

*Agenda*  
*City of Bainbridge, Georgia*  
*Regular Session - Mayor and City Council*  
*May 16, 2023, 6-00p.m. - City Council Chambers*



- I. INVOCATION and PLEDGE TO THE FLAG
- II. APPROVAL OF MINUTES OF REGULAR SESSION – April 18, 2023
- III. RECOGNIZE VISITORS AND DELEGATIONS
- IV. PROCLAMATION – MENTAL HEALTH MONTH
- V. SPECIAL PRESENTATION – CHIP
- VI. CONSIDERATION TO DECLARE SURPLUS
- VII. CONSIDERATION OF OFFER FROM CITY OF EATONTON
- VIII. CONSIDERATION OF INTERGOVERNMENTAL AGREEMENT – DEV. AUTHORITY
- IX. CONSIDERATION OF INTERGOVERNMENTAL AGREEMENT – DECATUR COUNTY
- X. INTRODUCTION OF ZONING TEXT AMENDMENT – FENCE AND WALL ORDINANCE
- XI. INTRODUCTION OF ZONING TEXT AMENDMENT – HEIGHT MAXIMUM
- XII. SECOND QUARTER FINANCIALS

*Bid:*

1. S&L Integrated Systems  
AV System for Council Chambers  
Thomasville, GA \$58,486.93
2. Southern Cross  
Atmospheric Corrosion & Natural Gas Leak Survey  
Peachtree Corners, GA \$52,099.55

**MINUTES**  
**CITY OF BAINBRIDGE, GEORGIA**  
**TUESDAY, APRIL 18, 2023**  
**7:00 P.M.**

PRESENT: MAYOR EDWARD REYNOLDS, PRESIDING

COUNCIL MEMBERS: KREGG CLOSE, DON WHALEY, GLENNIE BENCH,  
ROSLYN PALMER, AND SYLVIA WASHINGTON

CITY STAFF: CITY MANAGER CHRIS HOBBY, ASSISTANT CITY  
MANAGER ROY OLIVER, ALLIE GODWIN, STEVE  
O'NEIL, LISA TAYLOR, GABE MENENDEZ, FRANK  
GREEN, REDELL WALTON, AMANDA GLOVER, RANDEE  
EUBANKS, NORRIS ASKINS, AND RUFUS WALKER

GUESTS: BRUCE KIRBO, JR, JUNE FAIRCLOTH, DORIS HART,  
EMORY J. MIDDLETON, REATHA MIDDLETON, AND  
ETHAN REDDISH

ABSENT: PHIL LONG

**INVOCATION AND PLEDGE TO THE FLAG**

Councilwoman Bench gave the invocation and all those assembled pledged allegiance to the flag.

**APPROVAL OF MINUTES**

Upon a motion offered by Councilwoman Palmer and seconded by Councilman Close, the Council voted 5-0 to approve the minutes from the March 21, 2023, council meeting as presented.

**RECOGNIZE VISITORS AND DELEGATIONS**

Mayor Reynolds opened the floor for anyone to speak on an item. Bruce Kirbo, Jr of 2002 Twin Lakes Drive stepped forward. Mr. Kirbo discussed the following three items: 1) Asked if the city could do a better job of posting the minutes from the previous council meetings. Mr. Kirbo

Upon a motion offered by Councilwoman Washington and seconded by Councilwoman Palmer, the council voted 5-0 in favor of the Planning Commission's recommendations and approved the conditional use application as presented.

### **YOUNG RECYCLING DISCUSSION**

City Manager Hobby presented the council with an amendment, prepared by City Attorney Tom Conger, to the Young Recycling, LLC lease agreement. After hearing comments from Councilwoman Bench and Councilwoman Palmer, Councilwoman Bench made a motion to approve the amendment as presented. The motion was then seconded by Councilman Close and unanimously carried in a 5-0 vote by Council.

### **MAYORAL APPOINTMENTS**

Mayor Reynolds recommended appointing Mr. Mike Holt to the Historic Preservation Commission. Upon a motion offered by Councilwoman Bench and seconded by Councilwoman Washington, the Council voted 5-0 to approve the mayor's recommendation.

### **CONSENT AGENDA**

#### *Bill:*

- |   |              |
|---|--------------|
| 1. GIRMA<br>Property & Liability Insurance<br>Atlanta, GA | \$318,470.00 |
|---|--------------|

#### *Bid:*

- |  |              |
|--|--------------|
| 1. Walker & Associates<br>Supplies for Fiber Optic<br>Welcome, NC              | \$153,891.56 |
| 2. Equix Energy Services, LLC<br>Gas Pipe with Bore under HWY 84<br>Midway, FL | \$101,232.00 |

Upon a motion offered by Councilwoman Palmer and seconded by Councilwoman Bench, the council voted 5-0 to approve the bill and bids as presented.

**ADJOURNMENT**

With there being no further business, Mayor Reynolds adjourned the meeting and 7:20 pm.

BY: \_\_\_\_\_  
EDWARD REYNOLDS, MAYOR

ATTEST: \_\_\_\_\_  
ALLIE GODWIN, COUNCIL CLERK

Office of the Mayor

Mental Health Month Proclamation

- WHEREAS:** One in four adults experience a mental health disorder in a given year; and
- WHEREAS:** One in 17 adults lives with a serious mental illness such as schizophrenia, major depression, or bipolar disorder; and
- WHEREAS:** Approximately one in ten children live with a serious mental or emotional disorder; and
- WHEREAS:** People living with mental illnesses can recover if given the necessary services and support in their communities; and
- WHEREAS:** Fewer than one-third of adults and one-half of children with a diagnosable mental disorder receive mental health services in a given year; and
- WHEREAS:** Many people who would benefit from mental health services avoid seeking help due to stigma and fear of discrimination; and
- WHEREAS:** Greater public awareness about mental illnesses can change negative attitudes toward people with mental illnesses; NOW

**NOW, THEREFORE,** I, Edward Reynolds, serving as Mayor of the City of Bainbridge, Georgia, do hereby proclaim the month of May as **MENTAL HEALTH MONTH** in the City of Bainbridge. I also call upon our citizens, government agencies, public and private institutions, businesses and schools to commit to increasing awareness and understanding of mental illnesses, to fight stigma and discrimination, and to promote appropriate and accessible services for all people living with mental illnesses.

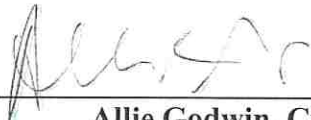
**IN WITNESS WHEREOF,** I have hereunto set my hand and caused the seal of this City to be affixed this sixteenth day of May in the year of our Lord 2023.

Mayor:



Edward Reynolds, Mayor

Attest:



Allie Godwin, City Clerk

## FW: 2017 Ford Explorers

Brenda Strickland

Fri 5/12/2023 3:13 PM

To: Allie Godwin <allieg@bainbridgecity.com>

Cc: Frank Green <frankg@bainbridgecity.com>

-----Original Message-----

From: Chief Howell Cardwell <hcardwell@eatontonga.us>

Sent: Monday, April 17, 2023 11:32 AM

To: Brenda Strickland <brendas@bainbridgecity.com>

Subject: 2017 Ford Explorers

Good morning:

I am bidding on the two 2017 ford explorers that we discussed previously on the phone. I am going to offer \$7000.00 apiece for the vehicles. I hope we can come to an agreement on these vehicles, as my agency is really in need of them.

Thx for your time and consideration.

JHC

Chief Howell Cardwell

Eatonton Police Department

214 W. Marion St

P.O. Box 3820

Eatonton, GA. 31024

706-485-3551

Fax 706-484-8041

Cell Phone 478-288-3386

# Eatonton Police Department

Chief Howell Cardwell

P.O. Box 3820  
Eatonton, Georgia 31024

Phone: 706-485-3551

Fax: 706-484-8041

05/12/2023

To whom it may concern:

I would like to make an bid on the two 2017 Ford Explorers that I came down to Bainbridge and inspected and drove on 04/13/203. My agency is really in need of these vehicles, and I would like to make an offer of \$7000.00 apiece for these vehicles. Any consideration in allowing me to purchase these vehicles would be greatly appreciated.

*Chris Cardwell*

Chief of Police

## INTERGOVERNMENTAL AGREEMENT FOR PARKING LOT

This agreement is made and entered into as of the \_\_\_\_\_ day of April 2023, by and between the Decatur County, Georgia (“County”) and the City of Bainbridge, Georgia (“City”).

### WITNESSETH THAT:

WHEREAS, the Decatur County Courthouse, which is owned by the County, is located on Tax Parcel B0250041, and on the north side of the said courthouse property is a sidewalk (“Courthouse Sidewalk”) running between West Street and Crawford Street; and

WHEREAS, the County owns a parking lot which is Tax Parcel B0250035 (the “Crawford Street Sidewalk”) bounded on the east by Crawford Street; and

WHEREAS, the County owns Tax Parcel B0250030 and Tax parcel B0250031 which are parking lots (the “Florida Street Property Lot”) bounded on the west by Crawford Street; and,

WHEREAS, the City is working on an enhancement and development of Chason Park which will be connected to the Downtown Bainbridge by way of a Riverwalk; and

WHEREAS, the parties agree that the Riverwalk leading to the Chason Park area will be beneficial to the citizens of Decatur County, Georgia.

NOW, THEREFORE, the parties agree as follows:

1.

The above recitals are made a part of this Agreement.

2.

(a) The County grants to the City the right to improve and reconstruct the Courthouse Sidewalk to make it part of the Riverwalk leading to Chason Park.

(b) The County gives the City the right to construct a continuation of the Riverwalk in an easterly and westerly direction from Crawford Street Parking Lot and across the Florida Street

Parking Lot beginning with Crawford Street and running in a westerly direction to Florida Street.

(c) The work the City will do will include installing brick pavers along the Courthouse sidewalk; installing the sidewalk with brick pavers in an easterly-westerly direction across the north part of the Crawford Street Parking Lot and Florida Street Parking Lot; and to install an archway on the east side of the Courthouse Sidewalk close to the intersection of the Courthouse Sidewalk (east and west sidewalk) and the West Street sidewalk (north and west sidewalk) which archway will mark the beginning of the Riverwalk. [landscaping, lighting] [maintenance, trash collection]. The County also grants permission for the City to remove all the old asphalt on the Crawford Street Parking Lot and Florida Street Parking Lot and re-construct a new parking lot consisting of 40 parking spaces including 2 ADA spaces, lighting, landscaping; and install a dumpster pad at the Crawford Street Parking Lot.

3.

The City will work closely with the County Administrator and/or his designees and give to him and/or them detailed plans of all work to be done prior to work commencing [for approval].

4.

The City shall bear all expenses for making all improvements and renovations outlined in this agreement, and the City will bear all expenses for maintaining Riverwalk sidewalks including but not limited to the archway, sidewalks (including pavers) and landscaping.

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals  
as of the day and year first above mentioned.

THE CITY OF BAINBRIDGE, GEORGIA

BY: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
Clerk  
(IMPRESS SEAL)

DECATUR COUNTY, GEORGIA

BY: *Paul Floyd*  
Chairman

ATTEST: *Michelle B. West*  
Clerk  
(IMPRESS SEAL)





**City Council Chambers**

**BAINBRIDGE-DECATUR COUNTY PLANNING  
COMMISSION May 9, 2023**

**6:00 p.m.**

**City Council Chambers**

## **MINUTES**

**MEMBERS PRESENT:** Frank Flowers, John Marshall, Lachanda Mackey, Keenan Adams, Jeff Rich

**MEMBERS ABSENT:** Valerie Stubbs, Alan Davis

**OTHERS PRESENT:** Steve O'Neil, Jessica Hicks, Ralna Pearson

### **CALL TO ORDER**

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

#### **I. APPROVAL OF MINUTES OF PREVIOUS MEETING**

Minutes from the April 11th, 2023, meeting was presented to the Planning Commission. Commissioner Marshall made a motion to approve the minutes, seconded by Commissioner Adams and passed unanimously.

II. **NEW BUSINESS**

**ITEM 1: APPEAL-2023-001:** Applicant Ralna Pearson is appealing an administrative decision regarding Section 4.2.5 of the Bainbridge Zoning Ordinance. The property in question is located at 225 M.L. King Jr Dr (Formally Pearson Auto Sales & Service). The property is 0.84 acres in total and zoned Central Business District (CBD).

Chairman Flowers explained that the purpose of the appeal is to review the information and decide if Director O'Neil's actions were appropriate and that the Director followed the correct laws and ordinances. Ralna Pearson came forward to help clarify the situation and her intentions for this appeal. Chairman Flowers clarified to Ms. Pearson that the decision facing the committee wasn't whether Pearson Auto Sales is or is not able to continue business but the decision of whether Steve O'Neil made the correct decision according to city laws and ordinances. After reviewing the case, Commissioner Marshall made a motion that Mr. O'Neil did follow the correct actions and correctly followed all ordinances and laws and the requested appeal be denied. Commissioner Adams seconded the motion. The denial was unanimously passed.

**ITEM 2:** Text amendment to Table 7.2 of the Zoning Ordinance to increase the maximum height allowed in the Heavy Industrial Zoning District from 75 ft to 150 ft.

Steve O'Neil brought forth a request by City Administration to change the Heavy Industrial Zoning District height allowance from 75 Feet to 150 Feet. In section 5.5.3 of the city ordinance, the height restriction does not apply to chimneys, smokestacks, church steeples, church spires, domes, flag poles, public monuments, observation towers, water towers, non-commercial radio and television towers, electricity transmission towers, utility poles and similar structures. After discussion, Commissioner Marshall made a motion to update the amendment to allow up to 150 Feet for height requirements for the Heavy Industrial Zoning. Motion was seconded by Commissioner Adams and approved unanimously.

# BAINBRIDGE-DECATUR

## PLANNING COMMISSION

### BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

May 9, 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: APPEAL-2023-001:** Applicant Ralna Pearson is appealing an administrative decision regarding Section 4.2.5 of the Bainbridge Zoning Ordinance. The property in question is located at 225 M.L. King Jr Dr (Formally Pearson Auto Sales & Service). The property is 0.84 acres in total and zoned Central Business District (CBD).

**ITEM 2:** Text amendment to Table 7.2 of the Zoning Ordinance to increase the maximum height allowed in the Heavy Industrial Zoning District from 75 ft to 150 ft.

- V. OLD BUSINESS

None

- VI. ADJOURNMENT

**BAINBRIDGE-DECATUR COUNTY PLANNING  
COMMISSION**

**APRIL 11, 2023**

**6:00 p.m.**

**City Council Chambers**

**MINUTES**

**MEMBERS PRESENT:** Frank Flowers, John Marshall, Lachanda Mackey, Valerie Stubbs, Keenan Adams

**MEMBERS ABSENT:** Jeff Rich, Alan Davis

**OTHERS PRESENT:** Steve O'Neil, Jessica Hicks

**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 14th, 2023, meeting was presented to the Planning Commission. Commissioner Adams made a motion to approve the minutes, seconded by Commissioner Mackey and passed unanimously.

**III. NEW BUSINESS**

**ITEM 1: CU-2023-004:** Applicant Amanda Winter is requesting a conditional use for a Short-Term Rental 810 Potter St. The property is 0.65 acres and is zoned Urban Residential 9 (UR-9).

Applicant Amanda Winter joined the meeting via zoom and explained that she bought the property at 810 Potter Street for family use but when not in use she would like to make it available as a short term rental. After limited discussion and clarification by staff and commissioners a motion was made for approval by Commissioner Adams and seconded by Commissioner Marshall. Vote to approve was passed unanimously.

**IV. OLD BUSINESS**

**ITEM 1: DRAFT - Fence and Wall Ordinance Text Amendment.**

Steve O'Neil reviewed the discussion from the previous meeting and went over changes discussed at the previous meeting along with changes that were requested

since the last meeting. A motion to accept the text amendment was made by Commissioner Marshall and seconded by Commissioner Adams. A vote to approve the text amendment was passed unanimously.

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

VI. **Old Business:**

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Dr. Frank Flowers, Chairman

# BAINBRIDGE GEORGIA

P.O. Box 158  
Bainbridge, Ga. 39818

www.bainbridgecity.com

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

APPLICATION #: Appeal-2023-1

FEE: \$150.00

## ADMINISTRATIVE DECISION APPEAL

APPLICANT: Ralva Pearson  
ADDRESS: 1309 Belcher Ln Bainbridge, GA 39817  
PHONE: 229-205-5327 FAX: \_\_\_\_\_  
EMAIL: pearo4@gmail.com

REQUEST: The following action is requested:

An interpretation of the following provision of the Zoning Ordinance:

Article 4, Section 4.2.5

Clarification of the following administrative process:

Article, \_\_\_\_\_, Section \_\_\_\_\_

COMMENTS: I was not informed I had 6 mos. to renew my dad's business license or else he would lose the shop's zoning designation until a few weeks ago. My dad died Dec. 7, 2021.

Ralva Pearson  
OWNER(S) SIGNATURE

3/12/23  
DATE

DATE OF ADMINISTRATIVE DECISION APPEAL MEETING: May 9, 23 @ 6:00 PM

ADMINISTRATIVE DECISION APPEALS MUST BE ADVERTISED ACCORDING TO STANDARDS IN ARTICLE 15, CHAPTER 15.3 EXCEPT UNDER EXTREME CIRCUMSTANCES, SUCH REQUESTS SHALL BE PROCESSED AT REGULARLY SCHEDULED PLANNING COMMISSION MEETINGS.

### DEPARTMENT USE ONLY

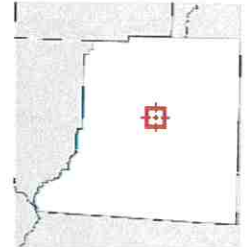
SUBMITTAL DATE: \_\_\_\_\_

DATE CERTIFIED COMPLETE: \_\_\_\_\_

Department Representative Signature: \_\_\_\_\_



Overview



Legend

- Parcels
- Roads
- Attapulgus
- Bainbridge
- Brinson
- Climax

Parcel ID	B0250113	Owner	PEARSON PAUL	Last 2 Sales			
Class Code	Commercial		1309 BELCHER LN	Date	Price	Reason	Qual
Taxing District	Bainbridge		BAINBRIDGE, GA 39817	6/23/2008	\$75000	UI	U
Acres	0.2	Physical Address	225 PLANTER ST	7/11/1988	\$113000	UI	U
		Assessed Value	Value \$51385				

(Note: Not to be used on legal documents)

Date created: 4/14/2023

Last Data Uploaded: 4/13/2023 7:10:47 PM

Developed by Schneider  
GEOSPATIAL



## Staff Analysis

**DATE:** May 4th, 2023

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

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

**SUBJECT: APPEAL-2023-001**

**ITEM: APPEAL-2023-001:** Applicant Ralna Pearson is appealing an administrative decision regarding Section 4.2.5 of the Bainbridge Zoning Ordinance. The property in question is located at 225 M.L. King Jr Dr (Formally Pearson Auto Sales & Service). The property is 0.84 acres in total and zoned Central Business District (CBD).

### STAFF STATEMENT

Ms. Ralna Pearson is appealing my decision to not renew an occupational tax certificate for Pearson Auto Sales & Service located at 225 M.L. King Jr Dr. Her father, Mr. Paul Pearson, had been in business at 225 M.L. King Jr Dr for almost two decades. In September of 2018, the City of Bainbridge amended the allowable uses in the Central Business District to not allow automobile sales & service in the district. At that point, Mr. Pearson's property became a legally non-conforming use and he was allowed to continue as such.

*Nonconforming use:* Any building or use of land or building lawfully existing on or before the effective date of this zoning ordinance or as a result of subsequent amendments to this zoning ordinance, which does not conform to the use provisions of the zoning district in which it is located.

On or about January 25<sup>th</sup> 2023, the Assistant City Manager inquired about the owner of Pearson Auto Sales & Service and heard that he had passed away a while back. He asked me to confirm the status of Mr. Pearson and the occupational tax certificate for the business. It was confirmed that he had passed in December of 2021 and the occupational tax certificate had not been renewed. The failure to renew the occupational tax certificate after a period of six months forced the property to come into compliance with the updated zoning ordinance requirements which do not allow automobile sales and service establishments in the central business district. Staff sent a registered letter (See attached) to the property and posted a copy on the property explaining the expiration of the property's non-conforming status as it pertains to section 4.2.5 of the Bainbridge Zoning Ordinance.

**“Section 4.2.5. Abandonment of Nonconforming Use.** A nonconforming use shall not be re-established after discontinuance or abandonment for six (6) months or more, except as provided in this article. Vacancy and/or non-use of the building, regardless of the intent of the owner or tenant, shall constitute discontinuance or abandonment under this article. If a business registration is required for said nonconforming use and the business registration pertaining to said use has lapsed in excess of six (6) months, said lapse of business registration shall constitute discontinuance.”

Staff produced a history of the occupational tax certificate for Pearson Auto Sales & Service. The history indicates that Mr. Pearson’s renewal notice was mailed September 15<sup>th</sup> 2021. Mr. Pearson passed away in December 2021 without renewing his occupational tax certificate. A second notice was mailed on July 18<sup>th</sup> 2022. On August 17<sup>th</sup> 2022, occupational tax staff was notified that Mr. Pearson had passed away back in December. At that time staff made the occupational tax certificate account for Pearson auto sales & service inactive and the account was closed. Attached is a statement from Judy Franklin with a timeline of events and accompanying information.

#### **ANALYSIS**

If the planning commission votes to allow Mr. Pearson’s daughter to renew the occupational tax certificate for Pearson Auto Sales & Service at 225 M.L. King Jr Dr. the action would set a precedent that would allow other automobile sales and service establishments to potentially re-open and it would make it difficult to not allow new auto sales and service establishments in the central business district. Ms. Pearson has expressed that she is concerned that she was not notified of the change in 2018 to the zoning ordinance. When zoning text amendments are proposed a public hearing notice is placed in the newspaper as required by law. The City is not required to reach out directly to potentially affected property owners. Ms. Pearson has also expressed concern that she did not receive renewal notices regarding the occupational tax certificate. Our renewal letters go to the address the applicant has on file with us.

Judy Franklin

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**From:** Judy Franklin  
**Sent:** Wednesday, February 22, 2023 10:20 AM  
**To:** Steve O'Neil  
**Subject:** Pearson Auto Sales & Body

Good morning,

Our computer records indicate the last Occupational Tax Certificate (OTC) for Pearson Auto Sales & Body was for the year 2021. Payment was received on January 11, 2021, and his Certificate was printed and mailed on January 12, 2021. Mr. Pearson's renewal of his OTC for 2022 was mailed on September 15, 2021. I did not receive his renewal and mailed a second notice on July 18, 2022. On August 17, 2022, I received notice Mr. Pearson had passed away in December of 2021; therefore, I made his account inactive and closed it out. Below is the timeline of the last two years for Pearson Auto Sales & Body:

Renewal of 2021 OTC was received on 12/2/2020, invoice mailed 12/2/2020, payment recv. 01/11/2021, OTC issued & mailed 01/12/21.

Renewal of 2022 OTC , renewal mailed 09/15/2021, 2<sup>nd</sup> notice mailed 07/18/2022, recv notice of owner's passing 08/17/2022, account closed 08/17/2022.

Sincerely,



*Judy Franklin*  
**Administrative Assistant**  
O: (229) 400-9294 | F: (229) 246-7311  
101 South Broad Street | P.O. Box 946 | Bainbridge, Georgia 39817  
[www.bainbridgecity.com](http://www.bainbridgecity.com)

License: 0097 **\*\*\* EXPIRED \*\*\*** Issued To: PEARSON AUTO SALES & BODY  
Period: 2021 Calendar Year **\*\* Notes \*\*** License Code: 7532 TOP & BODY REPAIR & PAINT SHOP

General Fees Information Comments History Footprint

License Information

Creation

User: judyf  
Date: 12/02/2020  
Time: 11:22  
Initial License:

Last Edit

User: judyf  
Date: 3/30/2021  
Time: 14:53

Sequence #: 2021

Fee Information

Fee Code: GR2 - GROSS RECEIPTS CLASS 2

	User	Date	Time
Fee Created By	judyf	12/02/2020	11:22
Input Amount By	<i>OTC Renewal! Rev + Processed and Invoice mailed.</i>		
Manual Fee			
Manual Penalty			
Manual Interest			
Manual Tax			

Edit This Record

Exit

View judyf



License:  \*\*\* EXPIRED \*\*\* Issued To:

Period:  \*\* Notes \*\* License Code:

General Fees Information Comments History Footprint

Pending Activity:  Balance:

Drag a column header here to group by that column

Date	Packet	Type	Receipt	Reference	Debits	Credits
01/12/2021	00000	MEMO		Printed license		
01/11/2021	01359	PAY	402117	PAYMENT		113.67
01/11/2021	01359	CALC	402117	Calculate-ADMIN	35.00	
01/11/2021	01359	CALC	402117	Calculate-EMP2	39.67	
01/11/2021	01359	CALC	402117	Calculate-GR2	59.00	
12/02/2020	00000	MEMO		Printed license		
12/02/2020	99999	MEMO		License Renewed		

Edit This Record

View | judyf

ACCOUNT #: 0097

CITY OF BAINBRIDGE  
P.O. BOX 946  
BAINBRIDGE, GA 39818



**2021**

**OCCUPATIONAL TAX  
CERTIFICATE**

PEARSON AUTO SALES & BODY  
225 PLANTER STREET  
BAINBRIDGE GA 39817

Certificate No.: 2021-0097

Date of Issue: 01/12/2021

Location: 225 PLANTER ST

PAUL PEARSON  
Manager/Owner

In consideration of which, Bainbridge, Georgia, has granted a Certificate for carrying  
On the business of:

TOP & BODY REPAIR & PAINT SHOP

This license is valid until December 31, 2021.

DIRECTOR OF ADMINISTRATIVE SERVICES

*This certificate is not transferable and is subject to be revoked if abused.*

*~POST IN A CONSPICUOUS PLACE~*

PAUL PEARSON  
PEARSON AUTO SALES & BODY  
225 PLANTER STREET  
BAINBRIDGE GA 39817

License Number: BL-00026      License Type: OCCUPATION TAX CERT FOR BUSINESS      License Status: CLOSED      Expires On: 11/31/2021  
 Doing Business As: PEARSON AUTO SALES & BODY      Renewal Status: INACTIVE      Site Address: 225 PLANTER ST BAINBRIDGE, GA 30817

Display Notes For: [All]

Type	ID	Note Type	Code	Text	Begin	End	Created By	Attachments
License	BL-00026	GENERAL		OWNER PASSED AWAY IN DECEMBER 2021	08/17/2022		JUVF@BAINBRIDGESTATE.GA.GOV	
License	BL-00026	REPORT		License Renewal and Application - Second Notice	07/18/2022		JUVF@BAINBRIDGESTATE.GOV	License Renewal and Application - Second Notice.pdf
License	BL-00026	REPORT		Create Renewal/License Renewal and Application	09/19/2021		RENEWAL PROCESS	License Renewal and Application.pdf

2022

- 1) 1st Renewal Notice Mailed
- 2) 2nd Renewal Notice Mailed
- 3) Close account - owner passed away



OCCUPATIONAL TAX OFFICE  
P.O. BOX 158  
BAINBRIDGE, GA 39818  
(229) 248-2000

License Number:

Issued Date: 01/01/2021

Expiration Date: 12/31/2021

225 PLANTER STREET  
BAINBRIDGE, GA 39817

Portal Access Code:

## RE: OCCUPATIONAL TAX RENEWAL APPLICATION

DEAR :

On the back of this letter is the application for the upcoming year's Occupational Tax Certificate. Please complete the application and return by November 1, 2021.

**New this year, you can renew and pay online!** To renew online, go to: <https://ci-bainbridge-ga.smartgovcommunity.com>. Click "Sign Up" in the top-right corner. Enter your email address and pick a password. Enter the unique Portal Access Code (in the upper right of this document) and click "Next". Confirm your contact details are correct and click "Next". Review the information provided, agree to the Terms and Conditions, and then click "Create my Account". You will receive an email with a button to verify your account. If you would prefer to mail or hand deliver your application, you may use the provided application.

Make sure you have answered all applicable questions for your business. All state required licensees must furnish your State of Georgia Certificate Number. Please complete all required information to avoid a delay in processing your application. Please complete all affidavits enclosed. (Private Employer and Citizenship Affidavits must be updated every five years). All enclosed affidavits may be uploaded via the online portal as part of the renewal process.

"Gross Receipts" is income from whatever source derived, without any netting for expenses. "Qualified" Professionals desiring to be taxed with the flat rate should indicate that intention by inserting the number of Professionals and the code (PE) in the "Number of Employees" blank. "Out of Town" contractors who have a valid Occupational Tax Certificate in the State of Georgia must complete that section on the Application and enclose a copy for our records. **Do not enclose payment with your Application.** We will compute your Occupational Tax and bill you accordingly.

Should you have any questions concerning this application, or any other matter, please do not hesitate to call Judy Franklin at (229) 400-9294 or email at [judyf@bainbridgecity.com](mailto:judyf@bainbridgecity.com).

Sincerely,

Steve O'Neil  
Director of Community & Economic Development

Refer to Back of This Page for Application

City of  
**BAINBRIDGE**  
GEORGIA

January 26, 2023

Pearson Auto Sales and Body  
225 M. L. King Jr. Dr.  
Bainbridge, GA 39817

**RE: Non-conforming Use status expiration**

This letter serves as notice that the property(s) comprising the business of "Pearson Auto Sales and Body" have lost their non-conforming use status according to Section 4.2.5 of the Bainbridge Zoning Ordinance which states:

*"Section 4.2.5. Abandonment of Nonconforming Use. A nonconforming use shall not be re-established after discontinuance or abandonment for six (6) months or more, except as provided in this article. Vacancy and/or non-use of the building, regardless of the intent of the owner or tenant, shall constitute discontinuance or abandonment under this article. If a business registration is required for said nonconforming use and the business registration pertaining to said use has lapsed in excess of six (6) months, said lapse of business registration shall constitute discontinuance."*

Our records indicate that the occupational tax certificate for the business expired without renewal on 12/31/21. What this means is that any new business that operates on the property will need to be in compliance with the Bainbridge Zoning Ordinance. Auto Body Sales and Service establishments are no longer allowed as a permitted under the Central Business District zoning. If you have any questions, please do not hesitate to contact me at 229-248-2000 or by emailing me at [steveo@bainbridgecity.com](mailto:steveo@bainbridgecity.com).

Sincerely,



Stephen W. O'Neil, AICP  
Community & Economic Development Director  
City of Bainbridge

### **8.1.2. Fences and Walls**

Fences and walls are intended to promote privacy, screening, separation, security, erosion control, or to serve other necessary and reasonable functions.

1) *Building permit required.*

(a) All fences shall require a permit prior to installation or erection. It shall be unlawful for any person to erect, alter or locate a fence within the city without first having made application for and having been issued a permit. A building permit is required for fence replacement or any repair of existing fences exceeding fifty percent (50%) of more of the linear frontage. Repair of existing fencing shall be required to be the same material as currently exists. An application for a fence permit shall include a full site plan showing:

- i. All structures on the site;
- ii. All easements, rights-of-way and dedications;
- iii. Location of the fence in relationship to the property boundary lines and all building and structures on the lot;
- iv. Height and material of the fence;
- v. Scaled drawing of a fence section, if the fence must comply with openness requirements;
- vi. Any other information requested by the city manager or designee which is necessary to make a compliance determination.

2) *In general.*

- (a) Other than for retaining walls deemed necessary by the city engineer, all height, location and design restrictions are addressed pursuant to this Zoning Ordinance.
- (b) No fence or wall shall be erected, altered, or located in any way that violates the sight visibility triangle. (See definition and illustration in Chapter 5.1 of this ordinance.)
- (c) Fences and walls are not permitted in the conservation easement.
- (d) Fences and walls may be permitted in the drainage easement provided approval is granted by the engineering and utilities division of the city.
- (e) No fence or wall shall encroach on any right-of-way line.

3) *Permitted fence and wall maximum heights.*

<i>Fence Type</i>	<i>Front Yard (in feet)</i>	<i>Side Yard (in feet)</i>	<i>Rear Yard (in feet)</i>
Solid (wood, PVC, masonry)	4	6	6
Open* (picket, wrought iron style, chain link)	6	6	6
Chainlink	4	6, not to extend beyond front façade of principal structure)	6

\*Open style fencing must be a minimum of fifty percent (50%) opacity.

4) *Chainlink fences.*

- (a) Chainlink fences are permitted in the Heavy Industrial (HI) and Light Industrial (LI) zoning districts, recreational facilities, vacant and undeveloped lots, public utilities/facilities, and telecommunications tower sites, and shall be no higher than ten feet (10').
- (b) Chainlink fencing shall be prohibited within all commercial zoning districts (CBD, NB, O-P, HC).
- (c) Chainlink fencing is allowed in the front yards in single-family zoning districts and can be a maximum height of four (4) feet extending from the front façade of the home into the front yard.

5) *Commercial/multifamily fence and wall height exceptions*

- (a) Masonry walls may be located no closer than seven feet (7') to the property line at the side corner setback. The area between the wall and the property line shall be adequately landscaped.
- (b) Within the Industrial Zoning Districts, masonry walls or precast walls with columns are permitted to be six feet (6') in height within the front yard setback to allow site screening.
- (c) Where a masonry wall is required for non-residential uses abutting single-family uses, the Zoning Administrator may allow a maximum wall height of eight feet (8') to promote privacy and reduce noise, glare, and visual impacts of the non-residential use.

6) *Temporary construction fencing.* Temporary security fencing, not to exceed six feet (6') in height, is permitted for nonresidential construction sites. Such fencing may be chainlink and shall be approved in conjunction with the building permits for the subject property. All construction fencing shall be removed prior to the certificate of completion/occupancy for the project.

7) *Wall columns.*

- (a) Wall columns shall have a maximum spacing of thirty feet (30') on walls less than two hundred feet (200') in length and forty feet (40') on walls more than two hundred feet (200') in length.

(b) Wall columns may extend up to twelve inches (12") above the height of the wall or eighteen inches (18") above the height of a wall framing a sign.

(c) Light fixtures may extend up to forty-two inches (42") above the height of the wall.

8) *Orientation.* All fencing and walls shall be erected with the finished side facing the adjacent lot. The face of any fence or wall visible to the public shall also be finished.

9) *Materials.*

(a) All walls, including retaining walls, shall have a finished surface such as stucco or brick, similar to the principal building.

(b) Broken glass, steel spikes and other sharp objects intended to restrict access shall not be permitted along the top edge of a fence or wall, except that barbed wire and wrought iron shall be permitted.

(c) Fences or walls topped with barbed wire shall be permitted only in the industrial zoning districts or in conjunction with an industrial or warehouse use in the highway commercial zoning district. The barbed wire shall be angled in toward the site. V-shaped barbed wire can be used for public utility buildings.

(d) Wall construction, including, but not limited to, precast walls, in close proximity to existing trees must not result in damage to the root system as determined by a certified arborist.

10) *Entrance gates.*

(a) When gates for vehicular access are required or proposed, said gates shall not be located closer than twenty-five (25) feet of a public street or road right-of-way, to ensure safe ingress and egress.

(b) Entrance gates for all uses shall not exceed a height of ten feet (10') except when approved by the city, based on drawings which demonstrate that additional height is required to achieve specific design objectives.

11) *Entrance walls.*

(a) Entrance walls shall be permitted as a landscaped feature of any development, including subdivisions, planned office parks, mobile home communities or apartment complexes. Such walls shall not exceed a height of six feet (6').

(b) Entrance walls and landscaping shall be located within a ten-foot (10') wide easement or common area. Maintenance responsibility by the HOA is to be clearly established in the HOA documents.

12) *Buffer walls required.*

- (a) In order to promote privacy and reduce noise, glare, and visual impacts when nonresidential uses abut residential uses, a minimum six-foot (6') high wall with decorative columns shall be constructed along the property line of any side or rear yard buffer under the following conditions:

Type of Use	Abutting UR-6, UR-9, SR-3, RR-1, PUD or Existing Conforming Single-Family Dwelling in Any District		Abutting UR-12 or Existing Conforming Multifamily Use in Any District.
	<i>Side Yard</i>	<i>Rear Yard</i>	<i>Rear Yard</i>
Commercial	Zoning Administrator	Masonry	Masonry
Public/Institutional	Zoning Administrator	Zoning Administrator	Zoning Administrator
Multifamily	Zoning Administrator	Zoning Administrator	Zoning Administrator
Industrial	Masonry	Masonry	Masonry

- (b) For the purpose of meeting these requirements, the rear yard wall requirement shall be applied to the rear yard of the impacting development and to any other yard that abuts the rear yard of the site being impacted.
- (c) Where noted as Zoning Administrator, the requirement for a wall may be waived by the Zoning Administrator or a wooden fence may be allowed in lieu of a wall where there are large areas of natural vegetation to remain or other distinct topographical features such as waterways, wetlands, stormwater retention areas, bridges, highways or sharp changes in elevation which would make construction of walls difficult and not necessary for the reduction of noise or increased privacy. In all other situations, wall requirements may be waived through the special exception process based on the same findings as noted in this subsection.
- (d) The height of a required buffer wall shall be at least six feet (6') in height. The Zoning Administrator may allow a maximum wall height of eight feet (8') to promote privacy and reduce noise, glare, and visual impacts of the non-residential use.

13) *Double frontage walls.* Privacy walls shall be constructed in conjunction with subdivision plats along the rear of double frontage lots. Based on anticipated traffic volumes and type of traffic, a combination of plant materials, wrought iron features, and/or brick and masonry walls may be used, subject to approval by the Zoning Administrator.

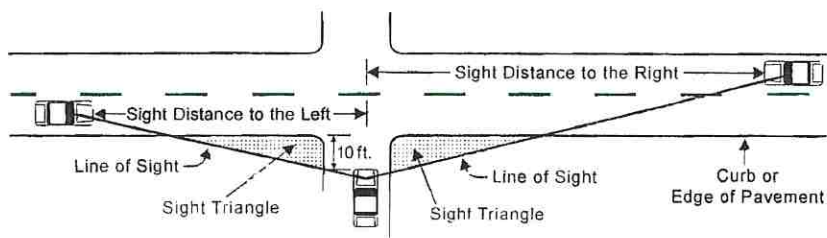
14) *Maintenance.*

- (a) All fences and walls shall be maintained in good repair and free of any graffiti.

- (b) All fences and walls shall be maintained in their original upright condition.
- (c) Missing boards, pickets or posts shall be replaced in a timely manner with material of the same type and quality.

15) *Sight visibility triangle.*

- (a) A triangular area of clear visibility shall serve as the minimum standard for the clear sight triangle in order to provide a clear view from private access drives (such as from a residence, an apartment complex, shopping center, etc.). The city engineer reserves the right to adjust the legs of a particular sight triangle to ensure the safety of the general public.



Source: Stover, Vergil G., and Frank J. Koepke. 2002. *Transportation and Land Development* (2<sup>nd</sup> Ed.). Washington, DC: Institute of Transportation Engineers. Figure 5-13, p. 5-31.

- (b) For all other intersecting rights-of-way and connections to public roadways, sight distance requirements shall adhere to GDOT Regulations for Driveway & Encroachment Control Manual. Deviations from this standard may be made on a case-by-case basis, as approved by the city engineer.
- (c) No structures, fencing, berms or shrubs taller than thirty (30") and no trees with branches lower than twelve feet (12') above grade shall be permitted in the area and is to remain free and clear of obstructions. This prohibition is also applicable to the location of vehicle parking spaces and signs. Generally, to avoid obstructing the sight triangle, signs and other possible obstructions should be placed a minimum of twenty five feet (25') away from the front edge of curb.



BID TABULATION

May 12, 2023

DESIGN, BUILD AND INSTALL NEW AUDIO/VIDEO SYSTEM

COMPANY

GRAND TOTAL BID

S&L Integrated Systems  
Thomasville, GA

\$58,486.93

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Justice AV Solutions  
Louisville, KY

\$58,493.52

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**VENDORS THAT NO BID**

Hi-Tech Systems  
1Pro Media Inc.

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Council Chambers

Award to be made to:  
S&L Integrated Systems  
Thomasville, GA



BID TABULATION

May 12, 2023

ATMOSPHERIC CORROSION AND NATURAL GAS LEAK SURVEY 2022

<u>DESCRIPTION</u>	<u>TOTAL BID PRICE</u>
Approximately 1,400 Services for Atmospheric Corrosion Testing	\$10,029.48
Approximately 76.6 miles of Main and 1,400 Services for Leak Survey	<u>\$42,070.07</u>
GRAND TOTAL BID	\$52,099.55

(If the 1,400 service lines specified for leak survey are the same service lines requiring Atmospheric Corrosion inspection, then Southern Cross would discount the unit rate by \$2.00 per inspection)

Gas Department 515-4700-52.1200

Southern Cross  
Peachtree Corners, GA