

BAINBRIDGE-DECATUR

PLANNING COMMISSION

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

October 10, 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: ZONE-2023-002: Applicant Lesley Taylor is requesting a rezoning of the property located at 1036 Lake Douglas Rd from UR-6 to O-P with a conditional use for a special event venue. The property is 2.45 acres.

Item 2: CU-2023-006: Applicant Dodson Properties & Development is requesting a conditional use permit at 1300 Conger Dr. for a short-term rental. The property is .39 acres and is zoned UR-6.

- V. OLD BUSINESS

None

- VI. ADJOURNMENT

**BAINBRIDGE-DECATUR COUNTY PLANNING
COMMISSION**

September 12th 2023

6:00 p.m.

City Council Chambers

MINUTES

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

MEMBERS ABSENT: None

OTHERS PRESENT: Steve O'Neil, Karla Fagg

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 June 13th, 2023, 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-2023-005: Applicant Karla Fagg is requesting a conditional use permit for a short-term rental. The property is located at 2008 S West St. The property is .67 acres and zoned UR-9.

Applicant Karla Fagg presented her desire to use her family home as an AirBnB because she did not want to sell the property but since she does not currently live here, and visits occasionally, she would like to have a place to stay while here but also have an income producing property. The applicant stressed the fact that she wants to be choosy as to who rents the property and does not want any potential guests to be throwing big parties that could damage the property or cause problems in the neighborhood.

Mr. O'Neil reminded the applicant and the commissioners about the hotel/motel tax that is collected on short term rentals and that the applicant would have to have an occupational tax certificate with the City of Bainbridge before the property could be rented out. Mr. O'Neil further went on to say that plenty of parking area is available on the property for guests.

Chairman Flowers opened the floor for motion. Commissioner Adams made a motion to recommend approval of the conditional use permit. Motion was seconded by Commissioner Marshall. Motion passed unanimously.

IV. **Old Business:**

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

Dr. Frank Flowers, Chairman

City of
BAINBRIDGE
GEORGIA

P.O. Box 158
Bainbridge, Ga. 39818

www.bainbridgecity.com

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

APPLICATION #: _____

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): Lesley Taylor
ADDRESS: 118 Flint St Bainbridge Ga. 39819
PHONE NUMBER(S): 706-474-2863
EMAIL: lestay@bellsouth.net

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: 1036 Lake Douglas Rd. Bainbridge Ga. 39819
TAX PARCEL ID#: B0500041
SUBDIVISION (IF APPLICABLE): _____
FRONTAGE: _____ DEPTH: _____ ACRES: 2.45

PRESENT ZONING OF PROPERTY: UR-6

PRESENT USE OF PROPERTY: Residence

PROPOSED ZONING OF PROPERTY: O-P Office professional w/ conditional use for special events.

PROPOSED USE OF PROPERTY: Boutique weddings, Corp. meetings, Class Reunions, Showers

ZONING CHANGE REQUIREMENTS: Small Parties.

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:

Ann + Hal Brannen 1036 Lake Douglas Rd.
Bainbridge, Ga. 39819

TIME SCHEDULE FOR DEVELOPMENT:

Closing year end 2023 events to start Booking early 2024.

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-6

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: asking for office professional w/ conditional use

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: allowing for onsite parking and off site parking w/ transportation

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? occupied

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: property is currently being used as a residence, and ^{being} sold as a U-6 zone

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.bainbridgecity.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.

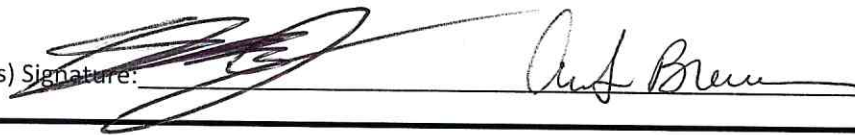
(c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the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

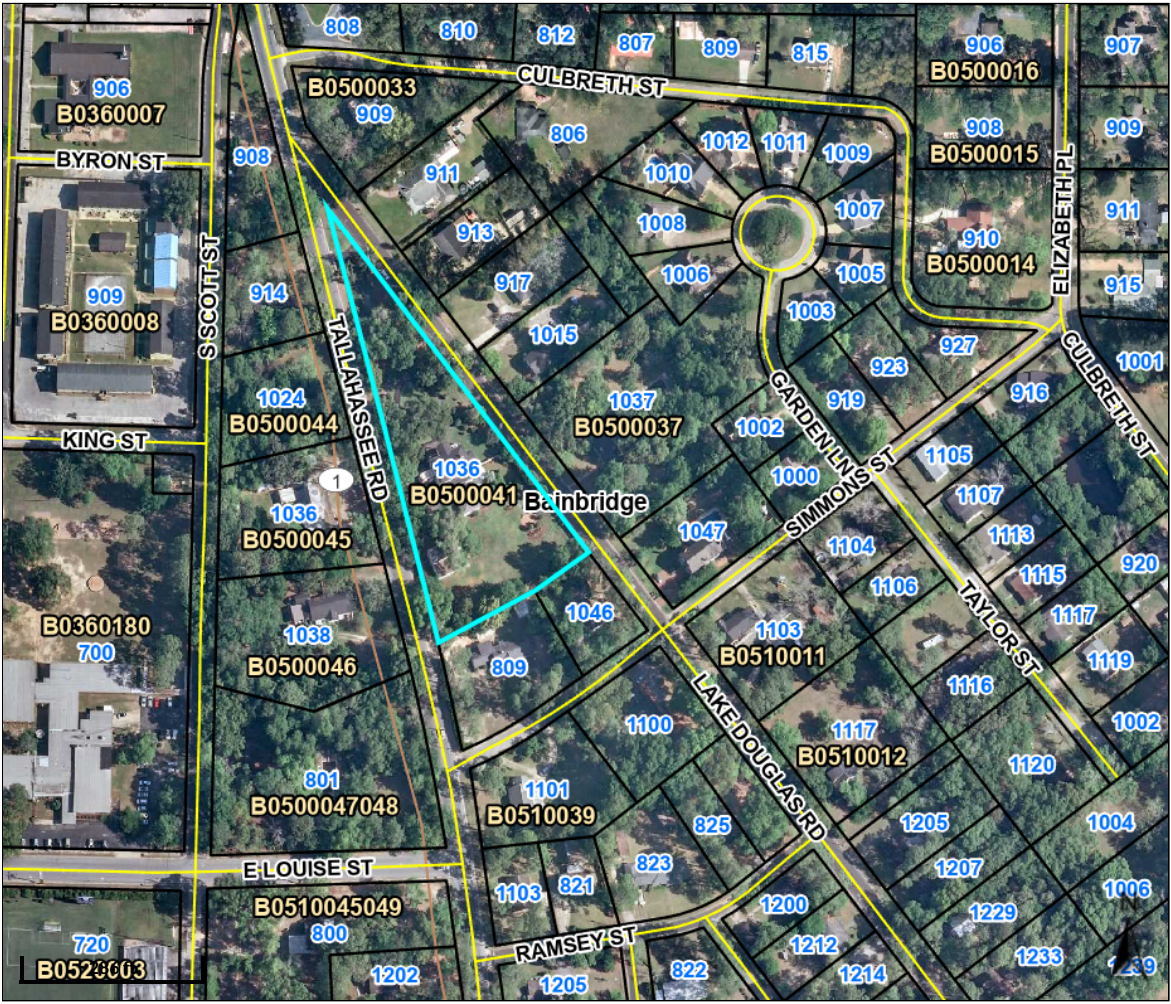


PUBLIC HEARING DATES

DATE OF PLANNING COMMISSION MEETING: _____ @ 6:00 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 located upstairs.
City Council meetings are held at 6:30 p.m. at City Hall in the City Council Chambers located upstairs.*



Legend
 □ Parcels
 — Roads

Parcel ID	B0500041	Owner	BRANNEN MAJOR H JR & ANNS	Last 2 Sales			
Class Code	Residential		1036 LAKE DOUGLAS RD	Date	Price	Reason	Qual
Taxing District	Bainbridge		BAINBRIDGE, GA 39819	7/15/2015	\$210000	FM	Q
Acres	2.45	Physical Address	1036 LAKE DOUGLAS RD	3/5/2003	\$330000	UI	U
		Assessed Value	Value \$388431				

(Note: Not to be used on legal documents)

Date created: 8/30/2023
 Last Data Uploaded: 8/29/2023 7:05:54 PM

Developed by  Schneider GEOSPATIAL

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 B0500041
Location Address 1036 LAKE DOUGLAS RD
Legal Description 385 291 1036 LAKE DOUGLAS RD
(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 2.45
Homestead Exemption Yes (S1)
Landlot/District N/A



Owner

BRANNEN MAJOR H JR & ANN S
1036 LAKE DOUGLAS RD
BAINBRIDGE, GA 39819

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	FF-RES: 80.00	Front Feet	106,920	396	270	2.45	0

Residential Improvement Information

Style One Family
Heated Square Feet 4530
Interior Walls Plaster
Exterior Walls Vinyl Siding
Foundation Conc Wall/Masonry
Attic Square Feet 0
Basement Square Feet 629 Unfinished
Year Built 1918
Roof Type Asphalt Shingles
Flooring Type Oak/Pine
Heating Type CH AC
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 3
Number Of Half Bathrooms 0
Number Of Plumbing Extras 6
Value \$284,784
Condition Average
House Address 1036 LAKE DOUGLAS

Style One Family
Heated Square Feet 728

Lesley Taylor
Agent ERA Simpson Realty

Level 5 Leader Mercedes Achiever
Rodan+Fields

Lesley by Design-Owner

Subject: Intent for Simmons House

Hello, I am Lesley Turner Taylor, born and raised in Bainbridge and a teacher by trade, I moved away for 25 years to Athens area when my then husband was transferred. I ran successful retail stores with my mother for many years and we continued to do wedding and event planning. After a divorce and raising my children, I as an only child saw the need to move back in 2018 to take care of my Dad's health issues.

In the time that I have been back, I have launched several business ventures. There has never been a more exciting time to live in my hometown! I sell real estate with ERA Simpson Realty which is best "job" I have ever had... I especially love it when I get to SELL others on Bainbridge/Decatur County which I think is the greatest place to live! I also saw several needs while growing my real estate business, I work with home owners on getting their homes updated and renovated and truly ready for the market, and I also operate a wedding, event planning business all under the umbrella "Lesley By Design".

I have done the ground breaking ceremonies for both Danimer and Anovion as well as many weddings, class reunions and rehearsal dinners here in Bainbridge. An area of need that has weighed heavy on my heart since the Fire House Gallery ceased to rent their facility for non-art events, is the lack of facilities for Boutique weddings, class reunions, rehearsal dinners, bridal showers, engagement parties, and corporate meetings. Many times I find myself doing events in surrounding communities, due to the lack of facilities here in Bainbridge.

The Simmons House is an iconic home in Bainbridge and #1 needs to remain a historic home that has roots to the beginning of our town. #2 with its acreage, square footage and location, it is the perfect site for these small events that used to be housed at the Firehouse Gallery. #3 it is a beautiful estate that will draw people in other communities to choose Bainbridge for their events.

I plan to purchase shuttle vans to transport guests to the venue from the parking lot at the former Elcan-King Elementary school. I have an arrangement for this worked out with the School Superintendent, Mr. Boyd English. Please see the letter enclosed.

With our growing population and industry, I see this as a serious need in our community that I could fill by approving the rezoning of The Simmons House at Greenwood Circle.

Thank you
Lesley Taylor
Agent ERA Simpson Realty
Lesley by Design-Owner



Superintendent Agreement

July 21, 2023

Terms of Agreement:

There exists circumstances where the school district and members of the city/community enter into an agreement to allow usage of areas (i.e. parking lots, fields, locations, etc.) that are not covered by the DCS Facility Usage Agreement. In such instances, the superintendent reserves the right to enter into an agreement with a citizen within Decatur County in an act of good faith. It is the belief that Decatur County Schools, the City of Bainbridge, and the citizens that reside in our greater community are collectively the backbone of our county. Therefore, when circumstances allow for the school district to accommodate reasonable requests, the superintendent will use reasonable discretion and allow limited use of property for general use.

Description of Agreement:

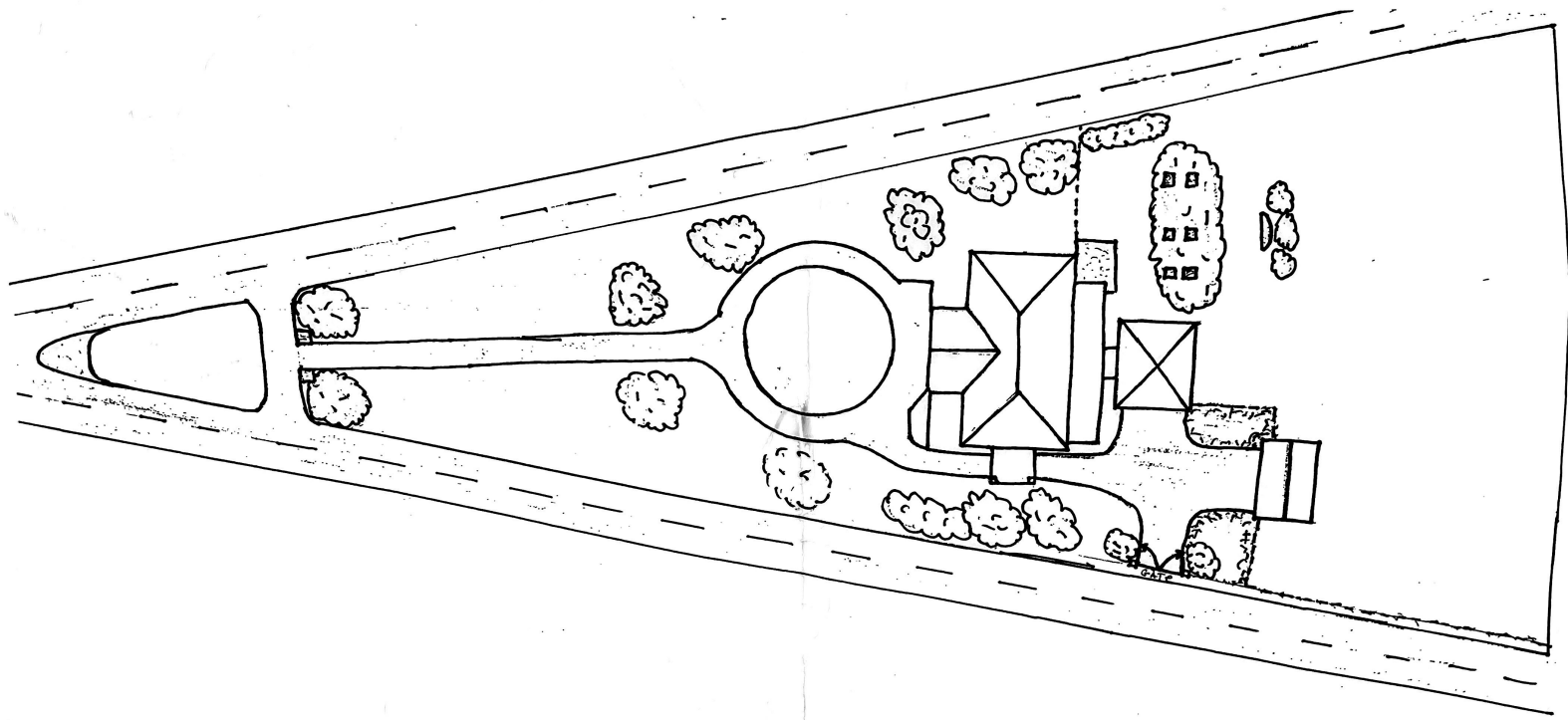
Community member Lesley Taylor requests to utilize a parking lot on the grounds of Centennial Field in Bainbridge, Georgia to host small events. It has been determined by the superintendent Boyd K English that limited parking does exist for the business and authorizes limited parking on an as needed basis.

Disclaimer:

It is understood/imperative that all school events take precedence over events from the business establishment and/or for private use. Therefore, it is important that the community member does not book events that would interfere with school related activities at Centennial Field. Additionally, the community member will provide liability insurance that will exclude Decatur County Schools from any liability.

Lesley Taylor
 Business/Organization

Boyd K English
 Superintendent



Staff Analysis

DATE: October 3, 2023

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

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

SUBJECT: ZONE-2023-002

ITEM 1: ZONE-2023-002: Applicant Lesley Taylor is requesting a rezoning from Urban Residential 6 (UR-6) to Office-Professional (O-P) with a conditional use for a special event facility at 1036 Lake Douglas Rd (Parcel B0500041). The property is 2.45 acres.

CURRENT ZONING: Urban Residential 6

REQUESTED ZONING: Office-Professional (O-P)/Conditional Use for Special Event Facility

FUTURE LAND USE DESIGNATION: Residential (Urban Low Density)

ANALYSIS:

1. Existing Uses and Zoning of subject property:

The property is currently residential and zoned UR-6.

2. Existing zoning of nearby property: The property is surrounded by UR-6 and Office-Professional.

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 a special event facility is consistent with the use of some adjacent properties. A special event facility on the surface indicates parties and events but as the applicant has shown in her letter of intent, what she is proposing will be small “boutique” events.

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 proposed development should not present any burden on existing streets, transportation facilities, utilities, schools, etc. if developed as proposed.

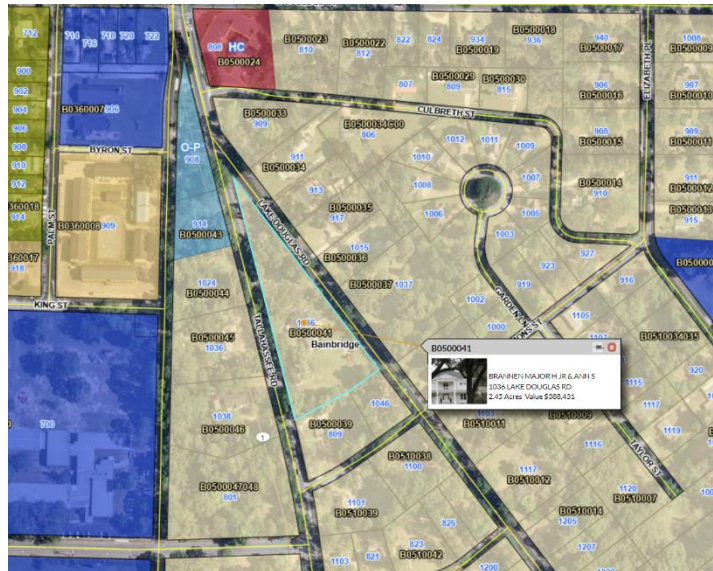


Figure 1. Approximate Parcel boundaries

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 not in conformity with the policy and intent of the comprehensive plan and land use element. Staff would like to note that the area along both Scott Street and Lake Douglas Rd is undergoing a transition due to the amount of traffic on each street. Our comprehensive plan and future land use map is not up to date with regards to the reality of this area.
- 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:** As mentioned in number 5 above, the area is transitioning, particularly around the five points area.
- 7. Length of time the property has been vacant or unused as currently zoned:** The property is still currently occupied by the current owner.
- 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:** Property is currently used as residential and staff is unaware of any attempts to market the property as is.
- 10. The possible creation of an isolated zoning district unrelated to adjacent and nearby districts:** No.

RECOMMENDATION: The proposed use for a special event facility can work in this location. The parking situation has been taken care of with the election of the applicant to utilize stadium parking lot and shuttle guests back and forth. If the applicant can keep the events to the appropriate size and manages the events well the proposed use should not detract from the neighborhood.

Staff recommends approval of the request to rezone the property at 1036 Lake Douglas Rd from UR-6 to Office-Professional with a conditional use for a special event facility.



P.O. Box 158
Bainbridge, Ga. 39818

www.bainbridgecity.com

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

APPLICATION #: CU-2023-006

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): Sarah Dodson
ADDRESS: 3346 Vada Rd. Bainbridge, GA 39817
PHONE: 229-400-4059
EMAIL: boogerjo@gmail.com

PROPERTY INFORMATION

PROPERTY OWNER(S): Dodson Properties and Investments, LLC
ADDRESS: 3346 Vada Rd. Bainbridge, GA 39817
PHONE: 229-400-4059
LOCATION OF SUBJECT PROPERTY: 1300 Conger Drive Bainbridge, GA 39817

PROPERTY INFORMATION (continued)

PARCEL #: B0070127 SIZE (ACRES): .39



ZONING DESIGNATION OF SUBJECT PROPERTY: UR-6

PROPOSED USE OF PROPERTY (BRIEF): AirBnB short-term rental

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

 Property Owner Signature	 Submitted By:
<u>9-6-23</u> Date	<u>9-6-23</u> Date

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: Single-family home
2. Existing zoning of property contiguous with or located within 100 feet of subject property: UR-6
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: Residential area
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: Short term rental with no more than 6 guests permitted
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 in the Community & Economic Development Department at 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: 
Address: <u>3346 Vada Rd. Bambridge, GA 39817</u>

PUBLIC HEARING DATES

DATE OF PLANNING COMMISSION MEETING: October 10 23 @ 6:00 p.m.

DATE OF CITY COUNCIL MEETING: October 17, 23 @ 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.*

I, Sarah Dodson, and my husband, Michael Dodson, own Dodson Properties and Investments, LLC. We purchased the single-family home located at 1300 Conger Drive with the intent to use the property as an Airbnb. We are requesting a conditional use permit for short-term rental for this property.

The house has 3 bedrooms and 2 full baths, therefore we have placed a 6 guest/2 night minimum in order to not disrupt the peaceful neighborhood. Parties and events are also prohibited at this property. The property is also completely fenced to accommodate our guests that bring pets.



Legend
 □ Parcels
 — Roads

Parcel ID	B0070127	Owner	DODSON PROPERTIES AND INVESTMENTS LLC	Last 2 Sales			
Class Code	Residential			Date	3/10/2023	Price	0
Taxing District	Bainbridge		3346 VADA RD		5/12/2022	Reason	UI
Acres	0.39		BAINBRIDGE, GA 39817			Qual	U
		Physical Address	1300 CONGER DR				
		Assessed Value	Value \$85172				

(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

Date created: 9/6/2023

Last Data Uploaded: 9/5/2023 7:04:34 PM

Developed by Schneider GEOSPATIAL

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 B0070127
Location Address 1300 CONGER DR
Legal Description 511 885 1300 CONGER DR
(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 0.39
Homestead Exemption No (S0)
Landlot/District N/A



Owner

[DODSON PROPERTIES AND INVESTMENTS LLC](#)
3346 VADA RD
BAINBRIDGE, GA 39817

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	FF-RES: 60.00	Front Feet	17,100	114	150	0.39	0

Residential Improvement Information

Style One Family
Heated Square Feet 1494
Interior Walls Plaster
Exterior Walls Conc Bk
Foundation Slab Perimeter Footing
Attic Square Feet 0
Basement Square Feet 0
Year Built 1958
Roof Type Asphalt Shingles
Flooring Type Crpt/Tile
Heating Type CH AC
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 1
Number Of Half Bathrooms 1
Number Of Plumbing Extras 2
Value \$79,700
Condition Average
1
House Address 1300 CONGER

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/10/2023	511 885	A51	\$0	Unqualified - Improved	DODSON MICHAEL EUGENE & SARAH ELIZABETH	DODSON PROPERTIES AND INVESTMENTS LLC
5/12/2022	497 900	A51	\$135,000	Unqualified - Improved	GURIS ETHAN AVERY	DODSON MICHAEL EUGENE & SARAH ELIZABETH
8/28/2020	464 683	A51	\$88,700	Unqualified - Improved	MARSHBURN SHELLIE N	GURIS ETHAN AVERY
5/3/2007	244 235	A51	\$0	Unqualified - Improved	MCCOOK WAYNE & JOYCE C & MARSHBURN S	MARSHBURN SHELLIE N
5/6/2004	136 170	3 16	\$40,000	Unqualified - Improved	COOPER JIM BOB JR & PENELOPE JAYNE P	MCCOOK WAYNE & JOYCE C & MARSHBURN S
12/7/2000	N22 487	3 16	\$0	Unqualified - Improved	COOPER PENELOPE JAYNE	COOPER JIM BOB JR & PENELOPE JAYNE P
1/21/2000	W21 344	3 16	\$0	Unqualified - Improved	PARKER C E	COOPER PENELOPE JAYNE
1/1/1961	P7 183	3 16	\$0	Unqualified Sale		PARKER C E

Valuation

***2023 Year Values are preliminary and subject to change until Certified.**

	2023	2022	2021	2020	2019
Previous Value	\$85,172	\$79,337	\$58,676	\$55,574	\$55,574
Land Value	\$5,472	\$5,472	\$5,472	\$5,472	\$5,472
+ Improvement Value	\$79,700	\$79,700	\$73,865	\$53,204	\$50,102
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$85,172	\$85,172	\$79,337	\$58,676	\$55,574

Area Sales Report

Sale date range:

From:

09/06/2020

To:

09/06/2023

Sales by Area

1500

Feet



Sales by Distance

Photos



Sketches





Staff Analysis

DATE: October 3, 2023

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

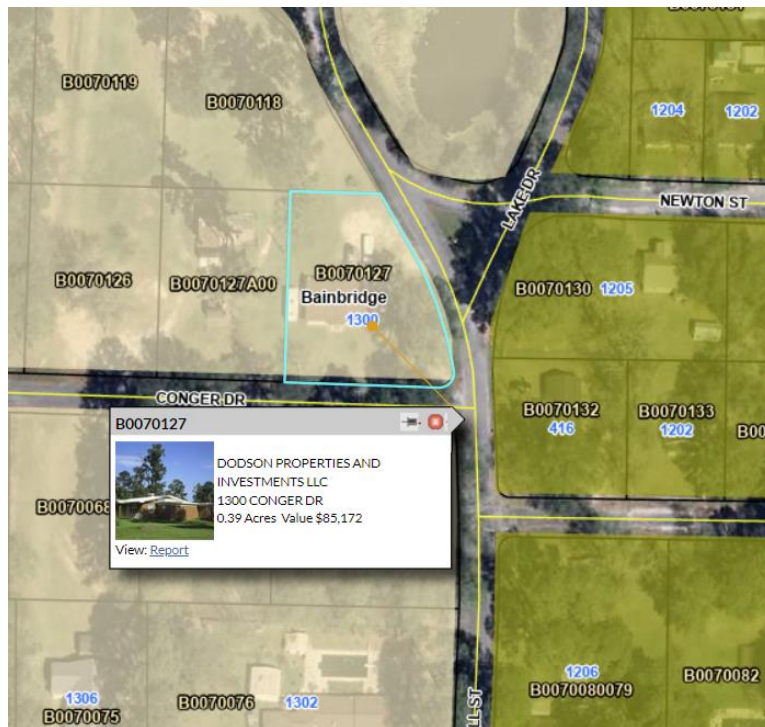
FROM: Steve O'Neil, Community & Economic Development Director

SUBJECT: CU-2023-006

ITEM: CU-2023-006: Applicant Sarah Dodson is requesting a conditional use permit for a short-term rental. The property is located at 1300 Conger Dr. The property is .39 acres and zoned UR-6.

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-6) Urban Residential 6



Section 6.4.1. Purpose and Intent.

UR-6 districts are intended to establish low-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 Low 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 and the applicant is required to have an Occupational Tax Certificate. Adequate space for parking exists.

Recommendation

Planning Staff recommend approval of the applicant's conditional use request to operate a short term rental facility at 1300 Conger Dr.