



Agenda
City of Bainbridge, Georgia
Regular Session - Mayor and City Council
April 18, 2023, 7:00p.m. - City Council Chambers



- I. INVOCATION and PLEDGE TO THE FLAG
- II. APPROVAL OF MINUTES OF REGULAR SESSION – March 21, 2023
- III. RECOGNIZE VISITORS AND DELEGATIONS
- IV. EMPLOYEE OF THE QUARTER
- V. PROCLAMATION – DONATE LIFE MONTH
- VI. CONSIDERATION OF RESOLUTION – GA CITIES WEEK
- VII. CONSIDERATION OF RESOLUTION – DDRLF LOAN APPLICATION
- VIII. CONSIDERATION OF PLANNING COMMISSION RECOMMENDATIONS
- IX. YOUNG RECYCLING DISCUSSION

Bill:

1. GIRMA
Property & Liability Insurance
Atlanta, GA \$318,470.00

Bid:

1. Walker & Associates
Supplies for Fiber Optic
Welcome, NC \$153,891.56

MINUTES
CITY OF BAINBRIDGE, GEORGIA
TUESDAY, MARCH 21, 2023
6:30 P.M.

PRESENT: MAYOR EDWARD REYNOLDS, PRESIDING

COUNCIL MEMBERS: KREGG CLOSE, DON WHALEY, GLENNIE BENCH,
ROSLYN PALMER, PHIL LONG, 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, RYAN WIMBERLEY, AND AL
KELLEY.

GUESTS: JANET SESSION, JUSTIN HORNE, DENNIE NICHOLS,
BRUCE KIRBO, JR, LEWIS AND CELESTE PETERSON,
DOUG AND SHERRY YOUNG, PHYLLIS TRAVIS,
CAROLYN SMART, VALORIE BRINSON, ALESIA
BRINSON, MASHAWN MENDEZ, BRENDA "CRYSTAL"
KING, SHEKETEE SESSION, AND CHARSUUDE KEATON

ABSENT: NONE

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 6-0 to approve the minutes from the February 21, 2023, council meeting as presented.

Following a brief council discussion and hearing from Mr. Charsuede Keaton, Councilwoman Washington made a motion to approve all five street closure requests as presented. Councilwoman Bench seconded the motion and the motion carried in a 6-0 vote by Council.

PUBLIC HEARING – DEMOLITION ORDINANCE

Mayor Reynolds informed the council that this meeting had been advertised as the time and place for a public hearing on the proposed demolition ordinance for 1701 Lake Douglas Road. Upon a motion offered by Councilwoman Palmer and seconded by Councilman Close, the council voted 6-0 to enter into public hearing. Hearing from no one, Councilwoman Bench made a motion to close the public hearing. Councilwoman Washington seconded the motion and the motion carried.

CONSIDERATION OF DEMOLITION ORDINANCE

Upon a motion offered by Councilman Whaley and seconded by Councilwoman Bench, the Council voted 6-0 to approve the Demolition Ordinance for 1701 Lake Douglas Road.

CONSIDERATION OF INTERGOVERNMENTAL AGREEMENT

City Manager Chris Hobby presented the council with an intergovernmental agreement with Decatur County for Animal Control Services. After a brief discussion between council and City Manger Hobby, Councilwoman Palmer made a motion to approve the intergovernmental agreement as presented. Councilman Long seconded the motion and the motion carried.

CONSIDERATION OF RESOLUTION – OPIATE LITIGATION

City Manager Hobby presented the council with a resolution regarding the New Opioid Settlements. Upon a motion offered by Councilwoman Bench and seconded by Councilman Close, the Council voted 6-0 in favor of the resolution as presented.

CONSIDERATION OF PLANNING COMMISSION RECOMMENDATIONS

The Planning Commission met Tuesday, March 14th and considered two items that require City Council action. The Planning Commission unanimously approved both conditional use applications.

ITEM 1: CU-2022-007: Applicant Alesia Brinson is requesting a conditional use for a Short-Term Rental at 809 S Bruton. The property is 0.55 acres and is zoned Urban Residential 6 (UR-6).

ITEM 2: CU-2023-002: Applicant Lewis & Celeste Peterson is requesting a conditional use for a 40x80 Pole barn for livestock at the property located at 1700 Belcher Ln (Parcel B0800012J00). The property is 3 acres and is zoned SR3.

Upon a motion offered by Councilman Close and seconded by Councilwoman Washington, the Council voted 6-0 in favor of the Planning Commission's recommendations and approved both applications.

MAYORAL APPOINTMENTS

Mayor Reynolds recommended appointing Brent Warr to the Downtown Development Authority, Mr. Don Whaley, Lance Wilson, and Steven Bench to the Downtown Bainbridge Development Authority, and the reappointment of Jennifer Cannon and Jason Lee to the Downtown Bainbridge Development Authority. Upon a motion by Councilman Long and seconded by Councilwoman Washington, the Council voted 6-0 in favor of the Mayoral Appointments.

DIVISION PRESENTATION – COMMUNITY SERVICES

Mr. Gabe Menendez, City Engineer and Community Services Director, appeared before the Mayor and City Council and offered an update on the activities of his division over the prior twelve months.

SPECIAL PRESENTATION – YOUNG RECYCLING

Mr. Doug Young of Young Recycling, LLC appeared before the Mayor and City Council with a presentation and proposal to amend his lease. After hearing from several city council members, it was decided that City Manager Hobby and City Attorney Tom Conger amend Mr. Young's lease agreement, and then bring it back before Council, for Council's consideration.

CONSENT AGENDA

Bids:

1. Vermeer Southeast
Vacuum System – Water Dept
Marietta, GA \$51,875.00

2. Southern Poly Manufacturing, LLC
Outdoor Furniture for Chason Park
Eastman, GA \$61,564.14

Upon a motion offered by Councilwoman Bench and seconded by Councilwoman Palmer, the council voted 6-0 to approve the bids as presented.

MOTION TO CHANGE TIME OF NEXT COUNCIL MEETING

Councilwoman Palmer stated that she would like to make a motion to change the start time of our next City Council Meeting to 7:00 pm instead of 6:30 pm so that members of the City Council could participate in the Decatur County Bicentennial Birthday Celebration that is being held in Willis Park from 5:30-7:30 pm. The motion was seconded by Councilman Close and carried in a 6-0 vote by Council.

ADJOURNMENT

With there being no further business, Mayor Reynolds adjourned the meeting and 7:37 pm.

BY: _____
EDWARD REYNOLDS, MAYOR

ATTEST: _____
ALLIE GODWIN, COUNCIL CLERK

National Donate Life Month Proclamation

LifeLink[®]



WHEREAS, one of the most meaningful gifts that a human being can bestow upon another is the gift of life; and

WHEREAS, more than 113,000 men, women, and children await life-saving or life-enhancing organ or tissue transplants, of which over 4,300 reside in Georgia; and

WHEREAS, the need for organ, eye, and tissue donation grows daily as a new patient is added to the national waiting list for an organ transplant every 10 minutes; and

WHEREAS, the critical donor shortage remains a public health crisis as an average of 22 people die daily due to the lack of available organs; and

WHEREAS, organ, eye, and tissue donation can provide families the comfort of knowing the gift of donated organs and tissue endows another person with renewed hope for a healthy life; and

WHEREAS, donating life through organ, eye, and tissue donation is the ultimate act of generosity and kindness we Bainbridge citizens can perform; and

WHEREAS, more than 4.84 million Georgians have already registered their decision to Give the Gift of Life at www.donatelifegeorgia.org; and

WHEREAS, **LifeLink**[®] of Georgia is the non-profit, community service organization dedicated to the recovery of high quality organs and tissues for transplantation therapy; and

WHEREAS, the city of Bainbridge supports **LifeLink of Georgia's** life-saving mission; and

NOW, THEREFORE, I Edward Reynolds, Mayor of the City of Bainbridge, do hereby proclaim April 2022 as

DONATE LIFE MONTH

In Bainbridge to honor all those who made the decision to give the gift of life, to focus attention on the extreme need for organ, eye and tissue donation, to encourage all residents to obtain the facts about donation, to sign up on Georgia's Donor Registry at www.donatelifegeorgia.org, and encourage family and friends to commit to be donors.

In Witness Whereof, I do hereby set my hand and cause the Corporate Seal of the City of Bainbridge to be affixed this eighteenth day of April 2023.

Edward Reynolds
Mayor

Chris Hobby
City Manager



GEORGIA CITIES WEEK

APRIL 23-29, 2023

A RESOLUTION OF THE CITY OF BAINBRIDGE RECOGNIZING GEORGIA CITIES WEEK, APRIL 23-29, 2023, AND ENCOURAGING ALL RESIDENTS TO SUPPORT THE CELEBRATION AND CORRESPONDING ACTIVITIES.

WHEREAS, city government is the closest to most citizens, and the one with the most direct daily impact upon its residents; and

WHEREAS, city government is administered for and by its citizens, and is dependent upon public commitment to and understanding of its many responsibilities; and

WHEREAS, city government officials and employees share the responsibility to pass along their understanding of public services and their benefits; and

WHEREAS, Georgia Cities Week is a very important time to recognize the important role played by city government in our lives; and

WHEREAS, this week offers an important opportunity to spread the word to all the citizens of Georgia that they can shape and influence this branch of government which is closest to the people; and

WHEREAS, the Georgia Municipal Association and its member cities have joined together to teach students and other citizens about municipal government through a variety of different projects and information; and

WHEREAS, Georgia Cities Week offers an important opportunity to convey to all the citizens of Georgia that they can shape and influence government through their civic involvement.

NOW, THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF BAINBRIDGE, DECLARES APRIL 23-29, 2023, AS

“GEORGIA CITIES WEEK.”

BE IT FURTHER RESOLVED THAT THE CITY OF BAINBRIDGE ENCOURAGES ALL CITIZENS, CITY GOVERNMENT OFFICIALS AND EMPLOYEES TO DO EVERYTHING POSSIBLE TO ENSURE THAT THIS WEEK IS RECOGNIZED AND CELEBRATED ACCORDINGLY.

IN WITNESS WHEREOF I, have hereunto set my hand this 18th day of April in the Year of our Lord two thousand twenty-three.

Edward Reynolds
Mayor

Chris Hobby
City Manager

Resolution

WHEREAS, the Georgia Department of Community Affairs' Downtown Development Revolving Loan Fund (DDRLF) Program is designed to assist cities, counties and development authorities in their efforts to revitalize and enhance downtown areas by providing below-market rate financing to fund capital projects in core historic downtown areas;

WHEREAS, Higdon Enterprises, LLC plans to acquire and rehabilitate certain real property located at 200 W Broughton St in downtown Bainbridge.

WHEREAS, upon completion of the acquisition and renovation the property will be adaptively reused as an upscale restaurant,

WHEREAS, the City has determined that the project will promote downtown development for the public good in the City; and

WHEREAS, in order to help Higdon Enterprises, LLC finance the project, the Downtown Development Authority of Bainbridge will apply for a Downtown Development Revolving Loan Fund Loan from the Department of Community Affairs ("DCA"); and

WHEREAS, DCA requires evidence of municipal support for all projects that are the subject of a DD RLF application submitted by a downtown development authority.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY OF BAINBRIDGE, GEORGIA as follows:

That the City of Bainbridge endorses the submission of the DD RLF application by the Downtown Development Authority of Bainbridge for the downtown project at 200 W Broughton Street on behalf of Higdon Enterprises, LLC and agrees to support the development of the project.

SO RESOLVED, this _____ day of _____, 20__.

THE CITY OF BAINBRIDGE

By: _____

Printed Name:

Title: Mayor

Attest: _____

Printed Name:

Title: City Clerk

[Affix Seal Here]

**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:**

Dr. Frank Flowers, Chairman

BAINBRIDGE-DECATUR

PLANNING COMMISSION

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

April 11, 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: 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).

- V. OLD BUSINESS

ITEM 1: Fence and Wall Ordinance Amendment

- VI. ADJOURNMENT

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City Council Chambers
BAINBRIDGE-DECATUR COUNTY PLANNING
COMMISSION March 14, 2023
6:00 p.m.
City Council Chambers

MINUTES

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

MEMBERS ABSENT: Jeff Rich

OTHERS PRESENT: Steve O'Neil, Jessica Hicks, Elisa Alexander, Alesia Brinson, Valorie Brinson, Celeste Peterson, Lewis Peterson

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

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III. NEW BUSINESS

ITEM 1: CU-2022-007: Applicant Alesia Brinson is requesting a conditional use for a Short-Term Rental at 809 S Bruton. The property is 0.55 acres and is zoned Urban Residential 6 (UR-6).

Alesia & Valorie Brinson came forward to speak on behalf of this item. This property will be occasional use only. Chairman Flowers informed Ms. Brinson that this is a new ordinance up until about a year and a half ago. There will be certain standards, she will have to obtain a license and taxes to maintain compliance. Mrs. Brinson stated that the property is newly renovated and just sitting there empty. Mrs. Brinson would prefer not to have a full-time resident. If it is going to sit there empty, she would rather use it for extra income. Mr. O'Neil stated that he did not encounter any opposition to the request at all. O'Neil stated that Ms. Brinson had a vacant property adjacent to the location that he stated she could use in the event of needing overflow parking. Motion was made by Commissioner Marshall to approve the conditional Short-term rental. The motion was seconded by Commissioner Adams and passed unanimously.

ITEM 2: CU-2023-002: Applicant Lewis & Celeste Peterson is requesting a conditional use for a 40x80 Pole barn for livestock at the property located at 1700 Belcher Ln (Parcel B0800012J00). The property is 3 acres and is zoned SR3.

Celeste & Lewis Peterson came forward to speak on behalf of this item. Mr. & Mrs. Peterson were unaware of the conditional use ordinance and are in attendance to renew the conditional use ordinance in their name. Chairman Flowers informed the Petersons that the committee is concerned about what they will use to mold and shape the conditional use request, sometimes they will deny the request of an expired conditional use to mold and shape the development of an area. Flowers also stated that previous uses for the property are also taken into consideration.

Mrs. Peterson informed the committee that they had already started building the pole barn, unaware of the ordinance and are here now trying to ensure that proper code and ordinance policies are followed. O'Neil placed a stop work order on the property until the situation could be voted on by the city.

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Mrs. Elisa Alexander came forward in opposition of the request. Mrs. Alexander lives directly across the street from the property. The residents that live on that road maintain the road themselves. Alexander recalled the previous horses that were on the property. Alexander stated that the horses were a nuisance, attracted vermin and insects, and smelled bad. She is trying to protect herself from anything that may jeopardize the value of her property.

Mr. O'Neil stated that he spoke with one neighbor that had no objections and another that is concerned with the density of animals for the acreage. The ordinance states 2 horses per acre with a minimum of 5 acres. O'Neil stated that to allow the conditional use, there are multiple variances that must be agreed upon first. The variances are setback variances and variance for the amount of land required. The ordinance states 5 acres and they only have 3 acres and only 2 acres are useable. The Petersons were building a 30x80 pole barn. The set back variance would extend into city owned land. The city has no issues with the variance. The request is allowable, horses don't generally make too much noise. If you were looking for a place to put horses, this wouldn't be a terrible place to put them. O'Neil did recommend that if the request passes, that there be no more than 4 horse on the property, ever. That includes horse sitting, caring for a horse for the weekend. At no point will the property ever graduate into adding or caring for any additional horses. Commissioner Marshall asked, when the last time there were horses on the property. Steve estimated that it had been 5+ years. He started with the city a couple days after hurricane Michael and there were no horses there at the time. Commissioner Marshall asked about any prior issues with the previous horses. Mrs. Alexander stated that they have had issues in the past with the horses getting out and the animal control having to come in and help get the horses back in the pen.

Chairman Flowers opened the floor for motion. Commissioner Marshall made a motion to accept with the conditions and variances. Motion was seconded by Stubbs. Motion passed unanimously.

[Type here]

ITEM 3: DRAFT - Fence and Wall Ordinance Text Amendment for discussion only.

Steve O'Neil addressed the need to update the city Fence and Wall ordinance. O'Neil stated that the original reasoning behind the current ordinance, if you put a privacy fence up in the front yard, it presents a hazard to our emergency responders. However, we should be able to come up with an ordinance that will allow for residents to have a choice in what fence they use and still maintain the safety of our emergency responders.

O'Neil requested that the committee take some time over the next couple weeks to decide what type of changes or additions that we could make to the Fence and Wall ordinance that will appease our residents and the city.

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

V. **Old Business:**

Dr. Frank Flowers, Chairman

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City Council Chambers
BAINBRIDGE-DECATUR COUNTY PLANNING
COMMISSION March 14, 2023

6:00 p.m.

City Council Chambers

MINUTES

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

MEMBERS ABSENT: Jeff Rich

OTHERS PRESENT: Steve O'Neil, Jessica Hicks, Elisa Alexander, Alesia Brinson, Valorie Brinson, Celeste Peterson, Lewis Peterson

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Alesia & Valorie Brinson came forward to speak on behalf of this item. This property will be occasional use only. Chairman Flowers informed Ms. Brinson that this is a new ordinance up until about a year and a half ago. There will be certain standards, she will have to obtain a license and taxes to maintain compliance. Mrs. Brinson stated that the property is newly renovated and just sitting there empty. Mrs. Brinson would prefer not to have a full-time resident. If it is going to sit there empty, she would rather use it for extra income. Mr. O'Neil stated that he did not encounter any opposition to the request at all. O'Neil stated that Ms. Brinson had a vacant property adjacent to the location that he stated she could use in the event of needing overflow parking. Motion was made by Commissioner Marshall to approve the conditional Short-term rental. The motion was seconded by Commissioner Adams and passed unanimously.

ITEM 2: CU-2023-002: Applicant Lewis & Celeste Peterson is requesting a conditional use for a 40x80 Pole barn for livestock at the property located at 1700 Belcher Ln (Parcel B0800012J00). The property is 3 acres and is zoned SR3.

Celeste & Lewis Peterson came forward to speak on behalf of this item. Mr. & Mrs. Peterson were unaware of the conditional use ordinance and are in attendance to renew the conditional use ordinance in their name. Chairman Flowers informed the Petersons that the committee is concerned about what they will use to mold and shape the conditional use request, sometimes they will deny the request of an expired conditional use to mold and shape the development of an area. Flowers also stated that previous uses for the property are also taken into consideration.

Mrs. Peterson informed the committee that they had already started building the pole barn, unaware of the ordinance and are here now trying to ensure that proper code and ordinance policies are followed. O'Neil placed a stop work order on the property until the situation could be voted on by the city.

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Mrs. Elisa Alexander came forward in opposition of the request. Mrs. Alexander lives directly across the street from the property. The residents that live on that road maintain the road themselves. Alexander recalled the previous horses that were on the property. Alexander stated that the horses were a nuisance, attracted vermin and insects, and smelled bad. She is trying to protect herself from anything that may jeopardize the value of her property.

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Chairman Flowers opened the floor for motion. Commissioner Marshall made a motion to accept with the conditions and variances. Motion was seconded by Stubbs. Motion passed unanimously.

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COMMISSION March 14, 2023
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City Council Chambers**

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MEMBERS ABSENT: Jeff Rich

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V. **Old Business:**

Dr. Frank Flowers, Chairman

City of
BAINBRIDGE
GEORGIA

P.O. Box 158
Bainbridge, Ga. 39818

www.bainbridgecity.com

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

APPLICATION #: _____

FEE: \$150.00

CONDITIONAL USE APPLICATION

NOTICE: State Law O.C.G.A. 36-66-4 requires, "a local government taking action resulting in a zoning decision shall provide for a hearing on the proposed action at least 15 but not more than 45 days prior to the date of the hearing, the local government shall cause to be published within a newspaper of general circulation, within the territorial boundaries of the local government, a notice of hearing."

Said notice shall state the time, place, and purpose of the hearing; therefore, applicants must submit their complete application, an application complying with the procedural requirements of the city's zoning ordinance and found to be complete with regard to application materials, payment of fees, supportive material and any other application requirements specified prior to the newspaper public notice advertising deadline date needed to fulfill the requirements of O.C.G.A. 36-66-4. The zoning administrator and/or his representative shall have at least 10 days prior to the advertising deadline date to determine whether an application is complete and eligible for advertisement. Applications submitted less than 10 days prior to the advertising deadline date are not guaranteed to be reviewed or included in the required advertising. Such applications shall be held until the next application cycle.

APPLICATION INFORMATION

APPLICANT(S): Amanda Winter
ADDRESS: 16206 2nd St. East Redington Beach FL 33708
PHONE: 727.743.5271

PROPERTY INFORMATION

PROPERTY OWNER(S): Mark and Amanda Winter
ADDRESS: 16206 2nd St. East Redington Beach FL 33708
PHONE: 727.743.5271
LOCATION OF SUBJECT PROPERTY: 810 Potter St.
Bainbridge GA 39819

PROPERTY INFORMATION (continued)

TAX MAP: _____ PARCEL: B0350114 SIZE (ACRES): 0.65

ZONING DESIGNATION OF SUBJECT PROPERTY: UR9

PROPOSED USE OF PROPERTY (BRIEF): Air BnB

REQUIREMENTS FOR CONDITIONAL USE REQUESTS

Conditional use request applications *must* include the following:

1. APPLICATIONS REQUIREMENTS
(ZONING ORDINANCE TABLE 14.2.1) Page 5
2. PLAN REQUIREMENTS
(ZONING ORDINANCE TABLE 14.2.2) Page 5
3. ANALYSIS REQUIREMENTS (Forms provided on page 3)
(ZONING ORDINANCE TABLE 14.2.3) Page 6

<p><u>C. Winter</u> Property Owner Signature</p> <p><u>Feb 17, 2023</u> Date</p>	<p>Submitted By: _____ Date _____</p>
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<u>DEPARTMENT USE ONLY</u>	
SUBMITTAL DATE: _____	DATE CERTIFIED COMPLETE: _____
_____ Department Representative Signature	

CONDITIONAL USE APPLICATION

TABLE 14.2.3
ANALYSIS REQUIREMENTS

1. Existing use(s) of subject property: Residential
2. Existing zoning of property contiguous with or located within 100 feet of subject property: URG
insli.
3. Does the proposed conditional use request permit a use that is suitable in view of the use and development of adjacent and nearby property (existing land use)? Yes No
Explain: Residential
4. Will the proposed conditional use result in a use which could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools? Yes No
Explain: Private parking
5. Is the proposed conditional use in conformity with the policy and intent of the comprehensive plan* including use element? Yes No
6. Are there other existing or changing conditions affecting the use and development of property which give supporting grounds for either approval or disapproval of the proposal? Yes No
7. Does the property to be affected by the proposed conditional use have a reasonable economic use as currently zoned? Yes No

*A copy of the city's future land use element (map and narrative), part of the city's adopted comprehensive plan, is available for public review inside the City Hall map room and on the city's website at www.bainbridgecit.com.



Overview



Legend

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

Parcel ID	B0350114	Owner	810 POTTER STREET LLC	Last 2 Sales			
Class Code	Residential		16206 2ND ST EAST	Date	Price	Reason	Qual
Taxing District	Bainbridge		REDINGTON BEACH, FL 33708	10/4/2022	0	UI	U
Acres	0.65	Physical Address	810 POTTER ST	4/22/2022	\$190000	FM	Q
		Assessed Value	Value \$206637				

(Note: Not to be used on legal documents)

Date created: 4/6/2023

Last Data Uploaded: 4/5/2023 7:16:34 PM

Developed by  **Schneider**
GEOSPATIAL

Staff Analysis

DATE: April 6, 2023

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

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

SUBJECT: CU-2023-004

ITEM: CU-2023-004: Applicant Amanda Winter is requesting a conditional use permit for a short-term rental. The property is located at 810 Potter St. Property is 0.65 acres and zoned UR-9.

Conditional use: A use that would not be appropriate generally or without restriction throughout a particular zoning district and is not automatically permitted by right within said zoning district, but which, if controlled as to number, area, location, relation to the neighborhood or other pertinent considerations, may be found to be compatible and approved by the Governing Body within that particular zoning district as provided in certain instances by this zoning ordinance. An approved conditional use runs with the property.-City of Bainbridge, GA, Zoning Ordinance.

CURRENT ZONING: (UR-9) Urban Residential 9



Section 6.3.1. Purpose and Intent.

UR-9 districts are intended to establish medium-density urban residential neighborhoods comprised of predominantly detached single-family dwellings (not including mobile or manufactured homes). These districts are served by public water sanitary sewer and service.

FUTURE LAND USE DESIGNATION: Residential (Urban Medium Density)

Analysis

The applicant's request to utilize an existing residential structure as a short term rental is in conformity with the goals and policies of the City of Bainbridge Comprehensive Plan. The short term rental will be subject to hotel/motel tax. Adequate space for parking exists.

Recommendation

Planning Staff recommend approval of the applicant's conditional use request to operate a short term rental facility at 810 Potter St.

Georgia Interlocal Risk Management Agency

GMA Property & Liability Self-Insurance Program

CONTRIBUTION PAYMENT TERMS

CITY OF BAINBRIDGE

RLFC# BA2

INVOICE NUMBER	333569
EFFECTIVE DATE	05/01/2023
INVOICE AMOUNT	\$318,470
PROPOSAL NUMBER	RBA2-PR2023-1

PAYMENT TERMS:

- OPTION 1: Full Amount Due on Binding
- OPTION 2: 50% Down – Balance due in 30 days
- OPTION 3: 25% Down – Balance due in 4 monthly installments. The entire contribution must be paid within 6 months of the effective date.

Checks should be made payable to **GIRMA**. Please sign and return with your check to:

Georgia Interlocal Risk Management Agency
P.O. Box 105377
Atlanta, Georgia 30348

Please sign and date on the lines below that you have read and accept the limits and deductibles outlined in the renewal terms. Please return the signed invoice with your initial payment to the GIRMA address above.

Authorized Signature

Date

Georgia Interlocal Risk Management Agency

GMA Property & Liability Self-Insurance Program

RENEWAL TERMS FOR 2023-2024

CITY OF BAINBRIDGE

BA2

101 South Broad Street
Bainbridge, GA 39818

Coverage Period:

May-01-2023 to May-01-2024

Presented by:



201 Pryor Street
Atlanta, GA 30303

Quote Date:

4/7/2023

Administered by:

Lockton Companies

3280 Peachtree Road NE #250
Atlanta, GA 30305

Georgia Interlocal Risk Management Agency

RENEWAL TERMS FOR 2023-2024

CITY OF BAINBRIDGE

General Liability and Law Enforcement Liability	Limit of Liability
Each Occurrence	\$1,000,000
Personal & Advertising Injury	\$1,000,000
Products / Completed Operations	\$1,000,000
Failure to Supply Utilities	\$1,000,000
Fire Legal Liability	\$1,000,000
Law Enforcement Liability	\$1,000,000
General Aggregate	Unlimited
Products / Completed Ops Aggregate	\$5,000,000
Failure to Supply Utilities Aggregate	\$5,000,000
Medical Payments	Excluded
Form	Occurrence
General Liability Deductible	\$5,000
Law Enforcement Liability Deductible	\$5,000
Employee Benefits Liability	\$1,000,000
Employee Benefits Aggregate	\$5,000,000
Form	Occurrence
Deductible	\$5,000

Coverage Features:

- No Premium Audits
- Defense Costs Outside the Limit
- Special Events Liability
- Athletic Participants Liability
- Fireworks Display Liability
- Cemetery Professional Liability
- Limited Pollution Liability
- Non-Owned Aircraft & Watercraft
- Liquor Liability
- Limited Drone Coverage (\$50,000)
- Garage Liability
- Personal Injury Liability
- Authorized Moonlighting by Police Officers
- Jail Cell Operations
- Police Animal Liability
- Assault and Battery
- Inmate Medical Coverage
- Sexual Abuse Coverage
- Worldwide Territory

Disclaimer:

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Georgia Interlocal Risk Management Agency

RENEWAL TERMS FOR 2023-2024

CITY OF BAINBRIDGE

Public Officials / Errors & Omissions Liability	Limit of Liability
Each Wrongful Act or Occurrence	\$1,000,000
Aggregate Limit	\$5,000,000
Form	Occurrence
Deductible	\$5,000

Coverage Features:

- No Premium Audits
- Defense Costs Outside the Limits
- Pay on Behalf Basis
- Personal Injury – to include:
 - Mental Anguish
 - Shock
 - Humiliation
- Employment Practices Liability – including coverage for:
 - Libel
 - Slander
 - Defamation
 - Sexual Harassment
 - Sexual Abuse
- Americans with Disabilities Act (ADA)
- Zoning Claims Seeking Monetary Demands
- Civil Rights Violations
- Services Performed Under a Mutual Aid Agreement

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Disclaimer:

Georgia Interlocal Risk Management Agency

RENEWAL TERMS FOR 2023-2024

CITY OF BAINBRIDGE

Automobile Liability	Limit of Liability
Combined Single Occurrence Limit	\$1,000,000
Uninsured Motorists Liability	\$0
Hired & Non-Owned Liability	\$1,000,000
Medical Payments	Excluded
Deductible	\$5,000
Uninsured Motorist Deductible	

Automobile Physical Damage	Limit of Liability
Limit	Actual Cash Value
Hired Physical Damage	Included
Vehicles Covered	Per Schedule
Comprehensive Deductible	\$5,000
Collision Deductible	\$5,000
Hired Physical Damage Deductible	\$5,000

Coverage Features:

- Automatic Coverage for Vehicles up to \$100,000 in value
- Automatic Liability Coverage for new vehicles
- Deductible Per Occurrence

Crime / Fidelity	Limit of Liability
Blanket Employee Dishonesty	\$500,000
Forgery or Alteration	\$500,000
Computer Crime	\$500,000
Money and Securities	\$500,000
Social Engineering Fraud	\$25,000
Deductible	\$5,000
Social Engineering Deductible Only	\$2,500

Coverage Features:

- Faithful Performance Included
- Includes all local and state required bonds

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Georgia Interlocal Risk Management Agency

RENEWAL TERMS FOR 2023-2024

CITY OF BAINBRIDGE

Property	Limit of Liability
Total Insured Values	\$51,242,787
Blanket Building & Contents	\$46,022,187
Mobile Equipment	\$5,220,600
Computers ("EDP")	Included
Flood Limit – Including Zones A and V	\$10,000,000
Earthquake Limit	\$10,000,000
Coinsurance Provision	None
Locations Covered	Per Schedule
Valuation – Building & Contents	Replacement Cost
Valuation – Mobile Equipment	Actual Cash Value
Deductible – Buildings & Contents All Perils <i>(Tier 1 Only-All Perils except Named Windstorm)</i>	\$5,000
Deductible – Mobile Equipment All Perils <i>(Tier 1 Only-All Perils except Named Windstorm)</i>	\$5,000
Deductible – Named Windstorm for Tier 1 Only* <i>* Applies separately to (1) Each separate building. (2) The value of personal property located in each separate building. (3) Each item of Mobile Equipment. (4) Actual value of Business Interruption and Extra Expense loss for the 12 months immediately following the date of the direct physical loss.</i>	1% per unit
Automatic Coverage Extensions:	
Business Interruption	\$500,000
Extra Expense	\$500,000
Computers ("EDP")	\$500,000
Builders Risk	\$500,000
Property in Transit	\$500,000
Valuable Papers	\$500,000
Equipment Breakdown	Limit of Liability
Limit Per Occurrence	\$46,022,187
Ordinance or Law Limit	\$46,022,187
Hazardous Substance	\$250,000
Deductible	\$5,000
Automatic Coverage Extensions	
Ammonia Contamination	\$1,000,000
Expediting Expenses	\$10,000,000
Service Interruption	\$46,022,187
Spoilage / Consequential Damage	\$10,000,000
Water Damage	\$1,000,000

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Georgia Interlocal Risk Management Agency

RENEWAL TERMS FOR 2023-2024

CITY OF BAINBRIDGE

Cyber	Limit of Liability
Security & Privacy Liability	\$250,000
Regulatory Action Sublimit of Liability	\$250,000
Event Management	\$250,000
Cyber Extortion	\$250,000
Deductible	\$10,000

Police Animal Mortality Coverage	Limit of Liability
Scheduled Limit	\$8,500
Deductible	Nil

Risk Management Services

<u>Type of Service</u>	<u>Annual Contribution</u>
Loss Control & Safety Training	
On Site Visitation	Included
Awareness Training	Included
Awareness Through Safety Bulletins	Included
Automobile Drivers Training	Included
Access to Safety Videos	Included
Safety Grant	
Based on a Contribution Volume and up to \$10,000	Included
*Subject to Approval & Requirements	
Employment Practices Help Line	
Legal Advice	Included
Property Appraisals	
Building Valuations	Included
Contents and Historical Valuations	Included
Crisis Management	
Provides \$50,000 for expenses incurred in response to a Crisis Event including Workplace Violence	Included

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Georgia Interlocal Risk Management Agency

RENEWAL TERMS FOR 2023-2024

CITY OF BAINBRIDGE

Contribution Summary

<u>Line of Coverage</u>	<u>Annual Contribution</u>
General Liability	\$62,672
Law Enforcement Liability – Before Credit	\$54,177
<i>Law Enforcement Initiative Credit Amount</i>	<i>\$0</i>
Law Enforcement Liability – After Credit	\$54,177
Public Officials Liability	\$54,705
Automobile Liability	\$72,061
Automobile Physical Damage	\$17,184
Property – Buildings & Contents	\$61,340
Mobile Equipment	\$5,427
Police Animal Mortality	\$850
Crime / Fidelity	\$2,687
Boiler & Machinery	\$5,012
Uninsured Motorist	\$0
Sub Total	\$336,115
Less Renewal Credit	\$17,645
Total	\$318,470

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BID TABULATION

City of Bainbridge

April 04, 2023

SUPPLIES FOR FIBER OPTIC

<u>QUANTITY</u>	<u>DESCRIPTION</u>
500	Adtran Ont 611 D Gen 2 SFU 1 GE
50	Adtran SDX631 X GS 10GBE
500	Adtran SDG 841 T6 mesh AP/AG

<u>COMPANY</u>	<u>TOTAL BID PRICE</u>	<u>TERMS</u>	<u>DELIVERY</u>
Walker & Associates Welcome, NC	Total \$153,891.56	Net 30	6-8 Weeks
Invision Technologies Albany, GA	Total \$191,816.50	Net 30	6-8 Weeks
Wesco / Anixter Glenview, IL	Total \$195,692.00	Net 30	6-8 Weeks
Integrated Office Forest Park, GA	Total \$229,000.00	Net 30	6-8 Weeks

Requesting Department
Telecommunications
570-4750-54.1401

Award to be made to:
Walker & Associates
Welcome, NC