

**PLANNING COMMISSION REGULAR MEETING MINUTES  
DECEMBER 21, 2011  
DOTHAN, ALABAMA**

The Planning Commission met in a Regular Meeting on Wednesday, December 21, 2011 at 9:00 a.m., in the City Commission Chambers, Dothan, Alabama.

**Members Present:**

George C. "Chuck" Harris, Chairman  
Jerry Coleman, Vice-Chairman  
David Brewer  
Robert James  
Joe Culver  
Gayla White  
Mickey Davis  
John Taylor

Others present were: Todd L. McDonald, AICP, Planning Director; Tim Brown, AICP, Staff Planner; Craig Scurlock, Building Official; Robert Cox, PE, Traffic Engineer; Allan Kramer, Engineering Services Manager; Larry Lofton, PE, Engineer; Thomas Grooms, Assistant Fire Marshal; Commissioner Critt Snellgrove and Wendy Shiver, Secretary, who recorded the minutes.

Chairman Harris called the meeting to order at 9:00 a.m.

**1. Approval of Agenda**

Chairman Harris asked if there were any changes to the agenda presented to the board. Mr. Brown stated that Planning Staff will move item number 8 to the next meeting on January 18, 2012. Chairman Harris entertained a motion regarding the agenda. ***Vice-Chairman Coleman made a motion to approve the agenda as written with the omittance of item number 8 which will be moved to the January 18, 2012 meeting. Ms. White seconded and the motion to approve passed unanimously.***

**2. Approval of November 16, 2011 Meeting Minutes**

***Mr. Culver made a motion to approve the November 16, 2011 meeting minutes as presented. Vice-Chairman Coleman seconded and the motion to approve passed unanimously.***

**Old Business**

None.

**New Business**

**3. RZ-11-0716: Request recommendation for rezoning of 0.155 acres located at 337 East Selma Street, R-4 District to B-3 District, LBJ Investments, LLC.**

Mr. Keith Jackson with LBJ Investments presented this request. He stated this building was constructed in 1946 and has always been used as a business location. He stated that for the past twenty years Mobile Glass has occupied the building. He added that his company has managed the property for the past fifteen years and they have never received any complaints regarding traffic or parking. Mr. Culver asked the applicant what type of business he foresees using this location. Mr. Jackson stated a small retail store, hair salon or light personal use type of business. He stated the property is approximately 1,200 square feet with limited parking, and his management company understands the type of tenant that needs to occupy the building. He communicated to the board that if the property is not rezoned for business, the building will sit empty. He stated this property was constructed as a commercial use building, and it is has not been converted from a residential house. Chairman Harris recognized one person present in the gallery regarding

this case. Ms. Linda Woodham of 212 Chalker Street came forward and stated that her house is located right behind this property. She stated her only concern with the rezoning request is that she does not want a food preparation type of business to be located at this address. She stated that someone has previously tried to put in a fish market at this address, and she would not want any business similar to this to be located so close to her property. Chairman Harris asked Mr. McDonald for a list of the types of business that are allowed in a B-3 zoning district. Mr. McDonald read the permitted and special exception uses per Section 114-131 of the City of Dothan's Zoning Ordinance. Mr. McDonald stated that a restaurant without alcohol sales is a permitted use and a restaurant with alcohol sales is a special exception which requires approval by the Board of Zoning Adjustment. Mr. Davis asked about parking requirements due to the space limitation. Mr. McDonald explained that if the board approves the rezoning, parking requirements will have to be met as part of the business license approval process by Planning Staff. ***Mr. Culver made a motion to recommend case number RZ-11-0716, request for rezoning property from R-4 District to B-3 District, to the City Commission for approval. He stated his motion is based on the history of the property and parking limitations. Mr. James seconded and the motion to approve passed with seven yeas, zero nays and one abstention by Chairman Harris.***

**4. RZ-11-0784: Request recommendation for rezoning of 30.1 acres located at 725 East Wayne Road, H-I District to A-C District, Walker & Walker Const. Co. Inc.**

Mr. Bruce Walker presented this request. Mr. Walker stated he is the property owner and has a contract to sell the property contingent on it being rezoned to A-C. ***Vice-Chairman Coleman made a motion to recommend case number RZ-11-0784, request for rezoning property from H-I District to A-C District, to the City Commission for approval. Mr. James seconded and the motion to approve passed unanimously.***

**5. DP-11-0719: Request recommendation of a development plan for parking lot improvements on 0.38 acres, 504 Dusy Street, R-4 District, Dothan City Board Of Education.**

Mr. Ron Reeves with Johnson and Reeves Engineering presented this request. Mr. Reeves stated that he has read and can comply with the four conditions recommended by Planning Staff. Chairman Harris confirmed with Mr. Reeves that this plan is to improve the current parking. ***Vice-Chairman Coleman made a motion to approve the development plans with the stipulations set forth by staff. Ms. White seconded and the motion to approve passed unanimously.***

1. Any new signage must comply with Section 114-207 of the Zoning Ordinance and must receive a permit from the Building Permits and Inspections Office before being erected on the site;
2. Any work done in the Dusy Road or S. Lena Street rights-of-way be available for use by neighboring developments;
3. The comments of all other City departments are incorporated into the final construction plans before a building permit is issued by the Building Official's Office; and
4. 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.

**6. DP-11-0760: Request approval of a development plan for a new maintenance building for Johnson Homes on 0.66 acres, 1121 Kinsey Road, R-A District, Barnes & Ritchie Architects, P.C.**

Mr. David Ritchie with Barnes & Ritchie Architects presented this request. In regards to the Fire Marshal's comment regarding the requirement of an additional fire hydrant, Mr. Ritchie stated that a fire hydrant exists on the corner of Kinsey and Webb Roads. He spoke with Captain Crow and was told that if the fire hydrant is within 250 feet, no additional hydrant is required. He stated this hydrant is shown on the drawings but was failed to be labeled. Mr. Ritchie stated that he has read the five conditions recommended by Planning Staff. He stated that there is a concern with Planning Staff's condition requiring a minimum of three feet of wainscoting. Mr. Ritchie stated this building is a pre-engineered

storage building with an eight foot high chain link fence that will remain and barbwire will be added to secure the vehicles parked inside. He stated adding wainscoting down two sides of the building will add considerable cost to the project and asked that this requirement be waived. Chairman Harris asked Mr. Ritchie if shrubs can be added along the sides of the building if the board waives the wainscoting requirement. Mr. Ritchie agreed. Chairman Harris stated the first condition will be modified to require planting of shrubs along the two sides of the building. Mr. McDonald suggested amending condition number four to include the words additional fire hydrant required if no fire hydrant is located within 250 feet. ***Vice-Chairman Coleman made a motion to approve the development plans with the stipulations set forth by staff with the modification to number one for applicant to work with Planning Staff in planting shrubs along two sides of the building to meet the code and amendment to number four that an additional fire hydrant is required if no fire hydrant is located within 250 feet of the building. Ms. White seconded and the motion to approve passed unanimously.***

1. The applicant shall plant shrubbery on both sides of the building after consultation with Planning Staff;
2. Any new signage must comply with Section 114-207 of the Zoning Ordinance and must receive a permit from the Building Permits and Inspections Office before being erected on the site;
3. Any work done in the Kinsey Road right-of-way be available for use by neighboring developments;
4. The comments of all other City departments are incorporated into the final construction plans and a fire hydrant must be added if one does not exist within 250 feet of the building before a building permit is issued by the Building Official's Office and;
5. 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.

**7. TEXT-11-0728: Public hearing to consider revised landscaping amendments to the zoning ordinance.**

Mr. Brown requested the board continue this item until the next meeting. He stated the landscaping regulations are going back to the Zoning Ordinance Rewrite Committee (ZORC). ***Mr. Culver made a motion to continue this item to the January 18, 2012 Meeting. Vice-Chairman Coleman seconded and the motion to approve passed unanimously.***

Chairman Harris stated the ZORC is meeting today at 1:30 p.m. in Meeting Room B and invited the board to attend.

Vice-Chairman Culver wished all a Merry Christmas and Happy New Year. Chairman Harris thanked everyone for their attendance in 2011.

**8. Adjourn.**

***Vice-Chairman Coleman made a motion to adjourn. Ms. White seconded and the meeting was adjourned at 9:28 a.m.***

  
George C. "Chuck" Harris, Chairman

  
Wendy Shiver, Secretary