

# **BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION**

**July 9, 2024**

**6:00 p.m.**

**City Council Chambers**

## **MINUTES**

**MEMBERS PRESENT:** Frank Flowers, Scott Ewing, Lachanda Mackey, John Marshall, Alan Davis, Valerie Stubbs

**MEMBERS ABSENT:** Jeff Rich

**OTHERS PRESENT:** Steve O'Neil, Rick McCaskill, Maitlyn Rentz

### **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 May 14<sup>th</sup>, 2024, meeting were presented to the Planning Commission. Commissioner Marshall made a motion to approve the minutes, seconded by Commissioner Mackey and passed unanimously.

### **III. NEW BUSINESS**

**ITEM 1: ZONE-2024-003:** Applicant Development Authority of Bainbridge and Decatur County (Rick McCaskill) is requesting a zoning change from Rural Residential 1 (RR-1) to Heavy Industrial (HI) for the purpose of developing an Industrial Park Expansion. The property is located between Newton Road and Miller Ave (Parcel ID B0810003A00) and is 357.94 acres.

Applicant Rick McCaskill came forward and explained his request for the property located between Newton Road and Miller Ave to be rezoned from Rural Residential 1 (RR-1) to Heavy Industrial (HI) for an Industrial Park Expansion.

Chairman Flowers asked Rick McCaskill if there were any prospects or what the invocation might be for this property change.

McCaskill replied that there were no prospects for the property. The land is on State Road 253 and has a railroad track that diagonals through the property.

Chairman Flowers asked if the railroad tracks were actively used.

McCaskill replied that the railroads are not actively used every day, it's the main line and part of the CSX railroad comes up to one part of it and the short-line railroad comes down from the other side. It has two separate carriers on the railroad tracks.

Chairman Flowers opened the floor to questions from the Board for questions for Rick McCaskill and there were no questions.

Chairman Flowers asked the public if anyone was speaking in favor of the request for the rezoning and nobody came forward.

Chairman Flowers asked the public if anyone was speaking in opposition to the request of the rezoning.

Steve Sykes came forward and stated that he is a Municipal Consultant and resides in Thomasville, GA. He said on behalf of several Bainbridge residents living and owning property near land owned by the development authority containing approximately 358 acres please consider our request to recommend denial for rezoning the request from Rural Residential to Heavy Industrial. Sykes states he wants to turn in a petition of 400 signatures both online signatures and door-to-door signatures. Mr. Sykes proceeded to explain why he saw the request as a violation of the current zoning ordinance.

Chairman Flowers opens the floor to the public and there were no questions for Steve Sykes.

Chairman Flowers stated he had a comment for Sykes and said every 10 years it's mandated to change the land use.

Chairman Flowers opens the floor to the public speaking in opposition to the request of the rezoning.

Doris Hart came forward and stated she and her husband live on Newton Road and have lived in West Bainbridge all her life. Her concerns are noise, trucks coming in and out, lights, and smells.

James Meredith (Jim) came forward and stated he lives on Andrea Ave. He expressed his belief that this was about the monkey farm and that he was going to get the law involved.

Bryan Johnson came forward and stated his concerns were the health of the residents.

Commissioner Marshall made a statement that progress comes with a cost.

Tori Green came forward and stated she lives in West Bainbridge and her concerns are about property taxes, property value, rent prices and families potentially having to relocate.

James Chestnut came forward and stated he lives on Pondtown Road, and the purpose of the rezoning is to gain money that has been lost. He is concerned for the kids and their lives with the traffic.

Jonathan Pyles came forward and stated he lived in Bainbridge for 18 years and his concerns are where they are requesting the rezoning what is going to be put on the property and is it going to be a failure.

Chairman Flowers stated he did not know.

Yvena Merritt came forward and stated she lives on Fowlstown Road, and her concerns are industrial zones and residential areas are not compatible.

Doris Hart came forward and stated Commissioner Marshall commented on progress. She has lived out there for over 47 years and the property has been planted in pines and stated the timber has been cut and replanted.

Victor Strickland came forward and stated his concerns are his family, the waste, and urine. Strickland asked if there was any other land.

Chairman Flowers stated they show what property is available.

James Meredith (Jim) came forward and stated his concern is taxes.

Lori Chestnut came forward and stated she lives on Pondtown Road, and her concern is insurance when the homeowners are within 300ft of an industrial zone.

Chairman Flowers asked Rick McCaskill to come forward and state his comments.

Rick McCaskill came forward and stated the benefits of rezoning the property would bring in jobs.

Steve Sykes came forward and stated the community isn't against jobs and progress but wants the laws to be followed. Heavy Industrial does not belong in Rural Residential.

Velma Haire came forward and stated her concerns are taxes, power bills, and insurance.

Chairman Flowers stated it might go up or it could go down.

Chairman Flowers closed the floor and opened it up for Steve O'Neil.

Steve O'Neil stated the buffers around residential are 50ft and recommends at least 100ft. Steve O'Neil asks the Commissioners to make the decision.

Chairman Flowers opened the floor for questions for O'Neil and there were no questions.

After closing the floor to the public Chairman Flowers stated that he would open a motion to accept or deny as presented. Commissioner Marshall made a motion to approve but there was not a second. Steve asked if the motion could be stated clearly.

Commissioner Marshall made the motion to accept the rezoning of the 500ft buffer around residential properties. Commissioner Ewing made the motion to open questions.

Chairman Flowers began discussing and clarifying the motion. After which time Chairman Flowers called for the vote for all those in favor of the motion.

Commissioner Davis, Commissioner Ewing, and Commissioner Marshall all made the motion to accept the rezoning to Heavy Industrial with the 500ft buffer around residential.

Commissioner Mackey and Commissioner Stubbs voted not to approve the request to rezone with the 500ft buffer around residential properties.

## **V. Old Business**

VI.ADJOURNMENT - There being no more business, the meeting was adjourned.

---

Dr. Frank Flowers, Chairman

