

**UNOFFICIAL**

**THE CITY OF EASTMAN PLANNING & ZONING BOARD  
EASTMAN CITY HALL  
JULY 15, 2024  
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, DWAYNE BURNEY, DAVID WHITTEN, AND IVELYN LAMPKIN.

MEMBERS ABSENT: NONE.

OTHERS PRESENT: CITY OF EASTMAN FINANCIAL REPORTING CLERK VICKI BOHANNON, CITY OF EASTMAN CODE ENFORCER JACK WHITE, CITY CLERK APRIL SHEFFIELD, CITY ATTORNEY RITA LLOP, MARLAN ELLER, AUSTIN BARROWS, AND JAMES SAMUEL BURNEY.

BOBBY DANFORTH CALLED THE MEETING TO ORDER, AND DWAYNE BURNEY GAVE THE INVOCATION. AFTER THE INVOCATION BOBBY DANFORTH ANNOUNCED THE NEWEST BOARD MEMBER IVELYN LAMPKIN. SHE WILL BE FILLING THE PLANNING & ZONING BOARD DISTRICT 3 VACANCY.

**APPROVAL OF AGENDA:**

BOBBY DANFORTH ASKED FOR AN APPROVAL OF THE AGENDA, DWAYNE BURNEY MADE A MOTION TO APPROVE THE AGENDA AS PRESENTED, SECONDED BY DAVID WHITTEN, THE AGENDA WAS UNANIMOUSLY APPROVED. SO CARRIED.

**APPROVAL OF MINUTES:**

BOBBY DANFORTH ASKED FOR APPROVAL OR CORRECTION OF THE MINUTES FROM THE SCHEDULED MEETING ON JUNE 17, 2024. DAVID WHITTEN MADE A MOTION, SECONDED BY DWAYNE BURNEY TO APPROVE THE MINUTES OF THE SCHEDULED MEETING ON JUNE 17, 2024, AS PRESENTED. SO CARRIED.

**NEW BUSINESS:**

APPLICATION FROM **5404 MAIN STREET LLC**. TO REZONE PROPERTY LOCATED AT 5404 MAIN STREET FROM AN **I ZONE** TO A **B-1 ZONE** IN ORDER TO CORRECT ZONING DISCREPANCIES. MARLAN ELLER WAS PRESENT ON BEHALF OF THE APPLICATION. NO ONE WAS PRESENT OPPOSING THE APPLICATION. BOBBY DANFORTH STATED THAT THE BLOCK IN QUESTION COVERS A LARGE AREA, IMPACTING SEVERAL HOMES. THE ZONING BOARD HAS IMPLEMENTED A STREET-BY-STREET BASIS AS FAR AS REZONING GOES. HOWEVER, IF WE CAN USE THE DITCH LINE AS A TRUE CUTOFF POINT FOR THIS REZONING IT WOULD ONLY IMPACT A FEW HOMES RATHER THAN SEVERAL RESIDENCES. BOBBY ALSO STATED THAT THE DITCH LINE IS VERY VISIBLE ON THE NORMAN AVENUE SIDE

BUT IS COVERED ON THE MAIN STREET SIDE. JACK WHITE STATED THAT THE CITY MAINTAINS THE ENTIRE DITCH LINE, AND BUILDING IS PROHIBITED ON IT AS WELL. DWAYNE BURNEY STATED THAT THE STREET-BY-STREET BASIS IS A TRUE BLOCK EVERY TIME, BUT THE HOUSES SOLD IN THIS LARGE BLOCK WOULD HAVE TO REQUEST A SPECIAL USE PERMIT EACH TIME THE RESIDENCE CHANGES HANDS. A **P ZONE** WOULD WORK BETTER FOR THIS LARGER AREA, AND THE RESIDENTS, EXCEPT FOR THE ONE LADY THAT HAS THE BOUTIQUE ON MAIN STREET. JACK WHITE STATED THAT SHE HAS INVESTED A GREAT DEAL OF MONEY PURCHASING THE LAND AS WELL AS THE BUILDING SHE HAS MOVED IN. RITA LLOP STATED THAT IF THE BOARD ACCEPTS THE DEFINITION OF THE DITCH LINE IT CAN BE USED AS THE CUTTING OFF POINT FOR THE REZONING. RITA ALSO STATED THAT THE CITY ORDINANCE STATES THAT “UNLESS OTHERWISE INDICATED, THE ZONE BOUNDARIES ARE LOT LINES, THE CENTER LINES OF STREAMS, STREETS, RAILROAD RIGHT-OF-WAYS, OR SUCH LINES EXTENDED”. IN THIS CASE THE DITCH LINE CAN BE USED. AMANDA WOODARD MADE A MOTION TO ACCEPT THE APPLICATION USING THE DITCH LINE AS THE BOUNDARY, SECONDED BY DAVID WHITTEN. SO CARRIED. A PUBLIC HEARING IS SCHEDULED FOR AUGUST 19, 2024, AT 6:00 P.M.

APPLICATION FROM **5404 MAIN STREET LLC**. FOR A SPECIAL USE PERMIT TO HOUSE RESIDENTIAL APARTMENTS AT 5404 MAIN STREET. MARLAN ELLER WAS PRESENT ON BEHALF OF THE APPLICATION. NO ONE WAS PRESENT OPPOSING THE APPLICATION. BOBBY DANFORTH STATED THAT THE SPECIAL USE PERMIT IS CONTINGENT ON THE REZONING REQUEST PASSING THE PLANNING & ZONING BOARD, AND THE CITY COUNCIL. DAVID WHITTEN MADE A MOTION TO ACCEPT THE SPECIAL USE APPLICATION WITH THE CONTINGENCIES, SECONDED BY IVELYN LAMPKIN. SO CARRIED. A PUBLIC HEARING IS SCHEDULED FOR AUGUST 19, 2024, AT 6:00 P.M.

**PUBLIC HEARING:**

NONE.

**ADJOURNMENT:**

THERE BEING NO FURTHER BUSINESS, BOBBY DANFORTH CALLED FOR A MOTION TO ADJOURN THE MEETING. DWANE BURNEY MADE A MOTION, WITH A SECOND FROM IVELYN LAMPKIN, SO CARRIED. MEETING WAS ADJOURNED.

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SECRETARY