



Agenda
City of Bainbridge, Georgia
Regular Session - Mayor and City Council
June 21, 2022, 6:30 p.m. - City Council Chambers



- I. INVOCATION and PLEDGE TO THE FLAG
- II. APPROVAL OF MINUTES OF REGULAR SESSION – MAY 17, 2022
- III. RECOGNIZE VISITORS AND DELEGATIONS
- IV. PUBLIC HEARING TO TEXT AMENDMENT – NUISANCE ORDINANCE
- V. CONSIDERATION OF TEXT AMENDMENT – NUISANCE ORDINANCE
- VI. CONSIDERATION OF PLANNING COMMISSION RECOMMENDATIONS
- VII. CONSIDERATION OF SURPLUS PROPERTY LISTING AND AUTHORIZATION FOR ANNUAL AUCTION
- VIII. CONSIDERATION OF CERTIFICATE OF LOST DISTRIBUTION

Bids:

1. Georgia Fire & Rescue Supply
Turnout Gear
Canton, GA \$32,693.40

TEN -8
Turnout Gear
Bradenton, FL \$5,312.40

MINUTES
CITY OF BAINBRIDGE, GEORGIA
TUESDAY, MAY 17, 2022
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, ROY OLIVER, ALLIE
GODWIN, STEVE O'NEIL, LISA TAYLOR, GABE
MENENDEZ, FRANK GREEN, REDELL WALTON, RYAN
WIMBERLEY.

GUESTS: JAMES BENTON, JILL HOLLOWAY, AIYANNA HAGTS,
PAULINE MAXWELL, JIMMY SCRUGGS, JACKING
SCRUGGS, ROGER WILLIS, TERRY ANDERSON, ERIKA
MCLENSON, PAUL, GARY ANDERSON, EDEAI J.
GIBBONS, ALLIE GIBBONS, WILLIAM GIBBONS,
BERNARD BLACK, STEPHANIE BLACK, MASHAWN
MENDEZ, KENDRA BUTLER, AND PHYLLIS TRAVIS.

ABSENT: NONE

INVOCATION AND PLEDGE TO THE FLAG

Councilwoman Washington 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 Councilwoman Washington, the Council voted 6-0 to approve the minutes from the April 19, 2022, council meeting as presented.

RECOGNIZE VISITORS AND DELEGATIONS

Mayor Reynolds opened the floor for anyone who wish to speak on an item that was currently not on the agenda. Hearing from no one, Mayor Reynolds proceeded to the next item on the agenda.

PROCLAMATION – MENTAL HEALTH MONTH

Mayor Reynolds read and presented a proclamation designating May as “Mental Health Month” within the City of Bainbridge.

CONSIDERATION OF STREET CLOSURE REQUESTS

City Manager Hobby presented two street closure requests:

1. The CVB is requesting to close portions of Broughton Street, West Street, and Water Street on June 3rd, from 4:00 – 10:00 PM for USTA to host a Player Party in Willis Park. Downtown merchants have been made aware of the street closure request. Upon a motion offered by Councilwoman Bench and seconded by Councilwoman Washington, the Council voted 6-0 to approve the request.
2. Ms. Yolonda Lewis with New Beginnings Learning Center School at 725 Potter Street is requesting to close Potter Street, from E. Green Street to Pine Street, from 9:30 am – 1:00 pm to hold an End of the Year Celebration. Upon a motion offered by Councilwoman Palmer and seconded by Councilman Close, the Council voted 6-0 to approve the request.

CONSIDERATION OF ANNEXATION REQUEST – *131 River Oaks Drive*

City Manager Hobby presented the Mayor and City Council with a letter from the Scruggs family requesting that water service be extended to their property located 131 River Oaks Drive. City Manager Hobby stated that the Scruggs’ have followed all city requirements and water is available to their property. The Scruggs’ understand and have agreed that the cost of this extension will be borne by them, and that their property will be annexed into the corporate limits of the City of Bainbridge upon it becoming eligible for annexation. Upon a motion

offered by Councilwoman Bench and seconded by Councilman Long, the annexation request was approved in a 6-0 vote by Council.

CONSIDERATION OF ALCOHOLIC BEVERAGE LICENSE APPLICATION

City Manager Hobby presented an Alcohol Beverage License application from Hetalkumar Bhorania of Dedant Food, LLC dba Las Lomas, which is located at 801 E. Water Street. Mr. Hobby stated that this application was in order and all requirements for approval have been met. Upon a motion offered by Councilman Whaley and seconded by Councilwoman Bench, the Council voted 6-0 to approve the application as presented.

PUBLIC HEARING – PROPOSED CONDEMNATION ACTIONS

Mayor Edward Reynolds informed those assembled that this meeting had been advertised as the time and place for a public hearing on the proposed condemnation actions regarding the CDBG project. Upon a motion offered by Councilman Whaley and seconded by Councilwoman Bench, the council voted 6-0 to open the public hearing portion of the meeting. The council heard from the following property owners as well as councilmembers:

- Barnard Black, 1309 E. Water Street. Mr. Black does not want to sell and is concerned about the safety of the neighborhood.
- James Benton, 1204 Powell Street. Mr. Benton stated that he has invested \$45,000 to renovate the house, and is upset that the City wants to take it.
- Allie Anderson Gibbons, stated she wants to keep her property.
- Gary Anderson, 1309 Water Street and 1306 Water Street. Mr. Anderson spoke on curbing and street lights.
- Erika Anderson, informed the Council of her family history and the nostalgia of this particular block.
- Mashawn Mendez, 1300 Powell Street. Ms. Mendez stated that she had an issue with the dollar amount of the property appraisal.
- Councilwoman Washington wanted clarification on if the city was adding holding ponds to all six parcels.

- Councilwoman Bench inquired about the process of selecting these parcels, asking if it was solely based on elevation.
- Councilman Close stated that he was in favor of improvement, however not in favor of improvement if we must take citizen's property to do so. Councilman Close also expressed his concern regarding the language of the letters notifying the property owners of this process.
- City Engineer Gabe Menendez was present at the meeting to address any questions relating to this project.

Hearing from no other person, Councilwoman Palmer made a motion to close the public hearing. The motion was seconded by Councilwoman Washington and unanimously carried. No action was taken.

INTRODUCTION TO TEXT AMENDMENT – NUISANCE ORDINANCE

City Manager Hobby formally introduced a text amendment to our “Substandard/Unfit Buildings or Structures” nuisance ordinance. Mr. Hobby stated that this item will go before a public hearing and then for consideration at the next meeting of the council.

RESOLUTION – DECATUR COUNTY HAZARD MITIGATION PLAN

City Manager Hobby presented a resolution to the council to adopt the Decatur County Hazard Mitigation Plan. Mr. Hobby stated that this will allow the City to remain eligible for federal mitigation funding. Upon a motion by Councilwoman Bench and seconded by Councilwoman Palmer, the Council voted 6-0 to adopt the resolution.

DISCUSSION OF SECOND QUARTER FINANCIALS

Administrative Services Director Lisa Taylor appeared before the Mayor and Council to give an update on the second quarter financials.

**DIVISION PRESENTATION – COMMUNITY & ECONOMIC
DEVELOPMENT**

Mr. Steve O’Neil, Director of Community and Economic Development, appeared before the Mayor and City Council to offer an update on the activities of his division over the preceding twelve months.

ADJOURNMENT

With there being no further business, Mayor Reynolds adjourned the meeting at 8:30 p.m.

BY: _____
EDWARD REYNOLDS, MAYOR

ATTEST: _____
ALLIE GODWIN, COUNCIL CLERK

Chapter 50 - NUISANCES

ARTICLE I. - IN GENERAL

Sec. 50-1. - Premises to be kept in sanitary condition; authority of Chief Marshal.

The Chief Marshal shall have the authority to clean and place in a sanitary condition all property within the corporate limits of the city, and the expenses incurred in cleaning such property shall be assessed against the real estate and collected as taxes are collected in the city; provided, however, that before the provisions of this section shall become effective, the Chief Marshal shall have a written notice tacked on the affected premises for ten (10) days, which notice shall require the owner to place the premises in a sanitary condition, and if at the expiration of the ten (10) days the premises have not been put in a good sanitary condition, then the Chief Marshal shall proceed as above allowed.

Sec. 50-2. – Maintenance of Exterior Structure.

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

A. Protective treatment of exterior surfaces.

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion. Oxidation stains shall be removed from exterior surfaces. A violation of section 50-2(A) shall not occur solely because of aesthetic conditions.

B. Premises identification.

Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall be contrast with their background. Numbers shall be not less than 4 inches in height with a minimum stroke width of ½ inches.

C. Exterior walls.

Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

D. Roof and drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

E. Stairways, decks, porches and balconies.

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

F. Window, skylight and door frames.

Every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight.

Sec. 50-3. – Enforcement. Violations of Sec. 50-2 shall be abated not more than thirty (30) days from the violation date to abate the violations identified.

ARTICLE II. - WEEDS

Sec. 50-17. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Brush means land covered with scrub vegetation.

Underbrush means shrubs, bushes or small trees growing beneath large trees.

Weed means a plant of no value and usually of rank growth which tends to overgrow and choke out more desirable plants. Lots that have been undisturbed and in their natural state are exempt from this ordinance.

Sec. 50-18. -Property owners to maintain lots.

All persons owning improved or unimproved lots within the city are hereby required to keep and maintain such lots in a condition and manner so as not to jeopardize the public health and safety of the citizens of the city. It shall be the owner's duty to continuously keep cleaned, cleared, mowed and trimmed all such lots owned and possessed within the city.

Sec. 50-19. - Enforcement.

(a) Service of the legal notice for violations of this article shall be as follows:

- (1) By delivery to the owner personally, such legal notice to be delivered by an officer, agent or employee of the city designated by the city manager;
- (2) By depositing the notice in the United States post office addressed to the owner at his last-known address with postage prepaid thereon, such notice to be sent by certified mail; or

- (3) If the probable owner cannot be identified and/or reached by either method in subsection (a)(1) or (2), by posting and keeping posted for 24 hours a copy of the notice in a conspicuous place on the premises where the violations exist.
- (b) All violations shall be abated within a reasonable period of time, as determined by the Chief Marshal. Failure to abate the violations shall be interpreted to give consent for the city to enter upon the premises and abate the violations thereon by the most practical method and place a lien against the property for the cost of the work or face a civil fine from the City of Bainbridge.

Sec. 50-20. - Notice to cut grass/weeds.

It shall be unlawful for grass (excluding Bahiagrass) and weeds to exceed a height of ten (10) inches. It shall be the duty of the Chief Marshal to order the weeds or like growth prohibited by this article to be cut within ten (10) days, as determined by the Chief Marshal by posting upon the premises a notice in writing and serving upon the owner or person in possession a copy of the notice, or for nonresident owners, notification by mail.

Sec. 50-21. – General cleanliness of street margins

The owner and occupant of each lot within the city shall each be independently responsible for keeping all areas between their property lines and the edge of the street. These areas are to include from the edge of the pavement or from the back of the curb and gutter to the street right of way or the front, side or rear property line which is the same as the street right of way. These areas are to be kept clean and free from all garbage, refuse, filth, dirt, ashes, trash, rubbish and other offensive materials. The individual property owner shall also mow and otherwise perform grounds maintenance upon any utility strip or planting strip that lies between the edge of the pavement or the back of the curb and gutter and the street edge of any sidewalk that runs parallel with the street.

When the street right of way has been cleared to the property line, and that cleared street right of way area has been covered with grass or other similar ground cover, but the property fronting this street remains essentially undeveloped, whether that property is undisturbed woods, undisturbed former fields, or an area that has been graded, grassed and left fallow, the property owner has the responsibility to mow and perform grounds maintenance on the improved street right of way adjoining his property.

All traffic islands or median islands on all collector streets, marginal access streets, residential streets, residential loop streets, and cul-de-sacs in subdivisions, shall be mowed and shall have grounds maintenance performed by the homeowners association of the subdivision in which they are located. In the absence of a homeowners association the City of Bainbridge will perform the required maintenance.

Sec. 50-22. - Failure to comply with notice; abatement by city; costs; lien.

Upon the failure of the owner or tenant to cut and remove all weeds and like growth pursuant to the notice required by section 50-20 and 50-21, the City Manager, or his/her designee shall then order such cutting and removal to be done under the supervision of the Code Enforcement Officers, who shall render

a written statement of the costs to the owner of property, or post the statement on the premises. If the cost is not paid to the city treasurer within 15 days, the city manager shall order the clerk to issue a fieri facias against the owner of such premises and against such premises for the amount, and the fieri facias shall be a lien against the premises and shall be enforced and collected, together with the cost of such collection, as fieri facias in favor of the city are enforced and collected.

ARTICLE III. - JUNK

Sec. 50-37. - Administration of article.

This article shall be administered by the building official, public safety department and other law enforcement officers of the city under the supervision of the city manager.

Sec. 50-38. - Abandoned junk, vehicles, etc.—Prohibited.

It shall be unlawful for any person to place, leave unattended, discard or abandon any obsolete or nonfunctioning motor vehicle, appliance, machinery, equipment, junk or salvage material out-of-doors and in unenclosed areas upon any public or private land within the city. After receiving a notification of violation for obsolete or nonfunctioning vehicles property owners will have up to 10 days to remove the vehicle(s) and/or junk.

Sec. 50-39. - Same—Nuisance declared.

The maintenance, operation and allowing of junk or salvage material upon any private or public property within the city shall constitute a nuisance.

Sec. 50-40. - Inspections.

It shall be the duty of the city manager, building official, public safety department, and other officers of the city to inspect property within the city to discover violations of this article and of the existence and location of unlicensed junk or salvage items upon the private or public property within the city.

Sec. 50-41. - Notice of violation.

The Chief Marshal, or his/her designee shall notify the owner in possession of any land or property, in writing, of any violation of this article within the corporate limits of the city to abate such violation and

nuisance by removing the unlicensed junk or salvage material to another location, not inconsistent with this article, within ten (10) days of receipt of such notice.

Sec. 50-42. - Appeal from notice of violation.

A person receiving a written notice of a violation of Chapter 50 of the Bainbridge City Code may appeal to the Community Development Director within ten days by stating his reasons, in writing, as to why he is unable or should not be required to comply with the provisions of this article or as to why the same is not applicable to the situation in question. Such issues shall be heard and tried by the Community Development Director who shall decide the questions in issue according to the evidence submitted by the parties. Further appeal shall be before the City Manager or his/her designee within five (5) days of appeal denial from the Community Development Director. If there is still no conclusion, the next step is to take the matter to the Bainbridge Municipal Court for a ruling.

ARTICLE IV. – CIVIL PENALTIES

Sec. 50-50. – Administrative Civil penalties.

Enforcement of instances of recurring Code violation conditions/notices of Chapter 50. It is hereby established the administrative imposition and enforcement of ordinances identified herein so as to subject them to fines in amounts on file with the department heads and clerk of council of the city and to provide for hearing thereon to be conducted as civil administrative hearings and without court involvement and to provide a right of appeal from the department head to the city manager and thereafter to the municipal court of the city when requested as follows:

1. First offense: ABATEMENT VIOLATION NOTICE (TIME LIMIT DEPENDS ON VIOLATION)
2. Second offense: \$150
2. Third through Fifth offense: \$250.00.
3. Sixth offense: \$350.00.
4. Seventh offense: \$400.00
5. Eighth offense: \$500.00.
6. Ninth offense: \$600.00.
7. Tenth and over offense: \$1,000.00.

(A) *Payment of civil penalties.* Civil penalties shall be paid within 30 days from the date of the invoice.

(B) Civil penalties shall be billed in the designated block on the City of Bainbridge's water bill and or an entirely separate bill mailed from the City of Bainbridge's billing department.

(C) City Code Enforcement Officer will notify the proper billing department when the second offense or second violation notice is mailed for such said property and the billing cycle will then begin.

A violation of any of the provisions of this chapter shall be civil in nature and shall not constitute a misdemeanor or infraction until such time it would need citation/ summons for judgement in a municipal court. Any person who violates the provisions of this chapter shall be punished as provided for in this section, and each day that such violation exists, after 30 days of the receipt of the notice of violation, shall constitute a separate offense.

Sec. 50-51 – Sec. 50.57 *Reserved*

ARTICLE V. – Substandard/Unfit Buildings or Structures

Sec. 50-58 Declaration of Findings and Policy

(A) It is the duty of the owner of every dwelling, building, structure, or property within the City of Bainbridge to construct and maintain such dwelling, building, structure, or property in conformance with applicable City codes and ordinances which regulate and prohibit activities on property and which declare it to be a public nuisance to construct or maintain any dwelling, building, structure, or property in violation of such codes or ordinances.

(B) It is hereby found and declared that there exist within the City of Bainbridge dwellings, buildings, or structures which are unfit for human habitation or commercial, industrial, or business uses due to dilapidation and defects increasing the hazards of fire, accidents, or other calamities; lack of ventilation, light, or sanitary facilities; or other conditions including blight and vacancy. The existence of these properties contributes to the decline of our neighborhoods. It is further found that the existence of vacant, unfit, and substandard buildings affects the economic well-being of this City and is detrimental to the health, safety, and welfare of the residents of the City and its neighborhoods.

(C) In order to remedy the conditions set forth in (B), above, it shall be the policy of the City for its designated officials to investigate and determine which dwellings, buildings, or structures in the City are unfit for human habitation or are unfit for their current commercial, industrial, or business use because of existing conditions that are dangerous or injurious to the health and safety of the occupants thereof, or the occupants of the neighborhood, or of other residents of the City. The City's designated official (s)/public officer(s) shall make determinations as to which of said buildings can be rehabilitated and

reconstructed so as to provide decent, safe and sanitary housing and ancillary commercial facilities, thereby eliminating the adverse conditions described above, and which are in such poor state of repair that rehabilitation is not feasible.

Sec. 50-59 Definitions

For the purpose of this ordinance, the following words and terms shall have the meanings respectively ascribed as follows, except where the context clearly indicates a different meaning:

- (A) Unfit dwellings, buildings, or structures mean any dwelling, building, or structure or any portion of said property falling within one or more of the following categories:
- (1) It is determined by the City's designated official (s)/public officer(s) that existing conditions pose a serious or immediate danger to the community; i.e. a life-threatening condition or a condition which puts at risk the health or safety of citizens of the City.
 - (2) Those that are not being maintained. The following factors may be considered in determining whether a structure or building is not being maintained: missing or boarded windows or doors; a collapsing, leaning, or missing wall, sagging or collapsed roof or floor; parts that are so attached that they are likely to fall causing injury to persons or property; siding that is seriously damaged or missing; fire damaged; a foundation that is seriously damaged or missing; a foundation that is structurally faulty; garbage, trash or abandoned vehicles situated on the premises (unless the premises is a legal junk yard.)
 - (3) Those that constitute fire hazards;
 - (4) Those vacant or dilapidated buildings in which drug crimes or other illegal activities are being committed;
 - (5) Those causing materially depreciating property values in the immediate neighborhood because their condition;
 - (6) Those that are factors in creating a substantial and unreasonable interference with the reasonable and lawful use and enjoyment of other space within the building or of other premises within the neighborhood;
 - (7) Those constituting a health or sanitary problem.
 - (8) Those that do not have adequately maintained plumbing, heating, or electrical services required by code.

(B) "Blighted" - means any urbanized or developed real property which:

- (1) Presents two or more of the following conditions:
 - a. Uninhabitable, unsafe, or abandoned structure;
 - b. Inadequate provisions for ventilation, light, air, or sanitation;
 - c. An imminent harm to life or other property caused by fire, flood, hurricane, tornado, earthquake, storm, or other natural catastrophe respecting which the governor has declared a state of emergency under the state law or has certified the need for disaster assistance under federal law; provided, however, this article shall not apply to real property unless the city has given notice in writing to the property owner regarding specific harm caused by the property and the owner has failed to take reasonable measures to remedy the harm;
 - d. A site identified by the federal Environmental Protection Agency as a superfund site pursuant to 42 U.S.C. Section 9601, et seq., or having environmental contamination to an extent that requires remedial investigation or a feasibility study;
 - e. Repeated illegal activity on the individual property of which the property owner knew or should have known; or
 - f. The maintenance of the property is below state, county, or municipal codes for at least one year after written notice of the code violation to its owner; and
- (2) Is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property. Property shall not be deemed blighted solely because of aesthetic conditions.

(C) "Public officer(s)" shall mean that person or those persons designated by the City Manager to exercise the powers prescribed by this Article V.

(D) "Dilapidated" - shall mean a state of decay or partial ruin.

(E) "Vacant" shall mean a building or structure which has been unoccupied for a period of sixty (60) days or longer during which the building or a portion thereof is not legally occupied. Under the provision of this ordinance enforcement action may proceed without regard to a period of vacancy whenever any unoccupied building attracts criminal activity, is a health risk because of trash disposal or other condition, is blighted, or otherwise falls under the condition generally described in Section 1, Declaration of Policy.

(F)"Legal Occupancy" shall mean occupancy that is legal by virtue of compliance with State Building codes, State Fire Safety codes, local zoning codes, housing codes, and all other pertinent codes, which must be substantiated by: a) ownership; b) a mortgage; c) a lease agreement; or d) a rent statement. Legal occupancy of a commercial business must also include that the business has a valid Certificate of Occupancy.

(G)"Neighborhood" shall mean an area of the City comprised of all premises or parcels of land any part of which is within a radius of 600 feet of any part of another parcel or lot within the City limits.

(H)"Owner" - shall mean the holder of the title in fee simple and every mortgagee of record.

(I)"Parties in Interest" - means persons in possession of such property and all individuals, associations, corporations, or other entities, having an interest of record in the county where the property is located in a dwelling, building, or structure, including executors, administrators, guardians, and trustees.

(J)"Public Authority" - means any housing authority or any officer who is in charge of any department or branch of the government of the city or the state relating to health, fire, or building regulations or to other activities concerning dwellings, buildings, or structures in the city.

(K)"Unit" - shall mean any space within a building that is or can be rented by or to a single person or entity for his or its sole use, and is intended to be a single and distinct space.

(L)"Dwelling Unit" - shall mean a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

(M) "Vacant Parcel" - shall mean a parcel of land with no structures thereon.

Sec. 50-60 **Prohibition against creation or maintenance of blighted premises.**

Any owner, or tenant under contract to maintain the premises, of real property in the City shall not cause or allow blighted premises to be created, nor shall any owner allow the continued existence of blighted premises.

Sec. 50-61 **Procedures relating to repair or demolition of unfit buildings.**

(a) The City Manager shall designate one or more public officers to exercise the powers as set forth in this article.

(b) Whenever a request is filed with the public officer(s) by a public authority or by at least five (5) residents of the City charging that any dwelling, building, or structure is unfit for human habitation or for commercial, industrial, or business use or whenever it appears to the public officer(s) (on his/her/their own motion) that any dwelling, building or structure is unfit for human habitation or is unfit for its current commercial, industrial, or business use and not in compliance with applicable codes; is vacant and being used in connection with the commission of drug crimes; or constitutes an endangerment to the public health or safety as a result of unsanitary or unsafe conditions, the public officer(s) shall, if his or her investigation discloses a basis for such charges, issue and cause to be served upon the owner of and any parties in interest in such dwelling, building, a complaint stating the charges in that respect and containing a notice that a hearing will be held before the public officer(s) at a place within the City fixed not less than fifteen (15) days nor more than forty-five (45) days after the filing of said complaint. The complaint shall identify the subject real property by appropriate street address and official tax map reference; identify the interested parties; state with particularity the factual basis for the action; and contain a statement of the action sought by the City public officer(s) to abate the alleged nuisance. The owner and any parties in interest shall be given the right to file an answer to the complaint and to appear in person, or by attorney or otherwise, and give testimony at the place and time fixed in the complaint; and that the rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the public officer(s).

(c) If, after such notice and hearing, the public officer(s) determines that the dwelling, building, or structure under consideration is unfit for human habitation or is unfit for its current commercial, industrial, or business use and not in compliance with applicable codes; or is vacant and being used in connection with the commission of drug crimes; or constitutes an endangerment to the public health or safety as a result of unsanitary or unsafe conditions, he or she shall state in writing his or her findings of fact in support of such determination and shall issue and cause to be served upon the interested parties that have answered the complaint or appeared at the hearing an order as follows:

(1) If the repair, alteration, or improvement of the said dwelling, building, or structure can be made at a reasonable cost in relation to the present value of the dwelling, building, or structure, requiring the owner, within the time specified in the order, to repair, alter, or improve such dwelling,

building, or structure so as to bring it into full compliance with the applicable codes relevant to the cited violation and, if applicable, to secure the structure so that it cannot be used in connection with the commission of drug crimes; or

(2) If the repair, alteration, or improvement of the said dwelling, building, or structure in order to bring it into full compliance with applicable codes relevant to the cited violations cannot be made at a reasonable cost in relation to the present value of the dwelling, building, or structure, requiring the owner, within the time specified in the order, to demolish and remove such dwelling, building, or structure and all debris from the property.

(d) If the owner or party(ies) in interest fails to comply with an order to repair, alter or improve or vacate and close or remove or demolish the dwelling, building, or structure, the public officer(s) may cause such dwelling, building or structure to be repaired, altered or improved or to be vacated and closed or removed and demolished, as the public officer(s) has determined pursuant to paragraph (c), above. The public officer(s) may cause to be posted on the main entrance of any dwelling, building, or structure so closed a placard with the following words:

“This building is unfit for human habitation or commercial, industrial, or business use; the use or occupation of this building for human habitation or for commercial, industrial, or business use is prohibited and unlawful”

(e) The duties of the public officer(s) set forth in paragraph (d) of this section shall not be exercised until the City Council has approved by ordinance the action to be taken.

(f) The amount of the costs of such repairing, altering or improving or vacating and closing or removal or demolition by the public officer(s) shall be a lien against the real property upon which such costs were incurred. Such lien shall attach to the real property upon the payment of all costs of repairing, altering, or improving or vacating and closing or removal or demolition by the City and the filing of an itemized statement of the total sum of such costs by the public officer(s) in the office of the City Clerk on a lien docket maintained by the City Clerk for such purposes. If the public officer has the structure demolished, reasonable effort shall be made to salvage reusable materials for credit against the cost of demolition. The proceeds of any moneys received from the sale of salvaged materials shall be used or applied against the cost of the demolition and removal of the structure, and proper records shall be kept showing application of sales proceeds. Any such sale of salvaged materials may be made without the necessity of public advertisement and bid. The public officer and governing authority are relieved of any and all liability resulting from or occasioned by the sale of any such salvaged materials, including, without limitation, defects in such salvaged materials.

(g) The amount of the cost of demolition, including all court costs, appraisal fees, administrative costs incurred by the City revenue officer, and all other costs necessarily associated with the abatement action, including restoration to grade of the real property after demolition, shall be a lien against the real property upon which such cost was incurred. That lien shall attach to the real property upon the filing of a certified copy of the order requiring repair, closure, or demolition in the office of the clerk of superior

court in the county where the real property is located and shall relate back to the date of the filing of the lis pendens notice required under subsection (c) of Code Section 41-2-12. The clerk of superior court shall record and index such certified copy of the order in the deed records of the county and enter the lien on the general execution docket. The lien shall be superior to all other liens on the property, except liens for taxes to which the lien shall be inferior, and shall continue in force until paid.

(f) Upon final determination of costs, fees, and expenses incurred in accordance with this ordinance, the City public officer(s) shall transmit to the City revenue officer a statement of the total amount due and secured by said lien, together with copies of all notices provided to interested parties. The statement of the public officer(s) shall be transmitted within 90 days of completion of the repairs, demolition, or closure. It shall be the duty of City revenue officer to coordinate with the county tax commissioner to collect the amount of the lien using all methods available for collecting real property ad valorem taxes, including specifically Chapter 4 of Title 48 of the Georgia Code; provided, however, that the limitation of Code Section 48-4-78 which requires 12 months of delinquency before commencing a tax foreclosure shall not apply. The county tax commissioner shall collect and enforce municipal liens imposed pursuant to this chapter in accordance with Code Section 48-5-359.1. The county tax commissioner or municipal tax collector or city revenue officer shall remit the amount collected to City of Bainbridge.

(g) Enforcement of liens pursuant to this Code section may be initiated at any time following receipt by the county tax commissioner or municipal tax collector or city revenue officer of the final determination of costs in accordance with this chapter. The unpaid lien amount shall bear interest and penalties from and after the date of final determination of costs in the same amount as applicable to interest and penalties on unpaid real property ad valorem taxes. An enforcement proceeding pursuant to Code Section 48-4-78 for delinquent ad valorem taxes may include all amounts due under this chapter.

(h) The redemption amount in any enforcement proceeding pursuant to this Code section shall be the full amount of the costs as finally determined in accordance with this Code section together with interest, penalties, and costs incurred by the governing authority, county tax commissioner, municipal tax collector, or city revenue officer in the enforcement of such lien. Redemption of property from the lien may be made in accordance with the provisions of Georgia Code Sections 48-4-80 and 48-4-81.

(i) The City may waive and release any such lien imposed on property upon the owner of such property entering into a contract with the City agreeing to a timetable for rehabilitation of the real property or the dwelling, building, or structure on the property and demonstrating the financial means to accomplish such rehabilitation.

(j) Review of an order issued by the public officer(s) requiring the repair, alteration, improvement, or demolition of a dwelling, building, or structure shall be by direct appeal to the superior court under Code Section 5-3-29.

(k) In addition to the procedures and remedies in this chapter, designated City officers may issue citations for violations of state minimum standard codes, optional building, fire, life safety, and other codes adopted by ordinance, and conditions creating a public health hazard or general nuisance, and seek

to enforce such citations in a court of competent jurisdiction prior to issuing a complaint in rem as provided in this Code section.

(l) Nothing in this Code section shall be construed to impair or limit in any way the power of the City to define and declare nuisances and to cause their removal or abatement by summary proceedings or otherwise.

Sec 50-62 Service of complaints or orders upon parties in interest and owners of unfit buildings or structures.

(a) Complaints or orders issued by the public officer(s) pursuant to this article shall, in all cases, be served in the following manner. At least 15 days prior to the date of the hearing, the public officer(s) shall mail copies of the complaint by certified mail or statutory overnight delivery, return receipt requested, to all interested parties whose identities and addresses are reasonably ascertainable. Copies of the complaint shall also be mailed by first-class mail to the property address to the attention of the occupants of the property, if any, and shall be posted on the property within three business days of filing the complaint and at least 15 days prior to the hearing.

(b) For interested parties whose mailing address is unknown, a notice stating the date, time, and place of the hearing shall be published in the newspaper in which the sheriff's advertisements appear in such county once a week for two consecutive weeks prior to the hearing.

(c) A notice of lis pendens shall be filed in the office of the Clerk of Decatur County Superior Court. Such notice shall have the same force and effect as other lis pendens notices provided by law.

(d) Orders and filings made subsequent to service of the initial complaint shall be served in the manner provided herein on any interested party who answers the complaint or appears at the hearing. Any interested party who fails to answer or appear at the hearing shall be deemed to have waived all further notice in the proceedings.

Sec 50-63 Application to other private property.

All the provisions of this article including method and procedure may also be applied to private property where an accumulation of weeds, trash, junk, filth, and other unsanitary or unsafe conditions shall create a public health hazard or a general nuisance to those persons residing in the vicinity.

Section 50-64 Injunctions against order to repair, close or demolish unfit buildings or structures.

Any person affected by an order, issued by the public officer(s) may petition to the Superior Court for an injunction restraining the public officer(s) from carrying out the provisions of the order and the Court may upon such petition issue a temporary injunction restraining the public officer(s) pending the final disposition of the case; provided, however, that such person shall present such petition to the Court within fifteen (15) days of the posting and service of the order of the public officer(s). De novo hearings shall be had by the Court on petitions within twenty (20) days. The Court shall hear and determine the issues raised and shall enter such final order or decree as law and justice may require; provided, however,

that it shall not be necessary to file bond in any amount before obtaining a temporary injunction under this provision.

Sec 50-65 Fines and penalties in Municipal Court

In addition to all other procedures set forth in this Article, the public officer(s) may bring matters of unfit structures, dwellings, or buildings, and/or vacant or substandard structures, dwellings, or buildings, and/or blighted structure, dwellings, or buildings before the Municipal Court for fines or penalties authorized by law. The powers conferred by this article shall be in addition to and supplemental to the powers conferred by any other law.

Sec 50-66 Taking of unfit buildings or structures by eminent domain; police power

Nothing in this article shall be construed as preventing the owner of any property from receiving just compensation for the taking of such property by the power of eminent domain under the laws of this state nor as permitting any property to be condemned or destroyed except in accordance with the police power of this state.

BAINBRIDGE-DECATUR

PLANNING COMMISSION

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

June 14th, 2022

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-2022-002: Applicant Mark Harrison (Harrison Development Group, LLC) is requesting a conditional use for a Short Term Rental (AirBnB) at the property located at 414 S. Broad St. The property is .16 acres and is zoned Urban Residential – 9 (UR-9).

ITEM 2: VAR-2022-002: Applicant Vicky Summerhill is requesting a setback variance of 8 feet to allow the construction of a pole barn on her property located at 1208 Majestic Ave. The property is 0.29 acres and is zoned SR-3.

ITEM 3: ANNEXATION: The following properties are to have zoning established in preparation for annexation into the city of Bainbridge:

Parcel Id# / address	Owner	Proposed zoning
00680010	Bainbridge-Decatur Co Development Authority	Heavy Industrial (HI)
00960039A00	Decatur Co Board of Education	Institutional (INS)
0069A030 / 1815 Forrest Ln.	Don Whaley	Single-Family Residential-3 (SR-3)
0069A029 / 1813 Forrest Ln.	Jimmy & Tanya Crum	Single-Family Residential-3(SR-3)
0069A028 / 1811 Forrest Ln.	Khalil & Lerma Murphey	Single-Family Residential-3 (SR-3)
0069A027 / 1809 Forrest Ln.	Jimmy & Tanya Crum	Single-Family Residential-3(SR-3)

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BAINBRIDGE-DECATUR

PLANNING COMMISSION

0069A026 / 1807 Forrest Ln.	Willis Banks Miller	Single-Family 3(SR-3)	Residential-
0069A025 / 1805 Forrest Ln.	Durwin Harrell	Single-Family 3(SR-3)	Residential-
0069A024	Georgia Power Utility Easement	Single-Family 3(SR-3)	Residential-
0069A023 / 1705 Forrest Ln.	Allendale Investments LLC	Single-Family 3(SR-3)	Residential-
0069A022	YMCA of Bainbridge	Single-Family 3(SR-3)	Residential-
0069A021 / 1701 Forrest Ln.	Jimmy & Tanya Crum	Single-Family 3(SR-3)	Residential-
0069A020 / 1617 Forrest Ln.	Cory Keaton	Single-Family 3(SR-3)	Residential-
0069A019 / 1613 Forrest Ln.	Tammy Dupree & Tammy Lindsey	Single-Family 3(SR-3)	Residential-
0069A018 / 1609 Forrest Ln.	Jimmy & Tanya Crum	Single-Family 3(SR-3)	Residential-
0069A017 / 1607 Forrest Ln.	Demedris Williams	Single-Family 3(SR-3)	Residential-
0069A016 / 1605 Forrest Ln.	Krystal Danielle Enoch	Single-Family 3(SR-3)	Residential-
0069A015 / 1511 Forrest Ln.	Joseph W. Putnal Jr.	Single-Family 3(SR-3)	Residential-
0069A014 / 1601 Forrest Ln.	Alenia Rogers	Single-Family 3(SR-3)	Residential-
0069A013 / 1505 Forrest Ln.	Kevin & Kim Ford	Single-Family 3(SR-3)	Residential-
0069A012 / 1503 Forrest Ln.	Raul Juarez	Single-Family 3(SR-3)	Residential-

OLD BUSINESS: **Decatur County Unified Development Ordinance Discussion**

V. ADJOURNMENT

101 South Broad Street | Bainbridge, Georgia 39817
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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: 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.

Dr. Frank Flowers, Chairman



P.O. Box 158
Bainbridge, Ga. 39818

www.bainbridgecity.com

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

APPLICATION #: _____

FEE: \$100.00

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) _____ Mark
Harrison Bainbridge Development Group LLC

ADDRESS: _____
14689 Cedar Springs Road Blakely GA, 39823

PHONE: _____
229-308-7832

PROPERTY INFORMATION

PROPERTY OWNER(S): _____
John Noel/Reynolds Street Development LLC

ADDRESS: _____
2131 Bolton Road NW, Atlanta GA 30318

PHONE: _____
404-520-5205

LOCATION OF SUBJECT PROPERTY: _____
K6278 Temple Bethel Broad Street (See attached QPublic.net Report)

Page 1 of 6
CONDITIONAL USE APPLICATION

PROPERTY INFORMATION (continued)

TAX MAP: _____ Bainbridge District 2 PARCEL: _____ SIZE (ACRES):
B0340066 .16

ZONING DESIGNATION OF SUBJECT PROPERTY: _____
Churches K207

PROPOSED USE OF PROPERTY (BRIEF): _____
Single Family Residence - The property will be occupied by the

Owner and Applicant on a regular basis approximatly 50% of the time. The balance of the time will be

Used for short term rental such as Airbnb.

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>_____ Property Owner Signature</p> <p style="text-align: right;">John</p> <p>Noel/Reynolds Street Development</p> <p>Date 04/02/2022</p>	<p>_____ Submitted By:</p> <p style="text-align: right;">Mark Harrison</p> <p>Bainbridge Development Group LLC</p> <p>Date 04/08/2022</p>
---	---

<u>DEPARTMENT USE ONLY</u>	
SUBMITTAL DATE: _____	DATE CERTIFIED COMPLETE: _____
_____ Representative Signature	
Department	

Page 2 of 6
CONDITIONAL USE APPLICATION
CONDITIONAL USE APPLICATION

**TABLE 14.2.3
ANALYSIS REQUIREMENTS**

1. Existing use(s) of subject property: _____
Jewish Temple of worship

 2. Existing zoning of property contiguous with or located within 100 feet of subject property: _____
Commercial
- _____
- and Residential

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:

The property will be converted to a single family residence which is compatible with

the

primary property use surrounding the subject property.

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 property will only permit what would be accepted in any other single family residence

in

the area

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 type text here

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.

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: _____	John Noel/Reynolds Street
Development _____	
Address: _____	2131 Bolton Road NW, Atlanta, GA _____ 30318

PUBLIC HEARING DATES

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

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

Page 4 of 6
 CONDITIONAL USE APPLICATION
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 <i>CONDITIONAL USE APPLICATION</i>
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 onsite (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

Page 5 of 6
 CONDITIONAL USE APPLICATION
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 by 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.

Staff Analysis

DATE: May 3, 2022

TO: Bainbridge Planning Commission, Mayor and City Council

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

SUBJECT: CU-2022-002

ITEM: CU-2022-002: Applicant Mark Harrison (Harrison Development Group, LLC) is requesting a conditional use for a Short Term Rental (AirBnB) at the property located at 414 S. Broad St. The property is .16 acres and is zoned Urban Residential – 9 (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



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Section 6.4.1. 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 rehabilitate a residential structure and utilize it as a short term rental is in conformity with the goals and policies of the City of Bainbridge Comprehensive Plan. It is staff's understanding that the property owners will live in the home part time and the rest of the time it will be available for short term rental. The short term rental will be subject to hotel/motel tax. Adequate space for parking exists.

Recommendation

Planning Staff recommend approval of the applicants conditional use request to operate a short term rental facility at 414 S. Broad St.



P.O. Box 158
Bainbridge, Ga. 39818

www.bainbridgecity.com

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

APPLICATION #: _____

FEE: \$100.00

VARIANCE REQUEST 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): Vicky Summerhill
ADDRESS: 1208 Majestic Ave., Bainbridge, GA 39817
PHONE(S): 229-254-6979

PROPERTY INFORMATION

PROPERTY OWNER(S): Vicky Summerhill
ADDRESS: 1208 Majestic Ave., Bainbridge, GA 39817
PHONE(S): 229-254-6979
LOCATION OF SUBJECT PROPERTY: 1208 Majestic Ave., The Timbers,
Bainbridge, GA

PROPERTY INFORMATION (continued)

TAX MAP: _____ PARCEL: B0560041 SIZE (ACRES): 0.29

ZONING DESIGNATION OF SUBJECT PROPERTY: SR-3

SETBACK REQUIREMENTS:

FRONT: 25' REAR: _____

SIDE: 10' LOT AREA: _____

MINIMUM LOT WIDTH: _____

DESCRIBE REQUESTED VARIANCE (BRIEF): The variance would allow for the building of a 12' x 22' pole barn at the back end of the driveway. This will be a standard pole barn with a gabled, metal roof.

ADDITIONAL REQUIREMENTS

All applications for a variance shall be made as required by the zoning administrator and shall at minimum contain the following information:

- a. Application fee.
- b. Application form furnished by the zoning administrator, which at minimum shall describe the requested variance and zoning district in which the subject property is located.
- c. Survey plat of the property showing all property lines with metes and bounds and dimensions.
- d. Site plan of the subject property at an appropriate engineering scale showing the proposed use and relevant information regarding the proposed variance.
- e. Site analysis and topographic map, at an appropriate scale, including information on significant man-made and natural features and features to be retained, moved or altered.
- f. Written analysis of how the proposed development compares favorably with the criteria for granting variances as established in this chapter.
- g. Other information as may be required by the zoning administrator

Where in the opinion of the zoning administrator the requested variance involves a minor change, the zoning administrator may vary or waive any of the information requirements of this section for variance applications.

<u>Vicky Summerville</u> Property Owner Signature	<u>Vicky Summerville</u> Application Submitted By:
<u>May 13, 22</u> Date	<u>May 13, 22</u> Date

<u>DEPARTMENT USE ONLY</u>	
SUBMITTAL DATE: _____	DATE CERTIFIED COMPLETE: _____
Department Representative Signature: _____	

CONFLICT OF INTEREST IN ZONING DECISIONS~
CAMPAIGN CONTRIBUTIONS

36-67A-3.

- a. When any applicant for rezoning action has made, with in 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, with in 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: (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 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: _____

Vicky Summerhelle

PUBLIC HEARING DATE

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

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

May 20, 2022

To Whom It May Concern,

Our names are John and Michelle Woodrum and we own the property 1210 Majestic Avenue. Our property is next to Vicky Summerhill's and she has petitioned the City of Bainbridge for a permit to build a carport structure. We are supportive of her desire to build near our property line. If you have any questions, you can contact us at 229-400-7652.

Sincerely,

Handwritten signatures of John and Michelle Woodrum. The signature for John is on the left, and the signature for Michelle is on the right.

John and Michelle Woodrum

1210 Majestic Avenue

Bainbridge, GA 39817

Rebecca McCook
CLERK OF SUPERIOR COURT

ELEVATION= 107.98'

LILIE BROWN
L.L.E.

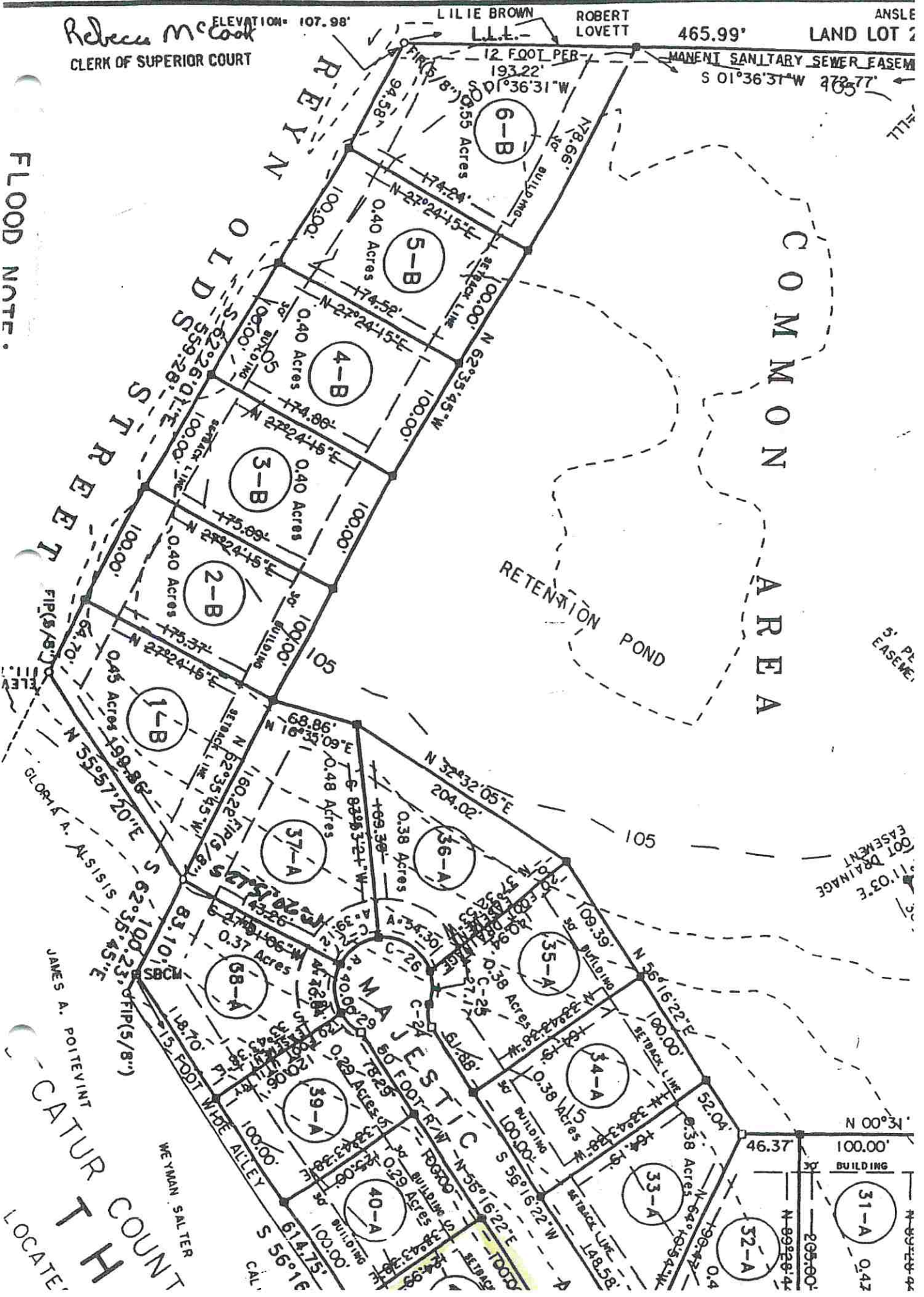
ROBERT
LOVETT

465.99'

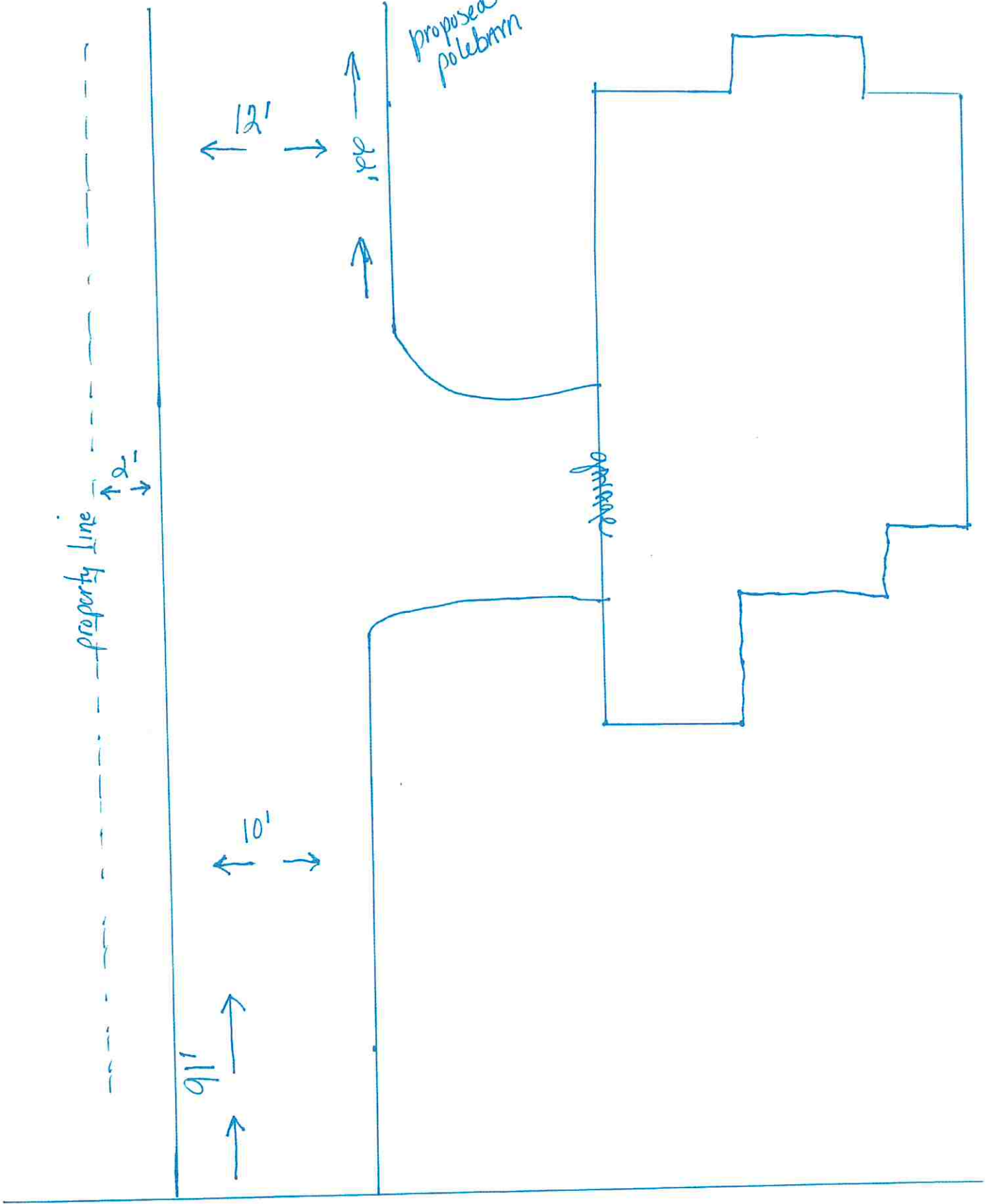
ANSLE
LAND LOT 2

PERMANENT SANITARY SEWER EASEMENT
S 01°36'31"W 473.77'

FLOOD NOTE.



LOCATE
TH
COUNT



Majestic Ave.

proposed pole barn

garage

property line

12'

12'

10'

9'11"

2'-

Staff Analysis

DATE: May 29, 2022

TO: Bainbridge-Decatur County Planning Commission

FROM: Steve O'Neil, Planning Director

SUBJECT: VAR-2022-002

APPLICANT: Vicky Summerhill

REQUEST: The applicant wishes to reduce the side setback on his property at 1208 Majestic Avenue from 10 ft to 2 ft so she can place a pole barn type building over her existing driveway.

Variance Request #1: Table 6.2 Dimensional Requirements for Residential Zoning Districts: *In an SR-3 zoning district the side setback for accessory structures is 10 feet. Ms. Summerhill is proposing to reduce that by 8 feet.*

Criteria for Approval of Variances (Sec. 15.2.7)

Any applicant requesting consideration of a variance to any provision of this zoning ordinance shall provide a written justification that one or more of the following condition(s) exist. **The planning commission shall not approve the variance application unless it shall have adopted findings that one or more of the following conditions exist.**

- (a) There are extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
- (b) A literal interpretation of the provisions of this ordinance would effectively deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
- (c) Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
- (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.
- (e) The special circumstances are not the result of the actions of the applicant.
- (f) The variance requested is the minimum variance that will make possible the proposed use of the land, building, or structure in the use district proposed.
- (g) The variance shall not permit a use of land, buildings or structures, which is not permitted by right in the zoning district or overlay district involved.

BAINBRIDGE-DECATUR

PLANNING COMMISSION

Staff Opinion:

The Planning Commission needs to find that at least one of the above criteria have been met in order to make a finding on the requested variance. Staff opinion is that the applicants request meets the criteria list in (d) which reads as follows:

“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.”

The Planning Commission may feel that the requested variance meets more than just letter (d). If the Planning Commission chooses to approve the request, the decision is the final decision and the City Council will not hear the case. If the Planning Commission were to deny the request for a variance, the applicant could choose to appeal the decision of the Planning Commission to the City Council.

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

June 14, 2022

6:00 p.m.

City Council Chambers

MINUTES

MEMBERS PRESENT: Frank Flowers, John Marshall, Zach McLendon, Lachanda Mackey, Valerie Stubbs, and Keenan Adams

MEMBERS ABSENT: Alan Davis

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

III. NEW BUSINESS

ITEM 1: CU-2022-002: Applicant Mark Harrison (Harrison Development Group, LLC) is requesting a conditional use for a Short-Term Rental (AirBnB) at the property located at 414 S. Broad St. The property is .16 acres and is zoned Urban Residential – 9 (UR-9).

Mr. Harrison came forward to explain his request to use the property as a Short-Term Rental (AirBnB) while the property is vacant. He explained his intentions to preserve and honor the integrity of the Synagogue while transitioning it into a single-family residency. Mr. O'Neil also explained that Mr. Harrison and the neighbor that would be most impacted had already come to an agreement for parking.

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

Commissioner Marshall made a motion to approve the recommendation to the City Council and Commissioner McLendon seconded the motion then it passed unanimously.

ITEM 2: VAR-2022-002: Applicant Vicky Summerhill is requesting a setback variance of 8 feet to allow the construction of a pole barn on her property located at 1208 Majestic Ave. The property is 0.29 acres and is zoned SR-3.

Ms. Summerhill came forward to explain her request and need for this variance. She explained that she wished

to build a pole barn to cover her late husband's truck. Chairman Flowers had concerns about it affecting her neighbors. Mr. O'Neil stated that she had a letter of support from the neighbor most impacted and it was discussed with the commission.

Mr. O'Neil gave his 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 applicant's 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 it passed unanimously.

ITEM 3: ANNEXATION: The following properties are to have zoning established in preparation for annexation into the city of Bainbridge:

Parcel Id# / address	Owner	Proposed zoning
00680010	Bainbridge-Decatur Co Development Authority	Heavy Industrial (HI)
00960039A00	Decatur Co Board of Education	Institutional (INS)
0069A030 / 1815 Forrest Ln.	Don Whaley	Single-Family Residential-3 (SR-3)
0069A029 / 1813 Forrest Ln.	Jimmy & Tanya Crum	Single-Family Residential-3(SR-3)
0069A028 / 1811 Forrest Ln.	Khalil & Lerma Murphey	Single-Family Residential-3 (SR-3)
0069A027 / 1809 Forrest Ln.	Jimmy & Tanya Crum	Single-Family Residential-3(SR-3)
0069A026 / 1807 Forrest Ln.	Willis Banks Miller	Single-Family Residential-3(SR-3)
0069A025 / 1805 Forrest Ln.	Durwin Harrell	Single-Family Residential-3(SR-3)
0069A024	Georgia Power Utility Easement	Single-Family Residential-3(SR-3)
0069A023 / 1705 Forrest Ln.	Allendale Investments LLC	Single-Family Residential-3(SR-3)
0069A022	YMCA of Bainbridge	Single-Family Residential-3(SR-3)
0069A021 / 1701 Forrest Ln.	Jimmy & Tanya Crum	Single-Family Residential-3(SR-3)
0069A020 / 1617 Forrest Ln.	Cory Keaton	Single-Family Residential-3(SR-3)
0069A019 / 1613 Forrest Ln.	Tammy Dupree & Tammy Lindsey	Single-Family Residential-3(SR-3)

0069A018 / 1609 Forrest Ln.	Jimmy & Tanya Crum	Single-Family 3(SR-3)	Residential-
0069A017 / 1607 Forrest Ln.	Demedris Williams	Single-Family 3(SR-3)	Residential-
0069A016 / 1605 Forrest Ln.	Krystal Danielle Enoch	Single-Family 3(SR-3)	Residential-
0069A015 / 1511 Forrest Ln.	Joseph W. Putnal Jr.	Single-Family 3(SR-3)	Residential-
0069A014 / 1601 Forrest Ln.	Alenia Rogers	Single-Family 3(SR-3)	Residential-
0069A013 / 1505 Forrest Ln.	Kevin & Kim Ford	Single-Family 3(SR-3)	Residential-
0069A012 / 1503 Forrest Ln.	Raul Juarez	Single-Family 3(SR-3)	Residential-

Mr. O'Neil gave his thoughts on the reasoning for the proposed zoning.

After further general discussion Chairman Flowers asked for a motion.

Commissioner Marshall made a motion to accept the Annexation Recommendation for zoning and was seconded by Commissioner Adams. The motion passed with a unanimous vote.

IV. Old Business: Decatur County Unified Development Ordinance Discussion

Mr. O'Neil explained, presented, and discussed the various changes presented in the draft Decatur County Unified Development Ordinance as well as existing policies that will continue in proposed ordinance.

At the end of his presentation Chairman Flowers called for a motion. Commissioner Marshall motioned to approve the new document and it was seconded by Commissioner Mackey. The motion passed unanimously.

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

Dr. Frank Flowers, Chairman

City of
BAINBRIDGE
GEORGIA

TO: Chris Hobby, City Manager
FROM: Brenda Strickland, Purchasing Agent
DATE: June 9, 2022
SUBJECT: Surplus Items Submitted by Department

<u>ITEM #</u>	<u>DESCRIPTION</u>	<u>DEPARTMENT</u>
1.	2013 Dodge Charger with Police Package VIN #2C3CDXAG1DH616964 Odometer: 85688 (Condition: Ran when parked)	Public Safety Unit #0062 Inventory #5253
2.	2013 Dodge Charger with Police Package VIN #2C3CDXAG3DH616965 Odometer: 90295 (Condition: Needs radiator)	Public Safety Unit #0116 Inventory #5353
3.	2013 Dodge Charger with Police Package VIN #2C3CDXAG6DH616961 Odometer: 75761 (Condition: Ran when parked)	Public Safety Unit #0150 Inventory #5351
4.	2013 Dodge Charger with Police Package VIN #2C3CDXAGXDH616963 Odometer: 103221 (Condition: Ran when parked)	Public Safety Unit #0152 Inventory #5356
5.	2014 Ford Taurus Interceptor with Police Package VIN #1FAHP2L89EG178893 Odometer: 78980 (Condition: Needs transmission)	Public Safety Unit #0153 Inventory #5587

<u>ITEM #</u>	<u>DESCRIPTION</u>	<u>DEPARTMENT</u>
6.	2014 Ford Taurus Interceptor with Police Package VIN #1FAHP2L87EG178892 Odometer: 95802 (Condition: Ran when parked)	Public Safety Unit #0154 Inventory #5586
7.	2013 Dodge Charger with Police Package VIN #2C3CDXAG8DH616962 Odometer: 124031 (Condition: Ran when parked)	Public Safety Unit #0163 Inventory #5358
8.	2013 Dodge Charger with Police Package VIN #2C3CDXAG6DH616958 Odometer: 127782 (Condition: Ran when parked)	Public Safety Unit #0164 Inventory #5359
9.	2013 Dodge Charger with Police Package VIN #2C3CDXAG8DH616959 Odometer: 103221 (Condition: Ran when parked)	Public Safety Unit #0165 Inventory #5360
10.	2013 Dodge Charger with Police Package VIN #2C3CDXAG4DH646960 Odometer: 99106 (Condition: Ran when parked)	Public Safety Unit #0270 Inventory #5354
11.	Forklift, Model Prime Mover RR300 Electric w/a Five FR Series Battery Charger S/N: RR30026276001 Hours: Broken (Condition: Needs battery)	Parks Unit #0028
12.	2004 Chevy Tahoe C1500 VIN #1GNEC13Z24R256873 Odometer: 282675 (Condition: Unknown)	Public Safety Confiscated
13.	1998 Toyota Camry VIN #4T1BG22K9WU264572 Odometer: 156672 (Condition: Unknown)	Public Safety Confiscated

<u>ITEM #</u>	<u>DESCRIPTION</u>	<u>DEPARTMENT</u>
14.	1993 International Bus, 3000 Series VIN #1HVBBPLMXP491046 Odometer: 200464 (Condition: Engine knocks, will not run)	Street Unit #0341 Inventory #4563
15.	Trailer, Model 18-Tilt Bed, Equipment Trailer 8' wide x 18' long, pin type hook S/N: 11636 (Condition: 1 spindle broken, 1 spindle bent)	Street Unit #1058 Inventory # 4563
16.	Conveyor, Tailgate, Concord Model CRE 960-18B S/N: 1820 (Condition: Working when taken out of service in 2009)	Street Unit #1107 Inventory #3508
17.	Earth Drill, Little Beaver Model 17 with a 7 HP Briggs & Stratton Engine S/N: 7-10459 (Condition: Will not run)	Street Unit #1109 Inventory #1768
18.	Roller, Pull Behind Sheepsfoot Hercules WD-224 Double Drum S/N: 1194-1195 (Condition: Moveable)	Street Unit #1114 Inventory #1268
19.	Roller, Pull Behind Sheepsfoot BMCO Double Drum S/N: Unknown (Condition: Moveable)	Street Unit #1115 Inventory #1269
20.	Loader, Caterpillar 983 Track type S/N: 5MK2690 Hours: Broken (Condition: Transmission is weak, pedals frozen, taken out of service in 2019)	Street Unit #1138 Inventory #3626
21.	VAC-CON Model V390 Combination Sewer Cleaning Machine mounted on a Ford LN8000 Cab and Chassis VIN #N1FDYR82E2PVA28696 Odometer: 17214 (Condition: Truck runs – vacuum system does not work)	Street Unit #1400 Inventory #3069

<u>ITEM #</u>	<u>DESCRIPTION</u>	<u>DEPARTMENT</u>
22.	Leaf Collector, Tarco Large Trailer Mounted Vacuum Leaf Collector Model TTL-1RH-16H0B S/N: JR2012AQ492BJ02 Hours: 1820 (Condition: Ran when taken out of service in 2019)	Street Unit #1404 Inventory #3726
23.	Trailer, 20 Ton Flat Bed S/N: 10126 (Condition: Needs new floor, landing gear and tires)	Street Unit #1515 Inventory #2526
24.	2011 Tractor, Mahindra 8560/83 HP 4 Wheel Drive Shuttle Tractor S/N: KNGTR1515 Hours: 988 (Condition: Runs with a boost, can't hook up a bush hog because the pin breaks in the PTO)	Street Unit #1706 Inventory #5154
25.	2007 Peterbilt 320 Right Hand Drive with a 320 HP Cummins LSM320V Engine with a 2006 Bridgeport ASL24 Cubic Yard Automated Side Loader Refuse Collection and Compaction Body. VIN #3BPZH09X897F717600 Odometer: 136340 (Condition: Cranks with a boost, engine skips, packing cylinder leaking)	Sanitation Unit #2140 Inventory #4605
26.	2004 Autocar Expeditor Cab and Chassis with a Cummins ISL Electronic 330 HP Engine with a 2004 Heil Formula 7000 24 Cubic Yard Automated Side Loader Refuse Collection and Compaction Square Body. VIN #SVCE36LF04N195027 Odometer: Broken (Condition: Cranks with a boost, has air leak)	Sanitation Unit #2152/2153 Inventory #4329/ 4330
27.	2003 Bandit Mobile Horizontal Grinder 2680 with 12' Stacking Conveyor S/N: 3024 Hours: Broken (Condition: Ran when taken out of service in 2019, needs new augers)	Sanitation Unit #2181 Inventory #4307
28.	Riding Mower, Grasshopper 327-EF1 52" Deck with a Edger S/N: 4611602431 Edger S/N: 6672173 Hours: 1134 (Condition: Oil Leak)	Parks Unit #4308/4230 Inventory #5714/ 5713

<u>ITEM #</u>	<u>DESCRIPTION</u>	<u>DEPARTMENT</u>
29.	Generator Set, Diesel Engine, Dry Weight 39,000 lbs. Engine Mfg. Cummins #KTA2300G Generator Mfg. Marathon #SS511352 Mfg. Date: 10/84 S/N: FZ-10046 Hours: Unknown (Condition: Engine disassembled, will not run)	Street
30.	Generator Set, Diesel Engine, Dry Weight 39,000 lbs. Engine Mfg. Cummins #KTA2300G Generator Mfg. Marathon #SS511352 Mfg. Date: 10/84 S/N: FZ-10024 Hours: Unknown (Condition: Runs)	City Hall
31.	HP Plotter, duplicating and bookbinding Model #HP Design Jet Z6200 S/N: SG1A453902K (Condition: Unknown, is not compatible to our system)	Parks Inventory #6209
32.	John Deere Ditch Bucket, 46" with 8" Bose Gaps (Condition: New)	Street
33.	Generator, White Hours: Broken (Condition: Works)	Street
34.	Bucket for 950 Cay Loader, 3.5 Cubic Yard Capacity Used less than 500 hours (Condition: Works)	Street
35.	trench Packer, Home Made, Pull Behind Tractor, 3 Point Capacity (Condition: Works)	Water
36.	Truck Beds, 8' for 2017 Chevrolet Silverado (Condition: Minor Scratches) 3 each	Shop

JURISDICTION	2020 POPULATION	2010 POPULATION	2020 PERCENTAGE OF WHOLE	2010 PERCENTAGE OF WHOLE	CURRENT DISTRIBUTION	PROPOSED
DECATUR COUNTY	29364	27842	100	100	N/A	
UNINCORPORATED	13949	14201	47.50%	51.01%	53.45%	51.01%
BAINBRIDGE	14468	12697	49.27%	45.60%	41.38%	45.60%
ATTAPULGUS	454	449	1.55%	1.61%	2.46%	1.61%
BRINSON	217	215	0.74%	0.77%	1.08%	0.77%
CLIMAX	276	280	0.94%	1.01%	1.63%	1.01%



CERTIFICATE OF DISTRIBUTION

TO: State Revenue Commissioner

Pursuant to an Act of the Georgia General Assembly, effective January 1, 1980, relating to Local Sales & Use Taxes, the governing authorities for the qualifying municipalities and the county located within the special district coterminous with the boundaries of Decatur County hereby certify that the proceeds of the combination city/county local sales and use tax generated in such district shall be distributed by the State Revenue Commissioner as follows:

City of <u>Attapulgus</u>	shall receive	<u>1.61</u> %
City of <u>Bainbridge</u>	shall receive	<u>45.60</u> %
City of <u>Brinson</u>	shall receive	<u>0.77</u> %
City of <u>Climax</u>	shall receive	<u>1.01</u> %
County of <u>Decatur</u>	shall receive	<u>51.01</u> %

This certificate shall continue in effect until such time as a new certificate shall be executed as provided in said Act.

By executing this schedule, the county and cities, acting through their respective officers, represent that all municipalities lying wholly or partly in the tax jurisdiction have been given an opportunity to show that they are 'qualified municipalities,' as that term is used in the Act, and that all municipalities listed herein as recipients are 'qualified' and so may receive distribution from the proceeds of the tax.

Executed on behalf of the governing authorities of the qualifying municipalities representing not less than a majority of the aggregate population of all qualifying municipalities located within the special district and the governing authority of the county, this ____ day of _____, 2022.

MAYOR OF THE CITY OF ATTAPULGUS

MAYOR OF THE CITY OF BAINBRIDGE

MAYOR OF THE CITY OF BRINSON

MAYOR OF THE CITY OF CLIMAX

CHAIRMAN BOARD OF COMMISSIONERS OF DECATUR COUNTY

City of
BAINBRIDGE
GEORGIA

BID TABULATION

CITY OF BAINBRIDGE

June 14, 2022

FIREFIGHTERS SUITS AND ACCESSORIES:

<u>QUANTITY</u>	<u>DESCRIPTION</u>			
10 NEW	FIRE COATS: 32" LENGTH			
<u>COMPANY</u>		<u>PRICE</u>	<u>DELIVERY</u>	<u>TERMS</u>
NAFECO DECATUR, AL		\$1,219.00 X 10 = \$12,190.00 BRAND: LION LIBERTY DOES NOT MEET PUBLIC SAFETY'S EXPECTATIONS	180 DAYS	NET 30 DAYS
TEN-8 BRADENTON, FL		\$1,393.02 X 10 = \$13,930.20 BRAND: GLOBE CLASSIX	1 YEAR	NET 30 DAYS
GEORGIA FIRE & RESCUE SUPPLY CANTON, GA		\$1,634.00 X 10 = \$16,340.00 BRAND: FIREDEX FXR	182 DAYS	NET 30 DAYS

<u>QUANTITY</u>	<u>DESCRIPTION</u>			
10 NEW	FIRE TROUSERS:			
<u>COMPANY</u>		<u>PRICE</u>	<u>DELIVERY</u>	<u>TERMS</u>
NAFECO DECATUR, AL		\$698.00 X 10 = \$6,980.00 BRAND: LION LIBERTY DOES NOT MEET PUBLIC SAFETY'S EXPECTATIONS	180 DAYS	NET 30 DAYS
TEN-8 BRADENTON, FL		\$1,031.58 X 10 = \$10,315.80 BRAND: GLOBE CLASSIX	1 YEAR	NET 30 DAYS
GEORGIA FIRE & RESCUE SUPPLY CANTON, GA		\$1,198.37 X 10 = \$11,983.70 BRAND: FIREDEX FXR	182 DAYS	NET 30 DAYS

BID TABULATION
CITY OF BAINBRIDGE

JUNE 14, 2022

FIREFIGHTERS SUITS AND ACCESSORIES:

QUANTITY DESCRIPTION

10 NEW FIRE BOOTS:

<u>COMPANY</u>	<u>PRICE</u>	<u>DELIVERY</u>	<u>TERMS</u>
NAFECO DECATUR, AL	\$416.00 X 10 = 4,160.00 BRAND: THOROGOOD	30-60 DAYS	NET 30 DAYS
TEN-8 BRADENTON, FL	\$400.72 X 10 = \$4,007.20 BRAND: THOROGOOD	30-60 DAYS	NET 30 DAYS
GEORGIA FIRE & RESCUE SUPPLY CANTON, GA	\$498.75 X 10 = \$4,987.50 BRAND: THOROGOOD	112 DAYS	NET 30 DAYS

QUANTITY DESCRIPTION

10 NEW FIRE HELMETS:

<u>COMPANY</u>	<u>PRICE</u>	<u>DELIVERY</u>	<u>TERMS</u>
NAFECO DECATUR, AL	\$398.96 X 10 = \$3,989.60 BRAND: BULLARD	30-60 DAYS	NET 30 DAYS
TEN-8 BRADENTON, FL	NO BID		
GEORGIA FIRE & RESCUE SUPPLY CANTON, GA	\$355.37 X 10 = \$3,553.70 BRAND: BULLARD	112 DAYS	NET 30 DAYS

BID TABULATION
CITY OF BAINBRIDGE
JUNE 14, 2022

FIREFIGHTERS SUITS AND ACCESSORIES:

<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>PRICE</u>	<u>DELIVERY</u>	<u>TERMS</u>
10 PAIR NEW <u>COMPANY</u>	FIRE <u>GLOVES</u> :			
NAFECO DECATUR, AL		\$93.91 X 10 = \$939.10 BRAND: SHELBY	30-60 DAYS	NET 30 DAYS
TEN-8 Bradenton, FL		\$83.16 X 10 = \$831.60 BRAND: SHELBY	30-60 DAYS	NET 30 DAYS
GEORGIA FIRE & RESCUE SUPPLY CANTON, GA		\$81.60 X 10 = \$816.00 BRAND: SHELBY	112 DAYS	NET 30 DAYS

<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>PRICE</u>	<u>DELIVERY</u>	<u>TERMS</u>
20 NEW	GEAR: <u>BAGS</u>			
<u>COMPANY</u> NAFECO DECATUR, AL		\$75.86 X 20 = \$1,517.20 BRAND: LIGHTNING	30-60 DAYS	NET 30 DAYS
TEN-8 Bradenton, FL		\$65.26 X 20 = \$1,305.20 BRAND: LIGHTNING	30-60 DAYS	NET 30 DAYS
GEORGIA FIRE & RESCUE SUPPLY CANTON, GA		\$89.99 X 20 = \$1,799.80 BRAND: LIGHTNING	112 DAYS	NET 30 DAYS

PUBLIC SAFETY 100-3220-53.1704

AWARD TO BE MADE TO:
GEORGIA FIRE & RESCUE SUPPLY
CANTON, GA
GRAND TOTAL: \$32,693.40

TEN-8
Bradenton, FL
GRAND TOTAL: \$5,312.40