

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