

UNOFFICIAL MINUTES

**THE CITY OF EASTMAN PLANNING & ZONING BOARD
EASTMAN CITY HALL
OCTOBER 19, 2020
MINUTES**

THE EASTMAN-DODGE PLANNING & ZONING BOARD MET IN A REGULAR SCHEDULED MEETING AT EASTMAN CITY HALL AT 6:00 P.M.

MEMBERS PRESENT: JOHN REDDOCK, DAVID WHITTEN, BOBBY DANFORTH AND DEBORAH BURNEY HOWELL.

MEMBERS ABSENT: JERRY STEVERSON.

OTHERS PRESENT: CITY MANAGER SPENCE BARRON, CITY CLERK IVELYN LAMPKIN, DEPUTY CLERK APRIL SHEFFIELD, CITY OF EASTMAN FINANCIAL REPORTING CLERK VICKI BOHANNON, SPECIAL PROJECTS COORDINATOR JESSE BEARDEN, CITY ATTORNEY RITA LLOP, COUNCILMAN RONNIE WOODARD, COUNCILMAN RAYMOND MULLIS, PATRICK SAPP, JILL HARDIN, KATHY SAPP VAUGHN AND JIMMY VAUGHN.

JOHN REDDOCK CALLED THE MEETING TO ORDER AND GAVE THE INVOCATION.

APPROVAL OF AGENDA:

JOHN REDDOCK ASKED FOR APPROVAL OF THE AGENDA. ON A MOTION FROM BOBBY DANFORTH, SECONDED BY DAVID WHITTEN THE AGENDA WAS UNANIMOUSLY APPROVED AS PRESENTED.

APPROVAL OF MINUTES:

JOHN REDDOCK ASKED FOR APPROVAL OR CORRECTION OF THE MINUTES FROM THE SEPTEMBER 21, 2020 MEETING. DAVID WHITTEN MADE A MOTION, SECONDED BY BOBBY DANFORTH TO APPROVE THE MINUTES OF THE SEPTEMBER 21, 2020 AS PRESENTED. SO CARRIED.

NEW BUSINESS:

NONE

PUBLIC HEARING:

APPLICATION FROM **STRAW BOX, LLC.** TO REZONE A 7.25 ACRE TRACT (**E**) LOCATED BEHIND NORTH DODGE ELEMENTARY SCHOOL FROM AN R-1 ZONE TO AN R-2 ZONE IN ORDER TO BUILD AN APARTMENT COMPLEX FOR SENIORS AND TO REZONE A 10 ACRE TRACT (**G**) FROM AN R-1 ZONE TO A R-2 ZONE FOR AN APARTMENT COMPLEX. PATRICK SAPP, JILL HARDIN, KATHY SAPP VAUGHN AND JIMMY VAUGHN WERE PRESENT ON BEHALF OF THE APPLICATION. A DELEGATION

OF APPROXIMATELY 22 CONCERNED CITIZENS FROM THE AREA CAME IN OPPOSITION OF BOTH APPLICATIONS. JOHN REDDOCK ASKED IF THEY HAD SITE PLANS TO PRESENT TO THE BOARD. HE STATED THAT SITE PLANS WOULD HELP ANSWER ALL THE CONFUSION AND QUESTIONS OF THE CONCERNED NEIGHBORS. SITE PLANS WOULD ALSO ANSWER QUESTIONS OF TRAFFIC AND THE LOCATION OF THE APARTMENTS ON EACH OF THE SPECIFIED LOTS. JOHN REDDOCK ALSO STATED THAT DODGE COUNTY IS IN NEED OF MORE APPARTMENTS, BUT THE PLANNING AND ZONING BOARD CAN NOT GIVE APPROVAL FOR SOMETHING THEY ARE NOT TOTALLY INFORMED OF AND SITE PLANS WOULD INFORM THEM OF THE ENTIRE PROJECT. MR. REDDOCK STATED THAT THE PUBLIC CONCERNS WOULD BE HEARD FIRST AND THEN THE APPLICANTS WOULD BE ALLOWED TIME TO SPEAK. GARY HENDERSON, RESIDENT IN NORTH LAKES STATED THAT HIS CONCERNS ARE THE TRAFFIC AND THE CONDITION OF THE ROADS. LAMONT AND PATRICIA ASHFORD RESIDENTS IN NORTH LAKES STATED THEY ARE CONCERNED OF THE VALUE OF THEIR PROPERTY EITHER GOING UP OR WOULD THIS REZONING BRING THEIR PROPERTY VALUE DOWN. THEY ALSO HAVE CONCERNS OF THE TRAFFIC AND IF THIS PROJECT IS LEGAL UNDER THE NEIGHBORHOOD COVENANTS. KEN LOWERY STATED THAT HE MOVED HERE DUE TO LOWER CRIME RATE. HE ALSO WANTED TO KNOW WHO HIS CITY COUNCIL REPRESENTATIVE IS BECAUSE HE WOULD VOTE AGAINST WHOMEVER IT IS ON THE CITY COUNCIL IF THEY ARE IN FAVOR OF THIS REZONING. DUSTY LOWERY STATED THAT HIS CONCERNS ARE WITH THE TAX BASE AND ALSO ONCE THE REZONING IS PASSED THAT WILL OPEN UP FOR MORE APARTMENTS TO COME INTO THE NEIGHBORHOOD. HE DOESN'T WANT TO GIVE A BLANK CHECK TO THE APPLICANT WITHOUT KNOWING THE WHOLE PLAN. B. J. HARTLEY LIVES AT TRIPPS BEACH BUT HE SAYS THE TRAFFIC IS BAD ENOUGH NOW. HE IS ALSO CONCERNED OF SPOT ZONING AND FIRE PROTECTION. HE WOULD ALSO LIKE TO SEE SITE PLANS OF THIS PROJECT. MIKE FLANAGAN CONCERNS WERE WHO DOES NORTH LAKES' ROAD BELONG TO, CITY OR COUNTY, WHERE IS THIS NEW ROAD COMING IN AND THE TRAFFIC FLOW. HE ALSO ASKED ABOUT A DEMOGRAPHIC STUDY AND THE PARKING ISSUES. HE WANTED TO KNOW IF THE UNITS WILL BE SETUP AS TOWN HOUSES AND HOW MANY BEDROOMS PER UNIT. HE ALSO ASKED HOW WAS THE DRAINAGE OF THE PROJECTS GOING TO BE HANDLED. MR. FLANAGAN ALSO IS CONCERNED ABOUT THE GARBAGE PICKUP AND THE FIRE PROTECTION FOR THIS PROJECT. JESSICA ROBINSON STATED THAT WHEN THEY BUILT THEIR HOUSE, THEY WERE TOLD THAT THE COVENANTS WOULD KEEP THEM SAFE FROM PROJECTS LIKE THIS COMING INTO THEIR NEIGHBORHOOD. SHE IS ALSO CONCERNED WITH THE SENIOR HOUSING BEING SO CLOSE TO THE SCHOOL PLAYGROUND THAT A PEDIFILE COULD LIVE THERE AND BE CLOSE TO ELEMENTARY AGE CHILDREN. TRACY AND ANDY HICKMAN SPOKE ABOUT THE TRAFFIC CONCERNS AND WHAT THE NEIGHBORHOOD COVENANTS SAYS ABOUT SUCH PROJECTS. CARL EVANS STATED THAT HE HAS LIVED IN THIS NEIGHBORHOOD FOR 15 YEARS AND HE WAS TOLD WHEN HE PURCHASED HIS HOUSE THAT THE COVENANTS WERE VERY STRICT AND THEY WOULDN'T ALLOW ANY PROJECT LIKE THE ONE NOW BEING CONSIDERED. LYNICE BARNETT STATED THAT WHEN SHE AND HER HUSBAND CAME BACK TO DODGE COUNTY, THEY WANTED TO FIND A HOUSE IN AN AREA CLOSE TO TOWN BUT WITH A COUNTRY ATMOSPHERE AND THIS NEIGHBORHOOD FULFILLED THAT. THEY DON'T WANT

APARTMENTS LOCATED IN THIS AREA. SHE INQUIRED ABOUT PURCHASING THE LOTS BEHIND HER TO KEEP THE OWNERS OF THE NEIGHBORHOOD FROM MOVING ANYTHING IN BEHIND HER HOUSE. SHE STATED THAT SHE AND HER FAMILY ARE NOT ABLE TO JUST PICKUP AND MOVE OUT BUT IF THESE APPLICATIONS PASS THAT IS WHAT THEY WILL HAVE TO DO. CHUCK AND LORI WILLIAMS STATED THEY LIVE ON ORPHANS CEMETERY ROAD AND ARE CLOSE TO THE EXISTING NORTH LAKES APARTMENTS. THEY STATED THAT THE APARTMENTS HAVE GONE DOWN DRAMATICALLY AND THEY DO NOT WANT ANYMORE LOCATED IN THIS VICINITY. THEY ALSO WANT TO INQUIRE IF THE LAND BEHIND THEIR HOUSE IS FOR SALE BECAUSE, THEY WOULD BE WILLING TO PURCHASE BOTH LOTS. ROBYN VEAL STATED THAT SHE LIVES ON THE COCHRAN HIGHWAY AND HAVE REMODELED THEIR HOUSE AND INVESTED A LOT OF MONEY AND REALY DON'T WANT ANYMORE APARTMENTS LOCATED IN THEIR AREA. SHE IS ALSO CONCERNED ABOUT THE TRAFFIC AND SHE THINKS THAT MORE APARTMENTS WOULD MAKE IT WORSE. SHE ALSO DOES NOT THINK THAT PLACING APARTMENTS SO CLOSE TO A GRAMMAR SCHOOL IS A GOOD IDEA. NORMAN LOVING BUILT HIS HOUSE IN NORTH LAKES AND WHEN HE PURCHASED HIS LAND, HE WAS TOLD THAT THE COVENANTS WOULD NOT ALLOW FOR APPARTMENTS TO BE BUILT IN THE VACINITY. HE ALSO HAS CONCERNS IF THE TAX VALUES WOULD GO UP OR WOULD THE APARTMENTS BRING THEIR HOUSE VALUE DOWN. CHARLES AND LINDA WHITE HAVE LIVED IN THIS NEIGHBORHOOD FOR 17 YEARS. HE STATED THAT IT IS A QUIET NEIGHBORHOOD THE CRIME RATE IS LOW DUE TO THE NEIGHBORS WATCH OUT FOR EACH OTHER. HE IS ALSO CONCERNED ABOUT THE INTERNET CONNECTIONS BECAUSE THE SERVICE IS BAD AS IS AND IF MORE PEOPLE ARE LOCATED IN THE AREA IT WOULD BE MUCH WORSE. MR. WHITE STATED THAT HE DOESN'T WANT THE EYE SORE OF APARTMENTS IN FRONT OF HIS HOUSE. HE STATED THAT THE ROAD CONDITIONS ARE HORRIBLE ALREADY AND MORE TRAFFIC WOULD ONLY MAKE THINGS WORSE, THE TAXES GO UP EVERY YEAR AND APARTMENTS WOULD INCREASE THAT AS WELL. WILLIAM HUSSEY STATED THAT SINCE 1988 THE NEIGHBORHOOD HAS HAD RESTRICTED COVENANTS AND HE CAN'T SEE WHERE APARTMENTS WOULD BE ALLOWED IN THIS AREA DUE TO THE STRICT COVENANTS. HIS TAXES HAVE GONE UP EVERY YEAR AND WANTS TO KNOW WHAT THE ADDITION OF THE APARTMENTS WOULD DO TO THAT AND THE SAFETY OF THE NEIGHBORHOOD AS WELL. JAMES HARDIN CALLED JESSE BEARDEN TO LET HIM KNOW THAT HE OPPOSES THIS REZONING. WALTER AND SUSAN REID SENT A LETTER STATING THEIR OPPOSITION TO THE REZONING. THEY STATED THAT THEY ARE CONCERNED WITH PROPERTY VALUES IN THE AREA AND HIGHER TRAFFIC IN A CONGESTED TRAFFIC AREA ALREADY. DAVID WHITTEN STATED THAT AS LONG AS HE HAS BEEN ON THE PLANNING AND ZOING BOARD HE HASN'T SEEN THIS MUCH OPPOSITION. PATRICK SAPP STATED THAT THE OPPOSITION IN 1988 WHEN HE BROUGHT THESE 44 ACRES INTO THE CITY WAS MUCH MORE THAN THIS PUBLIC HEARING. PATRICK STATED THAT THIS OPPOSITION HAS PUSHED HIM TO GET SITE PLANS WITH D.O.T. GRADE ROADS, FIRE PROTECTION AND LAYOUT OF THE ENTIRE PROJECT. JOHN REDDOCK ASKED IF ANY OF THE OTHER BOARD MEMBERS HAD ANYMORE QUESTIONS OR CONCERNS ON THIS PARTICULAR APPLICATION. DAVID WHITTEN MADE A MOTION TO PUT THIS APPLICATION ON HOLD UNTIL STRAWBOX PRODUCES SITE PLANS ON EACH APPLICATION, SECONDED BY BOBBY DANFORTH, THE BOARD VOTED

UNANIMOUSLY TO PUT BOTH APPLICATIONS ON HOLD PENDING A FULL SET OF SITE PLANS FOR EACH PROJECT. ANOTHER PUBLIC HEARING WILL BE SCHEDULED WHEN SITE PLANS ARE TURNED INTO THE CITY HALL. THE PUBLIC HEARING WILL COMPLY WITH ALL ASPECTS WITH THE GOVERNOR'S EXECUTIVE ORDER REGARDING COVID 19 FOR ALL MEETINGS.

ADJOURNMENT:

THERE BEING NO FURTHER BUSINESS, JOHN REDDOCK CALLED FOR A MOTION TO ADJOURN THE MEETING. DEBORAH BURNEY HOWELL MADE A MOTION, WITH A SECOND FROM BOBBY DANFORTH, SO CARRIED. MEETING WAS ADJOURNED.

SECRETARY