

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION
December 13, 2022
6:00 p.m.
City Council Chambers
MINUTES

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

MEMBERS ABSENT: Zach McLendon, Alan Davis, Keenan Adams

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 September 9th, 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-2022-005: Applicants Demetric & Thurman Stubbs are requesting a conditional use for a Cigar Bar & Hookah Lounge at 332 N. Broad St. The property is 0.11 acres and is zoned Central Business District (CBD).

Applicants Demetric and Thurman Stubbs came forward and explained her conditional use request for a Cigar & Hookah Lounge at 332 N. Broad St.

Commissioner Marshall asked about the hours the proposed use would be open and the applicants responded 2pm to 2am.

Commissioner Marshall asked further about security and whether they would be licensed or non-licensed. The applicants explained that security would be present in the evening and at night. They would start out with unlicensed security but any special events would require extra security that would be licensed.

Commissioner Marshall asked about potential occupancy of the building and what they were expecting.

Commissioner Marshall asked if there were any other potential problems that they see may be an issue. The applicants explained that they were concerned about people gathering outside the building and not coming inside. Applicants explained that if that became a problem they would contact public safety. Patrons to the proposed use would be 25 or older despite the state minimum age being 21.

Chairman Flowers then asked if anyone would like to speak against the proposed use. There were none.

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

Mr. O'Neil stated that he had met and discussed age restrictions and ventilation in the building with the applicants and made them aware. Mr. O'Neil recommended approval.

With no more discussion, Chairman Flowers called for a motion.

Commissioner Marshall made a motion to approve the conditional use. The motion was seconded by Commissioner Mackey and passed unanimously.

ITEM 2: ZONE-2022-003: Applicant Scott & Karen Tobin (on behalf of Collins Family Mortuary) are requesting a rezoning from Office-Professional (O-P) to Highway Commercial (HC) for a funeral home at their property located at 203 W. Shotwell St (Parcel B0270009). The property is .30 acres.

Applicants Darrell Watkins and Zach Fraser of Collins Family Mortuary presented their proposed project. They explained that they are working with the Methodist Church on off site parking next door but explained that the church did not want to enter into an agreement and basically took the attitude of "the parking lot is there. Use it. We don't plan on towing cars." The applicants explained that they are having issues with their current parking arrangements due to the fact that virtually all of their parking is currently off-site and owned by a bank.

Chairman Flowers asked if anyone would like to speak in opposition to the proposed rezoning.

Leslie Taylor (118 Flint St) had concerns about traffic and parking for larger funerals. Commissioner Marshall asked if there is anything the applicants can do to satisfy her (Ms. Taylor). Ms. Taylor did not have an answer to that. Commissioner Marshall asked if she would be willing to sit down and meet with representatives of the funeral home to discuss and she said she would be willing.

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

Mr. O'Neil reviewed the parking situation and made a recommendation for approval with a condition that if the funeral home ceases operation the property would revert back to Office-Professional.

Chairman Flowers called for a motion. A motion to approve as requested with no stipulations was made by Commissioner Mackey and seconded by Commissioner Marshall. Vote was unanimous in favor of the rezoning.

IV. Old Business:

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