

BAINBRIDGE-DECATUR

PLANNING COMMISSION

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

March 8th, 2022

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: VAR-2022-001: Applicant Chandler Ray is requesting a variance from the rear and side setback requirements for accessory structures in an SR-3 zoning district from 10 ft to 5ft for a detached garage. The property (Parcel ID: 0069c053) is located at 1528 Richmond Lane and is approximately 0.5 acres.

ITEM 2: ZONE-22-001: Applicant WCP III Rivertowne, LLC is requesting a zoning change from RR-1 to UR-9. The property (Parcel #B0420032) is approximately 90 acres located off of Hwy 97. The applicant is proposing a phased subdivision with approximately 204 homes on the property in question.

- V. OLD BUSINESS:
- VI. ADJOURNMENT

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

February 8, 2022

6:00 p.m.

City Council Chambers

MINUTES

MEMBERS PRESENT: Frank Flowers, John Marshall, Zach McLendon, Alan Davis, Lachanda Mackey

MEMBERS ABSENT: Valerie Stubbs, Kennan Adams

OTHERS PRESENT: Steve O'Neil, Rachel Trolinger, Edith Miller, Guillermoi Sanchez, America Lenza

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES OF PREVIOUS MEETING

Minutes from the January 11, 2022 meeting were presented to the Planning Commission. Commissioner Marshall made a motion to approve the minutes, seconded by Commissioner Davis and passed unanimously.

III. NEW BUSINESS

ITEM 1: CU-2022-001: Applicants Guillermo Sanchez and America Lenza (Sanchez Lenza LLC) are requesting a conditional use for a Short Term Rental in a UR-6 zone. The property (Parcel ID: B0510039) is located at 1101 Tallahassee Road and is 0.71 acres.

Ms. Lenza came forward and spoke on the request for approval of a conditional use for a Short-Term Rental in a UR-6 zone. Ms. Lenza stated that they were from Miami and were relocated to Bainbridge for Taurus. They bought the house 3 years ago but decided to move back to Miami. Ms. Lenza explained to the commission that her husband would be coming to Bainbridge 10 days out of each month to stay in the house but they would like to rent it out as an Airbnb the remaining days of each month to help pay on the mortgage. Chairman Flowers asked her if she had a population that she was targeting and she stated that she was targeting families with children and pets.

Steve O'Neil gave staff opinion. Mr. O'Neil stated that there is a great market for Airbnbs in this area.

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

Commissioner McLendon made a motion to conditional use for a Short-Term Rental in a UR-6 zone. Commissioner Marshall seconded the motion, and the vote was passed unanimously.

- IV. **Old Business:** The Avenue C Overlay District draft was discussed and reviewed to make sure it is acceptable when it is presented to City Council.

Commissioner Marshall made a motion to accept the Avenue C Overlay draft to be presented to City Council, Commissioner McLendon seconded the motion, and the vote was passed unanimously.

- 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: \$100.00

VARIANCE REQUEST 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): Chandler Ray
ADDRESS: 1528 Richmond Lane Bainbridge GA 39817
PHONE(S): 229 894 3946

PROPERTY INFORMATION

PROPERTY OWNER(S): Chandler + Jennifer Ray
ADDRESS: 1528 Richmond Lane Bainbridge GA 39817
PHONE(S): 229 894 3946
LOCATION OF SUBJECT PROPERTY: 1528 Richmond Lane Bainbridge GA 39817

PROPERTY INFORMATION (continued)

TAX MAP: Bainbridge PARCEL: 0069C053 SIZE (ACRES): _____

ZONING DESIGNATION OF SUBJECT PROPERTY: Residential

SETBACK REQUIREMENTS:

FRONT: _____ REAR: _____

SIDE: _____ LOT AREA: _____

MINIMUM LOT WIDTH: _____

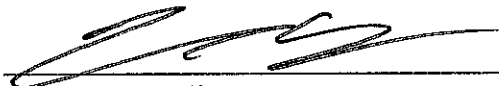
DESCRIBE REQUESTED VARIANCE (BRIEF): This request is concerning a 20'x31' detached garage that is currently in the planning stages. The use of the garage is to provide storage for a boat that will require backing in from the street. Without an approved variance, backing the trailer around the house from the street will be much more difficult. In addition to the practical use of the subject garage, the placement, with approved variance, will have better curb appeal than a garage that is partially behind the residence. The proposed variance is to allow the garage to be constructed 5' from the northern and eastern property borders.

ADDITIONAL REQUIREMENTS

All applications for a variance shall be made as required by the zoning administrator and shall at minimum contain the following information:

- a. Application fee.
- b. Application form furnished by the zoning administrator, which at minimum shall describe the requested variance and zoning district in which the subject property is located.
- c. Survey plat of the property showing all property lines with metes and bounds and dimensions.
- d. Site plan of the subject property at an appropriate engineering scale showing the proposed use and relevant information regarding the proposed variance.
- e. Site analysis and topographic map, at an appropriate scale, including information on significant man-made and natural features and features to be retained, moved or altered.
- f. Written analysis of how the proposed development compares favorably with the criteria for granting variances as established in this chapter.
- g. Other information as may be required by the zoning administrator

Where in the opinion of the zoning administrator the requested variance involves a minor change, the zoning administrator may vary or waive any of the information requirements of this section for variance applications.

 _____ Property Owner Signature	<i>Chandler Ray</i> _____ Application Submitted By:
<i>2-8-22</i> _____ Date	<i>2-8-22</i> _____ Date

<u>DEPARTMENT USE ONLY</u>	
SUBMITTAL DATE: _____	DATE CERTIFIED COMPLETE: _____
Department Representative Signature: _____	

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: (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 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.

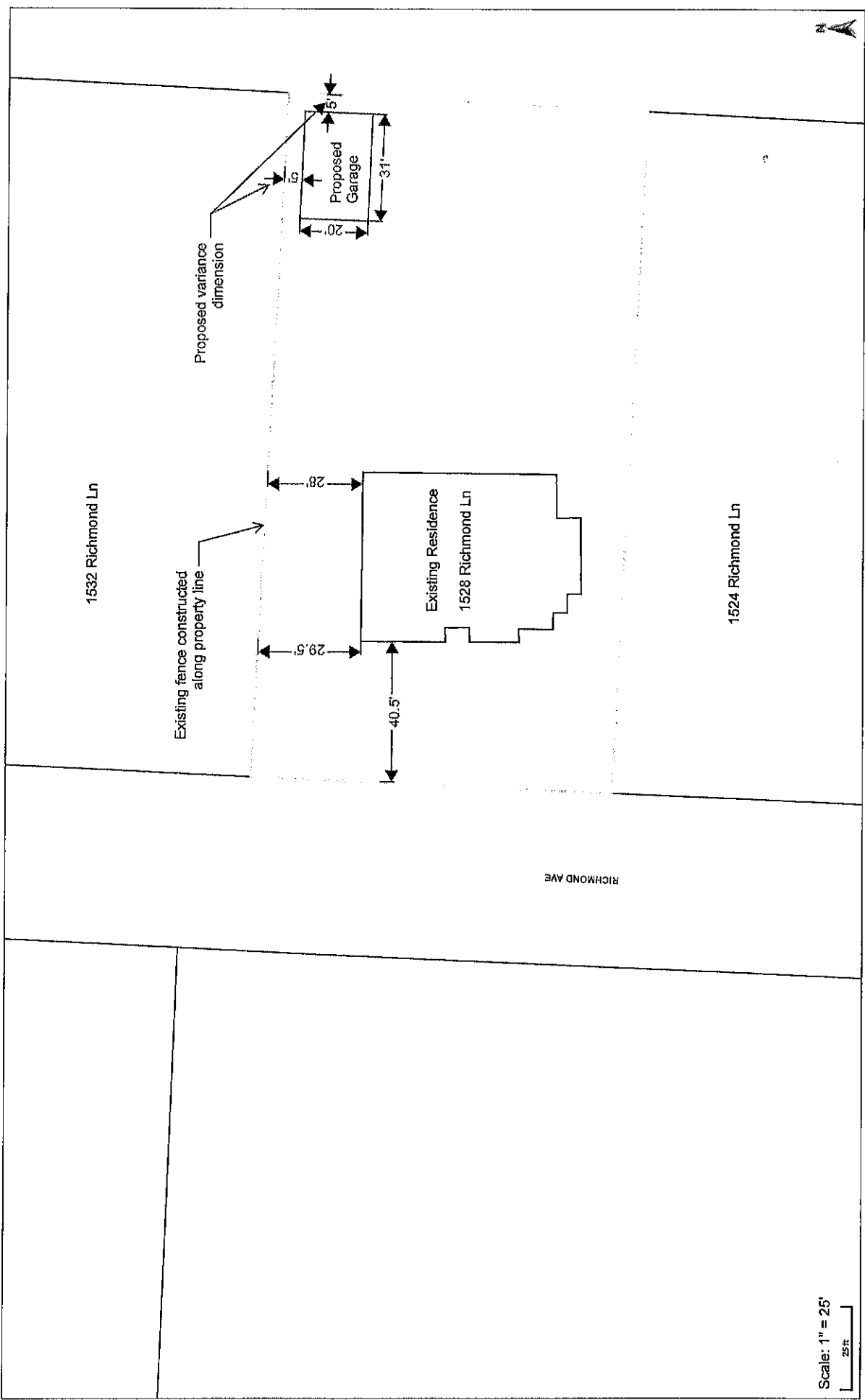
Property Owner(s) Signature: _____



PUBLIC HEARING DATE

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

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



Scale: 1" = 25'
25'

Staff Analysis

DATE: March 2, 2022

TO: Bainbridge-Decatur County Planning Commission

FROM: Steve O'Neil, Planning Director

SUBJECT: VAR-2022-001

APPLICANT: Chandler Ray

REQUEST: The applicant wishes to reduce the side and rear setbacks on his property at 1528 Richmond Lane from 10 ft to 5 ft so he can place Carolina Carport type building in a position that makes it easier to back his boat under the structure.

Variance Request #1: Table 6.2 Dimensional Requirements for Residential Zoning Districts: *In an SR-3 zoning district the side and rear setbacks for accessory structures are 10 feet. Mr. Ray is proposing to reduce that by half.*

Criteria for Approval of Variances (Sec. 15.2.7)

Any applicant requesting consideration of a variance to any provision of this zoning ordinance shall provide a written justification that one or more of the following condition(s) exist. **The planning commission shall not approve the variance application unless it shall have adopted findings that one or more of the following conditions exist.**

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

BAINBRIDGE-DECATUR

PLANNING COMMISSION

Staff Opinion:

The Planning Commission needs to find that at least one of the above criteria have been met in order to make a finding on the requested variance. Staff opinion is that the applicants request meets the criteria list in (d) which reads as follows:

“The requested variance will be in harmony with the purpose and intent of this zoning ordinance and will not be injurious to the neighborhood or to the general welfare.”

The Planning Commission may feel that the requested variance meets more than just letter (d). If the Planning Commission chooses to approve the request, the decision is the final decision and the City Council will not hear the case. If the Planning Commission were to deny the request for a variance, the applicant could choose to appeal the decision of the Planning Commission to the City Council.



P.O. Box 158
Bainbridge, Ga. 39818

www.bainbridgecity.com

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

APPLICATION #: ZONE-22-001

FEE: \$100.00

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): WCP III Rivertowne, LLC

ADDRESS: 229 E Jefferson St, Thomasville, GA 31792

PHONE NUMBER(S): 229-977-3335

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: West side of State Route 97 (Faceville Hwy); located just south of intersection of Old Quincy Road & State Route 97

TAX MAP PAGE: 7904

PARCEL: B0420032

SUBDIVISION (IF APPLICABLE): NA

FRONTAGE: S.R. 97: +/-980 ft
Cox Ave: +/-1045 ft

DEPTH: North Property Line: 2,090 ft
Max. Depth: 2,363 ft

ACRES: +/-90.16 ac.

PRESENT ZONING OF PROPERTY: RR-1

PRESENT USE OF PROPERTY: Vacant

PROPOSED ZONING OF PROPERTY: UR-9

PROPOSED USE OF PROPERTY: Residential Subdivision

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:

Jon Wayne Properties, LLC

1609 E. Shotwell St.

Bainbridge, GA 39819

TIME SCHEDULE FOR DEVELOPMENT:

Begin construction as soon as rezoning, preliminary plat, construction plans, etc. are approved by the

City of Bainbridge.

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:
RR-1, INS, HC, 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: There are other residential developments near this property.

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: The existing roads, utilities, etc. appear to be adequate to serve this development.

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? This property has always been vacant

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: The existing zoning of RR-1 is not an appropriate zoning for this type of development.

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 City Hall map room and on the city's website at www.bainbridgecit.com.

CONFLICT OF INTEREST IN ZONING DECISIONS
CAMPAIGN CONTRIBUTIONS

36-67A-3.

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

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

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

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

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

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

Property Owner(s) Signature: _____

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.*

**TABLE 14.2.1
APPLICATION REQUIREMENTS**

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

**TABLE 14.2.1
APPLICATION REQUIREMENTS**

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

**TABLE 14.2.3
ANALYSIS REQUIREMENTS**

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

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

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.


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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.

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Property Owner(s) Signature: _____	
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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.
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LEGAL DESCRIPTION:

COMMENCING at the Northeast corner of Tract 2 of the Kenneth Newberry Plat as found recorded in the Office of the Clerk of the Superior Court of Decatur County, Georgia, in Plat Cabinet B, Slide 161, Page 10 and being on the West right of way (R/W) of State Route 97 (100' R/W) as marked by an existing concrete monument (ECM) (4"x4"); thence along said West R/W bearing N 31°21'21" E a distance of 692.36 FT to an ECM (4"x4") and being the POINT OF BEGINNING (P.O.B.); thence depart said West R/W bearing S 86°38'15" W a distance of 2875.20 FT to an ECM (6"x6", USCE); thence N 37°12'52" E a distance of 2660.74 FT to the East R/W of Cox Avenue (40' R/W) as marked by an existing iron pin (EIP) (HLSNC GA2033); thence depart said East R/W bearing S 57°47'47" E a distance of 2089.80 FT to said West R/W as marked by an EIP (HLSNC GA2033); thence along said West R/W bearing S 31°13'50" W a distance of 978.39 FT to the P.O.B. Said parcel being located in the City of Bainbridge in Land Lots 322 and 319 of District 20 of Decatur County, Georgia, and containing 90.16 acres, more or less.

A REZONING REQUEST
FOR
WCP III RIVERTOWNE, LLC

LOCATED IN LAND LOTS #219 & #220 OF DISTRICT 20 OF
DECATUR COUNTY, GEORGIA, AND CONTAINING 90.16± ACRES

CURRENT ZONING: RR-1
PROPOSED ZONING: UR-9

FEBRUARY 7, 2022

OWNER

JON WAYNE PROPERTIES LLC
1609 EAST SHOTWELL STREET
BAINBRIDGE, GA 39819

DEVELOPER

WCP III RIVERTOWNE, LLC
229 EAST JEFFERSON STREET
THOMASVILLE, GA 31792

PROPOSED BUILDING SETBACKS: UR-9

FRONT YARD: 10 FT

SIDE YARD: 5 FT

REAR YARD: 10 FT

MINIMUM LOT WIDTH AT BUILDING LINE: N/A

MAXIMUM BUILDING AREA: 40 %

MAXIMUM BUILDING HEIGHT (FEET/STORIES): 35 FT/3 STORIES

ABBR

E---

EIP--

FB--

FT--

N---

PG--

P.O.E

P.O.C

R/W-

S---

W--

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'---

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A REZONING REQUEST FOR WCP III RIVERTOWNE, LLC

LOCATED IN LAND LOTS #219 & #220 OF DISTRICT 20 OF
DECATUR COUNTY, GEORGIA, AND CONTAINING 90.16± ACRES

CURRENT ZONING: RR-1
PROPOSED ZONING: UR-9

FEBRUARY 7, 2022

OWNER
JON WAYNE PROPERTIES LLC
1609 EAST SHOTWELL STREET
BAINBRIDGE, GA 30819

DEVELOPER
WCP III RIVERTOWNE, LLC
229 EAST 48th PERSON STREET
THOMASVILLE, GA 31792

PROPOSED BUILDING SETBACKS: UR-9
FRONT YARD: 10 FT
SIDE YARD: 5 FT
REAR YARD: 10 FT
MINIMUM LOT WIDTH AT BUILDING LINE: N/A
MAXIMUM BUILDING AREA: 42 ±
MAXIMUM BUILDING HEIGHT (FEET/STORIES): 33 FT / 3 STORIES

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 297,174,000 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 75,000 FEET, AND AN ANGULAR ERROR OF 0.00037 PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS DRAWING IS INVALID WITHOUT SURVEYOR'S SIGNATURE AND GEORGIA SEAL.

EQUIPMENT USED:
TOPCON ES-103 SYSTEM SERIAL NUMBER 010155
SOKKIA CRK1 SERIAL NUMBER 852-10053
SOKKIA CRK1 SERIAL NUMBER 852-10063

NOTE: THIS DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS CONVEYANCE.

BASIS OF BEARINGS: GRID NORTH BASED ON THE GEORGIA COORDINATE SYSTEM WEST ZONE.

CLIENT: WCP RIVERTOWNE, LLC

SURVEYOR'S NOTES:

1. THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT PRIOR APPROVAL FROM THIS SURVEYOR.
2. ALL MEASUREMENTS WERE MADE ACCORDING TO THE UNITED STATES SURVEY FOOT. ALL REPORTED DISTANCES ARE MEASURED GROUND DISTANCE.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN OR NOTED.
4. UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE APPARENT FROM A CASUAL ABOVE GROUND INSPECTION OF PREMISES ARE SHOWN.
5. SOURCE OF INFORMATION: EXISTING DEEDS AS RETRIEVED; KENNETH MEMBRY PLAT (CABINET B, SLIDE 161, PAGE 10); EXISTING MONUMENTATION.
6. ENCROACHMENTS AND IMPROVEMENTS WERE NOT LOCATED. THIS IS A BOUNDARY SURVEY ONLY.
7. LIABILITY OF THE UNDERSIGNED FOR THE SURVEY SHOWN SHALL NOT EXCEED THE AMOUNT PAID FOR THIS SURVEY.
8. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN OR NOTED.
9. EXISTING CONCRETE MONUMENTS (ECM) ARE 4"x4" UNLESS OTHERWISE LABELED. EXISTING IRON PINS (EP) ARE AS LABELED.
11. THERE ARE NO OVERLAPS OR GAPS BASED ON THE EXISTING DEEDS OR THE MONUMENTATION IN THE FIELD.
12. GPS WAS USED TO ESTABLISH INITIAL CONTROL POINTS AND TO LOCATE EDGE OF PAVEMENT AND CENTERLINE OF STATE ROUTE 97 (FACEVILLE HIGHWAY).

I HEREBY STATE THAT ALL PARTS OF THIS REZONING SKETCH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Steve Strickland
Georgia Reg. L.S. #3274-S

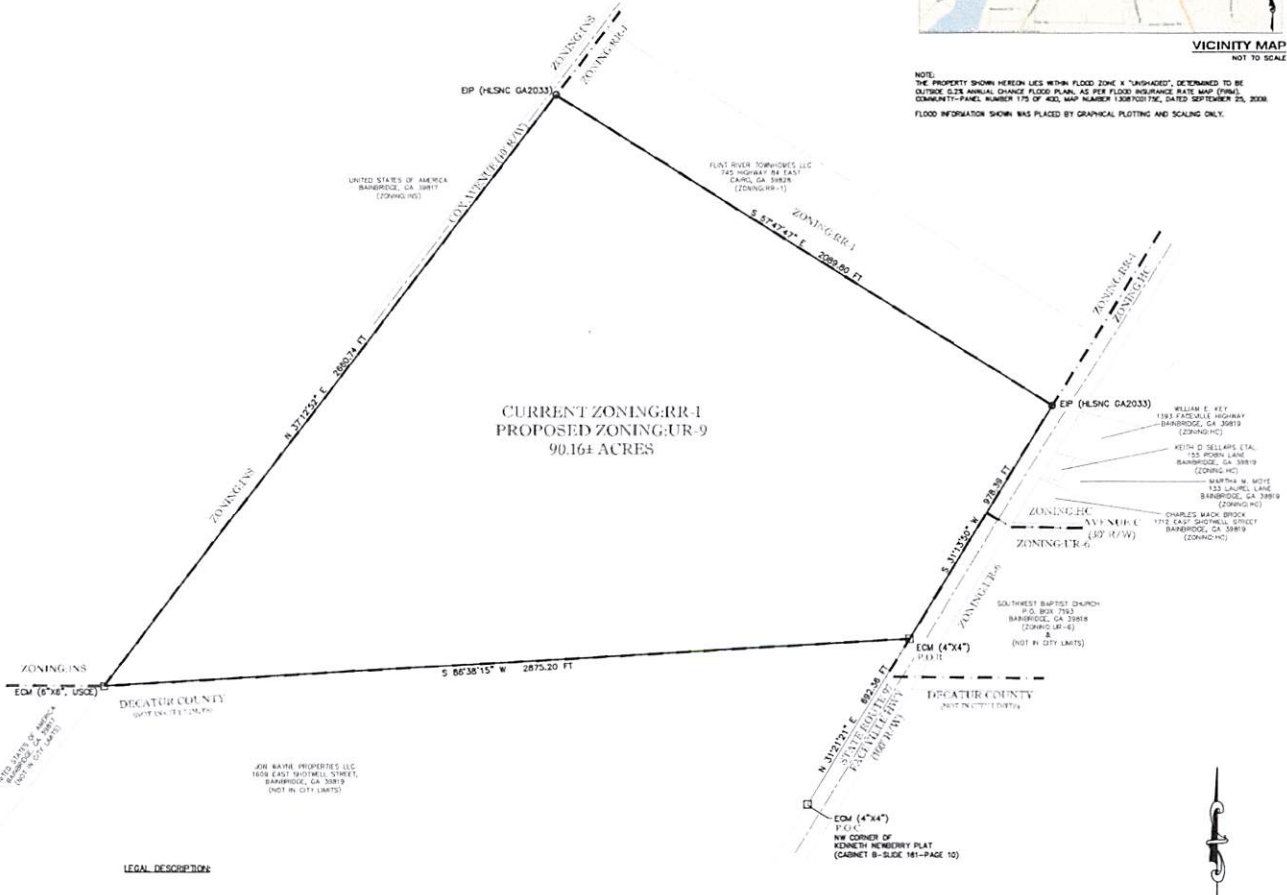
FEBRUARY 11, 2022
Date

ABBREVIATIONS

E---EAST
EP---EXISTING IRON PIN
FB---FIELD BOOK
FT---FEET
N---NORTH
PG---PAGE
P.O.B.---POINT OF BEGINNING
P.O.C.---POINT OF COMMENCEMENT
R/W---RIGHT OF WAY
S---SOUTH
°---DEGREES
'---MINUTES, FEET
"---SECONDS, INCHES

LEGEND

EP O EXISTING IRON PIN
SP ■ SET IRON PIN
ECM □ EXISTING CONCRETE MONUMENT
--- PROPERTY LINE
--- CENTERLINE OF ROAD
--- LAND LOT LINE
--- ZONING LINE

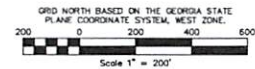


LEGAL DESCRIPTION:

COMMENCING at the Northeast corner of Tract 2 of the Kenneth Membry Plat as found recorded in the Office of the Clerk of the Superior Court of Decatur County, Georgia, in Plat Cabinet B, Slide 161, Page 10 and being on the West Right of Way (R/W) of State Route 97 (100' R/W) as marked by an existing concrete monument (ECM) (4"x4"), thence along said West R/W bearing S 29°21'21\"/>



NOTE: THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X "HIGHHAZARD", DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS PER FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-FLOOD NUMBER 175 OF 400, MAP NUMBER 133070079E, DATED SEPTEMBER 25, 2008. FLOOD INFORMATION SHOWN WAS PLACED BY GRAPHICAL PLOTTING AND SCALING ONLY.



PROJECT No. 0093-21
DATE: FEB, 2022
SCALE: 1"=200'
DRAWN BY: C. TYO
APPROVED BY: S. STRICKLAND
REVISIONS:

A REZONING REQUEST FOR
WCP III RIVERTOWNE, LLC
CITY OF BAINBRIDGE
DECATUR COUNTY, GEORGIA



AL CERT. OF AUTH.
CA-1896L, CA-0621L5
FL CERT. OF AUTH.
28312-L, 7808-S
GA CERT. OF AUTH.
00329, LP100156
MS CERT. OF AUTH.
E-00001825

SHEET 1
OF 1

Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: _____

Individual completing form: _____

Telephone: _____

Email: _____

Project Information

Name of Proposed Project: Rivertowne Subdivision

DRI ID Number: _____

Developer/Applicant: WCP III Rivertowne, LLC, Thomasville, GA 31792

Telephone: 229-977-3335

Email(s): jbwindcrest@rose.net

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)

(not selected) Yes No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?

(not selected) Yes No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$14,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: _____

Is the regional work force sufficient to fill the demand created by the proposed project?

(not selected) Yes No

Will this development displace any existing uses?

(not selected) Yes No

If yes, please describe (including number of units, square feet, etc):

--

Water Supply

Name of water supply provider for this site:	City of Bainbridge Utilities
--	------------------------------

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	
--	--

Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
--	---

If no, describe any plans to expand the existing water supply capacity:	
---	--

Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
---	--

If yes, how much additional line (in miles) will be required?	
---	--

Wastewater Disposal

Name of wastewater treatment provider for this site:	City of Bainbridge Utilities
--	------------------------------

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.270 MGD
--	-----------

Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
---	---

If no, describe any plans to expand existing wastewater treatment capacity:	
---	--

Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
---	--

If yes, how much additional line (in miles) will be required?	Approx. 1.19 miles of sanitary sewer force main
---	---

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	594 trips in peak hour
---	------------------------

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
--	--

Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
---	--

If yes, please describe below:	
--------------------------------	--

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

2147 tons/year

Is sufficient landfill capacity available to serve this proposed project?

(not selected) Yes No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?

(not selected) Yes No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

25%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:

Detention or retention ponds will be constructed to mitigate the increase in stormwater.

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds? (not selected) Yes No
2. Significant groundwater recharge areas? (not selected) Yes No
3. Wetlands? (not selected) Yes No
4. Protected mountains? (not selected) Yes No
5. Protected river corridors? (not selected) Yes No
6. Floodplains? (not selected) Yes No
7. Historic resources? (not selected) Yes No
8. Other environmentally sensitive resources? (not selected) Yes No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

[Submit Application](#)

[Save without Submitting](#)

[Cancel](#)

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Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:

Individual completing form:

Telephone:

E-mail:

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:

Rivertowne Subdivision

Location (Street Address, GPS Coordinates, or Legal Land Lot Description):

30D53'03.83" N, 84D35'55.89" W

Brief Description of Project:

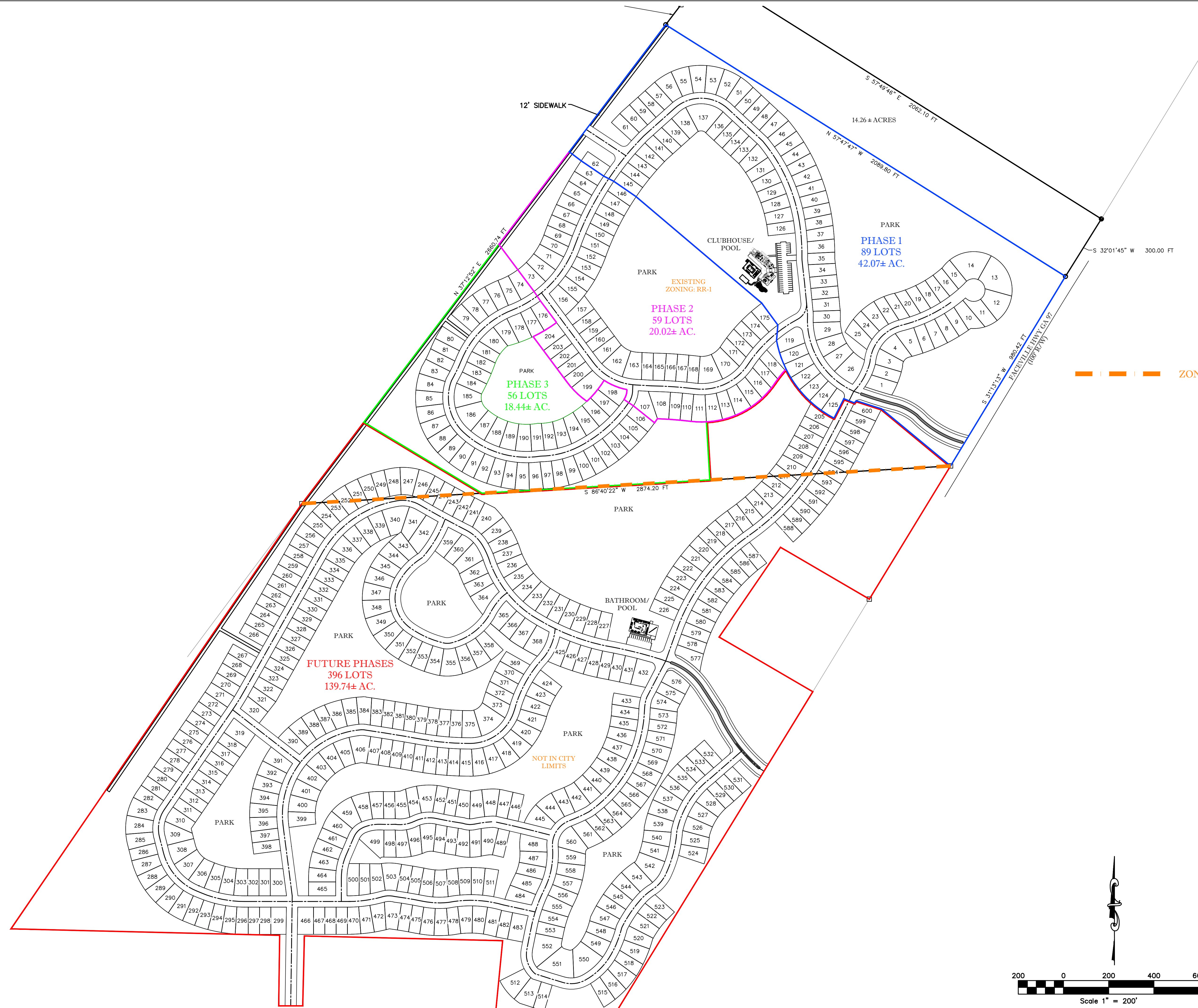
residential subdivision development

Development Type:

- (not selected) Hotels Wastewater Treatment Facilities
- Office Mixed Use Petroleum Storage Facilities
- Commercial Airports Water Supply Intakes/Reservoirs
- Wholesale & Distribution Attractions & Recreational Facilities Intermodal Terminals
- Hospitals and Health Care Facilities Post-Secondary Schools Truck Stops
- Housing Waste Handling Facilities Any other development types
- Industrial Quarries, Asphalt & Cement Plants

If other development type, describe:

Project Size (# of units, floor area, etc.):	600 lots
Developer:	WCP III Rivertowne, LLC
Mailing Address:	229 E. Jefferson St.
Address 2:	
City:	Thomasville
State:	GA
Zip:	31792
Telephone:	229-977-3335
Email:	jwindcrest@rose.net
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, property owner:	Jon Wayne Properties, LLC., 1609 E. Shotwell St., Bainbridge, GA 39819
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If no, in what additional jurisdictions is the project located?	Decatur County, GA
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name: <input type="text"/> Project ID: <input type="text"/>
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Connect Sewer <input type="checkbox"/> Connect Water <input type="checkbox"/> Permit <input type="checkbox"/> Other <input type="text"/>
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	<input type="text"/>
Estimated Project Completion Dates:	This project/phase: NA Overall project: February 2027
<input type="button" value="Submit Application"/> <input type="button" value="Save without Submitting"/> <input type="button" value="Cancel"/>	
Back to Top	



PROJECT No.
0093-21

DATE: JAN., 2021

SCALE: 1"=200'

DRAWN BY:
M. AMAN

APPROVED BY:
P. SANTORA

REVISIONS:

**RIVERTOWNE SUBDIVISION
BAINBRIDGE, GEORGIA
PRELIMINARY LAYOUT**

NORTHSTAR
ENGINEERING SERVICES

(P)334.673.9895 (F)334.673.1846
2431 Harford Hwy Dothan, AL. 36005
web: www.northstarengineering.com

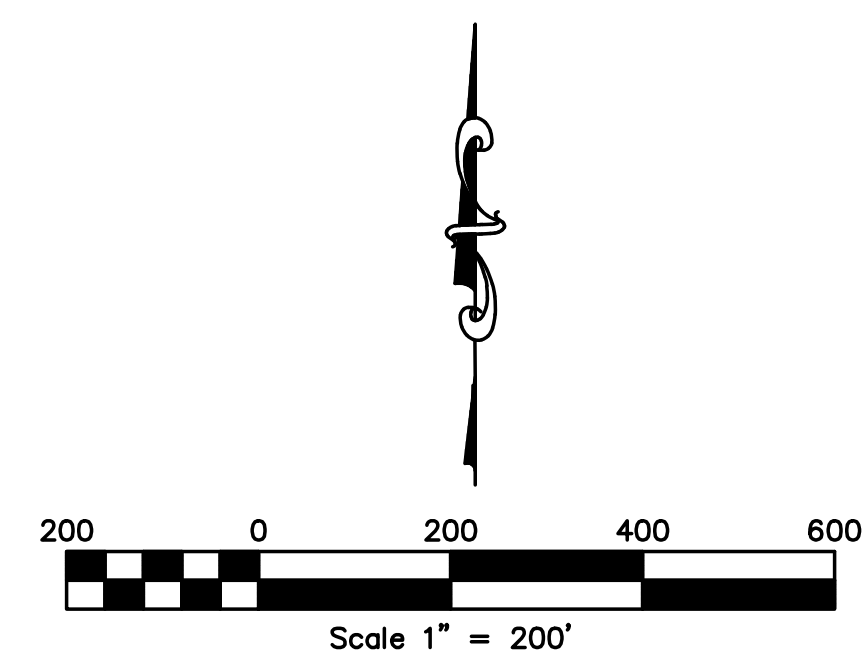
AL CERT. OF AUTH.
CA-1896E, CA-0621LS

FL CERT. OF AUTH.
26312-E, 7858-S

GA CERT. OF AUTH.
003129, LSF001156

MS CERT. OF AUTH.
E-0001825

SHEET **1**
OF **1**



Staff Analysis

DATE: August 30, 2021

TO: Bainbridge-Decatur County Planning Commission

FROM: Steve O'Neil, Planning Director

SUBJECT: ZONE-2022-001

ITEM 1: ZONE-2022-001: Applicant WCP III Rivertowne, LLC is requesting a zoning change from RR-1 to UR-9. The property (Parcel #B0420032) is approximately 90 acres located off of Hwy 97. The applicant is proposing a phased subdivision with 204 homes on the property in question.

CURRENT ZONING: Rural Residential (RR-1)

REQUESTED ZONING: Urban Residential 9 (UR-9)

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-6, HC, PUD 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 single family residential housing fields 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 proposed development will likely cause an increase of traffic along Highway 97. The DOT has not yet completed their review of the preliminary layout at the time of writing this analysis and there may be a requirement for a decal lane among other requirements.

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



BAINBRIDGE-DECATUR

PLANNING COMMISSION

arise, in this instance tremendous pressure in residential and commercial development and the market pressure for smaller lot residential development.

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 the pressure has increased for different types of residential development. There is a multifamily development proposed to the north of the proposed rezoning.

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 the Rivertowne Subdivision is an acceptable location given the surrounding uses and the transportation network that the major ingress and egress points will have access to on the Hwy 97 corridor. Preliminary indications of the Housing Market Study commissioned by the City of Bainbridge with assistance from our consultant (Mosaic Community Planning) indicate that the City of Bainbridge's level of workforce house is below appropriate levels. According to the preliminary housing report, 31.1% of the housing in the City of Bainbridge was built prior to 1960.

Based on the information provided, City staff recommends approval of the request to rezone parcel B0420032 to Urban Residential 9 for phases 1-3 of the proposed Rivertowne Subdivision. Urban Residential 9 (UR-9) is most appropriate zoning district based on the proposed lot sizes which average 6,000 square feet. The minimum lot size required in the UR-9 district is 5,000 square feet.