

**UNOFFICIAL**

**THE CITY OF EASTMAN PLANNING & ZONING BOARD**

**EASTMAN CITY HALL**

**May 27<sup>st</sup>, 2025**

**MINUTES**

The Eastman Planning & Zoning Board met in a scheduled meeting at Eastman City Hall at 6:00 p.m.

Members present: Bobby Danforth, Amanda Woodard, James Burney, David Whitten, and Ivelyn Lampkin.

Members absent: none.

Others present: City of Eastman Financial Reporting Clerk Vicki Bohannon, City of Eastman Code Enforcer Jack White, City Clerk April Sheffield, Gerald Fordham, City of Eastman Councilmen Graham Snyder, City Manager Spencer Barron, E.M. Harrington III, Doug Bovee, Glenn Smith, Mike Flanagan, and Ken Lowery.

Bobby Danforth called the meeting to order, and David Whitten gave the invocation.

**Approval of Agenda:**

Bobby Danforth asked for an approval of the agenda, David Whitten made a motion to approve the agenda as presented, seconded by Ivelyn Lampkin, the agenda was unanimously approved. So carried.

**Approval of Minutes:**

Bobby Danforth asked for approval or correction of the minutes from the scheduled meeting on April 21, 2025. James Burney made a motion, seconded by Amanda Woodard to approve the minutes of the scheduled meeting on April 21, 2025, as presented. So carried.

### **Public Hearing**

Hive Construction is presenting for the public hearing for the 119 lots on orphan cemetery road. Bobby Danforth addressed public concerns from the last planning and zoning meeting. There will be a retention pond, another access road is required by fire codes, and these homes are all brick and not section 8 housing. Projected house rates will be 250k. Mr. Bovee is at the public hearing to speak about the application on behalf of Hive Construction.

Dusty Lowery said this is the worst place to put retention pond.

Blake Flannagan asked “has the city of Eastman begun negotiations with the county of Eastman about accessing the codes in the North Lakes subdivision?”, “Has a traffic impact study been done for the roads in Eastman with triple the traffic?”, “Has there been any negotiation between city and the county about what it would cost to expand orphan cemetery road?”.

Mr. Carl stated that there was promised a storm water study. Then he asked will all water lines, sewer lines, curbs, gutters, streets, and paving be completed before houses are built? Will a barrier be built between North Lakes and the new subdivision? Is it true that the city is funding some of the infrastructure with a loan to the developer? Mr. Carl is very opposed to new road going through North Lakes Road.

Willie Nae Nash stated that traffic should be sent somewhere else, other than North Lakes Road.

One man came up and said the residents’ opinion don’t matter. You (planning and zoning council) could be lied to by Hive Construction. He said Hive Construction houses look like cotton mill housing.

Asks Hive Construction “what interests you in dodge county?” Then brings up the current median income in dodge county being \$50,000. Mr. Bovee states that Robins and Perry are developed. There is land available in Dodge County. Mr. Bovee intends to build 40 houses in 2 years. Timeline is 3-4 months to develop infrastructure first, with grants from the city.

Jack White addresses fire code requirement and that North Lakes Road is not currently in compliance. White also tells Flannagan city trucks have patched holes in road and has water/sewer lines and therefore is also a city road as well as county.

With no additional public comments, Bobby Danforth asked the board for any questions or comments. Amanda Woodard asks who owns the road. Mr. Bovee explains that he has bought the road, and it is within his property lines. QPublic backs this up.

Amanda Woodard states the Fire Code only requires two outlets from the neighborhood. This third road would be only for best practices and safety, but not required by law. Based on the codes, Amanda Woodard doesn't see any reason the planning and zoning board can deny the plans.

Bobby Danforth asked for approval or disapproval of Hive Construction's preliminary plans to be moved forward to the city council meeting, Ivelyn Lampkin made a motion to approve the plans as presented. This was seconded by David Whitten, the preliminary subdivision plans from Hive Construction were unanimously approved to be moved forward to the city council meeting on May 28, 2025. All voted with James Burney opposed because no storm water study was conducted. So carried.

**New Business:**

None.

**Adjournment:**

There being no further business, Bobby Danforth called for a motion to adjourn the meeting. Amanda Woodard made a motion, with a second from Ivelyn Lampkin. So carried. The meeting was adjourned.

---

Secretary