

Agenda
City of Bainbridge, Georgia
Regular Session - Mayor and City Council
June 20, 2023, 6:30p.m. - City Council Chambers



- I. INVOCATION and PLEDGE TO THE FLAG
- II. APPROVAL OF MINUTES OF REGULAR SESSION – May 16, 2023
- III. APPROVAL OF RETREAT REPORT FROM COUNCIL RETREAT – March 24-25, 2023
- IV. RECOGNIZE VISITORS AND DELEGATIONS
- V. CONSIDERATION OF STREET CLOSURE REQUESTS
- VI. CONSIDERATION OF ALCOHOLIC BEVERAGE LICENSE APPLICATIONS
- VII. CONSIDERATION OF BOND RESOLUTION
- VIII. CONSIDERATION OF RESOLUTION – STREET NAMES
- IX. PUBLIC HEARING - ZONING TEXT AMENDMENT – FENCE & WALL ORDINANCE
- X. CONSIDERATION OF ZONING TEXT AMENDMENT – FENCE & WALL ORDINANCE
- XI. PUBLIC HEARING - ZONING TEXT AMENDMENT – HEIGHT MAXIMUM
- XII. CONSIDERATION OF ZONING TEXT AMENDMENT – HEIGHT MAXIMUM
- XIII. CONSIDERATION OF PLANNING COMMISSION RECOMMENDATIONS
- XIV. MAYORAL APPOINTMENT
- XV. DIVISION PRESENTATION – COMMUNITY & ECONOMIC DEVELOPMENT

MINUTES
CITY OF BAINBRIDGE, GEORGIA
TUESDAY, APRIL 18, 2023
7:00 P.M.

PRESENT: MAYOR EDWARD REYNOLDS, PRESIDING

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

CITY STAFF: CITY MANAGER CHRIS HOBBY, ASSISTANT CITY MANAGER ROY OLIVER, ALLIE GODWIN, STEVE O'NEIL, LISA TAYLOR, FRANK GREEN, REDELL WALTON, RANDEE EUBANKS, RYAN WIMBERLEY, PHILLIP TARNOW, KENDALL GLOVER, ELIJAH BENNETT, SHANNON FISHER, CHARLES KING, AND TIMOTHY FOWLER

GUESTS: EMORY J. MIDDLETON, HEATHER SHARP, CHRISTY ADAMS, SCOTT ADAMS, TODD JONES, PAULINE MAXWELL, AND JONIA WILLIAMSON

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 Washington, the Council voted 6-0 to approve the minutes from the April 18, 2023, council meeting as presented.

RECOGNIZE VISITORS AND DELEGATIONS

Mayor Reynolds opened the floor for anyone to speak on an item. Jonia Williamson of 1230 Oak Circle Drive stepped forward to discuss a dog attack that happened on her street. Hearing from no other citizen, Mayor Reynolds proceeded to the next item on the agenda.

PROCLAMATION – MENTAL HEALTH MONTH

Mayor Reynolds read and presented a proclamation to representatives from DBHDD designating May as “Mental Health Month’ within the City of Bainbridge.

OATH OF OFFICE – PUBLIC SAFETY

Mayor Reynolds administered the Oath of Office to two Public Safety Officers: Officer Charles King and Officer Timothy Fowler. Five other officers that were sworn in the week before we also recognized.

SPECIAL PRESENTATION – CHIP

Heather Sharp, a representative with the Department of Community Affairs, appeared before the Mayor and City Council with a presentation on Community Home Investment Program (CHIP)

CONSIDERATION OF STREET CLOSURE REQUESTS

City Manager Hobby presented the Council with two street closure requests. Ms. Betty Biggles is requesting to close a portion of Broad Street, from Market Street to MLK Jr. on Saturday, June 17th from 10:00 – 3:00 pm to host a Juneteenth Celebration. Ms. Betty Biggles is also requesting to close portions of West Street, Water Street and Broughton Street (Surrounding Willis Park) on Monday, June 19th from 10:00 – 3:00 pm for a Juneteenth Program. After a brief discussion from Council, Councilwoman Bench made a motion to approve both street closure requests pending DOT approval to close Broad Street. The motion, with conditions, was seconded by Councilwoman Palmer and unanimously approved in a 6-0 vote.

CONSIDERATION TO DECLARE SURPLUS AND OFFER FROM CITY OF EATONTON

City Manager Hobby presented the Council with an offer from the City of Eatonton’s Chief of Police to purchase two BPS police vehicles. Mr. Hobby stated that these vehicles were of the older black and white fleet, and that they would be sent to auction and listed for the same dollar amount as what the City of Eatonton’s offer states. Mr. Hobby explained that this

would just be one less step our city would have to take, however, in order to consider Chief Cardwell's offer, we must declare these vehicles as surplus first. Upon a motion offered by Councilwoman Bench and seconded by Councilman Whaley, the council voted 6-0 to declare both vehicles surplus and accept Chief Cardwell's offer.

**CONSIDERATION OF INTERGOVERNMENTAL AGREEMENT –
DECATUR COUNTY**

City Manager Hobby presented the council with an intergovernmental agreement with Decatur County to connect the Riverwalk to Chason Park from West Street through the County Courthouse parking lot, and the County owned parking lot between Crawford Street and Florida Street. Mr Hobby stated that the County Commissioner's had already formally approved the agreement. Upon a motion offered by Councilwoman Palmer and seconded by Councilwoman Washington, the Council unanimously approved, in a 6-0 vote, the intergovernmental agreement.

**INTRODUCTION OF ZONING TEXT AMENDMENT – FENCE AND WALL
ORDINANCE**

City Planner Steve O'Neil introduced a text amendment to the City's Zoning Ordinance to Section 8.1.2 Fences and Walls. Mr. O'Neil explained that this item will go before a public hearing and then voted on at the June City Council meeting.

INTRODUCTION OF ZONING TEXT AMENDMENT – HEIGHT MAXIMUM

City Planner Steve O'Neil introduced a text amendment to the City's Zoning Ordinance to increase the maximum height requirement allowed in the Heavy Industrial Zoning District. Mr. O'Neil explained that this item will go before a public hearing and then voted on at the June City Council meeting.

SECOND QUARTER FINANCIALS

Administrative Services Director Lisa Taylor appeared before the Mayor and City Council to offer an update on the second quarter financials.

CONSENT AGENDA

Bids:

1. S&L Integrated Systems
AV System for Council Chambers
Thomasville, GA \$58,486.93

2. Southern Cross
Atmospheric Corrosion & Natural Gas Leak Survey
Peachtree Corners, GA \$52,099.55

Upon a motion offered by Councilwoman Bench and seconded by Councilman Close, the council voted 6-0 to approve both bids as presented. Following the vote, Councilwoman Palmer questioned staff about the audio and internet issues in Willis Park. Roy Oliver stated that the issue deals with getting power to Willis Park and that he will look at getting a spec for bid.

ADJOURNMENT

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

BY: _____
EDWARD REYNOLDS, MAYOR

ATTEST: _____
ALLIE GODWIN, COUNCIL CLERK



Strategic Planning Retreat
March 24 - 25, 2023
Columbus, Georgia

Participants

City Council

Edward Reynolds	Mayor
Glennie Bench	Councilwoman
Kregg Close	Councilman
Phil Long	Councilman
Roslyn Palmer	Councilwoman
Sylvia Washington	Councilwoman
Don Whaley	Councilman

City Staff

Chris Hobby	City Manager
Roy Oliver	Assistant City Manager
Allie Godwin	Council/City Clerk
Frank Green	Public Safety Director
Gabe Menendez	Community Services Director/PE
Steve O'Neil	Community Development Director
Lisa Taylor	Administrative Services Director

March 24

8:00 AM	Greetings and Meeting Expectations
8:15	Mosaic-Housing Study
10:00	Break
10:15	Legislative and Government Affairs Update
11:00	Strategic Planning - Introduction to Strategic Planning
Noon	Lunch
1:00 PM	Strategic Planning Exercise
5:00	Adjourn

March 25

8:00 AM	Recap of Friday
DIVISION PRESENTATIONS	
8:20	Administration
8:40	Community Development
9:00	Engineering and Public Services
9:20	Public Safety
9:40	Special Projects
10:00	Break/Check-Out of Hotel
10:20	Demographics Discussion
11:00	Council Topics
12 Noon	Adjourn

Most Important Characteristics of Strategic Planning

Mind-full	Clarity	Vision	Aspirational	Timing
S.M.A.R.T.	Achievable / Attainable	Unified	Compromise	

Council Areas of Focus

- Infrastructure: Stormwater Sewer-Lift Stations Sidewalks Playgrounds Fiber
- Housing:
 - Revitalize and address existing
 - Address shortage and condition
 - Follow up to study
 - Create and follow plan
 - In-fill
 - Land-Bank
- Blight: Landlords and Ordinances
- Jobs and Economic Development:
 - Create infrastructure for industry
 - Increase average salary
- Parks:
 - Further development of parks plan
 - Cemeteries: Oak City - next phase
 - Maintenance program
- Public Safety: Crime rate
- Finance: Reserves, and Revenue Sources / Allocation
- Beach playground / Smokehouse
- Workforce Development: Increase % of able-bodied workers employed

Council Items of Interest

- Pre-registration for commentary at Council meetings: Name and topic
- Council meeting format: Review?
- City Communications
 - Wider exposure to citizens
 - Expand current processes
 - Create a form to go to citizens, vs. having them go look for it
 - Tell the 'Bainbridge story'
- Lake Seminole update
 - Support by Bainbridge in some way
 - What are other municipalities doing?
- Council likes and appreciates the project update
 - Need more info on the financial aspects of projects, and bond debt payoff
- Eastgate: Currently on septic; interested in sewer service
- Council pay structure: Review, and proposal for increase: Timing?
- Senior Citizens programs
- Picnic tables at Joe Sweet Community Center
- 2024 Retreat: Proposed for March 24 – 25 (Columbus)



Street Closure Request

Crystal Hines

Tue 6/13/2023 1:53 PM

To: Allie Godwin <allieg@bainbridgecity.com>

TO: CITY COUNCIL

FROM: ANOVION

DATE: JUNE 27, 2023

RE: STREET CLOSURE REQUEST

Anovion Technologies is requesting the closure of Broughton Street from Broad Street to West Street on June 27, 2023 beginning at 3:00 PM. We are planning a community support event for our groundbreaking that is to be held earlier in the same day. The event is set to start at 4:00 PM and end at 7:00 PM.

We thank you for your consideration.

Street Closure Request

Randee Eubanks

Fri 6/2/2023 3:31 PM

To:Allie Godwin <allieg@bainbridgecity.com>

NGA Phatt Car Show

Victoria Perry & Crystal Sapp

Saturday August 12, 2023, from 10 AM - 10 PM

Request closure of Hatcher Road from 10:00 AM - 10:00 PM

Ms. Perry & Ms. Sapp are hosting a car show to raise money for a scholarship for a deserving high school senior. The first scholarship will be given in memory of Eddie Brinson. Food vendors, inflatables, and live music will be present at the event.



Randee Eubanks

Special Events Coordinator

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

205 E Broughton St | Bainbridge, Georgia 39817

www.bainbridgecity.com

City of
BAINBRIDGE
GEORGIA

City of Bainbridge Alcohol License Checklist

LICENSE # 1379

CITY COUNCIL MEETING DATE 6/20/2023

NEW RENEWAL AMENDED

TYPE OF LICENSE APPLYING FOR:

CLASSIFICATION OF LICENSE						
Distilled Spirits Consumption Fee: \$2,400.00 Late Fee: \$100	Package Store Fee: \$3,125.00 Late Fee: \$100.00	Malt Beverage Retail Fee: \$150.00 Late Fee: 100.00	Wine Package Retail Fee: \$200.00 Late Fee: \$100.00	<input checked="" type="checkbox"/> Malt Beverage Consumption Retail Fee: \$300.00 Late Fee: \$100.00	<input checked="" type="checkbox"/> Wine Consumption Retail Fee: \$300.00 Late Fee: \$100.00	Bar Fee: \$4,800.00 Late Fee: \$100.00

Amended Fee: \$100 Initial Application Fee: \$100

NAME OF BUSINESS Serendipity 1023, LLC

STREET ADDRESS OF BUSINESS 129 E. Water Street

NAME OF APPLICANT/OWNER Naney Bahnsen

NAME OF MANAGER Christine Kay

- Completed Application ✓
- Paid Fee ✓
- Signature of Applicant and/or Property Owner ✓
- Distance statement and Approval from Chief Marshall/Building Official JP
- Personal Statement ✓
- Notarized Affidavits if applicable (*required for new owner and manager*) ✓
- Copy of Driver's License or current Photo Identification ✓
- Background Check Payment: YES NO
- Privacy Rights (Applicant retains a copy) ✓
- Approval by Director of Public Safety WAT
- Approval by Director of Administrative Services RAT
- Approval by City Manager and/or, Mayor and City Council _____

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BAINBRIDGE, GEORGIA (“CITY”) TO:

- (A) AUTHORIZE THE EXECUTION OF AN INTERGOVERNMENTAL CONTRACT BETWEEN THE CITY AND THE DOWNTOWN BAINBRIDGE DEVELOPMENT AUTHORITY (“AUTHORITY”);
- (B) APPROVE THE OFFER, SALE, AND ISSUANCE OF THE AUTHORITY’S REVENUE BOND IN AN ORIGINAL AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$26,449,360.00; AND
- (C) CONSIDER OTHER RELATED MATTERS.

WHEREAS, the City is a municipality of the State of Georgia validly existing under the Constitution of the State of Georgia (“**Constitution**”), statutes and laws of the State of Georgia;

WHEREAS, the City has the power, pursuant to Article IX, Section III of the Constitution and O.C.G.A. 36-34-2, to contract with any other political subdivision of the state for any period not exceeding 50 years for joint services or the exchange of services, the joint use of facilities or equipment, and to perform any service or execute any project for such agency or subdivision in which the City has an interest, and the City Council, as the governing authority of the City (“**City Council**”), has the power under O.C.G.A. 36-35-3 to adopt clearly reasonable ordinances, resolutions or regulations relating to its property, affairs and local government for which no provision has been made by general law and which are not inconsistent with the Constitution or any City charter provision applicable thereto;

WHEREAS, the Authority proposes under a bond resolution, adopted June 20, 2023, a copy of which is attached to this Resolution as Exhibit A (“**Bond Resolution**”) to issue its Revenue Bond (City of Bainbridge Projects) Series 2023, or such other appropriate designation, in one or more series, taxable, in an aggregate principal amount not to exceed \$26,449,360.00 (“**Bond**”);

WHEREAS, the proceeds of the sale of the Bond will be used for the purposes of (A) financing or refinancing, in whole or in part, the acquisition, construction, furnishing and equipping of the Bainbridge Element Hotel and related facilities located in the City; (B) paying capitalized interest related to the Bond; and (C) paying all or a portion of the costs of issuance of the Bond (collectively, (A)-(B), “**Project**”);

WHEREAS, the hotel and related facilities are anticipated to be located on one or more parcels, or portions thereof, designated as Decatur County Parcel B0250012 and Decatur County Parcel B0250012B (collectively, “**Property**”);

WHEREAS, the City owns, or is anticipated to own, the Property, on or before the issuance of the Bond and intends to transfer title to so much of the Property as is necessary to effect the transactions contemplated by this Resolution and the Bond Resolution to the Authority;

WHEREAS, to provide for the repayment of the Bond, the City proposes to enter into an intergovernmental contract with the Authority, the substantially final form of which is attached to this Resolution as Exhibit B (“**Contract**”), pursuant to which (i) the City will be obligated to make contract payments for the account of the Authority, sufficient in time and amount to enable the Authority to pay the principal of and interest on the Bond and (ii) the City will agree to levy and collect a tax unlimited as to amount on all property in the City subject to taxation for maintenance and operations purposes to make such contract payments;

WHEREAS, the Bond will constitute only special limited obligations of the Authority and will be payable solely from revenues derived from the Contract, which will be the sole security for the payment of the Bond;

WHEREAS, by the Bond Resolution, the City understands the Authority has authorized the initiation of proceedings for the confirmation and validation of the Bond;

WHEREAS, after careful study and investigation, the City Council hereby determines that (A) the Contract and the Bond, are (i) permissible under the Constitution and the laws of the State of Georgia and (ii) in the best interest of the City; and

WHEREAS, the City now desires to authorize the execution, delivery, and performance of the foregoing documents to which the City is a party and to approve the Bond and the Contract.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bainbridge, Georgia:

Section 1. Findings.

It is hereby ascertained, determined, and declared that the recitals preceding Section 1 are part of this Resolution and constitute findings on the part of the City Council.

Section 2. Approval of the Bond.

The issuance of not to exceed \$26,449,360.00 aggregate principal amount, in one or more series, taxable, of revenue bond(s) to be designated "Downtown Bainbridge Development Authority Taxable Revenue Bond (Bainbridge Element by Westin Hotel Project) Series 2023," or such other designation as is approved by the Authority, is hereby acknowledged, and approved. The Certificate of Final Terms shall be reviewed and approved. The City is further authorized to participate in the validation of the Bond as a party-defendant, if and as appropriate.

Section 3. Authorization of Contract.

To (a) secure the payment of the principal of, the premium (if any) and the interest on the Bond and (b) secure the performance and observance of all the agreements and conditions of the Bond, the execution, delivery, and performance of a Contract relating to the Bond between the Authority and the City are hereby authorized and approved.

Section 4. Approval of Financial Professionals.

The City is hereby authorized to negotiate the terms of a bond placement agreement or other similar agreement to be entered into with Stifel, Nicolaus & Company, Incorporated, and its successors or assigns, as placement agent/underwriter relating to the offer, sale, and issuance of the Bond. King Kozlarek Law LLC is accepted as Bond Counsel to the Authority for the transactions contemplated by this Resolution and the Bond Resolution

Section 5. Transfer of Property.

(a) The transfer of title, in fee simple, to the Authority of so much of the Property as is reasonably prudent or necessary to effect the transactions contemplated by this Resolution and the Bond Resolution; and (b) the City's execution, delivery, and performance of the obligations of any documents, including a deed, related to the transfer, is hereby approved.

Section 6. Further Assurances and Document Execution.

Each act provided for or required to be performed according to this Resolution and/or under the terms of the above-described documents, is expressly authorized, and shall be performed, by the Mayor and/or the City Manager (and each's respective designee), each, acting alone, with such documents to be executed being attested by the Clerk of the City. Should the Mayor, the City Manager, or the Clerk of the City, or any of them, for any reason whatsoever be absent or incapacitated at any pertinent time, then that official's deputy and/or designee, as the case may be, shall be authorized to take the action and/or execute or attest

the document on behalf of the City with the same force and effect as the Mayor, the City Manager, or the Clerk, as the case may be, could do were such officer not so absent or incapacitated.

Section 7. Repealer.

All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed, and this Resolution shall be of full force and effect from and after its adoption.

Section 8. Attachments.

All attachments, exhibits and schedules attached hereto or referenced in this Resolution are hereby incorporated herein and made a part hereof.

[ONE SIGNATURE PAGE, TWO EXHIBITS, AND ONE CERTIFICATION FOLLOW]
[REMAINDER OF PAGE SUBSTANTIVELY BLANK]

SO APPROVED: June 20, 2023.

By: _____

Mayor
City of Bainbridge, Georgia

(SEAL)

Attest: _____

Clerk
City of Bainbridge, Georgia

EXHIBIT A
AUTHORITY BOND RESOLUTION
[See attached]

EXHIBIT B
SUBSTANTIALLY FINAL FORM OF INTERGOVERNMENTAL CONTRACT

CERTIFICATION

DECATUR COUNTY, GEORGIA

The undersigned Clerk of the City of Bainbridge, Georgia (“City”) **DOES HEREBY CERTIFY** that the foregoing pages constitute a true and correct copy of a resolution adopted by the City Council of the City at an open public meeting duly called and lawfully assembled on June 20, 2023, at which a quorum was present and acting throughout, the original of said Resolution being duly recorded in the Minutes of the City Council, which Minutes are in my custody and control.

WITNESS my hand and the official seal of the City of Bainbridge, Georgia as of June 20, 2023.

(S E A L)

Clerk



RE: Proposed Road Name Changes

Tonya Griffin <tdgriffin@decaturgradye911.com>

Wed 2/22/2023 11:10 AM

To: Steve O'Neil <steveo@bainbridgecity.com>

Cc: Chris Hobby <chrish@bainbridgecity.com>; Roy Oliver <royo@bainbridgecity.com>

Steve,

There are no duplicate road names for Mega Ramp Drive or Basin View Drive that would affect these name changes.

Thanks!

Tonya D. Griffin

Decatur-Grady 911, Director

Decatur Co Emergency Management, Dep Director

309 Airport Rd

Bainbridge, GA 39817

(O) 229-248-3860

(F) 229-515-3257



From: Steve O'Neil <steveo@bainbridgecity.com>

Sent: Friday, February 17, 2023 9:10 AM

To: Tonya Griffin <tdgriffin@decaturgradye911.com>

Cc: Chris Hobby <chrish@bainbridgecity.com>; Roy Oliver <royo@bainbridgecity.com>

Subject: Proposed Road Name Changes

Tonya,

Two road segments are being proposed for changes around the boat basin area for the sake of clarity. As part of our City Code I am requesting that as the E911 director you check to ensure that these road names are not a duplicate of an existing road way in Decatur County and provide documentation to this fact with an email response. The proposed names are:

“Mega Ramp Drive” and “Basin View Drive”

If you have any questions, please don't hesitate to contact me.



Steve O'Neil, AICP

Community & Economic Development Director

O: (229) 400-9303 | C: (229) 220-9975 | F: (229) 246-7311

101 South Broad Street | P.O. Box 158 | Bainbridge, Georgia 39818

www.bainbridgecity.com



City Council Chambers

**BAINBRIDGE-DECATUR COUNTY PLANNING
COMMISSION May 9, 2023**

6:00 p.m.

City Council Chambers

MINUTES

MEMBERS PRESENT: Frank Flowers, John Marshall, Lachanda Mackey, Keenan Adams, Jeff Rich

MEMBERS ABSENT: Valerie Stubbs, Alan Davis

OTHERS PRESENT: Steve O'Neil, Jessica Hicks, Ralna Pearson

CALL TO ORDER

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

I. APPROVAL OF MINUTES OF PREVIOUS MEETING

Minutes from the April 11th, 2023, meeting was presented to the Planning Commission. Commissioner Marshall made a motion to approve the minutes, seconded by Commissioner Adams and passed unanimously.

II. **NEW BUSINESS**

ITEM 1: APPEAL-2023-001: Applicant Ralna Pearson is appealing an administrative decision regarding Section 4.2.5 of the Bainbridge Zoning Ordinance. The property in question is located at 225 M.L. King Jr Dr (Formally Pearson Auto Sales & Service). The property is 0.84 acres in total and zoned Central Business District (CBD).

Chairman Flowers explained that the purpose of the appeal is to review the information and decide if Director O'Neil's actions were appropriate and that the Director followed the correct laws and ordinances. Ralna Pearson came forward to help clarify the situation and her intentions for this appeal. Chairman Flowers clarified to Ms. Pearson that the decision facing the committee wasn't whether Pearson Auto Sales is or is not able to continue business but the decision of whether Steve O'Neil made the correct decision according to city laws and ordinances. After reviewing the case, Commissioner Marshall made a motion that Mr. O'Neil did follow the correct actions and correctly followed all ordinances and laws and the requested appeal be denied. Commissioner Adams seconded the motion. The denial was unanimously passed.

ITEM 2: Text amendment to Table 7.2 of the Zoning Ordinance to increase the maximum height allowed in the Heavy Industrial Zoning District from 75 ft to 150 ft.

Steve O'Neil brought forth a request by City Administration to change the Heavy Industrial Zoning District height allowance from 75 Feet to 150 Feet. In section 5.5.3 of the city ordinance, the height restriction does not apply to chimneys, smokestacks, church steeples, church spires, domes, flag poles, public monuments, observation towers, water towers, non-commercial radio and television towers, electricity transmission towers, utility poles and similar structures. After discussion, Commissioner Marshall made a motion to update the amendment to allow up to 150 Feet for height requirements for the Heavy Industrial Zoning. Motion was seconded by Commissioner Adams and approved unanimously.

BAINBRIDGE-DECATUR

PLANNING COMMISSION

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

May 9, 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: APPEAL-2023-001: Applicant Ralna Pearson is appealing an administrative decision regarding Section 4.2.5 of the Bainbridge Zoning Ordinance. The property in question is located at 225 M.L. King Jr Dr (Formally Pearson Auto Sales & Service). The property is 0.84 acres in total and zoned Central Business District (CBD).

ITEM 2: Text amendment to Table 7.2 of the Zoning Ordinance to increase the maximum height allowed in the Heavy Industrial Zoning District from 75 ft to 150 ft.

- V. OLD BUSINESS

None

- VI. ADJOURNMENT

**BAINBRIDGE-DECATUR COUNTY PLANNING
COMMISSION**

APRIL 11, 2023

6:00 p.m.

City Council Chambers

MINUTES

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

MEMBERS ABSENT: Jeff Rich, Alan Davis

OTHERS PRESENT: Steve O'Neil, Jessica Hicks

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

III. NEW BUSINESS

ITEM 1: CU-2023-004: Applicant Amanda Winter is requesting a conditional use for a Short-Term Rental 810 Potter St. The property is 0.65 acres and is zoned Urban Residential 9 (UR-9).

Applicant Amanda Winter joined the meeting via zoom and explained that she bought the property at 810 Potter Street for family use but when not in use she would like to make it available as a short term rental. After limited discussion and clarification by staff and commissioners a motion was made for approval by Commissioner Adams and seconded by Commissioner Marshall. Vote to approve was passed unanimously.

IV. OLD BUSINESS

ITEM 1: DRAFT - Fence and Wall Ordinance Text Amendment.

Steve O'Neil reviewed the discussion from the previous meeting and went over changes discussed at the previous meeting along with changes that were requested

since the last meeting. A motion to accept the text amendment was made by Commissioner Marshall and seconded by Commissioner Adams. A vote to approve the text amendment was passed unanimously.

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

VI. **Old Business:**

Dr. Frank Flowers, Chairman

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	4	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').
- (b) Chainlink fencing shall be prohibited within all commercial zoning districts (CBD, NB, O-P, HC).
- (c) Chainlink fencing is allowed in the front yards in single-family zoning districts and can be a maximum height of four (4) feet extending from the front façade of the home into the front 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 arborist.

10) *Entrance gates.*

(a) When gates for vehicular access are required or proposed, said gates shall not be located closer than twenty-five (25) feet of a public street or road right-of-way, to ensure safe ingress and egress.

(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.

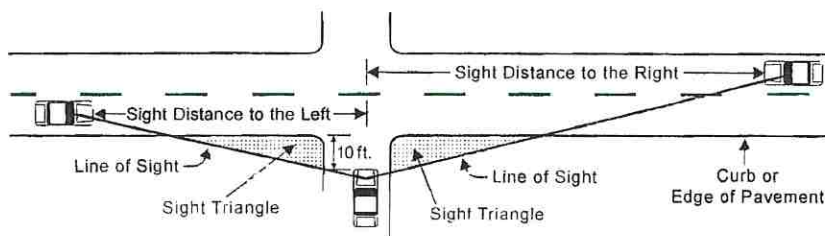
14) *Maintenance.*

- (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 twelve 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.

BAINBRIDGE-DECATUR

PLANNING COMMISSION

City Council Chambers

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

June 13, 2023

6:00 p.m.

City Council Chambers

MINUTES

MEMBERS PRESENT: John Marshall, Lachanda Mackey, Jeff Rich, Valerie Stubbs

MEMBERS ABSENT: Alan Davis, Keenan Adams, Frank Flowers

OTHERS PRESENT: Steve O'Neil, Jessica Hicks, Shawntray Sessions, Edith Miller, Janet Session

CALL TO ORDER

Commissioner John Marshall called the meeting to order at 6:05 P.M. then gave the invocation.

I. APPROVAL OF MINUTES OF PREVIOUS MEETING

Minutes from the May 9th meeting was presented to the Planning Commission. Commissioner Mackey made a motion to approve the minutes, seconded by Commissioner Valerie Stubbs and passed unanimously

II. NEW BUSINESS

ITEM 1: REZONE-2023-001: Applicant Bainbridge-Decatur County Industrial Development Authority is requesting to rezone part of Parcel B0810003 from Rural Residential (RR-1) to Heavy Industrial (HI). The property in question is located South of the existing Downrange Industrial Park and west of Hwy 253. The property is approx. 365 acres in total

Citizens came forward to voice their concerns about the property lines and how it will affect their property. Steve O'Neil stated their property is not near the proposed parcel and will not be affected. Commissioner Rich made the motion to approve the zoning change from RR-1 to HI. Commissioner Mackey seconded the motion. The motion passed unanimously.

III. Old Business:

No Old Business

IV. Adjournment: There being no more business, Commissioner Stubbs made a motion to adjourn, seconded by Commissioner Rich.

Dr. Frank Flowers, Chairman

BAINBRIDGE-DECATUR

PLANNING COMMISSION

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

June 13, 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: REZONE-2023-001: Applicant Bainbridge-Decatur County Industrial Development Authority is requesting to rezone part of Parcel B0810003 from Rural Residential (RR-1) to Heavy Industrial (HI). The property in question is located South of the existing Downrange Industrial Park and west of Hwy 253. The property is approx. 365 acres in total

- V. OLD BUSINESS

None

- VI. ADJOURNMENT

BAINBRIDGE-DECATUR

PLANNING COMMISSION

City Council Chambers

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

May 9, 2023

6:00 p.m.

City Council Chambers

MINUTES

MEMBERS PRESENT: Frank Flowers, John Marshall, Lachanda Mackey, Keenan Adams, Jeff Rich

MEMBERS ABSENT: Valerie Stubbs, Alan Davis

OTHERS PRESENT: Steve O'Neil, Jessica Hicks, Ralna Pearson

CALL TO ORDER

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

I. APPROVAL OF MINUTES OF PREVIOUS MEETING

Minutes from the April 11th, 2023, meeting was presented to the Planning Commission. Commissioner Marshall made a motion to approve the minutes, seconded by Commissioner Adams and passed unanimously

II. NEW BUSINESS

ITEM 1: APPEAL-2023-001: Applicant Ralna Pearson is appealing an administrative decision regarding Section 4.2.5 of the Bainbridge Zoning Ordinance. The property in question is located at 225 M.L. King Jr Dr (Formally Pearson Auto Sales & Service). The property is 0.84 acres in total and zoned Central Business District (CBD).

Chairman Flowers explained that the purpose of the appeal is to review the information and decide if Director O'Neil's actions were appropriate and that the Director followed the correct laws and ordinances. Ralna Pearson came forward to help clarify the situation and her intentions for this appeal. Chairman Flowers clarified to Ms. Pearson that the decision facing the committee wasn't whether Pearson Auto Sales is or is not able to continue business but the decision of whether Steve O'Neil made the correct decision according to city laws and ordinances. After reviewing the case, Commissioner Marshall made a motion that Mr. O'Neil did follow the correct actions and correctly followed all ordinances and laws and the requested appeal be denied. Commissioner Adams seconded the motion. The denial was unanimously passed.

ITEM 2: Text amendment to Table 7.2 of the Zoning Ordinance to increase the maximum height allowed in the Heavy Industrial Zoning District from 75 ft to 150 ft.

Steve O'Neil brought forth a request by City Administration to change the Heavy Industrial Zoning District height allowance from 75 Feet to 150 Feet. In section 5.5.3 of the city ordinance, the height restriction does not apply to chimneys, smokestacks, church steeples, church spires, domes, flag poles, public monuments, observation towers, water towers, non-commercial radio and television towers, electricity transmission towers, utility poles and similar structures. After discussion, Commissioner Marshall made a motion to update the amendment to allow up to 150 Feet for height requirements for the Heavy Industrial Zoning. Motion was seconded by Commissioner Adams and approved unanimously.

III. Old Business:

No Old Business

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

V. Old Business:

Dr. Frank Flowers, Chairman

Area to be rezoned
approx. 365 acres of
parcel B0810003



Newton Rd

Newton Rd

Dirt Rd

Dirt Rd

Newton Rd

Flint River

Georgia Southwestern

Georgia Southwestern

N Miller Ave

Moore St

Howard Ln

Florence Ln

Hawk St

Martin St

Hawk St

Dennard St

Dennard St

Roy St

Brenda St

N Miller Ave

Mills St

Newton St

Byron St

Bethel Rd

Arth

Plantation Rd

Victor Dr

Griffin St

Mayo Dr

Conger Dr

CSX Transportation

City of
BAINBRIDGE
GEORGIA

P.O. Box 158
Bainbridge, Ga. 39818

www.bainbridgecity.com

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

APPLICATION #: Zone-2023-001

FEE: \$250.00

ZONING CHANGE APPLICATION

WE, the undersigned, do hereby respectfully make application and petition the City Council to amend the Zoning Map of the City of Bainbridge as hereinafter requested. In support of this application the following facts are submitted:

APPLICANT(S): Bainbridge-Decatur County Industrial Development Authority

ADDRESS: _____

PHONE NUMBER(S): _____

EMAIL: _____

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 then **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.

INFORMATION ON PROPERTY DESIRED TO BE ZONED:

STREET ADDRESS: Newton Rd

TAX PARCEL ID#: B0810003

SUBDIVISION (IF APPLICABLE): —

FRONTAGE: _____ DEPTH: _____ ACRES: 36.5

PRESENT ZONING OF PROPERTY: RR-1
PRESENT USE OF PROPERTY: Vacant
PROPOSED ZONING OF PROPERTY: Heavy Industrial
PROPOSED USE OF PROPERTY: Anovion Technologies

ZONING CHANGE REQUIREMENTS:

Zoning change 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

OWNERSHIP INFORMATION:

THE FOLLOWING ARE ALL OF THE PERSONS, FIRMS, OR CORPORATIONS OWNING PROPERTY INCLUDED WITHIN THE AREA DESIRED FOR ZONING CHANGE:

NAME:

MAILING ADDRESS:

Reuben Reynolds III 424 N. West St

TIME SCHEDULE FOR DEVELOPMENT:

DEPARTMENT USE ONLY

SUBMITTAL DATE: _____

DATE CERTIFIED COMPLETE: _____

Department Representative Signature: _____

ZONING CHANGE APPLICATION

TABLE 14.2.3 - ANALYSIS REQUIREMENTS

1. Existing zoning of property contiguous with or located within 100 feet of subject property:
UR-9, UR6
2. Does the proposed zoning change 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: _____
3. Will the proposed zone change result in a use which could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools? Yes No
Explain: Infrastructure installed to alleviate any issues, this was part of expansion
4. Is the proposed zoning change in conformity with the policy and intent of the comprehensive plan* including use element? Yes No
5. 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
6. Length of time the property has been vacant or unused as currently zoned? _____
Unknown
7. Does the property to be affected by the proposed conditional use have a reasonable economic use as currently zoned? Yes No
8. Description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district and/or overlay district classification: _____
None Taken
9. Does the proposed zoning change create a possible isolated zoning district unrelated to adjacent and nearby districts? 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 Community & Economic Development Division Offices located in City Hall and on the city's website at www.bainbridgcity.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: _____

PUBLIC HEARING DATES

DATE OF PLANNING COMMISSION MEETING: 6/13/23 @ 6:00 p.m.

DATE OF CITY COUNCIL MEETING: 6/20/23 @ 6:30 p.m.

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

BAINBRIDGE-DECATUR

PLANNING COMMISSION

Staff Analysis

DATE: June 7, 2023

TO: Bainbridge-Decatur County Planning Commission

FROM: Steve O'Neil, Planning Director

SUBJECT: ZONE-2023-001

ITEM 1: ZONE-2023-001: Applicant Bainbridge-Decatur County Industrial Development Authority is requesting to rezone part of Parcel B0810003 from Rural Residential (RR-1) to Heavy Industrial (HI). The property in question is located South of the existing Downrange Industrial Park and west of Hwy 253. The property is approx. 365 acres in total.

CURRENT ZONING: Rural Residential (RR-1)

REQUESTED ZONING: Heavy Industrial (HI)

FUTURE LAND USE

DESIGNATION: Residential (Rural)

ANALYSIS:

1. Existing Uses and Zoning of subject property: Vacant land, Rural Residential 1 (RR-1).

2. Existing zoning of nearby property: The property is surrounded by UR-9, HC, HI, RR-1 and INS.



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): The proposal for industrial development is an acceptable use in the current location and should not impact the surrounding properties.

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: The impact has already been accounted for with Water, Sewer, Natural Gas upgrades.

BAINBRIDGE-DECATUR

PLANNING COMMISSION

- 5. Whether the proposal is in conformity with the policy and intent of the comprehensive plan including land use element:** The proposal is in conformity with the policy and intent of the comprehensive plan and land use element. The existing map was done at a time when the City of Bainbridge was not experiencing significant development pressure so the Future Land Use Map that has been adopted is not up-to-date with the current conditions affecting the City of Bainbridge. The Future Land Use map is to be considered a general guiding document but can be varied when the necessities arise, in this instance Anovion needed more land than was available in the Industrial Park.
- 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:** The area is beginning to develop as an Industrial area.
- 7. Length of time the property has been vacant or unused as currently zoned:** Unknown.
- 8. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned:** The property has reasonable economic return as currently zoned.
- 9. Description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district and/or overlay district classification:** Unknown
- 10. The possible creation of an isolated zoning district unrelated to adjacent and nearby districts:** No.

RECOMMENDATION: The proposed location for more Industrial land is needed to provide for Anovion and other future tenants since not all of this 365 acres will be allocated for Anovion. This area is a key acquisition for the Bainbridge-Decatur Industrial Development Authority because it provides more access to rail. This will in turn be more marketable to future industrial development.

Based on the information provided, City staff recommends approval of the request to rezone approximately 365 acres of parcel B0810003 to Heavy Industrial (HI).

Southwest Georgia Regional Library System

Headquarters Library
301 S. Monroe Street
Bainbridge, Georgia 39819

Susan S. Whittle
Director

Phone: (229) 248-2665
Fax: (229) 248-2935

April 20, 2023

Edward Reynolds, Mayor
City of Bainbridge
P. O. Box 158
Bainbridge, GA 39818

Dear Mayor Reynolds,

Ann Ariail, who serves on the Decatur County-Gilbert H. Gragg Library Board as an appointee of the City of Bainbridge, has resigned her position on the board effective immediately. The board respectfully requests that you appoint Tommie Howell to fulfill Mrs. Ariail's unexpired term on the board. If approved, Mr. Howell's first term would begin immediately and end June 30, 2025. The library board hopes you will approve this appointment. We would appreciate your notifying us after you have taken action.

We are grateful for your continued support of the library. We look forward to hearing from you any time we can be of assistance to you.

Sincerely,



Shirley Beck, Chairman
Decatur County-Gilbert H. Gragg Library Board

SB/dw

cc: Susan S. Whittle, Southwest Georgia Regional Library Executive Director
Chris Hobby, City Manager
✓Allie Godwin, City Clerk

word/board/apptltr23

Decatur County - Gilbert H. Gragg Library
301 S. Monroe Street
Bainbridge, GA 39819
(229) 248-2665

James W. Merritt, Jr. Memorial Library
259 E. Main Street
Colquitt, GA 39837
(229) 758-3131
Web Site: www.swgri.org

Seminole County Public Library
103 W. 4th Street
Donalsonville, GA 39845
(229) 524-2665