

**UNOFFICIAL
THE CITY OF EASTMAN PLANNING & ZONING BOARD
EASTMAN CITY HALL
JANUARY 21, 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, DAVID WHITTEN, AND IVELYN LAMPKIN.

MEMBERS ABSENT: JIMMY BURNEY.

OTHERS PRESENT: CITY OF EASTMAN FINANCIAL REPORTING CLERK VICKI BOHANNON, CITY OF EASTMAN CODE ENFORCER JACK WHITE, CITY CLERK APRIL SHEFFIELD, GRAHAM SNYDER, WILLIAM J. BREWER, MARLAN ELLER, AUSTIN BARROWS, CITY ATTORNEY RITA LLOP.

BOBBY DANFORTH CALLED THE MEETING TO ORDER, AND DAVID WHITTEN GAVE THE INVOCATION.

APPROVAL OF AGENDA:

BOBBY DANFORTH ASKED FOR APPROVAL OR CORRECTION OF THE AGENDA. AMANDA WOODARD MADE A MOTION TO APPROVE THE AGENDA AS PRESENTED, SECONDED BY DAVID WHITTEN. SO CARRIED.

APPROVAL OF MINUTES:

BOBBY DANFORTH ASKED FOR APPROVAL OR CORRECTION OF THE MINUTES FROM THE SCHEDULED MEETING ON DECEMBER 16, 2024. DAVID WHITTEN MADE A MOTION, SECONDED BY AMANDA WOODARD TO APPROVE THE MINUTES OF THE SCHEDULED MEETING ON DECEMBER 16, 2024, AS PRESENTED. SO CARRIED.

OLD BUSINESS PUBLIC HEARING:

CONTINUATION OF REZONING APPLICATION FROM 5404 MAIN STREET LLC. TO REZONE PROPERTY LOCATED AT 5404 MAIN STREET FROM A **I ZONE** TO A **B-1 ZONE**. BOBBY STATED THAT AT THE AUGUST 19, 2024, PUBLIC HEARING MEETING A MOTION WAS PASSED THAT WE DEFER OUR DECISION ON THE APPLICATION FROM 5404 MAIN STREET LLC. TO REZONE THE BLOCK BORDERED BY 9TH AVENUE, AND NORMAN STREET FROM AN INDUSTRIAL TO A B-1. ATTORNEY LLOP HAS ADVISED THAT MR. MARLIN ELLER HAS ASKED THAT THE PUBLIC HEARING ON THAT APPLICATION BE CONTINUED. BOBBY ASKED FOR A MOTION TO CONTINUE THE APPLICATION THAT WAS DEFERRED AND SCHEDULE IT FOR NEXT MONTH'S PLANNING AND ZONING BOARD MEETING WHICH WILL BE FEBRUARY 17, 2025. BOBBY MADE A MOTION FOR THE PUBLIC HEARING APPLICATION TO BE

SCHEDULED FOR NEXT MONTH'S REGULAR SCHEDULED MEETING AND ASKED FOR A SECOND, AMANDA WOODARD SECONDED THE MOTION. SO CARRIED.

PUBLIC HEARING:

A PUBLIC HEARING TO ADDRESS RESIDENTIAL USES IN THE INDUSTRIAL ZONES. BOBBY DANFORTH STATED THAT WE HAVE BEEN WORKING ON THIS SINCE SEPTEMBER. ALL THE POSTINGS AND NOTICES HAVE BEEN SENT OUT. NOTICE IS HEREBY GIVEN TO THE PUBLIC THAT THE CITY OF EASTMAN, GEORGIA IS CONSIDERING AN AMENDMENT TO ITS EXISTING ZONING ORDINANCE WHICH WILL RESULT IN CHANGES TO APPENDIX A ZONING, ARTICLE X. – INDUSTRIAL DISTRICTS, SEC. 102.7(A). BOBBY STATED THAT THE CURRENT APPENDIX A ZONING ORDINANCE STATES THAT NO RESIDENTIAL STRUCTURE SHALL HEREAFTER BE ERECTED IN AN I ZONE. THAT IS WHAT WE ARE PROPOSING TO CHANGE AND SEND TO THE CITY COUNCIL IF APPROVED. THE NEW WORDING WOULD READ NO RESIDENTIAL STRUCTURE SHALL BE CREATED, ESTABLISHED OR MAINTAINED IN AN 'I' ZONE EXCEPTING THOSE RESIDENTIAL STRUCTURES PRESENTLY EXISTING AS OF 09/01/2024 AND BEING NON-CONFORMING USES SHALL BE AUTHORIZED AND MAY BE CONTINUED AND RUN WITH SAID PROPERTIES AND SHALL ENSURE TO THE BENEFIT OF ANY SUBSEQUENT PURCHASER. HOWEVER, NO SUCH NONCONFORMING USE OF SAID PROPERTIES SHALL IN ANY WAY BE EXTENDED ON AN ADJACENT PROPERTY. BOBBY ASKED IF ANYONE WANTED TO SPEAK ON THIS WORD CHANGE OR HAVE ANY QUESTIONS ABOUT THE CHANGE. NO ONE SPOKE. BOBBY DANFORTH ASKED FOR A VOTE ON THE NEW PROPOSED VERBIAGE AND IF APPROVED THIS RECOMMENDATION AS WRITTEN WILL BE SENT TO THE CITY COUNCIL FOR THEIR CONSIDERATION NEXT WEEK. BOBBY ASKED FOR A MOTION, AMANDA WOODARD MADE A MOTION THAT WE ACCEPT IT AS WRITTEN AND SEND IT TO THE CITY COUNCIL, SECONDED BY IVELYN LAMPKIN. SO CARRIED. THE NEW ORDINANCE AMENDMENT WILL BE SENT TO THE CITY COUNCIL FOR THE FINAL DECISION AT THEIR JANUARY 27, 2025, MEETING.

RESOLUTION 2024-008 TO PROVIDE AN ADDITIONAL ZONING DISTRICT IN MULTI-FAMILY R-3, TO PROVIDE FOR SCHEDULE OF DIMENSIONS R-3. BOBBY DANFORTH READ THE PUBLIC NOTICE THAT WAS POSTED AND AS FOLLOWS. A NOTICE IS HEREBY GIVEN TO THE PUBLIC THAT THE CITY OF EASTMAN, GEORGIA WILL CONSIDER AN AMENDMENT TO ITS EXISTING ZONING ORDINANCES WHICH WILL AUTHORIZE MULTIFAMILY USES OF PROPERTY AND WILL CREATE AN ADDITIONAL ZONING DISTRICT FOR MULTIPLE-FAMILY RESIDENTIAL COMMUNITIES AT A HIGHER DENSITY. THIS ADDITION WILL BE IN APPENDIX A – ZONING, ARTICLE VII- MULTIPLE-FAMILY RESIDENTIAL DISTRICT AS SEC 74 - R-3, AND ARTICLE XI. AREA YARD, AND HEIGHT REQUIREMENTS TO PROVIDE CRITERIA AND REGULATION OF R-3 AS SEC. 111A – SCHEDULE OF DIMENSION OR R-3. BOBBY DANFORTH ASKED IF ANYONE WANTED TO SPEAK ON THIS PROPOSED AMENDMENT OR HAVE ANY QUESTIONS ABOUT IT. WILLIAM BREWER ADDRESSED THE BOARD WITH A DIFFERENT ZONING AMENDMENT ISSUE. MR. BREWER LIVES IN JESSUP HEIGHTS 1012 7TH AVENUE. HE HAS A SINGLE-FAMILY

RESIDENCE ON 7TH AVENUE AND PEOPLE HAVE BEEN BUYING RESIDENTIAL PROPERTIES AND PUTTING COLLEGE STUDENTS IN THEM FOR PROFIT. THEY ARE RECEIVING RESIDENTIAL RATES, AND IT SHOULD BE COMMERCIAL RATES. HE PAYS \$125.00 FOR WATER, SEWER, AND TRASH, THEY ARE PUTTING THREE OR FOUR RENTERS IN THE HOUSES AND THEIR BILL IS \$125.00 AS WELL. MR. BREWER WANTS TO MAKE A FORMAL COMPLAINT ABOUT IT, AND HE THINKS THE ORDINANCE NEEDS TO BE CHANGED TO A SINGLE FAMILY. BOBBY DANFORTH THANKED MR. BREWER FOR COMING FORWARD WITH HIS COMPLAINT HE THINKS THIS IS A CONCERN. BOBBY'S MOTHER LIVES IN THIS NEIGHBORHOOD, AND AMANDA WOODARD LIVES IN THIS NEIGHBORHOOD. BOBBY UNDERSTANDS MR. BREWER'S CONCERN. MR. BREWER STATES THAT HE LIVES ON THE CORNER AND THE STOP SIGN GETS RAN ALL THE TIME. HE FINDS BEER BOTTLES IN HIS YARD. HE HAS SPOKEN WITH SEVERAL OF HIS NEIGHBORS, AND HE HAD A PETITION ABOUT THIS ISSUE, BUT IT IS GETTING OUT OF HAND. MR. BREWER STATES THAT HE DOES NOT KNOW HOW MANY HOUSES ARE BEING USED FOR THIS. HE THINKS SEVEN TO EIGHT OR A DOZEN HOMES ARE BEING USED AS COLLEGE STUDENT RENTALS. MR. BREWER HAD A FRIEND THAT PURCHASED A HOUSE IN ATHENS FOR THIS SAME PURPOSE, THEY HAVE ORDINANCES THAT ADDRESS THIS ISSUE, AND THEY MADE THE COLLEGE STUDENTS MOVE OUT AND HE HAD TO WIND UP SELLING THE HOUSE. MR. BREWER JUST WANTED TO MAKE HIS COMPLAINT, AND HE HOPES THAT THERE WILL BE SOME FOLLOW-UP ON THIS ISSUE. BOBBY DANFORTH ASKED IF SPENCE OR JACK WHITE WANTED TO ADDRESS MR. BREWER'S COMPLAINT. SPENCE BARRON STATED THAT WHEN THE MEETING IS OVER, HE WILL MEET WITH MR. BREWER, ALONG WITH JACK WHITE AND THE CITY ATTORNEY RITA LLOP ON THE ISSUE AND COME UP WITH A GAME PLAN. BOBBY DANFORTH CALLED FOR ANY MORE ABOUT THE NEW R-3 ZONING ORDINANCE. WITH NO MORE QUESTIONS OR COMMENTS, HE ASKS FOR A VOTE ON THE NEW VERBIAGE AND IF APPROVED THIS RECOMMENDATION AS WRITTEN WILL BE SENT TO THE CITY COUNCIL FOR THEIR CONSIDERATION NEXT WEEK. IVELYN LAMPKIN MADE A MOTION TO APPROVE THE **NEW DISTRICT R-3, RESOLUTION 2024-008** AND **DRAFT ORDINANCE 2025-002** TO BE ADDED TO THE EXISTING ORDINANCE, SECONDED BY DAVID WHITTEN. SO CARRIED. THE **NEW ZONING DISTRICT R-3, ORDINANCE 2025-002** WILL BE SENT TO THE CITY COUNCIL FOR THE FINAL DECISION AT THEIR JANUARY 27, 2025, MEETING.

ADJOURNMENT:

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

SECRETARY