

UNOFFICIAL MINUTES

**THE CITY OF EASTMAN PLANNING & ZONING BOARD
EASTMAN CITY HALL
MARCH 21, 2022
MINUTES**

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

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

MEMBERS ABSENT: BOBBY DANFORTH.

OTHERS PRESENT: CITY OF EASTMAN FINANCIAL REPORTING CLERK VICKI BOHANNON AND CITY OF EASTMAN CODE ENFORCER JESSE BEARDEN.

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 DAVID WHITTEN, 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 SPECIAL CALLED MEETING ON FEBRUARY 10, 2022 AND THE REGULAR SCHEDULED MEETING ON FEBRUARY 21, 2022. DAVID WHITTEN MADE A MOTION, SECONDED BY DEBORAH HOWELL TO APPROVE THE MINUTES OF THE SPECIAL CALLED MEETING ON FEBRUARY 10, 2022 AND THE MINUTES FROM THE REGULAR SCHEDULED MEETING ON FEBRUARY 21, 2022 AS PRESENTED. SO CARRIED.

NEW BUSINESS:

APPLICATION FROM EASTMAN PLANNING & ZONING BOARD TO REZONE FIVE CITY BLOCKS ADJACENT TO THE DODGE COUNTY COURTHOUSE FROM A B-1 ZONE TO A P ZONE IN ORDER TO REFLECT THE EXISTING USES.

JOHN REDDOCK STATED THAT IN 1956 THE ZONE IN THIS AREA WAS ESTABLISHED AND SET BY THE STATE GOVERNMENT AND BY NOW YOU WOULD HAVE THOUGHT THE ZONING BOARD IN PAST YEARS WOULD HAVE UPDATED THESE AREAS EXISTING USES, HOWEVER IT'S UP TO THE CURRENT ZONING BOARD TO CORRECT THIS OVERSIGHT. SPECIAL USES PERMITS ARE ISSUED TO CORRECT SOME OF THE PROPERTIES AROUND TOWN BUT IN THIS AREA ADJACENT TO THE COURTHOUSE THEY WOULD ALL REQUIRE AN INDIVIDUAL SPECIAL USE PERMIT. A LOT OF THE PROPERTIES IN THIS AREA ARE COMING UP FOR SALE SOON AND IT WOULD BE MORE FEASIBLE TO GO AHEAD AND REZONE THESE AREAS AND CUT

DOWN ON HAVING TO ISSUE SO MANY SPECIAL USE PERMITS. THIS AREA IS NOW A "B-1" ZONE AND THAT DOESN'T ALLOW FOR APARTMENTS AND APARTMENTS ARE IN HIGH DEMAND WITH ALL THE COLLEGE STUDENTS IN OUR AREA. A "P" ZONE WOULD BE A BETTER FIT FOR THIS AREA BECAUSE IT WOULD INCLUDE BUSINESS AND RESIDENTIAL USES. JESSE BEARDEN EXPLAINED WHERE THE FIVE DIFFERENT BLOCKS UNDER CONSIDERATION FOR REZONING ARE IN APPROXIMATION TO THE COURTHOUSE SQUARE. HE STATED THAT THE AREAS ARE MADE UP OF A MIX OF LAW OFFICES, PROBATION OFFICE, OLD CHILD SUPPORT OFFICE, CHILD DAYCARE FACILITY, APARTMENTS AND SINGLE-FAMILY HOUSES AND REZONING THE AREAS TO A "P" ZONE WILL COVER ALL THE MULTIPLE USES IN THIS AREA. AFTER A BRIEF DISCUSSION, ON A MOTION FROM DAVID WHITTEN, SECONDED BY JERRY STEVERSON, THE BOARD VOTED UNANIMOUSLY TO PROCEED WITH THE REZONING APPLICATION. SO CARRIED. A PUBLIC HEARING IS SCHEDULED FOR APRIL 18, 2022 AT 6: P.M.

PUBLIC HEARING:

NONE.

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 DEBORAH HOWELL, SO CARRIED. MEETING WAS ADJOURNED.

SECRETARY