

# BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

March 8, 2022

6:00 p.m.

City Council Chambers

## MINUTES

**MEMBERS PRESENT:** Frank Flowers, John Marshall, Zach McLendon, Alan Davis, Lachanda Mackey, Valerie Stubbs, Kennan Adams

**MEMBERS ABSENT:** none

**OTHERS PRESENT:** Steve O'Neil, Phillip Santora, Tim Norris, Chandler Ray

### 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 8, 2022 meeting were presented to the Planning Commission. Commissioner Davis made a motion to approve the minutes, seconded by Commissioner Marshall and passed unanimously.

### III. NEW BUSINESS

**ITEM 1: VAR-2022-001: ITEM 1: VAR-2022-001:** Applicant Chandler Ray is requesting a variance from the rear and side setback requirements for accessory structures in an SR-3 zoning district from 10 ft to 5ft for a detached garage. The property (Parcel ID: 0069c053) is located at 1528 Richmond Lane and is approximately 0.5 acres.

Mr. Ray came forward to explain his request and need for the variance. He explained that he had tried to converse with his neighbor that would be most impacted however there was a language barrier due to the fact that he does not speak Spanish.

Steve O'Neil gave staff opinion and stated that he believed that the applicant met at least one of the required criteria to make the request approvable and stated that the planning commission may make a case for the applicant meeting more criteria.

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

Commissioner McLendon made a motion to approve the variance based on the applicants request meets the following requirement under Section 15.2.7(d) *"The requested variance will be in harmony with the purpose and intent of this zoning ordinance and will not be injurious to the neighborhood or to the general welfare."* Commissioner Mackey seconded the motion and the vote past unanimously for approval of the requested variance.

**ITEM 2: ZONE-22-001:** Applicant WCP III Rivertowne, LLC is requesting a zoning change from RR-1 to UR-9. The property (Parcel #B0420032) is approximately 90 acres located off of Hwy 97. The applicant is proposing a phased subdivision with approximately 204 homes on the property in question.

Phillip Santora of Northstar Engineering came forward representing the WCP III Rivertowne, LLC to explain the request for the rezoning for the 204 home, multiphase subdivision.

Mr. O'Neil gave his staff opinion and discussed the reasoning for the UR-9 zoning designation.

After further discussion of housing in general, Chairman Flowers asked for a motion. Commissioner Davis made a motion to recommend approving the rezoning, seconded by Commissioner Adams. The vote was unanimous.

**IV. Old Business:** none

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

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Dr. Frank Flowers, Chairman