



PLANNING COMMISSION AGENDA

A public hearing will be held by the Planning Commission of the City of Dothan, Alabama, on **Wednesday, June 15, 2022, 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 following items will be reviewed at this meeting:

1. **Roll Call:** Chair, Jerry Coleman___ Vice-Chair, Mickey Davis___ David Cornelius___ Neil Holloway___ Milt Wood___ Bob Whiddon___ Dwayne Bowman___ Shaun Cunningham___ Aisha Freeman___ Vimal Patel (SUP)___ Derek Preston (SUP)___ Bart Booth (SUP) ___ Mary Hannah Dunning Owens (SUP) ___
2. **Approval of Agenda**
3. **Approval of the May 18, 2022, Meeting Minutes**
4. **Disclosure of ex parte contact**

Old Business

None

New Business

5. **S-22-0092:** Subdivision request for a Replat of Lot 20, Block A of Lincolnshire at Spann Farm Subdivision – Parcel ID (0904170012020000) – B-2 District - Spann Farm Realty Co. Inc. represented by Northstar Engineering Services.
6. **Consent Items: Minor Development Plans & Subdivision Plats**
7. **Discussion:** Amend Chapter 114-Zoning. Sec. 114-131.1 Table of permitted accessory and agricultural uses to remove the requirement that only a family member can reside within an accessory dwelling unit.
8. **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.

DOTHAN PLANNING COMMISSION - RULES OF PROCEDURE

- A) **Regular Meetings.** Public Hearings. Public Hearings will be held on the third (3rd) Wednesday of each month at 9:00 a.m. All public hearings meetings are held in the City Commission Chambers located on the second floor of the Roy L. Driggers Municipal Building.
- B) **Special Meetings.** Special meetings may be called by the Chairman or the Secretary and shall be open to the public. Notice of special meetings shall be accomplished as provided for in the Alabama Open Meetings Act as hereafter amended.
- C) **Rules of Procedure.** All meetings of the Dothan Planning Commission shall be conducted in accordance with the Code of Alabama, the Code of Ordinances of the City of Dothan and the latest edition of Robert's Rules of Order. The chairman may modify the order of items heard for cause. The order of procedure shall be as follows:
 - a. Following the introduction of the agenda item by the chairman, staff shall discuss issues of note followed by any questions from the commission.
 - b. Each applicant shall present their request to the planning commission for consideration followed by any questions from the commission.
 - c. The public shall be afforded the opportunity to speak in favor of or in opposition to the matter at hand.
 - d. The commission shall render a decision unless there are unresolved questions or issues.
- D) **Quorum.** Five (5) members of the nine (9) member commission shall constitute a quorum.
- E) **Meeting Decorum.** Speakers shall observe the commonly accepted rules of courtesy, decorum, dignity and good taste. Persons not observing these guidelines may be asked to leave by the chairman. All remarks shall be addressed to the Commission as a body and not to any member thereof, staff or members of the audience. Interested parties or their representatives may address the commission by written communications, a copy of which shall be provided to the secretary either before or during the meeting.
- F) **Voting.** An affirmative vote of a simple majority of present and sitting members is required to take action on any motion heard by the Commission. This includes approvals of subdivision plats and recommendations on rezoning requests and ordinance amendments. Subsequent motions or amendments may be made until a majority vote is recorded.
- G) **Continued Items.** Items scheduled for Planning Commission consideration may be continued to a date certain as announced at the initial hearing. Items may be continued only once and shall not be required to re-advertise.
- H) **Tabled Items.** Any item may be tabled by a simple majority of present members. To be removed from the table, an item shall require approval of a simple majority of present and sitting members. If an item has been removed from the table, public notice to adjacent property owners is required as outlined in Section VI, Public Notification. Items tabled for longer than six months shall be considered denied.
- I) **Withdrawing Items.** Any applicant may withdraw his request for rezoning, Development Plans or Subdivision Plat at any time prior to a motion being made to consider its approval or denial.

**PLANNING COMMISSION
MEETING MINUTES
MAY 18, 2022
DOTHAN, ALABAMA**

The Dothan Planning Commission met on Wednesday, **May 18, 2022**, 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, Neil Holloway, Milt Wood, Sean Cunningham, Bob Whiddon, Aisha Freeman, and Derek Preston (SUP) sitting. ***Members Absent:*** Dwayne Bowman

Others Present: Vimal Patel (SUP), Derek Preston (SUP), Todd McDonald, AICP, Planning & Development Director; Frank Breaux, AICP, Principal Planner; Yvette Thomas, Sr. Planner; Kimberly Vann, Planning Assistant, Allen Rockwell, Building Inspections; Kevan Kelly, Assistant Attorney; Jonathan Lucas, Larry Loftin, and Jeff Wilson, Engineering; Garrett Hurst, Traffic Engineering; Fire Captain, Garrett Crow; Patrick Patterson, Planning Intern; 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 no changes. Chair Coleman then asked for a motion. ***Mr. Whidden made a motion to approve the agenda, Vice-Chair Davis seconded, and the motion carried.***

3. ***Approval of April 20, 2022, 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. Wood made a motion to approve the meeting minutes, Vice-Chair Davis seconded, and the motion carried.***

4. ***Disclosure of ex parte contact – None***

Old Business

None

New Business

5. **RZ-22-0065: City initiated rezoning of certain properties bordered by Bloom Street, Adams Street, Plant Street, E. Burdeshaw Street from Heavy Industry (H-1) to Residential, Attached Multi-Family (R-4) and Residential Single-Family, High Density (R-3).** Ms. Thomas presented the Planning staff findings per the staff report, on behalf of the

City of Dothan, and recommended approval. Chair Coleman asked if anyone had questions for Ms. Thomas with no response. Chair Coleman asked if anyone in the audience had any questions. Mr. Alex Johnson, 404 Bloom Street, wanted to discuss drainage issues. Chair Coleman stated that this was rezoning only. Mr. Peter Harvey, 407 Bloom Street, stated that when he applied for a building permit, he found out that his zoning was wrong for what he wanted to do so he supported this change. With no further questions or comments, Chair Coleman asked for a motion. ***Mr. Wood made a motion that RZ-22-0065 be referred to the City Commission with a recommendation to approve, Mr. Holloway seconded, and the motion carried.***

6. **RZ-22-0071: Request to rezone a lot on the corner of Murray Rd & Headland Ave. – Parcel ID# 0901013000011000 – B-3/L-I Districts to R-4 District – Northstar Engineering representing Alabama Electric Co.** Ms. Thomas presented staff findings per the submitted staff report and stated that the staff recommended approval. Chair Coleman asked if anyone had questions for Ms. Thomas with no response. Chair Coleman asked who was representing this case. Mr. Philip Santora, Northstar Engineering addressed the commission. Chair Coleman asked if the commission had questions with no response. Chair Coleman asked if anyone in the audience had any questions with no response. Chair Coleman then asked for a motion. ***Mr. Wood made a motion that RZ-22-0071 be referred to the City Commission with a recommendation to approve, Vice-Chair Davis seconded, and the motion carried.***
7. **Consent Items: Minor Development Plans & Subdivision Plats**
8. **Discussion:**
 - DP-20-0102 – Landscape Buffer – Nypro Lane
 - CAPZO Training
9. **Adjourn**

Mr. Whiddon made a motion to adjourn, Mr. Holloway seconded, and the motion carried.

The meeting ended at 9:25 a.m. The next meeting was scheduled for June 15, 2022.

Jerry Coleman, Chairman

Theresa Eddy, Secretary



**PLANNING COMMISSION
STAFF REPORT – June 15, 2022 MEETING
CASE NUMBER: S-22-0092
Case Manager: Yvette Thomas**

Summary of Information:

Project Name:	Replat of Lot 20, Block A of Lincolnshire at Spann Farm Subdivision
Property Location:	U.S. Highway 84 West
Requested Action:	Preliminary Plat Approval
Applicant/Owner:	Northstar Engineering Services

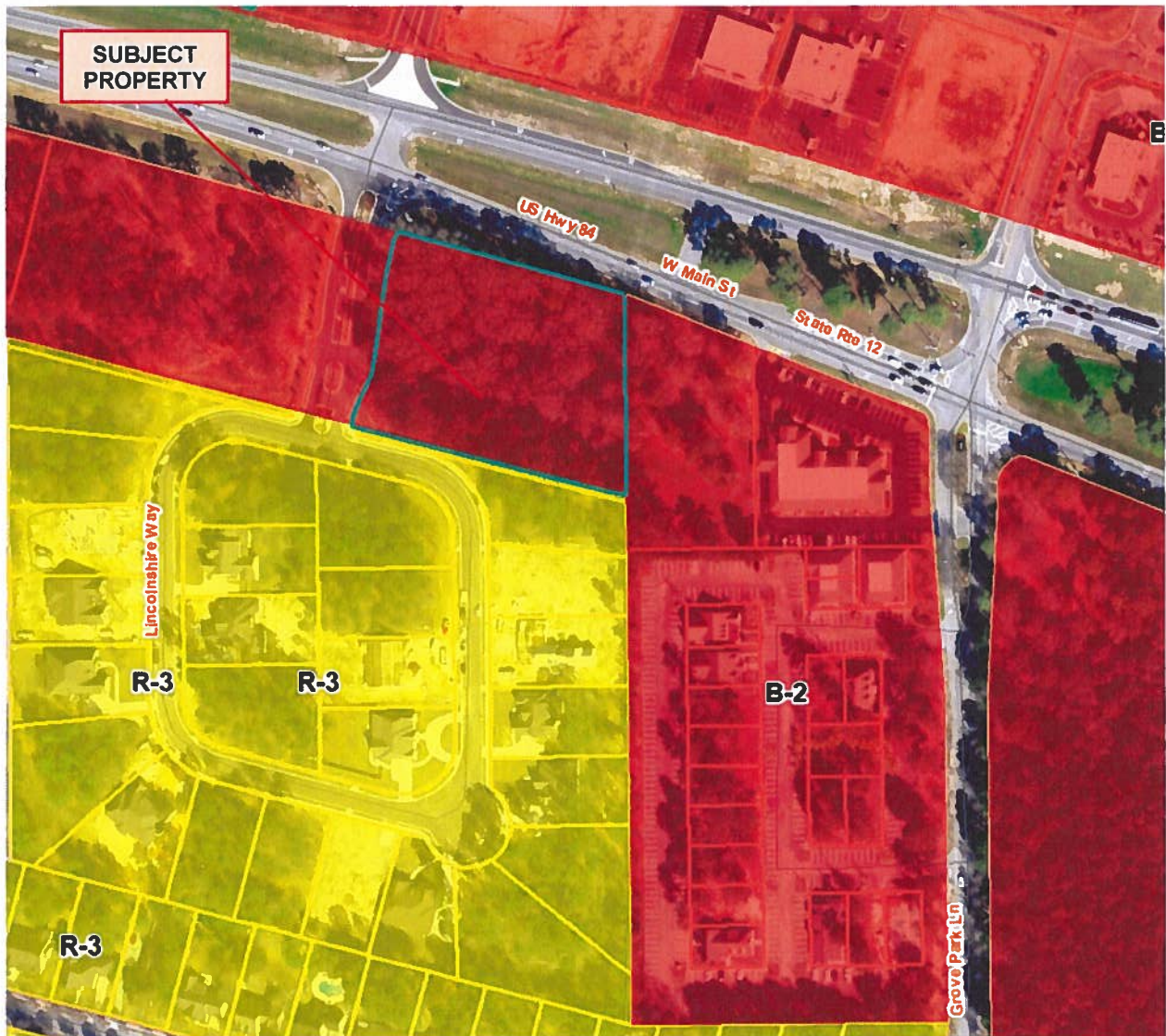
Zoning/Land Use:

ACREAGE:	2.44 +/-
EXISTING LAND USE - SUBJECT	UNDEVELOPED
EXISTING LAND USE - NORTH	COMMERCIAL
EXISTING LAND USE - SOUTH	RESIDENTIAL
EXISTING LAND USE - EAST	COMMERCIAL
EXISTING LAND USE - WEST	COMMERCIAL
ZONING DISTRICT - SUBJECT	B-2, (HIGHWAY COMMERCIAL); L-I, (LIGHT INDUSTRY)
ZONING DISTRICT - NORTH	B-2, (HIGHWAY COMMERCIAL)
ZONING DISTRICT - EAST	B-2, (HIGHWAY COMMERCIAL)
ZONING DISTRICT - WEST	B-2, (HIGHWAY COMMERCIAL)
ZONING DISTRICT - SOUTH	R-3, RESIDENTIAL SINGLE FAMILY, HIGH DENSITY

General Discussion: The applicant requests the approval of the *Replat of Lot 20, Block A of Lincolnshire at Spann Farms Subdivision*. The replat proposes to split the existing lot, Lot 20, into two lots – Lots 20A and 20B.

Findings of Fact:

- There are no minimum lot size requirements for the B-2 zoning district.
- The proposed lots will be over an acre in size.
- The existing plat was recorded in August 2015.



VICINITY/AERIAL

Land Use Impact on Vicinity: There are no impacts on the adjacent land use. The proposed use is consistent with the adjacent development.

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

Staff comments are as follows:

Planning:

1. Sidewalks shall be provided in accordance with the Subdivision Regulations. *Sec. 90-141. Sidewalks.*

Engineering:

A review of the final plat of the above referenced subdivision has been made for conformance with the City of Dothan Subdivision Regulations. Requirements are as follows:

1. Provide a note on the plans stating Lots 20A and 20B, Block "A" shall not have direct driveway access to U.S. Highway 84 (West Main Street).
2. Provide a distance from the centerline of Lincolnshire Way to the property line on both sides of the subdivision.
3. The 25' ingress/egress easement shown on Lot 20B shall be a private easement.
4. The following notes shall be added to the plat:
5. Any future requirements for sanitary sewer, utility, and/or drainage access and easements for such within this development will required this subdivision to be replatted or easements recorded for such use.
6. Note to the Public Works Director:
7. Digitized final plat with tie to state plane coordinates is required.
8. An original recorded mylar shall be provided to the city after being recorded by the Office of the Judge of Probate Houston County, Alabama.
9. A comment response letter is required that provides a detailed response to each comment above.

Traffic Engineering:

1. No comments.

Dothan Electric:

1. Dothan Utilities Elec will serve both parcels.

Dothan Utilities-Water:

1. There is a 12" water main on the southside of W Main St and an 8" water main on the east side of Lincolnshire Way that can serve these lots.

Dothan Utilities – Sewer

1. Sewer Capacity will have to be evaluated before any development plans are submitted. Provide sanitary sewer average daily flow (ADF) and peak flow as soon as possible for any proposed development.
2. It is the owner's responsibility to verify the location and elevation for sanitary sewer tie-in and determine if any conflicts exist with other utilities.

Fire Marshall:

1. Additional fire protection may be required depending on type of development and use.

Staff Recommendation: Staff recommends that the Preliminary Plat of a Replat of Lot 20, Block A of Lincolnshire at Spann Farms *Subdivision*, as depicted on the plat map "received on May 5, 2022", be approved with the following conditions:

1. The comments of all city departments are satisfied and/or incorporated into the Construction Plans and Final Plat prior to 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-22-0092.



The City of Dothan

Department of Planning and Development

Frank Breaux, AICP
Principal Planner

Craig Walden
Building Official

Stacy Livingston
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Manager

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MEMORANDUM

To: Planning Commission (PC)
From: Planning and Development
Date: Thursday, June 02, 2022

Re: **Text Amendment to Chapter 114-Zoning. Sec. 114-131.1 Table of permitted accessory and agricultural uses to remove the requirement that only a family member can reside within an accessory dwelling unit**

The proposed amendment will address the following:

- Remove restriction for accessory dwelling unit as it relates to the requirement for a family member to reside within the unit
- This will allow accessory dwelling units to operate as a short term rental when the lot and or parcel is homesteaded
- Amends the permitted use table

UPDATES TO THE ZONING ORDINANCE:

Accessory Dwelling Unit is currently listed in the permitted use table as: *Accessory Dwelling Unit (For Family Member)* and *Accessory Dwelling Unit for Owner/Operator*

Sec. 114-131.1. Table of permitted accessory and agricultural uses.

Legend P = Permitted S = Special Exception Blank = Not Permitted	Residential Districts							Non-Residential District								
	Single-Family Districts			Multi-Family Districts		Manu-factured Home Districts		Business Districts			Office/Institutional Districts			Manufac-turing Districts		
	AC	R-1	R-2	R-3	R-4	R-A	MH-1	MH-2	B-1	B-2	B-3	O-1	O-2	O-3	L-I	H-I
Accessory Uses/Structures																
Accessory Dwelling Unit (For Family Member)	S	S	S	S												
Accessory Dwelling Unit for Owner/Operator	P					P	P		S	S	S	S	S	S	S	S

