

**UNOFFICIAL MINUTES**

**THE CITY OF EASTMAN PLANNING & ZONING BOARD  
EASTMAN CITY HALL  
JUNE 21, 2021  
MINUTES**

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

MEMBERS PRESENT: JOHN REDDOCK, JERRY STEVERSON, BOBBY DANFORTH, DAVID WHITTEN AND DEBORAH HOWELL.

MEMBERS ABSENT: NONE

OTHERS PRESENT: CITY OF EASTMAN FINANCIAL REPORTING CLERK VICKI BOHANNON, CITY OF EASTMAN CODE ENFORCER JESSE BEARDEN, BRIAN DENNIS, RON WHITTINGTON, GREGORY AND LYNETTA DAVIES AND A SMALL GROUP OF RESIDENTS (LIST OF NAMES INCLUDED) REGARDING THE APPLICATIONS.

CHAIRMAN JOHN REDDOCK CALLED THE MEETING TO ORDER AND GAVE THE INVOCATION.

**APPROVAL OF AGENDA:**

JOHN REDDOCK ASKED FOR APPROVAL OF THE AGENDA. ON A MOTION FROM BOBBY DANFORTH, SECONDED BY JERRY STEVERSON THE AGENDA WAS UNANIMOUSLY APPROVED AS PRESENTED.

**APPROVAL OF MINUTES:**

JOHN REDDOCK ASKED FOR APPROVAL OR CORRECTION OF THE MINUTES FROM THE MAY 17, 2021 MEETING. DAVID WHITTEN MADE A MOTION, SECONDED BY DEBORAH HOWELL TO APPROVE THE MINUTES OF THE MAY 17, 2021 AS PRESENTED. SO CARRIED.

**PUBLIC HEARING:**

APPLICATION FROM FRANK DRAKES IV TO REZONE PROPERTY LOCATED AT 525 MT. MORIAH STREET FROM AN R2-A ZONE TO A B-2 ZONE IN ORDER TO OPERATE A BUSINESS.

FRANK DRAKES IV WAS NOT PRESENT ON BEHALF OF THE APPLICATION. JOHN REDDOCK READ THE MINUTES FROM THE MAY 17<sup>TH</sup> MEETING, WHAT MR. DRAKES IS WANTING TO DO WITH THIS PROPERTY. MR. REDDOCK STATED THAT THE BOARD WAS PRESENTED 12 TO 14 LETTERS OF CONCERN THAT ARE AGAINST THE REZONING. AFTER INVITING PUBLIC COMMENTS TYRONCE BROWN SPOKE ABOUT THE SEWAGE ISSUE AND HIS CONCERN OF

THIS ADDITION OF MORE BUILDINGS ON THE LINE THE PROBLEM WOULD ESCALATE. LILLIE PITTS SPOKE AGAINST THE REZONING REGARDING THE POTENTIAL TAX INCREASE AND THE EXTRA TRAFFIC THIS CHANGE WOULD CAUSE. BERTHA JOHNSON SPOKE ABOUT THE POTENTIAL TAX INCREASE AND ALSO STATED THAT THERE ARE OTHER BUSINESS AREAS IN TOWN THAT WOULD BE BETTER SUITED FOR THIS PROJECT. HELEN MCSTEPHENSON SPOKE ON HER CONCERN OF THE POLICE PRESENCE THAT WOULD BE REQUIRED TO MAINTAIN THE AREA; SHE IS ALSO CONCERNED ABOUT THE EXTRA TRASH PICKUP A BUSINESS IN THIS AREA WOULD CAUSE. JOHN REDDOCK STATED THAT HE IS CONCERNED THAT ONCE THE BOARD CHANGES THE ZONING TO BUSINESS IT WOULD OPEN THE AREA UP FOR ANYTHING. AFTER A BRIEF DISSUSION, ON A MOTION FROM BOBBY DANFORTH, SECONDED BY JERRY STEVERSON THE BOARD VOTED UNANIMOUSLY TO DENY THE APPLICATION FOR REZONING. SO CARRIED.

APPLICATION FROM **FIRST BAPTIST CHURCH, INC.** TO REZONE PROPERTY LOCATED AT 5135 PINE STREET FROM R-1 ZONE TO R-2 ZONE IN ORDER TO TEMPORARILY HOUSE MALE RESIDENTS THAT HAVE GRADUATED FROM FAITH-BASED TREATMENT FACILITIES.

RON WHITTINGTON SPOKE ON BEHALF OF THE MEN THAT WOULD BE HOUSED AT THIS LOCATION. MR. WHITTINGTON STATED THAT THE TEMPORARY STATUS MEANS THAT THE MEN WILL BE HOUSED AT THIS LOCATION FOR ONLY 9 MONTHS. HE ALSO STATED THAT HE HAS LINED UP SEVERAL BUSINESSES IN EASTMAN THAT ARE WILLING TO HIRE THE HOUSED MEN AND HELP THEM GET BACK ON THEIR FEET AS WORKING CITIZENS AND HE IS WORKING WITH THEM TO BECOME BETTER FATHER FIGURES. THE SIX HOUSED MEN WILL HAVE CURFEWS AND WILL BE SUBJECT TO RANDOM DRUG TESTING. RON HIMSELF WILL BE OVERSEEING THE RESIDENTS BUT EVENTUALLY HE WANTS TO HAVE A FULL-TIME IN-HOUSE OVERSEER. TODD CROSBY INTERIM PASTOR AT FIRST BAPTIST CHURCH OF EASTMAN STATED THAT THE CHURCH WAS GOING TO CLEAR THE AREA AND MAKE IT A PARKING LOT BEFORE THIS IDEA WAS PRESENTED TO THEM. BUT AFTER LOOKING INTO THIS PROJECT THE CHURCH WAS MORE THAN WILLING TO ASSIST RON WITH THE PROJECT. IF THE PROJECT IS NOT SUCCESSFUL THE CHURCH WILL CONTINUE WITH THEIR PLAN OF THE PARKING LOT. CLINT JONES WAS A RESIDENT IN THIS PROGRAM, IS NOW A MEMBER OF THE FIRST BAPTIST CHURCH, WORKS UNDER MIKE GRENADE AND IS A SUBSTITUTE SPEAKER FOR AREA CHURCHES. HE IS AN EXAMPLE THAT THIS PROGRAM WORKS AND IS BENEFICIAL TO THIS AREA. MIKE GRENADE STATED THAT THIS PROJECT HAS TAKEN TWO YEARS WITH COMMUNITY AND OTHER CHURCHES SUPPORT, WITHOUT THE SUPPORT THIS PROJECT WOULD NOT BE AT THIS STAGE. MR. HAL SMITH SPOKE AND STATED THAT HE WAS NOT AGAINST

THIS GREAT PROJECT HE JUST WANTS IT DONE WITH OUT HAVING TO REZONE THE ENTIRE BLOCK. MR. SMITH SAID THAT SOME OF THE MEN TURN OUT GOOD AND SOME OF THEM GO BACK TO THE WAY THEY WERE BEFORE THE PROGRAM. HE JUST WANTS A DIFFERENT SOLUTION THAN REZONING. JOHN REDDOCK STATED THAT THE ONLY WAY THAT THIS TREATMENT FACILITY CAN BE HOUSED AT THIS LOCATION IS ONLY BY REZONING THE ENTIRE BLOCK. MR. TODD CROSBY STATED THAT IF THEY OUTGROW THIS PARTICULAR HOUSE THE PARKING LOT PROJECT WILL BE FULLFILLED. AFTER A BRIEF DISCUSSION, ON A MOTION FROM JERRY STEVERSON, SECONDED BY DAVID WHITTEN THE BOARD APPROVED THE REZONING. SO CARRIED. THE CITY COUNCIL WILL MAKE THE FINIAL DECISION AT THEIR JUNE 28, 2021 MEETING.

APPLICATION FROM SLM MANAGEMENT GROUP LLC. TO REZONE PROPERTY LOCATED AT 5737 OAK STREET FROM R-1B ZONE TO P ZONE IN ORDER TO ADD TO EXISTING STRUCTURE TO BE USED AS OFFICE SPACE OR MULTI-FAMILY DWELLING.

BRIAN DENNIS WAS PRESENT ON BEHALF OF THE APPLICATION AND HE STATED THAT HE HAS SEVERAL PROPERTIES IN EASTMAN. HE STARTED CONVERTING EXISTING HOUSES INTO APARTMENTS DUE TO THE NEED HIS FAMILY MEMBERS HAD. HE SAID THAT THIS PROPERTY IS ON TWO CITY BLOCKS AND HE CAN ONLY RENT THE EXISTING HOUSE TO A SINGLE FAMILY. THE GARAGE BEHIND THE HOUSE WILL BE TORN DOWN AND A DUPLEX OR A TRIPLEX WOULD BE BUILT IN PLACE OF IT. MR. DENNIS REFERENCED THE AMERICAN LEGION, SHORTY'S AND A C.P.A. OFFICE THAT ARE CURRENTLY LOCATED IN THIS SAME AREA. GWEN BURCH SPOKE AGAINST THE APPLICATION AND PRESENTED THE BOARD WITH A LIST OF TWENTY TO TWENTY-FIVE NAMES THAT ARE ALSO IN OPPOSITION OF THE REZONING. FRANK ERWIN, OWNER OF THE C.P.A. OFFICE ACROSS THE STREET FROM THE PROPOSED TRIPLEX STATED THAT HE IS CONCERNED WITH THE OVERFLOW PARKING. IN THE PAST WHEN THE FORMER OWNERS HAD GATHERINGS THE VISITORS WOULD USE HIS PARKING LOT AND HE IS CONCERNED THE RENTERS OF THE TRIPLEX WOULD DO THE SAME. CLIFTON AND DELILAH CARR ARE CONCERNED ABOUT THE TRAFFIC THIS APARTMENT COMPLEX WOULD CAUSE WHEN SCHOOL IS IN SESSION AND TAX SEASON IS GOING ON, THE TRAFFIC IS HORRIBLE. THEY ALREADY CAN'T LET THEIR SON PLAY IN THE YARD DURING THOSE TIMES OF THE YEAR. THEY ALSO STATED THAT THEY DON'T WANT ANYMORE COLLEGE KIDS LIVING NEXT TO THEM, THE COMPLEX THAT MR. DENNIS HAS ON OAK STREET IS NUISANCE ENOUGH. JOHN REDDOCK STATED THAT THE REASON WE HAVE PLANNING & ZONING IS TO KEEP THE AREA THE WAY THE NEIGHBORS WANT IT TO BE NOT JUST WHAT THE APPLICANT WANTS. BOB HOLLAND STATED THAT HE IS

CONCERNED ABOUT THE RENTERS THAT WILL BE OCCUPYING THE APARTMENTS, WILL THEY HAVE RANDOM DRUG TESTS AND BACKGROUND CHECKS. MR. HOLLAND FEELS STRONGLY AGAINST THESE COMPANIES BUYING UP THE RESIDENTIAL AREAS AND USING IT TO MAKE A BUCK. THE COMPANIES ARE NOT CONCERNED ABOUT THE CURRENT RESIDENTS IN THE AREA THEY JUST WANT TO MAKE A PROFIT. BRIAN DENNIS STATED THAT WITH THE AREA HE HAS AVAILABLE HE CAN BUILD A SINGLE FAMILY RESIDENTIAL HOME WITHOUT ZONING APPROVAL. AFTER A BRIEF DISCUSSION, ON A MOTION FROM BOBBY DANFORTH, SECONDED BY DEBORAH HOWELL THE BOARD VOTED UNANIMOUSLY TO DENY THE APPLICATION FOR REZONING. SO CARRIED.

**NEW BUSINESS:**

**APPLICATION FOR A SPECIAL USE PERMIT FROM GREGORY & LYNETTA DAVIES TO PLACE 4 TO 8 LOFT APARTMENTS AT 5105 3<sup>RD</sup> AVENUE.**

GREGORY DAVIES SPOKE ON BEHALF OF THE APARTMENTS AND STATED THAT THERE IS A GREAT NEED FOR SMALLER TYPE HOUSING FOR COLLEGE STUDENTS. THEY HAVE REVISED THEIR PLANS FROM EIGHT APARTMENTS TO ONLY BUILDING FOUR SO THEY CAN ACCOMMODATE FOR A COMMON LAUNDRYROOM AREA. NO ONE WAS PRESENT OPPOSING THE APPLICATION. JESSE BEARDEN STATED THAT THEY HAVE AMPLE FOOTAGE TO ACCOMMODATE THE PROJECT THEY ARE REQUESTING. MR. BEARDEN ALSO STATED THAT THEY HAVE ACCESS TO THE CITY'S PARKING LOT ACROSS THE ROAD FOR OVERFLOW PARKING. AFTER A BRIEF DISCUSSION, ON A MOTION FROM BOBBY DANFORTH, SECONDED BY DAVID WHITTEN, THE BOARD VOTED UNANIMOUSLY TO PROCEED WITH THE APPLICATION. A PUBLIC HEARING IS SCHEDULED FOR JULY 19, 2021 AT 6: P.M.

**APPLICATION FOR A SPECIAL USE PERMIT FROM JOEL YARBOROUGH TO CONVERT THE 2<sup>ND</sup> FLOOR TO AN APARTMENT AT 221 COLLEGE STREET FOR HIS PERSONAL RESIDENCE.**

THERE WAS NO ONE PRESENT TO SPEAK ON BEHALF OR IN OPPOSITION OF THE APPLICATION. JESSE BEARDEN STATED THAT HE HAS A ROUGH DRAWING OF MR. YARBOROUGH'S APARTMENT PLANS AND HE HAS ENOUGH SQUARE FOOTAGE TO ACCOMMODATE THE DESIGN. AFTER A BRIEF DISCUSSION, ON A MOTION FROM BOBBY DANFORTH, SECONDED BY JERRY STEVERSON, THE BOARD VOTED UNANIMOUSLY TO PROCEED WITH THE APPLICATION. A PUBLIC HEARING IS SCHEDULED FOR JULY 19, 2021 AT 6:00 P.M.

**ADJOURNMENT:**

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

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SECRETARY