

# **BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION**

**January 11, 2022**

**6:00 p.m.**

**City Council Chambers**

## **MINUTES**

**MEMBERS PRESENT:** Frank Flowers, John Marshall, Valerie Stubbs, Kennan Adams

**MEMBERS ABSENT:** Zach McLendon, Alan Davis, Lachanda Mackey

**OTHERS PRESENT:** Steve O'Neil, John Bennett, David Daniel

### **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 14, 2021 meeting were presented to the Planning Commission. Commissioner Marshall made a motion to approve the minutes, seconded by Commissioner Adams and passed unanimously.

### **III. NEW BUSINESS**

**ITEM 1: PPLAT-RESSUB-2021-001:** Applicant WCP III Bainbridge, LLC is requesting approval of a preliminary plat for residential development. The property (Parcel ID: 00900016) is located off of Tallahassee Hwy and is 43.2 acres.

Mr. John Bennett came forward and spoke on the request for approval of a preliminary plat for residential development located off Tallahassee Hwy. He stated that WCP III Bainbridge, LLC contracted on the property and has closed on the first phase. He also stated that they will be developing out the original plan for residential lots but in doing so they decided to make changes to create more density on the area. He went on to explain that all lots would be 50 ft. instead of different sizes and that there would be about 135 additional units to the total property. The total number of units will be 275. He did clarify that they would not be building the homes, they would be purchased by someone else for building. Mr. Bennett stated that it would be a "for sale" product to the community.

Steve O'Neil gave staff opinion. Mr. O'Neil stated that the types of homes that will be built there is the types of homes Bainbridge needs. He recommended approval.

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

Commissioner Adams made a motion to approve the preliminary plat for residential development. Commissioner Marshall seconded the motion, and the vote was passed unanimously.

**ITEM 2: PPLAT-RESSUB-2021-002:** Applicant True North Way LLC is requesting approval of a preliminary plat for residential development. The property (Parcel ID: B0420032H00) is located at 1000 Faceville Hwy and is 14.27 acres.

Mr. David Daniel with Flint River Town Homes, LLC Development came forward and spoke on behalf of True North Way, LLC about the approval request of a preliminary plat for residential development. He explained to the commission that they would be subdividing the land into several parcels for the multiple phases of the project on Faceville Hwy. Mr. Daniel stated that there would be 192 units and 100 self-storage units that will be an amenity for the residents. Commissioner Adams asked if there was a timeline on the project and Mr. Daniel stated that the infrastructure would be started in March and would continue the next 3-4 years.

Mr. O'Neil gave staff opinion. He explained the situation involving an unbuildable parcel on the property to the commission but recommended approval of the preliminary plat.

With no further discussion, Chairman Flowers called for a motion. Commissioner Marshall made a motion to approve the preliminary plat for residential development. Commissioner Stubbs seconded the motion, and vote was passed unanimously.

**IV. Old Business:**

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

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Dr. Frank Flowers, Chairman