

BAINBRIDGE-DECATUR

PLANNING COMMISSION

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

December 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: 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.

ITEM 2: PUBLIC HEARING: Shotwell/Scott St Corridor Plan

- V. OLD BUSINESS

None

- VI. ADJOURNMENT

BAINBRIDGE-DECATUR COUNTY PLANNING COMMISSION

November 14, 2023

6:00 p.m.

City Council Chambers

MINUTES

MEMBERS PRESENT: Frank Flowers, John Marshall, Lachanda Mackey, Jeff Rich, Keenan Adams, Alan Davis

MEMBERS ABSENT: Valerie Stubbs

OTHERS PRESENT: Steve O'Neil, Marjorie Crawford, John Ford

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 October 10, 2023, meeting were presented to the Planning Commission. Commissioner Rich made a motion to approve the minutes, seconded by Commissioner Mackey and passed unanimously.

III. NEW BUSINESS

ITEM 1: CU-2023-007: Applicant Marjorie Crawford is requesting a conditional use for a Short-Term Rental at 302 Chason Park Dr. The property is 0.26 acres and is zoned Planned Unit Development (PUD).

Applicant Marjorie Crawford came forward and explained her request for a conditional use for a Short-Term Rental at 302 Chason Park Dr. Ms. Crawford explained that she has a separate suite in the house that has its own access and that she would continue to live there while guests rented the other side of the house.

Commissioner Flowers opened the floor to any questions. Commissioner Flowers asked Mr. O'Neil for his analysis. Mr. O'Neil explained that since the ordinance does not speak to whether short-term rentals are allowed by right or as conditional use or not permitted. Mr. O'Neil thought it was appropriate to run it as a conditional use and put it before the public. Mr. O'Neil recommended approval of the application. Commissioner Flowers then opened the floor for a motion to approve the conditional use of the Short-Term Rental Property. Commissioner Marshall made a motion to approve the conditional use. Motion was seconded by Commissioner Mackey. The motion passed unanimously.

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 to review the draft study and be prepared to make a recommendation on the plan at next month's meeting.

V. Old Business

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

Dr. Frank Flowers, Chairman

~~Nov 14th - Nov 21st~~
Monday - Tuesday

BAINBRIDGE
GEORGIA

P.O. Box 158
Bainbridge, Ga. 39818

www.bainbridgecity.com

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

APPLICATION #: 2 ONE-2023 003

FEE: \$100.00

ZONING CHANGE APPLICATION

WE, the undersigned, do hereby respectfully make application and petition the City Council to amend the Zoning Map of the City of Bainbridge as hereinafter requested. In support of this application the following facts are submitted:

APPLICANT(S): Ruben Cabrera
ADDRESS: PO Box 1402 Perry, FL 32347
PHONE NUMBER(S): 917-733-7748

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 then **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.

INFORMATION ON PROPERTY DESIRED TO BE ZONED:

STREET ADDRESS: 507 Martin St.
TAX MAP PAGE: _____ PARCEL: B0140056
SUBDIVISION (IF APPLICABLE): _____
FRONTAGE: _____ DEPTH: _____ ACRES: 8.87

PRESENT ZONING OF PROPERTY: _____

PRESENT USE OF PROPERTY: _____

PROPOSED ZONING OF PROPERTY: PUD

PROPOSED USE OF PROPERTY: apartment complex, arcade, daycare

ZONING CHANGE REQUIREMENTS:

Zoning change 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

OWNERSHIP INFORMATION:

THE FOLLOWING ARE ALL OF THE PERSONS, FIRMS, OR CORPORATIONS OWNING PROPERTY INCLUDED WITHIN THE AREA DESIRED FOR ZONING CHANGE:

NAME:

MAILING ADDRESS:

Ruben Cabrera PO Box 1402, Perry, FL 32347

TIME SCHEDULE FOR DEVELOPMENT:

1-3 years for completion

DEPARTMENT USE ONLY

SUBMITTAL DATE: _____ DATE CERTIFIED COMPLETE: _____

Department Representative Signature: _____

ZONING CHANGE APPLICATION

TABLE 14.2.3 - ANALYSIS REQUIREMENTS

1. Existing zoning of property contiguous with or located within 100 feet of subject property:
UR-9
2. Does the proposed zoning change 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: Surrounding properties are residential
3. Will the proposed zone change result in a use which could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools? Yes No
Explain: Building use to be a school therefore streets and utilities should be able to handle the proposed changes
4. Is the proposed zoning change in conformity with the policy and intent of the comprehensive plan* including use element? Yes No
5. 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
6. Length of time the property has been vacant or unused as currently zoned? _____
according to previous owner was vacant prior to his purchase 11-19-21
7. Does the property to be affected by the proposed conditional use have a reasonable economic use as currently zoned? Yes No
8. Description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district and/or overlay district classification: Property was recently purchased by Ruben previous owner stated he attempted to do a few different projects with building and was unable to
9. Does the proposed zoning change create a possible isolated zoning district unrelated to adjacent and nearby districts? 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.

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.

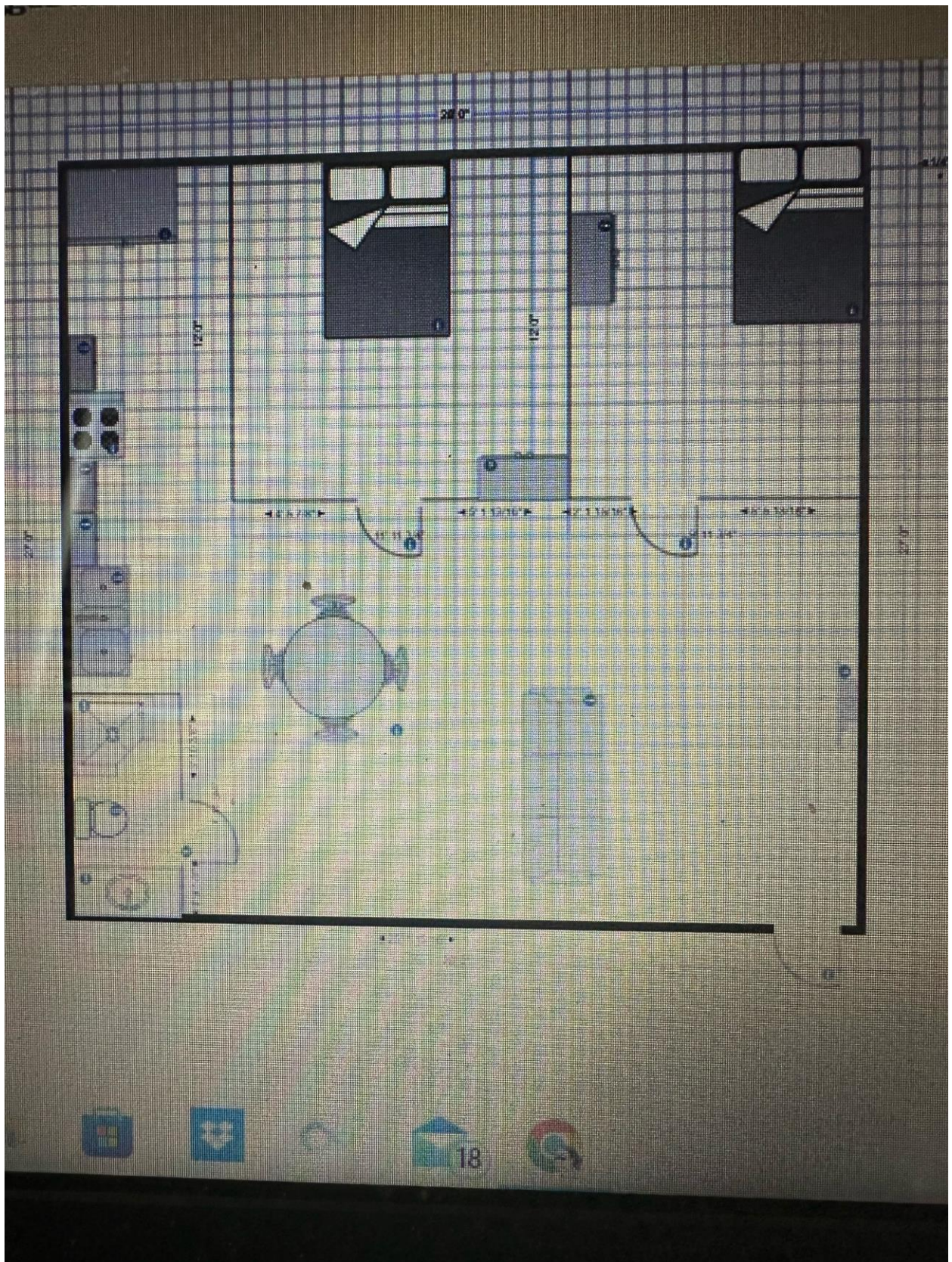
Property Owner(s) Signature: _____

PUBLIC HEARING DATES

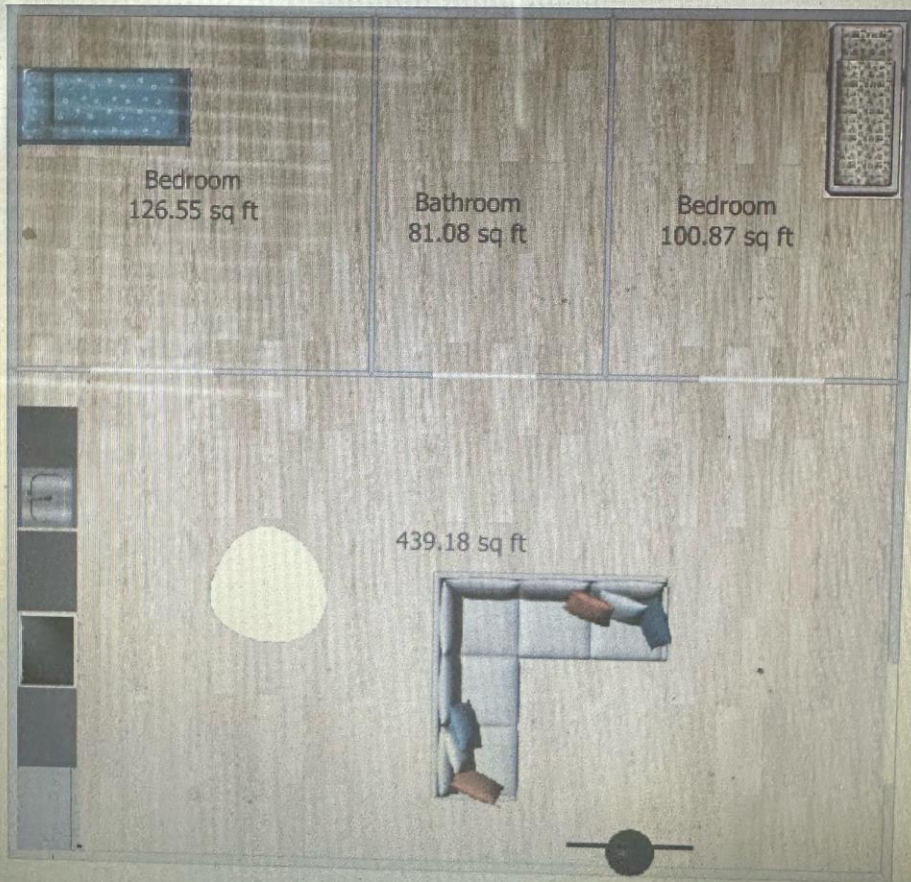
DATE OF PLANNING COMMISSION MEETING: _____ @ 6:00 p.m.

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 located upstairs.
City Council meetings are held at 6:30 p.m. at City Hall in the City Council Chambers located upstairs.*



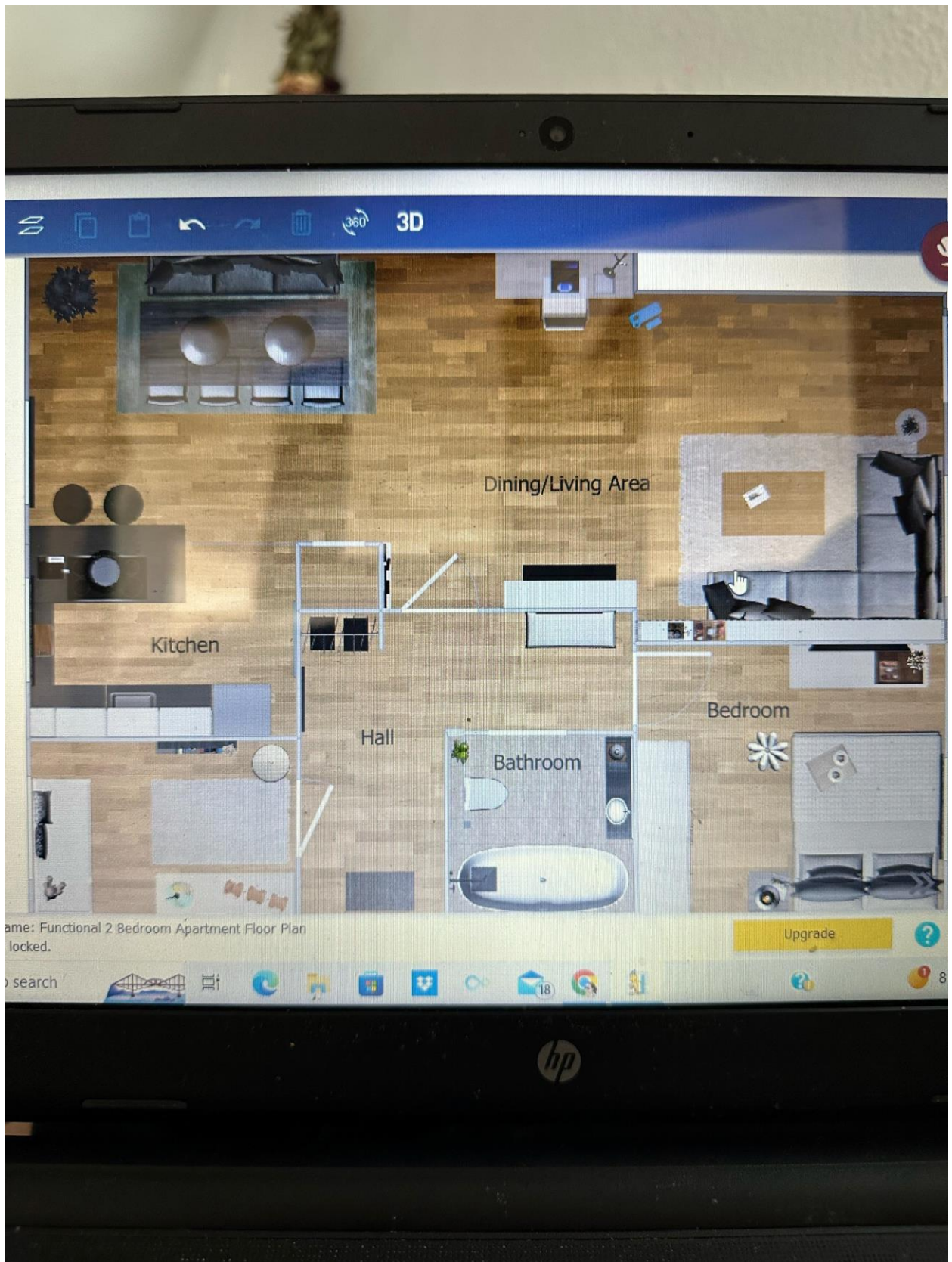
Sketcher



New unsaved project.
Click to Save Project!

Type here to search





360 3D

Dining/Living Area

Kitchen

Hall

Bathroom

Bedroom

Upgrade

ame: Functional 2 Bedroom Apartment Floor Plan
locked.

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Staff Analysis

DATE: December 4, 2023

TO: Bainbridge-Decatur County Planning Commission

FROM: Steve O'Neil, Planning Director

SUBJECT: ZONE-2023-003

ITEM 1: ZONE-2023-003: Applicant Ruben Cabrera is requesting to rezone 507 Martin Street (Parcel B0140056) from Institutional (INS) to Planned Unit Development (PUD) for the purpose of converting the former school building into apartments and the gymnasium into an arcade. The property is approx. 8.8 acres in total.

CURRENT ZONING: Institutional (INS)

REQUESTED ZONING: Planned Unit Development (PUD)

FUTURE LAND USE

DESIGNATION: Institutional

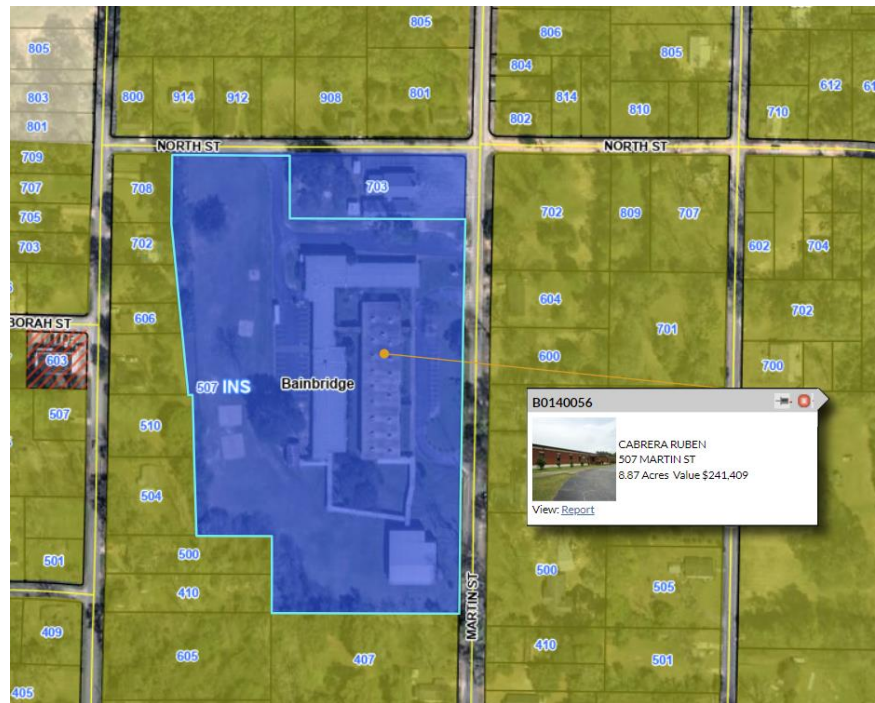
ANALYSIS:

1. Existing Uses and Zoning of subject property: Former School building, Institutional (INS).

2. Existing zoning of nearby property: The property is surrounded by UR-9.

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): The proposal for apartments is an acceptable use in the current location and should not impact the surrounding properties.

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: Transitioning from a school to apartments should not present any issue regarding increased traffic on the local streets or put any undue burdensome on the utility system.



BAINBRIDGE-DECATUR

PLANNING COMMISSION

5. Whether the proposal is in conformity with the policy and intent of the comprehensive plan

including land use element: The proposal is in conformity with the policy and intent of the comprehensive plan and land use element. The existing map was done at a time when the property was still owned and operated by the Decatur County School Board. The School Board has since auctioned off the property.

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:

As mentioned previously, the site used to be a school and under institutional zoning, but has since been auctioned off and is now privately owned and a new use is being proposed.

7. Length of time the property has been vacant or unused as currently zoned:

Approximately 1-2 years.

8. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned:

The property has reasonable economic return as currently zoned.

9. Description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district and/or overlay district classification:

Unknown.

10. The possible creation of an isolated zoning district unrelated to adjacent and nearby districts:

Yes. The zoning will be different but the overall use of residential will be in line with the surrounding area.

RECOMMENDATION: Staff feel that the proposed re-use of the former school building at 507 Martin St for apartments is a benefit to the community and a good re-use of the building. The reason a PUD designation is being requested is because a commercial use will also be on the property in the form of a proposed arcade where the gymnasium building is located.

Based on the information provided, City staff recommends approval of the request to rezone the property at 507 Martin St to Planned Unit Development (PUD).