

UNOFFICIAL

THE CITY OF EASTMAN PLANNING & ZONING BOARD

EASTMAN CITY HALL

August 18th, 2025

MINUTES

The Eastman Planning & Zoning Board met in a scheduled meeting at Eastman City Hall at 6:00 p.m.

Members present: Bobby Danforth, David Whitten, and Ivelyn Lampkin.

Members absent: Amanda Woodard and James (Jimmy) Burney.

Others present: City of Eastman Financial Reporting Clerk Vicki Bohannon, City Clerk April Sheffield, City Building Inspector Jack White, Code Enforcement Gerald Fordham, City Manager Spencer Barron, City Councilman Graham Snyder, Thanh Nguyen, Terry Coleman, Danny Lee, Becky Mullis, Hal & Kay Smith, Derek Hutchenson, and David Boss.

Bobby Danforth called the meeting to order, and David Whitten gave the invocation.

Approval of Agenda:

Bobby Danforth asked for approval of the agenda, David Whitten made a motion to approve the agenda as presented, seconded by Ivelyn Lampkin, 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 August 18, 2025. Ivelyn Lampkin made a motion, seconded by David Whitten to

approve the minutes of the scheduled meeting on August 18, 2025, as presented. So carried.

New Business:

Terry Coleman application for variance on setbacks at 5010 Bethel Street. Terry Coleman was present on behalf of the application. No one was present opposing the application. Mr. Coleman stated that he wants to move the white house from across the street to his property located at 5010 Bethel Street. He will renovate and fix the house to rent as a single-family residence. He wants to make sure there will be enough space on the property to accommodate for the dwelling and parking. This is the reason he is requesting a Variance on the setbacks. After a brief discussion David Whitten made a motion, seconded by Ivelyn Lampkin to approve the application. So carried. A Public Hearing will be held on September 15, 2025, at 6:00 p.m., at the City Hall Council Chambers.

Hal Smith application for special use permit at 205 Foster Street. Hal & Kay Smith, Thanh Nguyen and Becky Mullis were present on behalf of the application. No one was present opposing the application. Thanh Nguyen stated that he was going to convert the property into a 15 co-living student housing residence. His son will be housed in one of the co-living rooms while he attends school at Middle Ga State University. After a brief discussion David Whitten made a motion, seconded by Ivelyn Lampkin to approve the application. So carried. A Public Hearing will be held on September 15, 2025, at 6:00 p.m., at the City Hall Council Chambers.

David Boss application for special use permit at 5711 First Ave. David Boss was present on behalf of the application. No one was present opposing the application. David Boss stated that he wants to convert the building into a 10-room co-living residence with one room being his living quarters. After a brief discussion Ivelyn Lampkin made a motion, seconded by David Whitten to approve the application. So carried. A Public Hearing will be held on September 15, 2025, at 6:00 p.m., at the City Hall Council Chambers.

MB Grace LLC application for special use permit for duplex at 1518 Bethel Street. Derek Hutchenson was present on behalf of the application. No one was present opposing the application. Derek Hutchenson stated that the house has two front doors, and he wants to convert the house into a multi-family duplex. After a brief discussion Ivelyn Lampkin made a motion, seconded by David Whitten to approve the application. So carried. A Public Hearing will be held on September 15, 2025, at 6:00 p.m., at the City Hall Council Chambers.

Adjournment:

There being no further business, Bobby Danforth called for a motion to adjourn the meeting. Ivelyn Lampkin made a motion, with a second from David Whitten. So carried. The meeting was adjourned.

Secretary