

BAINBRIDGE-DECATUR

PLANNING COMMISSION

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

November 14, 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-2023-007: Applicant Marjorie Crawford is requesting a conditional use permit at 302 Chason Park Dr. for a short-term rental. The property is .26 acres and is zoned PUD.

- V. OLD BUSINESS

None

- VI. ADJOURNMENT

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

October 10, 2023

City Council Chambers

6:00 p.m.

MINUTES

MEMBERS PRESENT: Frank Flowers, John Marshall, Valerie Stubbs, Keenan Adams, Jeff Rich

MEMBERS ABSENT: Lashonda Mackey and Alan Davis

OTHERS PRESENT: Steve O’Neil, Jessica Hicks, Lesley Taylor, Gwen Turner, Nancy Grimsley, Shae Harrell, Caroline Taylor, Mike & Hildy Conder, Mike & Sarah Dodson, and Derrick & Debra Brock

I. CALL TO ORDER

Chairman Frank Flowers called the meeting to order and gave the invocation.

II. APPROVAL OF MINUTES OF PREVIOUS MEETING

Upon a motion offered by Commissioner Marshall and seconded by Commissioner Adams, the Bainbridge – Decatur County Planning Commission voted 4-0 to approve the minutes from the September 12, 2023, meeting as presented.

III. NEW BUSINESS

Item 1: ZONE-2023-002: Applicant Lesley Taylor is requesting to rezone the property located at 1036 Lake Douglas Road, from UR-6 to O-P, with a Conditional Use for a special event venue. The property is 2.45 acres.

Ms. Lesley Taylor appeared before the Bainbridge – Decatur County Planning Commission with a request to rezone the property located at 1036 Lake Douglas Road from UR-6 to O-P, with a Conditional Use for a special event venue. Ms. Taylor explained her plan for guest parking, as she plans to purchase small buses to transport guests to and from the stadium parking lot located on Louise Street. Upon a motion offered by Commissioner Adams and seconded by

Commissioner Stubbs, The Bainbridge – Decatur County Planning Commission voted 4-0 to approve the Rezoning with Conditional Use application as presented.

Item 2: CU-2023-006: Applicant Sarah Dodson with Dodson Properties & Development has submitted a Conditional Use Application for a short-term rental at 1300 Conger Drive, a .39-acre property zoned UR-6.

Mrs. Sarah Dodson appeared before the Bainbridge – Decatur County Planning Commission with a request for a Conditional Use to operate a short-term rental at 1300 Conger Drive. Upon a motion offered by Commissioner Marshall and seconded by Commissioner Rich, the Bainbridge – Decatur County Planning Commission voted 4-0 to approve the Conditional Use application as presented.

IV. **Old Business:**

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

Dr. Frank Flowers, Chairman



P.O. Box 158
Bainbridge, Ga. 39818

www.bainbridgecity.com

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

APPLICATION #: CU-2023-007

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): MARJORIE A. CRAWFORD
ADDRESS: 302 CHASON PK DRIVE, Bainbridge 39817
PHONE: (321) 626-9239
EMAIL: 1305 COUNTRY@gmail.com
↑ not caps

PROPERTY INFORMATION

PROPERTY OWNER(S): MARJORIE A. CRAWFORD
ADDRESS: 302 Chason Park Dr
PHONE: _____
LOCATION OF SUBJECT PROPERTY: Chason Park Dr & Calhoun St.

PROPERTY INFORMATION (continued)

PARCEL #: B0250012009 SIZE (ACRES): 2.26

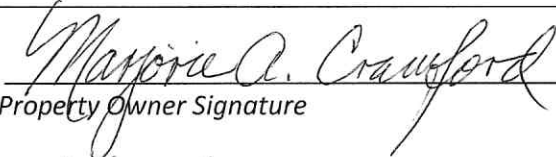
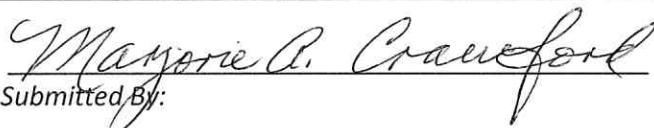
ZONING DESIGNATION OF SUBJECT PROPERTY: POD

PROPOSED USE OF PROPERTY (BRIEF): Short - Term Rental

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

 Property Owner Signature	 Submitted By:
<u>9/19/23</u> Date	<u>9/19/23</u> Date

DEPARTMENT USE ONLY

SUBMITTAL DATE: 9/19/23 DATE CERTIFIED COMPLETE: _____

Department Representative Signature

CONDITIONAL USE APPLICATION

TABLE 14.2.3
ANALYSIS REQUIREMENTS

1. Existing use(s) of subject property: Residential Dwelling
2. Existing zoning of property contiguous with or located within 100 feet of subject property: PvD
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: _____
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: _____
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 in the Community & Economic Development Department at City Hall and on the city's website at www.bainbridgecity.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: Marjorie A. Crawford
Address: 302 Chason Pk. Drive, Bainbridge 39817

PUBLIC HEARING DATES

DATE OF PLANNING COMMISSION MEETING: November 14th @ 6:00 p.m.

DATE OF CITY COUNCIL MEETING: November 21st @ 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.*

Decatur County, GA

O.C.G.A. 48-5-264.1 NOTICE

You are hereby notified that pursuant to O.C.G.A. 48-5-264.1 (a), representatives of the Decatur County Tax Assessor's Office, with proper I.D. may enter upon your property during normal business hours, for the purpose of collecting accurate data or any verifications thereof due to permits issued, Returns filed, Revaluations (partial or whole). Neighborhood reviews, sale price verification, land covenants, land splits, 3 year reviews and Appeal reviews. This includes all residential properties, manufactured homes, agricultural, commercial and industrial properties. Should you have any questions, please contact our office.

Summary

Parcel Number B0250012009
Location Address 302 CHASON PARK DR
Legal Description 515 864 302 CHASON PARK DR
(Note: Not to be used on legal documents)
Class R3-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District Bainbridge (District 02)
Millage Rate 30.842
Acres 0
Homestead Exemption No (S0)
Landlot/District 225 / 15



Owner

CRAWFORD MARJORIE A
302 CHASON PARK DR
BAINBRIDGE, GA 39817

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	TRACT-LOT: 15000.00	Lot	0	0	0	0	1

Residential Improvement Information

Style One Family
Heated Square Feet 1248
Interior Walls Sheetrock
Exterior Walls Vinyl Siding
Foundation Slab Perimeter Footing
Attic Square Feet 0
Basement Square Feet 0
Year Built 1991
Roof Type Asphalt Shingles
Flooring Type Crpt/Tile
Heating Type CH AC
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 3
Value \$107,940
Condition Average
House Address 302 CHASON PARK

Permits

Permit Date	Permit Number	Type	Description
05/01/2018	18BA-MC499	HEAT/FURN/HVAC	REPLACE SPLIT A/C UNIT

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/14/2023	515 864	B86 3	\$148,000	Fair Market - Improved	BARRETT WILLIAM E & MARGARET L	CRAWFORD MARJORIE A
4/28/2023	513 477	B86 3	\$135,000	Fair Market - Improved	TREPANIER GEORGIA B & HORNE LARRY B	BARRETT WILLIAM E & MARGARET L
5/19/2015	383 175	B86 3	\$0	Unqualified - Improved	BROWNLEE MILDRED I & TREPANIER GEORGIA B	TREPANIER GEORGIA B & HORNE LARRY B
6/17/2010	306 539	B86 3	\$0	Unqualified - Improved	BROWNLEE MILDRED I	BROWNLEE MILDRED I & TREPANIER GEORGIA B
5/23/2005	193 941	B86 3	\$82,500	Fair Market - Improved	DUTTON SHARON K	BROWNLEE MILDRED I
5/11/2001	F23 140	B86 3	\$72,000	Fair Market - Improved	REYNOLDS MARSHA A	DUTTON SHARON K
10/4/1996	L19 431	B86 3	\$65,500	Fair Market - Improved	MARTIN W DEREK	REYNOLDS MARSHA A
1/31/1995	L18 697	B86 3	\$64,000	Fair Market - Improved	MARTIN VANCE R	MARTIN W DEREK
10/21/1991	W16 97	B86 3	\$56,900	Fair Market - Improved	MCCULLERS CATHERINE P & EDWIN M	MARTIN VANCE R
8/4/1989	U15 479	B86 3	\$68,000	Unqualified - Vacant		MCCULLERS CATHERINE P & EDWIN M

Valuation

***2023 Year Values are preliminary and subject to change until Certified.**

	2023	2022	2021	2020	2019
Previous Value	\$122,870	\$118,095	\$102,532	\$97,634	\$97,634
Land Value	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
+ Improvement Value	\$107,940	\$107,870	\$103,095	\$87,532	\$82,634
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$122,940	\$122,870	\$118,095	\$102,532	\$97,634

Area Sales Report

Sale date range:

From: To:

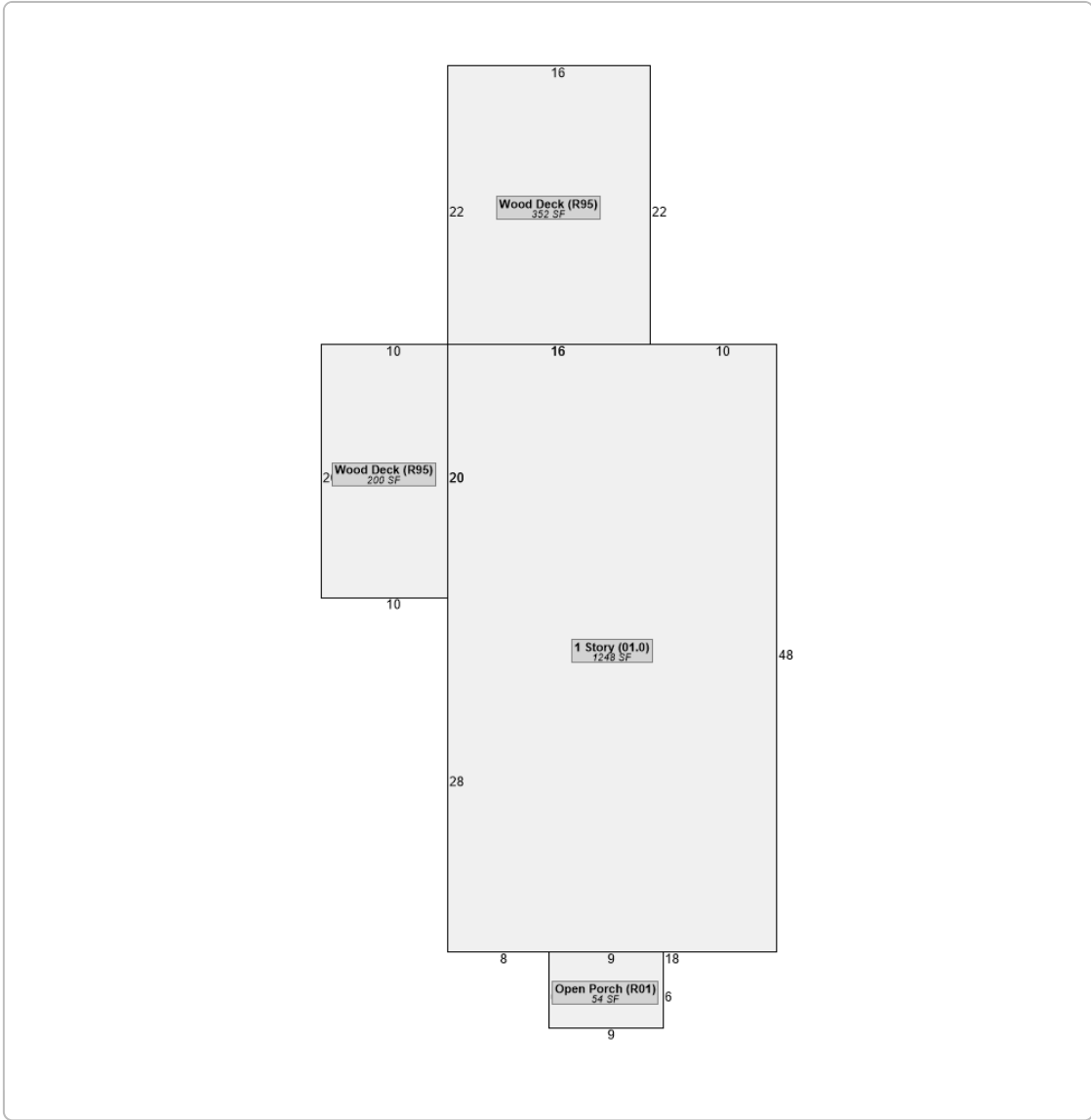
Feet



Photos



Sketches

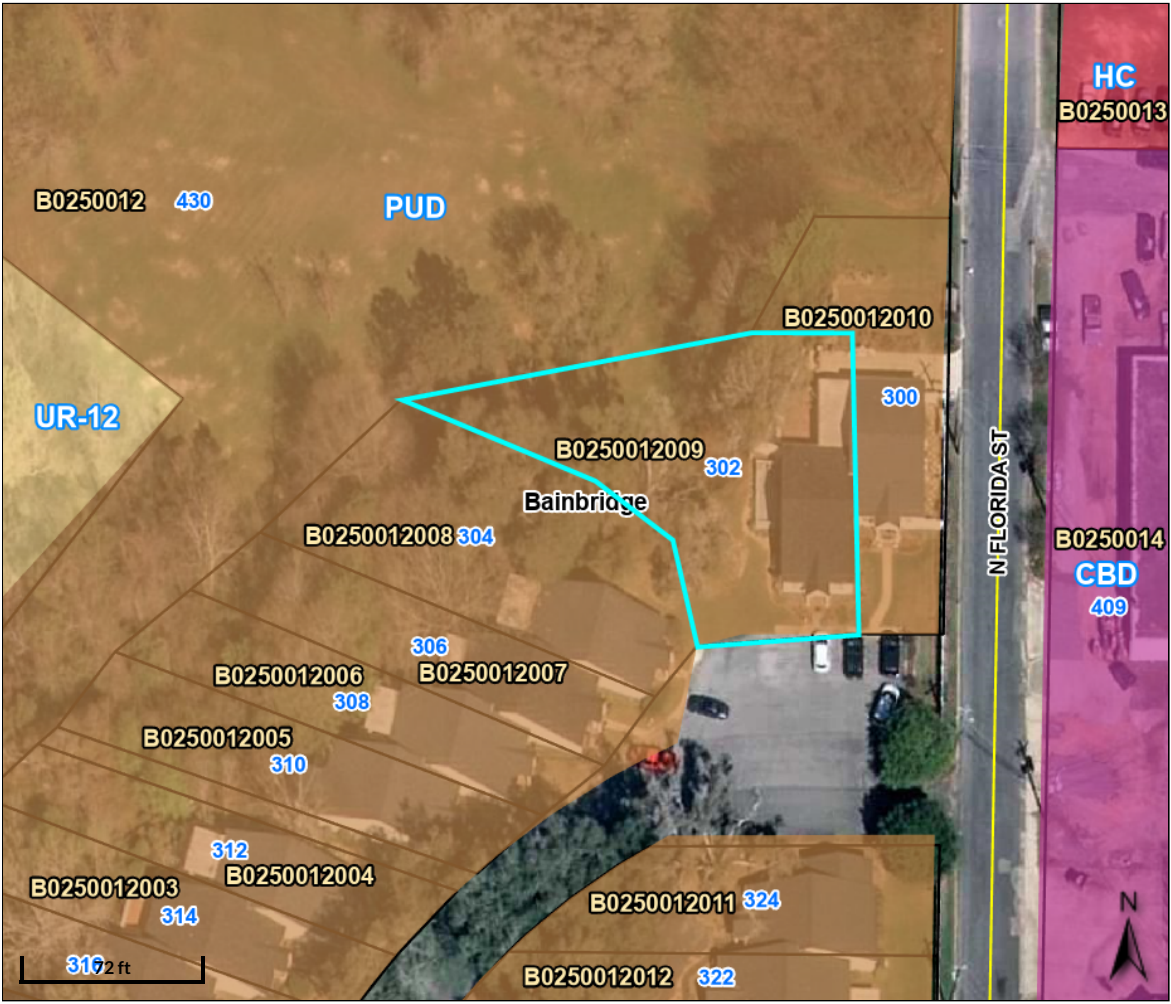


No data available for the following modules: Rural Land, Conservation Use Rural Land, Forest Land Protection Act, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes.

The Decatur County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
[| User Privacy Policy](#) | [| GDPR Privacy Notice](#)
[Last Data Upload: 9/18/2023, 7:04:29 PM](#)

[Contact Us](#)

Developed by

Overview

Legend

- Parcels
- Roads

Parcel ID	B0250012009	Owner	CRAWFORD MARJORIE A	Last 2 Sales			
Class Code	Residential		302 CHASON PARK DR	Date	Price	Reason	Qual
Taxing District	Bainbridge		BAINBRIDGE, GA 39817	6/14/2023	\$148000	FM	Q
Acres	n/a	Physical Address	302 CHASON PARK DR	4/28/2023	\$135000	FM	Q
		Assessed Value	Value \$122940				

(Note: Not to be used on legal documents)

This layer is maintained by the City of Bainbridge, for questions or comments reach out to:

Steve O'Neil Community & Economic Development Director
 O: 229-400-9303 C:229-220-9975
 101 S Broad St/P O Box 158 Bainbridge, GA 39818 www.bainbridgecity.com

Date created: 9/19/2023
 Last Data Uploaded: 9/18/2023 7:04:29 PM

Staff Analysis

DATE: November 6, 2023

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

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

SUBJECT: CU-2023-007

ITEM: CU-2023-007: Applicant Marjorie Crawford is requesting a conditional use permit for a short-term rental. The property is located at Chason Park Dr. The property is .26 acres and zoned PUD.

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: (PUD) Planned Unit Development



Section 6.7.1. Purpose and Intent.

The Planned Unit Development District is intended to meet the following objectives:

- (a) Allow and encourage more unique, flexible, creative, and imaginative arrangements and mixes of land uses in site planning and development than are permitted through conventional land use requirements.
- (b) Encourage a broader mix of residential housing types (not including mobile or manufactured homes), including detached and attached dwellings, than would normally be constructed in conventional subdivisions.
- (c) Allow and encourage the development of tracts of land as single developments that are planned neighborhoods or communities, including civic and semi-public uses (e.g., schools, playgrounds, meeting halls, etc.) that help to make up a community.
- (d) Preserve the natural amenities of the land through maintenance of conservation areas and open spaces within developments.
- (e) Provide for the more efficient use of land through clustering and other flexible, innovative development arrangements that will result in smaller networks of utilities and streets and thereby lower development and housing costs.
- (f) Provide a more desirable living environment than would be possible through the strict application of conventional zoning requirements.
- (g) Establish application requirements that are more rigorous than rezoning applications and conditional use permits but no more onerous than necessary to enable thorough analyses.
- (h) Ensure that the design of building forms is interrelated and architecturally harmonious.

Design of detached single-family neighborhoods and residential communities in the PUD district may follow principles of conventional suburban subdivision design which typically include curvilinear streets with some cul-de-sacs. However, PUD districts are intended to differ from conventional subdivisions in that they provide greater pedestrian access and interconnections between and among units of the neighborhood. In addition, neotraditional development design principles are particularly encouraged when this district is applied to suburban/urban areas.

FUTURE LAND USE DESIGNATION: Planned Unit Development (PUD)

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 and the applicant is required to have an Occupational Tax Certificate. Adequate space for parking exists.

Staff would also like to point out that the current zoning ordinance does not make any mention to whether short-term rentals are allowed or not allowed in the PUD zoning district. Staff thought it best to put Ms. Crawford's application in as a conditional use to be more in line with how short-term rentals are handled in the rest of the residential districts listed in the zoning ordinance.

Recommendation

Planning Staff recommend approval of the applicant's conditional use request to operate a short-term rental at 302 Chason Park Dr.