

**PLANNING COMMISSION  
MEETING MINUTES  
SEPTEMBER 15, 2021  
DOTHAN, ALABAMA**

The Dothan Planning Commission met on Wednesday, **September 15, 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).

Chair Coleman brought the meeting to order at 9:00 a.m.

***Opening Comments:***

Chair Coleman opened the meeting by explaining the powers, duties, responsibilities, operations, and rules of procedure of the Planning Commission.

1. ***Members Present:*** Chair, Jerry Coleman, Vice-Chair Mickey Davis, David Cornelius, Gantt Pierce, Bob Whiddon, Dwayne Bowman, Milt Wood, Neil Holloway, Derek Preston (SUP) sitting. ***Members Absent:*** Sean Cunningham

***Others Present:*** Todd McDonald, AICP, Planning & Development Director; Frank Breaux, AICP, Principal Planner; Yvette Thomas, Sr. Planner; Kimberly Vann, Planning Assistant; Samantha Kiley, Administrative Coordinator; Kevan Kelly, Assistant Attorney; Craig Walden, Building Official; Josh Chapman, and Larry Loftin, Engineering; Garrett Hurst, Traffic Engineering; Fire Captain Garrett Crow; Members of the media; and Theresa Eddy, Secretary.

2. ***Approval of Agenda***

Chair Coleman asked Ms. Thomas if there were any changes to the agenda; Ms. Thomas responded that there were no changes. Chair Coleman then asked for a motion. ***Vice-Chair Davis made a motion to approve the agenda, Mr. Whiddon seconded, and the motion carried.***

3. ***Approval of August 18, 2021, Meeting Minutes***

Chair Coleman asked if there were any additions, deletions, or corrections to the meeting minutes. Hearing none, Chair Coleman asked for a motion. ***Mr. Holloway made a motion to approve the meeting minutes, Vice-Chair Davis seconded, and the motion carried.***

4. ***Disclosure of ex parte contact – Chair Coleman was contacted about a case on the agenda.***

**Old Business**

5. ***RZ-21-0221: Rezoning request – Property located at 315 Spring Street – Parcel ID (09-06-13-1-001-005-001) – R-4 District to B-3 District – India Starks.*** Ms. Thomas presented staff findings per the submitted staff report. Ms. Thomas stated that there was another option which was to expand the Special Principal Use Standards area so the applicant wouldn't be subject to a development plan review and required parking. Mr. Breaux stated that the overlay district may need to be expanded after finding more commercial buildings that could benefit from it. Mr. Wood and Mr. Whiddon asked whether the commission could table this until the area could be mapped and approved, to which Chair Coleman affirmed. Mr. Pierce asked if this could be approved today and then address the boundary expansion later, to which Chair Coleman affirmed. Chair Coleman asked who was present regarding this case. Ms. India Starks stated that she would like to continue her Aunt's grocery store in this urban area so people could have access to basic household items without having to travel to get them. Ms. Starks stated that there was parking behind the building and on the street. Chair Coleman stated that parking was an issue and would have to be addressed. Chair Coleman asked if anyone in the audience was present regarding this case with no response. Chair Coleman asked if anyone had further questions with no response. Chair Coleman then asked for a motion. ***Mr. Holloway made a motion that RZ-21-0221 be referred to the City Commission with a recommendation to approve, Mr. Wood seconded, and the motion carried.***

**New Business**

6. **S-21-0244: Preliminary Plat request – Property located in the 5100 Block S. Park Ave. – Parcel ID (381702100000006.002) – R-3 District – Kriser Homes South represented by Praestare Engineering.** Ms. Thomas presented staff findings per the submitted staff report. Ms. Thomas requested a continuance due to the extent of comments from Engineering. Chair Coleman asked who was representing this case. Mr. Alan Parker, Praestare Engineering, addressed the commission. Mr. Parker stated that they would be addressing the comments that were presented. Chair Coleman requested that Josh Chapman address the commission and explain the memo. Mr. Chapman stated that the applicant has a marked-up plat that they need to resubmit for approval. Chair Coleman asked if the resubmittal had come in, to which Mr. Chapman stated that it had not. Chair Coleman asked if there was a deadline, Mr. Parker stated that it could be resubmitted within three weeks. Chair Coleman asked if anyone had questions for the applicant or the Planning staff with no response. Chair Coleman asked if anyone in the audience was present regarding this case with no response. Mr. Pierce stated that he wouldn't want to hold things up, making it a detriment to the project. With no further questions or comments, Chair Coleman asked for a motion. ***Mr. Wood made a motion to approve with staff recommendations contingent upon the resubmittal being approved internally by the Planning staff, Mr. Pierce seconded, and the motion carried.***
  1. The comments of all city departments are satisfied and/or incorporated into the Construction Plans and Final Plat before recordation;
  2. 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;
  3. Approval of the Preliminary Plat shall constitute an eighteen (18) month Reservation of Sewer Capacity; and,
  4. All future correspondence and submittals shall reference Case S-21-0244.
7. **RZ-21-0245: Rezoning request – Property located on Ross Clark Circle between Denton Rd. and N. Cherokee Ave. – Parcel ID (38090112002001.001/000/002, 38090112002022.00, 38090112002021.00) – R-1 District to B-2 & B-3 Districts – Locklier Estate represented by Northstar Engineering Services.** Ms. Thomas presented staff findings per the submitted staff report. Chair Coleman asked who was representing this case and Mr. Lee Brown, Northstar Engineering addressed the commission. Mr. Brown explained that they had submitted a request to rezone the property to B-2 District a year ago. That request was not supported by the Planning Commission. Chair Coleman asked if anyone in the audience was present regarding this case with no response. Chair Coleman asked if anyone had further questions or comments. Chair Coleman then asked for a motion. ***Mr. Wood made a motion that RZ-21-0245 be referred to the City Commission with a recommendation to approve, Mr. Whiddon seconded, and the motion carried.***
8. **RZ-21-0246: Rezoning request – Property located at 1238 Whatley Dr. – Parcel ID 0903080014008.000 – R-1 District to O-2 District – Kazuko Dunlap represented by Northstar Engineering Services.** Ms. Thomas presented staff findings per the submitted staff report. Chair Coleman asked if anyone had any questions for Ms. Thomas. Mr. Whiddon asked for clarification on the back property line. Ms. Thomas offered clarification. Mr. Wood asked if the existing house was vacant, and Ms. Thomas affirmed. Chair Coleman asked who was representing this case and Mr. Lee Brown, Northstar Engineering addressed the commission. Chair Coleman asked Mr. Brown if he had any questions or comments. Mr. Brown did not. Chair Coleman asked if anyone in the audience was present regarding this case with no response. Chair Coleman then asked for a motion. ***Mr. Wood made a motion that RZ-21-0246 be referred to the City Commission with a recommendation to approve, Vice-Chair Davis seconded, and the motion carried.***
9. **RZ-21-0247: Rezoning request – Property located at the corner of Flowers Chapel Rd. and Brannon Stand Rd. – Parcel ID (380806240000002.009/380904190000011.001) – A-C District to B-3 District – Wheelless Development represented by Northstar Engineering Services.** Ms. Thomas presented staff findings per the submitted staff report. Chair

Coleman asked who was representing this case and Mr. Lee Brown, Northstar Engineering, addressed the commission. Mr. Pierce asked how much of the 6.4 acres was developable. Mr. Brown stated that an acre was carved out for a project. Mr. Brown stated that the applicant would like to put a Farmers Market there which would be a phone-in and pick-up store location. Mr. Brown stated that there will be no access to Brannon Stand Road as they didn't want to disrupt traffic. He stated that a service road to Flowers Chapel Road would be utilized in alignment with the entrance to the subdivision across the street. Chair Coleman asked if anyone had further questions or comments with no response. Chair Coleman then asked for a motion. ***Mr. Whiddon made a motion that RZ-21-0247 be referred to the City Commission with a recommendation to approve, Mr. Holloway seconded, and the motion carried.***

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

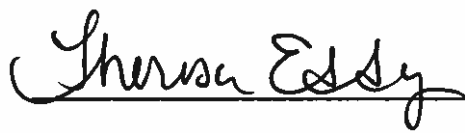
**11. Discussion – Hwy. 84 E. Corridor Draft Regulations Proposal - Presentation by the consultant from Design Workshop.** Mr. Jason Ficht, AICP-CUD, CNU-A Principal, with Design Workshop, presented to the commission. There were no questions. A copy of the presentation was emailed to the commission members after the meeting.

- Mr. Gantt Pierce announced that this would be his last Planning Commission meeting and stated that it had been an honor to serve on this commission.

**12. Adjourn.**

***Mr. Wood made a motion to adjourn, Vice-Chair Davis seconded, and the motion carried.***  
The meeting ended at 10:20 a.m. The next meeting will be on October 20, 2021.

  
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Jerry Coleman, Chairman

  
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Theresa Eddy, Secretary