

**UNOFFICIAL**

**THE CITY OF EASTMAN PLANNING & ZONING BOARD  
EASTMAN CITY HALL  
OCTOBER 17, 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, AND DAVID WHITTEN.

MEMBERS ABSENT: JERRY STEVENSON.

OTHERS PRESENT: CITY OF EASTMAN FINANCIAL REPORTING CLERK VICKI BOHANNON, CITY OF EASTMAN CODE ENFORCER JACK WHITE, SPECIAL PROJECTS COORDINATOR JESSE BEARDEN, AND APPLICANTS CHARLES PATRICK SAPP, AND PAUL CRIBBS. A SMALL GROUP OF NEIGHBORS WERE IN ATTENDANCE THE LIST OF NAMES FOLLOWS MINUTES.

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

**APPROVAL OF AGENDA:**

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

**APPROVAL OF MINUTES:**

JOHN REDDOCK ASKED FOR APPROVAL OR CORRECTION OF THE MINUTES FROM THE REGULAR SCHEDULED MEETING ON SEPTEMBER 19, 2022. BOBBY DANFORTH MADE A MOTION AND WAS SECONDED BY DAVID WHITTEN TO APPROVE THE MINUTES OF THE REGULAR SCHEDULED MEETING ON SEPTEMBER 19, 2022, AS PRESENTED. SO CARRIED.

**PUBLIC HEARING:**

AN APPLICATION PRESENTED FROM STRAW BOX LLC. FOR A PRELIMINARY SUBDIVISION PLAT ON PROPOSED SUBDIVISION CONSISTING OF A 64-ACRE TRACT LOCATED ON ORPHANS CEMETERY ROAD, TO DEVELOP A SINGLE-FAMILY RESIDENTIAL SUBDIVISION. CHARLES PATRICK SAPP AND PAUL CRIBBS WERE PRESENT ON BEHALF OF THE APPLICATION. A SMALL CROWD OF CONCERNED NEIGHBORS WERE PRESENT IN OPPOSITION OF THE APPLICATION. JOHN REDDOCK STATED THAT THE APPLICATION ALONG WITH THE NEW PROPOSED LAYOUT AND MAPS OF THE SUBDIVISION MEET ALL OF THE ZONING REQUIREMENTS. JOHN EXPLAINED THAT PATRICK SAPP CAME IN EARLIER WITH A GRAND DESIGN, BUT IT DIDN'T MEET THE PLANNING & ZONING BOARDS ISSUES AND THAT MR. SAPP NEEDED TO GET A DESIGNER AND A DEVELOPER TO CORRECT THE PLANS AND GET THEM IN LINE WITH THE ZONING CODES. JOHN REDDOCK ALSO STATED THAT

PATRICK SAPP IS NOT GOING TO BE INVOLVED IN THIS PROJECT HE IS SELLING THE LAND TO PAUL CRIBBS AND MR. CRIBBS WILL BE DEVELOPING THE PROPOSED SUBDIVISION. AFTERWARDS JOHN REDDOCK OPENED THE FLOOR UP TO THE ONES IN ATTENDANCE TO SPEAK. MIKE FLANAGAN STATED THAT HE HAS LIVED HERE FOR EIGHT YEARS AND THAT HE ATTENDED THE LAST MEETING, BUT HE STILL HAS AN ISSUE WITH THE INGRESS AND DEGREES OF THE TRAFFIC FLOW ONTO THE EXISTING ROADS. ROADS THAT WHEN BUILT WERE MORE THAN LIKELY NOT UP TO CODE WHEN THEY WERE ESTABLISHED AND THE ADDITION OF 129 NEW HOMES WILL CAUSE EVEN MORE ISSUES WITH THE CONDITION OF THE ROADS. MR. FLANAGAN ALSO IS CONCERNED ABOUT THE WATER RUN OFF AND THAT IT WILL ADVERSELY AFFECT THE RUNOFF THE NEIGHBORHOOD ALREADY HAS. MR. FLANAGAN IS ALSO ASKING FOR A BUFFER TO BE ERECTED TO BLOCK THE NEW SUBDIVISION FROM THE EXISTING SUBDIVISION. KEN LOWERY STATED THAT HE LIVED IN MILAN AND MOVED TO THIS AREA BECAUSE OF THE BAD CONDITIONS THE NEIGHBORHOOD HAD BECOME, AND HE IS NOT IN FAVOR OF THIS EXPANSION. WILLIE MAE AND EDWARD NASH STATED THEY DON'T WANT IT AND THE TRAFFIC THAT THIS EXPANSION WILL BRING TO THEIR NEIGHBORHOOD. CARL EVANS SAID THAT HE DOESN'T WANT IT AND THAT WHEN HE BUILT HIS HOUSE THERE WAS A NEIGHBORHOOD COVENANT THAT HE HAD TO STRICTLY ADHERE TO, AND HE WANTS TO KNOW IF THE EXISTING COVENANT HAD CHANGED TO ALLOW FOR THESE SMALLER HOMES. MR. EVANS STATED THAT THE ROADS IN THE NEIGHBORHOOD WERE NOT UP TO D.O.T. CODE WHEN THEY WERE FIRST BUILT AND NOW YOU WANT TO ADD 127 TO 130 NEW HOMES THAT WILL INCREASE THE TRAFFIC FLOW ON THESE POORLY CONSTRUCTED ROADS EVEN MORE. MR. EVANS INFORMED THE BOARD THAT IN THE CITY LIMITS SO FAR THIS YEAR THERE HAVE ONLY BEEN 8 HOUSES SOLD WHEREAS TO IN THE COUNTY 10 TO 15 HOMES HAVE SOLD. SO THAT SHOWS YOU PEOPLE AREN'T MOVING INTO SMALL NEIGHBORHOODS LIKE THIS THEY ARE RELOCATING TO THE RURAL AREAS. PATRICK BARNETT WANTED TO ASK WHO THEY ARE WANTING TO SELL THESE FUTURE HOMES TO DUE TO THE FACT THAT THE INCOME BRACKET IN DODGE COUNTY DOESN'T MATCH THE INCOME LEVEL NEEDED TO BE ABLE TO AFFORD THE MORTGAGE ON THESE PROPOSED DWELLINGS. MR. BARNETT STATED THAT HE LIVED IN LARGE SUBDIVISION WHERE THE HOUSES WERE BUILT AND PUT ON THE MARKET TO SALE AND IF THE SAID HOUSES DIDN'T SALE IN A TIMELY MANNER, THEY TURNED THE HOMES INTO SECTION 8 HOUSING IN ORDER TO SELL THEM QUICKER. JESSICA ROBINSON STATED THAT SHE ALSO HAD A STRICT COVENANT THAT SHE HAD TO BUILD BY. SHE INQUIRED ABOUT THE TRACT OF LAND BEHIND HER PROPERTY, AND SHE WAS TOLD IT WAS GOING TO STAY IN THE NORTH LAKES SUBDIVISION AND WOULD NOT BE SOLD. NOW SHE SEES THAT IT IS TIED IN WITH THE NEW SUBDIVISIONS ACREAGE, SHE WAS WANTING TO PURCHASE IT AT ONE TIME. MRS. ROBINSON SAID THAT WITH THE NEW SUBDIVISION STANDING ALONE AND NOT PART OF THE "NORTH LAKES SUBDIVISION" THEY SHOULD NOT BE ABLE TO USE THE EXISTING SUBDIVISION ROADS, THEY SHOULD HAVE THEIR OWN ROADS AND COME IN AND OUT ON ORPHANS CEMETERY ROAD. SHE ALSO WANTS A BUFFER TO SEPARATE THE EXISTING SUBDIVISION TO THE PROPOSED NEW SUBDIVISION. CHARLES WHITE STATED THAT HE HAS LIVED HERE FOR 17 YEARS AND HAS RETIRED FROM THE MILITARY. NOW THEY WANT TO PUT A ROAD IN FRONT OF

HIS HOME THAT WILL ALLOW LIGHTS TO SHINE STRAIGHT THROUGH HIS HOME ALL HOURS OF THE NIGHT AND DAY. HE IS NOT IN FAVOR OF THIS NEIGHBORHOOD EXPANSION. PATRICK SAPP REITERATED THAT THE PROPERTY WILL BE BUILT UP TO THE CITY OF EASTMAN CODE AND ALL THE ROADS WILL BE TO D.O.T. SPECS AS WELL. PHILLIP HARDY ASKED IF THE SUBDIVISION WAS GOING TO BE BUILT FOR COLLEGE HOUSING DUE TO THE FACT THAT IT IS SIMILAR TO THE COLLEGE HOUSING THAT HIS GRANDDAUGHTER IS LIVING IN. PAUL CRIBBS THE DEVELOPER STATED THAT THIS WAS NOT A COLLEGE HOUSING SUBDIVISION. JOHN REDDOCK SAID THAT MR. CRIBBS HAS MEET ALL THE ORDINANCE REQUIREMENTS AND THE PLANNING & ZONING BOARD ARE THE SMALL STEPS. HE'S GOT TO MEET WITH THE CITY COUNCIL WHO WILL HAVE THE FINAL SAY ON THIS APPLICATION. PAUL CRIBBS SAID THAT HE DOESN'T WANT THIS SUBDIVISION TO BE A DETRIMENT OR TO CAUSE ANY ISSUES WITH THE EXISTING NEIGHBORHOOD. HE SAID THAT HOUSES VALUED AT \$200,000.00 TO \$260,000.00 HAVE TO HAVE AMPLE ROAD EXCESS AND THAT IS FIRE CODE AND NOT AT HIS DISCRETION. CARL EVANS ASKED IF MR. CRIBBS CAN ANSWER MORE OF THE NEIGHBORS QUESTIONS BUT WE KNOW THE BOARD HAS ALREADY GOT IN THEIR MINDS OF HOW THEY ARE GOING TO VOTE. DAVID WHITTEN ASKED MR. CRIBBS ABOUT HOW LONG IT WILL TAKE TO COMPLETE THIS 127 HOUSE PROJECT. CARL EVANS ANSWERED AND SAID THAT THE DEVELOPER SAID IT WOULD TAKE UP TO FIVE YEARS. LAMONT ASHFORD SAID THAT HE WANTS TO RETIRE HERE AND IS CONCERNED ABOUT THE TRAFFIC, ESPECIALLY WITH HIS GRANDCHILDREN PLAYING AND RIDING THEIR BIKES IN THIS AREA. BOBBY DANFORTH STATED THAT HE HAS CONCERNS ABOUT IT AS WELL. IT CAN AFFECT HIS NEIGHBORHOOD AND HE HAS FRIENDS THAT LIVE IN THE NORTH LAKES SUBDIVISION THAT IT IS SURE TO AFFECT. 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 APPROVE THE APPLICATION. SO CARRIED. THE CITY COUNCIL WILL MAKE THE FINAL DECISION AT THEIR NOVEMBER 14, 2022, MEETING.

**ADJOURNMENT:**

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

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SECRETARY

# Planning & Zoning

10/17/2022

## Attendees

### Name

### Address

Patrick Barnett

110 Woodlakes Drive, Eastman

Mike Flanagan

125 Woodlakes Dr. Eastman

Kristen Holbe

63 W Oak Street, Middle Ga 31053

Susan Evans

63 W Oak St Middle Ga 31053

Mie Keller

117 Woodlakes Dr

Amont Ashford

191 Dogwood Dr.

Shelley Shores

200 Woodlakes Dr

Shelley Shores

" " "

Jessica Robinson

48 Pine Lane Dr.

Robert Woodard

201 NORTH LAKES DR.

Alex Lowery

300 North Lakes Drive

Marilyn Simpson

301

Carl Evans

153 Woodlakes Dr

Debra + Philip Hardy

137 Guy Jupp Drive

Paul Crawley

200 John E Sallent b. Byron

Mark Pitts

2775 ANTIOX HC HWY 30  
ROADS

JILL HARDEN

124 MOORING RD

HAWKINSVILLE 31036

Tracy + Andy Hickman

118 Orphan Cemetery Rd.

Eastman GA 31023

Dusty Lowery

17 pine ln drive

Tosha Lowery

17 Pine Lane drive

Marquell JAMES

133 North lakes Dr.

Name	Address
William Nash	120 Dogwood DR.
Edward Nash	" " "
<del>Anna King</del>	54 Wood Lake Dr.
Andrea Showers	31 Pine Lane Drive
Charles White	179 Dogwood Dr
Linda White	179 Dogwood Dr.