

**UNOFFICIAL  
THE CITY OF EASTMAN PLANNING & ZONING BOARD  
EASTMAN CITY HALL  
NOVEMBER 18, 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, DAVID WHITTEN, AND IVELYN LAMPKIN.

MEMBERS ABSENT: BOBBY DANFORTH.

OTHERS PRESENT: CITY OF EASTMAN FINANCIAL REPORTING CLERK VICKI BOHANNON, CITY OF EASTMAN CODE ENFORCER JACK WHITE, CITY CLERK APRIL SHEFFIELD, DWAYNE BURNEY, BRIAN DENNIS, ELAINA LOCKHART, BECKY MULLIS, MARLAN ELLER, RON DANIELS, CITY ATTORNEY RITA LLOP, AND ALLEN LONG.

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

**APPROVAL OF MINUTES:**

DAVID WHITTEN ASKED FOR APPROVAL OR CORRECTION OF THE MINUTES FROM THE SCHEDULED MEETING ON OCTOBER 21, 2024. IVELYN LAMPKIN MADE A MOTION TO CORRECT THE MINUTES ADDING ALLEN LONG TO THE ATTENDEE LIST, SECONDED BY AMANDA WOODARD TO MAKE THE CORRECTION TO THE MINUTES OF THE MEETING ON OCTOBER 21, 2024. SO CARRIED.

**PUBLIC HEARING:**

APPLICATION FROM **HAL M. SMITH JR AND ELAINA LOCKHART** FOR A **SPECIAL USE PERMIT** TO HOUSE A MULTI-FAMILY FOUR-UNIT RESIDENTIAL COMPLEX AT 205 FOSTER STREET. ELAINA LOCKHART WAS PRESENT ON BEHALF OF THE APPLICATION. NO ONE WAS PRESENT OPPOSING THE APPLICATION. AFTER A BRIEF DISCUSSION ON A MOTION FROM AMANDA WOODARD, SECONDED BY IVELYN LAMPKIN, THE BOARD VOTED TO APPROVE THE SPECIAL USE PERMIT. SO, CARRIED. THE CITY COUNCIL WILL MAKE THE FINAL DECISION AT THEIR MEETING ON NOVEMBER 25, 2024, MEETING.

**NEW BUSINESS:**

**RESOLUTION AND DRAFT ORDINANCE AMENDMENT TO THE INDUSTRIAL ZONING ORDINANCES** FROM THE CITY OF EASTMAN COUNCIL. RITA LLOP EXPLAINED THE NEW ORDINANCE DRAFTED AS OF SEPTEMBER OF THIS YEAR. RITA LLOP EXPLAINED THAT WE ARE TRYING TO ADDRESS AUTHORIZED USES IN INDUSTRIAL ZONES. THERE ARE AT LEAST TWENTY-ONE RESIDENTIAL UNITS, MORE THAN TWENTY-ONE RESIDENTIAL UNITS THAT ARE IN THE INDUSTRIAL

ZONES. SHE HAS COUNSELED WITH 5404 MAIN STREET LLC. /RON DANIELS, AND WE HAVE AGREED TO SOME LANGUAGE THAT WE BOTH CAN LIVE WITH. YOUR CONCERN IS NOT TO HAVE RESIDENCES IN THE INDUSTRIAL ZONE, SO WE ARE STILL GOING TO HAVE THAT, BUT WE ARE ALLOWING THE EXISTING STRUCTURES AS OF 9/1/2024. THAT THOSE RESIDENTS BE AUTHORIZED AND BE CONTINUED AS RESIDENCES AND THAT ZONING ALLOWANCE WILL RUN WITH THE PROPERTY EVEN IF THE PROPERTY OWNER SELLS THE PROPERTY. IT WILL ALSO ALLOW THE PROPERTY OWNER TO REPLACE THEIR BUILDING IF IT'S DESTROYED, EXPAND UPON IT, ADDING AN ADDITION, NOT TO ADD TO ADDITIONAL ADJOINING PROPERTIES, BUT AS JACK SAID LAST TIME AT THE MEETING, THE FOOTPRINT OF THE BUILDING WILL BE THERE AND CAN BE REPLACED. SO I AM GOOD WITH THAT, RECOMMEND THAT YOU ADOPT THAT LANGUAGE AND SEND IT BACK TO THE CITY COUNCIL. BEFORE YOU DO THAT, YOU WILL HAVE TO HAVE A PUBLIC HEARING ON THIS FOR PEOPLE TO COME WHO ARE AFFECTED BY THIS OR EVEN IF THEY'RE NOT AFFECTED BY THIS. A PUBLIC HEARING ANYONE CAN COME AND VOICE THEIR CONCERNS, IF ANY THEY HAVE, ON THIS ORDINANCE CHANGE BECAUSE IT IS GOING TO AFFECT SOME PEOPLE. RON DANIELS DID PROVIDE ME, AND ALLEN LONG HAS TOO, A LIST OF RESIDENCES IN THE INDUSTRIAL ZONE. SO I SUGGEST THAT WE ACTUALLY SEND THEM A LETTER, NOT SAYING IT IS GOING TO CHANGE THE USE OF THEIR PROPERTY, JUST NOTIFYING THEM THAT THE CITY IS TAKING ACTION TO MAKE THEIR NON-CONFORMING USE TO BE CONFORMING IN THE INDUSTRIAL ZONE. AMANDA WOODARD ASKS IF WE ARE CONFIDENT WE HAVE EVERYBODY. RITA LLOP STATES THAT SHE IS PRETTY CONFIDENT. WE'RE ALSO GOING TO POST IT, AND IT WILL BE ADVERTISED NOW I BELIEVE THERE ARE FOUR SEPARATE AREAS OF ZONING/AREAS IN THE CITY, BUT I WILL HAVE TO DOUBLE WITH THE ZONING MAP THAT I DIDN'T HAVE A CHANCE TO LOOK AT. BUT WE WILL POST THAT IN EACH INDUSTRIAL ZONE THAT HAS AN AFFECTED RESIDENCE IN IT. IT SHOULDN'T BE TOO HARD TO BE INCLUSIVE I THINK, OKAY. DAVID WHITTEN STATES THAT WE ARE ONLY VOTING ON THE WORD CHANGE. AMANDA WOODARD MADE A MOTION TO ACCEPT THE ORDINANCE AS MRS. RITA HAS PUT TOGETHER FOR US. AMANDA ASKS, "DO WE NEED ANY FURTHER DISCUSSION?" IVELYN LAMPKIN STATED THAT SHE IS IN AGREEMENT WITH THAT, AND SHE SECONDS THE MOTION. SO, CARRIED. RITA ASKS IF WE NORMALLY HAVE A SEPARATE MOTION TO HAVE A PUBLIC HEARING TO BE HELD. IVELYN LAMPKIN STATED THAT WE DO NOT HAVE A SEPARATE MOTION FOR THAT. RITA LLOP SUGGESTS THAT WHEN WE HAVE THE PUBLIC HEARING THAT WE ACTUALLY RECORD IT. YOU CAN SET IT UP AT THE COUNCIL TABLE AND ACTUALLY RECORD IT. AMANDA WOODARD ASKS SO THE ACTUAL FACEBOOK RECORDING IS NOT AN OFFICIAL RECORDING. RITA LLOP STATED THAT FACEBOOK IS NOT AN OFFICIAL RECORDING, AND SO MAYBE WE WILL HAVE IT TRANSCRIBED. THAT WAY, THE CITY COUNCIL CAN LOOK AND SEE THE ACTUAL COMMENTS THAT HAVE BEEN MADE, IF ANY, AND ANY CONCERNS THAT THE PUBLIC MIGHT HAVE IN EVALUATING YOUR DECISION TO SEND THIS ORDINANCE UP. YOU CAN CHANGE YOUR MIND AFTER PUBLIC COMMENT AFTER YOUR PUBLIC HEARING, BUT IF YOU SEND IT UP WITH A RECOMMENDATION EITHER WAY, RITA THINKS IT'S IMPORTANT FOR COUNCIL TO HAVE THE FACTS THAT WERE PRESENTED TO YOU FOR YOUR EVALUATION AS WELL. DAVID WHITTEN ASKS IF WE NEED TO HAVE ANOTHER MOTION. IVELYN LAMPKIN EXPLAINS THAT WE HAVE ALREADY HAD A

MOTION TO PROCEED WITH THE PUBLIC HEARING. AMANDA WOODARD ASKED IF THAT WILL BE AT OUR NEXT MEETING. A PUBLIC HEARING WILL BE HELD ON MONDAY, DECEMBER 16, 2024, AT 6:00 P.M.

**RESOLUTION 2024-008 TO PROVIDE AN ADDITIONAL ZONING DISTRICT IN MULTI-FAMILY R-3, TO PROVIDE FOR SCHEDULE OF DIMENSIONS R-3.** RITA LLOP ADDRESSED THE BOARD AND STATED THAT THE BOARD SAW THIS AT THE LAST MEETING, BUT THE CHART WAS NOT ATTACHED SO NOW THE CHART IS ATTACHED. AMANDA WOODARD HAS ONE QUESTION, AND RITA LLOP STATED JACK WHITE WILL HAVE TO ADDRESS THAT. AMANDA STATED THAT THERE WERE SOME BLANKS. JACK WHITE STATED THAT HE HAS THE ANSWER FOR THAT. HE INFORMED THE BOARD THAT ANY PERMITTED USE IN THE R-1 ZONE WILL BE USED. AMANDA STATED THAT IT IS NOT IN THE CHART. JACK WHITE AGREES WITH HER, THAT IT IS NOT STATED ON THE CHART. JACK STATES THAT THE SAME COMPS THAT ARE IN THE R-1 ZONE WILL BE USED IN THIS ZONE AS WELL. AMANDA ASKS WHETHER IT WILL BE THE SAME AS THE R-1 ZONE. RITA LLOP STATED THAT SHE WILL NEED TO ADD THAT TO THE CHART. JACK WHITE STATES THAT IT NEEDS TO BE ADDED ONLY TO THE CHART, THAT IT IS ALREADY IN THE ORDINANCE. WE JUST NEED TO ADD IT TO THE CHART. THAT WILL BE THE ONLY THING THAT WILL CHANGE. AMANDA ASKED, "SO YOU WILL FILL IN ALL THE BLANKS THAT ARE AROUND IN THIS ORDINANCE DRAFT WITH THE R-1 WORDING?" RITA LLOP STATED SHE WILL TAKE CARE OF ADDING THE R-1 TO ALL THE BLANKS. AMANDA ASKED, "SO IT WILL BE THE SAME AS THE R-1?" JACK WHITE SAID, "YES." AMANDA WOODARD STATED SHE IS GOOD WITH THAT. RITA LLOP STATED THAT AGAIN YOU WILL HAVE A PUBLIC HEARING ON IT AS WELL BECAUSE WE ARE ADDING A NEW ZONE. RITA THINKS THE POSTING THAT IS REQUIRED SHOULD BE AT THE CITY HALL AND IN ADDITION TO THE REGULAR ADVERTISING THAT YOU DO IN THE NEWSPAPER. WE WILL HAVE TO COME UP WITH THE VERBIAGE FOR THE PRELIMINARY PARAGRAPH IN THE ORDINANCE OR THE RESOLUTION, SO I CAN GET WITH VICKI ON THAT AND COME UP WITH THE LANGUAGE AND APRIL AS WELL FOR THE POSTING AND THE ADVERTISING. RITA STATES THAT IT IS UP TO THE BOARD IF THEY WANT TO DO THOSE ON THE SAME DAY OR NOT, BUT SHE THINKS WE SHOULD DO THEM ON THE SAME DAY. AMANDA, DAVID, AND IVELYN ARE ALL FINE WITH DOING BOTH OF THEM ON THE SAME DAY. AMANDA WOODARD MADE A MOTION TO ACCEPT THE RESOLUTION 2024-008, RITA INTERRUPTS AND STATES THE ORDINANCE IS ACTUALLY 2024-014. SHE STATES THAT THE RESOLUTION SENT TO YOU IS THE DRAFT ORDINANCE, SO IT HAS A DIFFERENT NUMBER. AMANDA STATES, "AS LONG AS WE GET THIS CHART CORRECT." DAVID WHITTEN STATES, "WE HAVE A MOTION: CAN I GET A SECOND?" IVELYN LAMPKIN SECONDS THE MOTION. SO CARRIED. IVELYN STATES THAT WE WILL HAVE TWO PUBLIC HEARINGS AT THE NEXT MEETING, DAVID ASKS IF THAT IS MONDAY. IVELYN CORRECTS HIM WITH A "NO, NEXT MEETING." AMANDA ASKS WHEN THAT IS, AND IVELYN SAYS IT WILL BE MONDAY, DECEMBER 16, 2024. DAVID STATED THAT WE WILL HAVE A PUBLIC HEARING ON MONDAY, DECEMBER 16, 2024, AT 6:00 P.M.

**ADJOURNMENT:**

THERE BEING NO FURTHER BUSINESS, DAVID WHITTEN CALLED FOR ANY FURTHER COMMENT OR IF ANYONE NEEDED TO SPEAK ON ANYTHING. BRIAN DENNIS ASKED IF THIS WILL BE FOR ALL THE INDUSTRIAL ZONES THROUGHOUT THE CITY. AMANDA WOODARD ASKED RITA, "YOU SAY THERE'S FOUR?" I ASSUME THAT'S ALL OF THEM. "RITA LLOP STATES, "I THINK THERE IS FOUR. I DIDN'T HAVE A CHANCE TO LOOK AT THE MAP." AMANDA STATES WHOEVER IS AFFECTED. DAVID WHITTEN ASKS IF THERE'S ANY OTHER COMMENTS OR QUESTIONS. WITH NONE, DAVID CALLS FOR A MOTION TO ADJOURN THE MEETING. AMANDA WOODARD MAKES A MOTION, WITH A SECOND FROM IVELYN LAMPKIN, SO CARRIED. THE MEETING WAS ADJOURNED.

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SECRETARY