

THE CITY OF EASTMAN PLANNING & ZONING BOARD
EASTMAN CITY HALL
JULY 19, 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, AND DEBORAH HOWELL.

MEMBERS ABSENT: DAVID WHITTEN.

OTHERS PRESENT: CITY OF EASTMAN FINANCIAL REPORTING CLERK VICKI BOHANNON, CITY OF EASTMAN CODE ENFORCER JESSE BEARDEN, STEVEN GRANTHAM, GREGORY AND LYNETTA DAVIES.

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 DEBORAH HOWELL, 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 JUNE 21, 2021 MEETING. DEBORAH HOWELL MADE A MOTION, SECONDED BY JERRY STEVERSON TO APPROVE THE MINUTES OF THE JUNE 21, 2021 AS PRESENTED. SO CARRIED.

PUBLIC HEARING:

APPLICATION FOR A SPECIAL USE PERMIT FROM GREGORY & LYNETTA DAVIES TO CONVERT THE UPSTAIRS INTO LOFT APARTMENTS AT 5105 3RD AVENUE.

GREGORY DAVIES SPOKE ON BEHALF OF THE APPLICATION AND STATED THAT THERE IS A NEED FOR MORE COLLEGE STYLE APARTMENTS IN THE AREA. NO ONE WAS PRESENT OPPOSING THE APPLICATION. JOHN REDDOCK STATED THAT THE DOWNTOWN APARTMENTS ARE A TREMENDOUS ASSET TO THE AREA AND HELP INCREASE FOOT TRAFFIC TO THE LOCAL BUSINESSES. MR. DAVIES STATED THAT HE HOPES THE RENTERS WILL PATRONIZE THE DOWNTOWN AREA BUSINESSES. AFTER A BRIEF DISCUSSION, ON A MOTION FROM BOBBY DANFORTH, SECONDED BY DEBORAH HOWELL, THE BOARD VOTED UNANIMOUSLY TO APPROVE THE

SPECIAL USE PERMIT. SO CARRIED. THE CITY COUNCIL WILL MAKE THE FINAL DECISION AT THEIR JULY 26, 2021 MEETING.

APPLICATION FOR A SPECIAL USE PERMIT FROM JOEL YARBOROUGH TO CONVERT THE 2ND 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 MR. YARBOROUGH IS WANTING TO DOWNSIZE AND THE APARTMENT WILL HAVE ONLY ONE BEDROOM, BATH AND A SMALL LIVING AREA. JESSE ALSO STATED THAT THE COLLEGE STREET AREA IS IN NEED OF CLEANING UP AND THIS WILL BE AN ENHANCEMENT. HE FEELS LIKE THIS PROJECT WILL HELP IMPROVE THIS AREA OF THE DOWNTOWN. JOHN REDDOCK AGREED WITH JESSE ON THE APPEARANCE OF COLLEGE STREET. MR. REDDOCK STATED THAT AT ONE TIME COLLEGE STREET WAS A MAJOR BUSINESS AREA AND NOW WITH ALL BLIGHT AND DILAPIDATED STRUCTURES IT'S AN EYESORE. JOHN ASKED JESSE TO SEE IF THE CITY COUNCIL WILL HELP IMPLEMENT CLEANING UP THE COLLEGE STREET AREA. AFTER A BRIEF DISCUSSION, ON A MOTION FROM BOBBY DANFORTH, SECONDED BY JERRY STEVERSON, THE BOARD VOTED UNANIMOUSLY TO APPROVE THE SPECIAL USE PERMIT. SO CARRIED. THE CITY COUNCIL WILL MAKE THE FINAL DECISION AT THEIR JULY 26, 2021 MEETING.

NEW BUSINESS:

APPLICATION FROM GALA PROPERTIES, LLC. TO REZONE SEVERAL PROPERTIES THEY ARE LOCATED AT 5306 4TH AVENUE, 215, 219 & 229 KING STREET FROM B-2 ZONE TO R-2 ZONE IN ORDER TO CONVERT PROPERTIES INTO APARTMENTS.

STEVEN GRANTHAM WAS PRESENT ON BEHALF OF THE APPLICATION HE STATED THE NEED FOR MORE ACCESSIBLE APARTMENTS FOR COLLEGE STUDENTS IN THE DOWNTOWN AREA. NO ONE WAS PRESENT OPPOSING THE APPLICATION. JESSE BEARDEN DESCRIBED THE ZONE AND AFFECTIVE DWELLINGS AND BUSINESSES IN THIS SAID BLOCK. HE STATED THAT THE ONLY BUSINESS IN THIS ZONE IS THE COUNTY EXTENSION OFFICE AT THE CORNER OF 3RD AVENUE AND FOSTER STREET. AFTER A BRIEF DISCUSSION, ON A MOTION FROM BOBBY DANFORTH, SECONDED BY DEBORAH HOWELL, THE BOARD VOTED UNANIMOUSLY TO PROCEED WITH THE APPLICATION. A PUBLIC HEARING IS SCHEDULED FOR AUGUST 16, 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.

SECRETARY