BAINBRIDGE-DECATUR
PLANNING COMMISSION

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

January 10th, 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:

V. **ITEM 1: CU-2022-006:** Applicant Brent Warr is requesting a conditional use for a mixed used building at 125 E. Calhoun St. The property is 0.62 acres and is zoned Light Industrial (LI).

VI. OLD BUSINESS

VII. ADJOURNMENT

101 South Broad Street | Bainbridge, Georgia 39817
P.O. Box 158 | Bainbridge, Georgia 39818
(P) 22.248.2000 | (F) 22.246.7311 | www.bainbridgecity.com

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION
December 13, 2022
6:00 p.m.
City Council Chambers
MINUTES

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

MEMBERS ABSENT: Zach McLendon, Alan Davis, Keenan Adams

OTHERS PRESENT: Steve O'Neil

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 September 9th, 2022, 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: CU-2022-005: Applicants Demetric & Thurman Stubbs are requesting a conditional use for a Cigar Bar & Hookah Lounge at 332 N. Broad St. The property is 0.11 acres and is zoned Central Business District (CBD).

Applicants Demetric and Thurman Stubbs came forward and explained her conditional use request for a Cigar & Hookah Lounge at 332 N. Broad St.

Commissioner Marshall asked about the hours the proposed use would be open and the applicants responded 2pm to 2am.

Commissioner Marshall asked further about security and whether they would be licensed or non-licensed. The applicants explained that security would be present in the evening and at night. They would start out with unlicensed security but any special events would require extra security that would be licensed.

Commissioner Marshall asked about potential occupancy of the building and what they were expecting.

Commissioner Marshall asked if there were any other potential problems that they see may be an issue. The applicants explained that they were concerned about people gathering outside the building and not coming inside. Applicants explained that if that became a problem they would contact public safety. Patrons to the proposed use would be 25 or older despite the state minimum age being 21.

Chairman Flowers then asked if anyone would like to speak against the proposed use. There were none.

After explanation of the conditional use request, Chairman Flowers asked Mr. O'Neil for staff opinion.

Mr. O'Neil stated that he had met and discussed age restrictions and ventilation in the building with the applicants and made them aware. Mr. O'Neil recommended approval.

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

Commissioner Marshall made a motion to approve the conditional use. The motion was seconded by Commissioner Mackey and passed unanimously.

ITEM 2: ZONE-2022-003: Applicant Scott & Karen Tobin (on behalf of Collins Family Mortuary) are requesting a rezoning from Office-Professional (O-P) to Highway Commercial (HC) for a funeral home at their property located at 203 W. Shotwell St (Parcel B0270009). The property is .30 acres.

Applicants Darrell Watkins and Zach Fraser of Collins Family Mortuary presented their proposed project. They explained that they are working with the Methodist Church on off site parking next door but explained that the church did not want to enter into an agreement and basically took the attitude of "the parking lot is there. Use it. We don't plan on towing cars." The applicants explained that hey are having issues with their current parking arrangements due to the fact that virtually all of their parking is currently off-site and owned by a bank.

Chairman Flowers asked if anyone would like to speak in opposition to the proposed rezoning.

Leslie Taylor (118 Flint St) had concerns about traffic and parking for larger funerals. Commissioner Marshall asked if there is anything the applicants can do to satisfy her (Ms. Taylor). Ms. Taylor did not have an answer to that. Commissioner Marshall asked if she would be willing to sit down and meet with representatives of the funeral home to discuss and she said she would be willing.

After explanation of the conditional use request, Chairman Flowers asked Mr. O'Neil for staff opinion.

Mr. O'Neil reviewed the parking situation and made a recommendation for approval with a condition that if the funeral home ceases operation the property would revert back to Office-Professional.

Chairman Flowers called for a motion. A motion to approve as requested with no stipulations was made by Commissioner Mackey and seconded by Commissioner Marshall. Vote was unanimous in favor of the rezoning.

IV. Old Business:

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

_____

Dr. Frank Flowers, Chairman

BRENT WARR CO.
125 CALHOUN ST. REDEVELOPMENT PROPOSAL
PLANNING COMMMISSION - BAINBRIDGE, GA

January 5, 2023

Dear Mr. Steve O'Neil and the Planning Commission,

Executive Summary:

Over the years, the 125 Calhoun Building has had many uses. It has been occupied as a grocery store, storage space, hardware store, and even an interior design studio. Built in 1904, this historic building served as a gathering place for locals to shop and support the community. I have hopes and plans to bring life back into this building. Create a new space for locals and travelers alike to come shop and engage with the culture that South Georgia has to offer. The redevelopment of 125 Calhoun will help re-invigorate the arts and design scene in Bainbridge and permeate arts and visual language across the Southeast.

With my studio currently based in Atlanta, Ga., I have relocated back to Bainbridge, Ga. and am ready to set up shop and re-invest in my hometown that has given so much to me.

Status:

Realizing Bainbridge is my home, it is amazing to me how much the downtown area has changed in the last seven years since I have been gone. Not only have buildings and landscapes changed, but attitudes regarding change and making the downtown area alive again can't help but be noticed. Through vision and hard work, many of Bainbridge's downtown buildings have a new life and are bringing new residents to Bainbridge. I can't help but want to be a part of this which brings us to the Callahan building at 125 Calhoun. This a project I want to tackle, but I am asking for the help of the Downtown Development Authority and the Planning Commission for a conditional use to turn this into a mixed use building. The Building has currently gone under a complete rebuild of the roof, as the existing roof was falling apart.

Proposal:

With the purchase of the Callahan Building, the transformation of this old historical warehouse into a cultural art's community hub is my vision. The downtown location of the building is another "draw" for me in that Brent Warr Co. will hopefully be a part of downtown Bainbridge. At roughly 17,000 square feet, plans are to transform the building and divide it. The facade facing Calhoun Street would become four retail and commercial spaces, whereas a second section would involve several studios and a short-term rental artist residence. A third section would serve as the primary studio for Brent Warr Co.

The second part of this proposal is the creation of a residency arts program. Three to four studios would be built for artists to work. A short-term apartment artist rental residence would also be built for the artists at residence to stay. This program will help foster cross disciplinary knowledge and creativity as well allow the artists at residence to engage with the local culture of Southwest Georgia.

It is my hope that 125 Calhoun will soon be added to a recent list of downtown successes and will encourage spin-off development, add jobs, promote downtown short-term housing, add to the cultural enrichment of the community, and grow to be a big part of Bainbridge, Georgia.

Expected Timeline/Completion:

8-12 Months

Thank you,

Brent Warr

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): _____Brent Warr_____

ADDRESS: 1309 Lakewood Drive, Bainbridge, GA 39819_____

PHONE: _229-400-2580_____

PROPERTY INFORMATION

PROPERTY OWNER(S): __Brent Warr_____

ADDRESS: _125 E. Calhoun St. Bainbridge, Ga 39817

PHONE: 229-400-2580_____

LOCATION OF SUBJECT PROPERTY: __North of Downtown Bainbridge

PROPERTY INFORMATION (continued)

TAX MAP: B0250009 PARCEL: _____ SIZE (ACRES): 0.62 acres

ZONING DESIGNATION OF SUBJECT PROPERTY: __Light Industrial _____

PROPOSED USE OF PROPERTY (BRIEF): __Mixed Use Building (Retail, Light Commercial, Residential)

_____

REQUIREMENTS FOR CONDITIONAL USE REQUESTS

Conditional use request applications *must* include the following:

1. APPLICATONS 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

Property Owner Signature Brent Warr _December 13, 2022_____ *Date*	*Submitted By: BrentWarr* _ December 13, 2022_____ *Date*

DEPARTMENT USE ONLY

SUBMITTAL DATE: 12/14/22 DATE CERTIFIED COMPLETE: _____

_____
Department Representative Signature

CONDITIONAL USE APPLICATION

TABLE 14.2.3
ANALYSIS REQUIREMENTS

1. Existing use(s) of subject property: ___Hardware Store, Storage Warehouse_____

2. Existing zoning of property contiguous with or located within 100 feet of subject property: _CBD, HC. Explain: __The existing property surrounding 125 Calhoun are zoned in the central business district and Highway Commercial. __

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: By zoning 125 Calhoun as Mixed Use, it further pushes the downtown development authority's plan of building up the north side of downtown. It also is suitable in the view of adjacent properties.

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: The proposed use is not anticipated to put further burden on already existing facilities and streets. There are no schools in the area, so this should not be an issue in that regard.

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
   Explain: The way this property is currently zoned and the current condition of the property does not serve as a reasonable economic use, and does not follow with the downtown development authorities comprehensive plan.

*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.

CONFLICT OF INTEREST IN ZONING DECISIONS
CAMPAIGN CONTRIBUTIONS

36-67A-3.

(a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing: (1) The name and official position of the local government official to whom the campaign contribution was made; and (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.

(c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating $250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the Respective local government showing:
The name and official position of the local government official to whom the campaign contribution was made; and (2) the dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

I CERTIFY THAT ALL STATEMENTS FURNISHED IN THIS APPLICATION ARE TRUE TO THE BEST OF MY KNOWLEDGE AND I AM AWARE OF THE PROVISIONS CONTAINED IN O.C.G.A. 36-67A-3.

Property Owner(s) Signature: Brent Warr

Address: ____1309 Lakewood Drive, Bainbridge, GA 39819_____

PUBLIC HEARING DATES

DATE OF PLANNING COMMISSION MEETING: _____ @ 6:00 p.m.

DATE OF CITY COUNCIL MEETING: _____ @ 6:30 p.m.

Planning Commission meetings are held at 6:00 p.m. at City Hall in the City Council Chambers.
City Council meetings are held at 6:30 p.m. at City Hall in the City Council Chambers.

TABLE 14.2.1
APPLICATION REQUIREMENTS

Application Requirement	Conditional Use
Application fee as established by resolution	Required - $100.00
Application form furnished by the zoning administrator, including the applicant's signature and the property owner's signature	Required *CONDITIONAL USE APPLICATION*
Legal description of the property	Required
A survey plat of the property prepared by a registered land surveyor or, if the property is recorded on an existing plat in the land records of Decatur County, a copy of the correct county tax map found in the current tax mapping system of the county	Required
Letter of intent describing the proposed use of the property and/or other action requested	Required
Site plan of the property at an appropriate engineering scale showing the proposed use and relevant information regarding proposed improvements (see Section 14.2.8, "Plan Requirements")	Required
Description of efforts of any special conditions voluntarily made a part of the request	Required
Other information required by the zoning administrator	Maybe

TABLE 14.2.1
APPLICATION REQUIREMENTS

Site Plan Requirement	Conditional Use
Footprints of existing and proposed buildings and structures	Required
Dimensions and locations of parking areas including internal circulation and driveway approaches	Required
Tree protection survey (if applicable)	Maybe
Dimensions and general location of any landscaping and/or buffers (if applicable)	Required
Preliminary drainage plans (if applicable)	Required
Method of water supply and sewage disposal if not available on-site (if applicable)	Required
Dimensional requirements by zoning district	Required
Specific use provisions (if applicable)	Required
General dimensional provisions (if applicable)	Required
General development requirements (if applicable)	Required
Application requirements (if applicable)	Required
Other Information as required by the Zoning Administrator	Maybe

TABLE 14.2.3
ANALYSIS REQUIREMENTS

Criteria Required to be Analyzed by Applicant and Review Bodies	**Application for Conditional Use**
1. Existing use(s) and zoning of subject property	Required
2. Existing zoning of nearby property	Required
3. Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property (existing land use)	Maybe
4. Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools	Required
5. Whether the proposal is in conformity with the policy and intent of the comprehensive plan including land use element ***	Required
6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal	Required
7. Whether the property to be affected be the proposal has a reasonable economic use as currently zoned	Required

*** 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 map room at City Hall.

B0250009
BRENT WARR CO LLC
125 CALHOUN ST
0.62 Acres Value $177,495
View: Report
HC
B0250010
100
B0250008
521
B0250120
528
B0250121
520
Bainbridge
B0250009
125
B0250122A00
201
E CALHOUN ST
N WEST ST
B0250043A00

BRENT WARR CO.
125 CALHOUN ST. ADMINISTRATIVE VARIANCE
PLANNING COMMMISSION - BAINBRIDGE, GA

January 5, 2023

Dear Mr. Steve O'Neil and the Planning Commission,

I am writing to request an Administrative Variance for a parking reduction in regards to the property at 125 Calhoun St. This is an existing warehouse built in 1904 in the historic district of Downtown Bainbridge, Ga that never had any official parking on the property. There is currently no public parking on this side of downtown, however, a standing agreement is being put into place with two other properties nearby to allow use of 11 of their parking spaces.

Kind Regards,

Brent Warr

Proposal:

With the purchase of the Callahan Building, the transformation of this old historical warehouse into a cultural art's community hub is my vision. The downtown location of the building is another "draw" for me in that Brent Warr Co. will hopefully be a part of downtown Bainbridge. At roughly 17,000 square feet, plans are to transform the building and divide it. The facade facing Calhoun Street would become four retail and commercial spaces, whereas a second section would involve several studios and a short-term rental artist residence. A third section would serve as the primary studio for Brent Warr Co.

The second part of this proposal is the creation of a residency arts program. Three to four studios would be built for artists to work. A short-term apartment artist rental residence would also be built for the artists at residence to stay. This program will help foster cross disciplinary knowledge and creativity as well allow the artists at residence to engage with the local culture of Southwest Georgia.

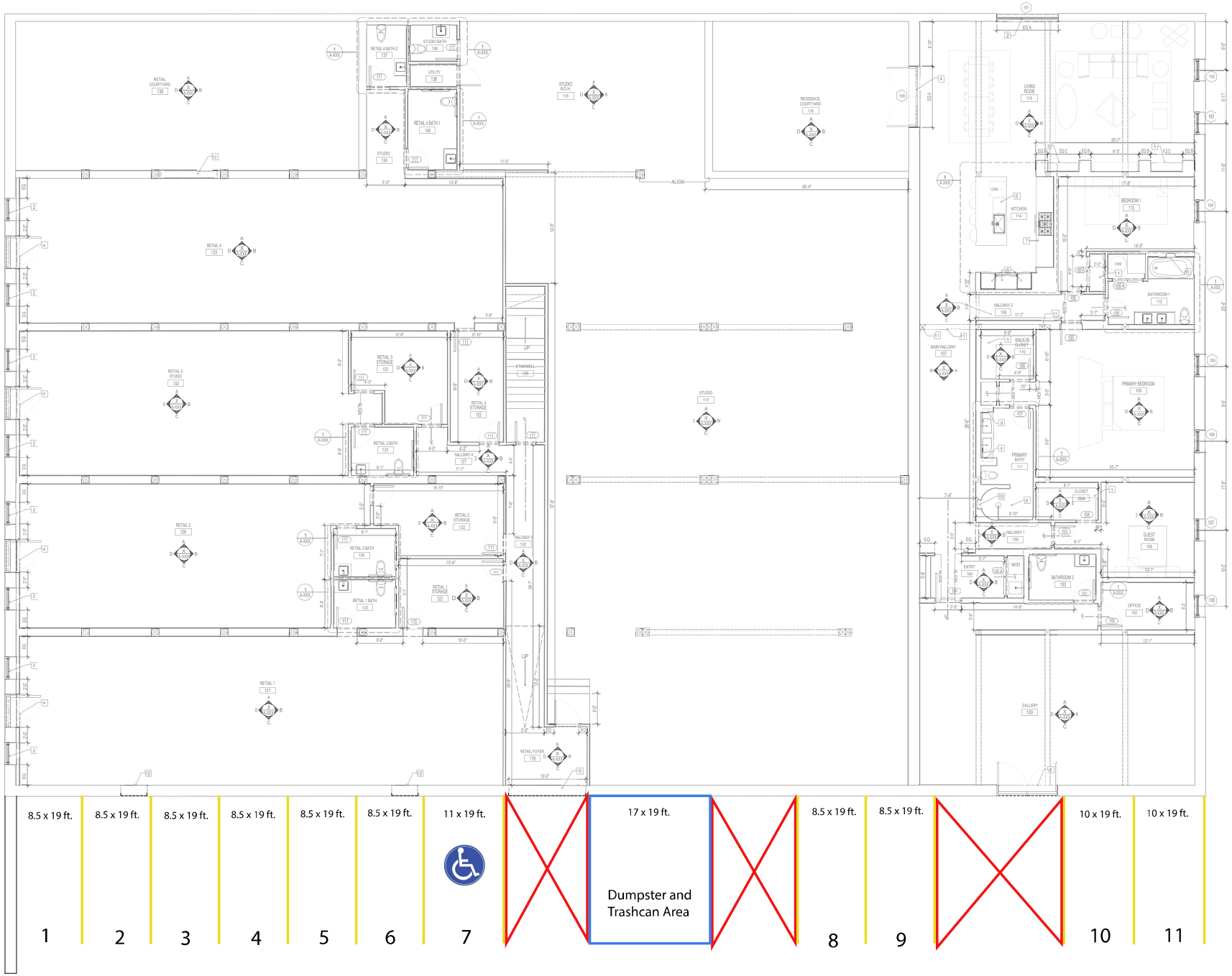
It is my hope that 125 Calhoun will soon be added to a recent list of downtown successes and will encourage spin-off development, add jobs, promote downtown short-term housing, add to the cultural enrichment of the community, and grow to be a big part of Bainbridge, Georgia.

Expected Timeline/Completion:

8-12 Months

Thank you,

Brent Warr


8.5 x 19 ft.
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8.5 x 19 ft.
8.5 x 19 ft.
8.5 x 19 ft.
11 x 19 ft.
17 x 19 ft.
Dumpster and Trashcan Area
8.5 x 19 ft.
8.5 x 19 ft.
10 x 19 ft.
10 x 19 ft.
1
2
3
4
5
6
7
8
9
10
11

Staff Analysis

DATE: January 6, 2023

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

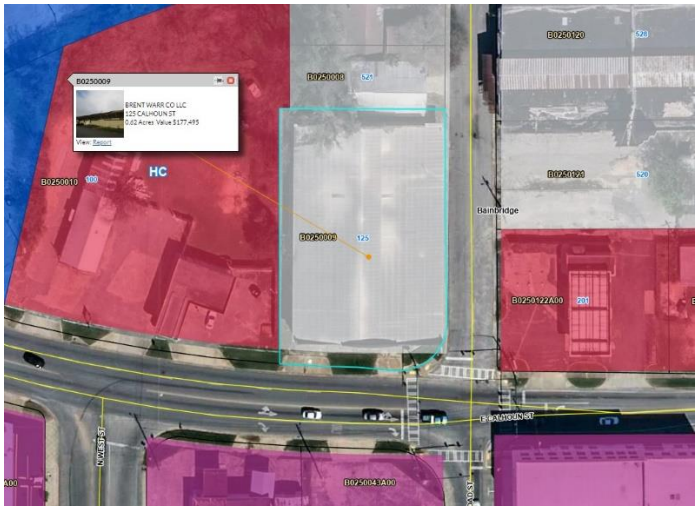
FROM: Steve O'Neil, Community and Economic Development Director

SUBJECT: CU-2022-006

ITEM: CU-2022-006: Applicant Brent Warr is requesting a conditional use for a mixed use building at 125 Calhoun St. The property is 0.62 acres and is zoned Light Industrial (LI).

<u>Conditional use:</u> 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: (LI) Light Industrial



<u>Section 7.6.1. Purpose and Intent.</u>

The LI, Light Industrial, zoning district is established with the purpose of reserving certain areas with relatively level topography, adequate water and sewage facilities, and access to arterial streets for industrial operations, but where such areas' proximity to residential and other districts makes it desirable to limit industrial operations to those that are not objectionable due to generation of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that do not create fire or explosion hazards or other objectionable conditions. The industries locating in this district are characterized as lower in

intensity, cleaner, and generally more compatible when located adjacent to commercial areas than are heavy industrial (HI) uses. Such industries are capable of operating in a manner that controls the external effects of the manufacturing process through prevention or mitigation devices and conduct of operations within the confines of buildings.

Uses within the LI zoning district do not usually require substantial quantities of water for manufacturing operations and do not necessarily require rail, air, or water transportation. Such uses include manufacturing, wholesale trade, and distribution activities. Vehicular activities in LI districts consist predominantly of trucks, with some passenger vehicle traffic, and the road system is built to support truck traffic. Certain commercial uses having an open storage characteristic, or which are most appropriately located adjacent to industrial uses, are also included within this zoning district. Light industrial districts, however, do not service the general public and most business uses generating vehicle traffic are generally not permitted.

FUTURE LAND USE DESIGNATION: Light Industrial

Analysis

The applicant's request to utilize a historic warehouse as a mixed-use building is an acceptable conditional use in the Light Industrial district. This is a non-forming building that does not meet requirements of the current zoning ordinance. The property was historically the Callahan Grocery and later a hardware store. There was never any defined parking associated with the property. The only way to meet requirements for off street parking would be to leave it as a warehouse, which does not require much parking or tear down part of the building to provide an area for the required parking spaces which would be contrary to the City of Bainbridge Historic Preservation Ordinance. The applicant is proposing three different uses for the building including residential, studio space and retail. The applicant can meet the off-street parking requirements for the residential and studio space but falls short of meeting the required off-street-parking requirements for the retail spaces. The applicant shows seven spaces including a handicap accessible space and has asked for and received an administrative variance for parking reduction which drops the required spaces to 18. Verbal agreements have been received for the use of adjoining parking lots for the eleven spaces needed.

Recommendation

Planning Staff recommend approval of the applicants conditional use request for a Mixed Use Building at 125 Calhoun St.