

UNOFFICIAL

**THE CITY OF EASTMAN PLANNING & ZONING BOARD
EASTMAN CITY HALL
SEPTEMBER 19, 2022
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, BOBBY DANFORTH, JERRY STEVENSON, AND DAVID WHITTEN.

MEMBERS ABSENT: NONE.

OTHERS PRESENT: CITY OF EASTMAN FINANCIAL REPORTING CLERK VICKI BOHANNON, CITY OF EASTMAN CODE ENFORCER JACK WHITE, SPECIAL PROJECTS COORDINATOR JESSE BEARDEN, MIKE FLANAGAN, PAUL CRIBBS, OLIN MCLEOD, JILL HARDIN, PATRICK SAPP, CATHY SAPP, JIMMY VAUGHN.

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

APPROVAL OF AGENDA:

JOHN REDDOCK ASKED FOR AN APPROVAL AND TO AMEND THE AGENDA TO ADD AN APPLICATION FROM STRAW BOX LLC. ON A MOTION FROM BOBBY DANFORTH, SECONDED BY JERRY STEVENSON, THE AGENDA WAS UNANIMOUSLY AMENDED AND APPROVED WITH THE NEW ADDITION.

APPROVAL OF MINUTES:

JOHN REDDOCK ASKED FOR APPROVAL OR CORRECTION OF THE MINUTES FROM THE REGULAR SCHEDULED MEETING ON AUGUST 15, 2022, JERRY STEVENSON MADE A MOTION, SECONDED BY DAVID WHITTEN TO APPROVE THE MINUTES OF THE REGULAR SCHEDULED MEETING ON AUGUST 15, 2022, AS PRESENTED. SO CARRIED.

PUBLIC HEARING:

THE APPLICATION WAS FOR A SPECIAL USE PERMIT FROM **ELVIS DAVIS** TO CONVERT THE BUILDING LOCATED AT 5711 1ST AVENUE INTO EIGHT RENTAL APARTMENTS. ELVIS DAVIS WAS PRESENT ON BEHALF OF THE APPLICATION. NO ONE WAS PRESENT OPPOSING THE APPLICATION. ELVIS DAVIS STATED THAT THE SECTION 8 HOUSING APPLICATION WAS CLOSE TO BEING APPROVED THEY ARE JUST WAITING ON THE PASSING OF THIS SPECIAL USE PERMIT. JOHN REDDOCK EXPLAINED TO MR. DAVIS THAT THE CITY COUNCIL WILL MAKE THE FINAL APPROVAL. AFTER A BRIEF DISCUSSION, ON A MOTION FROM BOBBY DANFORTH, SECONDED BY JERRY STEVENSON, THE BOARD VOTED UNANIMOUSLY TO APPROVE THE SPECIAL USE PERMIT. SO CARRIED. THE CITY COUNCIL WILL MAKE THE FINAL APPROVAL AT THEIR SEPTEMBER 26, 2022.

NEW BUSINESS:

AN APPLICATION PRESENTED FROM STRAW BOX LLC. FOR A PRELIMINARY/FINAL SUBDIVISION PLAT ON PROPOSED SUBDIVISION CONSISTING OF A 64-ACRE TRACT LOCATED ON ORPHANS CEMETERY ROAD TO DEVELOP A SINGLE-FAMILY RESIDENTIAL SUBDIVISION. PATRICK SAPP, PAUL CRIBBS AND OLIN MCLEOD WERE PRESENT ON BEHALF OF THE APPLICATION. OTHERS PRESENT AT THE MEETING WERE JILL HARDIN, CATHY SAPP, JIMMY VAUGHN, AND MIKE FLANAGAN. PATRICK SAPP STATED THAT SCHROER DEVELOPMENT AND PAUL CRIBBS WANTS TO DEVELOP A NEW SUBDIVISION CONSISTING OF 127 LOTS WITH HOUSES RANGING FROM 1500 TO 1600 HEATED SQUARE FOOT. THE HOMES WILL BE SIMILAR BUT WITH DIFFERENT FACADES AND WILL RANGE SOMEWHERE IN PRICE OF \$127,000.00. JOHN REDDOCK ASKED PATRICK SAPP IF HE WAS THE SOLE OWNER OF THIS PROPERTY AND OF STRAW BOX LLC. PATRICK SAPP STATED THAT HE WAS 100% THE OWNER OF THIS PROPERTY. PAUL CRIBBS AND OLIN MCLEOD STATED THAT THE PLAN CONSISTS OF 127 LOTS WITH A MINIMUM SIZE OF 1,500 SQUARE FOOT EACH. THE LOTS WILL HAVE CITY WATER, SEWER AND THE MAIN ROAD WILL HAVE A SIXTY FOOT RIGHT OF WAY AND THE MINOR ROADS WILL HAVE 10 TO 50 FOOT RIGHT OF WAY. ALL MAPS OF THE WATER, SEWER AND PURPOSED ROAD LAYOUT WILL BE AVAILABLE AT THE CITY HALL FOR THE PUBLIC TO VIEW. JOHN REDDOCK STATED THAT THE BOARD AND THE CODE ENFORCER WILL MAKE SURE THAT ALL THE PROPOSED PLANS AND MAPS TURNED IN WITH THIS APPLICATION WILL BE FOLLOWED TO A "T" AND THAT IT WILL ENHANCE THE EXISTING NEIGHBORHOOD, PLEASE THE OTHER HOMEOWNERS AND NOT DEGRADE THE LOOK OR LOWER ANY OF THE PROPERTY VALUES. JESSE BEARDEN STATED THAT THE TOTAL COST FOR THIS PROJECT CONSISTING OF STORM DRAIN, WATER, SEWER, AND STREETS IS SOLELY AT THE EXPENSE OF THE DEVELOPER. JESSE ALSO STATED THAT HE WILL REVIEW ALL THE PROPOSED PLANS AND WRITE A LETTER TO THE PROJECT MANAGER AND INFORM THEM OF WHAT IS LACKING SUCH AS STORM DRAIN AND SEWER LINES. MIKE FLANAGAN INQUIRED AS TO THE IMPACT OF THE STORM DRAIN AND THE INGRESS AND DEGREES OF THE TRAFFIC FLOW ONTO THE EXISTING ROADS. ROADS THAT WHEN BUILT WERE MORE THAN LIKELY NOT UP TO CODE. JESSE BEARDEN STATED THAT THE EXISTING ROADS ARE COUNTY ROADS, AND HE CANNOT SAY THAT THEY WERE BUILT TO DEPARTMENT OF TRANSPORTATION'S STRICT CODE WHEN THE NEIGHBORHOOD WAS ESTABLISHED, BUT HE WILL MAKE SURE THAT THE NEW ROADS WILL MEET ALL D.O.T. CODE AND GUIDELINES. BOBBY DANFORTH ASKED THE PROJECT MANAGER HOW MANY YEARS ARE ALLOCATED FOR THIS PROJECT TO BE COMPLETED. PAUL CRIBBS STATED THAT THE PROJECT SHOULD BE COMPLETED WITHIN FIVE YEARS. SOME OF THE HOUSES WILL BE BUILT TO SELL AND OTHERS WILL BE BUILT AS THE PROPERTY OWNERS CHOOSE. AFTER A BRIEF DISCUSSION JOHN REDDOCK CALLED FOR A MOTION TO PROCEED OR DENY THE APPLICATION, ON A MOTION FROM BOBBY DANFORTH, SECONDED BY DAVID WHITTEN, THE BOARD VOTED UNANIMOUSLY TO PROCEED WITH THE APPLICATION. SO CARRIED. A PUBLIC HEARING IS SCHEDULED FOR OCTOBER 17, 2022, AT 6:00 P.M.

ADJOURNMENT:

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

SECRETARY