



## PLANNING COMMISSION ACTION AGENDA

A public hearing was held by the Planning Commission of the City of Dothan, Alabama, on **Wednesday, July 21, 2021, 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).

1. **Members Present:** Chair, Jerry Coleman, Vice-Chair Mickey Davis, David Cornelius, Gantt Pierce, Bob Whiddon, Dwayne Bowman, Milt Wood, Sean Cunningham, Vimal Patel (SUP) sitting.  
**Members Absent:** Neil Holloway
2. Approval of Agenda **Approved with amendment.**
3. Approval of June 16, 2021 Meeting **Minutes Approved.**
4. Disclosure of ex parte contact: **None.**

### Old Business

**None.**

### New Business

5. **S-21-0191: Replat of Lot #2 Circle East Medical Subdivision - Property located on E. Main St. – Parcel ID (381004203002006.00) – B-2/H-I District – Watson & Downs Investments II, LLC represented by Northstar Engineering Services. **Continued to the August 18, 2021 meeting.****
6. **RZ-21-0199: Rezone request – Hidden Pines Subdivision, Lot 2, Block A – Property located at 4974 Fortner Street – Parcel#380909290000011.000 – District A-C to R-3 – Northstar Engineering Services. **The Planning Commission recommended approval to the City Commission.****
7. **S-21-0200: Preliminary Plat - Replat of Lot 2, Block A, Hidden Pines Subdivision – Property located at 4974 Fortner Street – Parcel#380909290000011.000 – District A-C - Northstar Engineering Services. **The Planning Commission approved with staff recommendations.****
  1. Approval of rezoning case RZ-21-0199 from A-C to R-3;
  2. Recordation of Final Plat of Hidden Pines Subdivision (S-21-0201);

3. The comments of all city departments are satisfied and/or incorporated into the Construction Plans and Final Plat prior to recordation;
4. Preliminary plat approval is valid for eighteen (18) months within which time all construction must be completed unless the Planning Commission approves a one-time extension not to exceed six (6) months;
5. Approval of the Preliminary Plat shall constitute an eighteen (18) month Reservation of Sewer Capacity; and,
6. All future correspondence and submittals shall reference Case S-21-0200.

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

**9. *Discussion:***

- *Requiring Public Notice signs for Development Plans adjacent to residential property - No change to Article V, Section 114-76(5), per a show of hands 6 to 3.*
- *Short Term Rentals – Planning staff to present a draft at the August 18, 2021 meeting.*

**10. *Adjourn.***