

# BAINBRIDGE-DECATUR

## PLANNING COMMISSION

### BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

September 12, 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: ITEM 1: CU-2023-005:** Applicant Karla Fagg is requesting a conditional use permit for a short-term rental. The property is located at 2008 S West St. The property is .67 acres and zoned UR-9.

- V. OLD BUSINESS

None

- VI. ADJOURNMENT

# BAINBRIDGE-DECATUR

## PLANNING COMMISSION

**City Council Chambers**

### **BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION**

**June 13, 2023**

**6:00 p.m.**

**City Council Chambers**

## **MINUTES**

**MEMBERS PRESENT:** John Marshall, Lachanda Mackey, Jeff Rich, Valerie Stubbs

**MEMBERS ABSENT:** Alan Davis, Keenan Adams, Frank Flowers

**OTHERS PRESENT:** Steve O'Neil, Jessica Hicks, Shawntray Sessions, Edith Miller, Janet Session

### **CALL TO ORDER**

Commissioner John Marshall called the meeting to order at 6:05 P.M. then gave the invocation.

#### **I. APPROVAL OF MINUTES OF PREVIOUS MEETING**

Minutes from the May 9th meeting was presented to the Planning Commission. Commissioner Mackey made a motion to approve the minutes, seconded by Commissioner Valerie Stubbs and passed unanimously

#### **II. NEW BUSINESS**

**ITEM 1: REZONE-2023-001:** Applicant Bainbridge-Decatur County Industrial Development Authority is requesting to rezone part of Parcel B0810003 from Rural Residential (RR-1) to Heavy Industrial (HI). The property in question is located South of the existing Downrange Industrial Park and west of Hwy 253. The property is approx. 365 acres in total

Citizens came forward to voice their concerns about the property lines and how it will affect their property. Steve O'Neil stated their property is not near the proposed parcel and will not be affected. Commissioner Rich made the motion to approve the zoning change from RR-1 to HI. Commissioner Mackey seconded the motion. The motion passed unanimously.

**III. Old Business:**

No Old Business

**IV. Adjournment:** There being no more business, Commissioner Stubbs made a motion to adjourn, seconded by Commissioner Rich.

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Dr. Frank Flowers, Chairman

**Karla A. Fagg**  
**148 Taylor Len Drive**  
**LaGrange, Georgia 30240**  
**(706) 333-2086**  
**hallk1951@gmail.com**

August 17, 2023

Greetings Mr. O'Neil,

I am petitioning the planning commission concerning the property at 2008 S. West Street. This property is my family home. My parents and I moved there in 1979/80 and enjoyed many good years with family and friends. Both of my parents are now deceased. I would like to keep possession of our home while still maintaining my residence in LaGrange, Georgia.

At this point in time, I would like to use the Bainbridge property as a short-term rental property. I am proposing that it be used for various purposes, such as vacations, reunions, weddings and attending local events.

Thank you and the commission for your consideration.

Respectfully,

Karla Fagg

A handwritten signature in black ink that reads "Karla Fagg". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

City of  
**BAINBRIDGE**  
GEORGIA

P.O. Box 158  
Bainbridge, Ga. 39818

www.bainbridgecity.com

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

APPLICATION #: \_\_\_\_\_

FEE: \$150.00

**CONDITIONAL USE APPLICATION**

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

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

APPLICATION INFORMATION

APPLICANT(S): Karla Fagg  
ADDRESS: 148 Taylor Len Drive LaGrange, GA 30240  
PHONE: (706) 333-2086  
EMAIL: hallk1951@gmail.com

PROPERTY INFORMATION

PROPERTY OWNER(S): Karla Fagg  
ADDRESS: 2008 S. West St. Bainbridge GA 39817  
PHONE: (706) 333-2086  
LOCATION OF SUBJECT PROPERTY: \_\_\_\_\_

PROPERTY INFORMATION (continued)

PARCEL #: B0390002ADD SIZE (ACRES): 0.67

ZONING DESIGNATION OF SUBJECT PROPERTY: UR9

PROPOSED USE OF PROPERTY (BRIEF): Short term rental  
(vacations, reunions, funerals, wedding, local events)

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

<u>Karla Fagg</u> Property Owner Signature	<u>Karla Fagg</u> Submitted By:
<u>August 17, 2023</u> Date	<u>August 17, 2023</u> Date

**DEPARTMENT USE ONLY**

SUBMITTAL DATE: \_\_\_\_\_ DATE CERTIFIED COMPLETE: \_\_\_\_\_

\_\_\_\_\_  
Department Representative Signature

## CONDITIONAL USE APPLICATION

TABLE 14.2.3  
ANALYSIS REQUIREMENTS

1. Existing use(s) of subject property: Family home - Residential
2. Existing zoning of property contiguous with or located within 100 feet of subject property: Single family homes - Institutional, UR6, UR9
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](http://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: <u>Karla Jagg</u>
Address: <u>2008 S. West St. Bainbridge, GA 39817</u>

**PUBLIC HEARING DATES**

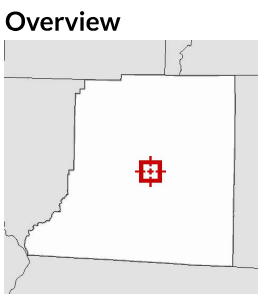
DATE OF PLANNING COMMISSION MEETING: September 14, 2023 @ 6:00 p.m.

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

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

EXHIBIT "A"

All of that tract or parcel of land situate, lying and being in Lot of Land No. 279 in the 20th District of Decatur County, Georgia, and in the City of Bainbridge, Georgia, containing 0.40 acre, the same being more particularly described as follows: To find the point of beginning, commence at an iron pin on the West right of way line of West Street, 94.61 feet North of an iron spike in the center line of the Seaboard Coastline Railroad Company at the intersection of the center line of said railroad with the West right of way of West Street (said 94.61 feet being measured along the West right of way line of West Street); thence run North  $34^{\circ}13'13''$  West along the East right of way line of the Seaboard Coastline Railroad, a distance of 189.83 feet to an iron pin at the point of beginning; from said point of beginning continue thence North  $34^{\circ}13'13''$  West along the East right of way of Seaboard Coastline Railroad, a distance of 148.53 feet to an iron pin; thence North  $88^{\circ}28'48''$  East, a distance of 179.57 feet to an iron pin on the West right of way line of West Street; run thence South  $02^{\circ}11'21''$  East along the West right of way line of West Street, a distance of 125 feet to an iron pin; thence South  $88^{\circ}28'48''$  West, a distance of 100.69 feet to an iron pin on the East right of way line of the Seaboard Coastline Railroad, the point of beginning.



**Legend**  
 □ Parcels  
 — Roads

<b>Parcel ID</b>	B0390002A00	<b>Owner</b>	FAGG KARLA	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		P O BOX 1961	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	Bainbridge		LAGRANGE, GA 30241	4/22/2022	0	UI	U
<b>Acres</b>	0.67	<b>Physical Address</b>	2008 WEST ST	10/31/1979	\$33000	UK	U
		<b>Assessed Value</b>	Value \$114246				

(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](http://www.bainbridgecity.com)

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Date created: 8/17/2023  
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# 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 B0390002A00  
 Location Address 2008 WEST ST  
 Legal Description 496 533 2008 WEST ST  
 (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 0.67  
 Homestead Exemption No (50)  
 Landlot/District N/A



### Owner

FAGG KARLA  
 P O BOX 1961  
 LAGRANGE, GA 30241

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	FF-RES: 50.00	Front Feet	29,400	168	175	0.67	0

### Residential Improvement Information

Style One Family  
 Heated Square Feet 1456  
 Interior Walls Sheetrock  
 Exterior Walls Wood Siding  
 Foundation Slab Perimeter Footing  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 1979  
 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 \$104,742  
 Condition Average  
 House Address 2008 WEST

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
UTILITY BUILDING, UNFINISHED	1900	10x12 / 0	0	\$600

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/22/2022	496 533		\$0	Unqualified - Improved	FAGG EUDORA E	FAGG KARLA
10/31/1979	U11 564		\$33,000	Unqualified Sale	MILES INSURANCE & REALTY	FAGG EUDORA E
10/16/1979	U11 276		\$26,000	Fair Market - Improved	WILLIS B L	MILES INSURANCE & REALTY
6/1/1979	T11 506		\$2,000	Land Market - Vacant		WILLIS B L

**Valuation**

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

	2023	2022	2021	2020	2019
Previous Value	\$114,246	\$101,372	\$83,568	\$79,352	\$79,352
Land Value	\$8,904	\$8,904	\$8,904	\$8,904	\$8,904
+ Improvement Value	\$104,742	\$104,742	\$91,868	\$74,664	\$70,448
+ Accessory Value	\$600	\$600	\$600	\$0	\$0
= Current Value	\$114,246	\$114,246	\$101,372	\$83,568	\$79,352

**Area Sales Report**

Sale date range:

From: 08 / 17 / 2020  To: 08 / 17 / 2023

Sales by Area

1500 Feet

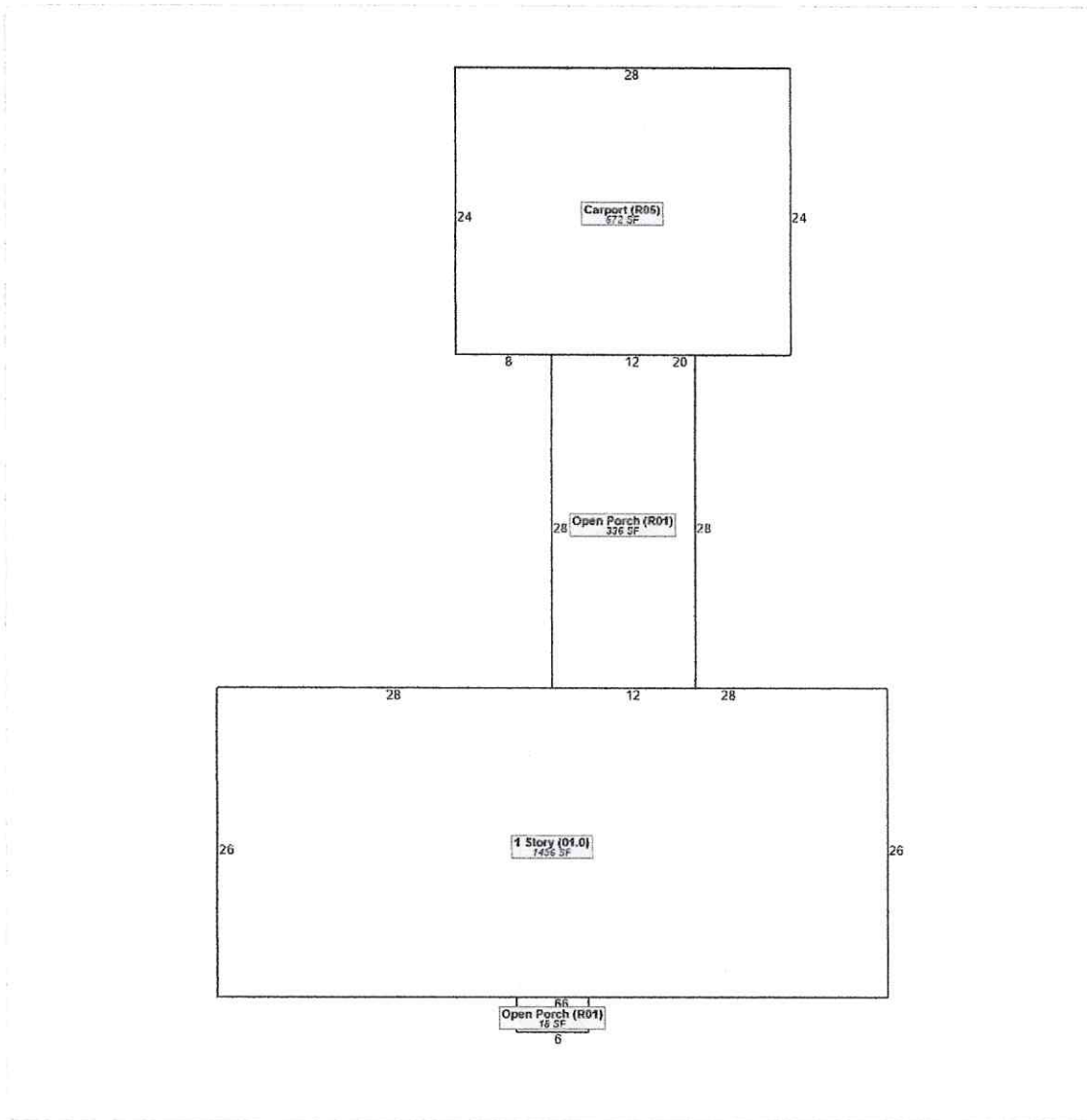


Sales by Distance

**Photos**



**Sketches**



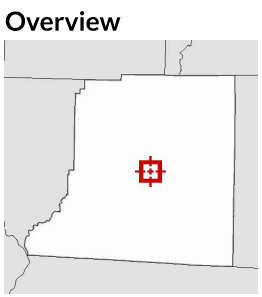
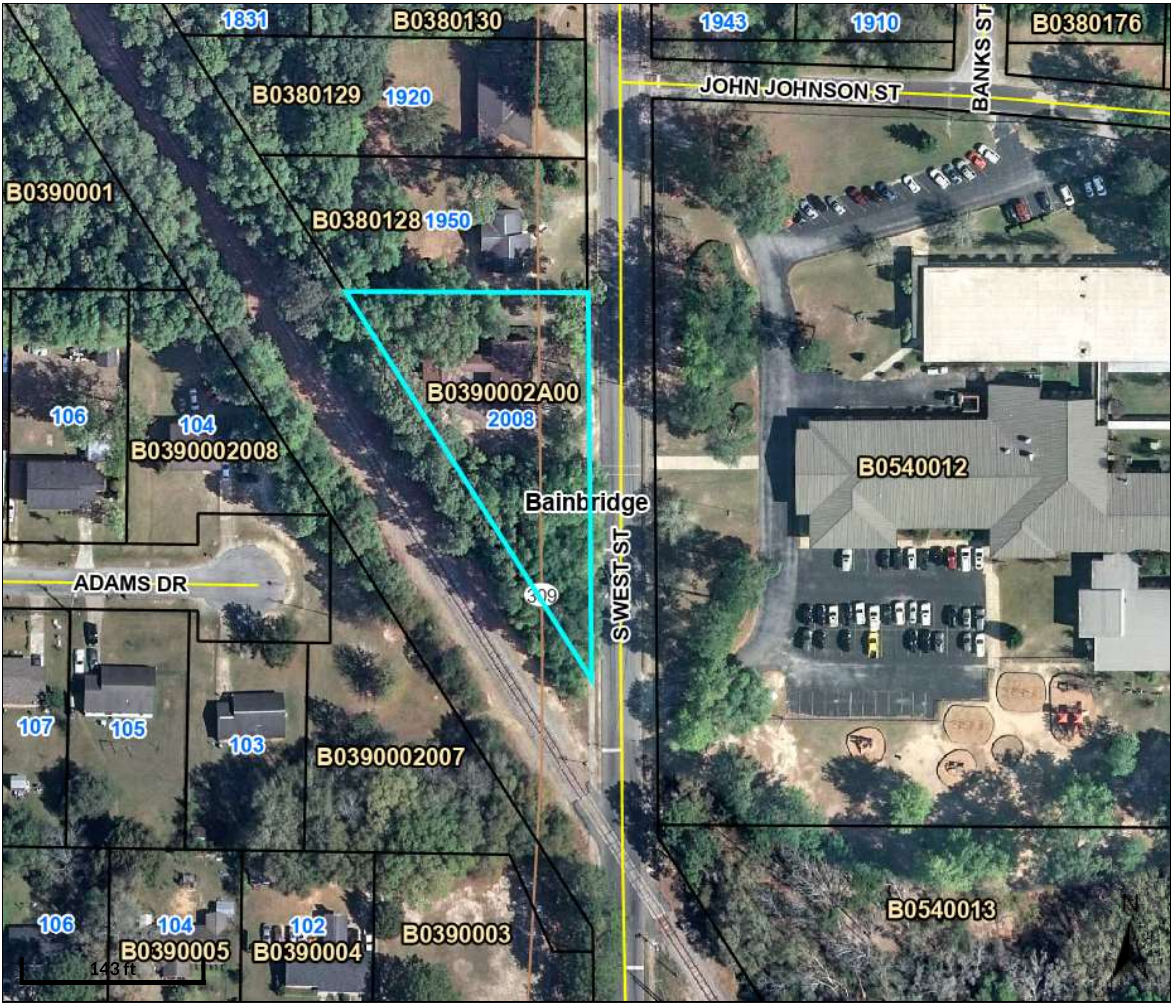
No data available for the following modules: Rural Land, Conservation Use Rural Land, Forest Land Protection Act, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

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.

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Last Data Upload: 8/16/2023, 7:04:08 PM

Contact Us

Developed by  
 Schneider  
GEOSPATIAL



**Legend**  
 □ Parcels  
 — Roads

<b>Parcel ID</b>	B0390002A00	<b>Owner</b>	FAGG KARLA	<b>Last 2 Sales</b>			
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Developed by Schneider GEOSPATIAL

# Staff Analysis

**DATE:** September 1, 2023

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

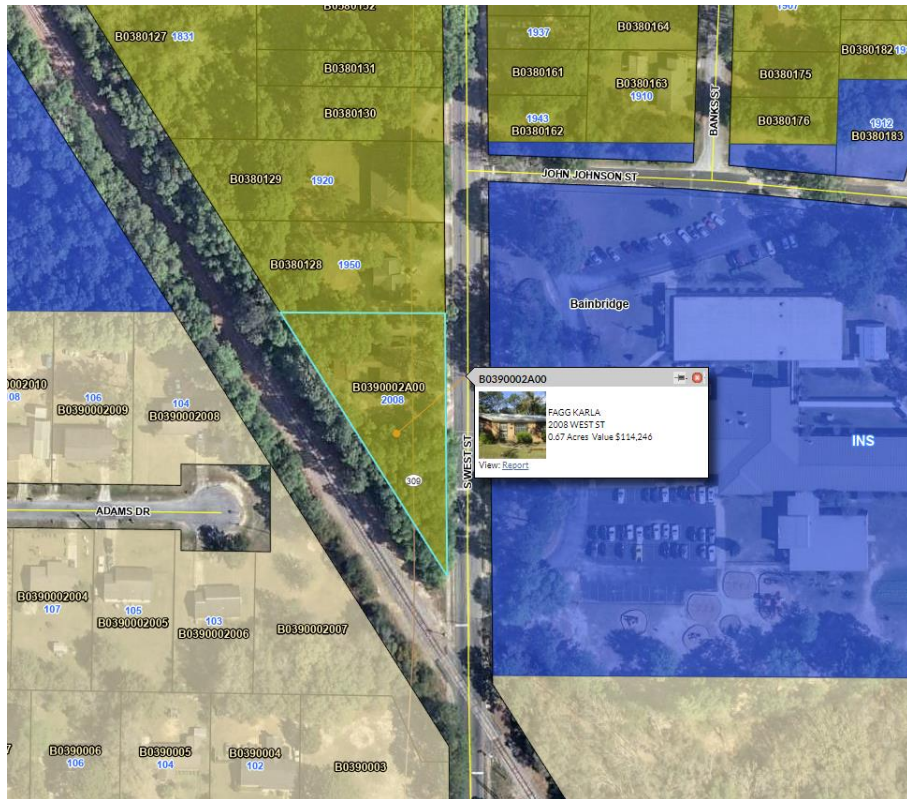
**FROM:** Steve O'Neil, Community & Economic Development Director

**SUBJECT:** CU-2023-004

**ITEM: CU-2023-005:** Applicant Karla Fagg is requesting a conditional use permit for a short-term rental. The property is located at 2008 S. West St. The property is .67 acres and zoned UR-9.

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

**CURRENT ZONING:** (UR-9) Urban Residential 9



**Section 6.3.1. Purpose and Intent.**

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

**FUTURE LAND USE DESIGNATION:** Residential (Urban Medium Density)

**Analysis**

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

**Recommendation**

Planning Staff recommend approval of the applicant's conditional use request to operate a short term rental facility at 2008 S. West St.