

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

June 14, 2022

6:00 p.m.

City Council Chambers

MINUTES

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

MEMBERS ABSENT: 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 March 8, 2022 meeting were presented to the Planning Commission. Commissioner Marshall made a motion to approve the minutes, seconded by Commissioner McLendon and passed unanimously.

III. NEW BUSINESS

ITEM 1: CU-2022-002: Applicant Mark Harrison (Harrison Development Group, LLC) is requesting a conditional use for a Short-Term Rental (AirBnB) at the property located at 414 S. Broad St. The property is .16 acres and is zoned Urban Residential – 9 (UR-9).

Mr. Harrison came forward to explain his request to use the property as a Short-Term Rental (AirBnB) while the property is vacant. He explained his intentions to preserve and honor the integrity of the Synagogue while transitioning it into a single-family residency. Mr. O'Neil also explained that Mr. Harrison and the neighbor that would be most impacted had already come to an agreement for parking.

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

Commissioner Marshall made a motion to approve the recommendation to the City Council and Commissioner McLendon seconded the motion then it passed unanimously.

ITEM 2: VAR-2022-002: Applicant Vicky Summerhill is requesting a setback variance of 8 feet to allow the construction of a pole barn on her property located at 1208 Majestic Ave. The property is 0.29 acres and is zoned SR-3.

Ms. Summerhill came forward to explain her request and need for this variance. She explained that she wished

to build a pole barn to cover her late husband’s truck. Chairman Flowers had concerns about it affecting her neighbors. Mr. O’Neil stated that she had a letter of support from the neighbor most impacted and it was discussed with the commission.

Mr. O’Neil gave his staff opinion and stated that he believed that the applicant met at least one of the required criteria to make the request approvable and stated that the planning commission may make a case for the applicant meeting more criteria.

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

Commissioner McLendon made a motion to approve the variance based on the applicant’s request meets the following requirement under Section 15.2.7(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.” Commissioner Mackey seconded the motion and it passed unanimously.

ITEM 3: ANNEXATION: The following properties are to have zoning established in preparation for annexation into the city of Bainbridge:

| Parcel Id# / address | Owner | Proposed zoning |
|-----------------------------|---|------------------------------------|
| 00680010 | Bainbridge-Decatur Co Development Authority | Heavy Industrial (HI) |
| 00960039A00 | Decatur Co Board of Education | Institutional (INS) |
| 0069A030 / 1815 Forrest Ln. | Don Whaley | Single-Family Residential-3 (SR-3) |
| 0069A029 / 1813 Forrest Ln. | Jimmy & Tanya Crum | Single-Family Residential-3(SR-3) |
| 0069A028 / 1811 Forrest Ln. | Khalil & Lerma Murphey | Single-Family Residential-3 (SR-3) |
| 0069A027 / 1809 Forrest Ln. | Jimmy & Tanya Crum | Single-Family Residential-3(SR-3) |
| 0069A026 / 1807 Forrest Ln. | Willis Banks Miller | Single-Family Residential-3(SR-3) |
| 0069A025 / 1805 Forrest Ln. | Durwin Harrell | Single-Family Residential-3(SR-3) |
| 0069A024 | Georgia Power Utility Easement | Single-Family Residential-3(SR-3) |
| 0069A023 / 1705 Forrest Ln. | Allendale Investments LLC | Single-Family Residential-3(SR-3) |
| 0069A022 | YMCA of Bainbridge | Single-Family Residential-3(SR-3) |
| 0069A021 / 1701 Forrest Ln. | Jimmy & Tanya Crum | Single-Family Residential-3(SR-3) |
| 0069A020 / 1617 Forrest Ln. | Cory Keaton | Single-Family Residential-3(SR-3) |
| 0069A019 / 1613 Forrest Ln. | Tammy Dupree & Tammy Lindsey | Single-Family Residential-3(SR-3) |

| | | | |
|-----------------------------|------------------------|--------------------------|--------------|
| 0069A018 / 1609 Forrest Ln. | Jimmy & Tanya Crum | Single-Family 3(SR-3) | Residential- |
| 0069A017 / 1607 Forrest Ln. | Demedris Williams | Single-Family 3(SR-3) | Residential- |
| 0069A016 / 1605 Forrest Ln. | Krystal Danielle Enoch | Single-Family 3(SR-3) | Residential- |
| 0069A015 / 1511 Forrest Ln. | Joseph W. Putnal Jr. | Single-Family 3(SR-3) | Residential- |
| 0069A014 / 1601 Forrest Ln. | Alenia Rogers | Single-Family 3(SR-3) | Residential- |
| 0069A013 / 1505 Forrest Ln. | Kevin & Kim Ford | Single-Family 3(SR-3) | Residential- |
| 0069A012 / 1503 Forrest Ln. | Raul Juarez | Single-Family 3(SR-3) | Residential- |

Mr. O'Neil gave his thoughts on the reasoning for the proposed zoning.

After further general discussion Chairman Flowers asked for a motion.

Commissioner Marshall made a motion to accept the Annexation Recommendation for zoning and was seconded by Commissioner Adams. The motion passed with a unanimous vote.

IV. Old Business: Decatur County Unified Development Ordinance Discussion

Mr. O'Neil explained, presented, and discussed the various changes presented in the draft Decatur County Unified Development Ordinance as well as existing policies that will continue in proposed ordinance.

At the end of his presentation Chairman Flowers called for a motion. Commissioner Marshall motioned to approve the new document and it was seconded by Commissioner Mackey. The motion passed unanimously.

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

Dr. Frank Flowers, Chairman