

UNOFFICIAL MINUTES

**THE CITY OF EASTMAN PLANNING & ZONING BOARD
EASTMAN CITY HALL
MAY 17, 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, BRIAN DENNIS, FRANK DRAKES IV, RON WHITTINGTON, CHLOE WHITTINGTON, DENNIS GIDDENS AND SCOTT LANE.

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 APRIL 19, 2021 MEETING. BOBBY DANFORTH MADE A MOTION, SECONDED BY DAVID WHITTEN TO APPROVE THE MINUTES OF THE APRIL 19, 2021 AS PRESENTED. SO CARRIED.

NEW BUSINESS:

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 SPOKE ON BEHALF OF THE APPLICATION AND STATED THAT HE GREW UP IN EASTMAN AND LIVED ON MT. MORIAH STREET WITH HIS GRANDMOTHER. HE PURCHASED THIS PROPERTY THROUGH A TAX SALE AND WITHIN THE LAST WEEK HE HAS ALSO PURCHASED ALBERT GEORGES' PROPERTY AS WELL. THE AREA IS HEAVILY DRUG INFESTED AND HE WANTS TO OPEN UP A WING SHOP, CAR WASH OR A SMALL STORE SO THE YOUNG MEN WILL HAVE A PLACE THEY CAN GET A JOB AND

BETTER THEMSELVES. HE CLEANED UP BOTH PROPERTIES AND HE JUST WANTS TO IMPROVE THE AREA FOR ALL THE NEIGHBORS INVOLVED. JOHN REDDOCK ASKED IF MR. DRAKES IS WANTING TO SELL ALCOHOL AT THIS STORE LOCATION? MR. DRAKES STATED THAT HE DOES NOT WANT TO SELL ANY ALCOHOL JUST SELL SANDWICHES, WINGS, HOTDOGS, CHIPS AND SODA PRODUCTS. JOHN REDDOCK ASKED MR. DRAKES IF THIS VENTURE IS FOR PROFIT OR FOR CHARITY? MR. DRAKES STATED THAT IT WILL BE FOR BOTH. HE ALSO STATED THAT HE HAS SPOKEN WITH SOME OF THE NEIGHBORS AND THEY ARE FINE WITH THE REZONING. JOHN REDDOCK STATED THAT ONCE THE ZONING SIGNS GO UP PEOPLE TEND TO HAVE A DIFFERENCE OF OPINION THEN. AFTER A BRIEF DISCUSSION, ON A MOTION FROM BOBBY DANFORTH, SECONDED BY DEBORAH HOWELL THE BOARD VOTED UNANIMOUSLY TO PROCEED WITH THE APPLICATION FOR REZONING. A PUBLIC HEARING IS SHEDULED FOR JUNE 21, 2021 AT 6:00 PM.

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.

DENNIS GIDDENS AND SCOTT LANE WERE PRESENT ON BEHALF OF THE CHURCH. 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. THE PROGRAM IS UNDER THE BAPTIST ASSOCIATIONS' NON-PROFIT STATUS. THEY HAVE APPLIED FOR NON-PROFIT STATUS BUT THERE IS A WAITING PERIOD OF A YEAR BEFORE THE STATE WILL APPROVE THEM AS A NON-PROFIT ORGANIZATION. MR. DENNIS GIDDENS STATED THAT THE CHURCH IS IN FAVOR OF THIS PROJECT AND THAT RON HAS PUT A LOT OF WORK INTO FIXING THE HOUSE AND ON THE PROGRAM ITSELF. MR. GIDDENS SAID THAT THEY HAVE CANVASSED THE NEIGHBORHOOD AND EVERYONE THEY HAVE SPOKEN TO IS IN FAVOR OF THIS VENTURE. MR. WHITTINGTON 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. AFTER A BRIEF DISCUSSION, ON A MOTION FROM JERRY STEVERSON, SECONDED BY BOBBY DANFORTH THE BOARD VOTED UNANIMOUSLY TO PROCEED WITH THE APPLICATION FOR REZONING. A PUBLIC HEARING IS SCHEDULED FOR JUNE 21, 2021 AT 6:00 PM.

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 AND PURCHASED THIS PROPERTY WITH THE HOPES TO CONVERT IT TO EITHER A PROFESSIONAL BUILDING OR AS A RESIDENTIAL DUPLEX OR TRIPLEX. MR. DENNIS STATED THAT HE WANTS TO TAKE DOWN THE OUTBUILDING IN THE BACK OF THE PROPERTY AND BUILD A SINGLE-FAMILY HOUSE. DUE TO THE PRICE OF LUMBER BEING SO HIGH IT WOULD BE MORE ECONOMICAL TO BUILD A MULTI-FAMILY HOUSING UNIT OPPOSED TO A SINGLE-FAMILY UNIT. JOHN REDDOCK STATED THAT HE PERSONALLY WOULD NOT BUY ANY PROPERTY UNTIL HE WAS SURE IT WAS ALREADY ZONED FOR PROFESSIONAL USE. MR. REDDOCK ALSO STATED THAT A LOT OF THE OFFICES IN THIS AREA WERE GRANDFATHERED IN AND THAT'S WHERE A LOT OF CONFUSION COMES IN WITH THIS PARTICULAR AREA OF TOWN. AFTER A BRIEF DISCUSSION, ON A MOTION FROM DEBORAH HOWELL, SECONDED BY JERRY STEVERSON THE BOARD VOTED UNANIMOUSLY TO PROCEED WITH THE APPLICATION FOR REZONING. A PUBLIC HEARING IS SCHEDULED FOR JUNE 21, 2021 AT 6:00 PM.

OLD BUSINESS:

NONE.

ADJOURNMENT:

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

SECRETARY