

September 22, 2025

The Eastman City Council met in a regularly scheduled meeting on the above date at 6:00 p.m. The following members were present: Sebrina Williams, Graham Snyder, Dwayne Burney, and Mark Peacock. Others present were City Manager Spencer Barron, Attorney Rita Llop, Police Chief Billy Cooper, City Clerk April Sheffield, Assistant City Manager Dayna Winslette, Fire Chief Derl Maxwell, Water Supply Operator Rodney Harrell, City Inspector/Enforcer Gerald Fordham and Public Works Director Wynnon Pittman. Those present from the community were EM Harrington III, Darshay and Justin Frazier, Rick Hamilton, Mark Doss, Derek Hutcheson, Thanh Nguyen, and Martha Wright.

The meeting was called to order by Councilor Snyder.

The invocation was given by Pastor Rick Hamilton.

Pledge of Allegiance.

APPROVAL OF AGENDA:

On a motion from Councilor Peacock and seconded by Councilor Burney, the agenda was unanimously amended to add a #4: Garden Club/American Legion Ceremony. The newly amended agenda was then unanimously approved on a motion from Councilor Peacock and seconded by Councilor Williams.

APPROVE MINUTES:

A motion was made by Councilor Burney and seconded by Councilor Williams to approve the minutes of the September 8, 2025, regular meeting and the minutes of the September 11, 2025, special called meeting. The motion was approved unanimously.

NO UNFINISHED BUSINESS:

NEW BUSINESS:

APPROVE BILLS:

On a motion from Councilor Peacock and seconded by Councilor Williams, the bills for September 9 - 22, 2025, were unanimously approved.

RICK HAMILTON, TRUNK OR TREAT:

Pastor Rick from Eastman First Methodist Church came to request closing down Foster Street between 5th Avenue and Anson Avenue for their annual Trunk or Treat event. The event will be held on Wednesday, October 29, 2025, between the hours of 6 and 9 PM. The city usually just brings the barrels down there and the church blocks the road when it is time to start. **The council agrees to allow the closure from 5 to 10 PM in order to give plenty of time. The road closure was unanimously approved on a motion from Councilor Peacock and seconded by Councilor Burney.**

DARSHAY FRAZIER, DOWNTOWN EVENT:

Darshay came forward to propose a 2025 Georgia/Florida Tailgate Event downtown at their food truck park. It would be held on November 1, 2025. Timing is unsure due to not exactly knowing when the game time is. She requests that the road be closed the same as her last event to allow attendees to set up their tailgate areas. They are also planning to have a grill off. After a lot of discussion, it was decided to close Main Street between 1st and 3rd Avenues. She will also reserve the area of 3rd Avenue for any spillover. Timing will allow 3 – 4 hours for game time and an hour or two before and after.

Tentative timing is set for 1 – 7 PM. Manager Barron offers for the cookers to be set up the night before or overnight. He also says the street department and fire department will be around to help monitor and block off the roadways. Chief Maxwell will get with her as far as guidelines for cooking downtown. **The road closures were unanimously approved on a motion from Councilor Burney and seconded by Councilor Peacock.**

GARDEN CLUB/AMERICAN LEGION CEREMONY:

The Garden Club and American Legion has requested a road closure around the Hwy 341 bypass ramp near the Veterans Park. They are planning to place a memorial monument there on October 24, 2025, somewhere between the hours of 9 AM - 12 PM. This would be handled the same way that the Memorial Day Flag Ceremony was handled back in May. Wynnon and Chief Cooper will help coordinate the closure. **This closure was unanimously approved by council on a motion from Councilor Peacock and a second by Councilor Williams.**

BUILDING PERMIT:

REFUGE HOUSE FOR LADIES:

The Refuge House for Ladies has requested a building permit at 423 College Street in order to build a storage/retail building. This will be taking the place of the old yellow house that they plan on tearing down. It is located across the street and directly behind where they have built their new Thrift Store. Gerald has stated that it all complies with the zoning of the area, and they have submitted all of the required paperwork. **Council unanimously voted for the Refuge to proceed with their building on a motion from Councilor Peacock and seconded by Councilor Burney.**

PLANNING & ZONING:

TERRY COLEMAN:

Terry Coleman has submitted an application for a Variance for the property at 5010 Bethel Street. He plans on moving a house (the old boy scouts building) from another property across the street to this property for rental purposes. A variance is needed because of the lot size constraints with there being two houses on the same lot. However, it still fits in line with the other lots in the area. The Planning and Zoning board has already approved this application. **The variance for 5010 Bethel Street is approved on a motion from Councilor Peacock and seconded by Councilor Burney.**

HAL SMITH:

Hal Smith is still trying to sell his building and property at 205 Foster Street. It is the old office for Three Rivers Home Health. Mr. Smith has requested a Special Use Permit. Mr. Thanh Nguyen is planning on purchasing the property and converting it into co-living student housing. The Planning and Zoning board has already approved the application. Councilor Burney is concerned about the appropriate amount of parking. It was confirmed that one space was all that was required per our ordinance. He also mentioned the presence of asbestos. Gerald and Rita said that would be handled once the building permit was applied for. The request right now is just for the special use. **The council voted unanimously to approve the Special Use Permit at 205 Foster Street on a motion from Councilor Burney and seconded by Councilor Williams.**

MB GRACE LLC:

MB Grace has applied for a Special Use Permit for their property located at 5018 Bethel Street. They plan on converting a 3-BR single family home into a 2-BR & 1-BR Duplex. Most of the homes are used for the same thing in this area already. This home has been used this way in the past, but they would

like to make it official. **Council approves the Special Use Permit at 5018 Bethel Street for MB Grace on a motion from Councilor Peacock and seconded by Councilor Williams.**

CITY MANAGERS REPORT:

The Downtown Development Authority is currently working with the Regional Commission on a Master Plan. Manager Barron asks everyone to check out the city's Facebook page. There is a QR code to scan and be able to share thoughts, ideas, and feedback to help guide the development of Downtown Eastman. There is also a poll for the community to let the city know which of the three Christmas movies they would like to see at the Christmas Movie Night at the Park tentatively scheduled for December 12, 2025. Also, don't forget the Fall Festival downtown on Saturday, October 25, 2025. The pickleball courts at the park are completed. The courts are striped and painted, the nets are up, and the fence is up. Now they just have to finalize the rules to get them open.

OTHER BUSINESS FROM COUNCIL:

Councilor Snyder asks to keep the Kelly family in our thoughts and prayers. The loss of their son will be felt by the community for a long time to come.

On a motion from Councilor Burney, a second from Councilor Peacock, and a unanimous vote, the meeting was adjourned.

CHAIRMAN

CITY CLERK