

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

August 9th, 2022

6:00 p.m.

City Council Chambers

MINUTES

MEMBERS PRESENT: Frank Flowers, John Marshall, Lachanda Mackey, Keenan Adams

MEMBERS ABSENT: Zach McLendon, Valerie Stubbs, 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 July 12th, 2022 meeting were presented to the Planning Commission. Commissioner Mackey made a motion to approve the minutes, seconded by Commissioner Marshall and passed unanimously.

III. NEW BUSINESS

ITEM 1: VAR-2022-003: Applicant Hope Farms is requesting a variance from Section 9.3.4 of the zoning Ordinance regarding parking lots to be of a hard surface with a pavement or concrete binder. The property is 1.93 acres and is zoned O-P.

No one was present to speak on behalf of Hope Farms. Mr. O'Neil presented the request submitted by Hope Farms. Chairman Flowers was expressed concerns of showing favoritism by granting the variance having never granted a variance for this type of request before. Chairman Flowers explained that the criteria has to be justified by at least one of the criteria for reviewing variances. Chairman Flowers further explained that the planning commission has to be very careful, even though the applicant is a non-profit, about allowing expense cutting measures without a justifiable reason. Commissioner Marshall asked if the Planning Commission allowed the variance, would it become a precedent. Chairman Flowers explained that that was a possibility. Criteria "d" was discussed as a possible criteria that could justify the variance. It was further discussed that trying to justify the variance based on criteria "d" was still a stretch due to the applicant looking for cost savings as the primary motivation for requesting the variance.

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

Commissioner Marshall made a motion to deny the variance because there was no clear indication that any of the criteria for a variance could be justified. The motion was seconded by Commissioner Adams and passed unanimously. Variance was denied.

ITEM 2: PPLAT-RESSUB-2022-002: Applicant WCP III, LLC is requesting approval of a preliminary plat for a residential development (townhomes) on a portion of parcel 00900016. The property to be platted is 3.88 acres and is zoned Planned Unit Development (PUD).

Chairman Flowers presented the application and asked for anyone to come forward and present on behalf of the applicant. Mr. Phillip Santora of Northstar Engineering came forward and explained the request. Chairman Flowers asked how many units would be constructed and Mr. Santora said 42 units would be constructed. Mr. O'Neil explained that even when Southgate was originally designed in circa 2007 the acreage in question was designated as future townhomes and the current developer is continuing that push for townhomes. Mr. O'Neil explained the city was still in the development plan review process and that should be finished in the next couple of days.

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

Commissioner Adams made a motion to approve the Preliminary Residential Plat. The motion was seconded by Commissioner Marshall and passed unanimously.

IV. Old Business: Mr. O'Neil presented variance criteria from ordinances of other communities in the surrounding area. Further discussion continued as to how to proceed with looking onto making changes. Planning Commission asked Mr. O'Neil to continue researching and to present options and the discussion will continue.

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

Dr. Frank Flowers, Chairman