

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

December 12, 2023

6:00 p.m.

City Council Chambers

MINUTES

MEMBERS PRESENT: Frank Flowers, John Marshall, Lachanda Mackey, Jeff Rich, Alan Davis, Valerie Stubbs

MEMBERS ABSENT: None

OTHERS PRESENT: Steve O'Neil, John Ford, various residents (see attached sign-in sheet)

I. CALL TO ORDER

Chairman Frank Flowers called the meeting to order at 6:05 P.M. then gave the invocation.

II. APPROVAL OF MINUTES OF PREVIOUS MEETING

Minutes from the November 14th, 2023, 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: ZONE-2023-003: Applicant Ruben Cabrera is requesting a rezoning of the property at 507 Martin St. (former Elementary School property) from Institutional (INS) to Planned Unit Development (PUD) for the purpose of converting the existing building to apartments and utilizing the gymnasium as an arcade. The property is 8.87 acres.

Jennifer Crain came forward and explained the project at 507 Martin St. Ms. Crain explained that they would like to convert the old West Bainbridge Elementary school into 55 apartments that are affordable and family friendly. Amenities included on-site laundry, daycare and an arcade that will be open the public.

Commissioner Flowers asked about the proposed PUD zoning classification and Mr. O'Neil explained that the PUD seemed more appropriate because the arcade will be open to the general public and the applicants did not want to split out the arcade that this essentially becomes a mixed-use property comprised of both commercial and residential. Mr. O'Neil explained that this was not a typical PUD scenario since everything is already built and will be repurposed. Mr. O'Neil explained that the proposed use is a good adaptive reuse of a former school building because of the similarities with regard to the layout of the building.

Commissioner Flowers opened the floor to the public for their comments:

Valerie (Curry?) asked about the arcade and what control measures would be put in place with regard to security and supervision. Applicant Ruben Cabrera responded by stating that the arcade would be staffed and monitored with cameras and the arcade would be accessed separately from the apartment areas. Mr. Cabrera explained that he does background checks and that this property will not be a public assistance residential property. He further explained that there would be cameras and onsite staff 24/7 and there would be quiet time hours established.

Mr. H. Brock Washington of Unity Baptist Church stated they are in opposition to the request because of the impact it will have on his church and the community. Mr. Washington stated that it should be left as single family.

Kregg Close came forward to discuss the concerns he'd received from the community. In particular, the neighborhood does not want HUD assistance property due to the impacts similar properties have caused in the neighborhoods where they are located. Secondly, Mr. Close explained that the arcade can be a good thing but the citizens expressed concerns regarding having a space that could be provided as a study area where kids can go to a quiet area with computers available to do homework. Concerns were also received by Mr. Close from the neighborhood regarding whether this project would stay single-story or would the developer add another level to the existing building.

Shared parking with the adjacent church was discussed and the number of parking spaces in general was discussed. Mr. O'Neil explained that in the next step of the process after the use is approved will be the development plan review that will look at parking, utilities, solid waste, etc. Mr. O'Neil explained there is ample room if more parking is needed.

Natasha Stepney came forward to ask about how much area the project would cover. Ms. Stepney asked if the applicants would reside in Bainbridge and asked whether the applicants would like it if this project was in the area where they live.

Shaketta Sessions came forward to discuss the neighborhood and in particular that there are people who use the stormwater piping in the area to get across the neighborhood and Ms. Sessions was concerned about trespassing since the system goes through residents' yards. Mr. O'Neil explained

that he is familiar with the stormwater network in the area and that he would get with the City Engineer to secure the network to keep people out of the stormwater sewer system.

After closing the floor to the public, Chairman Flowers stated that he would entertain a motion on the request. Commissioner Marshall made a motion to approve the request to rezone the property to a PUD. Motion was seconded by Commissioner Davis. The motion passed 4-1 with Commissioner Mackey being opposed.

ITEM 2: Presentation of the Shotwell/Scott St Corridor Study

John Ford of Robert & Co. explained the purpose of the plan, its goals, some of its findings, and some of the recommendations. Mr. Ford asked the Planning Commission if they had any issues that needed to be addressed with the plan presented. Having no issues, Chairman Flowers asked for a motion. Commissioner Marshall made a motion to recommend approval to the City Council. Commissioner Davis seconded the motion. Motion passed unanimously.

V. Old Business

VI.ADJOURNMENT - There being no more business, the meeting was adjourned.

Dr. Frank Flowers, Chairman

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION MEETING

SIGN-IN SHEET

Meeting Date: December 12, 2023
Place/Room: City Council Chambers

NAME	ADDRESS
John Ford / Reprint Co.	229 Peachtree St NE Suite 2000 Atlanta GA 30203
Linda Washington	162 3rd St Brinson
Monica Close	906 Bethel Road Bdge GA 39817
Leslie Moore	813 Maple Ave - City
Mildred Conyers	Bd 9, GA 39817
Lorena Freeman	Bdge GA. 39819
Deborah Jones	Bdge ID 39817
Calvin Davis	Bdge, GA. 39817
West Bainbridge	west Bainbridge
Vouthillia Carter	115 Barber St. Bdge. GA-39819
Lamanda Howard	740 Georgia Ave Bdge 39817
Peggy Gaines	912 Martin St Bdge. 39817
Allen Gaines	912 Martin St Bdge. 39817
Linda Daniels	639 E Shrtwell St Bdge 39819
John Dixon	902 Dennard St Bdge 39817
Russell McGriff	1805 Hall St, Bdge, GA 39819
Dollie Curry	809 Martin St, Bdge GA 39817
Kelvin Scott	908 Martin St. Bdge. GA. 39817
Natasha Stepney	987 Wisteria Drive; Bdge., GA 39819

Shekelle Session

505 Dennard St Bainbridge Ga 39817

Janet session

600 Dennard St Bldg Ga 39817

Nathaniel session Jr

600 Dennard street Bainbridge, GA 39817

Brock Washington

162 third St Bunson Ga.

Tony Lewis

904 Miller Ave Bainbridge Ga 39817

Darl Andrews

600 Dennard st Bainbridge, Ga 39817

Kregg Close

806 S. West St. Bainbridge Ga

STEVE HINTON

1500 MAYO DR B'bridge, GA 39817

David Johnson

14 South Aly. Leary - Ga 39817

Clara Ouse

809 montross St B'bridge 929-2167-42

PATRICIA ZONOS

1317 POTTS ST 226-726-4080

Rubell CARROLL

507 MARTIN ST 917-733-7748

Jerwin session

213 ALABAMA ST Bainbridge GA, 39819

Shawntay session

209 ALABAMA ST Bainbridge GA, 39819

Emory J. Middleton Jr

1406 BUTLER FERRY RD

Bainbridge Ga 39817