

UNOFFICIAL MINUTES

**THE CITY OF EASTMAN PLANNING & ZONING BOARD
EASTMAN CITY HALL
SEPTEMBER 21, 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, JERRY STEVERSON, BOBBY DANFORTH AND DEBORAH BURNEY.

OTHERS PRESENT: CITY OF EASTMAN FINANCIAL REPORTING CLERK VICKI BOHANNON, SPECIAL PROJECTS COORDINATOR JESSE BEARDEN, CITY ATTORNEY RITA LLOP, KATHY SAPP VAUGHN, JIMMY VAUGHN AND RACHEL BOHANNON.

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 DAVID WHITTEN, SECONDED BY JERRY STEVERSON THE AGENDA WAS UNANIMOUSLY APPROVED AS PRESENTED.

APPROVAL OF MINUTES:

JOHN REDDOCK ASKED FOR APPROVAL OR CORRECTION OF THE MINUTES FROM AUGUST 17, 2020 MEETING. BOBBY DANFORTH MADE A MOTION, SECONDED BY DAVID WHITTEN TO APPROVE THE MINUTES OF THE AUGUST 17, 2020 AS PRESENTED. SO CARRIED.

NEW BUSINESS:

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. KATHY SAPP VAUGHN AND JIMMY VAUGHN WERE PRESENT ON BEHALF OF THE APPLICATION. NO ONE WAS PRESENT OPPOSING THE APPLICATION. JOHN REDDOCK ASKED IF THEY HAD SITE PLANS TO PRESENT TO THE BOARD. KATHY SAPP VAUGHN STATED THAT SITE PLANS WERE NOT REQUESTED BY ZONING BOARD. JOHN REDDOCK STATED THAT THERE ARE 24 OPEN LOTS AND SITE PLANS WOULD HAVE HELPED THE BOARD UNDERSTAND THE EXACT LOCATION OF THE APARTMENTS IN REFERENCE TO THE SCHOOL AND ADJOINING NEIGHBORHOOD. JOHN REDDOCK ALSO STATED THAT A PUBLIC HEARING IS THE NEXT STEP IN THIS PROCESS AND THAT IS WHEN THE PUBLIC HAS A SAY AND IF THEY HAVE A SITE PLAN BY THEN IT WOULD MAKE THE PUBLIC QUESTIONS EASIER TO ANSWER

WITHOUT ANY MISTAKES BEING MADE ON THE BOARDS PART. KATHY SAPP VAUGHN STATED THAT THE FENCE LINE AT NORTH DODGE ELEMENTARY IS AN EASEMENT AND IS APPROXIMATELY WHERE THE NEW ROAD FOR THE LOCATION OF BOTH APARTMENT COMPLEXES WOULD BE LOCATED ON. KATHY STATED THAT THE PARTICULAR SET OF APARTMENTS AS PER SAY WOULD ACTUALLY BE SMALL HOUSES FOR THE ELDERLY WITH ONE OR TWO BEDROOMS, BATH, KITCHEN AND LIVING SPACE. THE HOUSES WILL MEET ZONING SETBACKS, SIZE REQUIREMENTS AND HAVE BUFFERS ON ALL SIDES. IF APPROVED, THEY WILL START WITH ONLY TWO OR THREE HOUSES. AS THE HOUSES SELL THEY WILL BUILD MORE, AROUND SEVEN OR EIGHT HOMES IN ALL. JOHN REDDOCK REITERATED TO KATHY THAT SITE PLANS WOULD BE HELPFUL TO THE BOARD IN THEIR CONSIDERATION OF REZONING APPROVAL. KATHY STATED THAT SITE PLANS COST A LOT OF MONEY AND THEY DID NOT WANT TO PUT MONEY IN THEM AND NOT GET REZONING APPROVAL. BOBBY DANFORTH ASKED KATHY IF THE PICTURES THAT WERE TURNED IN FOR EXAMPLES OF THE SENIOR HOMES WERE OF THE SMALL HOUSES IN DUBLIN ACROSS FROM THE HOSPITAL AND IF THESE HOMES WOULD LOOK EXACTLY THE SAME, JUST WITH EASTMAN'S ZONING SIZE REQUIREMENTS. JESSE BEARDEN STATED THAT THE CITY HAVE PARTICULARS OF WHAT SIZE EACH DWELLING HAS TO BE ALONG WITH SETBACKS, REAR YARD DEPTH, SIDE YARD DEPTH, HEIGHT AND LOT COVERAGE PER DWELLING. JESSE ASLO STATED THAT SITE PLANS ARE A REQUIREMENT FOR ANY BULIDING PERMIT, SO SITE PLANS WILL HAVE TO BE SUBMITTED IN ORDER TO ISSUE A BUILDING PERMIT. JOHN REDDOCK ASKED IF THE BOARD MEMBERS HAD ANYMORE QUESTIONS ON THIS PARTICULAR APPLICATION. DAVID WHITTEN MADE A MOTION TO PROCEED WITH THE APPLICATION, SECONDED BY DEBORAH BURNEY, THE BOARD VOTED UNANIMOUSLY TO PROCEED. A PUBLIC HEARING IS SCHEDULED FOR OCTOBER 19, 2020 AT 6:00 P. M. TO ANSWER ANY QUESTIONS FROM THE CONCERNED PUBLIC. THE PUBLIC HEARING WILL COMPLY WITH ALL RESPECTS WITH THE GOVERNOR'S EXECUTIVE ORDER REGARDING COVID 19 FOR ALL MEETINGS.

APPLICATION FROM **STRAW BOX, LLC** TO REZONE A 10 ACRE TRACT (G) FROM AN R-1 ZONE TO A R-2 ZONE FOR AN APARTMENT COMPLEX. KATHY SAPP VAUGHN AND JIMMY VAUGHN WERE PRESENT ON BEHALF OF THE APPLICATION. NO ONE WAS PRESENT OPPOSING THE APPLICATION. JOHN REDDOCK STATED THAT HE WOULD LIKE A SET OF SITE PLANS ON THIS APPLICATION AS WELL. KATHY SAPP VAUGHN STATED THAT SHE ASKED IF ANY SITE PLANS WOULD BE FORTH COMING AND WHEN AND SHE WAS INFORMED THAT THE SITE PLANS ON ALL OF THE PROJECTS WOULD BE PRESENTED AT THE PUBLIC HEARING. KATHY VAUGHN STATED THAT THESE APARTMENTS WILL HAVE TWO TO THREE BEDROOMS WITH KITCHEN, LIVING AREA AND BATHROOMS. KATHY ALSO STATED THAT THERE IS A GREAT NEED FOR STUDENT HOUSING IN EASTMAN AND DODGE COUNTY DUE TO THE COLLEGES AND LACK OF AFFORDABLE HOUSING FOR THE STUDENTS TO ACQUIRE. THE STUDENTS HAVE TO COMMUTE FROM DUBLIN TO ATTEND CLASS IN EASTMAN AND THAT IS A VERY BIG PROBLEM IN OUR AREA. BOBBY DANFORTH ASKED FOR THE APPROXIMATE RENTAL COST AND BUILDING COST FOR THIS COMPLEX. KATHY VAUGHN DID NOT HAVE AN ANSWER TO THIS QUESTION AS OF YET. ON A MOTION FROM DEBORAH BURNEY, SECONDED BY JERRY STEVERSON,

THE BOARD VOTED UNANIMOUSLY TO PROCEED. A PUBLIC HEARING IS SCHEDULED FOR OCTOBER 19, 2020 AT 6:00 P. M. TO ANSWER ANY QUESTIONS FROM THE CONCERNED PUBLIC. THE PUBLIC HEARING WILL COMPLY WITH ALL RESPECTS WITH THE GOVERNOR'S EXECUTIVE ORDER REGARDING COVID 19 FOR ALL MEETINGS.

APPLICATION FROM **STRAW BOX, LLC.** TO REZONE 6.83 ACRE TRACT (A) FROM AN R-1 ZONE TO A B-1 ZONE FOR AN UNDETERMINED USE. KATHY SAPP VAUGHN AND JIMMY VAUGHN WERE PRESENT ON BEHALF OF THE APPLICATION. NO ONE WAS PRESENT OPPOSING THE APPLICATION. KATHY SAPP VAUGHN STATED THEY HAVE NO IDEA WHAT WILL BE LOCATED HERE BUT SHE DOES NOT WANT A CONVENIENT STORE AT THIS LOCATION WITH HER PERSONAL RESIDENCE IN THE EXISTING NEIGHBORHOOD. KATHY STATED THAT THEY ALWAYS WANTED THIS TRACT TO BE A BUSINESS ZONE AND NOT LOCKED INTO A RESIDENTIAL ZONE AT CONCEPTION OF THIS DEVELOPMENT. DAVID WHITTEN STATED THAT THE PLANNING AND ZONING BOARD COULD NOT GIVE APPROVAL TO AN APPLICATION THAT DOES NOT HAVE A DETERMINED SPECIFIED USE. THE BOARD REQUIRES A SPECIFIC USE FOR A RE-ZONING APPLICATION AND WITH NO SPECIFIC USE HE COULD NOT VOTE IN FAVOR OF THIS APPLICATION. JOHN REDDOCK AGREED WITH DAVID WHITTEN AND THE BOARD AS A BODY AGREED THAT THEY COULD NOT APPROVE OR PROCEED WITH THIS APPLICATION WITHOUT KNOWING EXACTLY WHAT STRAW BOX, LLC. WANTS TO LOCATE ON THIS TRACT OF LAND. DAVID WHITTEN MADE A MOTION TO DENY THIS APPLICATION, SECONDED BY DEBORAH BURNEY, SO CARRIED. THE BOARD VOTED UNANIMOUSLY TO DENY THE APPLICATION.

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.

SECRETARY