

**PLANNING COMMISSION  
MEETING MINUTES  
FEBRUARY 15, 2023  
DOTHAN, ALABAMA**

The Dothan Planning Commission met on Wednesday, **February 15, 2023**, 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, Dwayne Bowman, Shaun Cunningham, Neil Holloway, David Cornelius, Vimal Patel (SUP), Derek Preston (SUP), and Adam Dozier (SUP).

***Members Absent:*** Aisha Freeman, Bob Whiddon, and Milt Wood.

***Others Present:*** Todd McDonald, AICP, Planning & Development Director; Yvette Thomas, Sr. Planner; Kimberly Vann, Planning Assistant; Fire Captain Garrett Crow; and Theresa Eddy, Secretary.

2. ***Approval of Agenda***

Chair Coleman asked Ms. Thomas if there were any changes to the agenda. Ms. Thomas stated that there were none. Chair Coleman then asked for a motion. ***Vice-Chair Davis made a motion to approve the agenda, Mr. Bowman seconded, and the motion passed unanimously.***

3. ***Approval of January 18, 2023, 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, Mr. Bowman seconded, and the motion passed unanimously.***

4. ***Disclosure of ex parte contact*** – Chair Coleman and Vice-Chair Davis regarding No.5, RZ-23-0283.

**Old Business**

**None.**

**New Business**

7. **RZ-23-0283: Request to rezone approximately 8.86 acres located at 2197 Denton Road – Parcel IDs: 09011112001002000 & 09011112001003001 - R-1 District to R-4 District - Hasnain Meghani.** Ms. Thomas presented the staff findings per the staff report and stated that the staff was recommending approval. Chair Coleman asked if anyone had questions for Ms. Thomas with no response. Chair Coleman asked who was representing this case. Mr. Hasnain Meghani, 2225 Burbank Street, addressed the commission and stated that his company plans to develop townhomes; 11 buildings, 44 houses, or 4 homes per building. They have existing buildings on the property which they plan on keeping. The future use of the existing building was undecided. Chair Coleman asked if anyone had questions for Mr. Meghani with no response. Chair Coleman asked if anyone in the audience had questions or comments. Mr. Ken Motzenbecker, 1612 Verde Trail, was concerned with the runoff ditch with the development to which Chair Coleman stated that those concerns would come up at the development stage and would be addressed at that time. Ms. Rebecca Mitchell, 1908 N. Cherokee Avenue, was concerned with more traffic, noise, property values, environmental impact, and sewage. Mrs. Louise Motzenbecker, 1612 Verde Trail, was concerned with flooding and the sewage as it was an issue now. Chair Coleman asked if anyone else in the audience had questions or comments with no response. Chair Coleman closed the public hearing. Chair Coleman asked if any staff or commission members had any questions with no response. Chair Coleman then asked for a motion.

***Mr. Cunningham made a motion to recommend RZ-23-0283 to the City Commission for approval, Mr. Bowman seconded, and the motion passed unanimously.***

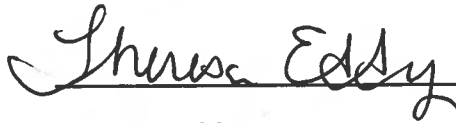
5. **DP-23-0003: Development Plan request for a Building & Gravel Lot for Equipment Rental Sales – Property located on the corner of Headland Avenue & Ross Clark Circle – Parcel ID: 0901122000032001 – B-2 District – Roy Poole represented by Northstar Engineering Services, Inc.** Ms. Thomas presented the staff findings per the staff report and stated that the staff was not recommending approval. Chair Coleman asked if anyone had questions for Ms. Thomas with no response. Chair Coleman asked who was representing this case. Mr. Larry Brookins, Northstar Engineering Services, Inc., addressed the commission. Mr. Brookins stated that he understood that B-2 doesn't allow heavy equipment sales however he pointed out that the surrounding sales lots are selling heavy equipment. Mr. Brookins also asked if he should request a rezone to Light Industry, to which Ms. Thomas stated that they were welcome to apply but wasn't in favor of it. Chair Coleman stated that this lot had a produce stand on it for years. Mr. Brookins stated that they wanted to use the lot as a sales lot for dump trucks and trailers. Mr. Holloway and Mr. Cornelius asked how they were going to keep the gravel from spreading. Mr. Brookins stated that the lot had a mix of concrete, asphalt, and gravel, and they would have to go over asphalt to exit the lot and there was an existing buffer. Mr. McDonald stated that the other companies may have been selling like that before a zoning change. Ms. Thomas requested more verification of what was going to be sold off this lot as it had heavy equipment on it now. Mr. Brent Poole, 111 Jules Lane, Ashford, stated that there was equipment sitting on the lot for exposure only, not for sale. There was a lowboy that they used in their construction business that was not for sale. Mr. Poole stated what they intend to sell would be mid-sized dump trucks and truck tractors. Mr. Poole added that they are already putting finances into the cleanup of this lot. Mr. Ray Poole, 2002 Spaulding Road, added that all they were going to sell was dump trucks, box trucks, a 35-ton lowboy, flat beds, and trailers. Mr. Ray Poole affirmed that they've already put money into the cleanup of the lot. Chair Coleman asked if anyone in the audience had questions for this case with no response. Chair Coleman asked if anyone had questions or comments with no response. Chair Coleman then asked for a motion. **Mr. Cunningham made a motion to approve DP-23-0003 for gravel parking, Mr. Preston seconded, and the motion passed with a vote of 8 in favor and 1 opposed (Mr. Cornelius).**
6. **RZ-23-0002: Request to rezone approximately 1.05 acres located at 2112 Montgomery Highway, L-I District to B-2 District – Parcel IDs: 0902104005002002 & 0902104005002003 – Realo Properties represented by Northstar Engineering Services.** Ms. Thomas presented the staff findings per the staff report and stated that the staff was recommending approval. Chair Coleman asked if anyone had questions for Ms. Thomas with no response. Chair Coleman asked who was representing this case. Mr. Lee Brown, Northstar Engineering Services, Inc., addressed the commission and stated that they already have a tenant, a Doctor from Marianna moving to Dothan. They are also working with Mr. Matt Parker with the Chamber of Commerce for the Brownfields tax abatement. Chair Coleman asked if Mr. Brown had any questions. Mr. Brown did not. Chair Coleman asked if anyone in the audience had questions regarding this case with no response. Chair Coleman asked the commission members if they had any questions or comments with no response. Chair Coleman then asked for a motion. **Mr. Holloway made a motion to recommend RZ-23-0002 to the City Commission for approval, Mr. Cunningham seconded, and the motion passed unanimously.**
7. **Consent Items: Minor Development Plans & Subdivision Plats**  
**(9) Development Plans & (12) Subdivisions**
8. **Discussion:** Fee-in-lieu of construction for sidewalks located along perimeter street frontages. ***Continued to the March 15, 2023, meeting.***
9. **Adjourn.**  
***Mr. Holloway made a motion to adjourn, Mr. Bowman seconded, and the motion passed unanimously.***

The meeting ended at 10.00 a.m. The next meeting is scheduled for March 15, 2023.



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**Jerry Coleman, Chairman**



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**Theresa Eddy, Secretary**