

UNOFFICIAL

**THE CITY OF EASTMAN PLANNING & ZONING BOARD
EASTMAN CITY HALL
APRIL 15, 2024
MINUTES**

THE EASTMAN PLANNING & ZONING BOARD MET IN A SCHEDULED MEETING AT EASTMAN CITY HALL AT 6:00 P.M.

MEMBERS PRESENT: AMANDA WOODARD, JERRY STEVERSON, DWAYNE BURNEY, AND DAVID WHITTEN.

MEMBERS ABSENT: BOBBY DANFORTH.

OTHERS PRESENT: CITY OF EASTMAN FINANCIAL REPORTING CLERK VICKI BOHANNON, BRIAN DENIES, MICHELLE MULLIS, TODD HOWELL, M. TODD PEACOCK, ELAINA CRAVEY, HALL AND KAY SMITH, ANDREA MCCRANIE.

DAVID WHITTEN CALLED THE MEETING TO ORDER, AND DWAYNE BURNEY GAVE THE INVOCATION.

APPROVAL OF AGENDA:

DAVID WHITTEN ASKED FOR APPROVAL AND CORRECTION OF THE AGENDA. ON A MOTION FROM DWAYNE BURNEY, SECONDED BY JERRY STEVERSON, THE AGENDA WAS UNANIMOUSLY APPROVED.

APPROVAL OF MINUTES:

DAVID WHITTEN ASKED FOR APPROVAL OR CORRECTION OF THE MINUTES FROM THE SCHEDULED MEETING ON MARCH 21, 2024. DWAYNE BURNEY MADE A MOTION, SECONDED BY JERRY STEVERSON TO APPROVE THE MINUTES OF THE SCHEDULED MEETING ON MARCH 21, 2024, AS PRESENTED. SO CARRIED.

PUBLIC HEARING:

APPLICATION FROM **M. TODD PEACOCK** FOR A VARIANCE TO ALLOW HIM TO PLACE A 10-FOOT-TALL FENCE ON HIS PROPERTY LOCATED AT 537 COLLEGE STREET. TODD PEACOCK AND ELAINA CRAVEY WERE PRESENT ON BEHALF OF THE APPLICATION. NO ONE WAS PRESENT OPPOSING THE APPLICATION. TODD PEACOCK STATED THAT THE FIRST EVENT IS SCHEDULED FOR THE COMING WEEKEND, AND THE TREES THAT ARE PLANTED IN THE REAR OF THE PROPERTY BEHIND THE ORIGINAL BRICK FENCING ARE NOT MATURE ENOUGH TO BLOCK THE ADJOINING NEIGHBORHOOD. THE ONLY SOLUTION IS TO PLACE A FENCE LARGER THAN THE 6-FOOT HEIGHT RESTRICTION THAT IS ALLOWED. A 10-FOOT FENCE WILL BETTER COVER THE AREA AND HELP BLOCK THE NOISE ISSUES. MR. PEACOCK ALSO STATED THAT THE FENCE HAS A SIX-MONTH DELAY IN SHIPPING AND REQUESTED TO USE A TEMPORARY SCREEN IN THE MEANTIME, AND IT WILL BE TAKEN DOWN WHEN THE FENCE IS INSTALLED. JOHN REDOCK SPOKE IN FAVOR

OF THE FENCE AND STATED THAT EVERYTHING MR. PEACOCK IS DOING AT THE LOCATION IS AN IMPROVEMENT, HE IS GLAD TO SEE THAT ONE OF THE OLDEST HOMES IN OUR COMMUNITY HAS BEEN BROUGHT BACK TO ITS FORMER STATE. MR. REDOCK ALSO STATED THAT THE LAST TIME THIS HOME LOOKED AS GOOD AS IT DOES NOW WAS WHEN THE CHAMBER OF COMMERCE WAS AT THIS LOCATION FOR A BRIEF PERIOD. BRIAN DENNIS SPOKE IN SUPPORT OF THE APPLICATION AND ALL THE IMPROVEMENTS THAT HAVE TAKEN PLACE AT THIS LOCATION, BECAUSE HE OWNS THE PROPERTY NEXT TO THIS RESIDENCE. AFTER A BRIEF DISCUSSION ON A MOTION FROM JERRY STEVERSON, SECONDED BY DWAYNE BURNEY, THE BOARD VOTED TO APPROVE THE VARIANCE. SO CARRIED. THE CITY COUNCIL WILL MAKE THE FINAL DECISION AT THEIR APRIL 22, 2024, MEETING.

NEW BUSINESS:

APPLICATION FROM **WILLIAM T. HOWELL, JR.** FOR A VARIANCE TO PLACE A LED BILLBOARD ON HIS PROPERTY LOCATED AT 5014 17TH AVENUE. WILLIAM T. HOWELL, JR., MICHELLE MULLIS, AND TODD HOWELL WERE PRESENT ON BEHALF OF THE APPLICATION. NO ONE WAS PRESENT OPPOSING THE APPLICATION. WILLIAM T. HOWELL, JR. SPOKE AND STATED THAT HE WANTS A VERTICAL DIGITAL SIGN AT THIS LOCATION. MR. HOWELL ALSO STATED THAT THERE IS A BILLBOARD SIGN THAT HAS BEEN AT THIS LOCATION FOR YEARS, AND HE WANTS TO TAKE IT DOWN AND REPLACE IT WITH THE LED SIGN. AMANDA WOODARD QUESTIONED ABOUT A D.O.T. APPROVAL OF THE RIGHT OF WAY FOR THIS SIGN AND IF MR. HOWELL HAS ONE, SHE IS FINE WITH THIS APPLICATION. ON A MOTION FROM DWAYNE BURNEY, SECONDED BY JERRY STEVERSON, THE BOARD VOTED TO ACCEPT THE APPLICATION. SO CARRIED. A PUBLIC HEARING WILL BE HELD ON MAY 20, 2024, AT 6:00 P.M. AT THE CITY HALL.

APPLICATION FROM **HAL M. SMITH, JR., AND BRIAN DENNIS** FOR A SPECIAL USE PERMIT TO CONVERT PROPERTY LOCATED AT 205 FOSTER STREET INTO MULTI-USE RESIDENTIAL APARTMENTS. BRIAN DENNIS, HAL M. SMITH, JR., AND KAY SMITH WERE PRESENT ON BEHALF OF THE APPLICATION. NO ONE WAS PRESENT OPPOSING THE APPLICATION. BRIAN DENNIS STATED THAT HE IS WANTING. TO CONVERT THE EXISTING BUILDING INTO APARTMENTS FOR VETERANS. HE SAID THE BUILDING HAS ALWAYS BEEN SOME SORT OF BUSINESS AND NEVER USED FOR RESIDENTIAL PURPOSES. MR. DENNIS SAID THAT THEY FELT LIKE A SPECIAL USE REQUEST WOULD SUFFICE DUE TO THE OTHER BUSINESSES IN THE AREA AND NOT A REZONING REQUEST. AMANDA WOODARD ASKED IF THERE WAS ADEQUATE PARKING FOR THE APARTMENTS. BRIAN DENNIS STATED THAT THERE WAS ADEQUATE PARKING TO SUPPORT THEM. ON A MOTION FROM DWAYNE BURNEY, SECONDED BY JERRY STEVERSON, THE BOARD VOTED TO ACCEPT THE APPLICATION. SO CARRIED. A PUBLIC HEARING WILL BE HELD ON MAY 20, 2024, AT 6:00 P.M. AT THE CITY HALL.

ADJOURNMENT:

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

SECRETARY