

**UNOFFICIAL**

**THE CITY OF EASTMAN PLANNING & ZONING BOARD  
EASTMAN CITY HALL  
JUNE 17, 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, AND DAVID WHITTEN.

MEMBERS ABSENT: JERRY STEVERSON.

OTHERS PRESENT: CITY OF EASTMAN FINANCIAL REPORTING CLERK VICKI BOHANNON, CITY OF EASTMAN CODE ENFORCER JACK WHITE, MARLAN ELLER, AUSTIN BARROWS, SAMUEL BURNEY, AND MONICA J. ANDREWS.

BOBBY DANFORTH CALLED THE MEETING TO ORDER, AND DWAYNE BURNEY GAVE THE INVOCATION.

**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 MAY 20, 2024. DAVID WHITTEN MADE A MOTION, SECONDED BY DWAYNE BURNEY TO APPROVE THE MINUTES OF THE SCHEDULED MEETING ON MAY 20, 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 P ZONE IN ORDER TO CORRECT ZONING DISCREPANCIES. MARLAN ELLER WAS PRESENT ON BEHALF OF THE APPLICATION. NO ONE WAS PRESENT OPPOSING THE APPLICATION. MARLAN ELLER STATED THAT HE WANTED TO PRESENT THREE POSSIBLE WAYS TO ADDRESS THIS PARTICULAR AREA. HE HAS AN ISSUE WITH THE CURRENT I ZONE, DUE TO HIS BUILDING HOUSING RESIDENTIAL APARTMENTS, AND THE APARTMENTS ARE PROHIBITED IN AN I ZONE. ONE FEASIBLE WAY IS REZONING TO A P ZONE. THIS ZONING CHANGE WOULD BE PROPER FOR ALL TWENTY-ONE AFFECTED PROPERTIES IN THIS CHANGE, BUT HIS NEIGHBOR THAT IS TRYING TO ESTABLISH A BOUTIQUE IN THE ADJOINING PROPERTY WILL NOT FIT IN THE PROFESSIONAL ZONE CONSTRAINTS. A SECOND ONE IS TO REZONE TO A B-1 ZONE WHICH IS BETTER FOR THE SMALL BLOCK WITH ONLY EIGHT PROPERTIES AFFECTED IF THE

BLOCK STARTS AT 9<sup>TH</sup> AVENUE AND RUNS TO THE WIDE DITCH LINE BACK TO DOROUGH AND NORMAN AVENUE. EIGHT OF THESE ARE INDUSTRIAL AND SOME ARE MIXED RESIDENTIAL USE PROPERTIES. FERRELL GAS HAS PROPERTY IN THIS AREA WITH ONLY A UTILITY BUILDING PRESENTLY ON THIS PROPERTY. THE P OR THE B-1 ZONE WILL WORK FOR HIM AS FAR AS THE APARTMENTS ARE CONCERNED. MR. ELLER STATED THAT HE ALSO FOUND WHERE AN OCCUPANCY LETTER WOULD SUFFICE FOR HIS APARTMENTS AND MAINTAIN THE CURRENT INDUSTRIAL ZONE CLASSIFICATION. MR. ELLER FEELS THAT THE CURRENT CODE NEEDS TO BE LOOKED AT FOR CORRECTION ON THE NONCONFORMANCE USE, NO CODE FITS WHERE EVERYONE WILL BE HAPPY. THE HOMES SHOULD NEVER HAVE BEEN BUILT WITHOUT A CORRECTION MADE TO THE CODE. MR. ELLER STATED THAT HE HAS OTHER INVESTORS IN THIS PROPERTY, AND THEY ARE LOOKING FOR HIM TO GET THESE ISSUES CORRECTED. JACK WHITE ASKED THE BOARD TO LOOK AT THE MAP SHOWING THE FULL BLOCK THE REZONING WILL AFFECT. THE AREA WILL START AT 5404 MAIN STREET RUNNING TO LEE AVENUE, FROM LEE AVENUE TO DOROUGH STREET, FROM DOROUGH STREET THEN TO LIVINGSTON AVENUE ON TO NORMAN STREET, FROM NORMAN STREET TO 9<sup>TH</sup> AVENUE, AND BACK ON TO MAIN STREET AT THE BEGINNING POINT. BOBBY DANFORTH STATED THAT THE ZONING BOARD DOES NOT SPOT ZONE ANYMORE SO WE WOULD HAVE TO REZONE THIS WHOLE LARGE AREA AND NOT USE THE DITCH LINE AS A STOPPING POINT FOR THE DESIGNATED REZONING AREA. AMANDA WOODARD ASKED MR. ELLER WHICH ONE OF THE THREE HE PREFERRED. MR. ELLER STATED THAT HE WANTS TO GO FORWARD WITH THE B-1 ZONE APPLICATION ALONG WITH A SPECIAL USE PERMIT TO ALLOW FOR HIS RESIDENTIAL APARTMENTS. BOBBY DANFORTH STATED THAT WE AS A BOARD ARE FOR GROWTH AND KEEPING THE CURRENT NEIGHBORHOOD INTACT. WE NEED TO CORRECT THE CURRENT I ZONE TO ACCOMMODATE MRS. ANDREWS AS WELL AS TO KEEP A SALVAGE YARD FROM BEING PLACED IN THIS AREA. DAVID WHITTEN MADE A MOTION TO TABLE THIS APPLICATION AND BRING THE NEW APPLICATION FOR A B-1 ZONE AND A SPECIAL USE PERMIT TO THE JULY 15, 2024, MEETING, SECONDED BY AMANDA WOODARD. SO CARRIED.

**PUBLIC HEARING:**

NONE.

**ADJOURNMENT:**

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

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SECRETARY