

**UNOFFICIAL**

**THE CITY OF EASTMAN PLANNING & ZONING BOARD  
EASTMAN CITY HALL  
MARCH 17, 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, Jimmy 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, Brigitte Bovee, Doug Bovee, Marlas Williamson, City Attorney Rita Llop, 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, Jimmy Burney made a motion to approve the agenda as presented, seconded by David Whitten, 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 February 17, 2025. David Whitten made a motion, seconded by Amanda Woodard to approve the minutes of the scheduled meeting on February 17, 2025, as presented. So carried.

**Public Hearing**

An application from Anita Williamson for a special use permit to locate a residence at 217 Foster Street. No one was present opposing the application. Marlas Williamson was present on behalf of the application. Marlas explained that there are two buildings on this property that were used as commercial property. She wants to convert both of them back to residential housing. Bobby Danforth asked if there was adequate parking for each residence. Marlas stated that each location has parking in the front of the buildings off Foster Street. Jack White stated that they also have access off Bethel Street for parking as well. After a brief discussion, Bobby Danforth asked for a motion to approve or deny the special use permit, David Whitten made a motion to approve the special use permit, seconded by Amanda Woodard. So carried.

### **New Business:**

An application presented from Hive Construction for a proposed preliminary subdivision plat for single-family residential homes consisting of 119 lots located on Orphans Cemetery Road. Doug and Brigitte Bovee were present on behalf of the application. Mr. Bovee stated that originally there were 128 lots, but he took out six lots to allow for a bigger retention pond. The plan is a two-year plan starting with running water and sewer lines so he can start building closer to Orphans Cemetery Road. Amanda Woodard asked why they need the lower road that opens onto Woodlake Drive. Jack White stated that the Fire Marshall mandates how many exits you must have for any kind of emergency, and you have to have alternate exits. Rita Llop informed the board that they have 30 days to review and request any changes. Amanda Woodard said she wants to see the buffers with trees added to the plans. Bobby Danforth stated that we need more housing, and it is not section 8 housing. Jack White stated that the watershed was done and will be added to the plans. Mr. Bovee stated that this is a draft of the plans but in order to get final plans he wants to make sure that this subdivision is going to pass. Another primary plat will cost him \$200,000.00. Rita Llop informed the board that they can approve the preliminary plat and make changes in April. You can have the final plat with all the requested changes and approve that final plat at the April meeting. Then you can have a public hearing at the May meeting.

Ken Lowery spoke against the new subdivision. Mr. Lowery stated that the board was going to do whatever they wanted to do. You rezoned it and then it sold again. He will be testing the soil every time they do anything on the land. Mr. Bovee stated that the EPD requires a soil sample after every rain. Mr. Lowery stated that he will be a thorn in their side. Rita Llop stated that there are requirements, and you will have to include the required information at the next meeting. Brigitte Bovee asked if the board can write down all the information and changes that they are requesting, and she will get the corrections made and give Jack White the new plat. Bobby Danforth asked for a motion to accept or deny the application from Hive Construction for a subdivision review. Amanda Woodard made a motion to approve the application for a subdivision review, seconded by David Whitten. So carried.

### **Adjournment:**

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

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Secretary