

Agenda
City of Bainbridge, Georgia
Regular Session - Mayor and City Council
March 21, 2023, 6:30p.m. - City Council Chambers



- I. INVOCATION and PLEDGE TO THE FLAG
- II. APPROVAL OF MINUTES OF REGULAR SESSION – February 21, 2023
- III. RECOGNIZE VISITORS AND DELEGATIONS
- IV. STREET CLOSURE REQUESTS
- V. PUBLIC HEARING - DEMOLITION ORDINANCE
- VI. CONSIDERATION OF DEMOLITION ORDINANCE
- VII. CONSIDERATION OF INTERGOVERNMENTAL AGREEMENT
- VIII. CONSIDERATION OF PLANNING COMMISSION RECOMMENDATIONS
- IX. MAYORAL APPOINTMENTS
- X. DIVISION PRESENTATION – COMMUNITY SERVICES

Bids:

1. Vermeer Southeast
Vacuum System – Water Dept
Marietta, GA \$51,875.00

2. Southern Poly Manufacturing, LLC
Outdoor Furniture for Chason Park
Eastman, GA \$61,564.14

MINUTES
CITY OF BAINBRIDGE, GEORGIA
TUESDAY, FEBRUARY 21, 2023
6:30 P.M.

PRESENT: MAYOR EDWARD REYNOLDS, PRESIDING

COUNCIL MEMBERS: KREGG CLOSE, DON WHALEY, GLENNIE BENCH,
ROSLYN PALMER, PHIL LONG, AND SYLVIA
WASHINGTON

CITY STAFF: CITY MANAGER CHRIS HOBBY, ASSISTANT CITY
MANAGER ROY OLIVER, ALLIE GODWIN, STEVE
O'NEIL, LISA TAYLOR, CRYSTAL HINES, DAVID HOWER,
GABE MENENDEZ, FRANK GREEN, REDELL WALTON,
RYAN WIMBERLEY AND JESSICA HICKS

GUESTS: STEVE AND MARIANNE DICKMAN, RALNA PEARSON,
ASHLEY WHITE, JENNY HERRING, TERESA HEARD
SIMKINS, SHANNON ANGLE, DENNIE NICHOLS, BRUCE
KIRBO JR, HENRY CHOISE, KEITH LYLE, TIM COCHRAN,
DORRIS COSBY AND VALARIE BURKE

ABSENT: NONE

INVOCATION AND PLEDGE TO THE FLAG

Councilwoman Bench gave the invocation and all those assembled pledged allegiance to the flag.

APPROVAL OF MINUTES

Upon a motion offered by Councilwoman Palmer and seconded by Councilwoman Bench, the Council voted 6-0 to approve the minutes from the January 17, 2023, council meeting and the January 27, 2023, special called meeting as presented.

RECOGNIZE VISITORS AND DELEGATIONS

Mayor Reynolds opened the floor for anyone who wish to speak on an item. Mr. Henry Choice of 141 Fleming Road and Mr. Montgomery stepped forward to discuss the securities that are available to the community as well as a school program that he has come up with. Ms. Ralna Pearson of 1309 Belcher Lane stepped forward to express her concern regarding the rezoning of her father's automotive shop and requested an extension to renew her father's business license to keep the current zoning. Hearing from no other person, Mayor Reynolds proceeded to the next item on the agenda.

SPECIAL PRESENTATION – STEVE DICKMAN

Mayor Reynolds informed the city council of a special presentation by Mr. Steve Dickman, Executive Director of Stewards of Lake Seminole, to discuss his non-profit organization.

SPECIAL PRESENTATION – TIM COCHRAN

Decatur County School Broad Superintendent, Tim Cochran, appeared before the Mayor and City Council for his annual presentation regarding all schools within Decatur County School System.

CONSIDERATION OF PROPOSAL – WATER MAIN EXTENSION

City Manager Hobby presented the Mayor and City Council with a proposal from York and Associates for the extension of a water main on Whigham Dairy Road. Mr. Hobby explained this will coincide with the GDOT's project to widen and improve Whigham Dairy Road to become the new truck route. Upon a motion by Councilwoman Bench and seconded by Councilman Close, the Council voted 6-0 to approve the proposal as presented.

INTRODUCTION OF DEMOLITION ORDINANCE

City Manager Hobby introduced a demolition ordinance for 1701 Lake Douglas Road. Mr. Hobby explained that this item will go before a public hearing and then voted on at April city council meeting.

CONSIDERATION OF ONE DAY ALCOHOL BEVERAGE LICENSE

APPLICATION

City Manager Chris Hobby informed the council that the Bainbridge – Decatur County Chamber of Commerce applied for a One Day Alcoholic Beverage License, which would allow

for the sale and on-premises consumption of alcoholic beverages at Rivertown Days on Saturday, March 11, 2023. Upon a motion by Councilwoman Palmer and seconded by Councilwoman Washington, the Council voted 6-0 to approve the One Day Alcoholic Beverage License.

CONSIDERATION OF ALCOHOLIC BEVERAGE LICENSE APPLICATIONS

City Manager Chris Hobby presented the council with four Alcoholic Beverage License Applications.

- a. Applicant Ulises Arequillin, from Las Katrins, which is located at 712 S. Scott Street has applied for a malt beverage consumption license.
- b. Applicant Farnessa Boldin of Family Dollar Stores of Georgia, LLC dba Family Dollar Store #21132, which is located at 303 S. Scott Street has applied for a malt beverage and wine package retail license.
- c. Tony McGuire, new owner of Chuck's Package Store, located at 925 E. Shotwell Street has applied for a package store license.
- d. Karan Barber of Karan's Korner, LLC, located at 234 E. Water Street, has applied for a wine package retail license.

Upon a motion by Councilwoman Bench and seconded by Councilman Close, the Council voted 6-0 to approve the four applications as presented.

CONSIDERATION OF CONTRACT – ANIMAL SHELTER

City Manager Hobby presented the council with contract from PDC Construction to construct an animal shelter. Following a brief discussion from council, Councilman Long made a motion of approve the contract with PDC Construction. The motion was then seconded by Councilwoman Bench and unanimously carried in a 6-0 vote by council.

CONSIDERATION OF PLANNING COMMISSION RECOMMENDATIONS

The Planning Commission met Tuesday, January 10th and considered two items that require City Council action. The Planning Commission unanimously approved both conditional use applications.

- **ITEM 1: CU-2022-007:** Applicant Michele Ringle is requesting a conditional use for a Short-Term Rental at 1208 Tallahassee Hwy. The property is 0.55 acres and is zoned Urban Residential 6 (UR-6).
- **ITEM 2: CU-2023-001:** Applicant Kelvin Sherman is requesting a conditional use for an open-air business (produce stand) at the property located at 203 Shotwell St (Parcel B0260139). The property is .11 acres and is zoned Central Business District (CBD).

Upon a motion offered by Councilman Whaley and seconded by Councilman Close, the council voted 6-0 in favor of the Planning Commission's recommendations and approved both items as presented.

QUARTERLY FINANCIALS

Lisa Taylor, Administrative Services Director, appeared before the Mayor and City Council with an update of the first quarter financials.

CONSENT AGENDA

Bids:

Goforth Williamson, Inc.
Submersible Solids Handling Pumps
Griffin, GA

\$31,840.00

Upon a motion offered by Councilwoman Bench and seconded by Councilman Close, the council voted 6-0 to approve the bid as presented.

ADJOURNMENT

With there being no further business, Mayor Reynolds adjourned the meeting.

BY: _____
EDWARD REYNOLDS, MAYOR

ATTEST: _____
ALLIE GODWIN, COUNCIL CLERK

ORDINANCE NO. _____

AN ORDINANCE TO PROVIDE FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 1701 LAKE DOUGLAS RD., OWNED BY DAVIDE JAMES GIVENS AND DECATUR COUNTY TAX COMMISSIONER'S OFFICE TO PROVIDE THE EFFECTIVE DATE OF THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

SECTION I

WHEREAS, pursuant to Section 14-1 (3) c of the City of Bainbridge Municipal Code (the "Code"), Chief City Marshall and Building Official Keith Pollock has inspected the property, filed notices, held hearings and issued a determination that the property located at 1701 Lake Douglas Rd., is unsafe; and

WHEREAS, pursuant to the determination of the Chief City Marshall and Building Official the City of Bainbridge has previously ordered the owner of the property located at 1701 Lake Douglas Rd., Bainbridge, Georgia; to either repair, alter, improve, or demolish the structure located on the property; and

WHEREAS, the owner of such property has failed to comply fully with such order.

NOW, THEREFORE, BE IT ORDAINED by the City Council of The City of Bainbridge that the City Manager of the City of Bainbridge is hereby authorized and directed to demolish the structure (s) and clean up the property located at 1701 Lake Douglas Rd., being more particularly described as 1701 Lake Douglas Rd., Bainbridge, Georgia 39819.

SECTION II

BE IT FURTHER ORDAINED that all ordinances of the City of Bainbridge in conflict herewith be and the same hereby are repealed for purposes of this ordinance only.

SECTION III

BE IT FURTHER ORDAINED that the provisions of the ordinance shall not be made a part of the official codified ordinances of the City of Bainbridge but shall nevertheless be made a part of the public minutes of the City of Bainbridge.

SECTION IV

This ordinance was introduced and read at the lawful meeting of the Council of the City of Bainbridge held on February 21st, 2023, a Public Hearing on the Ordinance was held on March 21st, 2023 and the Ordinance was adopted by a majority vote of the City Council during its regular meeting of March 21st, 2023.

BY: _____
EDWARD REYNOLDS, MAYOR

ATTEST: _____
ALLIE GODWIN, CLERK

CITY SEAL



PUBLIC HEARING NOTICE

**Bainbridge City Council Meeting
March 21st, 2023 6:30 P.M.
City Hall Council Chambers**

The Bainbridge City Council will be holding a public hearing to discuss the adoption of an ordinance to demolish the structure located at 1701 Lake Douglas Rd. City Hall Council Chambers are located at 101 S. Broad St. Bainbridge, GA.

Please contact City Clerk Allie Godwin @ 229-248-2000 with any questions or comments.

March 13, 2023

Kelsey Harrell
Co-Owner of KGD Produce
306 E Water Street
Bainbridge, Ga 39817

Allie Godwin
101 S Broad Street
Bainbridge, Ga 39818

Dear Allie,

I am writing this letter on behalf of the shops on East Water Street. As a business owner of a store located on East Water Street (KGD Produce), I am excited to see the growth that is developing on this street. Some of the other businesses and I have been talking, and we are wanting to do an event down East Water Street to promote business and get more people down this way.

We are wanting to put on an event on March 25th and are requesting that East Water Street can get barricaded off from Broad Street to Clay Street. Blocking off the road would allow the businesses to use the road to set up tables of merchandise and children activities. We have talked with Skate Towne, and they have agreed to set up bounce houses, slides, and obstacle courses for children to play on. Avie Lou and Brother will have the Easter Bunny set up in their store that day, so we are optimistic that these could be a great event to pair together.

Second Saturday and the Sip n' Stroll are great events that promote businesses downtown, but shops along East Water Street do not see the same amount of people compared to businesses on the square. Since we are all located off the square, we do not receive the same visibility as other businesses downtown. "East Water Street Market Day" would get more people down our street, promote the businesses on the street, and give families something fun to do.

Please present our request to have East Water Street barricaded from Broad Street to Clay Street to the city council at the next meeting. We are hopeful that this event could be great for our downtown.

Thank you,
Kelsey Harrell

Street Closure Request

Randee Eubanks <randeee@bainbridgecity.com>

Thu 3/2/2023 1:22 PM

To: Allie Godwin <allieg@bainbridgecity.com>

Charsuede Keaton
Community United

April 1st

Charsuede will be at city council meeting to answer any questions.

Event in Willis Park

1:00 - 7:00 PM

Would like to close:

West Street from Broughton to Water

Water Street from West to Broad

Broughton Street from West to Broad



Randee Eubanks

Special Events Coordinator

O: (229) 515-8616 | F: (229) 246-7311

205 E Broughton St | Bainbridge, Georgia 39817

www.bainbridgecity.com

Street Closure Request

Randee Eubanks <randeee@bainbridgecity.com>

Tue 2/28/2023 10:44 AM

To: Allie Godwin <allieg@bainbridgecity.com>

Bicentennial Parade - April 20, 2023 -

Wheat Ave closed from - College Street to Shotwell Street

Miluli Ave closed from - Boulevard Drive - Gordon Ave

Evans Street closed from - Boulevard Drive - Wheat Ave

Shotwell Street closed from - Wheat Ave - Broad Street

Broad Street closed from - Shotwell to Calhoun Street

Water Street closed from - Broad Street to West Street

4:00 - 7:00 pm

Bicentennial Street Dance - April 21, 2023 -

Broad Street closed from - Troupe Street to Market Street

Broughton Street closed from - West Street to Clark Street

Water Street closed from - West Street to Clark Street

3:00 - 11:00 pm



Randee Eubanks

Special Events Coordinator

O: (229) 515-8616 | F: (229) 246-7311

205 E Broughton St | Bainbridge, Georgia 39817

www.bainbridgecity.com

Street Closure Request

Randee Eubanks <randeee@bainbridgecity.com>

Wed 3/8/2023 8:32 AM

To: Allie Godwin <allieg@bainbridgecity.com>

Cc: Amanda Glover <amandag@bainbridgecity.com>

June 23, 2023

4:00 - 11:00 PM

Market Street - Closed from Broad Street to Clarke Street

BHS Class of 1993 Reunion - Amanda Glover & Gina Conley
Hook & Ladder



Randee Eubanks

Special Events Coordinator

O: (229) 515-8616 | F: (229) 246-7311

205 E Broughton St | Bainbridge, Georgia 39817

www.bainbridgecity.com

**INTERGOVERNMENTAL AGREEMENT FOR THE PROVISION OF
ANIMAL CONTROL SERVICES BETWEEN DECATUR COUNTY,
GEORGIA AND BAINBRIDGE, GEORGIA**

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") is made and entered this 14th day of March, 2023, by and between the City of Bainbridge, Georgia ("City"), a municipal corporation, and Decatur County, Georgia ("County"), a constitutionally created political subdivision of the State of Georgia, hereinafter collectively referred to as the "Parties."

WHEREAS, pursuant to the Georgia Constitution, Article IX, Section II, Paragraph III, counties and cities are prohibited from exercising governmental authority within each other's boundaries except by Intergovernmental Agreement; and

WHEREAS, there is a need to control rabies, investigate animal cruelty complaints, and investigate animal bites, operate an animal shelter and remove live or dead animals from within the corporate limits of the City and the boundaries of Decatur County; and

WHEREAS, the mission of Bainbridge-Decatur County Animal Services is to provide a humane environment for Decatur County's homeless pets while enforcing the animal control laws of the City of Bainbridge and of Decatur County, Georgia in a manner that reflects quality and professionalism; and

WHEREAS, in partnership with the Bainbridge-Decatur County Humane Society, additional services are provided such as veterinary care for animals including spay/neuters, pet adoptions, pet reclaims, volunteer programs, foster home programs, rescue group coordination and other life-saving programs on a twenty-four hour per day basis; and

WHEREAS, Bainbridge-Decatur County Animal Control Officers (ACOs) are authorized to issue citations for violations of the Rabies and Animal Control Ordinances including, but not limited to, Leash Law, Tethering violations, Cruelty to Animals, Special Permits, Animal License, Animal Bites, Dangerous or Vicious Animals, Nuisance, Abandonment, Rabies Violations, Running at Large, Commercial Guard and Security Dogs, Animals as Prizes and Cruelty to Elephants; and

WHEREAS, the County and the City desire to enter into an Intergovernmental Agreement for the City to respond to citizens' requests for animal control services within the legal boundaries of Decatur County; and

WHEREAS, the Parties desire, through this Agreement, to agree to these Articles of this Agreement under the terms and conditions set forth;

NOW THEREFORE, the City and the County, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby agree as follows:

**ARTICLE 1
PURPOSE AND INTENT**

The purpose of this Agreement is to provide the vital and necessary animal control services functions for the County's homeless pets while enforcing the animal control laws of the City of Bainbridge and of Decatur County, GA in a manner that reflects quality and professionalism.

The Parties agree that:

- ~~1.1 The City agrees to provide animal control services. The purpose of such service shall be to enforce the Georgia Animal Control Act, all County ordinances attendant thereto, and all ordinances of the City related to animal control services.~~
- 1.2 The City agrees to provide a response to requests for animal control services within Decatur County in accordance with the time periods specified.
- 1.3 The City agrees to provide rabies control, investigate cruelty complaints and animal bites, operate an animal shelter, and remove live or dead animals from within the legal boundaries of the unincorporated area of Decatur County.
- 1.4 The City agrees to provide the County courteous, efficient, and accessible Animal Control Services for emergencies, and non-emergencies for the term prescribed in this Agreement, consistent with the overall quality of services provided within the corporate limits of the city.

ARTICLE 2 TERM OF AGREEMENT

The term of this Agreement is for ten (10) years from March 1, 2024, at 0000 hours through and concluding at 2400 hours on February 28, 2034.

At the conclusion of the term (2400 hours on February 28, 2034), the County will be solely responsible for providing all animal control services within the unincorporated boundaries of Decatur County, unless extended by mutual agreement approved by both governing bodies. Any such change is subject to consideration and approval of the County Board of Commissioners and the governing body of the City.

Either party may terminate this Agreement for convenience, at any time, upon one hundred and eighty (180) days' notice.

ARTICLE 3 COMPENSATION AND CONSIDERATION

The County shall remit to the City \$33,333.33 in 120 equal payments due on the first day of each month. The payment amount will be enforceable during the period of this agreement and all payments will be due within fifteen (15) days of the invoice date and should be sent to the following address:

City of Bainbridge
Attn: Accounts Receivable
P.O. Box 158
Bainbridge, Georgia 39818

Failure to remit payment to the city within fifteen (15) days of the invoice date may result in the suspension of services to the County until such time as the payment is received or termination of the agreement.

ARTICLE 4
ENFORCEMENT & SERVICE RESPONSE

Animal Control Officer(s) (ACOs) will assist citizens and other public safety agencies who have requested help with domestic animal problems in a professional manner within their Area of Responsibility (AOR). ACO(s) shall respond to requests for services called in via the public or governmental partners.

ACO(s) will cite animal owners for violations of Decatur County Animal Control Ordinances, participate in the prosecution of such citations, and investigate and prepare reports regarding serious code violations.

The ACO(s) will impound stray dogs, and other animals that are subject to impoundment and when necessary, bring animals into the animal shelter under protective custody. All impounded animals will be held for a minimum of seven (7) days unless reclaimed by their owner, transferred to rescue, or adopted as provided in the Decatur County Animal Control Ordinance. The city will use all reasonable efforts to locate the owner of each animal prior to any disposition.

ACO(s) will also enforce the quarantine of animals that have bitten a person and enforce the regulations governing classified and/or dangerous animals, and inspect premises where animals are kept for sanitary conditions. ACO(s) will transfer any injured animals to the animal shelter, a veterinarian or ensure that the owner (if present) of the animal seeks medical treatment when necessary.

Animal Control Officers shall be dispatched to handle requests for service in a timely manner. Response to service requests shall be in the following priority:

- 1) Dog bites or animal attacks
- 2) Injured animals
- 3) Public Safety emergency calls
- 4) Quarantine violations
- 5) Cruelty to animals
- 6) Animals in custody
- 7) Loose animals
- 8) Animal welfare checks

The average response time to requests for service for priority 1, 2 and 3 shall be forty- five (45) minutes or less. "Response time" means that period of time between receipt of a service request and when an Animal Control Officer is dispatched and arrives at the location of the service request after being dispatched.

The average response time of all responses to priority 4 and 5 calls will be no greater than 4 hours. The average response time of all responses to priority 6, 7 and 8 calls will be no greater than 24 hours.

At all times that there is not a regularly scheduled Animal Control Officer on duty, there shall be an on-call Animal Services Officer to respond to emergency priority 1, 2 and 3 calls.

Upon becoming aware of a possible violation, through request for service, personal observation, analysis of records and data, or other method, ACOs shall conduct a thorough investigation. If after conducting a thorough investigation, the ACOs find just and reasonable grounds to believe a violation was committed, then the appropriate citation and/or Notice of Violation shall be issued. Citations and/or Notices of Violation shall be issued consistent with the County's Animal Control Ordinances and other applicable laws.

The City will complete the "thorough investigations" referenced in this section within 7 (seven) calendar days, unless a specific exception is documented in writing. The documentation shall state why the extension was needed and when the investigation was completed.

**ARTICLE 5
TRANSITION**

In the event of the termination or expiration of this Agreement, the County and the City shall cooperate in good faith in order to effectuate a smooth and harmonious transition from City to the County to maintain the same high quality of services provided by this Agreement for the residents, businesses, and visitors of the County.

The County and the City agree that ninety (90) days prior to the expiration of this Agreement, the City Manager and County Manager (or his/her designee) will meet and confer to ensure a smooth transition.

**ARTICLE 6
IMMUNITY**

It is the intent of the Parties to be covered under the auspices of the immunity granted by O.C.G.A. § 46-5-131.

**ARTICLE 7
TERMINATION AND REMEDIES**

The City or the County may terminate this Agreement in the event of default by the other.

An event of default shall occur if the City fails to provide animal control services as stipulated herein.

The County shall be in default if the County fails to timely pay the City.

If, in the determination of either party, an event of default occurs, the aggrieved party must notify the party alleged to be in default in writing specifying the basis for the default and advise that the default must be cured to the aggrieved party's reasonable satisfaction within a sixty (60) day period; except that for events of default related to the payment of fees, the cure period is reduced to thirty (30) days. The aggrieved party may at their discretion grant additional time to cure the default without waiver of any rights.

In the event that either Party breaches a material term or condition of this Agreement, other than an event of default, the Party in breach, upon receipt of a written request from the nonbreaching Party, shall remedy the breach within thirty (30) days of receipt of the request. If the breach is not cured within the specified time period, the non-breaching Party may utilize the remedies of declaratory judgment, specific performance, mandamus or injunctive relief to compel the breaching Party to remedy the breach. The Parties reserve all available remedies afforded by law to enforce any term or condition of this Agreement.

**ARTICLE 8
AMENDMENTS**

This Agreement may be modified at any time during the term only by mutual written consent of both Parties.

**ARTICLE 9
NOTICES**

All required notices shall be given by first class mail, except that any notice of termination shall be mailed via U.S. Mail, return receipt requested. Notices shall be addressed to the Parties at the following addresses:

If to the County:

Alan Thomas, County Manager
P.O. Box 726
Bainbridge, Georgia 39818
229-248-3030

With a copy to:

Bruce W. Kirbo, Jr,
County Attorney
206 W. Water Street
Bainbridge, Georgia 39817
229-246-3900
229-246-9062

If to the City:

Chris Hobby, City Manager
P.O. Box 158
Bainbridge, Georgia 39817
229-248-2000
229-246-7311 (facsimile)

With a copy to:

Tom Conger, City Attorney
Conger and Smith, LLC
218 E. Water Street
P.O. Box 7457
Bainbridge, Georgia 39818
229-246-0525
229-246-7122 (facsimile)

**ARTICLE 10
NON- ASSIGNABILITY**

Neither Party shall assign any of the obligations or benefits of this Agreement.

**ARTICLE 11
ENTIRE AGREEMENT**

The Parties acknowledge, one to the other, that the terms of this Agreement constitute the entire understanding and agreement of the Parties regarding the subject matter of the Agreement.

**ARTICLE 12
GOVERNING LAW AND VENUE**

This Agreement shall be governed by the laws of the state of Georgia. The obligations of the Parties to this Agreement are performable in Decatur County, Georgia and, if legal action is necessary to enforce same, the Parties agree exclusive venue shall lie in Decatur County, Georgia.

**ARTICLE 13
SEVERABILITY**

If a court of competent jurisdiction renders any provision of this Agreement (or portion of a provision) to be invalid or otherwise unenforceable, that provision or portion of the provision will be severed, and the remainder of this Agreement will continue in full force and effects as if the invalid provision or portion of the provision were not part of this Agreement.

**ARTICLE 14
BINDING EFFECT**

This Agreement shall insure to the benefit of, and be binding upon, the respective Parties' successors.

**ARTICLE 15
COUNTERPARTS**

This Agreement may be executed in several counterparts, each of which shall be an original, and all of which shall constitute but one and the same instrument.

This Agreement contains the entire agreement between the Parties, and no modification shall be binding upon the Parties unless evidenced by a subsequent written agreement signed by the County acting by and through the Decatur County Board of Commissioners, and the City, acting by and through its duly authorized officers.

**ARTICLE 16
TITLE VI**

In accordance with Title VI of the Civil Rights Act, as amended, 42 U.S.C. § 2000d, section 303 of the Age Discrimination Act of 1975, as amended, 42 U.S.C. § 6102, section 202 of the Americans with Disabilities Act of 1990, 42 U.S.C. § 12132, and all other provisions of Federal law, the City agrees that, during performance of this Agreement, the City, for itself, its assignees and successors in interest, will not discriminate against any employee or applicant for employment, any contractor, or any supplier because of race, color, creed, national origin, gender, age or disability. In addition, the City agrees to comply with all applicable implementing regulations and shall include the provisions of this Section in every contract for services contemplated under this Agreement.

**ARTICLE 17
SERVICE DELIVERY**

The parties agree that this Agreement shall be made part of the Service Delivery Strategy between the City and the County as required by O.C.G.A 36-70-20 for the full duration that this Agreement remains in effect.

(SIGNATURES ON NEXT PAGE)

IN WITNESS WHEREOF, the Parties have hereunto set their hands and affixed their seals the day and year first above written.

BAINBRIDGE, GEORGIA

ATTEST:

Edward Reynolds
Mayor

Allie Godwin
Clerk

(SEAL)

APPROVED AS TO FORM:

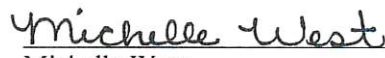
Tom Conger
City Attorney

DECATUR COUNTY, GEORGIA

ATTEST:



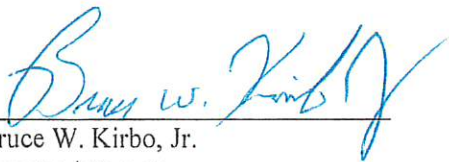
Pete Stephens
Chairman



Michelle West
Clerk

(SEAL)

APPROVED AS TO FORM:



Bruce W. Kirbo, Jr.
County Attorney



**BAINBRIDGE-DECATUR COUNTY PLANNING
COMMISSION March 14, 2023
6:00 p.m.
City Council Chambers**

MINUTES

MEMBERS PRESENT: Frank Flowers, John Marshall, Lachanda Mackey, Valerie Stubbs, Keenan Adams, Alan Davis

MEMBERS ABSENT: Jeff Rich

OTHERS PRESENT: Steve O'Neil, Jessica Hicks, Elisa Alexander, Alesia Brinson, Valorie Brinson, Celeste Peterson, Lewis Peterson

I. CALL TO ORDER

Chairman Frank Flowers called the meeting to order at 6:00 P.M. then gave the invocation.

II. APPROVAL OF MINUTES OF PREVIOUS MEETING

Minutes from the February 14th, 2023, meeting was presented to the Planning Commission. Commissioner Marshall made a motion to approve the minutes, seconded by Commissioner Mackey and passed unanimously.

III. NEW BUSINESS

ITEM 1: CU-2022-007: Applicant Alesia Brinson is requesting a conditional use for a Short-Term Rental at 809 S Bruton. The property is 0.55 acres and is zoned Urban Residential 6 (UR-6).

Alesia & Valorie Brinson came forward to speak on behalf of this item. This property will be occasional use only. Chairman Flowers informed Ms. Brinson that this is a new ordinance up until about a year and a half ago. There will be certain standards, she will have to obtain a license and taxes to maintain compliance. Mrs. Brinson stated that the property is newly renovated and just sitting there empty. Mrs. Brinson would prefer not to have a full-time resident. If it is going to sit there empty, she would rather use it for extra income. Mr. O'Neil stated that he did not encounter any opposition to the request at all. O'Neil stated that Ms. Brinson had a vacant property adjacent to the location that he stated she could use in the event of needing overflow parking. Motion was made by Commissioner Marshall to approve the conditional Short-term rental. The motion was seconded by Commissioner Adams and passed unanimously.

ITEM 2: CU-2023-002: Applicant Lewis & Celeste Peterson is requesting a conditional use for a 40x80 Pole barn for livestock at the property located at 1700 Belcher Ln (Parcel B0800012J00). The property is 3 acres and is zoned SR3.

Celeste & Lewis Peterson came forward to speak on behalf of this item. Mr. & Mrs. Peterson were unaware of the conditional use ordinance and are in attendance to renew the conditional use ordinance in their name. Chairman Flowers informed the Petersons that the committee is concerned about what they will use to mold and shape the conditional use request, sometimes they will deny the request of an expired conditional use to mold and shape the development of an area. Flowers also stated that previous uses for the property are also taken into consideration.

Mrs. Peterson informed the committee that they had already started building the pole barn, unaware of the ordinance and are here now trying to ensure that proper code and ordinance policies are followed. O'Neil placed a stop work order on the property until the situation could be voted on by the city.

Mrs. Elisa Alexander came forward in opposition of the request. Mrs. Alexander lives directly across the street from the property. The residents that live on that road maintain the road themselves. Alexander recalled the previous horses that were on the property. Alexander stated that the horses were a nuisance, attracted vermin and insects, and smelled bad. She is trying to protect herself from anything that may jeopardize the value of her property.

Mr. O'Neil stated that he spoke with one neighbor that had no objections and another that is concerned with the density of animals for the acreage. The ordinance states 2 horses per acre with a minimum of 5 acres. O'Neil stated that to allow the conditional use, there are multiple variances that must be agreed upon first. The variances are setback variances and variance for the amount of land required. The ordinance states 5 acres and they only have 3 acres and only 2 acres are useable. The Petersons were building a 30x80 pole barn. The set back variance would extend into city owned land. The city has no issues with the variance. The request is allowable, horses don't generally make too much noise. If you were looking for a place to put horses, this wouldn't be a terrible place to put them. O'Neil did recommend that if the request passes, that there be no more than 4 horse on the property, ever. That includes horse sitting, caring for a horse for the weekend. At no point will the property ever graduate into adding or caring for any additional horses. Commissioner Marshall asked, when the last time there were horses on the property. Steve estimated that it had been 5+ years. He started with the city a couple days after hurricane Michael and there were no horses there at the time. Commissioner Marshall asked about any prior issues with the previous horses. Mrs. Alexander stated that they have had issues in the past with the horses getting out and the animal control having to come in and help get the horses back in the pen.

Chairman Flowers opened the floor for motion. Commissioner Marshall made a motion to accept with the conditions and variances. Motion was seconded by Stubbs. Motion passed unanimously.

ITEM 3: DRAFT - Fence and Wall Ordinance Text Amendment for discussion only.

Steve O'Neil addressed the need to update the city Fence and Wall ordinance. O'Neil stated that the original reasoning behind the current ordinance, if you put a privacy fence up in the front yard, it presents a hazard to our emergency responders. However, we should be able to come up with an ordinance that will allow for residents to have a choice in what fence they use and still maintain the safety of our emergency responders.

O'Neil requested that the committee take some time over the next couple weeks to decide what type of changes or additions that we could make to the Fence and Wall ordinance that will appease our residents and the city.

IV. **Adjournment:** There being no more business, the meeting was adjourned.

V. **Old Business:**

Dr. Frank Flowers, Chairman

BAINBRIDGE-DECATUR

PLANNING COMMISSION

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

March 14th, 2023

6:00 p.m.

City Hall Council Chambers

- I. DETERMINATION OF A QUORUM
- II. CALL TO ORDER AND INVOCATION
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING
- IV. NEW BUSINESS:

ITEM 1: CU-2022-007: Applicant Alesia Brinson is requesting a conditional use for a Short-Term Rental at 809 S Bruton. The property is 0.55 acres and is zoned Urban Residential 6 (UR-6).

ITEM 2: CU-2023-002: Applicant Lewis & Celeste Peterson is requesting a conditional use for a 40x80 Pole barn for livestock at the property located at 1700 Belcher Ln (Parcel B0800012J00). The property is 4000 acres and is zoned SR3.

ITEM 3: DRAFT Fence and Wall Ordinance Text Amendment for discussion only.

- V. OLD BUSINESS

- VI. ADJOURNMENT

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

February 14, 2023

6:00 p.m.

City Council Chambers

MINUTES

MEMBERS PRESENT: Frank Flowers, John Marshall, Lachanda Mackey, Valerie Stubbs, Alan Davis

MEMBERS ABSENT: Keenan Adams

OTHERS PRESENT: Steve O'Neil, Jessica Hicks, Michele Ringle, Bruce Kirbo, Shawn Swartz, Ralna Pearson, Kelvin Sherman

I. CALL TO ORDER

Chairman Frank Flowers called the meeting to order at 6:00 P.M. then gave the invocation.

II. APPROVAL OF MINUTES OF PREVIOUS MEETING

Minutes from the January 10, 2023, meeting was presented to the Planning Commission. Commissioner Marshall made a motion to approve the minutes, seconded by Commissioner Mackey and passed unanimously.

III. NEW BUSINESS

ITEM 1: CU-2022-007: Applicant Michele Ringle is requesting a conditional use for a Short-Term Rental at 1208 Tallahassee Hwy. The property is 0.55 acres and is zoned Urban Residential 6 (UR-6).

Applicant Michele Ringle came forward and explained her request for a conditional use for a Short-Term Rental at 1208 Tallahassee Hwy. Ringle explained that her daughter lives here in Bainbridge and will be the main caretaker shall any problems arise and she would be back every two months to help

maintain the rental property. Ringle acknowledged that she was aware of the hotel/motel tax upon the city's approval.

Commissioner Flowers opened the floor to any questions. Mrs. Shawn Swartz came forward and asked for the differences between short term rentals and Air B-N-B. Difference were defined by Steve O'Neil, stating that Air B-N-B is a name brand and that they all fall under the umbrella of Short-Term rentals.

Commissioner Flowers opened the floor for further questions. Marshall asked about length of time to open, handicap opportunities and disability request. Ringle returned to the podium and advised she would be ready to open the property within days. Currently there are no handicapped provisions, however she would question the customer about what kind of accommodations were needed and advised she would do her best to provide the requested provisions. Ringle stated that she wants to do the best she can to make sure her property follows all ADA regulations.

Commissioner Flowers Opened the floor for any further questions or concerns, with no response. Commissioner Flowers then opened the floor for a motion to approve the conditional use of the Short-Term Rental Property. Marshall made a motion to approve the conditional use of the property. Motion was seconded by Mackey. The motion passed unanimously.

ITEM 2: CU-2023-001: Applicant Kelvin Sherman is requesting a conditional use for an open-air business (produce stand) at the property located at 203 Shotwell St (Parcel B0260139). The property is .11 acres and is zoned Central Business District (CBD).

Applicant Calvin Sherman came forward and explained his conditional use request for an open-air business (produce stand) at the property located at 203 Shotwell St. Sherman stated the proposed times of operation would be Monday – Sat. He had the same business in Bainbridge 2-3 years back. The business was extremely profitable, unfortunately he was forced to close due to what is now currently Elliano's purchasing the property. Mr. Sherman would be offering "farm fresh produce" year-round. He has that opportunity due to all the contracts he has with Georgia, Florida, and local farmers that he has maintained for 20+ years.

Commissioner Flowers stated that he was concerned with parking for that location. Steve O'Neil commented that the current parking conditions allowed for "maybe" five cars max, any other customers would have to be off site parking. The city couldn't have customers backing out into Shotwell Street due to heavy traffic and that it was dangerous.

Sherman stated that he only anticipated on-site parking for three vehicles max. Additional parking would be in the downtown city parking lot to the north of the requested location. Sherman agreed that he would create a safe parking flow. Entry would be on Shotwell St. and exit would be on Broad St or vice versa.

Commissioner Flowers opened the floor for any questions or concerns. Mackey asked if Mr. Sherman would be willing to put "Parking in Rear" signs out. Sherman agreed.

Marshall questioned Sherman about deliveries of produce due to not having the space for a large delivery vehicle in that area and estimated opening date. Sherman stated that there would be no deliveries. He would be the only one bringing produce to the location, his anticipated opening would be March 9, 2023.

Commissioner Flowers opened the floor to any other questions or concerns. Mrs. Shawn Swartz approached the Podium and asked if the produce stand would undergo any inspections from the health department and the possibility to change the location to allow for a farmers' markets to expand. It was stated that this would be a produce stand not a farmers' market, Commissioner Flowers reminded the group about a farmers' market that Bainbridge used to have and stated it would be subject to DHS inspection.

Commissioner Flowers opened the floor to other questions, after no response, commissioner Flowers opened the floor for a motion to approve the request. Marshall made a motion to approve the request. Mackey seconded the motion. The request was unanimously approved.

V. Old Business

VI.ADJOURNMENT - There being no more business, the meeting was adjourned.

Dr. Frank Flowers, Chairman

February 16, 2023

Mr. Steve O'Neil
City of Bainbridge
Community & Economic Development Director

Bainbridge Planning Commission, Mayor and City Council:

Property owner Alesia Brinson, and applicant Port Mugree LLC are requesting permission for a conditional use for a short term rental (AirBnB) on the property located at 809 S. Bruton St., Parcel ID: B0280154. 809 S. Bruton St. is a 3 bedroom 2 bath unoccupied residential dwelling located in the Bainbridge City Limits.

Please find location maps enclosed for your review and 'Conditional Use' approval consideration.

Thank you,

Port Mugree, LLC

Email: stay@portmugree.com

Phone: (404) 491-1580

PORT MUGREE LLC
30 N Gould St Ste N
Sheridan, WY 82801

BAINBRIDGE GEORGIA

P.O. Box 158
Bainbridge, Ga. 39818

www.bainbridgecity.com

Phone: 229-248-2000
Fax: 229-246-7311

APPLICATION #: _____

FEE: \$150.00

CONDITIONAL USE APPLICATION

NOTICE: State Law O.C.G.A. 36-66-4 requires, "a local government taking action resulting in a zoning decision shall provide for a hearing on the proposed action at least 15 but not more than 45 days prior to the date of the hearing, the local government shall cause to be published within a newspaper of general circulation, within the territorial boundaries of the local government, a notice of hearing."

Said notice shall state the time, place, and purpose of the hearing; therefore, applicants must submit their complete application, an application complying with the procedural requirements of the city's zoning ordinance and found to be complete with regard to application materials, payment of fees, supportive material and any other application requirements specified prior to the newspaper public notice advertising deadline date needed to fulfill the requirements of O.C.G.A. 36-66-4. The zoning administrator and/or his representative *shall have at least 10 days prior to the advertising deadline date to determine whether an application is complete and eligible for advertisement. Applications submitted less than 10 days prior to the advertising deadline date are not guaranteed to be reviewed or included in the required advertising. Such applications shall be held until the next application cycle.*

APPLICATION INFORMATION

APPLICANT(S): Port Mugree IIc
ADDRESS: 30 N. Gould St Ste N, Sheridan WY 82801
PHONE: (404) 491-1580

PROPERTY INFORMATION

PROPERTY OWNER(S): Alesia Brinson
ADDRESS: 518 W. College St. Bainbridge GA 39819
PHONE: (229) 246-2861
LOCATION OF SUBJECT PROPERTY: 809 S. Bruton St. Bainbridge GA 39819

PROPERTY INFORMATION (continued)

TAX MAP: 12428 PARCEL: B0280154 SIZE (ACRES): 0.29

ZONING DESIGNATION OF SUBJECT PROPERTY: UR-9

PROPOSED USE OF PROPERTY (BRIEF): Short Term Rental / AirBNB

REQUIREMENTS FOR CONDITIONAL USE REQUESTS

Conditional use request applications *must* include the following:

- 1. APPLICATIONS REQUIREMENTS
(ZONING ORDINANCE TABLE 14.2.1) Page 5
- 2. PLAN REQUIREMENTS
(ZONING ORDINANCE TABLE 14.2.2) Page 5
- 3. ANALYSIS REQUIREMENTS (Forms provided on page 3)
(ZONING ORDINANCE TABLE 14.2.3) Page 6

<p><u>Alesia Brinson</u> Property Owner Signature</p> <p><u>Feb 16, 2023</u> Date</p>	<p><u>[Signature]</u> Submitted By:</p> <p><u>02/16/2023</u> Date</p>
---	---

DEPARTMENT USE ONLY

SUBMITTAL DATE: _____ DATE CERTIFIED COMPLETE: _____

Department Representative Signature

CONDITIONAL USE APPLICATION

TABLE 14.2.3
ANALYSIS REQUIREMENTS

1. Existing use(s) of subject property: UNOCCUPIED residential dwelling
2. Existing zoning of property contiguous with or located within 100 feet of subject property: UR-9
-
3. Does the proposed conditional use request permit a use that is suitable in view of the use and development of adjacent and nearby property (existing land use)? Yes No
Explain: it is still residential and is not an intense use
-
4. Will the proposed conditional use result in a use which could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools? Yes No
Explain: _____
-
5. Is the proposed conditional use in conformity with the policy and intent of the comprehensive plan* including use element? Yes No
6. Are there other existing or changing conditions affecting the use and development of property which give supporting grounds for either approval or disapproval of the proposal? Yes No
7. Does the property to be affected by the proposed conditional use have a reasonable economic use as currently zoned? Yes No

*A copy of the city's future land use element (map and narrative), part of the city's adopted comprehensive plan, is available for public review inside the City Hall map room and on the city's website at www.bainbridgecit.com.

CONFLICT OF INTEREST IN ZONING DECISIONS
CAMPAIGN CONTRIBUTIONS

36-67A-3.

(a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing: (1) The name and official position of the local government official to whom the campaign contribution was made; and (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.

(c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the Respective local government showing:

The name and official position of the local government official to whom the campaign contribution was made; and (2) the dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

I CERTIFY THAT ALL STATEMENTS FURNISHED IN THIS APPLICATION ARE TRUE TO THE BEST OF MY KNOWLEDGE AND I AM AWARE OF THE PROVISIONS CONTAINED IN O.C.G.A. 36-67A-3.

Property Owner(s) Signature: <u>Alesia Brinson; Alesia Brinson</u>
Address: <u>518 W. College St, Bainbridge GA 39819</u>

PUBLIC HEARING DATES

DATE OF PLANNING COMMISSION MEETING: _____ @ 6:00 p.m.

DATE OF CITY COUNCIL MEETING: _____ @ 6:30 p.m.

*Planning Commission meetings are held at 6:00 p.m. at City Hall in the City Council Chambers.
City Council meetings are held at 6:30 p.m. at City Hall in the City Council Chambers.*

**TABLE 14.2.1
APPLICATION REQUIREMENTS**

Application Requirement	Conditional Use
Application fee as established by resolution	Required - \$100.00
Application form furnished by the zoning administrator, including the applicant's signature and the property owner's signature	Required <i>CONDITIONAL USE APPLICATION</i>
Legal description of the property	Required
A survey plat of the property prepared by a registered land surveyor or, if the property is recorded on an existing plat in the land records of Decatur County, a copy of the correct county tax map found in the current tax mapping system of the county	Required
Letter of Intent describing the proposed use of the property and/or other action requested	Required
Site plan of the property at an appropriate engineering scale showing the proposed use and relevant information regarding proposed improvements (see Section 14.2.8, "Plan Requirements")	Required
Description of efforts of any special conditions voluntarily made a part of the request	Required
Other information required by the zoning administrator	Maybe

**TABLE 14.2.1
APPLICATION REQUIREMENTS**

Site Plan Requirement	Conditional Use
Footprints of existing and proposed buildings and structures	Required
Dimensions and locations of parking areas including internal circulation and driveway approaches	Required
Tree protection survey (if applicable)	Maybe
Dimensions and general location of any landscaping and/or buffers (if applicable)	Required
Preliminary drainage plans (if applicable)	Required
Method of water supply and sewage disposal if not available on-site (if applicable)	Required
Dimensional requirements by zoning district	Required
Specific use provisions (if applicable)	Required
General dimensional provisions (if applicable)	Required
General development requirements (if applicable)	Required
Application requirements (if applicable)	Required
Other Information as required by the Zoning Administrator	Maybe

**TABLE 14.2.3
ANALYSIS REQUIREMENTS**

Criteria Required to be Analyzed by Applicant and Review Bodies	Application for Conditional Use
1. Existing use(s) and zoning of subject property	Required
2. Existing zoning of nearby property	Required
3. Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property (existing land use)	Maybe
4. Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools	Required
5. Whether the proposal is in conformity with the policy and intent of the comprehensive plan including land use element ***	Required
6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal	Required
7. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned	Required

*** A copy of the city's future land use element (map and narrative), part of the city's adopted comprehensive plan, is available for public review inside the map room at City Hall.



B0280058

B0280059

B0280038

B0280039

B0280040

B0280041 B02

CAMPBELL ST.

B0280069

B0280153

0070

B0280087

B0280152

B0280154

Bainbridge

BRUTON ST.

B0280086

B0280155

0084

B0280156

B0280158

B0280159

B0280160

B0280085

B0280157

W. COLLEGE ST.

qPublic.net™ Decatur County, GA

O.C.G.A. 48-5-264.1 NOTICE

You are hereby notified that pursuant to O.C.G.A. 48-5-264.1 (a), representatives of the Decatur County Tax Assessor's Office, with proper I.D. may enter upon your property during normal business hours, for the purpose of collecting accurate data or any verifications thereof due to permits issued, Returns filed, Revaluations (partial or whole). Neighborhood reviews, sale price verification, land covenants, land splits, 3 year reviews and Appeal reviews. This includes all residential properties, manufactured homes, agricultural, commercial and industrial properties. Should you have any questions, please contact our office.

Summary

Parcel Number 80280154
 Location Address 809 BRUTON ST
 Legal Description 507 277 809 BRUTON ST
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District Bainbridge (District 02)
 Millage Rate 30.842
 Acres 0.29
 Homestead Exemption No (S0)
 Landlot/District N/A



Owner

BRINSON, ALESIA J
 518 W COLLEGE ST
 BAINBRIDGE, GA 39819

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	FF-RES: 40.00	Front Feet	12,750	85	1.50	0.29	0

Residential Improvement Information

Style One Family
 Heated Square Feet 1240
 Interior Walls Pine
 Exterior Walls Vinyl Siding
 Foundation Piers
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1925
 Roof Type Galvanized Metal
 Flooring Type Pine
 Heating Type CH AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$61,538
 Condition Average
 House Address 809 BRUTON

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
CANOPY, LOW COST (RESIDENTIAL)	2017	18x20 / 0	0	\$1,008
GARAGE	2006	30x48 / 0	1	\$30,600
UTILITY BUILDING, UNFINISHED	1900	8x10 / 0	2	\$800

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/30/2022	507 277		\$0	Unqualified - Improved	BRINSON THOMAS E	BRINSON ALESIA J
6/24/2005	196 53		\$12,000	Unqualified - Improved	THOMSPN GERTRUDE ALLEN	BRINSON THOMAS E
2/28/2003	49 274		\$12,000	Unqualified - Improved	WASHINGTON WILLIE BRADY	THOMPSON GERTRUDE ALLEN
1/1/1940	U7 367		\$0	Unqualified - Improved		WASHINGTON WILLIE BRADY

Valuation

	2022	2021	2020	2019	2018
Previous Value	\$90,769	\$78,349	\$75,726	\$75,726	\$68,603
Land Value	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
+ Improvement Value	\$61,538	\$54,961	\$46,848	\$44,225	\$44,225
+ Accessory Value	\$32,408	\$32,408	\$28,101	\$28,101	\$28,101
= Current Value	\$97,346	\$90,769	\$78,349	\$75,726	\$75,726

Area Sales Report

Sale date range:

From: 02 / 13 / 2020 To: 02 / 13 / 2023

Sales by Area

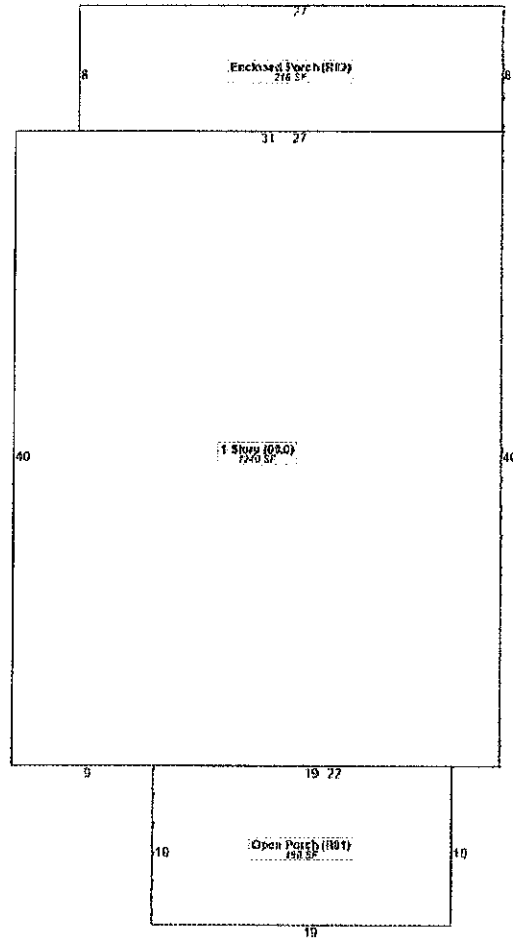
1500 Feet

Sales by Distance

Photos



Sketches



No data available for the following modules: Rural Land, Conservation Use Rural Land, Forest Land Protection Act, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

The Decatur County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 2/10/2023, 10:47:30 PM



Version 2.3.246

Staff Analysis

DATE: March 6, 2023

TO: Bainbridge-Decatur County Planning Commission, Mayor and City Council

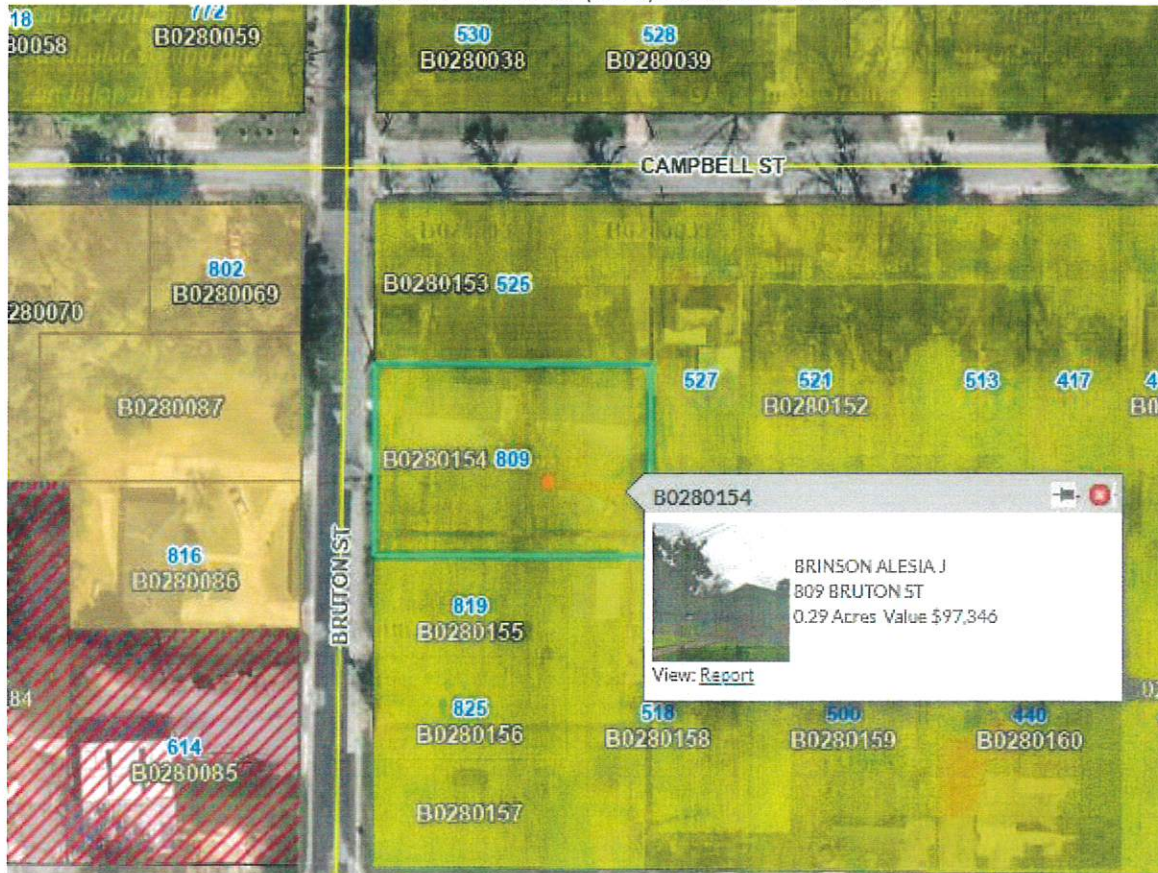
FROM: Steve O'Neil, Community & Economic Development Director

SUBJECT: CU-2023-003

ITEM: CU-2022-007: Applicant Port Mugree LLC. is requesting permission for a conditional use for a short term rental (AirBnB) on the property located at 809 S. Bruton St. The property is 0.29 acres and is zoned Urban Residential 9 (UR-9).

Conditional use: A use that would not be appropriate generally or without restriction throughout a particular zoning district and is not automatically permitted by right within said zoning district, but which, if controlled as to number, area, location, relation to the neighborhood or other pertinent considerations, may be found to be compatible and approved by the Governing Body within that particular zoning district as provided in certain instances by this zoning ordinance. An approved conditional use runs with the property.-City of Bainbridge, GA, Zoning Ordinance.

CURRENT ZONING: (UR-9) Urban Residential 9



BAINBRIDGE-DECATUR

PLANNING COMMISSION

Section 6.3.1. Purpose and Intent.

UR-9 districts are intended to establish medium-density urban residential neighborhoods comprised of predominantly detached single-family dwellings (not including mobile or manufactured homes). These districts are served by public water sanitary sewer and service.

FUTURE LAND USE DESIGNATION: Residential (Urban Medium Density)

Analysis

The applicant's request to utilize an existing residential structure as a short term rental is in conformity with the goals and policies of the City of Bainbridge Comprehensive Plan. The short term rental will be subject to hotel/motel tax. Adequate space for parking exists.

Recommendation

Planning Staff recommend approval of the applicants conditional use request to operate a short term rental facility at 809 S. Bruton St.

February 9, 2023

To whom it may concern:

We purchased 3 acres of land from Thomas Knight to house our horses there. We would like to build a pole barn for the horses and to store equipment. Lewis is a contractor and has constructed over 20 pole barns in surrounding counties for other people. The pole barn will be aesthetically sound and will not be an eye-sore. It will be constructed with great detail and precision. We will maintain the property with a wooden fence surrounding the entire area. The horse will be well maintained. We use Dr. Bailey as a vet; the horses are fully immunized and always well-groomed. We will at the property for several hours each day. The horse must be fed and watered twice a day. We also plan to get a sign that will visibly display our phone numbers for any concerns.

Caring for horses has been something Lewis has done since he was a teenager. He rides the horses in the city parades and attends several trail rides each year in Georgia, Florida, Alabama, South Carolina, and Tennessee. We are skilled in the care of horses. Please accept this letter as a letter of intent for the use of the property.

Thank you,

Lewis and Celeste Peterson



P.O. Box 158
Bainbridge, Ga. 39818

www.bainbridgecity.com

Phone: 229-248-2000
Fax: 229-246-7311

APPLICATION #: _____

FEE: \$150.00

CONDITIONAL USE APPLICATION

NOTICE: State Law O.C.G.A. 36-66-4 requires, "a local government taking action resulting in a zoning decision shall provide for a hearing on the proposed action at least 15 but not more than 45 days prior to the date of the hearing, the local government shall cause to be published within a newspaper of general circulation, within the territorial boundaries of the local government, a notice of hearing."

Said notice shall state the time, place, and purpose of the hearing; therefore, applicants must submit their complete application, an application complying with the procedural requirements of the city's zoning ordinance and found to be complete with regard to application materials, payment of fees, supportive material and any other application requirements specified prior to the newspaper public notice advertising deadline date needed to fulfill the requirements of O.C.G.A. 36-66-4. The zoning administrator and/or his representative shall have at least 10 days prior to the advertising deadline date to determine whether an application is complete and eligible for advertisement. Applications submitted less than 10 days prior to the advertising deadline date are not guaranteed to be reviewed or included in the required advertising. Such applications shall be held until the next application cycle.

APPLICATION INFORMATION

APPLICANT(S): Lewis & Celeste Peterson
ADDRESS: 1332 E River Rd Bdge, Ga. 39817
PHONE: 229-220-6249 / 850 441 0082

PROPERTY INFORMATION

PROPERTY OWNER(S): Lewis & Celeste Peterson
ADDRESS: 1700 Belcher Lane, (1332 E River Rd) Bdge Ga. 39817
PHONE: 229-220-6249 / 850 441 0082
LOCATION OF SUBJECT PROPERTY: 1700 Belcher Lane Bdge Ga. 39817

PROPERTY INFORMATION (continued)

TAX MAP: _____ PARCEL: D0800012500 SIZE (ACRES): 3

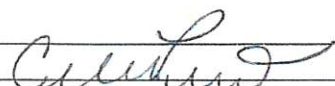
ZONING DESIGNATION OF SUBJECT PROPERTY: SR-3 / UR-1e

PROPOSED USE OF PROPERTY (BRIEF): Keep Livestock (horses)
40x80 Pole Barn work / Livestock

REQUIREMENTS FOR CONDITIONAL USE REQUESTS

Conditional use request applications *must* include the following:

- 1. APPLICATIONS REQUIREMENTS
(ZONING ORDINANCE TABLE 14.2.1) Page 5
- 2. PLAN REQUIREMENTS
(ZONING ORDINANCE TABLE 14.2.2) Page 5
- 3. ANALYSIS REQUIREMENTS (Forms provided on page 3)
(ZONING ORDINANCE TABLE 14.2.3) Page 6

<p>Property Owner Signature</p> <p>Date <u></u></p>	<p>Submitted By:</p> <p>Date <u>2/1/23</u></p>
--	--

DEPARTMENT USE ONLY

SUBMITTAL DATE: _____ DATE CERTIFIED COMPLETE: _____

Department Representative Signature _____

CONDITIONAL USE APPLICATION

TABLE 14.2.3
ANALYSIS REQUIREMENTS

1. Existing use(s) of subject property: Vacant lot
2. Existing zoning of property contiguous with or located within 100 feet of subject property: _____
3. Does the proposed conditional use request permit a use that is suitable in view of the use and development of adjacent and nearby property (existing land use)? Yes No
Explain: _____
4. Will the proposed conditional use result in a use which could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools? Yes No
Explain: _____
5. Is the proposed conditional use in conformity with the policy and intent of the comprehensive plan* including use element? Yes No
6. Are there other existing or changing conditions affecting the use and development of property which give supporting grounds for either approval or disapproval of the proposal? Yes No
7. Does the property to be affected by the proposed conditional use have a reasonable economic use as currently zoned? Yes No

*A copy of the city's future land use element (map and narrative), part of the city's adopted comprehensive plan, is available for public review inside the City Hall map room and on the city's website at www.bainbridgecit.com.

CONFLICT OF INTEREST IN ZONING DECISIONS
CAMPAIGN CONTRIBUTIONS

36-67A-3.

(a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing: (1) The name and official position of the local government official to whom the campaign contribution was made; and (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.

(c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the Respective local government showing:

The name and official position of the local government official to whom the campaign contribution was made; and (2) the dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

I CERTIFY THAT ALL STATEMENTS FURNISHED IN THIS APPLICATION ARE TRUE TO THE BEST OF MY KNOWLEDGE AND I AM AWARE OF THE PROVISIONS CONTAINED IN O.C.G.A. 36-67A-3.

Property Owner(s) Signature: _____

Address: 1700 Belcher Lane Bldg. 6A. 39817

PUBLIC HEARING DATES

DATE OF PLANNING COMMISSION MEETING: _____ @ 6:00 p.m.

DATE OF CITY COUNCIL MEETING: _____ @ 6:30 p.m.

*Planning Commission meetings are held at 6:00 p.m. at City Hall in the City Council Chambers.
City Council meetings are held at 6:30 p.m. at City Hall in the City Council Chambers.*

**TABLE 14.2.1
APPLICATION REQUIREMENTS**

Application Requirement	Conditional Use
Application fee as established by resolution	Required - \$100.00
Application form furnished by the zoning administrator, including the applicant's signature and the property owner's signature	Required <i>CONDITIONAL USE APPLICATION</i>
Legal description of the property	Required
A survey plat of the property prepared by a registered land surveyor or, if the property is recorded on an existing plat in the land records of Decatur County, a copy of the correct county tax map found in the current tax mapping system of the county	Required
Letter of intent describing the proposed use of the property and/or other action requested	Required
Site plan of the property at an appropriate engineering scale showing the proposed use and relevant information regarding proposed improvements (see Section 14.2.8, "Plan Requirements")	Required
Description of efforts of any special conditions voluntarily made a part of the request	Required
Other information required by the zoning administrator	Maybe

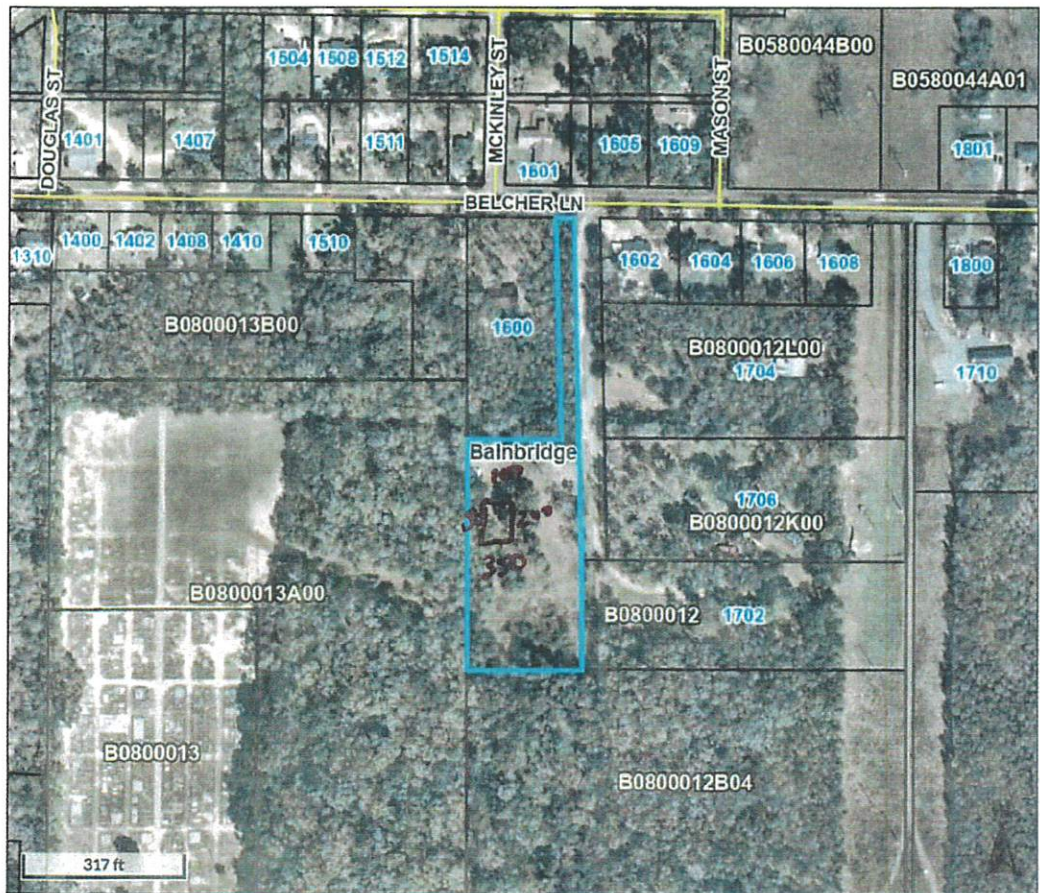
**TABLE 14.2.1
APPLICATION REQUIREMENTS**

Site Plan Requirement	Conditional Use
Footprints of existing and proposed buildings and structures	Required
Dimensions and locations of parking areas including internal circulation and driveway approaches	Required
Tree protection survey (if applicable)	Maybe
Dimensions and general location of any landscaping and/or buffers (if applicable)	Required
Preliminary drainage plans (if applicable)	Required
Method of water supply and sewage disposal if not available on-site (if applicable)	Required
Dimensional requirements by zoning district	Required
Specific use provisions (if applicable)	Required
General dimensional provisions (if applicable)	Required
General development requirements (if applicable)	Required
Application requirements (if applicable)	Required
Other Information as required by the Zoning Administrator	Maybe

**TABLE 14.2.3
ANALYSIS REQUIREMENTS**

Criteria Required to be Analyzed by Applicant and Review Bodies	Application for Conditional Use
1. Existing use(s) and zoning of subject property	Required
2. Existing zoning of nearby property	Required
3. Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property (existing land use)	Maybe
4. Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools	Required
5. Whether the proposal is in conformity with the policy and intent of the comprehensive plan including land use element ***	Required
6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal	Required
7. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned	Required

*** A copy of the city's future land use element (map and narrative), part of the city's adopted comprehensive plan, is available for public review inside the map room at City Hall.



Overview



Legend

-  Parcels
-  Roads
- Flood Zone
 -  A
 -  AE
 -  Attapulgus
 -  Bainbridge
 -  Brinson
 -  Climax

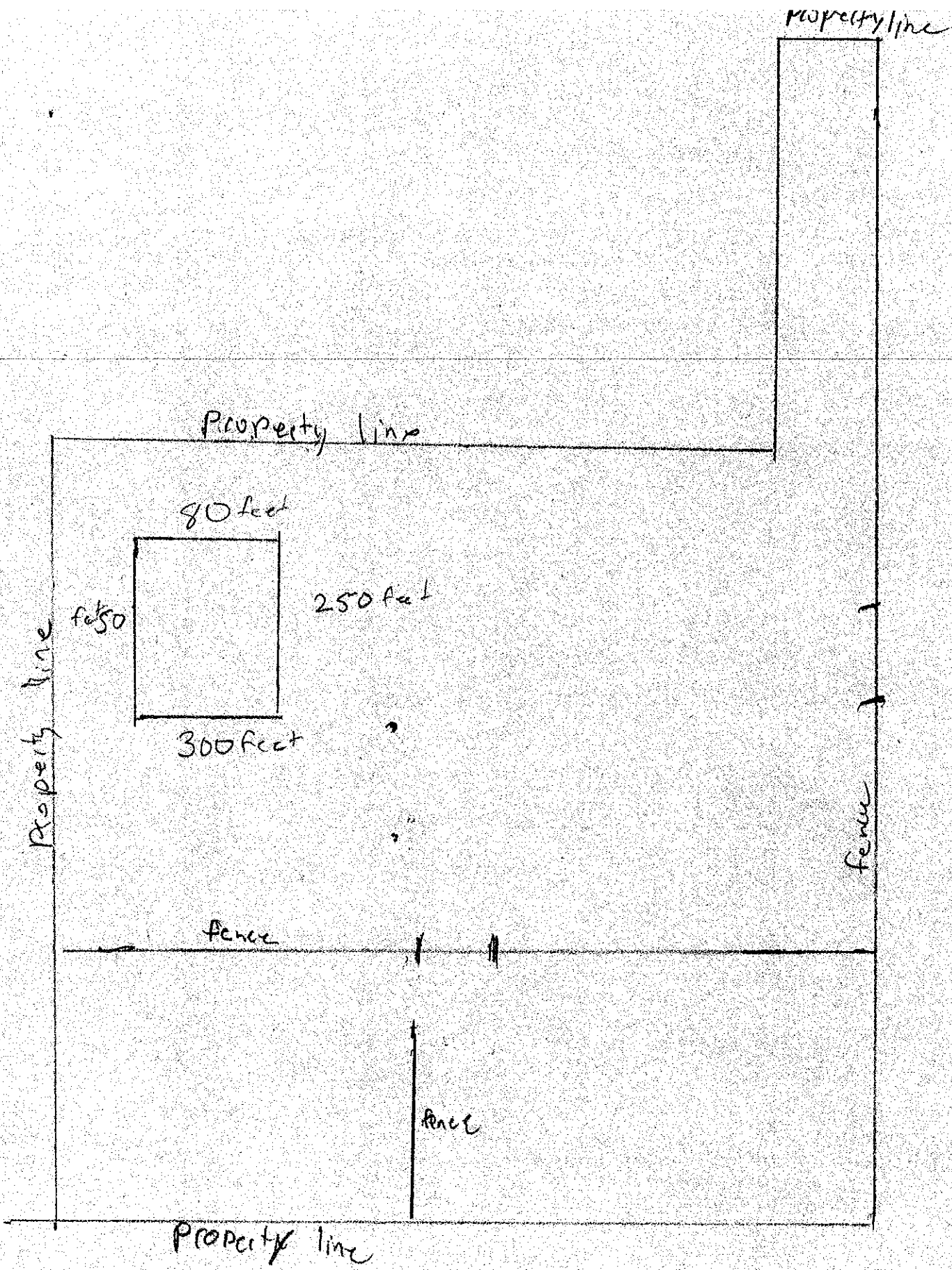
Parcel ID	B0800012J00	Owner	KNIGHT THOMAS J & MARY CHARLENE	Last 2 Sales			
Class Code	Residential		190 RIVERVIEW DR	Date	Price	Reason	Qual
Taxing District	Bainbridge		BAINBRIDGE, GA 39817	1/2/2008	\$26500	LM	Q
Acres	3	Physical Address	n/a	2/24/2006	\$5000	UV	U
		Assessed Value	Value \$12000				

(Note: Not to be used on legal documents)

This layer is maintained by the City of Bainbridge. for questions or comments reach out to:
 Steve O'Neil Community & Economic Development Director
 O: 229-400-9303 C:229-220-9975
 101 S Broad St/P O Box 158 Bainbridge, GA 39818 www.bainbridgecity.com

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BAINBRIDGE-DECATUR

PLANNING COMMISSION

Staff Analysis

DATE: March 3, 2023

TO: Bainbridge-Decatur County Planning Commission, Mayor and City Council

FROM: Steve O'Neil, Community & Economic Development Director

SUBJECT: CU-2023-002

ITEM: CU-2023-002: Applicants Lewis and Celeste Peterson are requesting a conditional use for the keeping of livestock (horses) on parcel B0800012J00. The property is 3 acres and is zoned Urban Residential 6 (SR-3). The applicants are also asking for variances for acreage required for the keeping of livestock and setback variances for building accessory to the proposed use.

Conditional use: A use that would not be appropriate generally or without restriction throughout a particular zoning district and is not automatically permitted by right within said zoning district, but which, if controlled as to number, area, location, relation to the neighborhood or other pertinent considerations, may be found to be compatible and approved by the Governing Body within that particular zoning district as provided in certain instances by this zoning ordinance. An approved conditional use runs with the property.-City of Bainbridge, GA, Zoning Ordinance.

CURRENT ZONING: (SR-3) Suburban Residential-3



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BAINBRIDGE-DECATUR

PLANNING COMMISSION

Section 6.5.1. Purpose and Intent.

SR-3 districts are intended to establish low-density suburban residential neighborhoods comprised exclusively of detached single-family dwellings (not including mobile or manufactured homes). These districts are served by public water sanitary sewer and service.

FUTURE LAND USE DESIGNATION: Residential (Suburban)

Analysis

This case started in January of 2023 when I was in the Jonas Lobe cemetery and noticed a pole barn being constructed that I did not issue a permit for. A stop work order was placed on the property until the owner spoke with the building department. After speaking with the owner, it came to light that they were putting four horses on the property along with the pole barn. I explained to the owner that their only option to get what they want is to apply for a conditional use and multiple variances.

The Keeping of Livestock is a conditional use in the SR-3 district. The following section is from the Zoning Ordinance regarding the keeping of livestock.

Section 8.3.6. Keeping of Livestock.

Livestock may be kept, raised or bred provided that the property containing the livestock is a minimum of five (5) acres. Livestock may be kept at a maximum density of two (2) such animals per acre of open pasture land. All such livestock shall be contained adequately by suitable fencing within the specific property, and any animal quarters shall be setback at least 100 feet from any property line. Due to the potential negative impacts on surrounding residential areas, the commercial keeping or raising of fowl, or the operation of a feed lot, is expressly prohibited.

The applicants can meet the density requirements of two horses per acre of pastureland. The parcel is a flag lot that includes a 30-35ft wide by 415 ft flag pole that is inadequate for grazing horses and cannot be considered for the purposes of useable land for horses. The "Flag area" of the flag lot comprises approximately 2+ acres and four horses are proposed to reside on this area of the property. The ordinance requires five acres of land for the keeping of livestock. The applicant has three total acres with two of those acres being useable for livestock. This is why the applicant is requesting a variance for the amount of acreage required for the keeping of livestock.

As I mentioned the pole barn was already under construction before being stopped. The applicants are requesting setback variances from the west (Jonas Lobe Cemetery 50ft away) and to the north (Don

BAINBRIDGE-DECATUR

PLANNING COMMISSION

Belcher 80 feet away). The required setbacks from property lines for animal quarters are 100 feet in all directions.

Section 15.2.7. Criteria for Approval of Variances.

The Planning Commission may authorize upon appeal in specific cases such variance from the terms of these regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of these regulations will, in an individual case, result in practical difficulty or unnecessary hardship, so that the spirit of these regulations shall be observed, public safety and welfare secured, and substantial justice done; provided, however, that a variance shall not be granted for a use of land or building or structure that is prohibited by this ordinance in the district in question. Such variance may be granted in an individual case upon a finding by the Planning Commission that the following exists:

- (a) There are extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
- (b) A literal interpretation of the provisions of this ordinance would effectively deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
- (c) Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
- (d) The requested variance will be in harmony with the purpose and intent of this zoning ordinance and will not be injurious to the neighborhood or to the general welfare.
- (e) The special circumstances are not the result of the actions of the applicant.
- (f) The variance requested is the minimum variance that will make possible the proposed use of the land, building, or structure in the use district proposed.
- (g) The variance shall not permit a use of land, buildings or structures, which is not permitted by right in the zoning district or overlay district involved.

Provided that the Planning Commission may impose or require such additional restrictions and standards as may be necessary to protect the health and safety of workers and residents in the community, and to protect the value and use of property in the general neighborhood. Wherever the Planning Commission shall find, in the case of any permit granted pursuant to the provisions of this article, that any of the terms, conditions or restrictions upon which such permit was granted are not being complied with, the Planning Commission shall rescind and revoke such permit after giving due notice to all parties concerned and granting full opportunity for a public hearing.

BAINBRIDGE-DECATUR

PLANNING COMMISSION

Recommendation

Planning Staff do not make recommendations on variances. The City of Bainbridge does not have an issue with the setbacks for the proposed building as it relates to the property line with Jonas Lobe Cemetery.

As far as the conditional use, staff feel that the application is “approvable”, however staff does highly recommend placing a condition on the approval stating that the number of horses cannot exceed four horses at any time.

BAINBRIDGE-DECATUR

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8.1.2. Fences and Walls

Fences and walls are intended to promote privacy, screening, separation, security, erosion control, or to serve other necessary and reasonable functions.

1) *Building permit required.*

(a) All fences shall require a permit prior to installation or erection. It shall be unlawful for any person to erect, alter or locate a fence within the city without first having made application for and having been issued a permit. A building permit is required for fence replacement or any repair of existing fences exceeding fifty percent (50%) of more of the linear frontage. Repair of existing fencing shall be required to be the same material as currently exists. An application for a fence permit shall include a full site plan showing:

- i. All structures on the site;
- ii. All easements, rights-of-way and dedications;
- iii. Location of the fence in relationship to the property boundary lines and all building and structures on the lot;
- iv. Height and material of the fence;
- v. Scaled drawing of a fence section, if the fence must comply with openness requirements;
- vi. Any other information requested by the city manager or designee which is necessary to make a compliance determination.

2) *In general.*

- (a) Other than for retaining walls deemed necessary by the city engineer, all height, location and design restrictions are addressed pursuant to this Zoning Ordinance.
- (b) No fence or wall shall be erected, altered, or located in any way that violates the sight visibility triangle. (See definition and illustration in Chapter 5.1 of this ordinance.)
- (c) Fences and walls are not permitted in the conservation easement.
- (d) Fences and walls may be permitted in the drainage easement provided approval is granted by the engineering and utilities division of the city.
- (e) No fence or wall shall encroach on any right-of-way line.

3) *Permitted fence and wall maximum heights.*

<i>Fence Type</i>	<i>Front Yard (in feet)</i>	<i>Side Yard (in feet)</i>	<i>Rear Yard (in feet)</i>
Solid (wood, PVC, masonry)	4	6	6
Open* (picket, wrought iron style, chain link)	6	6	6
Chainlink	Not permitted	6, not to extend beyond front façade of principal structure)	6

*Open style fencing must be a minimum of fifty percent (50%) opacity.

4) *Chainlink fences.*

- (a) Chainlink fences are permitted in the Heavy Industrial (HI) and Light Industrial (LI) zoning districts, recreational facilities, vacant and undeveloped lots, public utilities/facilities, and telecommunications tower sites, and shall be no higher than ten feet (10'). Chainlink is prohibited in the front and side corner yards.
- (b) Chainlink fencing shall be prohibited within all commercial zoning districts (CBD, NB, O-P, HC).
- (c) Chainlink fencing is prohibited in the front yards in single-family zoning districts. Chainlink fencing is allowed in the side yard, not extending beyond the front façade of the principal structure and the rear yard.

5) *Commercial/multifamily fence and wall height exceptions*

- (a) Masonry walls may be located no closer than seven feet (7') to the property line at the side corner setback. The area between the wall and the property line shall be adequately landscaped.
- (b) Within the Industrial Zoning Districts, masonry walls or precast walls with columns are permitted to be six feet (6') in height within the front yard setback to allow site screening.
- (c) Where a masonry wall is required for non-residential uses abutting single-family uses, the Zoning Administrator may allow a maximum wall height of eight feet (8') to promote privacy and reduce noise, glare, and visual impacts of the non-residential use.

6) *Temporary construction fencing.* Temporary security fencing, not to exceed six feet (6') in height, is permitted for nonresidential construction sites. Such fencing may be chainlink and shall be approved in conjunction with the building permits for the subject property. All construction fencing shall be removed prior to the certificate of completion/occupancy for the project.

7) *Wall columns.*

- (a) Wall columns shall have a maximum spacing of thirty feet (30') on walls less than two hundred feet (200') in length and forty feet (40') on walls more than two hundred feet (200') in length.

(b) Wall columns may extend up to twelve inches (12") above the height of the wall or eighteen inches (18") above the height of a wall framing a sign.

(c) Light fixtures may extend up to forty-two inches (42") above the height of the wall.

8) *Orientation.* All fencing and walls shall be erected with the finished side facing the adjacent lot. The face of any fence or wall visible to the public shall also be finished.

9) *Materials.*

(a) All walls, including retaining walls, shall have a finished surface such as stucco or brick, similar to the principal building.

(b) Broken glass, steel spikes and other sharp objects intended to restrict access shall not be permitted along the top edge of a fence or wall, except that barbed wire and wrought iron shall be permitted.

(c) Fences or walls topped with barbed wire shall be permitted only in the industrial zoning districts or in conjunction with an industrial or warehouse use in the highway commercial zoning district. The barbed wire shall be angled in toward the site. V-shaped barbed wire can be used for public utility buildings.

(d) Wall construction, including, but not limited to, precast walls, in close proximity to existing trees must not result in damage to the root system as determined by a certified arborists.

10) *Entrance gates.*

(a) Access shall have an unobstructed width of not less than twenty feet (20') and an unobstructed vertical clearance of thirteen feet, six inches (13'6"). Minimum width may be reduced to meet special access with the approval of the fire official.

(b) Entrance gates for all uses shall not exceed a height of ten feet (10') except when approved by the city, based on drawings which demonstrate that additional height is required to achieve specific design objectives.

11) *Entrance walls.*

(a) Entrance walls shall be permitted as a landscaped feature of any development, including subdivisions, planned office parks, mobile home communities or apartment complexes. Such walls shall not exceed a height of six feet (6').

- (b) Entrance walls and landscaping shall be located within a ten-foot (10') wide easement or common area. Maintenance responsibility by the HOA is to be clearly established in the HOA documents.

12) Buffer walls required.

- (a) In order to promote privacy and reduce noise, glare, and visual impacts when nonresidential uses abut residential uses, a minimum six-foot (6') high wall with decorative columns shall be constructed along the property line of any side or rear yard buffer under the following conditions:

Type of Use	Abutting UR-6, UR-9, SR-3, RR-1, PUD or Existing Conforming Single-Family Dwelling in Any District		Abutting UR-12 or Existing Conforming Multifamily Use in Any District.
	<i>Side Yard</i>	<i>Rear Yard</i>	<i>Rear Yard</i>
Commercial	Zoning Administrator	Masonry	Masonry
Public/Institutional	Zoning Administrator	Zoning Administrator	Zoning Administrator
Multifamily	Zoning Administrator	Zoning Administrator	Zoning Administrator
Industrial	Masonry	Masonry	Masonry

- (b) For the purpose of meeting these requirements, the rear yard wall requirement shall be applied to the rear yard of the impacting development and to any other yard that abuts the rear yard of the site being impacted.
- (c) Where noted as Zoning Administrator, the requirement for a wall may be waived by the Zoning Administrator or a wooden fence may be allowed in lieu of a wall where there are large areas of natural vegetation to remain or other distinct topographical features such as waterways, wetlands, stormwater retention areas, bridges, highways or sharp changes in elevation which would make construction of walls difficult and not necessary for the reduction of noise or increased privacy. In all other situations, wall requirements may be waived through the special exception process based on the same findings as noted in this subsection.
- (d) The height of a required buffer wall shall be at least six feet (6') in height. The Zoning Administrator may allow a maximum wall height of eight feet (8') to promote privacy and reduce noise, glare, and visual impacts of the non-residential use.

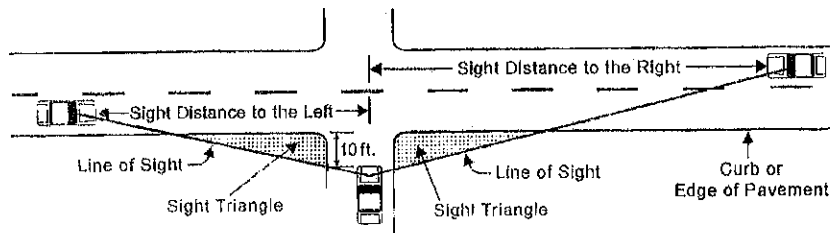
13) Double frontage walls. Privacy walls shall be constructed in conjunction with subdivision plats along the rear of double frontage lots. Based on anticipated traffic volumes and type of traffic, a combination of plant materials, wrought iron features, and/or brick and masonry walls may be used, subject to approval by the Zoning Administrator.

14) Maintenance.

- (a) All fences and walls shall be maintained in good repair and free of any graffiti.
- (b) All fences and walls shall be maintained in their original upright condition.
- (c) Missing boards, pickets or posts shall be replaced in a timely manner with material of the same type and quality.

15) *Sight visibility triangle.*

- (a) A triangular area of clear visibility shall serve as the minimum standard for the clear sight triangle in order to provide a clear view from private access drives (such as from a residence, an apartment complex, shopping center, etc.). The city engineer reserves the right to adjust the legs of a particular sight triangle to ensure the safety of the general public.



Source: Stover, Vergil G., and Frank J. Koepke. 2002. *Transportation and Land Development* (2nd Ed.). Washington, DC: Institute of Transportation Engineers. Figure 5-13, p. 5-31.

- (b) For all other intersecting rights-of-way and connections to public roadways, sight distance requirements shall adhere to GDOT Regulations for Driveway & Encroachment Control Manual. Deviations from this standard may be made on a case-by-case basis, as approved by the city engineer.
- (c) No structures, fencing, berms or shrubs taller than thirty (30") and no trees with branches lower than ten feet (12') above grade shall be permitted in the area and is to remain free and clear of obstructions. This prohibition is also applicable to the location of vehicle parking spaces and signs. Generally, to avoid obstructing the sight triangle, signs and other possible obstructions should be placed a minimum of twenty five feet (25') away from the front edge of curb.



BID TABULATION

VACUUM SYSTEM w/a 500-gallon Debris Tank and a 580 CFM Vacuum Pump
(To be used in confined spaces where the Vector Truck can't be used)

<u>COMPANY</u>	<u>BRAND</u>	<u>DELIVERY</u>	<u>TOTAL BID PRICE</u>
Vermeer Southeast Marietta, GA	Vermeer GV573GT	August	\$51,875.00
Jet-Vac Equipment Sumter, SC	Pacific-Tek Power Vac	112-126 days after receipt of order.	\$84,559.00

Water Department 505-4450-54.2505

Award to be made to: #1
Vermeer Southeast
Marietta, GA

City of
BAINBRIDGE
GEORGIA

BID TABULATION

OUTDOOR FURNITURE FOR CHASON PARK

<u>COMPANY</u>	<u>DESCRIPTION</u>	<u>PRICE</u>	<u>TOTAL BID PRICE</u>
Southern Poly Mfg. Eastman, GA	23 Each – New Octagonal Picnic Tables	\$1,750.00	\$40,250.00
	4 Each – Freestanding Lounge Bench	499.00	1,996.00
	29 Each – Freestanding Lounge Chair	250.00	7,250.00
	47 Each – Freestanding Lounge Rocker	270.00	<u>12,690.00</u>
	Total		\$62,186.00
	Discount: 1% 10		-621.86
Grand Total			<u>\$61,564.14</u>
Delivery: 90 days after receipt of order			
Furniture will be fully assembled			

<u>COMPANY</u>	<u>DESCRIPTION</u>	<u>PRICE</u>	<u>TOTAL BID PRICE</u>
Bliss Products Lithia Springs, GA	23 Each – New Octagonal Picnic Tables	\$2,700.00	\$62,100.00
	4 Each – Freestanding Lounge Bench	925.00	3,700.00
	29 Each – Freestanding Lounge Chair	425.00	12,325.00
	47 Each – Freestanding Lounge Rocker	525.00	<u>24,675.00</u>
	Total		\$102,800.00
	Delivery: 90 days after receipt of order		
Furniture will be fully assembled			

BID TABULATION

OUTDOOR FURNITURE FOR CHASON PARK

<u>COMPANY</u>	<u>DESCRIPTION</u>	<u>PRICE</u>	<u>TOTAL BID PRICE</u>
Loll Designs Duluth, MN	23 Each – New Octagonal Picnic Tables	NO BID	NO BID
	4 Each – Freestanding Lounge Bench	1,116.50	4,466.00
	29 Each – Freestanding Lounge Chair	626.50	18,168.50
	47 Each – Freestanding Lounge Rocker	626.50	29,445.50
	Freight		<u>4,581.50</u>
	Total		Partial Bid
	Delivery: 42-55 days after receipt of order		
	Furniture comes unassembled		

<u>COMPANY</u>	<u>DESCRIPTION</u>	<u>PRICE</u>	<u>TOTAL BID PRICE</u>
TruBlue Services, LLC Easley, SC	THEIR BID DID NOT ARRIVE ON TIME		

Chason Park 328-0000-54.2503

Award to be made to: #1
Southern Poly Manufacturing, LLC
D/B/A SoPoly
Eastman, GA