

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

January 10, 2023

6:00 p.m.

City Council Chambers

MINUTES

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

MEMBERS ABSENT: Zach McLendon, Alan Davis

OTHERS PRESENT: Steve O'Neil

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 December 13th, 2022, meeting were 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-2022-006: Applicant Brent Warr is requesting a conditional use for a mixed used building at 125 E. Calhoun St. The property is 0.62 acres and is zoned Light Industrial (LI).

Applicant Brent Warr came forward and explained his conditional use request for a Mixed Use Building at 125 Calhoun St. consisting of four retail spaces fronting Calhoun St., a workshop/studio in the middle section of the building for the applicant and a residential unit on the North end of the structure that will ideally be occupied artists in residency. Mr. Warr explained that it would not be a traditional rental or a short term rental. He did go on to further explain that this aspect of the structure would come much farther into the future.

After explanation of the conditional use request, Chairman Flowers asked Mr. O'Neil for staff opinion.

Mr. O'Neil reviewed the parking situation and further explained the difficulties in meeting the parking requirements. Mr. O'Neil explained that Mr. Warr had requested and received an administrative variance for parking reduction that reduced the required spaces by 20%. Mr. Warr explained that he is finalizing arrangements with adjoining property owners for off site parking and will provide commitment letters once complete.

Chairman Flowers called for a motion. A motion to approve as requested with no stipulations was made by Commissioner Marshall and seconded by Commissioner Adams. Vote was unanimous in favor of granting the conditional use for a mixed use building at 125 Calhoun St.

IV. **Old Business:**

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

Dr. Frank Flowers, Chairman