. Cox addressed the commission. He wanted to discuss the northbound right turn lane that goes up to the intersection of JB Chapman/Murphy Mill Roads. He stated that while Houston County did not require the right turn lane, they would however, support the City and Planning Commission if they did require one. Chairman Harris thanked him for the clarification.

Mr. Breaux asked that the developer state specifically what was being proposed within Phase I for the record. Mr. Brookins stated that it would be Phase I as shown on the screen provided (as plat 1 of 2), Lots 1-44 Block B and Lots 1-27 Block A including the detention pond, walkway, park and the emergency access to Meadowview Drive, and the right and left turn into the subdivision.

Ms. Jackie Griggs of 114 Meadowview Drive explained that she and her husband have resided at this location for 36 years and as long as they have lived there, Meadowview Drive has just ended. She said that there has never been a sufficient turnaround and that large vehicles cannot turn around unless they use their driveway or drive over the curb. She also asked about the two vacant lots at the end of Meadowview Drive and whether they were part of the new development. Mr. McDonald stated that this subdivision was developed within the county and was annexed into the city without meeting city standards and is grandfathered. He said that the developer had no responsibility to correct the turnaround issue because it has nothing to do with his development. Chairman Harris agreed. Mr. McDonald said that Public Works could address the turnaround issue because it was a public street, but was unaware if they had any plans to. Tyler Reeder from Engineering Services addressed the board. He said that they have looked at the Meadowview Drive emergency entrance and haven't come to a final conclusion, and that they would address the issue when the construction plans are submitted.

Ms. Cheryl Sharpe of 205 Pleasant Valley Drive stated that her concern was with the timing of the construction. Chairman Harris said that the only stipulation is that they have 1 year to begin construction on Phase I. She also questioned whether or not the detention pond would have any effect on the wetlands or a pond on her property. Mr. Brookins responded that pond is not located in any wetland and is actually located on top of the hill. He said

they are going to enhance it and make it a wet pond so there wouldn't be any increase or decrease in the water going to her pond. She also asked about the type of road the emergency access would be. Chairman Harris replied that it will be like a regular city street with asphalt designed to support a 75,000 lb. fire truck.

Mr. Breaux wanted to add that they have a standing approval for a clay mining operation that was approved by the Planning Commission and wanted clarification if they were relinquishing that approval with the approval of this plat. Mr. Mark Dennis replied that yes, it would be relinquished once everything was approved but not prior to this approval. Chairman Harris stated that he would ask that the right turn lane construction and the enclosure around the gate be included with any motion.

Mr. Tindall wanted to know if the applicant understood that the board was going to vote on just Phase I as shown on the PowerPoint map with the red line. Mr. Dennis responded yes.

Mr. McDonald asked about the pond being a wet pond. He wanted the developer to clarify if it was a wet pond or detention pond. Mr. Brookins verified that it was going to be a wet pond but the depth wouldn't allow vegetation to grow up through the middle of it. It will be built as an amenity with houses backed up to it with a sidewalk around it. Mr. McDonald suggested aeration of some sort, to keep the frogs and mosquitos at bay.

Ms. Griggs asked if the emergency access road would be paved or gravel. Mr. Brookins clarified that by code, it had to support 75,000 lbs., but he didn't want to pave since that normally encourages skateboarders, etc.

Ms. Pettway asked if Mr. Dennis could clarify the major differences between the previous plan and the plan that's being submitted now. Mr. Dennis responded that the initial plan was to have the property rezoned so he could build smaller lots and smaller homes. At one point, there were over 200 lots proposed and now only 72 and 44 lots in the two phases. She had no further questions.

Chairman Harris asked if anyone had any further questions. He then asked for a motion on case #RZ-16-0387 including removing item #2 from staff recommendations, and adding two conditions; (1) being a closure around the emergency access gate to prevent any ingress or egress between the two subdivisions, and (2) being the construction of a right-turn lane on Bethlehem Road going to Murphy Mill Road. Chairman Harris asked for a motion at this time.

***Mr. Tindall motioned for approval with the addition of the two new conditions as discussed and the removal of item #2 from the staff recommendations, Mr. Freeland seconded, and the motion passed with 1 opposed (Ms. Pettway).***

1. Preliminary Plat approval is valid for 12 months from the date of approval and construction plans must be submitted within 12 months unless a one-time extension has been granted by the Planning Commission;
  2. The emergency access gate located at the terminus of Meadowview Drive shall be designed and secured so that unauthorized vehicles cannot gain access;
  3. A north bound, right turn lane shall be constructed within the Bethlehem Road right-of-way to the satisfaction of the Public Works Director and Houston County Engineer;
  4. The comments of all city departments are satisfied and/or incorporated into the Construction Plans and Final Plat; and,
  5. All future correspondence and submittals shall reference Case S-16-0387.
9. **DP-16-0405: Request approval of a Development Plan for an office building located at 443 W Main St., B-1 District, Professional Lane Realty, LLC represented by Northstar Engineering Services.** This item has been removed.
10. **Consent Items: Minor Development Plans & Subdivision Plats**  
Mr. Breaux reviewed the consent items with the commission and there was no discussion.

**General Discussion:**

Mr. McDonald reminded everyone of recertification classes in Enterprise on the 28<sup>th</sup> of this month and the CAPSO certification courses offered on Nov. 17, 18, and 19 at WRC.

11. **Adjourn.**

***Vice Chairman Coleman made a motion to adjourn, Mr. Tindall seconded, and it passed unanimously. The meeting adjourned at 10:50 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.*

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George C. "Chuck" Harris Chairman

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Kim Vann, Secretary



**Planning Commission**  
**Meeting Date – November 16, 2016**  
**CASE NUMBER: DP-16-0431**  
**Case Manager: Frank G. Breaux, AICP**

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Project Name:	WWC Parking Lot Buffer Modification
Property Address:	201 Regency Court
Requested Action:	Development Plan Approval
Applicant/Owner:	Wiregrass Wellness Center

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On September 21, 2016, the Planning Commission approved a development plan to construct a new parking lot on the subject property with the following conditions:

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;
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; and,
7. A six (6) foot tall privacy fence shall be erected adjacent to the new parking lot along its south and west sides.

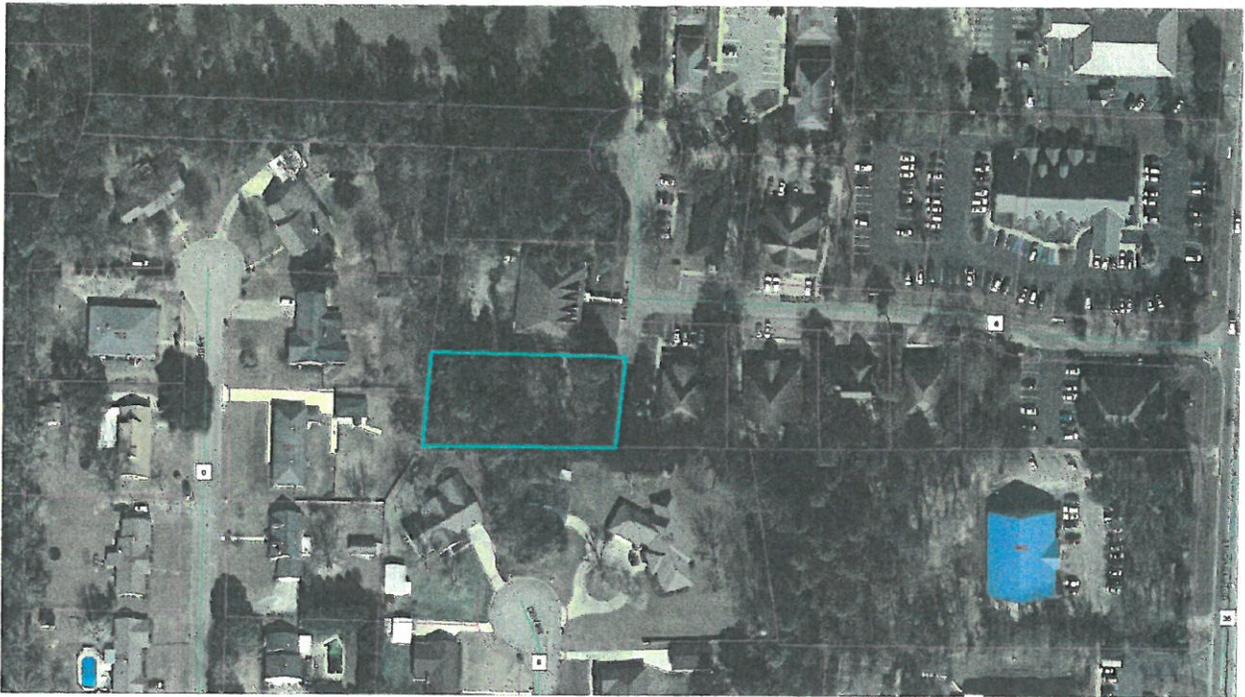
The applicant now seeks approval to modify the buffer by reducing its width from 25 to 20 feet, and to build a 6 foot tall privacy fence along the property line as opposed to building it adjacent to the parking lot as previously required. Section 114-242(B) states the following:

**A Type 2 buffer may be reduced five (5) feet with the addition of an eight (8) ft. wood privacy fence plus a twenty percent (20%) increase in plant material. In no event shall the buffer be less than twenty (20) ft. in width.**

It is noted that the proposed 6 foot tall fence is not in keeping with the requirement for the construction of an 8 foot tall fence (if the buffer reduction is approved). There are no changes to the number of parking spaces and there were are no additional staff comments received.



VICINITY MAP



AERIAL VIEW



**APPROVED SITE PLAN**



**PROPOSED PLAN WITH REDUCED BUFFER**

**Staff Recommendation:**

If the Planning Commission finds that the request is reasonable, Staff recommends that Case No. DP-16-0431, request for Type 2 buffer reduction, as shown on the plan stamped "Received October 14, 2016, be approved, as authorized by Article V of the Zoning Ordinance, subject to the following conditions:

1. The landscaping plan must be provided that meets the requirements of Section 114-238;
2. A twenty (20) foot wide Type 2 buffer be provided along the south and west property lines with the addition of an eight (8) foot wood privacy fence plus a twenty percent (20%) increase in plant material;
3. 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;
4. 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;
5. Resubmit the development plan incorporating all design changes;
6. All future correspondence or building permit plan submittal must make reference to Case DP-16-0431 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 original approval date of September 21, 2016.

## Breaux, Frank

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**From:** Alan Parker <aparker@praestareengineering.com>  
**Sent:** Thursday, November 03, 2016 6:06 PM  
**To:** Breaux, Frank  
**Subject:** FW: Wiregrass Wellness Center Buffer Reduction

Frank,

Following are the reasons the Owner is requesting the 25 feet Type II buffer reduction to 20 feet:

1. At the September 21, 2016 Planning Commission meeting, a development plan was submitted showing a 25' undisturbed Type II buffer between the proposed parking lot and the southern and western residential properties. The Planning Commission added the installation of a 6' tall wooden privacy fence adjacent to the parking perimeter on those 2 sides. The development plan submitted for the November 16 meeting shows the privacy fence at the 2 property lines so that it will adjoin and be parallel with the existing fencing along the residential boundaries. The plan also allows for 5' of clearing of the buffer nearest the curb line of the proposed parking lot so that the owner can better maintain the perimeter of the parking and keep that 5' strip clear of debris and limbs.

If you have any questions, please feel free to call or email me.

**Alan Parker, P.E.**  
Senior Civil Engineer

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**PLANNING COMMISSION**  
**STAFF REPORT – November 16, 2016, MEETING**  
**CASE NUMBER: RZ-16-0434**  
**Case Manager: Frank G. Breaux, AICP**

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**Summary of Information:**

Property Location:	1674 Honeysuckle Road
Requested Action:	Rezoning from A-C to B-2
Applicant/Owner:	Leap, LLC

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**Zoning/Land Use:**

EXISTING LAND USE - SUBJECT	UNDEVELOPED
EXISTING LAND USE - NORTH	SINGLE-FAMILY RESIDENTIAL/AGRICULTURAL
EXISTING LAND USE - SOUTH	INSTITUTIONAL/RELIGIOUS
EXISTING LAND USE - EAST	INSTITUTIONAL/SCHOOL
EXISTING LAND USE - WEST	UNDEVELOPED/AGRICULTURAL
ZONING DISTRICT - SUBJECT	A-C (AGRICULTURAL CONSERVATION)
ZONING DISTRICT - NORTH	A-C
ZONING DISTRICT - SOUTH	A-C
ZONING DISTRICT - EAST	A-C & B-3 (LOCAL SHOPPING)
ZONING DISTRICT - WEST	A-C
PROPOSED ZONING	B-2 (HIGHWAY COMMERCIAL)

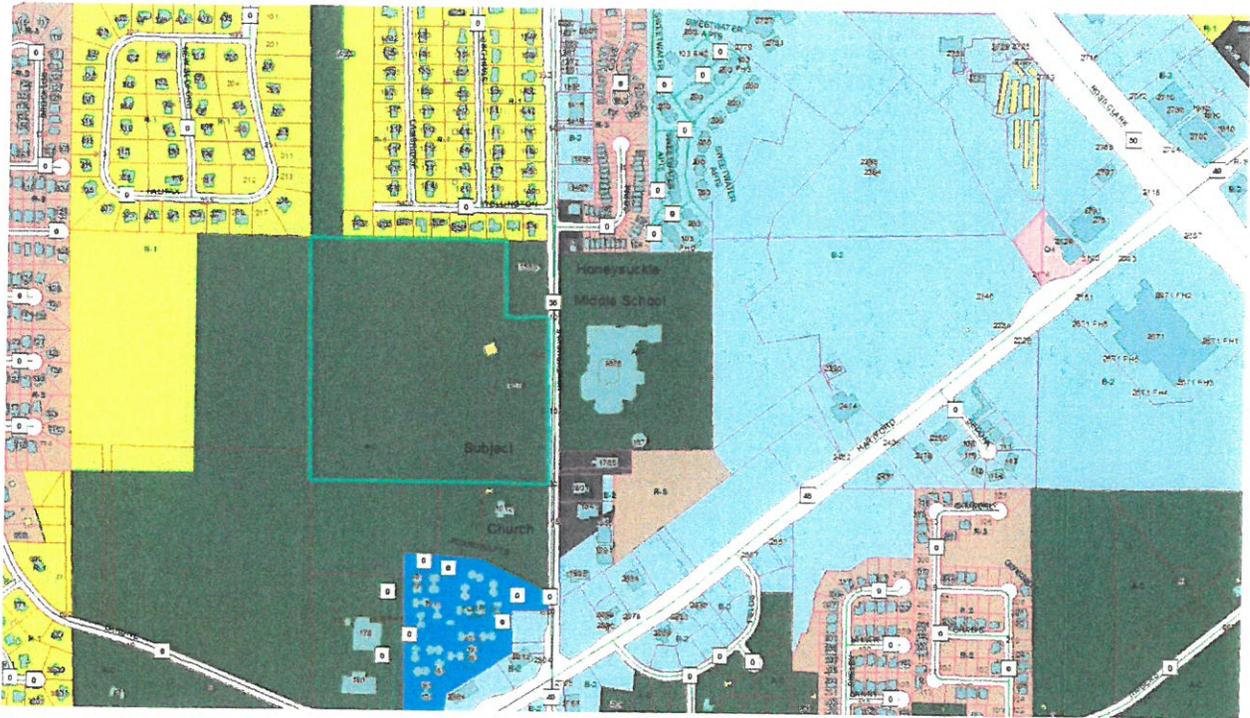
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**ARTICLE VII. - CLASSIFICATION AND ESTABLISHMENT OF USES**

**B-2, Highway commercial.** The B-2 district is intended for major retail and service activities removed from the CBD, with major thoroughfare access and with adequate open space and parking. Landscaping and aesthetic considerations are important to this area with regional significance. The district is intended to serve residents, non-residents and transient traffic using major thoroughfares that run through and around the city. Development or redevelopment of these areas is subject to all regulations as established in article V, development plans, and is also subject to regulations and design guidelines as established for the downtown overlay district.

**Agricultural - Conservation (A-C) District.** Regulations for the agricultural district are intended to provide for development on land situated in urban areas that is intended primarily for agricultural uses. Very low density residential uses are also permitted. District dimensional regulations require a minimum of one (1) acre lots for site-built, stand-alone residential uses in this district. Structures not built in a subdivision must comply with the dimensional requirements outlined in the Table of District Dimensional Regulations (Article VIII, Section 114-132). However,

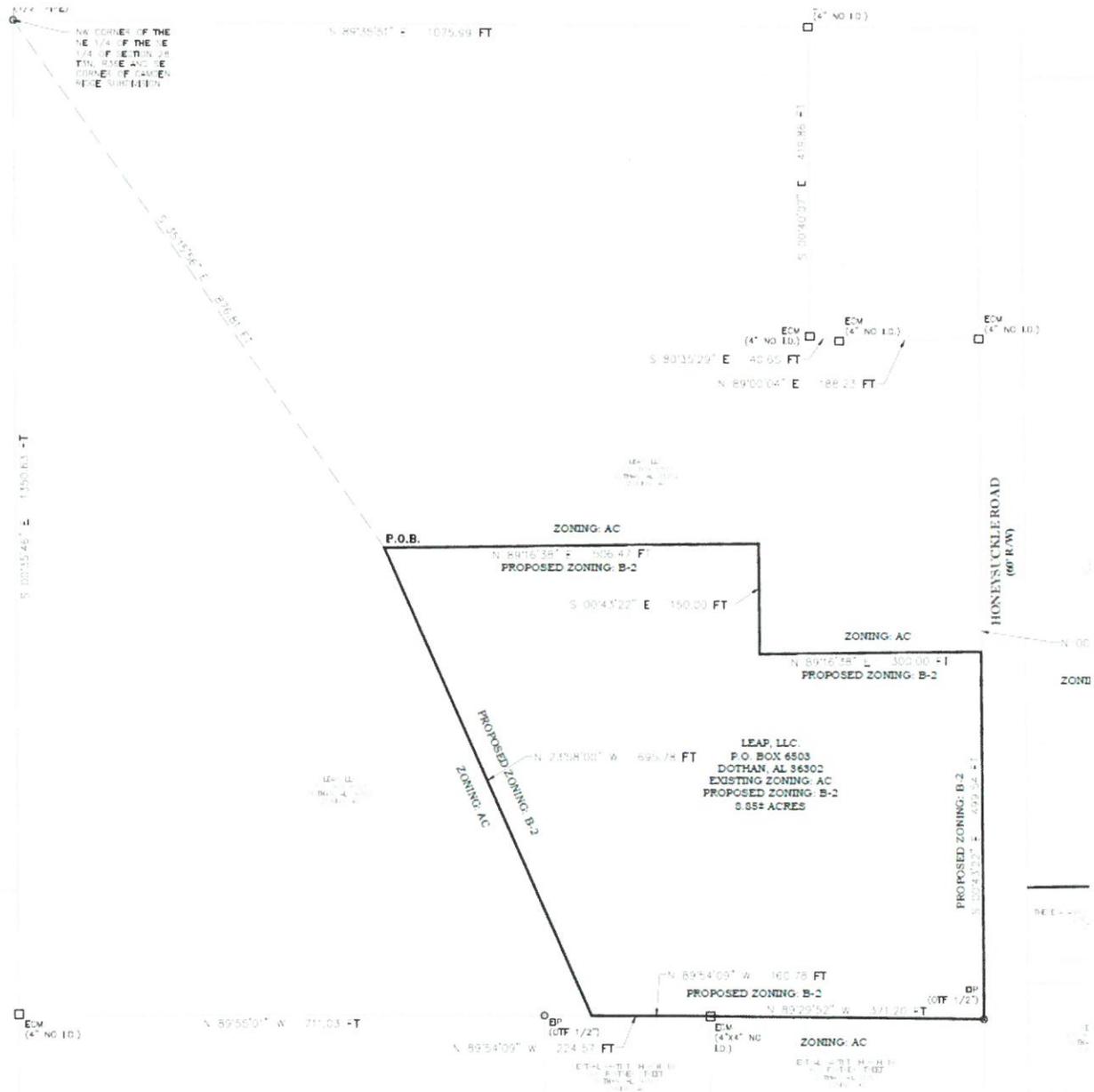
if located in an approved subdivision, lot sizes shall be a minimum of fifteen-thousand (15,000) square feet and shall comply with R-1 district dimensional regulations other than lot size.



VICINITY



AERIAL



**SURVEY**

**General Discussion:** The applicant is requesting to rezone 8.85 acres of a larger parent parcel from A-C to B-2. The property is located on the west side of HoneySuckle Road across the street from HoneySuckle Middle School. No reason was given for the proposed rezoning request.

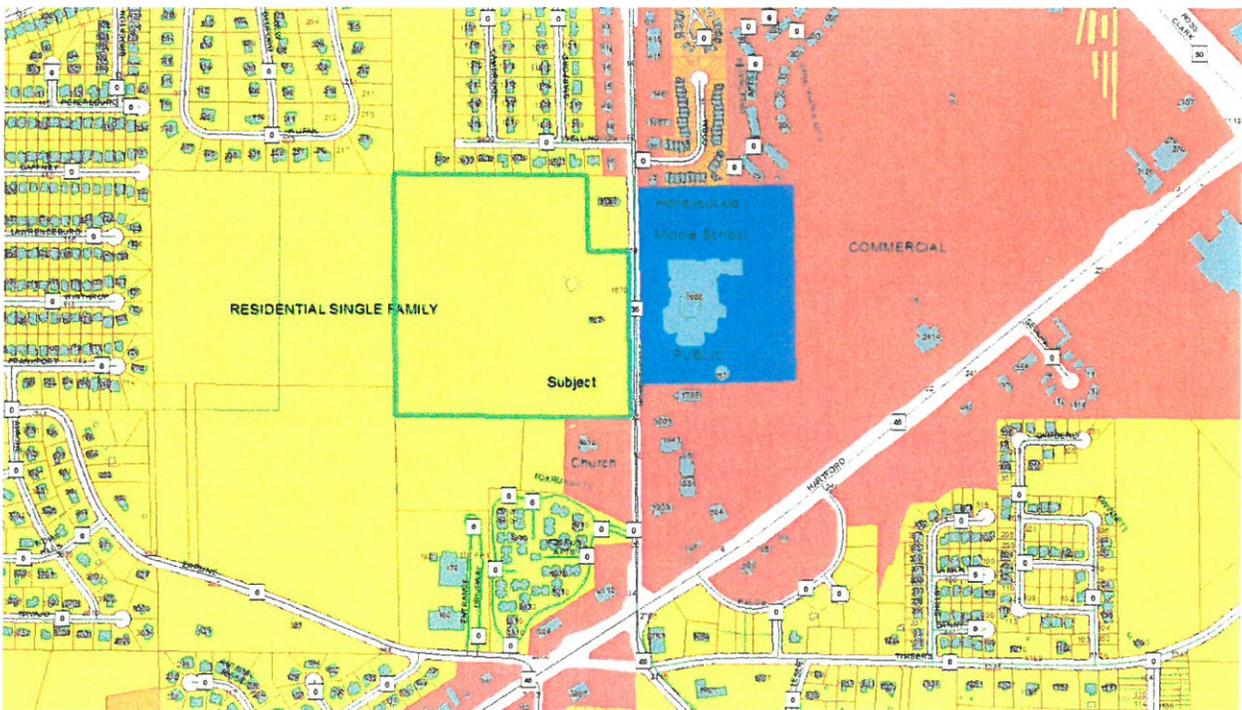
**Findings of Fact:**

- The property is across the street from HoneySuckle Middle School.
- The property is contiguous to single-family residentially used property.

- The property is contiguous to A-C and B-3 zoned properties.
- Predominant uses within the vicinity of the subject parcel are residential, institutional, office and agricultural.
- Honeysuckle Road is a collector street and is not a major thoroughfare where B-2 zoning is typically found.
- The applicant has submitted a subdivision plat (S-16-0433) to split the proposed acreage from the Parent Parcel and it has been reviewed administratively.

**Land Use Impact on Vicinity:** The existing uses within the vicinity of the subject property are primarily single-family residences and offices. As previously mentioned, Honeysuckle Middle School is also located directly across the street. The potential for conflicting land uses is high given the wide myriad of uses allowed within the B-2 District.

**Land Use Compatibility/Land Use Plan:** The Future Land Use Map identifies the subject parcel as suitable for Single-Family Residential uses. The requested B-2 zoning designation is therefore inconsistent with the Future Land Use Map and Plan.



**FUTURE LAND USE MAP**

**Impact on the Environment:** There are no apparent environmental impacts associated with the request.

**Impact on Public Services and Facilities:** The property is located within the urbanized area of the city and existing infrastructure may need to be upgraded depending upon the ultimate use of the property. The Utilities and Fire Departments have offered no comments at this time.

**Impact on Travel:** The City has recently hired a consulting firm to do an engineering study for Honeysuckle Road which includes a capacity analysis from W. Main Street to Hartford Highway. Feasibility of a new roadway from the intersection of Hartford Highway and Honeysuckle Road to the intersection of Campbellton Highway and Taylor Road will be studied as well. The report, which may recommend widening Honeysuckle Road to five lanes to improve its capacity, should be completed by May 2017.

**Staff Recommendation:** Staff finds that the request is problematic given the property's location and the fact that B-2 zoning will allow for a number of uses that would prove incompatible with existing land uses. The request is also inconsistent with the Future Land Use Plan. Staff therefore recommends that Case No. RZ-16-0434, a request to rezone 8.85 acres located at 1674 Honeysuckle Road from A-C to B-2, having been duly considered in a public hearing held on November 16, 2016, following advertised legal notice, **be referred to the Dothan City Commission with a recommendation to deny** from the Planning Commission subject to the provisions of the City of Dothan Zoning Ordinance.



**PLANNING COMMISSION**  
**STAFF REPORT – November 16, 2016 MEETING**  
**CASE NUMBER: RZ-16-0435**  
**Case Manager: Frank G. Breaux, AICP**

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**Summary of Information:**

Property Location:	2300 Block of Honeysuckle Road
Requested Action:	Rezoning from A-C to R-3
Property Owner:	Young Folsom
Applicant:	MB Land Development, LLC

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**Zoning/Land Use:**

EXISTING LAND USE - SUBJECT	UNDEVELOPED
EXISTING LAND USE - NORTH	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - SOUTH	UNDEVELOPED
EXISTING LAND USE - EAST	UNDEVELOPED/SINGLE FAMILY RESIDENTIAL
EXISTING LAND USE - WEST	SINGLE-FAMILY RESIDENTIAL & INSTITUTIONAL
ZONING DISTRICT - SUBJECT	A-C (AGRICULTURAL - CONSERVATION)
ZONING DISTRICT – NORTH	A-C
ZONING DISTRICT - SOUTH	A-C
ZONING DISTRICT - WEST	R-1 (LOW DENSITY SINGLE-FAMILY RESIDENTIAL) & B-2 (HIGHWAY COMMERCIAL)
ZONING DISTRICT - EAST	R-1 & R-3 (HIGH DENSITY SINGLE-FAMILY RESIDENTIAL)
PROPOSED ZONING - SUBJECT	R-3 (HIGH DENSITY SINGLE-FAMILY RESIDENTIAL)

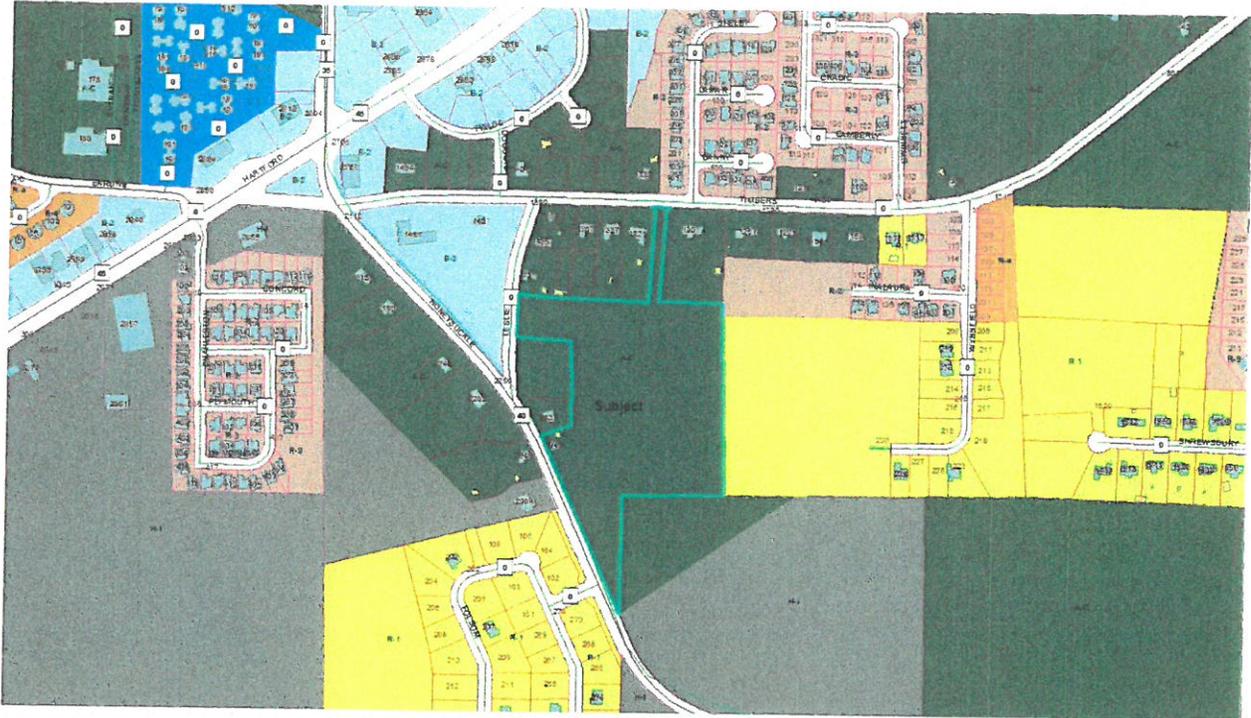
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**ARTICLE VII. - CLASSIFICATION AND ESTABLISHMENT OF USES**

**R-3, Residential single-family, high density.** This district is intended to provide for high density urban residential development, containing single-family dwellings along with related recreational facilities protected from intrusion of non-residential activity. Lots sizes in R-3 districts range from four-thousand (4,000) square feet to eight-thousand-three-hundred-ninety-nine (8,399) square feet.

**(A-C) District, Agricultural - Conservation.** Regulations for the agricultural district are intended to provide for development on land situated in urban areas that is intended primarily for agricultural uses. Very low density residential uses are also permitted. District dimensional regulations require a minimum of one (1) acre lots for site-built, stand-alone residential uses in this district. Structures not built in a subdivision must comply with the dimensional requirements outlined in the Table of District Dimensional Regulations (Article VIII, Section 114-132). However, if located in an approved subdivision, lot sizes shall be a minimum of fifteen-

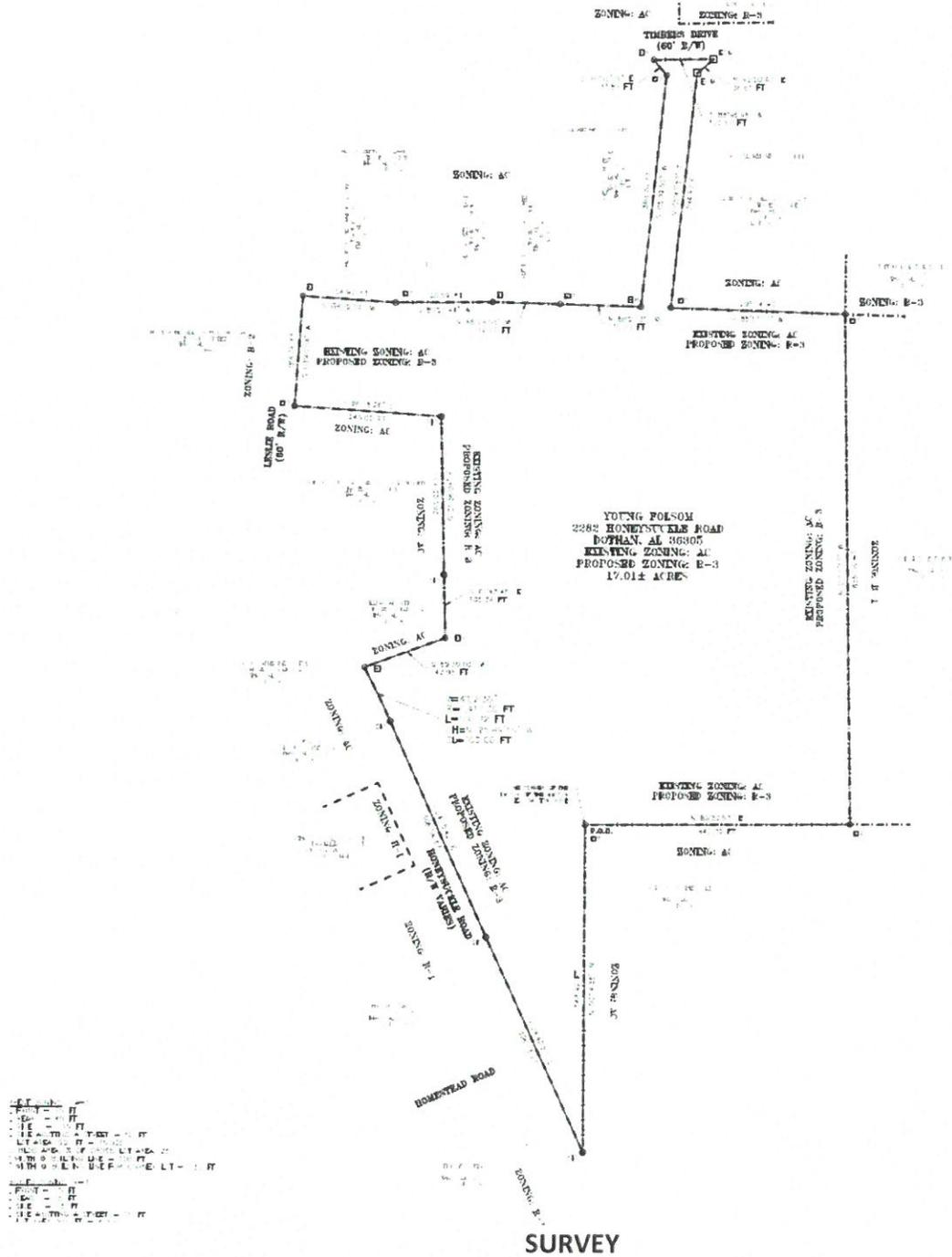
thousand (15,000) square feet and shall comply with R-1 district dimensional regulations other than lot size.



VICINITY



AERIAL



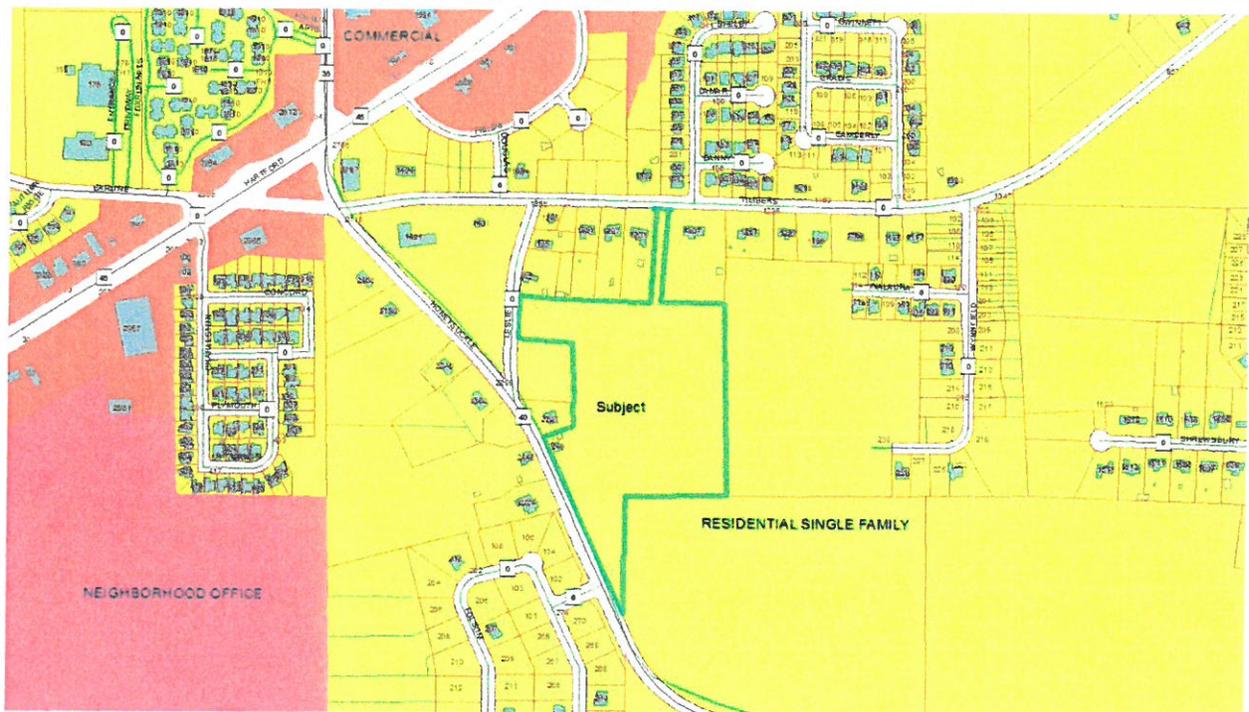
**General Discussion:** The subject property is 17.01 acres in size and is situated between Honeysuckle Road, Leslie Road and Timbers Drive. The owner is under contract to sell the property to the applicant who intends to develop a single-family subdivision.

### Findings of Fact:

- The property is adjacent to single-family residential uses and zoning to the north, west and east.
- The land use in the immediate vicinity of the subject property is predominately single-family residential.
- Because the property is primarily surrounded by single-family residences, the current A-C zoning is no longer appropriate given the potential for incompatible agricultural activities that could negatively impact the surrounding residences.

**Land Use Impact on Vicinity:** The land uses allowed within the R-3 District are similar to and consistent with surrounding and nearby residential properties.

**Land Use Compatibility/Land Use Plan:** The Future Land Use Map identifies the subject parcel as suitable for Residential Single-Family development. The request is therefore consistent with the Future Land Use Plan.



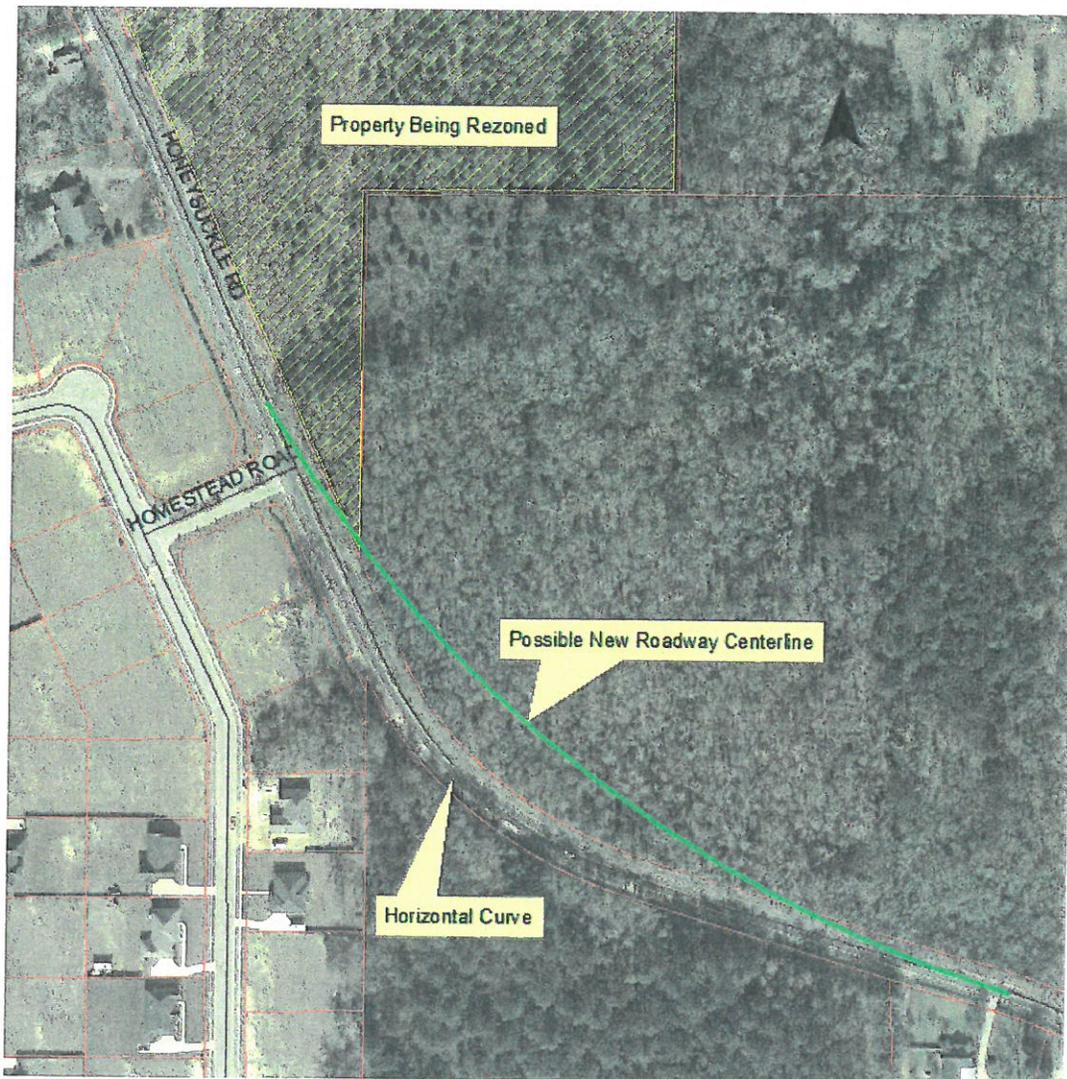
**FUTURE LAND USE MAP**

**Impact on the Environment:** The property is typical of others in the vicinity and there are no environmental impacts associated with the request.

**Impact on Traffic:** The City has recently hired a consulting firm to do an engineering study for Honeysuckle Road which includes a capacity analysis from W. Main Street to Hartford Highway. Feasibility of a new roadway from the intersection of Hartford Highway and Honeysuckle Road

to the intersection of Campbellton Highway and Taylor Road will be studied as well. The report should be completed by May 2017.

The property is located within the urbanized area with existing infrastructure. There are no anticipated impacts to public services or facilities with the proposed rezoning. In the future, however, the City may decide to reduce the severity of the Honeysuckle Road horizontal curve near the property's south side. The City will request right-of-way if the parcel is ever subdivided and platted.



**Staff Recommendation:** The rezoning of the subject lot to R-3 will make it consistent with the predominant residential uses within its immediate vicinity and the request is consistent with the Future Land Use Map. Staff therefore recommends that Case No. RZ-16-0435, a request to rezone 17.01 acres situated between Timbers Drive, Honeysuckle Road and Leslie Road from

A-C to R-3, having been duly considered in a public hearing held on November 16, 2016, following advertised legal notice, **be referred to the Dothan City Commission with an affirmative recommendation** from the Planning Commission subject to the provisions of the City of Dothan Zoning Ordinance.



**PLANNING COMMISSION**  
**STAFF REPORT – November 16, 2016, MEETING**  
**CASE NUMBER: RZ-16-0436**  
**Case Manager: Frank G. Breaux, AICP**

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**Summary of Information:**

Property Location:	Parcel #380907353000003000 – 600 Block of Taylor Road
Requested Action:	Rezoning from R-1 to B-2
Applicant/Owner:	Robert Williamson

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**Zoning/Land Use:**

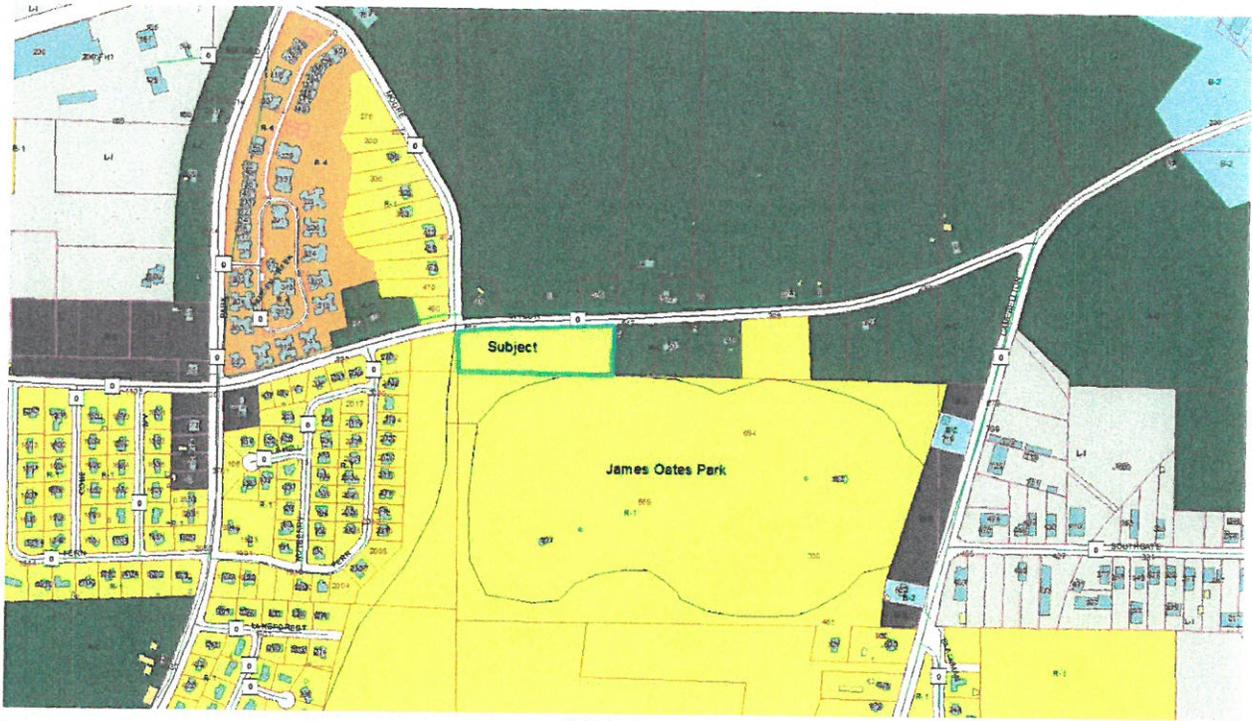
EXISTING LAND USE - SUBJECT	UNDEVELOPED
EXISTING LAND USE - NORTH	SINGLE-FAMILY RESIDENTIAL/AGRICULTURAL
EXISTING LAND USE - SOUTH	INSTITUTIONAL/PUBLIC PARK
EXISTING LAND USE - EAST	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - WEST	UNDEVELOPED
ZONING DISTRICT - SUBJECT	R-1 (LOW DENSITY SINGLE-FAMILY)
ZONING DISTRICT - NORTH	A-C (AGRICULTURAL CONSERVATION)
ZONING DISTRICT - SOUTH	R-1
ZONING DISTRICT - EAST	R-1
ZONING DISTRICT - WEST	R-1
PROPOSED ZONING	B-2 (HIGHWAY COMMERCIAL)

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**ARTICLE VII. - CLASSIFICATION AND ESTABLISHMENT OF USES**

**B-2, Highway commercial.** The B-2 district is intended for major retail and service activities removed from the CBD, with major thoroughfare access and with adequate open space and parking. Landscaping and aesthetic considerations are important to this area with regional significance. The district is intended to serve residents, non-residents and transient traffic using major thoroughfares that run through and around the city. Development or redevelopment of these areas is subject to all regulations as established in article V, development plans, and is also subject to regulations and design guidelines as established for the downtown overlay district.

**R-1, Residential single-family, low density.** This district is intended to provide for low density urban residential development, which is designed to provide quiet, low density areas for single-family living with related recreational facilities protected from intrusion of non-residential activity. Lot sizes in R-1 districts are twelve-thousand (12,000) square feet or greater.



VICINITY

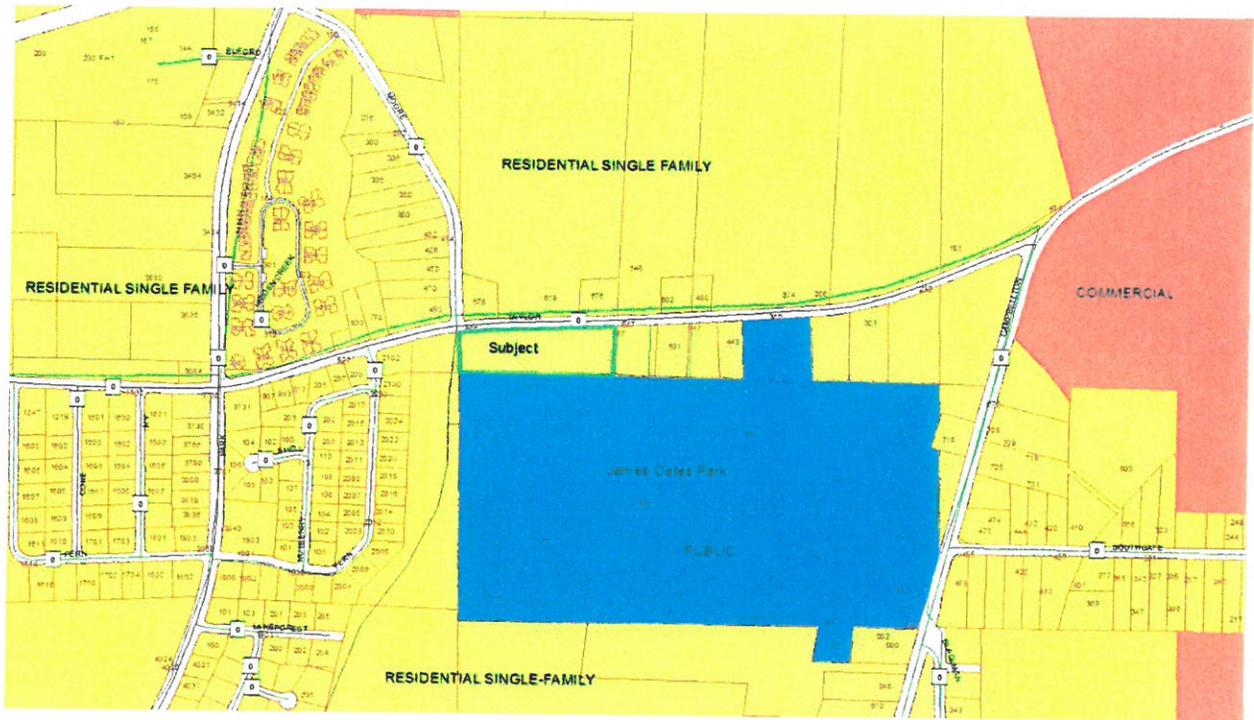


AERIAL



is also adjacent to the property. The potential for conflicting land uses is high given the wide myriad of uses allowed within the B-2 District.

**Land Use Compatibility/Land Use Plan:** The Future Land Use Map identifies the subject parcel as suitable for Single-Family Residential uses. The requested B-2 zoning designation is therefore inconsistent with the Future Land Use Map and Plan.



**FUTURE LAND USE MAP**

**Impact on the Environment:** There are no apparent environmental impacts associated with the request.

**Impact on Public Services and Facilities:** The property is located within a partially urbanized area of the city and existing infrastructure may need to be upgraded depending upon the ultimate use of the property. The Utilities and Fire Departments have offered no comments at this time.

**Impact on Travel:** The City has recently hired a consulting firm to do an engineering study for Honeysuckle Road which includes a capacity analysis from W. Main Street to Hartford Highway. Feasibility of a new roadway from the intersection of Hartford Highway and Honeysuckle Road to the intersection of Campbellton Highway and Taylor Road will be studied as well. The report, which has Taylor Road from S. Park Avenue to Campbellton Highway within the study area, should be completed by May 2017.

**Staff Recommendation:** Staff finds that the request is problematic given the property’s location and the fact that B-2 zoning will allow for a number of uses that would prove incompatible with the predominance of single-family residences in the area. The request is also inconsistent with the Future Land Use Plan. Staff therefore recommends that Case No. RZ-16-0436, a request to rezone 5.15 acres in the 600 block of Taylor Road from R-1 to B-2, having been duly considered in a public hearing held on November 16, 2016, following advertised legal notice, **be referred to the Dothan City Commission with a recommendation to deny** from the Planning Commission subject to the provisions of the City of Dothan Zoning Ordinance.



**PLANNING COMMISSION**  
**STAFF REPORT – April 20, 2016 MEETING**  
**CASE NUMBER: RZ-16-0437**  
**Case Manager: Frank G. Breaux, AICP**

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**Summary of Information:**

Property Location:	1148 Hodgesville Road
Requested Action:	Rezoning from R-1 to B-2
Applicant/Owner:	Nicholas J Romano, Jr.

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**Zoning/Land Use:**

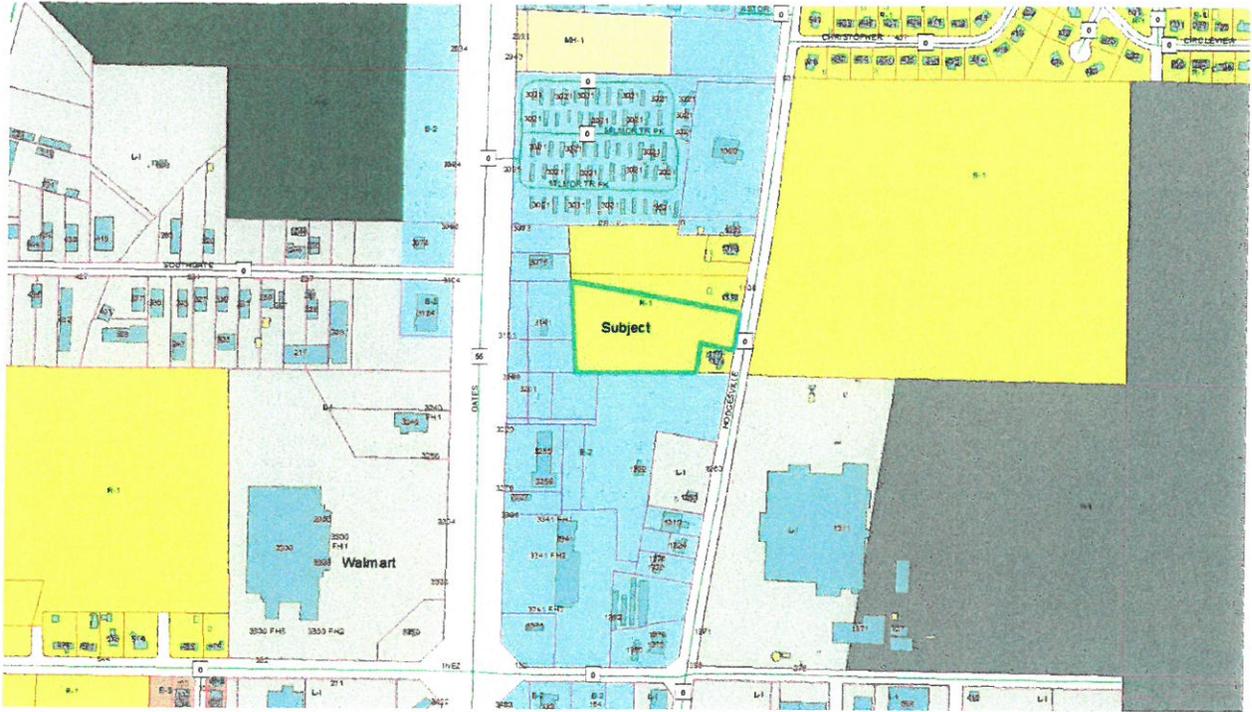
EXISTING LAND USE - SUBJECT	UNDEVELOPED
EXISTING LAND USE - NORTH	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - SOUTH	SINGLE-FAMILY RESIDENTIAL
EXISTING LAND USE - EAST	UNDEVELOPED
EXISTING LAND USE - WEST	COMMERCIAL
ZONING DISTRICT - SUBJECT	R-1 (LOW DENSITY SINGLE-FAMILY RESIDENTIAL)
ZONING DISTRICT - NORTH	R-1
ZONING DISTRICT - SOUTH	R-1 & B-2
ZONING DISTRICT - EAST	R-1
ZONING DISTRICT - WEST	B-2
PROPOSED ZONING - SUBJECT	B-2 (HIGHWAY COMMERCIAL)

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**ARTICLE VII. - CLASSIFICATION AND ESTABLISHMENT OF USES**

**B-2, Highway commercial.** The B-2 district is intended for major retail and service activities removed from the CBD, with major thoroughfare access and with adequate open space and parking. Landscaping and aesthetic considerations are important to this area with regional significance. The district is intended to serve residents, non-residents and transient traffic using major thoroughfares that run through and around the city. Development or redevelopment of these areas is subject to all regulations as established in article V, development plans, and is also subject to regulations and design guidelines as established for the downtown overlay district.

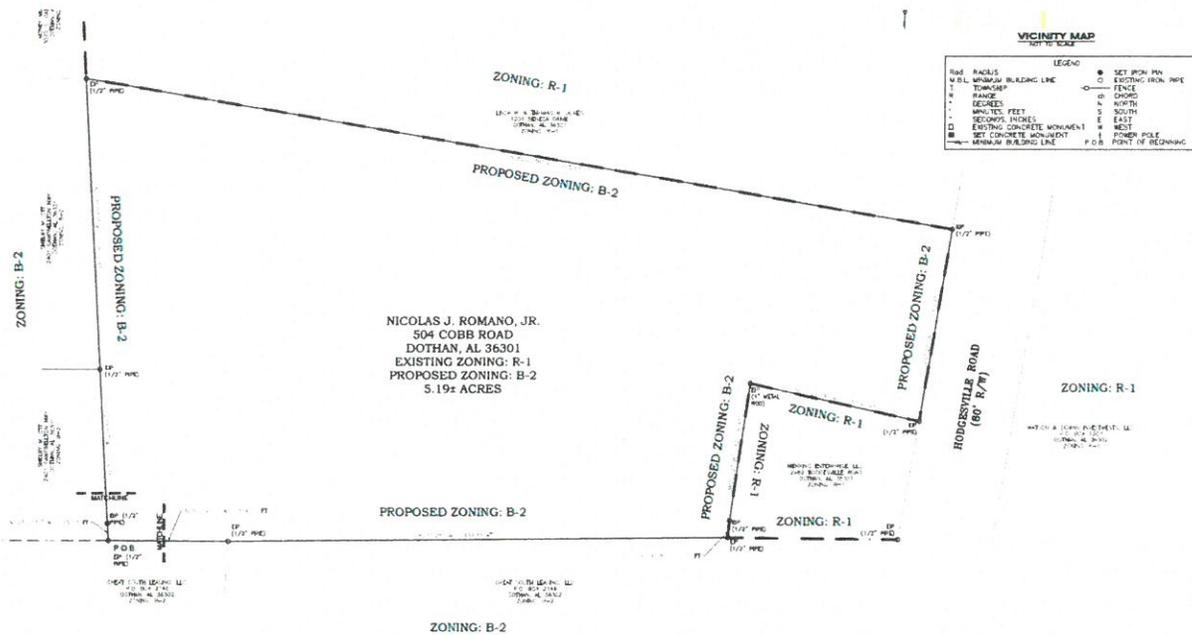
**R-1, Residential single-family, low density.** This district is intended to provide for low density urban residential development, which is designed to provide quiet, low density areas for single-family living with related recreational facilities protected from intrusion of non-residential activity. Lot sizes in R-1 districts are twelve-thousand (12,000) square feet or greater.

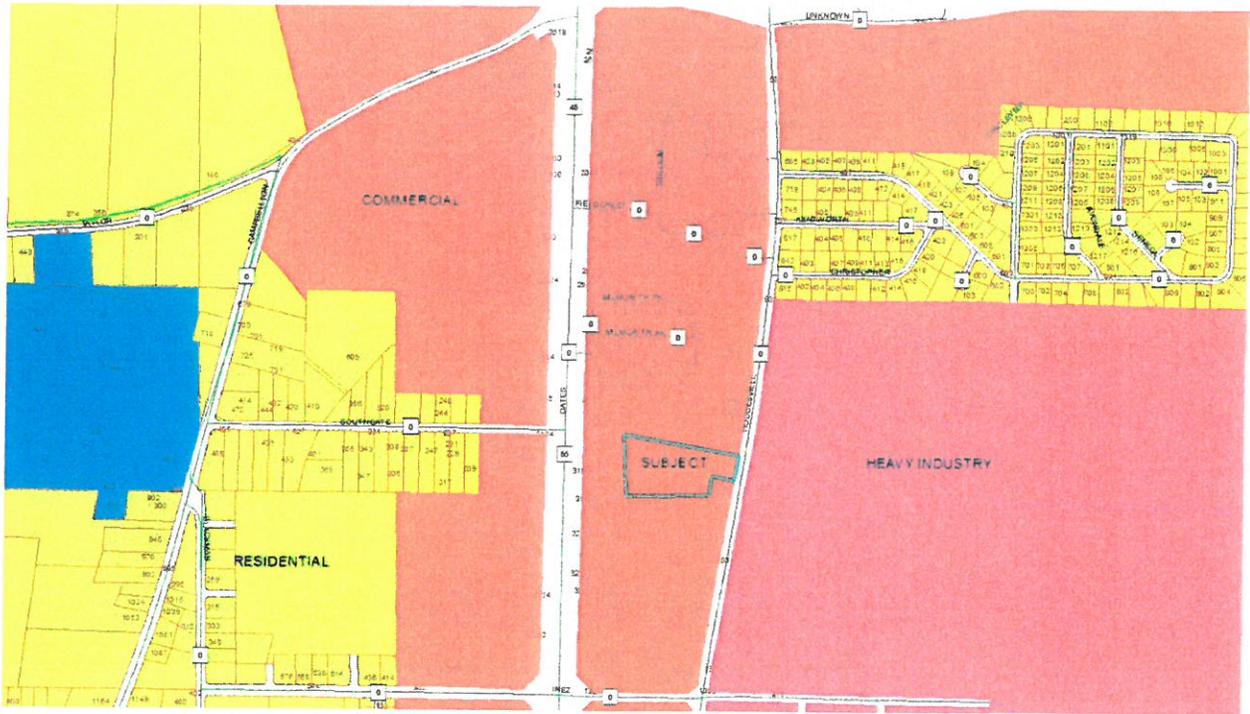


VICINITY



AERIAL





**FUTURE LAND USE MAP**

**Impact on the Environment:** The property is typical of others in the vicinity and there are no anticipated environmental impacts.

**Impact on Public Services and Facilities:** The property is located within the urbanized area of the city and additional infrastructure may be required once developed.

**Staff Recommendation:** Staff finds that the request is reasonable given the property's location and the inappropriate R-1 designation of the subject parcel. The request is consistent with the Future Land Use Map and the proposed zoning is compatible with current land use patterns in the general vicinity. Staff therefore recommends that Case No. RZ-16-0437, a request to rezone 5.19 acres located at 1148 Hodgesville Road from R-1 to B-2, having been duly considered in a public hearing held on November 16, 2016, following advertised legal notice, **be referred to the Dothan City Commission for approval** with an affirmative recommendation from the Planning Commission subject to the provisions of the City of Dothan Zoning Ordinance.